

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, April 15, 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. Russell Brown, Secretary Treasurer
Mr. Jeff Congdon, Board Member
Ms. Marci Reddick, Board Member

FHRA Staff

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

Public

April Pyatt, Ice Miller
Dennis Southerland, Cripe
Chris Barnett, Lawrence CDC
Kim Reeves, Browning Investments
Keith Johnson, City of Lawrence
Judy Byron, PFL
Andrew Lee, PFL
Sherron Freeman, Lawrence Common Council
Ann Kunz, Resident
Bruce Hugon, Resident

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

Mr. Burrus gave an Executive Director's update on the J.C. Hart apartments. Mr. Burrus stated that The Fort Apartments are 43.3% occupied with 157 preleased of which 40 are from DFAS.

The first order of new business was approval of minutes from the February 11, 2013 meeting. Mr. Congdon made a motion to approve the minutes and Ms. Reddick seconded. Motion approved.

The next order of business is the approval of the Katz, Sapper and Miller professional services proposal. Mr. Brown stated we sought a proposal from Katz, Sapper and Miller to do our 2012 audit. Mr. Burrus, Mr. Brown and Ms. Heather Millikan had a meeting with representatives from Katz, Sapper and Miller and were impressed with their professionalism and their proposal. Mr. Brown suggested that the board authorize Mr. Burrus to execute an agreement to retain them to conduct the 2012 audit. Mr. Treacy asked if there would be a cost savings. Mr. Brown stated the proposal shows Katz, Sapper and Miller conducting the work would be \$12,000 less than what the FHRA paid BKD. They hope to be completed with the audit by mid summer. The last BKD document was not completed for 2010/2011 until February 2013.

Mr. Congdon made a motion that the board approve the proposal from Katz, Sapper and Miller. Ms. Reddick seconded. Motion approved.

The next item of old business is the PFL Arts. Mr. Burrus stated that they have a contract to be signed after the meeting. Mr. Brown moved that the Executive Director be authorized to execute the memorandum with the Partnership for Lawrence as revised by our counsel. Mr. Congdon seconded. Motion approved.

Mr. Brown stated that it had come to the board's attention that the property at 5723 Birtz Road is on the market and he made a motion to authorize Mr. Burrus to begin negotiations to purchase this property subject to final approval of the purchase agreement by this entity. Ms. Reddick seconded. Motion approved.

Ms. Ann Kunz, a resident asked the board if they have acted on an exemption on a property on Lawton Loop. Mr. Treacy asked Ms. Kunz to clarify her question. Ms. Kunz asked if there has been a public discussion on the possibility of affordable housing on Lawton Loop. Mr. Treacy stated they were not low cost. Mr. Brown stated that the plan amendment done to the redevelopment plan was for the four buildings on the east side of Lawton Loop. He further stated that these addresses were covered by the public notice. Mr. Brown stated the FHRA has not voted to support any proposals at this time. Mr. Treacy stated the board is concerned about the usage of the buildings and what happens to them. Mr. Congdon stated that in fairness the FHRA does not control those buildings. They are all owned by other people.

Ms. Pyatt of Ice Miller stated that the last record of ownership for one or maybe a couple of the buildings was P.E. McCallister that was acquired by VLB Associates. Mr. Congdon stated the Maude Building is involved with First Financial Bank and the building has not been conveyed to anyone but First Financial still has control of the building.

Ms. Judy Byron asked if there has been any progress with the building that was the former Officers Club House. She stated she thought there was a sale pending. Mr. Burrus stated there is not an offer for a sale at this time. There has been interest from several churches. Mr. Treacy stated again that the FHRA is concerned about the buildings and are looking at the best use for the buildings. Unfortunately the buildings are not in the FHRA's hands. Mr. Bruce Hugon asked what the options were. Mr. Treacy said we don't know what the options are because we don't own the buildings and there are only certain things legally we can and can't discuss as a board. Right now the FHRA knows that the buildings are important to the whole development of the Fort. He stated that they know the buildings have sat there for a long time but when something responsible happens with them the FHRA will have involvement but not at this time.

Mr. Hugon asked if there was an option of any of the buildings to be torn down that are in bad disrepair and have rodents occupying them. Mr. Congdon stated we are not the authority to do that. Mr. Brown stated that there would have to be authorization since it's a historic property to do that. Mr. Congdon said authority would come from DNR, State Historic Preservation and Health and Hospital. Mr. Hugon stated he felt it was time for that to happen. Mr. Treacy stated there was not much that we can do about it since the properties are in private hands.

Mr. Treacy asked for a motion to adjourn the meeting. Mr. Congdon made the motion to adjourn and Ms. Reddick seconded. Meeting adjourned at 5:53 pm.

The next board meeting will be on May 20, 2013 at 5:30 p.m.

Minutes Approved:


Mr. Edward Treacy, President


Mr. Russell Brown, Secretary Treasurer