

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
Monday, September 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

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  
Sherron Freeman, Lawrence Common Council - 3  
Will Worley, Porter Books & Bread  
Bruce & Nancy Hugon, LL residents  
Judy Byron, PFL  
Chris Barnett, CDC  
Tom Marten, LLW HOA  
Charles Thompson, resident  
Kim Reeves, Browning Investments  
Mark Clark, resident  
Jeff Meglin, LLW resident

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

Mr. Brown stated there are monthly financials at the front. This does include our semi annual distribution of TIF funds but we had not made our payment to Lawrence when this report was run. Lot sales from parcel A have outpaced our expectations which have had a very positive impact on our revenue for the year.

Mr. Burrus gave an Executive Director's update. Mr. Burrus stated that PFL's Friday's at the Fort had its last event last week and if anyone has questions about the fall program feel free to look at their website. Also there was an interview with the Mayor, Judy Byron and Porter's Books and Breads.

Mr. Burrus stated our focus now is on the construction efforts of Otis Avenue. It started with the demolition of the left lane of Lee Road. The sanitary is in and a large septic tank left from the military was found that had to be removed and some cinders that were tested and had to be removed also. Storm water installation was started and hopes to be completed in 48 days. Pavers have been ordered. The construction meeting tomorrow will discuss electrical and street

lights and other utilities. The city has been present and has helped with removal of pipes and other items found underground that need to be removed.

Phase 2 of the David Weekley project will be 36 additional homes added to the 38 homes in Phase 1. The road installation for Phase 2 has started and the estimated price for the road is \$550,000. Mr. Burrus strongly encourages everyone to go thru one of the homes to get a good feel for them. They are slightly behind because of the weather but Poindexter is a few days ahead of schedule.

Mr. Burrus said we have received offers for the RFP for Parcel J but at this point the FHRA and Browning has just started the review process. The same is true for the old PX building. There has been no decision on a selection yet.

A gentleman asked what type of development is going in Parcel J. Mr. Burrus stated the library, some restaurants and they are hoping for a grocery store and small retail shops. He said they are hoping for as much mixed use as possible.

The gentleman asked if there will be a strip mall. Ms. Reddick said no that the FHRA does not have the money to build a spec building. Mr. Brown said a developer may do some spec space.

A gentleman asked when the library may start. Mr. Burrus stated we were told in 2019 or 2020. We are trying to get them to start quicker. Ms. Reddick said they had a series of capital improvement projects and it was the last one on their list to start but they do already have the funding.

Ms. Sherron Freeman asked if we have any hotels on the Fort. Mr. Burrus said only the State Park Inn but there are no others in this area.

Mr. Brown said we did an RFP for one a few years ago and got a tepid response and were not able to make a deal with the one respondent. We did do a hotel study about three years ago and we tried to find out what the opportunities were and the hotel market didn't bite. We gave it a really good effort but at that point we didn't pursue it any further.

Mr. Tom Marten of Lawton Loop asked about the financial report. He asked about the last four items on the expenses. Mr. Brown said they are all projects that have been proposed. Holt Construction and GXG have been approved as Project Agreements. The Maude building was a place holder based on a proposal that had been put forth. There are no expenditure of funds under any of those line items. We put together a budget on an annual basis with anticipated projects that might be out there and those are the dollars that were anticipated to be committed to those projects.

Mr. Marten asked what GXG was. Mr. Brown said that is the GiraffeX Graphics and Blue Ribbon project. Mr. Marten asked about the Holt Construction project and Mr. Brown stated it is on the Greenwalt parcel across Lee Road that was approved 18 months ago with a start date for 2017. They will start at their time of choosing. Mr. Brown said that was approved at a meeting some time ago.

The next item of new business is approval of minutes from the August 15th meeting. Ms. Reddick made the motion to approve the minutes and Mr. Bigsbee seconded. The motion unanimously passed. Mr. Brown abstained from the vote as he was not present for the meeting in August.

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Mr. Hugon of Lawton Loop asked how many proposals were received for the PX. Mr. Brown said we received one and were asked for an extension for a second offer. Mr. Hugon asked if there was any sense of the timeframe of reviewing the offers. Mr. Brown said they have not reviewed them because they granted the extension for the second offer.

A gentleman asked if that was for the two story building behind the condos. Mr. Congdon said it is the building sitting out on Lawton Loop between two barracks buildings.

A gentleman asked if the road behind the condos was still happening. Mr. Brown said that was to be done to facilitate economic development of the Maude building. We currently don't know of any plans to do that. At this point he doesn't believe it is warranted based on the economic development activity there. He stated it would have been a \$2.5 million investment of funds.

Mr. Hugon stated that basically the opposition of the development of the Maude and Maude east building has in your view resulted in inactivity toward going forward with the road project. Mr. Brown said that is a good summation.

Mr. Congdon we now have an additional fee to pay to the City based on SB151 so that makes a dent in our cash position that we didn't have in the past. Our thought has always been that we will need new development to pay for the road and so far it doesn't seem to be on the horizon.

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

The next meeting will be October 17, 2016 at 5:30 p.m.

Minutes Approved:

  
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Jeffrey Congdon, Vice President

  
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Russell Brown, Secretary Treasurer