

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, October 15, 2012

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

Mr. Ed Treacy, President
Mr. Keith Mathews, Vice President
Mr. Russell Brown, Secretary/ Treasurer
Mr. Cliff Redden, Member
Mr. Jeff Congdon, Member

FHRA Staff

Mr. Freddie Burrus, Executive Director
Ms. Heather Millikan, Executive Assistant

Public

Mayor Dean Jessup, City of Lawrence
Mr. Tim Joyce, City of Lawrence
Keith Johnson, City of Lawrence
Sherron Freeman, Lawrence Common Council
Bob Gallant, Browning Investments
April Pyatt, Ice Miller
Jessica Tower, Lawrence Chamber of Commerce
Judy Byron, PFL
Tad Lupton, Beyond Architecture
Sandi Ballard, PFL
Andrew Lee, PFL
Scott Maskel, Morgan Stanley
Larry Moyer, CreativSource
Randy Sherman, Weaver Sherman Design Group
Nina Perry, PFL
Ann Kunz, Resident
Gina Apple, PFL/ YMCA
Susan Day, Fairbanks
Gregory Corrigan, Lawrence Art Center
DeeAnne Moore, Lawrence Art Center
Ray Rohana, Lawrence Art Center
Linda Bly, Lawrence Art Center
Karen Jensen, Lawrence Art Center
Becky Parker, Resident
Joe Whitsett, TWG
Cindy Herr-Pino, Lawrence Art Center
Tom Crouch
Colleen Renie, Village of Merici

Official Public Meeting was called to order at 5:41 p.m. by Mr. Treacy.

Mr. Brown stated that the agenda shows no update for the Secretary Treasurers report but he wanted to state that the FHRA has been exploring proposals to refinance or refund the FHRA 2000 Series Bond. He has already received a few proposals for consideration and hopes to have a more formal report on the process soon.

Executive Director's update Mr. Burrus introduced Mr. Randy Sherman of Weaver Sherman Design Group. Mr. Burrus stated that Mr. Sherman would be replacing Mr. Adam Thies on the Architectural Review Committee as Mr. Thies accepted a new position with the City of Indianapolis. Mr. Sherman has extensive knowledge of Ft. Harrison and the PUD for the Lawrence Village. He has worked closely with the FHRA and J.C. Hart on their project. Mr. Sherman briefly addressed the Board.

Mr. Burrus also gave an update on Miller Valentine. He stated that Miller Valentine will not be proceeding with plans for a Phase 2 senior apartment building until possibly 2014.

The first order of new business on the agenda was approval of minutes from the September 17, 2012 meeting. Mr. Brown made the motion to approve the minutes and Mr. Mathews seconded. The motion was unanimously approved.

The next item on the agenda was the Public Hearing regarding the proposed amendment to the Declaratory Resolution and Plan. Mr. Brown stated this would be a public hearing opportunity for members of the public to discuss any proposed changes to the declaratory resolution of the redevelopment plan for the Fort Harrison area. This was requested in part by the desire to allow affordable housing as part of this plan for specific addresses on Lawton Loop East Dr. The Village of Merici is planning to locate on Lawton Loop East and that was the reason for the proposed modification. Mr. Brown further stated that this public hearing was noticed as required by statute.

Mr. Brown asked if the public had any questions or comments at this time. Ms. Ann Kunz, a resident of Boston Commons asked how the proposed amendment was noticed and Ms. April Pyatt of Ice Miller stated it was noticed in the Indianapolis Star Newspaper several days prior to the 10 day notice deadline. Mr. Brown called for public comments three times and received no comments from the public.

Mr. Treacy asked if anyone was in attendance from the Village of Merici. Ms. Colleen Renie, President of Village of Merici addressed the board as well as Mr. Joe Whitsett with Whitsett Group who will be general contractor and consultant for the Village of Merici project. Ms. Renie gave a brief presentation on the goal of the development. Mr. Whitsett stated they would be adding a front porch to the building which will match other buildings in the Lawton Loop area.

Mr. Congdon asked Ms. Renie and Mr. Whitsett if they would be prepared to start paying their share of the common area maintenance for Lawton Loop. Mr. Whitsett replied they would start paying the fees in January 2013.

Upon closing of the public hearing, Mr. Brown made a motion to approve the resolution amending the Declaratory Resolution for Fort Harrison, stating that after conducting a public hearing the FHRA had determined that:

1. The amendment is reasonable and appropriate when considered in relation to the Declaratory Resolution and the Plan and the purposes of IC 36-7-30; and
2. The Declaratory Resolution and the Plan, with the proposed amendment, conform to the comprehensive plan for the City;

Mr. Mathews seconded the motion. Motion passed unanimously.

Ms. Judy Byron with Partnership for Lawrence (PFL) addressed the board. Ms. Byron stated she is the Executive Director of the PFL which is a 501(c)3 non profit organization that focuses on championing bringing the arts into the community which is meant to improve business, education and quality of life. Ms. Byron stated the PFL is requesting the FHRA partner with them to make Lawrence an art and cultural destination and would partner with the FHRA to make sure all fits into the Master Reuse Plan. They are requesting the FHRA commit to giving PFL \$20,000 per year for the next two years which will go into their operating budget. Ms. Byron recognized the number of supporters of PFL in the crowd, including their board president.

Mr. Treacy thanked Ms. Byron and said the board would take their request under advisement and see what the FHRA can do to be of assistance. The FHRA will discuss and put it on the agenda for the November meeting.

Mr. Treacy asked if there were any more questions or comments from the public. Mayor Dean Jessup of the City of Lawrence addressed the board. Mayor Jessup explained that the City is at a point where revenue is not keeping up with its expenditures. In 2010 a new fire station was added and costs the city about \$2 million per year for operations. Mayor Jessup stated that due to lack of planning for the new fire station, there is a hole in the budget for 2012. The fire station had to be closed but that will only affect response time by 37 seconds. He stated that the City of Lawrence is in need of continued and increased financial assistance from the FHRA for the 2013 budget. The FHRA has always helped and the Mayor asked FHRA provide the City of Lawrence \$425,000 in funding by the end of 2012 for the Fire and Safety budgets, which would represent the FHRA's payments for 2013.

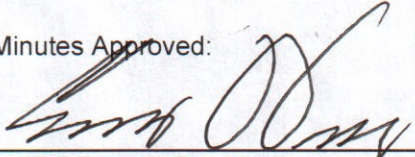
Mr. Treacy stated he and the board appreciated the cooperation between the Mayor's office and the FHRA board. They look forward to working with the City in trying to be mutually supportive of each other. Mr. Treacy stated that he was sure they would look somewhat favorably on the request. The FHRA will have its counsel work with the City's counsel to draw up the documents to make sure the agreement is documented in an appropriate way.

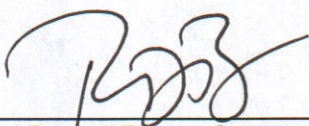
Mr. Brown also thanked the Mayor for coming and stated he appreciates the Mayor and his staff's efforts to creatively try to address the funding issues present in the City.

Mr. Treacy asked for a motion to adjourn the meeting. Mr. Brown made the motion and Mr. Redden seconded and the motion was unanimously approved. The meeting adjourned at 6:14 pm.

The next board meeting will be Monday, November 19, 2012 at 5:30 p.m.

Minutes Approved:


Mr. Ed Treacy, President


Mr. Russell Brown, Secretary/Treasurer