

MINUTES FORT HARRISON REUSE AUTHORITY
BOARD MEETING

The FHRA board met in executive session at 7:00 AM, March 19, 2007; public session met 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. Cheryl Sullivan

FHRA Board Member Absent

Ms. Ann Lathrop

FHRA Staff

Mr. Ehren T. Bingaman
Ms. Doris Combs

Members of the Public

April Pyatt, Ice Miller
David Carlson, Lawrence Fire Department
Any Ambers, Lawrence Fire Department
Mr. John Goss
Mr. Dennis Dye, Browning
Ms. Kim Reeves, Browning

A copy of the public agenda is attached.

Meeting was called to order at 7:30.

1. The first item on the agenda was the approval of the January 2007 minutes. Mr. Drummer called for a motion to approve the minutes. Mr. Charles made the motion and Ms. Sullivan seconded. The vote was unanimous to approve.
2. The second item was a presentation by Browning Investments regarding Lawrence Village at the Fort. Mr. Dye covered the following topics:
 - a. PUD Schedule

1. File Petition upon approval of Department of Metropolitan Development
 2. Meeting with MDC no later than April 3, 2007
 3. Publish notice – minimum of 23 days prior to hearing
 4. Hearing by Lawrence City Council – anticipated May 7, 2007
 5. MDC hearing
 6. City-County Hearing (5-12 days after MDC hearing)

- b. Development Objectives
 1. Implement Lawrence Village Master Plan
 2. Obtain appropriate property sale value for FHRA
 3. Provide a long term successful community asset

- c. Development Update
 1. Drainage Plan
 2. Road Plan
 3. Landscape Plan
 4. Demolition Plan
 5. Marketing
 6. RFP Release

- d. Demolition Plan
 1. March – Environmental Phase I on PX and Commissary buildings
 2. April – Development of public bid documents for abatement work and demo
 3. May – Post public bid
 4. June – Receive and open bids. Chose winning contractors at June 25th board meeting
 5. July – Begin abatement
 6. August – Ground breaking and begin demo

- e. Marketing Plan
 1. Targets – Developers; retail and office users; residents; relocated DFAS employees
 2. Promotion Plan – Signage; Advertising; Website

Mr. Dye stated the residential RFP would be released in April and a developer would be selected by June 30, 2007. Phase I will be 10.466 acres for residential town homes and condominiums (density of 15 units per acre). RFP for retail/office mix will be released May 2007 and a developer selected by July 31, 2007. The site will be 5.70 acres.

Mr. Bingaman announced that MB2/KH had been selected as the marketing firm for Lawrence Village at Fort. Mr. Bingaman asked the board for permission to enter into an agreement with MB for two years. Mr. Drummer called for a motion; Mr. Charles moved and Ms. Sullivan seconded. The vote was unanimous.

3. Third item on agenda was consideration of extension of purchase agreement between FHRA and David Ring. Mr. Bingaman stated that in August 2006, FHRA entered into a purchase agreement with Mr. Ring. Mr. Ring agreed to purchase property at 5757 North Post Road and has been working on the project but two items have arisen. One his business model has changed; instead of a mortuary he wants to do a full office development project. The other issue is a storm water main that cuts through that parcel that needs to be rerouted. FHRA is asking the board to consider an amendment to the purchase agreement that would extend it through June 18, 2007 so closing would not be later than June 18, 2007. The earnest money is not refundable; so right now he is out \$5,000 and has paid an additional \$2,500.00 for the extension. Mr. Bingaman asked the board to entertain that amendment. Mr. Drummer called for a motion; Ms. Sullivan moved and Mr. Charles seconded. The vote was unanimous to extend the agreement until June 2007.

4. Mr. Dave Carlson, Fire Chief, City of Lawrence gave a concept on the 14 acre land fill. The briefing was for information purposes only.

5. Mr. Bingaman updated the board on:

a. PX/Commissary – Grand opening is scheduled for June 20, 2007. MEWB is up over 10% for both.

b. Lawrence Village – Keep Indianapolis Beautiful has given us a grant. The tree planting exercise along 56th Street will be September 15. Bring your family and friends because we need volunteers. More information will be forthcoming.

b. Liquor licenses – State park transfer will not occur. Mr. Bingaman asked the board to give him liberty to act in the interest of the Reuse Authority to figure out a way to keep our liquor license in FHRA's name. Mr. Drummer made a motion to allow the Executive Director, FHRA to move forward with a resolution with a caveat that before he makes any decisions he comes back to President of the Board or one of the other board members. Mr. Charles moved and Ms. Sullivan seconded. The vote was unanimous giving authorization.

Meeting was adjourned.

