

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
JANUARY 28, 2008

The FHRA Board met in public session at 9120 Otis Avenue, FHRA conference room, Lawrence, IN at 5:30 PM.

FHRA Board Members Present

Ms. Ann Lathrop
Mr. Quake Pletcher
Ms. Kris Butler
Mr. Keith Mathews
Mr. Carl Drummer

FHRA Staff

Ms. Cassandra Ashley-Jordan, Executive Director
Ms. Doris Combs, Executive Assistant

Members of the Public

Mayor Paul Ricketts
Mr. Dennis Dye
Ms. Kim Reeves
Mr. Jeff Congdon
Mr. Jim Gutting

A copy of the public agenda is attached.

Meeting was called to order at 5:35 PM.

1. The first item on the agenda was the approval of the January 14, 2008 minutes. Ms. Lathrop called for a motion to approve the minutes. Ms. Butler made the motion and Mr. Pletcher seconded. The vote was unanimous to approve the January 14, 2008 minutes.
2. The second item on the agenda was the consideration and approval of amendment to Cripe's engagement for services contract to include additional infrastructure and road improvement within Lawrence Village Center. Ms. Lathrop asked Ms. Ashley-Jordan to explain the project. Ms. Ashley-Jordan gave a brief description. FHRA has moved the initial contract FRHA had – Kent and Rising as part of the infrastructure road improvement. This will be moved to Phase II and really develop out North Otis. It's mainly because of drainage. It is a drainage issue and the drainage plan is still pending approval; but FHRA needed to make sure that we accommodated the additional drainage. It also eases the ingress and egress of off Lee Road. There is a natural medium break there and it is an opportune time to do it. It will be less money to do it now than

to wait.

Ms. Lathrop stated that part of this is FHRA is not going to do the planning on the residential because there is less interest in this parcel and more interest in other parcels. FHRA is getting a credit for a portion of it. Is that correct?

Kim Reeves states "yes".

Ms. Lathrop called for a motion to approve the amendment. Mr. Drummer made the motion and Mr. Pletcher seconded. The vote was unanimous to approve the amendment.

3. The third item on the agenda was consideration and approval to increase Board and Officer Liability insurance coverage from \$1,000,000 to \$5,000,000. Ms. Lathrop stated the liability insurance has not been increased in quite a long time. Several of the board members were asking questions. For a reasonable fee FHRA can increase the amount of protection for officer's liability. FHRA is going through Gregory and Apel which is the broker and they would have shopped for the best quotes.

Mr. Drummer asked why this was being done?

Ms. Lathrop stated to increase the liability insurance of the board and officers as FHRA is going into the development; especially if there was something that came in against the board.

Mr. Drummer asked what was the cost?

Ms. Lathrop stated it was an additional \$4,000.00 per year.

Mr. Drummer asked what FHRA was currently paying?

Ms. Ashley-Jordan stated \$2,100.00 is the annual current premium and it will be going up to \$6,000.

Ms. Lathrop asked for a motion to approve. Mr. Pletcher made the motion and Mr. Mathews seconded. The vote was 4-1 in favor of increasing the Board and Officer Liability.

4. The fourth item on the agenda was Browning update on tenant interest in Lawrence Village. Ms. Reeves stated Browning had three letters of intent what has been received from developers.

One developer is looking at 20 acres which is bounded by Wheeler on the west, 56th Street, Lee Road and North Otis. The developer is interested in retail mixed use development in line with the Master Plan.

The second LOI is for 5.7 acres. This involves an actual user who is looking for office/showroom/warehouse. The user is looking at using the site on the corner and developing the balance for retail and other uses.

The third LOI is for a developer looking to be a Master Planner. They are looking at the sites which are currently available. Their plan called for retail on 56th Street, some multi-family, office surrounding the plaza and some town homes.

Board members have the LOI's and Browning is looking to get some direction from the Board.

Ms. Reeves stated there was an officer owner, Rising and Wheeler, who is looking to expand. Browning has asked Browning Day to put together a site plan for 40,000 square foot office building.

Related to Browning broker contacts, Joe Desomiers, is out of town and Ms. Reeves gave an update.

Browning has three other brokers they are talking with. One is a one acre officer user which would be a good use for some of the small parcels around the ravine area. The second one is a religious user looking for 10-20 acres which Browning doesn't think would be a very good fit. FHRA may have some other land which could be used. The other one is a relationship Browning has with a broker who has a tenant in the downtown area who is going to be displaced and the broker is going to direct the office user to the Village Center area. The tenant is interested in a 20,000 square foot of office space.

The last is a broker who actually has a client who specializes in high-end office space. Browning does not have a lot of information at this time.

5. Ms. Lathrop stated that was all the items on the agenda; but asked if there were other items to be brought before the board. Jeff Congdon asked about an update on Lawton Loop East. Mr. Congdon stated he has seen some construction work going on. Ms. Lathrop stated she did not have an update on Lawton Loop East. Ms. Ashely-Jordan replied that at the FHRA board meeting in February there will be an update on VLB.

Ms. Butler stated there were new board members and she wondered if the board could have a summary of both operating and capitol budget at next board meeting.

Ms. Lathrop stated absolutely and FHRA intended to do that as an update on a monthly basis.

Ms. Lathrop asked if everyone was o.k. with the time for the board meetings. The next board meeting will be held February 24.

Ms. Lathrop asked for a motion to adjourn the meeting. Mr. Pletcher made the motion and Mr. Mathews seconded.