

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, June 20, 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
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
Sr. Jackie McCracken, Village of Merici
Chris Barnett, Lawrence CDC
Kim Reeves, Browning Investments
Terry Hebert, Browning Investments
Will Worley, Porter Books & Bread
Bob Pychinka, LL resident
Bruce Hugon, LL residents
Matt Culbertson, Boston Commons HOA
Tom Marten, LLW HOA
Cam Starnes, City of Lawrence
Jerry Clifford, LL resident
Shedrick Bassett
Trey & Ann Kunz, residents
Dianna Miller, resident
Jim & Susan Donges, residents

Official Public Meeting was called to order by Mr. Congdon at 5:30 p.m. Mr. Congdon stated that Ed Treacy and Russell Brown were unable to attend so as vice president he would be conducting the meeting.

Mr. Brown the Secretary Treasurer is not here but there are copies of the current financial report for people to look at.

Mr. Burrus gave an Executive Director's update. Mr. Burrus stated the Theater at the Fort will be having a big band and a wing eating contest at the Theater on July 1st. PFL.org will have the entire summer schedule. Envoy located at 5723 Birtz Road is opening today and will have a cloud app company, a commercial real estate firm as well as a small school for autism. There will be 44 new jobs here in Lawrence. Phase 1 in Residences at Lawrence Village at the Fort

has nine lots left. Browning and Weekley have submitted permits in May and they are behind schedule to start Phase 2. Mr. Terry Hebert has said they are ready to go. Mr. Burrus stated there has been some interest in Parcels F and G.

Ms. Reddick stated just to clarify that David Weekley Homes is who has an interest in Parcel F or G. There has also been some interest in Parcel K. There was an RFP for Parcel J. The plans are on the handouts for three different possibilities for Parcel J. Building A would be a 14,000 s.f. office space. Building E would have 2 floors with 12,000 s.f. on each floor and hoping for retail on one and office or residential on the second floor. Building I will have one floor with 20,000 s.f. for retail and 20,000 for office residential. Building J they are hoping for a grocery store. The number listed on the handout is the number of buildings for expansion of the Fort Apartments by The Ackermann Group.

Mr. Congdon said there is nothing yet for a grocery store but they are hoping for that.

Ms. Reddick also added that the proposals Mr. Burrus mentioned are requests for proposals that Browning prepared for us as our consultants. There is a whole book that went with it to commercial brokers and real estate developers and anyone who would want to develop out here received it. That is what they do in other communities too.

The next item of business is approval of minutes from the May 16th and June 3rd special meeting. Mr. Bigsbee made the motion to approve the minutes and Ms. Reddick seconded. The motion unanimously passed.

Mr. Culbertson, a resident of Lawton Loop asked if he would be able to see the minutes of the special meeting because he just found out about it. Mr. Congdon stated he would be able to see the minutes.

Ms. Reddick stated the June 3rd meeting was just a special meeting to approve the TIF resolution. Mr. Congdon stated it was a one item meeting and we had to hold it quickly because there was a meeting deadline in order to approve that.

Mr. Culbertson stated there was a notice of litigation meeting and the purchase or lease of commercial property. Ms. Pyatt said that was in connection with executive session and the statutory provisions that permit the board to meet in executive session and those are the general descriptions of what the board is allowed to discuss in the executive sessions.

Ms. Reddick stated we are not being sued by anyone and there is no litigation to discuss in case anyone was worried about that.

Mr. Congdon said the next item on the agenda was discussion of expenditure for The Base. The Base is a program whereby they would formulate a business incubator at the Fort building and the FHRA is discussing allocating up to \$10,000 in expenditures to assist with the process. We can not vote on that discussion tonight because we don't have a quorum. Mr. Congdon stated that also in full disclosure he is president of the Lawrence CDC and the CDC is working to produce The Base so we must table this item to the next meeting.

The next item on the agenda was approval of the Poindexter contract for the Otis Avenue extension project. Ms. Reddick stated we are not approving the contract today but we are approving the bidder. The contract will be approved after our attorney works with the approved bidder's attorney to create a contract for us to consider.

Mr. Terry Hebert of Browning stated they had worked with United Consulting to design the Otis Avenue extension to connect to Lee Road and then there will be Melner Road to connect to 56th Street. There was a public bid which was advertised in May and then a public bid opening on June 13th. There were two bids received and one was above and one was below the engineers estimate. Poindexter's bid was below the engineers estimate. They met with them to make sure everyone was on the same page and it went well. We felt they were the most responsive and best bidder.

Mr. Congdon stated that when we did the major infrastructure, Poindexter was the best bidder. Poindexter is a local company and is very familiar with what is under the dirt.

Mr. Hebert stated that the only thing that is in the public bid was just the cross road from civic plaza over to Lee Road and just Melner. There may be other roads that were included in the handout everyone is looking at but everything else might go under the apartment expansion.

Mr. Culbertson asked if they know if Otis Avenue expansion is complete, will there be left turns allowed or just right turns only. Mr. Hebert said yes there will be a left turn lane will be added onto Otis and the median will be opened also. It will be more of a right in right out.

Mr. Culbertson asked if that was 100% set in stone now. Mr. Hebert said yes that is what will be built based on design plans and what was approved by the city.

The motion before the board is to approve the Poindexter contract after counsel has approved it. Ms. Pyatt said we are approving Poindexter as the bidder. Ms. Reddick made a motion to approve Poindexter as the responsive and best bid. Mr. Bigsbee seconded the motion. The motion passed unanimously.

Mr. Congdon asked if there were any questions.

Mr. Bruce Hugon of Lawton Loop asked what the handout was about. Mr. Burrus stated it was the preliminary plan for Parcel J and the various options for Parcel J. He stated there is a legend in the upper corner that shows the buildings and the square footage.

Mr. Hugon asked if the library was a done deal on Parcel J. Ms. Reddick said yes its in their budget and it was approved by the library board and it is the last of the series of their capital improvements. She stated opening would be sometime in 2020 and construction in 2018.

Mr. Hugon asked if the design was established. Mr. Congdon stated the library must have 25,000 s.f. on one level, the first level and some outdoor programming space. As part of the RFP that is some of the criteria they are looking for. The library agreed it will be a mixed use property where it won't be just the library but also other things will be best use for the "water front" property out there. The library has it in their budget and it has been bonded. We are in constant contact with Jackie Nytes the CEO of the Library.

Ms. Reddick said it will serve as a bridge from the village to the whole community designed to serve southern Lawrence Township and northern Warren Township. But the branch up at Haag Road by Lawrence North will still stay operational.

Mr. Tom Marten of Lawton Loop West asked if the library desires to own a mixed use building. Mr. Congdon stated as they understand it the library would own only their 25,000 s.f. and it would be set up as a condo type set up.

Mr. Marten asked about The Base. He wants to know if there will be a presentation about the incubator at next months meeting. Mr. Congdon stated it is not the FHRA's incubator. They are also raising money from other groups. We are just helping financially in a small way to help facilitate it. It is really up to the Lawrence Chamber and CDC to make a presentation. Mr. Congdon asked if Mr. Barnette would be willing to talk about it. Mr. Barnette said he would be happy to make a presentation in July when he can be fully prepared.

Mr. Hugon asked if they could discuss the PX. He said a few months ago there was a presentation by landscaping firm. There is also interest by the Fortune Academy now has an interest. He wants to know the status of the development of the PX.

Mr. Congdon said what has been presented in the last week or so is the landscaping firm is still interested, Meyer Najem is interested, the Fortune Academy also now has an interest. They are not in a position right now to discuss it but we will evaluate it and discuss with board and have a full discussion. Right now it's too premature but they are comfortable that 3 or 4 groups have expressed an interest. Hopefully it will be developed and have a future use and put on the tax base.

Mr. Jerry Clifford of Lawton Loop asked Mr. Burrus to discuss the conceptual drawings handed out. The apartments were supposed to be started by now so its obviously been delayed. He asked if this is what they are contemplating now on the new design of the additional apartments.

Mr. Burrus said there are two extensions. The actual diagram Mr. Clifford is looking at is a rendition and they might not look exactly like that but pretty close. Mr. Clifford asked if the apartments are still planning to expand. Mr. Burrus said yes they are still going to add 101 units. Mr. Clifford asked if the configuration changed and Mr. Burrus said no. Mr. Clifford asked when they plan to start. Mr. Burrus said they are researching now.

Mr. Clifford stated the road project was originally a concern because the apartments needed to get infrastructure in place to facilitate the project. Mr. Hebert said the road project will start before the apartment project but they don't have a start time yet.

Mr. Congdon stated that as the board understands it, they seem to be wrestling with the cost of building the units and return for their investors. If the full board approves it we will need to authorize an extension to continue. Ms. Reddick stated we can't go into details right now. She asked Mr. Clifford to state his name and address for the record.

Mr. Congdon asked for a motion to adjourn the meeting. Mr. Bigsbee made the motion and Ms. Reddick seconded. The motion passed unanimously and the meeting adjourned at 5:56.

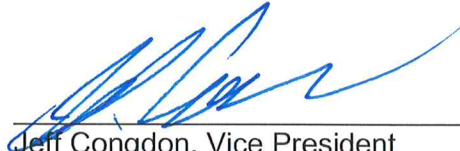
The next meeting will be July 18, 2016 at 5:30 p.m.

Minutes Approved:



Edward Treacy, President

RUSSEN BROWN, SEC/INTX
ATTEST



Jeff Congdon, Vice President