

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, December 15, 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
Chris Barnett, Lawrence CDC
Bob Gallant, Browning Investments
Lucinda Franklin, CGS Services
Tom Marten, Marten Development
Charlie Thompson
Art Daszyuski, resident
Bruce Hugon, resident
Timothy Joyce, City of Lawrence

Official Public Meeting was called to order at 5:43 p.m. by Mr. Treacy.

Mr. Brown stated that the monthly financials were available. Mr. Brown also said that they were unable to close on the line of credit yet but were still working on that.

Mr. Burrus gave an Executive Director's update. He stated efforts continue by the Reuse Authority to construct an access road that would connect Post Road to Lawton Loop East. The traffic plan also includes completion of the road that runs north connecting Village of Merici, The Marten building, Maude building, and the condos of Lawton Loop East. IPL hopes to start underground cable and conduit work in the very near future.

Legal counsel for the Reuse Authority and the legal counsel for Lawton Loop East condo owners is very close to finalization which will allow for the demolition of the white condemned building located behind 5745 Lawton Loop East.

Work on Fort Harrison Office Suites is basically on schedule as Yeager Properties has completed framing. The second floor has been completely framed and insulated. Jockamo is still the primary tenant.

Parcel A which is the planned location for David Weekley Homes is progressing. Most IPL poles have been removed. UST and soil testing will be completed. The watermain has been repaired and tested. Curve work is planned for the near future. Buskirk Road, the primary street in the project and Farrell Way will be limed and graveled on 12-17. Those streets will hopefully be paved on 12-19, weather permitting.

Bloomerang LLC still plans to purchase Parcels D & E. Agreements have been signed and elevations have been submitted. The ARC process is scheduled to start on December 17th.

The board continues to be focused, driven and research based. Effective immediately all plans, requests, proposals and etc. requiring board consideration or decisions must be submitted by the second Tuesday of each month. This prerequisite will allow the board to continue to be focused, driven and research committed.

The next board meeting is January 5, 2015. End of Executive Director's report.

Mr. Bruce Hugon asked if the access road plan still involved dual entrances and exits for the condo owners to Post Road and Lawton Loop East to public roads. Mr. Burrus and Mr. Brown told him yes.

Mr. Treacy asked for approval of minutes from the November 17, 2014 meeting. Ms. Reddick made a motion to approve the minutes and Mr. Brown seconded. Motion was unanimously passed.

The next item of new business was approval of the Browning Investments Contract renewal for 2015. Mr. Treacy asked for a motion to table this item to the January 5, 2015 meeting. Mr. Brown made a motion to table the item for January 5th meeting and Mr. Congdon seconded the motion. The motion passed unanimously.

The next order of business was Resolution 2014-08 which is a resolution to authorize acquiring parcel from Lawton Loop East Condominiums Inc. Ms. Pyatt of Ice Miller stated this resolution is authorizing the acquisition for no consideration for the property known as the "white building" which is common area for Lawton Loop East condominiums. Ms. Pyatt stated there is a transfer agreement and there may be a minor tweak but she and the counsel for Lawton Loop East have agreed on the final form that the board now has.

Mr. Congdon asked if Ms. Pyatt felt comfortable that by next meeting this will be resolved. She said this will hopefully be a post Christmas present.

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

Mr. Treacy stated hopefully the white building will be removed in a timely fashion.

Mr. Tim Joyce of the City of Lawrence stated that on behalf of Mayor Jessup and the administration he wants the board to know how grateful they are for the leadership of the FHRA board. The patience and perseverance to the plan is paying off and he feels the people of the city are pleased. They are grateful for all the work that is happening at this late in the year.

Mr. Bruce Hugon asked if there were any further plans for the Maude building. Mr. Brown said they are working to finalize the road configuration and that's the last outstanding piece and then will have a signed project agreement but it is not signed yet. There have been a handful of meetings this month.

Mr. Treacy said they want to understand what everyone else needs and what the road configurations need to be before we sign a deal so we do not have to go back and buy back land. Mr. Brown stated then we won't have to acquire the property thru eminent domain. There have been changes on their side and they have made tweaks over the last couple of months that affect a small portion of the road configuration.

Ms. Reddick said there will be public safety sign off on any further revisions.

Mr. Hugon asked if there was anything going on with the PX building. Mr. Treacy stated that is also part of that same parcel. Once the first part is done they will be able to get something figured out pretty quickly.

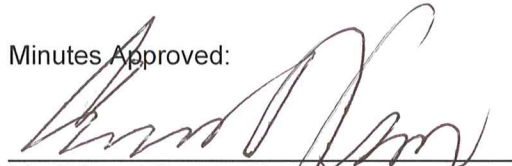
Mr. Hugon asked about the Marten building about the building plans. Mr. Marten who was in attendance stated that they have 10,000 square feet of the building leased and the first tenants want to occupy it in January or February. The plans are being submitted to the state this week and they will submit the plans to the City of Lawrence hopefully by the end of the week. All the tenants are commercial use.

Mr. Hugon asked where the main entrance will be. Mr. Marten said the east side will be the commercial based entrance and the west side will be more a residential entrance.

There were no further questions or comments from anyone.

Mr. Treacy asked for a motion to adjourn the meeting. Mr. Brown made a motion and Ms. Reddick seconded the motion. The meeting adjourned at 5:54 p.m.

Minutes Approved:


Mr. Edward Treacy, President
Mr. Russell Brown, Secretary Treasurer