

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, November 16, 2015

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

Mr. Ed Treacy, President
Mr. Jeff Congdon, Vice President
Ms. Marci Reddick, Board Member
Mr. Jerry Clifford, Board Member

FHRA Staff

Mr. Freddie Burrus, Executive Director
Ms. Heather Millikan

Public

April Pyatt, Ice Miller
Sherron Freeman, Lawrence Common Council
Chris Barnett, Lawrence CDC
Jeff Magner, LL Davis
Tom Marten, Lawton Loop
Matt Tayler, United Consulting

Official Public Meeting was called to order by Mr. Treacy at 5:37 p.m.

Mr. Treacy stated that Russell Brown will not be at the meetings but financials were at the front for anyone that wants a copy.

Mr. Treacy stated new business is approval of minutes from the October 19, 2015 meeting. Ms. Reddick made the motion to approve the minutes as submitted and Mr. Clifford seconded the motion. Mr. Congdon abstained from the vote since he was not at the meeting. The motion unanimously passed.

Mr. Treacy stated we are entering into a letter of Intent with the Ackerman Group to build a new section to the former Fort apartments. They are still figuring out the final price for this so this is a Letter of Intent to work on the contract. Mr. Treacy asked Ms. Pyatt to comment on the Ackerman agreement. Ms. Pyatt stated there is a Letter of Intent in place which is basically an expansion of what JC Hart had already planned to develop 80 additional units. The discussions are now for execution of a non binding letter of intent to proceed with discussion of purchase agreement for approximately \$650,000. Mr. Treacy said they would add an additional pool and additional community center as part of their amenities. Ms. Pyatt said no motion was necessary just an approval with signature.

Mr. Burrus gave an Executive Director's update. Mr. Burrus stated the FHRA is still continuing negotiation efforts to try and construct a connector road from Post Road to Lawton Loop East. Partnership for Lawrence had a grand opening on October 22. Bloomerang at 5724 Birtz Road will be having a grand opening on November 17 and expect to be open by November 30th. Envoy LLC purchased 5723 Birtz Road and is currently securing their permits and will start their renovation as soon as their final plans are submitted to the FHRA. IU Health Urgent Care signage has been approved and there will be a second physical therapy center in the building by mid December. David Weekley Homes have purchased 10 lots to date from the FHRA and we are happy about that. They are also having a giving back Thanksgiving drive to donate nonperishable items. They can be delivered to the models or write a check to Second Helpings. The Ackerman Group is planning a 70-100 new apartment expansion by mid summer 2016.

Mr. Marten asked who purchased the property on Birtz and Mr. Burrus told him it was Envoy LLC.

The next item on the agenda was Resolution 2015-14 which authorizes a City Services and Payment Agreement with the City of Lawrence. Ms. Pyatt stated it is in connection with services that the City of Lawrence provides to the reuse area and because its a TIF district and the taxes go back for redevelopment of the reuse area, the FHRA has agreed with the City and now presently to provide a payment. She stated its not a payment in lieu of taxes but the goal is to reimburse the city for services they provide to the reuse area. This is an agreement for a one time payment to the City for \$401,000 which includes an amount paid earlier of \$24,000. Mr. Treacy asked for a motion. Ms. Reddick made the motion and Mr. Congdon seconded. The motion passed unanimously.

The next item was Resolution 2015-15 which authorizes the FHRA to enter into a Memorandum of Understanding with the Indianapolis Marion County Public Library. Ms. Pyatt stated that it's a non binding MOU to work with the Library on the development of the library along 56th street on a portion of Parcel J. The library would commit pursuant to a final definitive agreement to develop at least a 25,000 square foot facility. Our hope is that is in coordination with a developer to do a mixed use project on that site so we could also increase the tax base along with the public library.

Mr. Treacy stated this is something the library has already bonded themselves. It has already been approved by the Indianapolis City County Council so this is something that will definitely happen. This will be the only new library in Marion County the others will be rehabs. So it's the last project they will do because they will need to expand their personnel base here. There is one in the township but not in the City and will be a great addition to Lawrence and the Fort. It may not be done and open until 2020 but we will need to look for someone creative to partner with. Hopefully it will be right off the bus line which is important.

Mr. Treacy asked for a motion of the Memorandum of Understanding. Ms. Reddick made the motion and Mr. Clifford seconded and the motion was unanimous.

Ms. Reddick stated the library that is next to Lawrence North High School will remain open and there are no plans to close that one.

Mr. Treacy opened the meeting for any questions or comments from the public.

Mr. Tom Marten of Lawton Loop asked if the Ackerman deal what parcel was it on? Mr. Treacy said it was south of the Fort apartments but would be an extension of those apartments. JC Hart will maybe build those for him. They are still trying to finalize what that will be.

Mr. Marten introduced himself and wanted to go on the record to talk about his project which is barracks 671 which is on Lawton Loop East Drive. They purchased the building about two years ago and started construction this past year and right now they are about 60% leased in the space. There are seven different companies they've leased to and approximately 70 employees and jobs that have been brought to Lawrence. The first phase had four tenant spaces which should be wrapping up in the next few weeks. The second phase of construction will be moving on to exterior improvements. He's very excited about the work they've accomplished this past year. Along with that he wanted to bring up the access road. He stated he is a big advocate of it. The access road was one of his ideas for the development over there but he appreciates the work the FHRA has done to engineer that. September this past year the FHRA asked him and other property owners to donate the property required for the access road which he replied respectfully no but is more than happy to discuss compensation for the property. He would like to see the road happen but has not yet heard a response from the board or other outlets as far as acquisition for the property for the access road. He would like to hear the position of the board and Freddie but hasn't heard anything in the last two months about it.

Mr. Treacy stated that things have become very difficult because some people have said they are willing to consider donating the land but no one wants to be first and that puts us in a bind. We are seeing the price go up on building the road while everyone else waits for someone else to jump first. Mr. Treacy believes everyone will tremendously benefit from the road and its going to increase the value of their property. He said he probably is the person on the board with the biggest problem paying people because everyone is going to benefit. Everyone seems to be pointing to the other guy and its making it

impossible to get anything done. We are still the stewards of the taxpayer's dollars and trying to spend them wisely and people are putting us in a difficult situation.

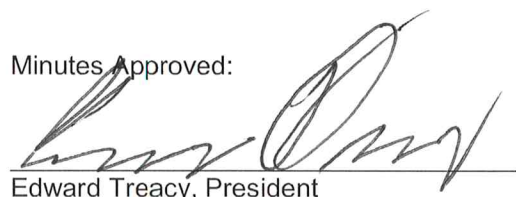
Mr. Marten stated that as one of the principal stakeholders over there he would be more than happy to discuss it with any of the board members but hasn't had that opportunity yet. Mr. Treacy said to call and set up a meeting with Freddie Burrus and he would be happy to meet with him.

Mr. Chris Barnett of the Lawrence CDC stated on behalf of the CDC and the Greater Lawrence Chamber of Commerce board, he appreciates the support of the FHRA board for the proposed business incubator at the Fort. He said in the time since we put the proposal together Southport, Zionsville, Carmel, Westfield and several other communities with which we compete in Lawrence have already gotten off the ground and he appreciates the FHRA board's confidence.

The next meeting is December 21, 2015.

Mr. Treacy asked for a motion to adjourn the meeting. Mr. Congdon made the motion and Mr. Clifford seconded. The motion passed unanimously and the meeting adjourned.

Minutes Approved:



Edward Treacy, President



Jeffrey Congdon, Vice President