

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
Monday, March 17, 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. Ed Treacy, President  
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  
Sherron Freeman, Lawrence Common Council District 3  
Chris Barnett, Lawrence CDC  
Kim Reeves, Browning Investments  
Tim Joyce, City of Lawrence  
Dennis Southerland, Cripe  
Whitney Hile/ Jay Cutler, Level 365  
Lucinda Franklin, CGS Services  
Ann Kunz, resident  
Dick Schwartz, resident  
Tom Marten, resident

Official Public Meeting was called to order at 5:39 p.m. by Mr. Treacy.

Mr. Brown stated he had nothing to report at this meeting.

Mr. Burrus gave an Executive Director's update. Mr. Burrus stated that there has been major attention given to Parcel J that happened at the end of January. A group from New York and Michigan are interested in doing a big project on Parcel J. Most of work that Browning has done with Parcel A has all come into place. He stated we are excited about the Ft. Harrison Office Suites. There were articles in The Indianapolis Star and IJB last week regarding the project and that has brought significant attention. Mr. Burrus stated there would be a restaurant in there also.

Mr. Treacy asked for approval of minutes from the February 24, 2014 meeting. Mr. Brown made a motion to approve the minutes and Mr. Clifford seconded. Motion was unanimously approved.

Mr. Treacy stated he wanted to announce the Village of Merici plans have been approved and initial construction has started. Mr. Clifford said he had seen people working there.

Mr. Treacy stated the FHRA will be going out with an RFP for a new hotel very soon. The FHRA did do a national study with a group for the feasibility study for a hotel and it was very successfully received by a lot of people. They are talking about a hotel with 100 rooms. The RFP would be going public soon.

Ms. Ann Kunz asked which parcels would accommodate a 100 room hotel. Mr. Treacy stated it was about 3 acres and would be parcels B or J. He stated the project seems to be quite feasible.

Mr. Tim Joyce stated that on behalf of the city he wants to thank the board and congratulate them on the announcement on the Ft. Harrison Office Suites. He said the FHRA approach is sound and solid and Browning's work has stayed on task.

Mr. Tom Marten asked about the status of the purchase of the Church building. Ms. Pyatt of Ice Miller said it should close next week. The gentleman asked about any proposed uses for the building. Mr. Treacy said that our job has been to get control of the property but not looked at anything else at this stage of the game.

Mr. Brown stated that last month the question was asked about the church building and they suggested if anyone on the Loop had a suggested use or proposal the board would welcome that coming forward. There is no preconceived notion at this point as to whom or what it will be used for. It was important for the FHRA to secure it so it could be used for an appropriate manner.

A gentleman asked if there was a proposal for a veteran's building. Mr. Clifford said it was in the paper but was something different from the American Legion that is being relocated. The gentleman thought that might be a good fit for the building.

Mr. Treacy stated we have also secured the vacant brick building that had been moved on Lawton Loop. He said that we are trying to get control of some of the properties and at least control the future use for those since that has been a concern for the residents out here.

Ms. Kunz said she knows the FHRA has done a really responsible job of not having chain restaurants but wants to know how they reconcile that with having a hotel. Mr. Treacy says they don't see that at all as a chain.


Mr. Brown stated it is contemplated in the PUD and there is a large unmet need in this area of the city for a hotel need. Anything that would come forward would obviously have to meet the PUD architectural standards. There is a huge unmet need at DFAS, a need coming on line on 59<sup>th</sup> Street and a huge need at the State Park with thousands of people that come thru on a regular basis. The consultant has said that but part of doing the RFP is we get some control of what people come thru and propose. There is no struggle on the board with reconciling having a Holiday Inn Express but it will likely be a local or regional developer and not corporate driven. It will have a local feel and management control and ownership to it.

Ms. Reddick stated we are not talking about a series of hotels like a series of chain restaurants. Some people do like chains so there needs to be a mix for the consumers.

Mr. Burrus stated that the ones they have talked to have said the restaurants would be open to the public so it would bring another eatery also.

Mr. Treacy asked for a motion to adjourn the meeting. Ms. Reddick made the motion and Mr. Congdon seconded the motion. The meeting adjourned at 5:49 pm.

Minutes Approved:

  
Mr. Edward Treacy, President

  
Mr. Russell Brown, Secretary Treasurer