

Fort Harrison Reuse Authority Public Board Meeting
BOARD MINUTES
Monday, July 15, 2019

The FHRA Board met in public session at 9120 Otis Avenue, FHRA conference room, Lawrence, IN at 5:30 p.m. Meeting called to order by Jeff Congdon. Quorum was met.

Members Present in Person: Jeff Congdon, Russell Brown, Karen Horth Powers, Lacy Johnson

Staff Present: Aletha Dunston, Heather Millikan, April Pyatt, Kim Reeves

Mr. Congdon made the announcement that the state legislature passed a bill on the board appointments to the FHRA board. The Lawrence Mayor now has three appointments and the Lawrence Council has two appointments. He stated Russell Brown has been appointed by the Lawrence Council. Karen Horth Powers and Lacy Johnson have been appointed by Mayor Collier. The first order of business is to elect new board officers.

Lacy Johnson made a motion to recommend the board slate to be Jeff Congdon as President, Karen Horth Powers as Vice President and Russell Brown to serve as Secretary Treasurer. Ms. Horth Powers seconded, and the vote passed unanimously.

Update from the Secretary Treasurer:

Mr. Brown stated the monthly Profit and Loss reports were available for the public. Revenue from lot sales as well as the closing of the FHRA building will be seen in the near future. The 2018 audit has been completed as the FHRA should see a final version soon. He thanked the FHRA staff for their work on it.

New Business:

Update from Executive Director:

Ms. Dunston stated that Russell mentioned that this building is for sale and should be closing in the next month or so and will need to move out 45 days after closing. David Weekley Homes phase 3 which will be sixty additional homes has gotten substantial completion and model homes will be going up shortly. FHRA is still going thru the design process for Phase 4 to eventually sell lots to David Weekley Homes. Parcel J north will be 250 apartment homes by Cityscape Residential being the developer. The FHRA is very close to receiving the \$200,000 grant from DNR for Civic Plaza to make that parcel ADA accessible and more multi-functional. Parcel J is in the planning stages with a three-story mixed-use building with a fine dining restaurant, a parking garage and an Indianapolis public library branch. Parcels B and F are still available and FHRA is still having conversations to attract interested to those spaces. Parcel C & K are also still available. The PX building on Lawton Loop is available. Context decided to move to another building to the north on Lawton Loop. Demo has been completed in the PX building and the FHRA will receive all the due diligence items and can then work with another partner to market the building.

Approval of Minutes:

Mr. Congdon stated the meeting minutes from June 17, 2019 and the Special meeting minutes of June 25, 2019 would be tabled to the August meeting as the FHRA did not have a quorum of board members from the June meetings. Mr. Brown made a motion and Mr. Johnson seconded and the motion was approved.

Mr. Johnson made a disclosure for the record that he is a partner with the law firm of Ice Miller which is the counsel for the FHRA. He stated that when there are matters that involve Ice Miller, he will recuse himself.

Next item of new business is approval of the Crowe Engagement Services Agreement. Ms. Angie Steeno with Crowe introduced herself and explained the services agreement letter. She stated that the engagement letter will engage Crowe to provide advisory services to the FHRA for the specific Cityscape project for a developer purchased bond. The developer will purchase the bonds themselves and allows the developer to receive the benefit of the tax abatements paid and that would come back to the bondholder. It's a way to get an extended area of the project to capture the property taxes directly paid by the developer. Russell stated this is the first time the FHRA has utilized this process and carved out a specific allocation area from a TIF district and it is a partnership between the City of Lawrence and the FHRA who will be serving as a conduit financing option for the FHRA.

Mr. Congdon asked if we had an estimate on the amount of property taxes the apartments will pay. Ms. Steeno stated they will look at that once the engagement letter is executed.

Mr. Barnett asked about the unit mix of the apartments. Ms. Dunston said it will be one, two and three bedrooms and will have to go thru the architectural review approval process. She stated the parking will be a flat lot with some type of under garages.

A gentleman asked how the interlocal city services payments to Lawrence will be affected. Mr. Brown said it should not be affected. The FHRA has been having discussions with the City for a year about how those payments are going to be adjusted and the FHRA will need to make sure it can pay the obligation to the city. If the FHRA modifies the agreement the FHRA will come back for approval as necessary.

Ms. Steeno stated the boundaries of the FHRA district are still the same. All that is being done is carving out around that parcel to identify what that project will generate from TIF. This financing structure removes the risk from the FHRA so the pledge will be what the taxes are for the project. If the property taxes are less then the FHRA will not have to make up any difference and removing the risk.

Mr. Brown made a motion to approve the Crowe engagement agreement as provided. Mr. Johnson seconded, and the motion was passed.

News at the Fort:

Ms. Dunston gave an update on community activities at Fort Ben:

- Fort Ben Farmer's Market – Thursdays from 4pm-7pm until October
- Fridays at the Fort – May 24th, June 7th, June 21st, July 12th, August 9th, August 23rd – 6:00-9:00pm
- Hoosier Trail Rides at Fort Harrison State Park open March-October – 9am-5pm (weather permitting)
- Please like [@FortBenIN](#) on Facebook and [@FortBen_IN](#) on Twitter – and invite your friends

Mark Clark asked if the new phase of David Weekley Homes is the same design as the others. Ms. Dunston stated there will be a few new models but they are a comparable product.

Mr. Clark asked how the arts grant will get incorporated into the Fort Harrison area. Ms. Dunston stated the \$5.8 arts grant from Lilly will primarily be put back into the area around

the theater, the Sterrett Center and the parking lot to the north so they can develop an amphitheater. Arts for Lawrence will purchase the parking lot south of Otis for additional parking. The FHRA is donating the former communications building to be relocated to serve as another building for the arts. A Fort Ben Placemaking Council has been started to oversee the grant to focus on placemaking and livability throughout the Fort.

Mrs. Reanie of Village of Merici asked about the easement status between the Maude and the PX building. Ms. Dunston stated it is being discussed to make sure the budget is sound and to continue to move forward with the road. Mr. Reanie asked when the FHRA will be prepared to execute the easement. Ms. Pyatt stated that the FHRA has a year from the date the easement is signed.

A gentleman asked if the road design looks any different. Ms. Dunston stated that it is not changed.

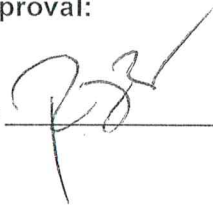
Mr. Barnett asked about Indygo and the Purple Line. Ms. Dunston said it will be delayed about a year.

Adjournment:

A motion to adjourn the meeting was made by Mr. Brown and seconded by Mr. Johnson and the meeting adjourned.

Approval:

By: _____



By: _____

