

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Wednesday, September 23, 2009

The FHRA Board met in public session at 9120 Otis Avenue, FHRA conference room, Lawrence, IN at 1:30 PM.

FHRA Board Members Present

Ms. Ann Lathrop, President
Mr. Jeff Congdon, Secretary/Treasurer
Mr. Keith Mathews, Member
Mr. Quake Pletcher, Member

FHRA Staff

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

Members of the Public

Mr. Guy E Waddy, Historic Standish Estates HOA
Ms. April Pyatt, Ice Miller

A copy of the public agenda is attached.

Official Public Meeting was called to order at 1:30pm by Ms. Ann Lathrop.

The first item on the agenda was the approval of the minutes from the August 19, 2009 board meeting. Mr. Congdon made a motion to approve the minutes. Mr. Pletcher seconded. Motion passed.

Ms. Lathrop told us that Mr. Coats has resigned as a member of the FHRA board. He has taken a seat with the Lawrence City-County Council.

The second item on the agenda was the Fiscal Update given by Ms. Butler. According to our Profit & Loss Statement, we are \$96,000 under budget in spending. Thanks to two recent land sales, we are currently over budget for income. We currently have \$174,000 in our checking account.

Ms. Butler stated that the replacement of windows to our building has resulted in over \$900 in energy savings this year. We will continue to monitor the savings through the winter.

The building is 100% leased.

The third item on the agenda was the Executive Director's Report which all pertained to New Business so we moved forward with New Business.

The first item of New Business was the vote on the Miller Valentine Group Letter of Intent. This vote approves the signing of a non-binding letter of intent from Miller Valentine Group for the purchase of 1.51 acres within Lawrence Village at the Fort. Property is to be used for construction of a 55 and over senior community with 40 apartments. Mr. Pletcher made a motion to approve. Mr. Congdon seconded. Measure passed.

The next item of new business was the 2010 Browning Contract. This vote approves the Development Services Contract between the FHRA and Browning for 2010. This contract is the same contract we signed and amended in 2009 to allow Browning, with the approval of the FHRA

Board, to submit a proposal for construction and/or property development. The monthly fee remains the same. Mr. Mathews motioned to approved. Mr. Congdon seconded. Motioned carried.

The next item of new business was the vote that would allow the FHRA to pursue the purchase of two (2) available 3-way liquor licenses through public auction in October, and it also sets a cap on the maximum amount the FHRA is willing to spend. Mr. Pletcher motioned for approval. Mr. Mathews seconded. Motion passed. Mr. Mathews will attend the auction with Ms. Butler.

The last item of new business was the IPL Lighting Installation Change Order. This vote approves a change order for necessary installation of street lighting by IPL. IPL was unable to give the FHRA's construction team a complete estimate of costs at the time the original construction documents were prepared for bidding. It was always known by the contractor that there would be an additional cost for this work. Mr. Congdon made a motion to approve. Mr. Pletcher seconded. Motion passed.

The next item on the agenda was the Construction Update given by Ms. Butler. There are 3 months remaining on the project and we have about \$83,000 left in the contingency fund. Meyer and Najem are happy with this number. 50% of the road paving is complete. 75% of the curbs have been installed. Ms. Butler thanked Lawrence Utilities for their assistance. They have helped save money on this project. The project has been delayed by 2 weeks but substantial completion is still on target for December 18, 2009. All plantings will be in by the end of the year.

The last item on the agenda was the Marketing Report given by Ms. Butler. We have a high end apartment builder looking into schematics of the area.

Discussions regarding a library are still on-going. At this point, funding is an issue.

Ms. Lathrop asked if there were any other questions or comments to come before the board. There were none.

Mr. Congdon made a motion to adjourn the meeting. Mr. Pletcher seconded. Meeting adjourned at 1:42 pm.