

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Monday, June 16, 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

FHRA Staff

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

Public

April Pyatt, Ice Miller
Tyler Kalachnik, Ice Miller
John Swartz, Mystic Circle Masonic Lodge
Dennis Southerland, Cripe
Chris Barnett, Lawrence CDC
Sherron Freeman, Lawrence Common Council
Ann Kunz, resident
Carol & Dick Schwartz, residents
Brent Aldigh (sp), resident
Bruce Hugon, Resident

Official Public Meeting was called to order at 5:33 p.m. by Mr. Treacy.

Mr. Brown stated that the monthly financials were available as usual for people to look at. He stated the 2013 audit final version is complete and we are expecting hard copies to be available this week. An individual asked if the audit will be posted on the website and Mr. Brown said we don't traditionally post it on the website but it is a public document so anyone can come into the office and see a copy of it.

Mr. Burrus gave an Executive Director's update. The Village of Merici has increased their efforts and are deep into their residential assessment process. The current roster includes 4 signed leases. Merici is in the process of repurposing the current elevator shaft and the ribbon cutting ceremony is scheduled for August 5th.

The Farr Building at 8902 Otis Avenue has continued its growth plan. The Phoenix Group which included 30 employees last month has increased its roster to 40 and is currently in negotiations to lease another complete floor in the Farr Building to accommodate its anticipated growth.

Open Dialogue with the Village of Merici, Tom Marten, Meyer Najem/ CDC was convened by the Fort Harrison Reuse Authority to create and discuss possibilities of an access road that would connect Post Road to the groups located on Lawton Loop East Drive. Paul Cripe will assist with this traffic plan.

Fort Harrison Office Suites has received City of Lawrence approval, City of Indianapolis approval and State Release. Yeager properties is currently working with Browning Investments, Ice Miller and HWC Engineering addressing utility easements, access easements, management agreements and other prerequisites as prescribed by contractual agreements with the Reuse Authority.

Open and active discussions for the purchases of 5723 Birtz Road and 9150 Otis Avenue have begun. Both properties are owned by the FHRA.

HWC Engineering has started work on Parcel A which is the location for David Weekly Homes. Some of the items currently receiving attention are;

- Street Design
- Drainage
- Surveys
- Utilities Location
- Primary Plats
- Street Names & Subdivision Names
- Phase One Environment Survey by August Mack. Construction should commence in mid to late August

FHRA and J.C. Hart have completed all electrical and sidewalk maintenance associated with the Fort Apartments.

Board President Ed Treacy has appointed a committee to research, revise and update the current website.

The Fort Harrison Reuse Authority is in the process of locating a local bus company with the possible intention to provide lunch time transportation for DFAS employees to the Village. Budgetary commitments from FHRA and retailers have not yet been formalized.

The Fort Ben Pub should hopefully complete patio construction later this month.

. End of Executive Director's report.

Mr. Hugon asked Mr. Burrus about the access road but said he didn't hear a reference to Lawton Loop East and the Davis Building. Mr. Burrus said those individuals would be contacted and they would need some participation from that group. Mr. Brown stated there was a meeting last week and there was no need for participation yet because it was an original plan but the revised plan will need participation and that plan will hopefully be out next week.

Mr. Hugon asked about a building expansion and wanted clarification on which building. Mr. Burrus stated it wasn't an actual building expansion but company growth and the company will need more room in the building they are in for more growth.

Mr. Treacy asked for approval of minutes from the May 19, 2014 meeting. Ms. Reddick made a motion to approve the minutes and Mr. Brown seconded. Motion was unanimously approved.

Next item on the agenda was Resolution 2014-04 which is a resolution authorizing and approving an investment policy for the FHRA. Mr. Brown stated that this process was started about a year ago when he became a member of the board. The board started talking about opportunities for and RFP for banking services or other services and the board realized the FHRA didn't have an investment policy. Mr. Brown said we are guided by state statute as it relates to investment opportunities. We thought it was instructive to have an investment policy for the FHRA. We worked with Ice Miller and Crowe Horwath on creating an investment policy starting with discussion basis for the Airport Authority as a starting point for that discussion and tailoring it to the FHRA needs. It provides a road map for those who seek to come in and provide banking opportunities as relationship to depository funds. The board has reviewed the policy and substantially agrees with the way the policy is drafted and we have a resolution to that effect which would allow the authorization of that going forward. Mr. Brown stated Tyler Kalachnik of Ice Miller would be happy to answer questions on that matter.

Mr. Treacy asked for a motion. Mr. Brown made a motion to approve Resolution 2014-04 and the draft investment policy and substantially the form attached thereto. Ms. Reddick seconded the motion. Motion passed.

The next item is the Second Amendment to the City Services Payment Agreement. Mr. Brown stated it came to our attention the last several months that there are some additional services that would benefit the FHRA area that the City was seeking some contribution from the FRHA for those services. This is an

amendment that modifies our previous agreement and would increase an additional \$13,000 payment to the City. Mr. Brown made a motion to approve the agreement. Ms. Reddick seconded. The motion passed.

The next item was a Grant of Easement to be approved for an electric line easement for the PX building. Ms. Pyatt of Ice Miller stated it was for the building the FHRA recently purchased from the Way of Life Church at 5745 Lawton Loop E. Drive. Mr. Treacy asked for a motion. Ms. Reddick made a motion to approve the adoption of the electric line easement and Mr. Brown seconded. The motion passed.

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

Mr. Hugon asked what the easement was for. Ms. Reddick stated there was no easement now and there is service there just no dedicated easement also IPL requested it. Mr. Brown stated it was just granting the easement.

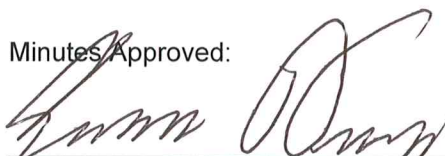
Mr. Hugon asked if there was any progress on the white building if they have been able to get all of the Lawton Loop East owners to sign off. Ms. Pyatt stated they need 2/3 of the owners which at the meeting they were all supportive but the holdup is getting all the owners to get notice if they hold a mortgage.


Mr. Treacy stated that this was in order for the FHRA to get control and demolish the little white building and ultimately clean up where many people have congregated over the years.

Mr. Hugon asked about the two-story red brick building behind the Davis building. He wanted to know what possible use is there for it. Mr. Treacy stated that the board has found out that numerous properties were obtained by people and the FHRA disagreed with the use. The FHRA is attempting to obtain control over those building and figure out what we want to do with them and it was better for the FHRA to have the control to decide what to do.

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 5:47 p.m.

Minutes Approved:


Mr. Edward Treacy, President


Mr. Russell Brown, Secretary Treasurer