

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
Monday, March 21, 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

Mr. Ed Treacy, President  
Ms. Marci Reddick, Vice President  
Mr. Russell Brown, Secretary Treasurer  
Mr. Curtis Bigsbee, Board Member

FHRA Staff Present

Mr. Freddie Burrus, Executive Director  
Ms. Heather Millikan

Public in Attendance

April Pyatt, Ice Miller  
Jessica Tower, Greater Lawrence Chamber of Commerce  
Chris Barnett, Lawrence CDC  
Kim Reeves, Browning Investments  
Ann Kunz, resident  
Karl Meyer, Meyer Najem  
Steve Heck, Lawton Loop HOA  
Sherron Freeman, Lawrence Common Council  
Bruce & Nancy Hugon, resident  
Matt Culbertson, Boston Commons HOA  
Trace Yates, resident  
Dennis McNulty, resident  
Kim Newman, YMCA  
Carolyn Mattingly, YMCA  
Jeff Macher, resident  
Steven Ackley, resident  
Greta Meglin, resident  
Matt Vail, resident  
Jerry Clifford  
Jeff & Sarah Tilbury, residents  
Al & Kathy Yoder, residents  
Thom Burns, Burns Development  
Susan Hargrove, resident  
Cam Starnes, City of Lawrence  
Tad Lupton, Beyond Architecture  
Richard Swindell, resident

Official Public Meeting was called to order by Mr. Treacy at 5:37 p.m. Mr. Treacy stated that the board would like anyone wishing to make any statements to first please state their name and their address and what group they are with. The board asks you do this because at the last

meeting it was difficult to prepare minutes because there was a lot of discussion and we didn't know who was talking and asking questions. So this will help us more accurately reflect everyone's comments for the record in the future.

Mr. Brown stated the Profit and Loss financials are at the front and it does reflect a budget that we don't have an obligation or formal process to approve but it shows the blueprint the board has utilized. Someone asked about a negative gross profit number at last month's meeting. That is calculated by a way that is not exactly accurate from a business perspective but we are responsible for the infrastructure improvements on parcel A and a profit number is determined by proportioning out the infrastructure costs of lots in Phase 1 of parcel A. That was a large investment on and off site and so that's why a profit number is negative. Lot sales thru February are ahead of where we anticipated they would be for the Weekley project. This budget also shows our interest expense for our bond obligations as well as our first payment to the City of Lawrence for our interlocal agreement with Lawrence.

Mr. Treacy asked how many sites have been sold over there. Mr. Burrus stated 17 out of 38 sites on Phase I. Ms. Pyatt stated all total there were 20.

Mr. Burrus gave an Executive Director's update. All construction activities associated with the connector road have been suspended by the president and the board. The Partnership for Lawrence had a great weekend with a musical ensemble from Grand Valley State University Orchestra. The sales with David weekly Homes are going well. We have 17 lots sold. They are ready to go into Phase 2. They will start the asphalt and road work in mid to late summer. There has been interest in other parcels with discussions started in 3 or 4 more months. We are working with the Ackermann Group in Cincinnati which will bring 101 additional apartments to the Fort apartments. They have started survey work and site planning and looking to start construction in mid to late summer. Ms. Reddick asked Mr. Burrus to show the crowd where that will be taking place and he showed everyone on the map. He showed where apartments will be and where the road on Otis will be extended. There is a three way stop sign planned and speed bumps planned for the area to keep it safe and walkable. Mr. Treacy said we are also attempting to finalize a location for the library along 56<sup>th</sup> street. He stated they met with them last week and we're trying to finalize that and we want to put a sign up for the location for future development. Mr. Burrus indicated two places on the map where the library may be located.

Ms. Kunz, a resident asked Mr. Burrus' about his first statement in his report about one of the projects being suspended. He said he was talking about the connector road from Post Road to Lawton Loop East. She asked if it was also about the Maude building project and they said everything over there has been tabled at this time.

Mr. Dennis McNulty of Boston Commons stated that three way stops are good but have engineers considered a roundabout? Mr. Brown said they spent a lot of time talking about that but didn't like the design costs for it to try and build a walkable community. It's a traffic calming measure but not a pedestrian friendly measure. So they did spend a lot of time when they originally talked about it. Mr. Brown said he was a proponent of roundabouts but the engineers talked him out of why it wasn't a good idea for all those purposes for this project.

Mr. Karl Meyer of Meyer Najem asked why the road was suspended after Mr. Burrus' comment regarding the Hart development. He said walkability and connectivity these days is so important and he is curious why the connector road was suspended. Mr. Burrus stated we were having difficulty with some of the property owners and it wasn't moving quickly enough for the board.

Mr. Treacy stated it has been tabled at this stage and doesn't mean it won't come off the table. We have spent a lot of time and money and so have other people. Mr. Meyer agreed that he had as well and just wanted to understand where it was at.

Mr. Culbertson of Boston Commons asked that regarding the Otis Avenue extension would you be able to turn left going in. Mr. Burrus said there is a small median there and it hasn't been decided yet and they are still in discussions about it. Mr. Burrus said they are trying to avoid a "launching pad".

The next item of business is approval of minutes from the February 22, 2016 meeting. Mr. Brown made the motion to approve the minutes with one change to the last paragraph of page two. Resolution 2016-03 states that the motion passes but it was never voted on and it did not pass so that needs to be removed. Ms. Reddick seconded the motion. The motion to approve minutes of February unanimously passed.

The next item of business is a presentation on the VA assisted living facility by Mr. Thom Burns of Burns Development Inc. He stated he purchased the first piece of property from the federal government to the private sector in 1999. It is building 401 across from the Garrison with all the flagpoles. It had military recruiters in there and he said all he had were federal tenants. He said he also purchased the building next door which was the Morris Associate building and that was negotiated for 3 years. The building has had a variety of function and a variety of names. Basically the purpose of this building is going to be the last stop for veterans which were wounded in the Gulf War and are currently receiving medical treatment at the Roudebush Medical Center. Roudebush has all the physical responsibility for healthcare here in this state. They have recently taken some hits. This program has been on the back burner with a lot of attention. One of these is going to be in every state. There will be 50 residents in each in various stages of their treatment and recovery. They will be taught life skills to be able to go out and live on their own. They will be given various types of therapy. There will be strict requirements and a screening process and they will have to apply for the program. They have anywhere from 6 to 9 months no more than 18 months and then they want them graduating. They need some kind of continued support. The staff will be an additional 30 jobs to the Fort. Mr. Burns stated he has brought almost 325 jobs to the Fort area. He said it's a great success story with all the base closures. This will be the prototype for all of the other facilities that will be developed. There will be many dignitaries from the military here to cut the ribbon. We will have senators and congressman who will be here because they will want these facilities in their states also. It was the number one project for the VA in this past year.

Mr. Burns stated we have the Fort Harrison Inn for the families who want to come here and stay with their loved ones and the state park. This is a perfect and beautiful location for the facility to be. What we have here is location, location, location. We have made arrangements with the YMCA and the state for fishing and horseback riding and this is just a great environment to rehab in.

Ms. Reddick stated the FHRA has no authority over the inside use of the facility but just the outside exterior of the building. She asked Mr. Burns if medical staff will be there 24/7 and he said yes. He said they will be doing their physical and occupational therapy there. That will be the primary medical care given there. There will be no one treated for any illness such as pneumonia. They will be sent to the hospital for illnesses.

Mr. Treacy asked about meals. Mr. Burns said there is a gourmet kitchen in there and there is a contract with a caterer in the area. So there will be three meals catered in a day. There is a

communal dining room on the first floor. All three floors have family rooms. There are 5 woman and 45 men.

Mr. Burns said former Mayor Jessup was wonderful to work with on the project. He said the administration was very supportive of this project. He said that Detroit and Houston area will be next. There will be many people and dignitaries coming to visit this area and the FHRA and a lot of attention given to Fort Harrison. This project is the Roudebush's aggressive attention to this that helped the contract get completed in 8 months. He said the two buildings he had were barracks which helped train soldiers and send them off to war and now the buildings are being recycled and taking the soldiers back and showing them how to be civilians and go back to their prior life. It is very emotional.

Ms. Greta Meglin of Lawton Loop asked if there will be a nursing staff to assist during the off hours. Mr. Burns said yes they will be there 24/7. There will be two pharmacies encased in concrete but there will be no narcotics. Ms. Meglin also asked when he expects residents to come into the facility. He said they would like to have it completed by August.

Mr. Jeff Tilbury of Lawton Loop asked Ms. Reddick if the FHRA board has authority of already existing use of buildings. Ms. Reddick said we don't approve the uses or grant variances. People think we have more or different power than we actually have. Mr. Tilbury said to Mr. Burns the use of the building which he already owns is under his authority, so is this presentation just a courtesy. Ms. Pyatt said under the PUD the FHRA has an ARC review committee that they appoint so any and all plans will be submitted for review to that ARC committee and she assumes that process is underway for the external and landscape.

Mr. Burns said Mr. Duvall downtown takes it all very personally and when he took over controls over the historic buildings here there were not supposed to be enclosures of patios. He said the verandas on the back of the building will all be smoked glass and they can be used all year long. Mr. Duvall really liked and welcomed the verandas and blessed the project.

Ms. Reddick stated Mr. Duvall is with the Department of Natural Resources and is on the ARC for those that didn't know that.

A gentleman asked Mr. Burns if this qualifies as a private or public partnership with the VA. Mr. Burns said ownership is his. Everything is dictated by zoning. This is one of the few places in Marion County that was zoned for uses like this. He said they did have to go down to the zoning board first to make sure everything was ok. They received support also from the Mayor.

Mr. Burns said he will be repaving the front and back of the building. There will be some brick walls installed and will have the traditional building names 401 and 402. It will look like a cottage industry corner. He said where Birtz Road comes from south to north will be blocked with another nice architectural wall because Homeland Security said no traffic can come thru to the back of the buildings. The front will have awnings like the other building and they will be as close as they were when the Fort built these buildings. Trees will be planted and continued along the back of Rising road and the building. He left his business cards and encouraged everyone to call him if they have questions or comments.

Mr. Treacy thanked Mr. Burns for coming and explaining to help everyone understand what he is doing with this project. He said he has met thirty people who will be out here and they are so excited to be a part of this and the community has welcomed them. He also said there will be a \$1.3 Million security system with cameras that will be installed.

Ms. Susan Hargrove asked if the FHRA ever looked at the Context Architecture Group about buying the property. Mr. Burrus said yes but they are in the midst of revising their proposal.

Ms. Greta Meglin stated there was a lot of discussion last month about the Maude Building and the connector road and it was suspended and wanted to know the process from here. Mr. Treacy said it is tabled until someone makes a motion to put it back on the table for discussion.

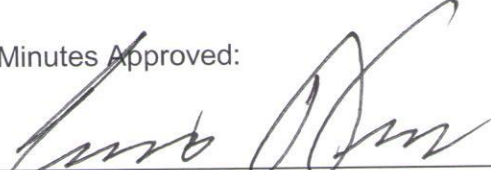

Ms. Ann Kunz asked if there was a time when Mr. Meyer of Meyer Najem made a presentation about what they are planning to do with the Maude Building because it seems it was tabled because a lot of people had questions about it. Mr. Treacy said at this stage it has been tabled and there will be no further discussion about it today. She asked if she had missed a prior presentation about it. Mr. Treacy stated no there was not.

There were no further questions or comments.

Mr. Treacy asked for a motion to adjourn the meeting. Mr. Brown made the motion and Ms. Reddick seconded. The motion passed unanimously and the meeting adjourned at 6:14 p.m.

The next meeting will be April 18, 2016 at 5:30 p.m.

Minutes Approved:

  
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Edward Treacy, President  
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Russell Brown, Treasurer