

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
Monday, March 19, 2018

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

Marci Reddick, President  
Jeff Congdon, Vice President  
Russell Brown, Secretary Treasurer  
Curtis Bisgbee, Board Member  
Andrew Miller, Board Member

FHRA Staff Present

Aletha Dunston, Executive Director  
Heather Millikan, Director of Operations

Public in Attendance

April Pyatt, Ice Miller  
Kim Reeves, Browning Investments  
Sr. Jackie McCracken, Village of Merici  
Bruce Hugon, resident  
Trace Yates, Greater Lawrence Chamber of Commerce  
Carolyn Mattingly, YMCA  
Chris Barnett, Lawrence CDC

The official public meeting was called to order by Board President Marci Reddick. Ms. Reddick took a role call for members of the board and staff and all were present.

First item is a Secretary Treasurer's report. Mr. Brown stated there are no February financials at the front due to an error. The FHRA staff is currently working on that and will have financials at the next meeting and that will include our 2018 budget. Ms. Reddick stated we did take a look at the budget in executive session and would like to take another look at it and spend some more time on the numbers.

The next item was the Executive Director's update. Ms. Dunston stated that she and Heather have been busy getting to know each other and the office. She stated that the Economic Development Corporation has been out and toured and told us about some incentives and free advertising that we could be taking advantage of for some parcels and buildings. The Office of Community and Rural Affairs came out and told us about some funding that some of our historic buildings are eligible for. We also had the City of Indianapolis come out and talk about Opportunity Zones and if there are opportunities to partner with them. We are just trying to gather all the resources that are available to us.

Ms. Dunston said that we are going to get more heavily involved with promotions and social media. If you are currently following the FHRA on Facebook we are making a change to make

the page a business page instead of a person so make sure you “like” our new page and share with others so we can share a lot more information.

Ms. Dunston said we are still working on the design of Civic Plaza and we are having bi weekly meetings about that and should have more information by the next board meeting on a timeline and what the project looks like.

We are working on a parcel J-west design with SCP to talk about hotel, parking garage, a mixed-use office building and a new branch of the Indianapolis Public Library. Ms. Reddick stated the library will be on 56<sup>th</sup> street for people who don't know where it will be.

Ms. Dunston stated there are other things happening outside the Village. The old PX building on the Loop has Context Landscape Architecture firm still looking at that building. Fortune Academy is looking at expansion to add a high school which would double their number of students.

All agreements have been made with David Weekley Homes for Parcel G so that will get started in the spring.

We are still working thru the Ackermann apartment expansion along Otis Avenue. Also, we want to give the occupancy rates of the apartments in the FHRA area:

Benjamin Court – 96%  
Harrison Place – 94%  
Fort Apartments – 88%

We have not sold any additional David Weekley Homes since last meeting but four lots have broken ground to be built so there are still 11 lots left in phase 2 and there will be 60 in phase 3, so we are seeing some activity over there.

Ms. Reddick stated the first item of new business is approval of the February 26, 2018 board meeting minutes. Mr. Congdon made a motion to approve the minutes and Mr. Brown seconded. The motion unanimously passed.

On April 18<sup>th</sup> there will be Trades, Technology and Innovation Symposium. Mr. Trace Yates of the Lawrence Chamber stated that this an event that replaces an outdated Chamber Job Fair event. We wanted to honor that workforce development aspect of the job fair but take a look at strong performing business sectors in Lawrence. Mr. Yates stated the Chamber is partnering with the City of Lawrence and Mr. Cam Starnes has been his partner in putting this day together. Technology has a burgeoning tech campus happening on the Fort and a lot of people don't know that and they want to tell that story. The event is being held at the McKenzie Center which is a wonderful asset to the community so this a great opportunity as the McKenzie Center teaches trades, technology and innovation.

March 29<sup>th</sup> at 6:00 p.m. there will be a public meeting at IVY Tech regarding the IndyGo Purple Line extension here at the Fort. It's one of four meetings but the only one here at the Fort. It's a public open house to ask questions and give input.

Ms. Dunston stated she doesn't yet have an exact date, but Indiana Landmarks will be hosting bike tours and waking tours here at the Fort. We will get the dates out there when we have them and we'll be promoting them on our media. They are docent led tours and are very interesting. We are very excited they decided to step outside of downtown and come here.

Ms. Reddick wanted to congratulate Trace Yates on his maiden State of the City for Lawrence.

Sr. Jackie McCracken asked if we are still working on a grocery store. Ms. Reddick stated our focus is really on parcel J-west. SCP who is still looking at the furthest corner of parcel J-east is still talking to a lot of grocery stores and they do know we want one.

Ms. Reddick said she is less concerned about having a grocery store because the industry in is complete upheaval and she thinks it would be a disaster if we got one and then six months later they shuttered their doors. We would have a lot of asphalt and a building that would be hard to repurpose. We want to get the hotel, the office building and the library done first. She said there may be something better for that spot.

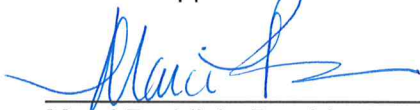
Mr. Brown stated that Marsh was the closest we came to a deal and in all honesty that's a bullet dodged because that would have been a store closed.

Sr. McCracken asked if this area was considered a "food dessert". The board said no because we have Kroger, Walmart and Aldi all on Pendleton Pike and another Kroger at 79<sup>th</sup> and Fall Creek and Needlers at Fox Road.



There were no further questions or comments.

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

Minutes Approved:



Marci Reddick, President

Russell Brown, Secretary Treasurer