

MINUTES OF THE FORT HARRISON REUSE AUTHORITY  
BOARD MEETING

SEPTEMBER 15, 2005

The FHRA Board met in Executive Session at 4:30 on Thursday, September 15. The FHRA Board met in public session at 9120 Otis Avenue, Conference Room, Lawrence, IN at 5:00.

FHRA Board Members Present

Mr. Dennis Charles, Vice-President  
Ms. Ann Lathrop, Secretary-Treasurer  
Mr. Paul Ricketts

FHRA Board Members Absent

Mr. Carl L. Drummer, President  
Ms. Cheryl Sullivan

FHRA Staff

Mr. Ehren Bingaman, Executive Director  
Ms. Doris Combs

Members of the Public

John Goss  
Steve Lawrence  
Robert Uhlemhake, DMC

A copy of the published agenda is attached.

Meeting was called to order at 5:00.

1. The first item on the agenda was the approval of the April 2005 and August 2005 minutes. The approval of April and August minutes was tabled because only three members of the board were present.

2. The second item on the agenda was consideration of consent to adopt agreements pertaining to the new Commissary/Exchange at Historic Fort Harrison. Mr. Bingaman stated that at last month's board meeting, the board consented to allow President Drummer to sign documents between the FHRA, the United States Army and others and today we are asking the board to accept those signed documents. Mr. Ricketts made motion to accept; and Ms. Lathrop seconded. Vote was unanimous to accept.

3. The third item was consideration of a resolution to amend the Fort Harrison Reuse Authority Master Plan. Mr. Bingaman stated the Fort Harrison Reuse Authority Master Plan as well as the Indiana Code allows for the Reuse Authority to finance bonds for projects that add value to the land. One of these projects the board has identified is the Commissary/PX. In evaluating how we explore alternatives we discovered that where we plan to build the new Commissary/PX is outside the boundaries of the Reuse Authority. FHRA wants to amend the Master Plan by resolution to allow for the expenditure of TIF revenues collected for this specific site and this project only; no other projects beyond the boundary. FHRA wants to do it this way as opposed to establishing new boundaries because the land is Federal property and belongs to the United States Army Reserves. We had no remonstrance during the public comment period. In the board packet is an attachment of the minutes from that meeting. Request is for a resolution to amend the Fort Harrison Reuse Master Plan.

Ms. Lathrop wanted minutes to show that this would not change the length or time of the TIF bond; so FHRA is not adding dollars to it at this point or any extra length of time. Ms. Lathrop made the motion; Mr. Ricketts seconded. Vote was unanimous to amend plan by resolution.

4. The fourth item, consideration of contract for financial consulting services with Crowe was tabled.

5. The fifth item was consideration of contract for Master Planning services of City Center with Eden Land and Design. Mr. Bingaman stated that in June/July board meeting the FHRA board agreed to hire Eden Land and Design to be the Master Planners for the City Center. At this point FHRA has a contract and because it exceeds our \$50,000 limit for the Executive Director to engage that contract, the contract is brought before the board authorizing Executive Director to sign. Ms. Lathrop made the motion and Mr. Ricketts seconded. The vote was unanimous to authorize the Executive Director to sign the contract with Eden Land Design.

6. The sixth item was consideration of contract for Owner's technical representative services with Shrewsberry and Associates. Mr. Bingaman stated that at last month's board meeting, the board voted and selected Shrewsberry and Associates as FHRA's owner's technical rep for the construction of the PX/Commissary. This contract has been developed and exceeds the \$50,000 rule that the previous motion had. The Executive Director asked that the Reuse

Authority Board authorize the Executive Director to sign the contract with Shrewsberry and Associates. Mr. Ricketts made motion and Lathrop seconded. Motion passed unanimously to authorize the Executive Director to sign the contract with Shrewsberry and Associates.

Ms. Lathrop thanked Mr. Bingaman for his work in getting the documents signed for the PX/Commissary. It was a project that Mr. Bingaman inherited when he came into the position as Executive Director. Ms. Lathrop stated she felt it was a first step in getting the City Center done. Mr. Ricketts echoed Ms. Lathrop's thanks.

Meeting was adjourned at 5:10.