

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, May 18, 2015

The FHRA Board met in public session at 9120 Otis Avenue, FHRA conference room, Lawrence, IN at 5:30 p.m.

FHRA Board Members Present

Mr. Ed Treacy, President
Mr. Jeff Congdon, Vice President
Mr. Russell Brown, Secretary Treasurer
Ms. Marci Reddick, Board Member
Mr. Jerry Clifford, Board Member

FHRA Staff

Mr. Freddie Burrus, Executive Director

Public

April Pyatt, Ice Miller
Phil Genetos, Ice Miller
Michael Allen, Ice Miller
Sherron Freeman, Lawrence Common Council
Chris Barnett, Lawrence CDC
Ann Kunz, resident
Brent Addington

Official Public Meeting was called to order by Mr. Treacy.

Mr. Brown stated that the monthly financials are available at the front of the room. He stated that the additional appropriations would be covered under new business section.

Mr. Burrus gave an Executive Director's update. Mr. Burrus stated the FHRA is continuing its efforts to install an access road to connect the Village of Merici, the Farr building, the Martin building, Maude building and Lawton Loop East to Post Road. The engineering plans and utility locations and appraisals are currently being conducted for the project needed for the land.

Bloomerang had its groundbreaking on May 12th to announce its plans for a 19,995 s.f. building to be located at 5724 Birtz Road. The building will house up to 130 employees and will serve as the company global headquarters and will be an incubator for some software companies and charitable organizations.

The Residences of Lawrence Village on parcel A have had the pavement completed and gas has been installed. IPL is completing the installation for all power today. Sanitary and curbs are complete, sidewalks are being installed this week. The paving along Birtz, Rising, Hawkins and Buskirk Road is complete. Alley E is done but alley A is not done.

The FHRA contracted Beth Patterson of Colliers International to represent the FHRA in Las Vegas at an International Shopping Center Convention to market the last 18.5 acres of parcel J of Lawrence Village.

On May 8th Yeager had its official ribbon cutting ceremony for The Post which is the 36,000 s.f. mixed use complex on 56th Street. The FHRA currently is involved in putting an entry on the west end between the bank and Jockamo Pizza.

Ann Kunz asked if there is any more discussion with Indianapolis Public Library. The board said yes as recently as today. Mr. Brown stated that is in their 2019 plan. They issued all their bonds last year. That is

a brand new facility and they won't be closing any facilities to open this one and so it's the last one to be accomplished. Construction will commence in 2019 and will open in 2020.

Mr. Treacy stated that the first item was approval of minutes from the April 20, 2015 meeting. Mr. Congdon made a motion to approve the minutes and Ms. Reddick seconded the motion. The motion unanimously passed.

Next item was a public hearing on an additional appropriation. Mr. Brown stated that last month we preliminarily approved the issuance of two new series of bonds. It will include two refundings and \$6 Million of additional new money. We now need to hold a public hearing that was properly noticed and advertised that would allow the expenditure of that money to be issued. The closing of that is expected to be mid June and it is going thru the rating process and anticipate a rating call on Friday and another rating call next week. This is a properly noticed public hearing to authorize the additional appropriations of not to exceed \$22 Million.

Mr. Treacy opened the public meeting and asked for public comments. Mr. Genetos asked if \$22 Million was going to be enough. Mr. Brown said yes not to exceed \$22 Million. Mr. Treacy closed the public comments section.

Mr. Brown made a motion that they approve Resolution 2015-10 which authorizes the expenditure of those \$22 Million of new bond funds for refunding as well as \$6 Million of new funds. Ms. Reddick seconded. The motion passed unanimously.

Next item was Resolution 2015-11 which authorizes a Holt Construction Group project agreement. Mr. Brown stated this is a project agreement that is outside of the Village but this would be on the Greenwalt property located to the east of Lee Road for the relocation of the Holt Construction Groups headquarters which would include approximately 30 new jobs on the Fort. This is a project agreement which has been in discussions and negotiations for quite some time. They have acquired the property but would build their new headquarters there. This would include funds necessary to extend public utilities to their proposed building location but those would not be expended until certain criteria are met. We have a proposed project agreement and Mr. Brown made a motion to approve the resolution with the project agreement substantially in the form attached thereto. Mr. Clifford seconded the motion. The motion unanimously passed.

Ms. Reddick stated that over the past couple of years we adopted a form for applicants seeking incentives from the FHRA board to use. It has been used sometimes but not in all situations. Ms. Reddick asked for a motion that the board adopt a resolution that people seeking incentives fill out the form of application and the Executive Director would send an explanatory letter with that application so that we have a way for people to uniformly present information on uses and sources and their financial statements for the FHRA boards review as part of the incentive determination. Mr. Congdon seconded the motion. The motion passed unanimously.

Mr. Treacy stated this has been an area of controversy where everyone wants to discuss their projects and everyone thinks their project is unique. We determined we need to be treating everyone equally and this will help put everyone on the same plateau. We need to have a standard and that is what we are trying to do.


Mr. Brown stated that like the other projects we've been talking about like Bloomerang groundbreaking, Envoy project and the other construction project they've been discussing that is the process used on those projects. It is not a new process we are just formalizing this process for people asking for assistance.

Ms. Reddick stated it is just like any business place would do. She looked at the way other TIF districts and Reuse Authorities have handled it for their business.

Mr. Treacy stated the next meeting is June 15th at 5:30.

Mr. Treacy asked for a motion to adjourn the meeting. Mr. Brown made a motion and Mr. Congdon seconded the motion. The motion passed unanimously and the meeting adjourned.

Minutes Approved:



Mr. Edward Treacy, President



Mr. Russell Brown, Secretary Treasurer