

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
Monday, April 18, 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  
Jeff Congdon, Member

FHRA Staff Present

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

Public in Attendance

April Pyatt, Ice Miller  
Chris Barnett, Lawrence CDC  
Kim Reeves, Browning Investments  
Bob Gallant, Browning Investments  
August Kalb, resident  
Will Worley, Porter Books & Bread  
Sherron Freeman, Lawrence Common Council  
Bruce Hugon, resident  
Matt Culbertson, Boston Commons HOA  
Breena & Trace Yates, residents  
Jenny Burgess, YMCA  
Carolyn Mattingly, YMCA  
Jeff Magner, resident  
Greta Meglin, resident  
Jamie Kalb, resident  
Kelly Ferris, DW Homes  
Ed Freeman, DW Homes  
Tom Marten, resident  
Jeffrey Meglin, resident

Official Public Meeting was called to order by Mr. Treacy at 5:31 p.m. Mr. Treacy stated that as was mentioned at last months board meeting the board would like anyone wishing to ask any questions or make any statements to first please state their name and their address and what group they are with. The board requests you do this to assist in preparation of minutes.

Mr. Brown stated the Profit and Loss financials are at the front as they are each month. We are happy that there are some things over budget like the David Weekley lot sales. Those sales revenues are outpacing our budgeted amount. As far as the informal budget utilized by the board, it tracks pretty well as we expected year to date with one exception which is legal

expenses. Sometimes there are things outside our control but this is in accordance with what we expected spending to look like at this point in the year.

Mr. Burrus gave an Executive Director's update. Mr. Burrus stated the Theater at the Fort started its season and is open April thru November and he encouraged everyone to check out their website and participate in the activities. He pointed out that we have brought down some maps so we can point out parcels for people to see what is going on. Parcel A is the David Weekley Homes project which is right behind Triton Brewery. Parcel C is open. Parcel D and E is where newly opened Bloomerang is. He pointed out that 5723 Birtz Road is where Envoy will be. Parcel F and G are both open. The biggest project right now is the Otis Avenue extension. The board wants to make Otis go all the way thru to Lee Road. The Ackermann Group will hopefully be expanding the apartments. Back to Parcel A, the homes marked in red are the lots we have received money for. We have 19 sold in Phase I which is 50%. We hope to move into Phase II in the summer. Mr. Burrus wanted everyone to know that Café Audrey is number three right now in the City for their breakfast and everyone should vote online for Café Audrey and support her.

Mr. Treacy added that they are still working on where the library will go on 56<sup>th</sup> Street. They are working with the library and other developers to see if there is a way we can put something above the library and adjoin the library and partner up with them. This is the last thing on the agenda to figure out but this is already approved by the Indianapolis City County Council but it is still another year or two down the road. We just have to figure out where it will go on 56<sup>th</sup> Street.

The next item of business is approval of minutes from the March 21, 2016 meeting.

Ms. Reddick made the motion to approve the minutes and Mr. Brown seconded the motion. Mr. Congdon abstained as he was not at the meeting. The motion to approve the minutes unanimously passed.

Mr. Treacy said there was an additional item that is not on the agenda. In terms of officers, at the beginning of the year our full board was not named and there were some changes with the elections.

Ms. Reddick stated one of the positions would be filled by the new Mayor of Lawrence who is a republican and she is a democrat appointee and leadership has typically had bipartisan representation. Ms. Reddick said she would be happy to be a placeholder until the Lawrence Mayor had an opportunity to appoint a member to the board. She said tonight she will resign and would like to nominate Jeff Congdon who is the Mayor's appointee as Vice President. Mr. Brown seconded the nomination. Everyone voted in favor of Mr. Congdon's nomination and it passed unanimously.

The next item of business is the approval of a term sheet between Giraffe-X Graphics and FHRA. Mr. Brown stated this is a term sheet and not a final project agreement but an attempt to facilitate the relocation of Giraffe-X Graphics which is a current Ft. Harrison business in one of the old mule barns. Under this agreement they would relocate the business to the former credit union building at 9150 Otis. This would facilitate the hoped expansion of Blue Ribbon Transport which is in the third mule barn just south of Triton. This does include a financial commitment from the FHRA to facilitate the movement that would be payable to Giraffe-X Graphics. This is contingent upon the finalization of a project agreement between the parties. There are some time sensitive issues on this matter so we are competing with some of our neighbors to the north. We want to keep two great businesses here and help one expand. Mr. Brown made a motion to approve the term sheet as provided. Ms. Reddick seconded the motion.



Mr. Treacy asked Mr. Brown how many jobs we are looking at adding. Mr. Burrus stated they currently have 74 but will bring it to 216. Mr. Brown said they want to acquire a second and possibly a third building as well on the corner of Hawkins. At that point they would have as many as 216 employees in the village. These jobs pay between \$50,000-\$80,000 per year. They are young professionals in logistics and IT. Hopefully more people to buy Weekley Homes. Ms. Reddick said they have toured the facilities and met with them and they are very committed to staying in the area it is just a matter of crafting the right deal for them.

Mr. Tom Marten of Lawton Loop West stated it was mentioned there is a company moving from the mule barn to the credit union and said he wasn't familiar with them and to explain a little about the business.

Mr. Brown said you have to have a landowner move to sell their building. So we are assisting Giraffe-X Graphics which is an existing Ft. Harrison business who does screen printing and tie-dye printing for a lot of community events and the school system which is a large customer of theirs. They have four full time employees and they would renovate and expand the credit union building. Mr. Marten asked if they would own the building and Mr. Brown said yes they would own it. Ms. Reddick said their current facility is too large for them and it's not an economical use of that space.

Mr. Brown said this would get a building that we currently own back on the tax rolls and provide an increase in the AV of their current building and bring new jobs to the Fort. He said if ultimately all three of those buildings were to be expanded into we would have a repayment period of less than 10 years which is a really good return on investment.

Mr. Treacy stated they are being heavily recruited by other nearby parts of this community and this is an ideal thing to keep them here.

Mr. Treacy asked for a motion and Mr. Brown stated he already made a motion. Ms. Reddick seconded and the motion passed unanimously.

Mr. August Kalb a resident of Lawrence and respective resident of David Weekley stated he has questions about the 9045 E. 59<sup>th</sup> Street building. He understands the VA domiciliary is closing their facility at the VA and relocating to this building. He has questions and concerns about the treatment program and its impact on Lawrence and the community here. He asked if the board can shed some light on the type of programming and treatment plan used at this facility.

Mr. Treacy stated that they had a full discussion about this at the last meeting and the developer was there to discuss the entire matter. This board has really no authority over them or with bringing them here other than over the external aspects of the building but in terms of the project itself we have no authority to say yes or no relative to that building.

Mr. Kalb asked if the FHRA has no authority considering it is potentially an improper use of how the building is zoned. Mr. Brown said it is a permitted use under our PUD as it was explained to us last month. He encouraged Mr. Kalb to obtain the notes from the last meeting explaining everything about the project. It is a permitted use under our PUD. We have the ability to make changes to the exterior which will be minimal to none but it is a permitted use under our PUD.

Mr. Kalb asked if our PUD does not fall under the Marion County zoning ordinances. Mr. Brown stated a PUD is a specific zoning ordinance that applies to a defined geographic area with its

own permitted and prohibited uses. As we understand the use for the village center it is a use allowed by right.

Mr. Kalb said as the permitted use as listed in the PUD documents it allows for more than a medical type office. He said it is listed as a C-1 which is a medical type facility. Mr. Brown said that it is not a C-1 zoned property. Mr. Kalb said according to the PUD online it was.

Ms. Pyatt stated Mr. Kalb was not looking at the Village PUD. She said he was looking at the official reuse plan not the zoning ordinance for the Village. The 2007 zoning ordinance was passed by Indianapolis. Mr. Kalb said we need to update our documents on our website and Ms. Pyatt said it was on the website.

Mr. Brown said there are differences between a proposed reuse plan and a zoning ordinance. You have a comprehensive plan which suggests uses but that does not prohibit other uses that are not included there.

Mr. Kalb said there are no variances applied for on that building. Mr. Brown stated the 2007 ordinance allows for this use as provided. He again suggested Mr. Kalb get a copy of meeting notes from the staff.

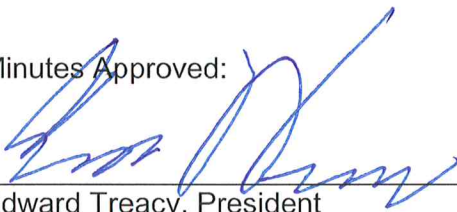
Mr. Marten asked if the lines drawn on the map where Otis extends down to 56<sup>th</sup> Street and out to Lee Road if we are planning to put lights there. Mr. Burrus stated no not at this time. Mr. Marten wanted to know if we are anticipating on street parking on Otis. Mr. Brown said yes they will be designed substantially the same as the others in the Village.

There were no further questions or comments.

Mr. Treacy asked for a motion to adjourn the meeting. Mr. Brown made the motion and Mr. Congdon seconded. The motion passed unanimously and the meeting adjourned.

The next meeting will be May 16, 2016 at 5:30 p.m.

Minutes Approved:

  
Edward Treacy, President

  
Russell Brown, Treasurer