

MINUTES OF THE FORT HARRISON REUSE AUTHORITY
BOARD MEETING

JULY 21, 2005

The FHRA Board met in Executive Session at 4:30 on Thursday, July 21, 2005. The FHRA Board met in public session at 5:10 at 9120 Otis Avenue, Conference Room, Lawrence, IN.

FHRA Board Members Present

Mr. Carl L. Drummer, President
Ms. Ann Lathrop, Secretary-Treasurer
Ms. Cheryl Sullivan, Member
Mr. Paul Ricketts, Member

FHRA Staff

Mr. Ehren T. Bingaman
Ms. Doris Combs
Ms. April Pyatt Sparks, Counsel

Members of the Public

Mr. Tim McCoy
Mr. Tom Crouch

A copy of the published agenda is attached.

Meeting was called to order at 5:10.

1. The first item on the agenda was the approval of the April 2005 and June 2005 minutes. Mr. Drummer called for a motion to approve the June minutes. Ms. Lathrop made the motion and Mr. Ricketts seconded. The vote was unanimous to approve. The approval of April minutes was tabled.

2. The second item was consideration of proposal from Fort Harrison YMCA to purchase land. Mr. Bingaman stated he had been approached by Mr. Tim McCoy, Director, Fort Harrison YMCA with an idea and concept for how they would like to prepare for the future and continue to be part of the City Center. Mr. McCoy is here and if he would like to stand up and talk about the project and field some questions to the board that would be my recommendation.

Mr. McCoy introduced Mr. Crouch who is a member of the YMCA Board and thanked the Reuse Authority for considering the YMCA's proposals. For many years the YMCA has been trying to get more property around us and it has gotten to the point where it is being considered. So thank you. What the YMCA would like to do is acquire 5 acres around our facility so that we can have space for expansion which would include

space for additional parking. We would also like to have the ability to have some green space around us for camp opportunities, activities whether it be soccer, baseball, or whatever that might look like. It could be a community area where we have a pavilion that the YMCA could use which could be open to the community. We would like to have some green space around us. Down the road we'd like to see an outdoor pool on our facility. Those are things that we just can't do right now because we are landlocked in the area that we are at.

Mr. Drummer stated that when he first became president of the board and we talked, I assured you that this board was going to try and support all we could with the YMCA expanding. At that time, the conversation that I remember having was the big thing was the pool. The YMCA was so happy to get in the door maybe that was what we were focusing on was that you wanted to be able to add a pool. Everything that I have seen so far on the drawings, some of the other board members may have some questions to, looks like you decided to add much more space that what we initially talked about.

Mr. McCoy stated that as YMCA's in Indianapolis looks to create a new facility they need at least 12-15 acres to accommodate everything that the YMCA wants to accomplish. That does include green space for outdoor activities and the pool is certainly a part of that. But to be able to provide services to our community, as we feel like we need to our current infrastructure does not allow that. We are currently losing people in our community to the Fishers YMCA because they have a lot more to offer. They have the space to be able to do that right now.

Mr. Drummer said his question was that the YMCA went from just a pool and now the YMCA needs more space. Mr. Drummer asked if he had missed something - did you go from just a pool to now needing more space totally now?

Mr. McCoy stated that when he spoke with Mr. Drummer, probably a year ago, the pool was on the front burner for everyone.

Mr. Drummer asked if the pool would not also be your number one priority.

McCoy stated he didn't know that they had a priority list right now. The YMCA doesn't even have a list because they don't have property to build on. We do have a capital plan for our facility which does include an outdoor pool and it also includes a family center, renovation of lockers, additional program space for our facility. So there are other things beyond an outdoor pool that the YMCA would like to see developed on our site.

Ms. Lathrop asked if the Fort Harrison YMCA was not on the list because they didn't have any property? How long does it take for your infrastructure to decide if you are actually going to get some money to spend at this location?

Mr. McCoy stated that they needed to raise money and this YMCA is currently not on the capital project list for their association. There is a capital project going on right now, but it does not include the Fort Harrison YMCA. And the reason is because the Fort Harrison YMCA has not been able to move forward in acquiring more property. Therefore, we didn't know if there would be the ability to add on. If we can get this done, it is going to be 3-4 years before the capital campaign actually starts. The Fort Harrison YMCA has to get positioned in the community to be able to do that. Then once the capital campaign is under way, it is another 2-3 years before you see expansion of work.

Ms. Lathrop asked if there was an understanding among the YMCA that FHRA would be going to a City Center plan, and some of the board members had questions about whether to give you roads and if that would cut off additional types of things you wanted to do at the City Center. There is an interest in talking to you and making sure the Board takes into consideration what you need into the overall City Center plan.

Mr. McCoy stated the YMCA is on 7 1/4 acres of land and would like to be on 12 acres total.

Ms. Lathrop asked if/when they talked about adding 5 acres part of it is for parking expansion. Give the Board an idea if you got 5 acres, how much flat space would be needed?

Mr. McCoy stated immediately there wouldn't be a real need for parking; that would be preparing ourselves for expansion of the facility and more people coming to our building. So at that time I could foresee more parking going in. What I would like to see right away is green space for activity of our members and guests. What I would rather see as director of this YMCA are kids in our facility.

Ms. Sullivan asked if 5 acres could accommodate green space, family center, swimming pool and additional parking.

Mr. McCoy stated yes.

Mr. Drummer then asked if it would take it all the way out to the road. There is a question about taking a back road, Hawkins Road.

Mr. McCoy stated he thought the question was Tripler Road.

Mr. Ricketts commented that it stated in the letter from the YMCA Hawkins and 100 feet It says you want to use street garbage pickup and delivery. So do you intend for Hawkins to stay.

Mr. McCoy stated just part of it, from Lee Road into the back of the building and would vacate the other part.

Mr. Ricketts asked about the 100 feet to the south, would it all be green area.

Mr. McCoy stated it would enable the YMCA to have more deck space in the outdoor pool location, and if needed parking along that area. It also depends on how the City Center is building out. We don't know what the design of that is. The YMCA wants to make sure they blend into that real well.

Mr. Ricketts asked if Mr. McCoy knew how many acres were in the 100 foot strip. Mr. McCoy answered no.

Mr. Ricketts then asked if Tripler would be shut off also. Mr. McCoy stated it would become part of the boundary of the YMCA property.

Mr. Ricketts asked if anyone knew the road was there to drive back into the parking area.

Mr. McCoy stated his office is in front of the building and he can see traffic coming in and out. Usually what I see people coming in on Tripler to our facility. If you take it on west it goes into the parking lot and the YMCA shares the parking in back with St. Mary's.

Mr. Drummer indicated he had a concern about if the YMCA had a capital campaign and didn't reach the goal and the FHRA basically sold the YMCA the land. A YMCA was just shut down on Fall Creek. So what happens if you don't meet your goal? Have you experienced that throughout your participation with the YMCA?

Mr. McCoy stated he had not; but Mr. Crouch had been involved with the YMCA for many years and he could comment more on that; but I don't know if Indianapolis has had a capital campaign recently that hasn't met its goal.

Mr. Crouch stated he thought that was true; but that the Kranart YMCA was sold way back when. That was a different era and different management and it was sold to the Parks Department. Mr. Crouch stated he was on metro board and also State Chairman of all YMCA's and the Fort Harrison YMCA is very very strong. Financially it is one of the outstanding YMCA's in the United States and many ways is a model that other YMCA's emulate. So the possibility of not

completing this or closing it is very unlikely. You know Mr. Drummer a little bit about the closing of Fall Creek. Five million dollars was probably pumped into the project over the years, or maybe even more, trying to support that in a market that changed. When we first went to Fall Creek it was a residential community and by the time we left it was a hospital/university, cut off on the north by the interstate. So basically it was a tribute to the past. A very difficult YMCA because of the lack of community around it. Here we are very much part of the community. And I will say when we began this process on the Fort we were a ghost town. We were trying to get people to come here, they said why come to a ghost town close to Pendleton Pike. A few things I think made this YMCA so successful was (1) the state park; and (2) the YMCA. When we opened up the YMCA we almost immediately had 10,000 members. I think that made all the difference to continuing developing. I know Indesign came because the President ran out of the YMCA and ran down 56th Street and went by the site. I guess that is a long answer, but I think the YMCA is very dedicated community. We have never closed YMCA's willy-nilly. The decision to sell Fall Creek wasn't made will-nilly; it was made after years and years of soul searching. It was a very tough decision.

Mr. Bingaman asked how long the Baxter YMCA renovation took. The one hit by the tornado - that was an aging facility and they had to reconstruct. Mr. Crouch stated it was nearly 18 months for construction to be completed and it was driven to a great degree by insurance proceeds and business interruptions. It was really not a true capital campaign. What Ehren is talking about was the front of the Baxter building was taken off by a tornado and we had a real crisis. It turned out to be really a blessing because the building was so much better and no one was hurt. A natural capital campaign takes long because of all you have to go through.

Mr. Drummer stated FHRA would like to continue the dialogue that we have started. Our Executive Director will continue to work with Mr. McCoy and bring more information back to the board - your planning capital campaign and the other things you are planning on mapping out on what you plan to do in this area. Then we will decide a vote at that particular point and time based on questions that are brought back to us. If that is agreeable with Mr. McCoy that is what FHRA will do at this time. FHRA has started the dialogue and understand where the YMCA is trying to go now. Mr. McCoy and Mr. Bingaman get together and if the board members would like to participate we can come together and come up with something that meets the community needs and the needs of the Reuse Authority.

3. Third item - selection of firm to conduct Owner's Technical Representative services on construction of PX/Commissary. The Reuse Authority has decided as a building strategy to engage the services of a Owner's Tech Rep, which is essentially a construction expert that represents the Reuse Authority's interest in a construction project. We received six submittals of qualifications and narrowed it down to three firms. They are:

Shrewsberry and Associates
Scott Hillard Kosene, Inc.
Browning Construction

Secretary/Treasurer Lathrop, President Drummer spent a long day with the Reuse Authority today doing interviews. At this time the Reuse Authority is going to seek more information before selecting which firm to go with, but feel we should be able to make a decision on the right firm for the Reuse Authority within the next 30 days or before next board meeting.

Ms. Lathrop stated if decision is made before next month's board meeting recommendation is FHRA have a conference call to take action.

4. Consideration of negotiation contract with Eden Land and Design was tabled.

5. PX/Commissary Update:

Mr. Bingaman stated Commissary/PX progress report is things continue to go well. Construction documents are 95% complete. All legal agreements are in final stages. We anticipate mid-August signing off on these documents which means the \$2M appropriation will actually come to the project. We plan to have our Tech Rep in place and we can begin discussing the bidding process soon, and maybe even talk about demolishing the hospital.

Town Center - depending on finalization of contract with Eden Design we should be able to begin work on Center Master Planning when that is complete.

Meeting was adjourned at 5:35.