

MINUTES OF THE FORT HARRISON REUSE AUTHORITY  
BOARD MEETING

JANUARY 8, 2007

The FHRA Board met at 11:00, January 8, 2007 at 9120 Otis Avenue, FHRA conference room, Lawrence, IN.

FHRA Board Members Present

Mr. Carl L. Drummer  
Mr. Dennis Charles  
Ms. Ann Lathrop  
Ms. Cheryl Sullivan

FHRA Staff

Mr. Ehren T. Bingaman  
Ms. Doris K. Combs

Members of the Public

Mr. Phil Genetos, Ice Miller  
Ms. April Pyatt, Ice Miller  
Mr. Phillip H. Minton, Sommers Barnard  
Father Charles Scott, Church of Good Shepherd

A copy of the public agenda is attached.

Meeting was called to order at 11:05 AM.

1. The first item on the agenda was the approval of the November 2006 minutes. Mr. Drummer called for a motion to approve the minutes. Ms. Lathrop made the motion and Ms. Sullivan seconded. The vote was unanimous to approve.
2. Second item was election of officers for 2007. Mr. Drummer declared all positions vacant; Mr. Bingaman stated that a quorum was present and asked for nominations for President. Mr. Charles nominated Mr. Drummer as President. Ms. Lathrop seconded. Mr. Drummer accepted the nomination. There were no other nominations and the board voted unanimously for Mr. Drummer to be President.

Next position for election was Vice President. Mr. Drummer nominated Dennis Charles; Ms. Sullivan seconded. Mr. Charles accepted the nomination. The vote was unanimous to approve.

Ms. Sullivan nominated Ms. Lathrop as Secretary/Treasurer. Mr. Drummer seconded; Ms. Lathrop accepted and the vote was unanimous to approve.

Mr. Bingaman gave a Director's update.

One item of business that is anticipated for February is Building 30 (9134 Otis Avenue). Mr. Minton and Father Scott. Anglican Church of the Good Shepherd are present today. The board has given the Executive Director the green light talk with Mr. Minton and get further clarification. Hopefully, there will be some issues to bring before the board in February.

A recap of 2006 on the Village Center Plan. FHRA finished and accepted this plan in June. In August FHRA agreed to partner with Browning Investments. Over the course of the first few months in 2007, FHRA and Browning will be talking with landscape architectures targeting the first intersection of Otis and Post, as well as looking at the ravine area for some redevelopment. FHRA received some exciting news last week. All the way from Lee Road down to Franklin Road, Keep Indianapolis Beautiful has awarded us a project. FHRA will do a major tree planting along that 56<sup>th</sup> Street corridor. The project will start in the spring.

Also through Browning, FHRA is looking at the demolition schedule. The recommendation will be that the old Commissary/PX, Building 36 and Building 433 be scheduled for demo as a package. Building 433 can come down at any time. Building 36 will need some environmental investigation. It will be difficult to get a bid on the Commissary/PX right now because the government is still working on how to leave that property. This project should start May/June.

The PUD zoning for the Village Center is on its third draft. FHRA should have third draft by the end of this week. FHRA is within 45 days of going through the process of getting the PUD amended which is the zoning language for the implementation of the Village Center.

The Commissary/PX is on schedule. The equipment is going to be the last leg of the race. FHRA thinks the minority participation goal will be met. The strategy is for our general contractor to purchase the equipment that is fixed to the building, i.e. racks, shelving, check out stations. Major equipment purchases will be purchased through general contractor with a minority vendor. Pricing is too good through the government for the other purchases. FHRA will end up with a 20-30% minority participation. FHRA is still hoping for a mid-May grand opening.

FHRA will be initiating an 06 audit. Our first pre-audit meeting is scheduled for January 22.

Ms. Lathrop stated that the YMCA had stated they were going to kick off a capital

campaign. There has been lots of publicity in the paper about what is going on with Brownsburg YMCA and Fishers. Is the Fort Harrison YMCA still actively pursuing? Mr. Bingaman stated FHRA is waiting on the city. Shortly after the YMCA made their presentation FHRA helped broker a meeting with the City of Lawrence. The Lawrence Parks Department was interested in looking at a pool since the City of Lawrence doesn't have a pool. The idea was the YMCA would do operation and maintenance; could the city somehow be a capitol partner? The city started moving forward on a parks bond, but FHRA does not know where it stands today.

FHRA created a place in the plan for library use. Mr. Bingaman stated he had met with the Acting CEO to talk about our "branch". Fort Harrison was taken off the list a year or so ago because of central library issues. The central library does want to do more branches. However, the central library is not going to move on any capitol projects unless they have the revenue stream identified for operation. Mr. Genetos, Ice Miller and Mr. Bingaman are working on a project which will require some partners. Ms. Sullivan asked if FHRA had talked with Ivy Tech. Mr. Bingaman stated he had talked with them; but from Ivy Tech's standpoint they want to keep their college collection as is. The biggest issue for Ivy Tech is they do not want to take their library off site. Mr. Bingaman stated he thought one of our best options was the Lawrence School Corporation. Mr. Bingaman is meeting with reps from School District later this week.

Ms. Sullivan asked about the liquor licenses. Mr. Bingaman had stated in an earlier meeting he would bring the issue before the board in January. Mr. Bingaman is meeting with DNR, January 9, 2007 and will report back to the board.

Mr. Minton, Sommers Bernard, stated he had shared with Mr. Bingaman the essence of the problem with Building 30. The deed covenants, or the deed given to Benjamin to Harrison LLC, those covenants run with the land indicate these things are going to be forever unless they are rescinded by the grantor, the Reuse Authority. The covenant which is burdensome is the covenant in regard to tax. My client as a religious organization is obviously exempt from property tax by state statute. Mr. Minton stated he did not know what happened when the state statute and a covenant that run with the land collide. Mr. Minton asked the board to rescind that covenant. The seller categorically said we must close by Friday or the deal is off. Mr. Minton stated he had tried to contact the seller Monday morning, but he is out of town. Mr. Minton went on to state that if FHRA wanted to exercise their options they could repurchase the church and deal with the Reuse Authority. Mr. Minton stated if they did not close by Friday they were probably going to walk away from the deal; and that he could not commit the religious organization the covenant which currently exist. Mr. Minton asked if there was anything the board could consider today (January 8), but if so he and Father Scott would like to hear it. Mr. Drummer stated it would be impossible for the board to act at this time because there are a lot of questions that need to be answered. Mr. Drummer asked if the church could get an extension and come back and renegotiate.

Meeting was adjourned.

