

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, February 24, 2014

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. Jeff Congdon, Vice President
Mr. Russell Brown, Secretary Treasurer
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
Greg Tourney, Ice Miller
Chris Barnett, Lawrence CDC
Bob Gallant, Browning Investments
Kim Reeves, Browning Investments
Terry Hebert, Browning Investments
Tim Joyce, City of Lawrence
Thomas Cook, City of Lawrence
Dennis Southerland, Cripe
Bruce Hugon, Resident

Official Public Meeting was called to order at 5:30 p.m. by Mr. Congdon. He stated that our President Mr. Treacy was out of town and wouldn't be at the board meeting.

Mr. Brown stated the financials are available for individuals to see.

Mr. Burrus gave an Executive Director's update. Our biggest residential update is Hart at 97% occupancy. We are getting interest in Parcel K which is at 59th and Lee Road. The interest is from in-state and other from Michigan and Ohio. He stated we have a term sheet for residential apartments at the old Maude building. We have done research for Parcel A and also market surveys for a hotel which have both proven to be fruitful. Also we are thinking about doing some research for a grocery which is still the number one priority.

Mr. Congdon stated that Chris Burnett with the CDC and the board internally agreed that we have a term sheet for the Maude building purchase but until there is a development agreement that would be the official approval at a public board meeting.

Mr. Congdon asked for approval of minutes from the January 13, 2014 meeting. Mr. Clifford made a motion to approve the minutes and Mr. Brown seconded. Motion was unanimously approved.

The next item was a contract agreement renewal for Browning Investments. Mr. Brown stated that agreement was tabled from last month. After discussion with Browning the board is more than happy with the performance regarding the issues they thought might exist. The board is happy to extend the agreement thru the end of 2014. Mr. Brown asked for a motion to that effect. Ms. Reddick seconded the motion. Motion carried.

The next item is the approval of Resolution 2014-01 approval of the lot purchase agreement with David Weekly Homes. Mr. Brown stated he has participated in phone conversations as we have walked thru

was the recommended builder by Browning's recommendation. We have worked thru and have a resolution prepared to authorize the execution of that take down agreement. The financial terms are done in accordance with the letter of intent that was authorized and it is the FHRA's hope they would see building commence by the end of the year. The last things they are working out are the phasing since it is intended to be done in two phases.

Kim Reeves with Browning stated it is very consistent with the LOI. David Weekly is obviously a highly respected national developer. They've done cottage homes in different cities and around town here. They should get started on the infrastructure this year and home development in the fall.

Mr. Congdon asked Ms. Reeves when they might see the first model home. Mr. Terry Hebert of Browning Investments stated the model would probably be open by the end of the year.

Ms. Reddick asked if they could talk about the project and price points a bit for people who haven't been at other meetings. Mr. Brown stated that we have actually negotiated a minimum purchase price for homes at \$165,000 and lot prices are \$28,000 - \$32,000 escalating as the contract moves forward. The goal is \$175-\$210,000 range that was identified in the market study that Mark Jackson did last year. Mr. Congdon asked for the average square footage. Mr. Brown said 1800-1900 square feet as a starting point. Mr. Congdon asked for a motion. Ms. Reddick made the motion and Mr. Brown seconded. Resolution 2014-01 was approved.

Next item on the agenda was approval of Resolution 2014-02 approval of a purchase agreement of 5745 Lawton Loop East Drive. Mr. Brown said it is the church building and the FHRA is executing an agreement for that property for the FHRA to reacquire the property. Mr. Brown stated we have concluded substantial negotiations and hope to close quickly on that property. Mr. Congdon asked for a motion. Ms. Reddick made the motion and Mr. Clifford seconded. Resolution 2014-02 was approved.

Mr. Chris Barnett of the CDC asked about the redevelopment plan for 5745 Lawton Loop East Drive. Mr. Congdon stated that they want to be sure they have their hands on it first. He also stated that he's hoping that the CDC would take a look at it because it's almost contiguous to the Maude Building. But they would look at other proposals too.

Mr. Brown stated the answer is no there is no defined redevelopment plan yet but would be happy to have something coming from someone already engaged in the city.

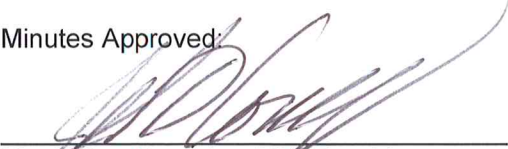
Mr. Barnett also asked if there was any movement with the white building yet. Mr. Brown stated there is movement but nothing to talk about yet.

Mr. Clifford stated we are ready to act on it as soon as the way is clear to do that. The FHRA has some good people working on it.

Mr. Joyce from Mayor Jessup's office introduced Mr. Thomas Cook who will be joining the Mayor's office in a few weeks. Mr. Joyce said he will be handling a number of things involved with communications efforts, policy and initiatives and many other things.

Mr. Congdon asked for a motion to adjourn the meeting. Mr. Brown made the motion and Mr. Clifford seconded the motion. The meeting adjourned at 5:42 pm.

Minutes Approved:



Mr. Jeffrey Congdon, Vice President



Mr. Russell Brown, Secretary Treasurer