

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, October 17, 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

Edward Treacy, President
Jeff Congdon, Vice President
Russell Brown, Secretary Treasurer
Marci Reddick, Member

FHRA Staff Present

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

Public in Attendance

April Pyatt, Ice Miller
Sherron Freeman, Lawrence Common Council - 3
Will Worley, Porter Books & Bread
Bruce Hugon, LL residents
Chris Barnett, CDC
Tom Marten, LLW HOA
Greta Meglin, LL resident
Mark Clark, resident
Carolyn Mattingly, YMCA
Cam Starnes, City of Lawrence
Alyssa Prazeau, Context LLC

Official Public Meeting was called to order by Ed Treacy at 5:31 p.m.

Mr. Brown stated there are monthly financials at the front showing year to date spending compared to budget. Sales for Weekly Homes help us continue to outpace on the revenue side. We received last week a release of our Master Lease obligation for The Post which was a ten year commitment that the FHRA made as our support of that project and was released in a little over two years from the date we entered into it. It releases us from the obligation going forward. We are very proud of that release. Ms. Reddick stated that is because it is all leased up and to have it done in less than two years, we are happy about that. Mr. Brown said that the bank was the generator of that.

Ms. Greta Meglin asked if that was a specific parcel. Mr. Brown said The Post is the Yeager building. We had an obligation that if they couldn't make their payments we had an obligation to make the payments. That ten year obligation has now been released. That project is two years and three months since the groundbreaking.

Mr. Burrus gave an Executive Director's update. He stated that Phase I of The Residences of Lawrence Village is all accounted for which is 35 lots sold and they are starting Phase 2 with 36 additional lots. The pavement and alleys will hopefully be done by October 31st. Alleys have already been cut and cleared. IPL have conducted their surveys and installation should start later this month. This brings the total to 74 homes.

The Otis Avenue extension is two days ahead of schedule. Curb cut work has started and there is hope to have it paved by October 31st.

We have a pending sale with Art to Remember. We are in the process of continuing that Project Agreement and reviewing the site plan by the ARC.

The VA project located at 9145 E. 59th Street has work continuing and should be completed in November.

There are two new businesses that have joined us. Fitzgerald's Lunch House and the other is Collective Alternative which will be located at 5665 Post Road which is a marketing firm.

We have numerous RFP's that are being evaluated for Parcel J and the old PX building.

Also the Mayor is planning a Christmas tree lighting and a parade that will run from Post Road to East 59th Street. If they have questions they can email Chaplain Mel Keaton.

The next item of new business is approval of minutes from the September 19th meeting. Mr. Congdon made the motion to approve the minutes and Mr. Brown seconded. The motion unanimously passed. Mr. Treacy abstained from the vote as he was not present for the meeting in September.

The next item on the agenda was approval of proposed incentive increase for the Art to Remember purchase agreement. Mr. Brown stated that we are working on a agreement on Parcel K and in the original project agreement we had an incentive of \$112,000 to deal with drainage detention issues as we've worked thru the ARC process. Art to Remember has made a request to increase the incentive to \$300,000. Mr. Brown stated it would be his recommendation to instruct counsel to draft an amendment to increase that incentive to \$300,000 and to authorize the president to execute any necessary amendments. Ms. Reddick seconded the motion. Mr. Brown stated this is a continued effort to keep an existing Lawrence business here and to develop and bring a hard to develop parcel to life and finish the north end of the fort.

Ms. Reddick stated they have worked with us to change and improve the design. The parking has been shifted and some other things. They have been very responsive to improve the look of the project. The board voted unanimously in favor of this proposal.

Mr. Treacy updated everyone on the RFP's for parcel J. Mr. Brown and Ms. Reddick will not participate due to conflicts but once the committee that has been set up to do this makes a final recommendation to the board, the board will make a final decision and Mr. Brown as treasurer will make a financial analysis on what kind of financing we will do. He stated they are unsure if it will take another month or two since the financing could be complicated on what we can do. Our advisor will notify all individuals that the decision will be delayed.

The PX we are still reviewing those. We will set up individual meetings with the individuals that submitted proposals as soon as possible

Mr. Brown stated that was the same process we used for Parcel J. We did follow up meetings with the respondents of the proposals.

Ms. Greta Meglin asked if the board was at liberty to talk about who is offering on the PX. Mr. Treacy stated as discussed before some people consider this private in terms of their business so no nothing has been released on that.

Mr. Bruce Hugon stated at the last meeting he and Mr. Brown had a discussion about the access road and Mr. Brown was expressing his personal view that the access road was in his view an economic development issue tied to the plans for Maude and Maude East. Since that plan has gone by the wayside that the opposition to that plan not moving forward is a direct result of not moving forward with the Maude buildings.

Mr. Brown stated that it makes it sound like retaliation. Mr. Brown said those were financially tied. Mr. Hugon asked if the rest of the board shared that view. Mr. Treacy and Ms. Reddick both said yes.

Mr. Treacy said since day one when they were going to put everything in that went there they knew they needed to create a better road situation. The property taxes generated over there were going to be used to pay for it and meet the debt. Now the resources are not there in order to fund it.

Mr. Congdon stated that also our funding has taken a bit of a nose dive since the state legislature passed SB151 where we are required to negotiate with the City to pay for services and that number of what we have to pay jumped significantly from what we used to volunteer to pay.

Mr. Tom Marten asked what the dollar figure was with the access road project. Mr. Brown said there were design, land acquisition and construction costs that were all in costs and that were approximately \$3 million. Mr. Marten asked what the all in cost on the Otis Avenue extension project was. Mr. Brown stated it is approximately the same at a little over \$3 million including design. Mr. Marten asked if it has all been approved and who holds the contract. Mr. Brown said that Poindexter has the contract and United holds the design process.

Mr. Brown stated we have spent north of \$200,000 for design on the Lawton Loop connector road.

There were no other comments or questions.

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

The next meeting will be November 21, 2016 at 5:30 p.m.

Minutes Approved:

A handwritten signature in black ink, appearing to read 'Edward Treacy', written over a horizontal line.

Edward Treacy, President

A handwritten signature in black ink, appearing to read 'Jeffrey Congdon', written over a horizontal line.

Jeffrey Congdon, Vice President