

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
Monday, May 19, 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. 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  
Chris Barnett, Lawrence CDC  
Tim Joyce, City of Lawrence  
Lucinda Franklin, CGS Services  
Thomas Cook, City of Lawrence  
Gary Loveless, City of Indianapolis  
Bruce Hugon, Resident  
David Kieser, Kieser Consulting

Official Public Meeting was called to order at 5:45 p.m. by Mr. Treacy.

Mr. Brown stated that the financials were available for anyone to take. He stated he will have some items to consider at next months meeting.

Mr. Burrus gave an Executive Director's update. The Village of Merici is working diligently with full support from the Reuse Authority to maintain its construction timeline. They are currently screening and interviewing potential residents. The unit will house 21 beds and 3 staff members per shift. The proposed plans indicate 22 parking and 2 handicapped spaces. The Village will require 14 spaces with 1 handicapped space. Merici plans to open in early August. The ribbon cutting ceremony will be announced at a later date.

The JIST Building or the Farr Building at 8902 Otis Avenue has added another tenant to its roster. The Phoenix Group has a 30 person call center located in the building. The group expects its staff to grow to approximately 60 members by the end of the year.

The Fort Ben Pub plans to offer outdoor patio seating to the public. The Pub has consulted with the FHRA and will submit its final plans to the ARC. Installation of wrought iron fencing, tables, umbrellas and chairs will be featured on Otis Avenue.

Pepper's which was formerly a 21 and over establishment now features family dining. Pepper's also has dedicated patio space for outdoor enjoyment.

Yeager Properties continues its commitment to the FHRA to build Fort Harrison Office Suites to be located at 9162 E. 56<sup>th</sup> Street. The approximate 36,000 square feet structure will house approximately 88 incubator suites. Eateries such as Jockomo Upper Crust Pizza will serve as anchors. The fully executed Project Agreement calls for a multi-use office, retail and food and beverage facility. The architectural review process is underway and groundbreaking will be announced.

The FHRA has a fully executed contract with David Weekly Homes of Houston, Texas. The contract calls for approximately 70 homes to be constructed on Parcel A with boundaries of Hawkins Road, Birtz Road and Rising Road. David Weekly Homes was voted 2013 National Builder of the Year by Professional Builder Magazine. Fortune Magazine recognized David Weekly Homes as number 13 on their "100 Best Companies to work for" list. Current local subdivisions include Village of West Clay and Saxony in Carmel. Twin Oaks and Rock Bridge are also local David Weekly projects. Infrastructure plans are underway with construction expected to start sometime in August. Groundbreaking ceremonies will be announced.

The FHRA will repair 2 street lights at 9210 Memorial Park Drive at the corner of Hawkins Road and Wheeler Road which is associated with The Fort Apartments. The Reuse Authority and its ARC will provide guidance and supervision as the Fort Apartments repair damaged concrete and sidewalks that a monthly inspection reported. The 224 unit complex has begun replacement and repair plans.

Hotel RFP's were initiated on April 4, 2014. So far three respondents have expressed interest. Mr. Burrus stated the Village is growing!!!

Mr. Treacy asked for approval of minutes from the April 21, 2014 meeting. Mr. Clifford made a motion to approve the minutes and Mr. Brown seconded. Motion was unanimously approved.

Mr. Treacy stated that the next meeting would be June 16th and that the July meeting has been moved from July 21<sup>st</sup> to July 14<sup>th</sup>.

Mr. Treacy opened the meeting up to questions from the public.

Mr. Bruce Hugon asked if there were any plans submitted for the other two buildings. Mr. Treacy stated that Mr. Marten has not told them anything but Freddie has been in communication with him.

Mr. Hugon asked if Meyer Najem was purchasing the building and Mr. Brown said it was cooperation between Meyer Najem and the Lawrence CDC. Mr. Brown stated they are waiting on the final project agreement for that site.

Mr. Treacy stated the Village of Merici is planning to try and open in August and a lot of work is being done currently. He also stated they are waiting on signatures for the white building before we can say goodbye to that building.


Mr. Hugon asked about road access for those buildings.


Mr. Brown stated that we will get all interested parties around the table very soon to work on a comprehensive approach on access to Post Road as well as access to the east side of the southern most buildings.

Mr. Treacy stated we will work very closely with the City and the fire department on how that access is going to be. Mr. Hugon stated that the residents of the northern barracks have an access down to Otis. He asked if they will they find an alternative to that access. Mr. Brown stated they are working with the appropriate authorities to make sure adequate access is given where necessary. Mr. Brown stated this is not an either or conversation but a both conversation. How do we improve access to Otis as well as Post Road.

Mr. Treacy asked for a motion to adjourn the meeting. Mr. Brown made the motion and Ms. Reddick seconded the motion. The meeting adjourned at 5:52 pm.

Minutes Approved:

  
Mr. Edward Treacy, President

  
Mr. Russell Brown, Secretary Treasurer