

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, November 18, 2013

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. Edward Treacy, President
Mr. Jeff Congdon, Vice President
Ms. Marci Reddick, Board Member
Mr. Jerry Clifford, Board Member

FHRA Staff

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

Public

April Pyatt, Ice Miller
Chris Barnett, Lawrence CDC
Kim Reeves, Browning Investments
Keith Johnson, City of Lawrence
Tim Joyce, City of Lawrence
Bruce Hugon, resident
Ann Kunz, resident
Carol Schwartz, resident
Tom Marten, resident
Sherron Freeman, Lawrence Common Council
Dennis Southerland, resident
Gary Loveless, City of Indianapolis

Official Public Meeting was called to order at 5:40 p.m. by Mr. Treacy.

Mr. Treacy stated that Mr. Brown was not in attendance but there are copies of financial statements here for anyone who would like them.

Mr. Treacy asked for approval of minutes from the October 21, 2013 meeting. Mr. Congdon made a motion to approve the minutes and Ms. Reddick seconded. Motion was unanimously approved.

Mr. Burrus gave an Executive Director's update. Mr. Burrus stated he wanted to announce the termination of the sale of 5723 Birtz Road that was pending. He said they have a couple of other opportunities they are looking at now and will let everyone know when those materialize. Also research and due diligence is continuing with Browning Investments to get housing on Parcel A and he will let everyone know when they have something promising.

Mr. Treacy stated that there are quite a few things the board is currently working and negotiating with people on. For obvious reasons some of those things need to be kept quiet so they can negotiate those things and so prices don't start going in different directions. He stated there are a lot of things happening even though there is nothing to take board action on today.

Mr. Hugon asked what the vote was regarding going forward with change to the PUD to allow for light industrial. Mr. Treacy asked if he was referring to the 4-4-1 vote at the city council meeting. Mr. Hugon said he was referring to the FHRA board vote to seek the amendment to the PUD. Mr. Congdon stated it was started a few years ago. Ms. Reeves of Browning Investments said it was started a few years ago back when they did the Triton Deal because they were not allowed to do project there because of the PUD. They wanted to get flexibility to not have light industrial as an excluded use. It was just to get more flexibility.

Mr. Hugon said he spoke in favor of it at Lawrence Common Council. Do they want flexibility to go before the FHRA board? Ms. Reeves said they didn't want to go back every time to get a variance for a use they wanted but to do it all at once.

Another resident stated it would have been helpful if someone had reached out to Triton and supplied a bit of information on how it slowed down their process. She stated it was hard to understand how the next person or entity coming into the Fort couldn't go thru the same variance process.

Mr. Congdon said that the 4-4 vote with one abstention was already a road block. He said there was a lot of made up things said at the meeting that was untrue.

Mr. Treacy stated that if you are dealing with different properties it is very difficult to go for these variances it is just going to drive prices of properties up.

Mr. Hugon asked about checks and balances when it is a matter to get a variance. Mr. Congdon said our own checks and balances are the PUD that we follow. Over the last four or five years the board has also turned away a lot of projects because they don't fit in with the viewpoint of the Fort. Private homes pay a 1% tax cap, apartments are 2% and commercial 3%. He stated we want to see a reasonable mix based on common sense as to what something looks like and its design standards are to bring more of a tax base which is eventually going to be turned over to Lawrence. We want it to be as strong as it can be.

Ms. Reddick wanted to talk about checks and balances. She stated that it is tough when you look at definitions of light industrial. Some things don't appear to be industrial. Some amendments put into the PUD are one way of doing the check and balance as well.

Mr. Treacy also stated that five different entities appoint people to the FHRA board so that is another check and balance. He said they are from different appointments and different political parties.

An individual asked who appoints the architectural review board. Ms. Pyatt of Ice Miller stated that it is appointed by the FHRA board.

Mr. Barnett of the CDC asked who the current members of the ARC are right now. Mr. Burrus stated Randy Royer, Randy Sherman and David Dixon. He asked if they are all architects and Mr. Burrus said they are and engineers.

A gentleman asked what the cost was of obtaining the variance. Ms. Reeves stated it was whatever the filing fee was. Ms. Pyatt said it should be the cost of the filing fee.

Mr. Hugon asked if the change the FHRA was seeking was for 150 acres. The board said no. It was only for a small part of the area. Ms. Reeves said it is North of Otis and East of Wheeler. Mr. Hugon said this was not communicated well at the Common Council meeting.

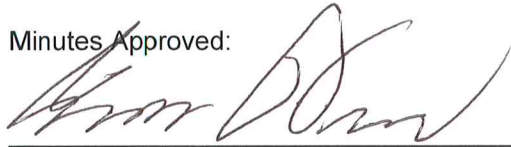
Ms. Freeman stated she would have a person to represent the board at the council on Wednesday for Resolution 10.

Mr. Hugon stated the change would affect any property. Mr. Congdon said they would still have to go thru the FHRA for the design standards.

Mr. Congdon made a motion to adjourn the meeting. Ms. Reddick seconded. The meeting adjourned at 6:00 pm.

The next board meeting will be on December 16, 2013 at 5:30 p.m.

Minutes Approved:



Mr. Edward Treacy, President



Mr. Russell Brown, Secretary Treasurer