

**Fort Harrison Reuse Authority Public Board Meeting
November 19, 2018
9120 Otis Avenue
Indianapolis, IN 46216**

MINUTES

Meeting called to order by President Marci Reddick at 5:30 PM. Quorum was met.

Members Present in Person: Marci Reddick, Jeff Congdon, Curtis Bigsbee

Staff Present: Aletha Dunston, Heather Millikan, April Pyatt

Update from the Secretary Treasurer:

Mr. Brown was not in attendance. The monthly financials were available for the public.

Update from Executive Director:

Ms. Dunston stated the FHRA has sold the final lot of David Weekley Homes in phase 1 and 2 and have broken ground on 60 additional units. The FHRA is still actively working on Civic Plaza and need to make it ADA accessible so it is more usable for events at that space. Across the street the FHRA is still working on a project agreement with a new developer for the hotel, parking garage, three story mixed-use building and Indianapolis public library branch. The FHRA is talking to multi-family developers for the full 7.9 acres of Parcel J-north. The FHRA is still working with Context out of Fortville to move their headquarters to the old PX building on Lawton Loop East. The FHRA just signed the listing agreement for the FHRA building with Avison Young and current tenants are part of the negotiable deal.

New Business:

Approval of Minutes:

Ms. Reddick introduced meeting minutes from October 15, 2018. The motion for approval was made by Mr. Congdon and seconded by Mr. Bigsbee. The minutes of the meeting were unanimously approved.

Approval of 2019 Real Estate Development Services Agreement with Browning Investments, Inc. They have been the FRHA's development consultants since 2006. It is an annual agreement. Browning provides development services to the FHRA and is working with staff every day. They are very hands on. Mr. Bigsbee made a motion to approve the agreement and Mr. Congdon seconded and the motion passed unanimously.

Approval of Cityscape Letter of Intent (LOI) and authorization to negotiate a final purchase agreement. Ms. Reddick stated Cityscape is a multi-family developer who is looking at developing Parcel J-north. After the LOI is approved, Cityscape will begin to perform due diligence on developing 220-240 Class A market rate units with surface parking and some tuck under garages. Ms. Dunston stated this means the FHRA will not be negotiating with any other developers during the due diligence period. There was a Request for Proposals done. Mr. Congdon made a motion to approve the LOI and Mr. Bigsbee seconded. The motion passed unanimously.

News at the Fort:

Ms. Dunston gave an update on community activities at Fort Ben:

- Lawrence Holiday Tree Lighting – November 24th at the Sterrett Center
- The FHRA Board and Staff will hold a holiday get together at Triton on December 5th
- First Friday Swing Dance w/ Indy Jazz Orchestra & Naptown Stomp – December 7th at the Theater at the Fort
- Please like **@FortBenIN** on Facebook and **@FortBen_IN** on Twitter – and invite your friends!

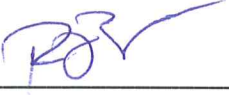
Bruce Hugon of Lawton Loop asked if there will be a discussion about a grocery because David Weekley Homes is putting in additional rooftops. Ms. Reddick stated that it was discussed quite a bit 5 to 6 years ago and it would be very expensive to do all the development activities on Parcel J the FHRA is trying to do as well as provide incentives for a grocery store. She also noted that no one has brought the FHRA a proposal for a grocery store. The grocery market is in a state of flux and there are a lot of challenges to get a grocery store. Ms. Dunston stated the FHRA couldn't heavily subsidize a grocery store right now, but they would talk to a grocery if they wanted to come to the Village.

There will be an early January meeting on January 7, 2019 to elect officers and cover any other new business.


Adjournment:

A motion to adjourn the meeting was made by Mr. Bigsbee and seconded by Mr. Congdon and the meeting adjourned.

Approval:

By: 

Its: Secretary/Treasurer

By: 

Its: President