

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
Monday, July 17, 2017

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  
Andrew Miller, Member

FHRA Staff Present

Freddie Burrus, Executive Director  
Heather Millikan, Executive Assistant

Public in Attendance

April Pyatt, Ice Miller  
Kim Reeves, Browning Investments  
Chris Barnett, CDC  
Sherron Freeman, Lawrence Common Council  
Marvin Rowe  
Mark Clark, resident  
Deb Lecklider, resident  
Barb Blackman, resident  
Erin Farrell, VLCC  
Jim Goom, VLCC  
Trace Yates, Lawton Loop  
Fred Prazeau, Context Design  
Alyssa Prazeau, Context Design  
Tom Dickey, Hageman Group  
Sarah & Rick Hine, Lawton Loop

The official public meeting was called to order by Board President Marci Reddick. Ms. Reddick introduced the board members present and FHRA staff.

Mr. Brown stated that there is a monthly balance sheet at the front. TIF distribution was received after July 1<sup>st</sup> so it is not reflected on this report and our second payment has been made to the city of Lawrence in accordance with our agreement and will be reflected in next month's report.

Next item of business is the Executive Director's update. Mr. Burrus stated that Phase 1 for the David Weekley homes is totally complete. Phase 2 is 36 homes and only 22 are left. That would complete the whole section with 74 lots by David Weekley. Across from Triton is a sale pending with David Weekley to possibly build 60 more homes in the area.

Parcel I which is Art to Remember is working on completing a 35,000 s.f. building that they hope to have completed in early fall and will house 100-150 full time employees in its peak season.

We have totally completed the extension of Otis Avenue. It's a \$3.1 million project and the impact has already been felt. It is creating interest for hotels and other potential retailers.

The Library is still committed to going on Parcel J west.

The board is still working on getting design and funding for an amphitheater at Civic Plaza.

We have received a lot of questions about what is going in at 56<sup>th</sup> and Lee on the east side. He stated that is not an FHRA project. It is an independent developer putting in a St. Vincent Immediate Care but it is not affiliated with the FHRA at all.

A woman asked about the open space on Birtz right now. Mr. Burrus said the plan is just to leave it as a green space for now.

Mr. Mark Clark asked about the mixed use buildings on Parcel J. He asked if we are looking at restaurants or service industry and what is an acceptable type of occupant for the mixed use space. Ms. Reddick stated we have engaged Strategic Capital Partners to help us develop it. They are working with the library and to perhaps bring a hotel to the site. She said in her view we need a mix of plenty of franchise and independent owned. The library could possibly be a mixed use if we can have office on the second floor. She stated everyone wants a grocery store and she is sure it will be the last thing that goes in there since we need more roof tops.

Mr. Brown stated we would hope for retail to be first floor which could include clothing retail or some of those types. We as a board have held firm on our decision to have a decent retail foot print on the first floor of anything that goes on the corner of 56<sup>th</sup> and Village Parkway. It's important to set the tone of what we would like to be the first thing you see when you come to the Village.

Mr. Burrus stated we also plan to close on a deal to add an additional 116 units to the Fort Apartments and that will increase the rooftops.

Mr. Trace Yates of Lawton Loop stated that he wanted to give a tip of the hat to Porters Books and Bread and said it is a wonderful asset to the community. Mr. Yates asked about possible funding for the Amphitheater at Civic Plaza. Mr. Burrus stated we are working with a specialist on grants and funding. He has about five different options and that is also based on matching funds. We are in the application process now and looking at some designs and funding.

The first item of new business was approval of minutes from the June 19, 2017 meeting. Mr. Congdon made the motion to approve the minutes and Mr. Miller seconded the motion. The motion passed unanimously.

The next item of new business is approval of resolution 2017-02 which is a resolution approving the Context Design Project Agreement on Lawton Loop East. Ms. Reddick thanked the representatives from Context for being there the last several months and asked them to describe what they are doing for everyone.

Alyssa Prazeau introduced herself as a managing partner at Context and stated they are a landscape architecture firm based in Fortville, Indiana. They have a staff of 14 and growing.



We've been working with the FHRA for the past several months to take ownership of the PX building on Lawton Loop East drive. They would occupy about half of the 11,000 s.f. building and would have compatible tenants for the remainder of the building. They've been in discussions with creative minded professional businesses to fill the additional square feet in hopes to fill up the building.

She stated they work mainly on developer type projects and public park projects. They do projects with universities in the state and some outside the state as well. They employ a lot of very creative people and some live very close to Fort Ben including them which is how they found Lawton Loop. She said they have just been happy to work with the board to make the transition happen and produce a building that will add to the thriving of Lawton Loop.

Mr. Brown thanked Fred and Alyssa and Tom for working with them since discussion started in November or December of last year. He said hopefully we can go thru the due diligence including the Project Agreement and get you guys to be part of the community. The investment is north of a million and a half dollars. We're excited to add to what is a very creative part of our city.

Ms. Prazeau stated she wanted to clarify that they are landscape architects and not landscapers and so there will not be a bunch of trucks running back and forth just large rolls of paper. Ms. Reddick said this is a great addition to the other professional services that are north of you on Lawton Loop and appreciate their patience.

Mr. Prazeau stated he wanted to thank April on her work as well as she has worked hard on a lot of details in a short amount of time. Ms. Reddick stated they were referring to April Pyatt of Ice Miller our FHRA counsel.

Ms. Deb Lecklider of Lawton Loop East asked about a timeline and what other business they have talked to. Ms. Prazeau stated the timeline is one year they need to be close to occupancy but it does depend on certain approvals they need from Historic Preservation. The building does need a lot of stabilization and that will be a big part of the construction process and rehab.

She said some of the groups they have talked to are businesses similar to their business so creative side to service and also an IT service. More on the commercial side but they do business all thru the regional area.

Mr. Miller made a motion to approve the resolution 2017-02 and Mr. Congdon seconded. Motion was approved.

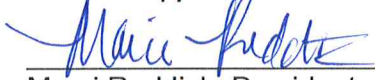
Ms. Reddick stated there is a ribbon cutting ceremony for the new road on July 31st at 9:00 a.m. and all are welcome to come out. The road will not be open until then.

Peggy on Lawton Loop East asked if there was any way to contact the owners of the Maude building about raccoons in the building. Mr. Burrus stated we have contacted DPW and the windows were boarded up. Ms. Reddick asked Mr. Burrus to please follow up.

There were no further questions or comments.

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

Minutes Approved:



Marci Reddick, President



Russell Brown, Secretary Treasurer