

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, July 18, 2016

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

Ed Treacy, President
Jeff Congdon, Vice President
Russell Brown, Secretary Treasurer
Marci Reddick, Member
Curtis Bigsbee, Member

FHRA Staff Present

Mr. Freddie Burrus, Executive Director
Ms. Heather Millikan, Executive Assistant

Public in Attendance

April Pyatt, Ice Miller
Sr. Jackie McCracken, Village of Merici
Chris Barnett, Lawrence CDC
Terry Hebert, Browning Investments
Sherron Freeman, Lawrence Common Council - 3
Will Worley, Porter Books & Bread
Jerry Clifford – LL resident
Bruce & Nancy Hugon, LL residents
Thomas Kemp, LL resident
Matt Culbertson, Boston Commons HOA
Tom Marten, LLW HOA
Jeff Magner
Scott Last, resident
Shedrick Bassett
Jim Donges, residents
Rebecca Lightle, Boston Commons
Greg Bulp, Boston Commons
Dennis & Jan McNulty, Boston Commons
John & Diane Anderson, residents
Sarah Tilbury, resident

Official Public Meeting was called to order by Mr. Treacy at 5:30 p.m.

Mr. Brown stated there are copies of the profit and loss for people to look at. He also stated that they are working with the City of Lawrence to negotiate under the new statute passed this year our obligation of funds to the City's general fund. We hope to have that agreement done and ready for approval at next months meeting.

Mr. Burrus gave an Executive Director's update. Mr. Burrus stated Partnership for Lawrence is doing extremely well. Last week on TV there was a wing eating contest and there was a lot of exposure for Lawrence.

The FHRA sent out a Call for Offer for 5745 Lawton Loop East. There have been numerous buyers it was sent to including Fortune Academy.

Envoy at 5723 Birtz Road is now fully operational and will have a grand opening in 2 to 3 weeks. They are waiting on a new sign. There is a cloud app and a real estate company in the building.

The Post is at 100% occupancy as of last Friday.

David Weekly Homes has only four lots left in Phase I. Phase II will start soon. Permits have been obtained for streets, sidewalks and storm water. Terry Hebert stated it should start next month.

RFP's have been sent out for Parcel J. We are working with the Mayor's office and engineers to get plans reviewed. Everything is done except Lawrence Utilities and they must approve plans before the project can start.

The library is expected along 56th Street. They also hope to have restaurants, retail and a grocery store in the parcel also.

There are still plans to have 101 units added to the Fort Apartments by the Ackermann Group.

Mr. Burrus said they are very proud of the direction they are going and are looking forward to Parcel J getting started. Ms. Reddick stated it is the roadway in Parcel J so that everyone knows that is to extend Otis Avenue.

The next item of business is approval of minutes from the June 20th meeting. Mr. Congdon made the motion to approve the minutes and Ms. Reddick seconded. Mr. Brown and Mr. Treacy abstained from the vote as they were both not in attendance. The motion unanimously passed.

The next item was a presentation by Bill Boncosky of Art to Remember. Mr. Boncosky stated he is the owner and operator of Art to Remember which is a school fundraising business based in Lawrence for the past 20 years. He bought the company 4 ½ years ago. They take children's art work and put it on keepsake items such as coffee mugs, magnets, t-shirts and other items. The school sets the margin and keeps the margin to support their art programs. This past year they worked with 2,500 elementary schools across the country. They sell nationally but everything they do is out of one location. They are outgrowing the current facility. He is currently leasing from the owner. They have an east side based employee group. They are looking at building a 35,000 square foot building which will house everything they do.

Mr. Brown asked how many employees they will have. Mr. Boncosky stated because of being tied to the school year they are very seasonal. He said they have 40 full time employees but of the 40 only 20 are 52 week employees. During production seasons they employee up to 150 employees over two different shifts from 7:00 a.m. until 4:00 and from 4:00 to midnight.

Mr. Congdon stated that he and Mr. Treacy toured the facility and he said they were very impressed with how they have a handle on the business and its suitable for the Fort.

Mr. Dennis McNulty of Boston Commons asked about his financing and if the FHRA was helping with that. Mr. McNulty said it's a very visible location and wanted to know about the building plans.

Mr. Boncosky stated they are aware the FHRA has building guidelines that must be complied with. He said they have terms on the lot and he has a budget but he wants to design a building that will meet the requirements but still be economically feasible for his business.

Mr. Andrew Morris of CBRE stated that they just reached terms on the lot last week but they met beforehand with the architectural review committee. The designs are not done yet but they are intending on it being something that fits in very well with the Fort because the business fits in well with the Fort.

Mr. Treacy said from their meeting he knows he is very concerned about the aesthetic appearance of it. He wants to do more than the minimum and wants it to fit in. The end product will be very pleasing.

Mr. Brown said the price is \$110,000 per net acre.

Mr. Treacy stated the next item was Resolution 2016-05 authorizing Art to Remember to purchase parcel I. Mr. Bigsbee made the motion and Mr. Brown seconded. The motion passed unanimously.

Mr. Brown stated that as a parent of an elementary school child he has a lot of their product in his home. The FHRA and the Mayor are excited to have the successful business staying in Lawrence.

The next item was Resolution 2016-06 authorizing the purchase agreement of 9150 Otis Avenue to Chimes of Freedom, LLC also known as GiraffeX Graphics.

Mr. Brown stated this resolution was talked about and the term sheet approved in April. This is a multi party and multi parcel document. In efforts to retain Blue Ribbon Transport who is a growing Lawrence based company located in the third mule barn next to Triton. They will be purchasing the second from the south mule barn. GiraffeX Graphics will be relocating to the old credit union building. This is an economic development deal from his perspective and it has been previously reviewed and approved. Mr. Brown made a motion to approve Resolution 2016-06 and Ms. Reddick seconded. The motion passed unanimously.

Ms. Reddick stated that Blue Ribbon Transport currently has 74 employees and hoping to have 68 when they expand to the second building. With the addition later of a third building, potentially this would be 216 employees total. She said they were heavily recruited by the City of Fishers.

Mr. Tom Marten of Lawton Loop asked if the board could disclose the total contribution. Mr. Brown stated the total contribution was \$452,000 including cost of land and building. Mr. Marten asked what portion was land and building. Mr. Brown stated \$100,000 in land and building and the rest was a grant for build out cost. Like all of our deals there are claw backs and expectations for GiraffeX Graphics as well as Blue Ribbon who have made representations and warranties about the deal as well. They will add a number of employees. They became signatories on this deal as well.

Mr. Treacy wanted to announce that there is now an RFP out for the PX building so until we receive responses back there will be no other discussion of the property.

Mr. Bruce Hugon of Lawton Loop stated that he went on the website and saw there is a deadline for the RFP of September 1. He asked how long after that would there be a meeting and discussion about the PX. Mr. Brown stated it depends on how many responses they get and what they look like. They can negotiate with the respondents and with more than one. If they get two offers that are close they would talk with both before having a final agreement in a public meeting.

Mr. Hugon stated most people in the room will be interested in the process and what points along the way they will see what is being contemplated. Mr. Brown said they just have to see what they get back. They may have a desire for a public presentation at a meeting before making a decision.

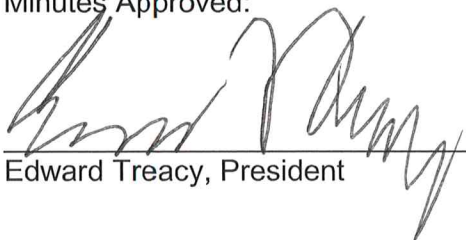
Mr. Hugon stated he would hope the board approaches it as everyone having as much information as possible before the board votes on something. Mr. Brown said point taken and he appreciates the feedback.

There were no further questions.

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

The next meeting will be August 15, 2016 at 5:30 p.m.

Minutes Approved:



Edward Treacy, President



Jeffrey Congdon, Vice President