

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, October 16, 2017

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
Jeff Congdon, Vice President
Russell Brown, Secretary Treasurer
Curtis Bisgbee, Board Member
Andrew Miller, Board Member

FHRA Staff Present

Freddie Burrus, Executive Director

Public in Attendance

April Pyatt, Ice Miller
Kim Reeves, Browning Investments
Bob Gallant, Browning Investments
Chris Barnett, Lawrence CDC
Sherron Freeman, Lawrence Common Council
Will Worley, Porter Books & Breads
Carol & Dick Schwartz, LLE residents
Marvin Rowe & Mrs. Rowe, residents
Mark Clark, resident
Bruce Hugon, LLE resident
Carolyn Mattingly, YMCA
Trace & Breena Yates, LLW residents

The official public meeting was called to order by Board President Marci Reddick. Ms. Reddick introduced the board members present and FHRA staff. First item is a Secretary Treasurer's report.

Mr. Brown stated that there is the monthly Profit and Loss available for everyone. He said you'll notice the TIF checking amount is very low and we will address that under New Business. We have not transferred any money into that account for about a year and a half. There is nothing else substantial to note.

The next item of business is the Executive Director's update. Mr. Burrus stated that later this month the old credit union at 9150 Otis Avenue will be demolished. Technically it is not part of parcel F but after the demolition that will be added acreage to parcel F.

The Residences of Lawrence Village phase 1 of David Weekley Homes is sold out. There are 16 more lots available in phase 2. Phase 3 on parcel G will have an additional 60 homes.

There will be ribbon cutting ceremony and Open House at Art To Remember on October 16th at 10:00 a.m.

Ackermann Group out of Cincinnati has purchased an additional 5 acres to add an additional 116 units to the existing Fort Apartments.

The Otis Avenue extension and Melnor Road is now complete and open to the public. There will be a street dedication later this month.

The Mayor and the City of Lawrence is having its second annual Christmas parade. Also, the Christmas card lane will not be at the Sterrett Center but now will be at Civic Plaza. With any questions, please contact Lawrence Chaplain Mel Keaton.

Trace Yates of the Lawrence Chamber asked about the Ackermann Group sale pending and if they are earmarking any of the units for commercial space. Mr. Burrus stated no they are all residential apartments.

Ms. Reddick stated the first item of new business on the agenda is approval of the September 18th minutes. Mr. Bigsbee made a motion to approve and Mr. Brown seconded. The motion unanimously passed.

The next item of new business is Resolution 2017-05 which approves the transfer of certain TIF funds.

Mr. Brown said that as stated earlier in the secretary treasurers report that since he came on the board we have transitioned to two checking accounts. A TIF and non TIF checking account. The non TIF is all our sales revenue. The TIF funds have different constraints on them so we pay different expenses out of the different checking accounts. The TIF checking was down to \$47,000 at the end of September and we haven't transferred money into that account for about a year and a half. It requires a motion of the board to transfer money from our Revenue account which is where all the TIF money is deposited. We did an analysis based on cash flow needs both for operating expenses as well as debt service payment. Staff worked to put that together. This resolution is to transfer \$1 million from our revenue account into our TIF checking account and that is my motion to approve resolution 2017-05. Mr. Congdon made the motion and Mr. Miller seconded. The motion passed unanimously.

Ms. Reddick said there is another new item on the agenda. The Board has had a couple of retreats and a lot of discussion about the structure of our staffing and the needs going forward and we have concluded that we are going to reorganize our staff and restructure the positions so we will then have one Executive Director and one administrative role. Ms. Reddick said the last five years that she has served on the board our footprint has shrunk dramatically. There is less property to maintain on a routine basis and we have a master developer assisting us on parcel J. So we've informed Freddie Burrus and will tell the rest of the staff on Wednesday when they return from vacation. We are consulting a labor attorney and are relying on advice from Hoover Hall and we are also going to engage Charitable Advisors on guidance to restructure and conduct resume reviews and so forth. Our current staff are encouraged to apply for the new positions. We are not eliminating just one but it's a complete restructuring. Ms. Reddick asked for a motion to approve. Mr. Congdon made the motion and Mr. Brown seconded the motion.

Mr. Brown stated this is not something they have done lightly. This has been under consideration and discussion thru previous board chairs as well. This is wise investment of tax payer dollars to look at staff costs and is a responsibility all of us have. He stated that is why he is voting in support of the reorganization. The motion passed unanimously.

Mr. Dick Schwartz of Lawton Loop East asked about the purchase or sale of the old PX building to Context and he wasn't clear if it was a purchase agreement or project agreement and where that stands now.

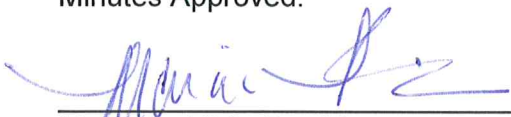
Ms. Reddick stated we are under contract to sell the building to Context. We had a meeting with the Lawton Loop East board on a proposed landscape and development plan. There are two options. One would require a bit of contribution of slivers of land and clean up easements on the east side of Lawton Loop East. There is also a Plan B without the slivers to make that work. We are looking at another meeting with your board again possibly on October 25th at 5:00 if that works.

Mr. Brown said that is for construction of right of way. Some right of way that would serve both the Context building as well as public right of way. That is one of our obligations. It is called a Project Agreement because there are obligations of both parties. You didn't know if it's a Project Agreement or Purchase Agreement and it is both and has obligations that continue after closing. We are moving forward and think we found a resolution to one of our due diligence items which is the right of way matter under this Project Agreement.

There were no further questions or comments from the board or public. Ms. Reddick stated the next meeting is November 20th at 5:30.

Ms. Reddick asked for a motion to adjourn the meeting. Mr. Congdon made a motion and Mr. Miller seconded and the meeting adjourned.

Minutes Approved:



Marci Reddick, President



Russel Brown, Secretary Treasurer