

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, December 19, 2016

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

Edward Treacy, President
Jeff Congdon, Vice President
Russell Brown, Secretary Treasurer
Marci Reddick, Member
Curtis Bigsbee, Member

FHRA Staff Present

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

Public in Attendance

April Pyatt, Ice Miller
Kim Reeves, Browning Investments
Bruce Hugon, LL residents
Chris Barnett, CDC
Fred Prazeau, Context Design, LLC
Jerry Clifford, LL resident
Bob Pychinka, LLE
Sr. Jackie McCracken, Village of Merici
Dennis McNulty, Boston Commons
Trace Yates, Boston Commons
Thomas Marten, LLW HOA
Carol & Dick Schwartz, LLE
Shedrick Bassett

Official Public Meeting was called to order by Mr. Treacy at 5:33 p.m.

Mr. Brown gave a Treasurer's report. He stated copies of the Profit and Loss report are available. He said we are working to have a draft 2017 operating budget out in the next few months.

Mr. Burrus gave his Executive Directors update. The Village of Merici is moving forward with plans to acquire the Maude building for the Village of Merici II. There will be an open forum meeting on December 23rd. There will be 28 units and 24 will be for residents and 4 for counselors.

The Mayor had his Christmas parade on November 26th and the FHRA was a sponsor. It was a team effort with the Mayor's office, the Lawrence Police and Fire departments, David Weekley Homes, Triton and Blue Ribbon. It was on Fox 59 and was a great time for the Lawrence Community.

Parcel A is all paved and Terry Hebert with Browning has done a tremendous job on making sure this project beat the weather. Terry was also very successful working with Poindexter on to get Parcel J completed. All curbs and paving are done. Curb cuts on 56th and Lee Road are done.

Fall plantings are done and the rest will start in the spring. We are excited about that.

There is a brand new restaurant in Ivy Tech which is open from 9 a.m. to 5:00 and is open to the public.

Mr. Marten asked about the Village of Merici meeting. Mr. Burrus said on December 23rd and will be at the Village of Merici building.

The first item of new business is approval of minutes from the November 14, 2016 special meeting. Mr. Bigsbee made the motion to approve the minutes and Mr. Congdon seconded. Mr. Brown and Ms. Reddick abstained from the vote. The motion unanimously passed.

The next item was approval of minutes from the November 21, 2016 meeting. Ms. Reddick made the motion and Mr. Congdon seconded. Mr. Brown and Mr. Bigsbee abstained from the vote. The motion passed unanimously.

The next item of business is approval of Resolution 2016-09 authorizing the First Amendment to the Fourth Supplemental Trust Indenture. Mr. Brown stated this is a clarifying resolution. When we do our bond issuances we have a variety of covenants and indentures that govern the use of the funds. The definition of what permitted projects is the same in all but one of the documents. So this is a clarifying resolution to make the definitions the same. It doesn't change our obligations but clarifies that it's the same use throughout the various documents. Mr. Brown made a motion to approve the resolution. Ms. Reddick seconded. The motion passed unanimously.

The next item is the selection of the proposed purchaser for building at 5745 Lawton Loop East drive or the old PX building. We have had several meetings with people who had an interest in the building. Mr. Brown and Mr. Treacy have had meetings and would like to make a recommendation to the rest of the board for a project agreement.

Mr. Brown stated they have met with two respondents on a Request for Offers and they have moved forward with conversations with Context who made a presentation about a year ago on the PX building. We are not to final project terms yet but are far enough along in the process they believe they can get to a project agreement to bring back to the board and have a public presentation at that time. It is Mr. Browns' recommendation that the board authorize the chairman and treasurer to negotiate with Context on a final project agreement that will be brought back for final approval by this body.

Ms. Reddick stated in case people don't remember that Context is a Landscape Architecture firm from Fortville. They are very interested in the Fort and they love the Fort and have been trying for some time to come here. They have worked with us and the committee on various points of the deal and structure and the board have been very impressed with that. They would occupy half of the building and rent out the other half with compatible office use. Ms. Reddick seconded the motion. Motion passed unanimously.

Mr. Treacy asked Mr. Jerry Clifford to come up and presented him with a plaque. Mr. Treacy stated we wanted to do something to honor a former board member who was a pleasure to work with and for all of his work and being a great participant on the board. We wanted to say thank you for your service.

Mr. Clifford stated that he enjoyed working with everyone and he learned a lot from that experience and thank you.

Mr. Treacy wanted to inform everyone that he has requested that the Marion County Commissioners not reappoint him to the board at the first of the year. So they have appointed a new person in his place who will be here the first of the year. He stated he has enjoyed his service on the board and they have accomplished a lot in the years he has been on the board and it has been a joy to work with the board members and everyone else in the community and thank you very much for the opportunity.

Mr. Brown stated that as a guy who has known Ed Treacy for twelve years and for the first seven of those years when Ed called I jumped but I have appreciated the partnership. Ed has become a friend and a confident over that time period. I have enjoyed having a partner and Ed and Freddie and I have spent a lot of time together over the last five years and have fretted over what was the right thing to do. It's not an easy job to be president of this board when there is a lot going on. But Ed listens when I complain or have an idea and he does that with the other board as well. On behalf of these board members and the others who rolled off before them we appreciate your leadership. I'm sure people were curious what the former party chairman of one of the major parties in Marion County would do in a non partisan role and anybody who has dealt with him during that time knows he has had nothing but the best interests of how the Village and the last 50 acres were developed and I think people on both sides would say that you have always put that forward. Thank you for being a team mate over the last five years.

Ms. Reddick stated that he better come back. She said she's known him longer than anyone here. She's known him for the last thirty years and met him while she was working her way thru law school. She stated that in the 80's she was a chair of the task force that drafted and passed the Limited Liability Company statute and early on the President of the Trial Lawyers and she had lunch with Mr. Treacy and he said he would pose any bill that has the words limited and liability in it and will fight you to the end. So that is why we have the Indiana Business Flexibility Act in Indiana. Not the Indiana Limited Liability Act. She stated that is what you can do when you talk thru issues and work thru things together and work with your client.

Mr. Bruce Hugon asked about a comment from last months meeting. He was referring to the roadway between the Maude building and the PX and that the board affirmed that if the project with the PX goes forward there needs to be some thought given to how to deal with that road. He just wanted to make sure again it will be in the record.

Mr. Brown said we talked about that very issue tonight and it is very much part of our conversation about how we move forward and we pay for it. So it will be part of a project agreement moving forward.


Mr. Hugon asked if it will be an easement in favor of the condos or a dedicated roadway. Mr. Brown said it's too early to talk about but there will be something in place to preserve that right but there will be improvements made as part of that project.

There were no other comments or questions.

Mr. Brown made a motion to adjourn the meeting and Ms. Reddick seconded and the meeting adjourned.

Minutes Approved:



Jeffrey Congdon, Vice President

Russell Brown, Secretary Treasurer