

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, November 17, 2014

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
Mr. Russell Brown, Secretary Treasurer
Mr. Jerry Clifford, Board Member
Ms. Marci Reddick, Board Member

FHRA Staff

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

Public

April Pyatt, Ice Miller
Phil Genetos, Ice Miller
Chris Barnett, Lawrence CDC
Kim Reeves, Browning Investments
Bob Gallant, Browning Investments
Tad Lupton, Beyond Architecture
Dave Kieser, Kieser Consulting
Aaron Greenwalt, Greenwalt Corporation

Official Public Meeting was called to order at 5:40 p.m. by Mr. Treacy.

Mr. Brown stated that the monthly financials were available and there will be discussion about the resolution under New Business.

Mr. Burrus gave an Executive Director's update. He stated that the Village of Merici had its open house. The apartment complex is completed and is entirely occupied with 20 residents.

The effort of the Reuse Authority to create an access road from Post Road to Lawton Loop East continues. The FHRA has paid to have traffic plans drawn that will provide sidewalks, cross walks and accessibility to the Village of Merici, the Marten Building, the Maude Building and the residents of Lawton Loop East. A proposal to complete the plan has been submitted to the FHRA.

Demolition of the white brick structure located behind 5745 Lawton Loop East should commence in early December. All required signatures have been obtained. The FHRA's legal counsel, April Pyatt has prepared a deed and has forwarded it to Lawton Loop East condo owners' attorney. Demolition can not start until the signed document is returned to counsel.

Yeager Properties is on schedule with the construction of the Fort Harrison Office Suites. Electricity and underground cable work is completed. Framework has also been completed. Drywall installation should start this week.

Work in Parcel A/ Lawrence Residence in the Village continues. On Wednesday, November 19th IPL should start above ground pole removal. All the poles should be removed and conduit installed in early December. Phase one sanitary has been complete. Water main installation should start November 18th and completed in approximately two weeks. H.I.S. Constructors hope to start paving in early December if asphalt companies are operational.

The next board meeting is December 15, 2014 and Happy Thanksgiving.

Mr. Treacy asked for approval of minutes from the October 20, 2014 meeting. Ms. Reddick made a motion to approve the minutes and Mr. Clifford seconded. Mr. Congdon abstained from a vote as he was not present at the October meeting. Motion was unanimously approved by the remainder of the board.

The next order of business was Resolution 2014-07 which is a Resolution authorizing and approving a line of credit with BMO Harris Bank. Mr. Brown stated that this has been a work in progress for the last 18 months to establish a short term line of credit with BMO Harris Bank. He stated we did solicit offers from three banks and this was the most competitive offer. The intent is to utilize these funds to help finance the Parcel A improvements. This also transfers our banking relationship to BMO Harris. Mr. Brown asked Mr. Phil Genetos of Ice Miller to give a brief discussion about some of the outstanding issues to be resolved and to be considered from moving to short term borrowing versus long term borrowing.

Mr. Genetos explained that the biggest question to be resolved is that in order to incur this indebtedness we have to meet a parity bonds test showing adequate coverage of tax increment revenues over the debt service on all outstanding debt plus this debt. How this debt factors into it because a line of credit doesn't have a predictable debt service repayment it depends on how much we borrow is what we have to figure out. Mr. Brown has been working with the bank to try establish an agreed upon schedule to meet the additional debt coverage test which is based upon most recent TIF revenues and a projection going forward.

He stated there is a depository requirement and an investment requirement. It does not add to the investments of the FHRA just moving the location. The depository relationship is the only incremental part of the relationship and this resolution is all encompassing to cover all of the points. The line of credit is up to \$1.5 Million. Mr. Brown is working out the negotiations with the bank on how the debt is repaid.

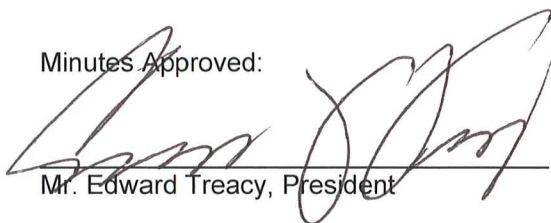
Mr. Brown thanked Mr. Genetos and his team at Ice Miller on educating him on all the financing on bond transactions and covenants.

Mr. Treacy asked for a motion for the resolution. Ms. Reddick made a motion and Mr. Congdon seconded. Motion passed unanimously.

Mr. Treacy stated that we are starting to see a lot of activity and there are other contracts being worked on. The next major addition will be the library coming to Lawrence. It may be a little longer down the road than they would like. Mr. Treacy met with Jackie Nytes and they would like to have a site location agreement by mid year 2015. Ms. Nytes needs to have all of her sites lined up and worked out. They are very interested in doing a multi use building and not a stand alone building. The library would be on the first floor and along 56th Street. He encouraged anyone with ideas for the building to let them know.

Mr. Treacy asked for a motion to adjourn the meeting. Mr. Brown made a motion to adjourn and Mr. Congdon seconded the motion. The meeting adjourned at 5:49 p.m.

Minutes Approved:


Mr. Edward Treacy, President


Mr. Russell Brown, Secretary Treasurer