

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, February 21, 2011

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

Ms. Ann Lathrop, President
Mr. Keith Mathews, Vice President
Mr. Jeff Congdon, Secretary/Treasurer
Ms. Audrey Smith, Member

FHRA Staff

Ms. Kris Butler, Executive Director
Ms. Heather Millikan, Executive Assistant

Members of the Public

Mr. James Augustyn, Ice Miller
Mr. Dennis Dye, Browning Investments
Mr. Prentiss Green, National Energy of Indiana, Inc.
Ms. Ann Kunz
Ms. Sherron Freeman, Lawrence City Council -3

A copy of the public agenda is attached.

Official Public Meeting was called to order at 5:30 p.m. by Ms. Lathrop.

The first order of business was the approval of the minutes from the January 3, 2011 board meeting. Mr. Mathews motioned to approve. Mr. Congdon seconded. Minutes approved.

The next item was the Executive Director's Report given by Ms. Butler. Ms. Butler stated that as of 2/21/2011 the FHRA's operating account balance is approximately \$207,978. The Fifth Third Letter of Credit interest rate is .59%. Ms. Butler stated that BKD is finishing up the 2010 audit.

The first item of new business was an update on Triton Micro Brewery. Ms. Butler stated that they have leased the space from owner Thom Burns. They have asked the FHRA for \$246,165.00 for a build-out inside the building for a tasting room. Ms. Butler stated that damage had occurred to the lot as a result of construction traffic last summer and the board should consider providing money for this. The FHRA has already paid for a variance modification to use the space as retail.

Mr. Congdon wants to see the parking lot and come up with a dollar amount for repaving the lot caused by damage of work done by the FHRA. He and Ms. Butler will look at the lot and evaluate its condition when the weather is better. Mr. Congdon stated that at this time if the board were to vote on giving Triton money for the build-out he would vote no. Ms. Lathrop asked for clarification from Ms. Butler on how this would proceed. The board decided to table the discussion until after Mr. Congdon and Ms. Butler have seen the parking lot. Ms. Lathrop asked for a motion to table the discussion. Mr. Congdon made the motion and Mr. Mathews seconded it. All were in favor.

Ms. Butler introduced Audrey Smith as the FHRA's newest board member. Ms. Lathrop and the rest of the board welcomed her.

The second item on the agenda for new business was a presentation by Mr. Dennis Dye of Browning Investments highlighting two use options for the mixed use commercial building to be built at the southwest corner of Parcel J at Lawrence Village at the Fort. Mr. Dye touched on the pros and cons of going with Yeager Properties for shared office suites and the J.C. Hart apartments on floors 2 & 3. Mr.

Dye made a recommendation for the FHRA to move forward with Yeager Properties. Mr. Congdon stated that he likes Yeager's experience and agrees with Mr. Dye's recommendation.

Ms. Lathrop asked for a motion to bring Mr. Dye back for another meeting to further explain the financial conditions of doing a deal with Yeager Properties. Mr. Mathews made the motion and Mr. Congdon seconded it. Motion was unanimous.

The final item was a construction and development update. Ms. Butler stated that Miller Valentine is currently working to remove contaminated soil at their site weather permitting. Also sanitary sewer and storm sewer work is underway. Ms. Butler stated that the J.C. Hart sale is pending and they are in the process of seeking lenders but things looked good and the timeline is still set for summer.

Ms. Butler stated that Poindexter is 98% complete on the Hawkins Road extension. The landscaping and road striping will be done when weather gets better. IPL will begin the installation of the light poles. Ms. Butler did state that three trees were lost. Gibraltar is 97% complete on the pond overlook project. Phase II of AT&T's work is almost complete but they still need to remove the light poles at the mule barn.

Ms. Lathrop asked if there were any other questions or comments to come before the board.

Ms. Ann Kunz expressed concern that Triton would pull out of their deal to come to the Fort if the FHRA didn't give Triton construction money for their build-out. Ms. Butler stated that it shouldn't be a deal killer but she feels they need to go back to the building owner for the investment in the building.

Ms. Lathrop asked if there were any more questions or comments. There were none.


Ms. Lathrop asked for a motion to adjourn. Mr. Congdon made a motion to adjourn the meeting. Mr. Mathews seconded. Meeting adjourned at 6:10 pm.

The next board meeting will take place March 21, 2011.

Minutes Approved:



Ms. Ann Lathrop, President



Mr. Jeff Congdon, Secretary/Treasurer