

MINUTES OF THE FORT HARRISON REUSE AUTHORITY
BOARD MEETING
JUNE 19, 2006

The FHRA Board meet in public session at 7:30 AM at 9120 Otis Avenue, FHRA conference room, Lawrence, IN.

FHRA Board Members Present

Mr. Carl L. Drummer
Mr. Dennis Charles
Ms. Ann Lathrop
Mr. Paul Ricketts

FHRA Board Member Absent

Ms. Cheryl Sullivan

FHRA Staff

Mr. Ehren T. Bingaman
Ms. Doris Combs

Members of the Public

Mr. Phil Genetos, Ice Miller
Ms. April Pyatt, Ice Miller
Mr. John Goss, City of Lawrence
Mr. Paula Patrick, Lawrence Chamber of Commerce
Mr. Adam Thies, Eden Land & Design, Inc.

Meeting was called to order at 7:40.

1. The first item on the agenda was the approval of the May minutes. Mr. Drummer called for a motion to approve the minutes. Ms. Charles made the motion and Ms. Lathrop seconded. The vote was unanimous to approve.
2. The second item on the agenda was the presentation of final product of the Lawrence Village Center Master Plan. Included in each board members packet was a booklet of the Lawrence Center Master Plan. This was brought before the board to seek acceptance of the recommendation and the plan. Mr. Bingaman stated he was really pleased with the outcome of the feedback and quality of the process, public meeting, steering committee. The acceptance and excitement about the plan, of both the public and development community and city leadership, has all been very positive. Mr. Drummer called for a

motion to accept. Ms. Lathrop made the motion and Mr. Charles seconded. The vote was unanimous to approve

3. The third item on the agenda was the consideration of a sewer easement to EDW Properties, Inc. EDW, also known as Mid-West Model Makers, is developing the water tower property which is three acres and adjacent buildings to water tower. EDW is in the process of getting their development in the ground and they need to do a sanitary sewer easement. FHRA has the easement language prepared; it is on FHRA form and is acceptable to the developer. FHRA asked their design review architect to review and make sure there were no problems. The architect saw no problem. One thing that is missing from the developer is a graphic depiction of what the easement is. FHRA does not want to give them a blanket easement. FHRA Executive Director is asking for a conditional approval from the Board on this easement. If executive director and counsel as satisfied with the depiction of the easement EDW is requesting, the board would support the easement.

Mr. Drummer asked if EDW did not have 30 days until next board meeting.

Mr. Bingaman stated EDW would like to get “down” to work; and EDW has held this off for a couple of weeks waiting for this board meeting.

Mr. Drummer stated the board vote would be to give the Executive Director, FHRA and the counsel the approval to move forward if the easement meets their satisfaction. Mr. Drummer called for motion to move forward. Mr. Ricketts made the motion to accept and Ms. Lathrop seconded. The vote was 4-0 to approve.

4. Mr. Bingaman stated PX/Commissary construction was moving along fairly well. The demolition team is behind schedule due to all the rain in May; however footers have been poured. Building pad should be poured within next week. There has been one small change order and a second change order came in late Friday. Structural steel should be going up within next couple of months.

There has been a meeting with the Indianapolis Bond Bank. The Bond Bank wants to support a moral obligation for the FHRA bond issue. They feel like a moral obligation would help credit the deal and make the money a little less expensive. Barbara Lawrence has drafted a memo to Mayor Pederson asking for the city’s support of that moral obligation. FHRA is now looking at the City Council calendar. Mr. Bingaman stated he would talk with each board member individually about working with the Marion County/Indianapolis City Council for their support. FHRA is also talking to bond insurers to help ease their minds about the 2% circuit breaker. Crowe Chizek has sent FHRA an analysis of the 2% circuit breaker on the Fort Harrison TIF District. Crowe Chizek found that it has no impact. Mr. Bingaman, Mr. Claytor and Mr. Genetos are meeting with Mayor Cantwell, June 19, to talk about the perceived impact on the City of Lawrence’s other funding.

FHRA now has a plan for the Village Center. Included in the board packet was information about Request for Qualifications for Real Estate Services. This is a professional role player to get on the FHRA team so FHRA can get an RFP together; to manage RFP process; to get baseline infrastructure feasibility together; and have negotiations when soliciting proposals for development. Mr. Bingaman will ask that an evaluation of this packets be similar to what FHRA did on the Master Planner – a committee of two board members and Executive Director, FHRA evaluate a short list.

At last month's board meeting, we had a proposal for a hotel project. FHRA has found there are some deed restrictions on the property for the use of something other than recreation. FHRA is checking with Department of Interior to see what it takes to get those restrictions released. It will be about 180 day process. Mr. Bingaman and Mr. Goss have a meeting with the hotel developer, June 20th to let them know if they really want to do this project, there is at least a 180 day wait.

Mr. Bingaman asked if July board meeting could be moved from July 17 to July 24. Board members will be contacted to schedule date. Hopefully, our major agenda item will be the selection of our Real Estate Services Contractor

Mr. Ricketts asked about the development of the hotel and if the land FHRA owns was restricted. Mr. Bingaman replied it was not; but the City of Lawrence land was. Mr. Ricketts also wanted to know if City of Lawrence was contacting the Department of Interior or was the FHRA. Mr. Bingaman stated FHRA was taking the point on it; and that it made a lot of sense for FRHA to still own, regardless of this hotel developer or future projects, to own the Post Road frontage. Mr. Ricketts wanted to know if FHRA was still talking about swapping land and Mr. Bingaman stated "yes".

Meeting was adjourned.