

MINUTES OF THE FORT HARRISON REUSE AUTHORITY  
BOARD MEETING

MARCH 20, 2006

The FHRA Board met in executive session at 7:00 AM, March 20; 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. Ann Lathrop  
Ms. Cheryl Sullivan  
Mr. Paul Ricketts

FHRA Staff

Mr. Ehren Bingaman  
Ms. Doris Combs

Members of the Public

Mr. Phil Genetos, Ice Miller  
Mr. Randle Pollard, Ice Miller  
Mr. Carl Berry, Lawrence Hotel & Convention Center  
Mr. Alan Small  
Mr. Jack Phelps, Lawrence Hotel & Convention Center

A copy of the public agenda is attached.

Meeting was called to order at 7:39.

1. The first item on the agenda was the approval of the January 2006 minutes. Mr. Drummer called for a motion to approve the minutes. Ms. Lathrop made the motion and Ms. Sullivan seconded. The vote was unanimous to approve.
2. The second item was consideration of Interlocal Agreement with City of Lawrence. Mr. Bingaman stated that from time to time the City of Lawrence does incur cost for improvement of its infrastructure as well as expanded police and fire safety. Throughout the years FHRA has had an agreement with the City whereby the Reuse Authority pays \$150,000 to City of Lawrence. The most recent agreement expired December 31, 2005. FHRA is asking the board to consider an agreement to extend one year the \$150,000 and FHRA will work with the City of Lawrence in future years. Mr. Drummer made motion to extend agreement; Mr. Charles made motion and Mr. Ricketts seconded. The vote was unanimous in favor.

3. The third item on agenda was declaration of official intent to reimburse expenditures. Mr. Phil Genetos gave an overview description. He stated this resolution is the beginning steps under Federal Tax law to reimburse the organization for expenditures out of bond proceeds that were paid or incurred after this date or 60 days earlier. It is the beginning of a process to say publicly that one plans to issue debt and begins the process for reimbursement. When bonds are issued, whenever you issue them, six months from now or three months from now, you can go back and reimburse yourself for expenditures occurring 60 days before today through the date of the bond issue. If it's a project you are financing, the current thoughts about the principle amount of bonds is all preliminary and you are not obligated to issue bonds and you can amend this from time to time. Ms Lathrop entertained the motion to accept the declaration and Mr. Ricketts seconded. The vote was unanimous in favor.

4. Fourth item was update by Mr. Bingaman on Commissary/PX and Master Plan Study. Mr. Bingaman stated that the PX/Commissary was moving along within budget and relatively on-time. FHRA anticipates having a ground-breaking ceremony probably the third week of April. We will coordinate that date and time with everyone here. The Department of Army wants to have Mr. Whitaker, Under Secretary of the Army, here for the ceremony. Things seem to be going well. We are still working toward a completion of that project in May 2007. That would be the official date FHRA takes title to the old commissary/PX.

With regard to the Town Center planning, it is moving forward as well. This evening FHRA will have its third Town Hall meeting where we will introduce what we are calling a preferred land use concept. That plan will be shared in detail and it will also be available on our website.

Both these initiatives are being received quite well and I would like to thank the board for allowing the staff and our consultants the latitude to work in that environment and become a community plan not the Reuse Authority's plan.

Mr. Bingaman stated we would get a monthly update from our owner's rep, Shrewsberry and Associates.

Ms. Sullivan and Mr. Bingaman had talked about how we can know some of our critical benchmarks; so that the board may know when we may be in the paper with good news. Some hard dates have been listed and are attached. One thing to note is that at the end of July/early August, Indianapolis is hosting the Association of Defense Communities. That is the national association of closed bases. By virtue of being on this board, you are also on the host committee. More information will be forthcoming.

Ms. Sullivan asked if FHRA was reaching out to neighborhood associations and was trying to get on their agendas within next 12 months. Mr. Bingaman stated the Lawton Loop Association Homeowner's Association had contacted him for an April meeting.

Mr. Bingaman declined because he had a previous engagement; but will meet with them later, as well as Benjamin Square, Benjamin Court, condos association, Boston Commons, etc.

5. The last item on the agenda is new business. Mr. Drummer stated he, Mr. Bingaman and a delegation from the City of Lawrence, Matt Hooper and Glen Lawrence, as well as Carl Berry and his team went to Cooperstown, NY.

Mr. Bingaman stated this was an idea that came out of the stadium idea proposed sometime ago. A couple of individuals who were on the outer ring that saw the opportunity have developed a different idea.

Mr. Drummer stated this was just an introduction and Mr. Barry would roll out his plan at the next board meeting.

Mr. Carl Barry thanked the board for an opportunity to come before the board and the opportunity on two different occasions to take people from the City to see hotels that are already in existence. We would like to develop a Howard Johnson's and a Sports Dome that will probably be about 16,000 square feet which we have already signed some intents with for the World Professional Football League for Women, Arena Football League, etc. The hotel, I believe, will be 150 rooms. We are trying to develop for the City different functions to bring business in, to enhance the businesses that are already here. Howard Johnson's had agreed to sponsor some under privileged teams, both baseball and soccer, girls and boy's team in each. I have volunteered to pay a tax to the City which would help develop parks around the area. We would like to develop the baseball fields; we have senior softball tournaments already signed up to come hold their national tournaments here. This normally brings in 350 teams, per team probably 20 people. This brings a lot of revenue into the town. Our intent from day one has been to work with the City to bring in business. We will bring in a proposal at your next meeting.

Mr. Barry introduced Mr. Phelps. Mr. Phelps stated his involvement with the project is athletic development and he looks forward to working with the City on this project.

Meeting adjourned at 8.00.

