

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
SPECIAL MEETING  
Monday, November 14, 2016

The FHRA Board met in public session at 9120 Otis Avenue, FHRA conference room, Lawrence, IN at 12:00 p.m.

FHRA Board Members Present

Edward Treacy, President  
Jeff Congdon, Vice President  
Curtis Bigsbee, Member

FHRA Staff Present:

Mr. Freddie Burrus, Executive Director  
Mr. Timothy Riggs

Public in Attendance:

April Pyatt, Ice Miller  
Kim Reeves, Browning Investments  
Jerry Clifford, Lawton Loop resident  
Carolyn Mattingly, YMCA  
Jenny Burgess, YMCA

Official special public meeting was called to order by Mr. Treacy. Mr. Treacy said the sole purpose of the meeting is to make a decision on Parcel J and there is nothing on our agenda other than that. He stated he wanted to read a couple of items that will outline what they are doing.

At a future public board meeting, the Project Development Agreement that we are authorizing FHRA officials to proceed toward today will be subject to the review and approval of the Board. To the extent the parties are able to negotiate a Project Development Agreement acceptable to the Board, the Project Development Agreement will be voted upon for approval by the Board at a subsequent public meeting. At that time, we will have another meeting to finalize the Project Development Agreement.

The minutes should reflect that two board members were conflicted due to representations by their law firms and therefore Russell Brown and Marci Reddick have recused themselves from participation and will not be present today.

As President of the FHRA Board I appointed a committee composed of Jeff Congdon and Curtis Bigsbee and real estate development consultant Browning Investments to study, evaluate and make a recommendation to the Board.

The Boards committee has reviewed the RFP proposals submitted for the development of Parcel J, has evaluated the recommendation from its real estate consultant Browning

Investments, and has recommended to the Board Strategic Capital Partners (SCP) to be the developer for the mixed use development of Parcel J. The Board has accepted the committee's recommendation. At this time we would accept a motion.

Mr. Bigsbee stated that the board would like to make a motion to select and approve Strategic Capital Partners (SCP) as the developer for Parcel J, and for Browning, the Board's designee, the Board's Treasurer, the Executive Director, and Legal Counsel to commence the negotiation of a mutually acceptable Project Development Agreement with Strategic Capital Partners (SCP) for the conveyance and development of the Parcel J land in accordance with the developer's proposal. Mr. Congdon seconded the motion. The motion was unanimous.

Mr. Clifford asked if Mr. Brown is recused from making the selection but not recused from participating in the agreement. Mr. Treacy stated that was correct because he is the Treasurer and what will need to happen is that in the process there is a financial element to this and it is appropriate for the Treasurer who will have to deal with the people who handle the bonding aspect and will have to participate in this. He has not participated in the selection itself but he will participate in the business deal.

April Pyatt, the FHRA counsel stated she doesn't even know that he will be a conflict with who they have chosen but to the extent that his expertise is needed in connection with the financials it will not be an issue

Mr. Treacy stated that Mr. Brown represents the library that is part of this.

Mr. Clifford said he has no issue with it but he wanted to make sure he understood.

Mr. Treacy said that he has been dealing with the fiscals and the bonds but he has not been part of any of the other decisions.

Ms. Pyatt stated to be clear, recusal is not required but disclosure is. The board is taking it one step further for the record.

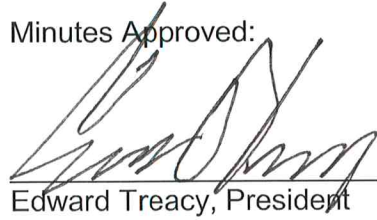
Mr. Clifford asked to see Strategic Capital Partners proposal only. Mr. Treacy stated that will not be publically shared until we have a Project Development Agreement. Once we have that Agreement we will have another public meeting and at that time Strategic Capital Partners should be here and will explain their project with everyone. Another possibility is once we get into this whole situation, if we can't reach an agreement on this then we have two other proposals to look at and that is why we are not saying who they are at this stage of the game.

Mr. Clifford asked what they anticipate the timing would be to do this. Mr. Treacy stated the Browning folks understand the timing. They've asked us to move this along quickly which is why we are having a special meeting today. Ms. Kim Reeves of Browning stated that since the holidays are next week they are looking at mid December. Mr. Congdon stated around 30 days.

Mr. Clifford said then the target date would be to have a public meeting in January. Mr. Treacy stated we will have the regular statutory meeting on the first business day of the year. In the past we usually only do election of officers but there is no reason later in the month we cant conduct a special meeting. He said there will be a public meeting on this to figure out the fiscals and bonds and what that will entail and get advice on how we fund this. He doesn't know how we will get this done in 30 days because these things take time.

There were no additional questions by the public.  
Mr. Congdon made a motion to close the meeting and Mr. Bigsbee seconded the motion and the meeting adjourned.

Minutes Approved:



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Edward Treacy, President



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Jeffrey Congdon, Vice President