

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, October 31, 2011

The FHRA Board met in public session at 9120 Otis Avenue, FHRA conference room, Lawrence, IN at 4:30 p.m.

FHRA Board Members Present

Ms. Ann Lathrop, President
Mr. Keith Mathews, Vice President
Mr. Jeff Congdon, Secretary/Treasurer

FHRA Staff

Ms. Kris Butler, Executive Director

Dennis Dye, Browning Investments
Kim Reeves, Browning Investments
Bob Gallant, Browning Investments
Charles Thompson
Ann Kunz

Official Public Meeting was called to order at 4:32 p.m. by Ms. Ann Lathrop

The first order of business on the agenda was approval of minutes from the August meeting. Mr. Congdon made a motion and Mr. Mathews seconded. Motion approved.

Ms. Butler presented the Executive Director's report as follows:

Administrative

- Bank balance is \$142,993.93.
- Fifth Third LOC rate is .36%

Residential Activity

Miller Valentine: Progress to date:

- Masonry nearly complete.
- Drywall - ongoing.
- Construction completion in January 2012.

J.C. Hart: Progress to date (weather depending):

- Wrapping up utilities by October 31.
- Will cut roads to grade and get ready for stone around week of November 7.
- Hope to start slabs week of November 14 (will be doing all 11 buildings)
- Start framing in December and continue all winter.
- Hope to have first units available in summer 2012.

Triton Brewing Company – is now open. Their official Grand Opening was on Saturday, October 15.

Café Audreys – is now open.

Farmer's Market – is doing much better this year with their pumpkin sales on Civic Plaza. They will be here through October.

Knights of Columbus – plans to again set up their tombstone memorial display on November 10 and keep it up through November 13. They plan to do more advance promotions at the special request of DFAS employees who said it wasn't up long enough.

Memorial Park Update – You may have noticed some extra dirt piled at Memorial Park on Lee Road. This mounding comes courtesy of JC Hart and Weihe Contractors and is the result of a grading plan done by BDMD to create a more interesting landscape for the future park. Weihe did this work for free in an effort to offload several yards of topsoil from their jobsite. One mound will be the future site of a memorial tree line created for people who wish to honor loved ones who have served in the military or significantly contributed to the Lawrence community for several years.

Marketing Update

Walk with Winnie (Ballard) went very well. One of her comments about the property was that it looked just like what Carmel's doing, which I'm assuming is a compliment. At least I was complimented!

Video – We are working with the MSDLT McKenzie Center Advanced Interactive Media class on the creation of a 90 second video to showcase Fort Benjamin Harrison in an effort to market the property. The video will be used on the FHRA website and during presentations. Fifteen students are participating in this class project.

Food Truck Fest – I met with the Chamber and Triton to begin a discussion about hosting a series of food truck festivals out here at the Fort to create more traffic and greater visibility. We concluded that a fest might be better suited in the parking lot at Triton so we wouldn't have to close off streets within the Village. We're proposing to do a Second Saturday series starting in April 2012 and going until August 2012 where each Saturday food trucks are on hand in a festive atmosphere with music, etc. The First Friday Food Truck Fests are doing very well in the parking lot at the former Murat Temple.

New Business

The **Financial Center Federal Credit Union** has put their bank building at 9150 Otis Avenue up for sale. Listed by Colliers, this building sits on .8 of an acre that is adjacent to the FHRA's parcel F. The army conveyed the property directly to FCFCU and gave them a permanent access easement off of Otis. Otherwise, the property is landlocked. The building is in a sad state of disrepair having had numerous basement floods. More importantly, the property includes a sink hole that's resulted from unknown infrastructure malfunction and a steam vault cavity that contributes to significant basement flooding at Building 31. Ms. Lathrop stated that the FHRA would like to extend an offer to the FCFCU to purchase this property and said that since this is a real estate matter, the board could authorize the Executive Director to proceed. Any purchase of the property would later be ratified by the board in a public meeting.

Mr. Dennis Dye of Browning Investments gave a brief mixed use building update. He stated that we have received interest from three restaurants and one physical therapist for retail space. Once letters of intent have been received and approved, we could have only 3,500 square feet of space on the first floor to lease. This would free us up to proceed with breaking ground on the building in April 2012.

Ms. Butler shared that the mixed use building has been named The Russell B. Harrison building after the son of Benjamin Harrison who was largely responsible for Fort Benjamin Harrison even being here in Lawrence.

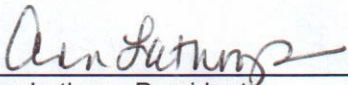
Ms. Lathrop asked for public comment. Ms. Ann Kunz from the Boston Commons neighborhood had some questions about the Village of Merici's plans to put apartments in one of the Lawton Loop barracks (Building 672). She wanted to specifically know what the process has been for obtaining approvals and authorization to proceed. Ms. Lathrop said that the PUD approves apartments in these buildings and the Village of Merici only met with the FHRA and the Lawton Loop neighborhood associations as a courtesy to all stakeholders. She said that the FHRA's only role is to ensure they comply architecturally.

Mr. Charles Thompson asked about plans for the other Lawton Loop buildings that are vacant. Ms. Butler stated that as yet, there are no plans for Buildings 671, 670, and 669 but that Building 670 and Building 666 have now been assumed by First Financial Bank.

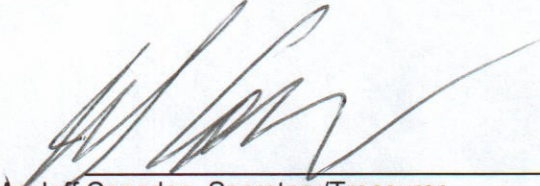
Ms. Lathrop asked for a motion to adjourn the meeting. Mr. Mathews made a motion and Mr. Congdon seconded. Meeting adjourned at 5:05 pm.

The next board meeting will take place November 21, 2011 at 5:30 p.m.

Minutes Approved:



Ms. Ann Lathrop, President



Mr. Jeff Congdon, Secretary/Treasurer