

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, January 22, 2018
Special Public Meeting

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

Marci Reddick, President
Russell Brown, Secretary Treasurer
Curtis Bisgbee, Board Member
Andrew Miller, Board Member

FHRA Staff Present

Heather Millikan, Executive Assistant

Public in Attendance

April Pyatt, Ice Miller
Kim Reeves, Browning Investments
Terry Hebert, Browning Investments
Sr. Jackie McCracken, Village of Merici
Marcy Worley, Porter Books & Bread
Chris Barnett, Lawrence CDC
Trace Yates, Greater Lawrence Chamber of Commerce
Carolyn Mattingly, YMCA

The special public meeting was called to order by Board President Marci Reddick. Ms. Reddick stated there would not be a Secretary Treasurer's report or Executive Director's report since this is a special meeting and Mr. Burrus was unable to attend due to a family emergency.

The first item of new business is a report on the FHRA staff reorganization. Ms. Reddick stated we engaged Charitable Advisors to assist us with the staff reorganization which has never been undertaken in the 20 plus years of the FHRA. The search committee was the Board and Kim Reeves of Browning and we appreciate her help very much. We had many very qualified candidates interview and apply. The search committee has contacted two individuals to serve as Executive Director and Director of Operations.

The individual who has accepted our offer pending final vote and approval is Aletha Dunston. She comes to us with experience as a long-time planner for the City of Marion and she was also a community liaison for the Indiana Main Street Shovel Ready and Stellar Communities Program. She is a Community Manager for the Community BLOCK Grant Program for the State of Indiana and currently a consultant with Thomas P. Miller and Associates which are land use and zoning advisors.

The selection for the Director of Operations will be Heather Millikan. Heather's role will change and expand for this position, but Heather has many years with the FHRA and has a lot of

experience and has helped us a lot in the budgetary matters and we are pleased she has accepted to serve in this new role.

Ms. Reddick asked for a motion to authorize her to finalize the employment of Aletha Dunston and Heather Millikan and also to negotiate severance packages for our existing staff. Mr. Miller made a motion and Mr. Bigsbee seconded and the motion passed.

Mr. Brown stated that he appreciates Ms. Reddick's leadership on this. He said it feels like it has been a long time and Marci took the lead on it. She met with existing staff and retained counsel to work thru all the issues and he's sure her partners will appreciate this is done and she can go back to billing clients. Mr. Brown said the rest of the board also dedicated a lot of time and we are lucky we had great applicants. Mr. Brown is happy where we are at and have a solution that is appropriate, but he wanted to make sure Ms. Reddick knows her leadership was appreciated.

Ms. Reddick said thank you and appreciated everyone's time and said it was a real team effort and she likes her team. She asked for a vote and all were in favor.

The next item on the agenda was Resolution 2018-01 which is a resolution to award an infrastructure development contract for the Residences at Lawrence Village Phase 3 which is on parcel G which is a David Weekley Homes project.

Ms. Reddick stated we have representatives from Browning Investments to explain a bit about the bidding process and who we'd like to select.

Mr. Terry Hebert with Browning stated that parcel G is about a five-acre parcel and 60 lots will go in there and be built the same as they were on parcel A. He showed on the map where the parcel is located. He stated that they started working on the design in early fall and a bid advertisement on December 19th and the bid opening was last Tuesday. There was a total of five companies submit responses with bids ranging from \$1,756,118 to \$2,446,395. The low bidder was Midwest Paving out of Noblesville, Indiana and Schneider Corp. prepared the bid and bid tabulation summary to make sure all bid items were included. Schneider, FHRA and Browning all met with Midwest Paving to review the requirements of the project and make sure all were submitted and executed by the bidder. Browning has reviewed the financial statements and checked on their references. Based on the review everyone feels like they are the lowest and most responsive bidder.

Ms. Reddick stated for the public that Browning presented this and the board had an opportunity to talk with them and were able to ask questions prior to this meeting.

Mr. Brown stated that for the public record this is within the range of the engineers and projects estimates and the successful bidder is within that range. Mr. Hebert said that yes Schneider prepared an engineer's estimate and the low bidder was within \$20,000 of that estimate. Mr. Brown stated this was important that it falls within those estimates as we have already done BAN financing for that project.

Ms. Reddick said for those that don't know that BAN funding is Bond Anticipation Note and we have to have justification for that type of financing and so this dovetails with that well.

Ms. Reddick asked for a motion to approve resolution 2018-01. Mr. Brown made the motion to approve Resolution 2018-01 authorizing the FHRA to enter into an agreement with Midwest

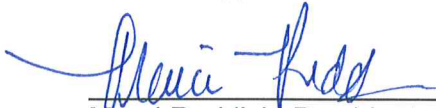
Paving in accordance with the recommendation of our consultant. Mr. Miller seconded the motion and the motion passed unanimously.

Ms. Reddick introduced Ms. Aletha Dunston to the public. She stated her first day will be February 5, 2018 and Mr. Burrus and Mr. Riggs last day will be February 28th in hopes they will help thru the transition.

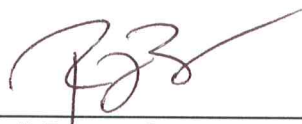
There were no questions or comments.

The next public meeting will be February 26, 2018 at 5:30. The meeting was adjourned.

Minutes Approved:



Marci Reddick, President



Russell Brown, Secretary Treasurer