

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, July 20, 2009

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, President
Mr. Keith Mathews, Member
Mr. Jeff Coats, Member
Mr. Quake Pletcher, Member

FHRA Staff

Ms. Kris Butler, Executive Director
Ms. Jennifer Baker, Executive Assistant

Members of the Public

Mr. Phil Passen, Meyer Najem
Ms. April Sparks Pyatt, Ice Miller
Mr. Guy E Waddy, Historic Standish Estates HOA
Ms. Noelle Malatestinic, City of Indianapolis
Mr. Charles Thompson, Boston Commons HOA
Mr. Bob Gallant, Browning
Mr. Jim Watts, YMCA
Mr. Phil Genetos, Ice Miller

A copy of the public agenda is attached.

Official Public Meeting was called to order at 5:35pm by Ms. Ann Lathrop.

The first item on the agenda was the approval of the minutes from the June 15, 2009 board meeting. The minutes were approved by all members.

The second item was the Fiscal Update. Year to date income for FHRA has been \$120,257 with total expenses being \$161,453.

The third item was the Director's Report. Ms. Butler gave an update on the request for a line of credit. Fifth Third is considering approval of a line of credit for \$500,000. The line of credit would be for one year with renewal ability. The interest rate would be around 3.75%-4%.

Myers Construction anticipates the skate park's completion by the end of September 2009 including all landscaping and lights. American Ramp will have the precast concrete to us by August 10th.

The FHRA has sold two properties. On June 30th we closed on the sale of 1 acre to Burns Development which will be used to increase their parking lot. An upcoming closing on 8 acres in Lawrence Community Park will take place August 2009 and is being sold to the City of Lawrence for the purposes of building a sledding hill.

The Gersham Brown Crowley contract signing is on hold until the August board meeting due to continued negotiations.

The next item on the agenda was the discussion of the water tower. The owner of the tower is Mr. Ed Watson of Midwest Model Makers. Mr. Watson is asking the City of Lawrence and the FHRA to assist in painting and repairing and then agreeing to a long term maintenance agreement. FHRA is reviewing the cost of this project. Ms. Butler stated that the project could be paid for from excess TIF money in the 2006 Bond Series. The Board authorized Ms. Butler to begin negotiations with Midwest Model Makers with the final agreement to be brought before the Board for approval.

The next item was the construction update given by Mr. Phil Passen of Meyer Najem. The construction costs have increased slightly due to the redesign of the pond. He said the changes & costs are in line with expectations.

The construction progress is on schedule. The pond excavating is happening right now. The sewer sanitation is nearly complete. Concrete curbs are expected to be installed at the end of July then followed by paving of roads. The forced main has been installed off of Hawkins.

Contaminated soil has been found in the area near the old gas station. Ms. Lathrop asked the construction team to do additional soil borings and provide the findings in writing so that the FHRA will have a clear understanding of the best course of action.

Ms. Lathrop asked the board and public if there were further questions regarding the construction update and there were none.

The final item on the agenda was the marketing update given by Mr. Bob Gallant of Browning Investments. Mr. Gallant stated that they have been meeting with several people, mostly multi-family communities. He stated that investors and business owners have been asking about the Enterprise Zone and HUB Zone which are very important items to businesses moving to the area. These programs will be available in the area for quite a while, at least through 2017.

Ms. Lathrop asked if there were any other questions, comments or items to come before the Board. One person asked about the location of the pond. Ms. Butler explained that the pond is located just south of the YMCA. The last question was about the construction completion date. Ms. Butler stated the end date is 12/8/09.

Mr. Pletcher made a motion to adjourn the meeting. Mr. Mathews seconded. Meeting adjourned at 6:00 pm.