

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
Monday, June 17, 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  
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  
Dennis Southerland, Cripe  
Steve Heck, resident  
Charles Thompson  
Cliff Redden, resident  
Sherron Freeman, Lawrence Common Council  
Ann Kunz, resident  
Kevin Alerding, resident  
Michael Alerding, resident  
Bruce Hugon, resident  
Joe Williams, WRSC  
Cynthia Williams, WRSC  
Roger Peterman, INNG  
Keith Thompson, resident  
Chris Barnett, Lawrence CDC  
Judy Delong, Lawrence CDC  
Terry Hebert, Browning Investments  
Bob Gallant, Browning Investments  
Keith Johnson, City of Lawrence  
Matt Goelbertran, resident  
Tom Marten, resident

Official Public Meeting was called to order at 5:34 p.m. by Mr. Treacy

Mr. Brown gave a brief Secretary Treasurer's update. He stated he wanted to let everyone know that the fieldwork for the 2012 audit of financials is being done next week and the audit will commence the first week of July. Mr. Brown also stated the line of credit refinancing he believes in 2013 will see a savings of \$30,000 including the cost of issuance of that line of credit and next year we could see a savings of \$65,000 over the previous two years. He stated he feels he had given an underestimate of savings on those two items and wanted to properly adjust that.

Mr. Burrus gave an Executive Director's update. He stated that in August there is going to be a memorial dedication to all Mayors of Lawrence and the date will be announced at the next meeting. They are planning to invite people from DFAS and GSA. Also the FHRA has contracted with a marketing firm to gather some numbers on housing projections in Parcel A. The surveys are available for the public to see. He explained that Parcel A is behind Triton and in front of One Penrose Place. Mr. Burrus also stated that the FHRA is going to be meeting with Browning Investments regarding extending their contract. Mr.

Burrus gave a brief residential report. He stated that One Penrose Place is 100% occupied and The Fort Apartments are 60% occupied.

The first order of new business was approval of minutes from the May 20, 2013 meeting. Both Mr. Treacy and Mr. Brown complimented Mrs. Millikan for her work on these minutes which were approximately 11 pages in length. Ms. Reddick made a motion to approve the minutes and Mr. Clifford seconded. Motion approved.

The next order of business was the approval of Resolution 2013-02 regarding the determination there will not be excess TIF in 2014. Mr. Brown stated that this is an annual resolution we are required to consider and adopt stating that there is not excess TIF revenue to distribute to other governmental entities in this portion of the city. Mr. Brown stated that given the long term bond indebtedness that we currently have and the desire to continue with redevelopment efforts and including the potential investment of future projects. Mr. Brown suggested that we approve the resolution 2013-02 stating there are no excess TIF funds for distribution. Mr. Brown made a motion and Mr. Clifford seconded.

Mr. Treacy stated that they would like to have Mr. Brown and Mr. Burrus meet with the Browning Investment people to work on an extension for their contract.

Mr. Treacy asked the CDC if they had anything to add. Mr. Barnett of the CDC stated they have previously requested the board consider giving the CDC assistance for the redevelopment on Lawton Loop and would like to pursue that further. Mr. Treacy stated he would like Mr. Clifford and Mr. Burrus to work with the CDC on putting together a proposal for the board.

Mr. Paul Grayson introduced himself as President of the Lawton Loop East Condominium HOA. He stated he wanted to bring to the FHRA boards attention a growing problem with an existing vacant structure that they do not have title to. It is the building behind the former PX building on the access road serving the condos garages. The building served many purposes when the army was active here. It was a bank, a service station and an enlisted men's small PX. The association acquired legal counsel and they have hired a title company to try and determine ownership of that building but have been unsuccessful because the title company decided to stop working on it. The building is vacant and unsecured. It is full of garbage and rats and homeless have recently become a problem with police coming on two separate incidents. The building has also been vandalized by teens.

Mr. Grayson stated the desire of the HOA is to see the building demolished because it has no historic value. Their attorneys advised them there is nothing they can do until they actually have title to the property. He stated they are turning to the Reuse Authority to see what they can do to help with relief assistance.

Mr. Burrus stated the FHRA has done some research on the building and there have been discrepancies on the building with two different owners and parcels. He stated the FHRA is in the process now of trying to locate the actual owner and he will contact Mr. Grayson when they find something out. Mr. Treacy stated he would like to work with Mr. Burrus on the matter and will go take a look at the building and see if they can be of assistance.

Mr. Hugon stated now that the PX has been sold to a church what the process is now for them. Ms. Pyatt of Ice Miller stated if they are going to make any exterior improvements or alterations they must come to the ARC with their plans. They would be subject to zoning variances thru DMD and PUD requirements.

Mr. Hugon asked about the audit. He stated he has asked before what kind of money the FHRA has at its disposal for projects. Mr. Brown stated if he wanted a copy of the 2011 audit from Mr. Burrus or Mrs. Millikan he could do so. Mr. Treacy asked when the 2012 audit would be available. Mr. Brown stated they are hoping they will have it completed by the end of July or first part of August.

Ms. Ann Kunz stated she understood that the Sterrett Center and the building just to the west of the Sterrett Center are possibly going to be listed on the real estate market. She asked if the FHRA was aware of it and if they are thinking about purchasing the buildings. Mr. Brown stated he was made aware of it when the RFP was made publicly available by the City. Mr. Brown stated that was not one of the executive items of discussion. He asked Mr. Keith Johnson with the City of Lawrence what the closing



date of the RFP would be. Mr. Johnson stated it is open for the next few months. The City has sixty days before they have to get a realtor. Right now it is out for bid.

Mr. Brown said they will add that to the executive committee discussion for next month.

Ms. Kunz asked if those buildings fall within the location parameters. Mr. Brown said potentially yes. He stated he and Mr. Treacy have toured the buildings but they have not had specific discussions as it relates to those buildings.

A gentleman stated what portion of people's property taxes that live in the TIF area goes to the FHRA. Ms. Pyatt stated most of it. Mr. Brown stated it's a zero basis TIF so the FHRA gets the excess over zero. The gentleman stated so all of the money that goes from the TIF to the FHRA is used to buy buildings and rehab and do all of the things the FHRA is doing. Mr. Treacy stated it is also paying off three outstanding bonds as well.

Master Sergeant Williams introduced himself as a wounded warrior and is currently recovering from wounds from his service in Iraq. He was there on behalf of the Warriors Resource Service Center. They are asking the Reuse Authority to refurbish 9150 Otis Avenue and turn it into a resource service center. He also introduced Retired Colonel Roger Peterman who is the Indiana National Guards Assistance Advisor, Mr. Keith Thompson, EEO Manager of the 310 Command Headquarters, Ms. Cynthia Williams the executive assistant and Mr. Clifford Redden. He stated the need is here and they would like to open up the resource center right here in Lawrence for all centers across the nation. Mr. Williams gave all of the board a copy of the proposal.

Mr. Treacy thanked him and stated they would take a look and discuss at the next executive committee meeting.

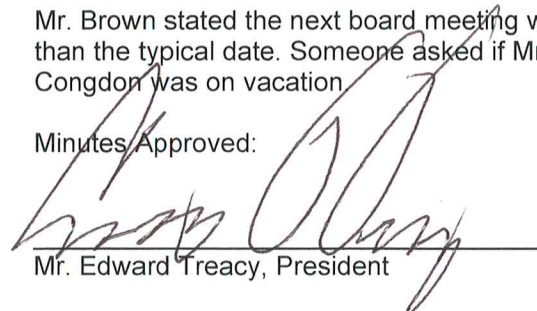
Mr. Hugon stated at the last meeting there was a lot of discussion about section 42 and there were neighbors requesting the FHRA rescind that from the resolution and wanted to know what the status was. Mr. Treacy said as he stated previously the board was opposed to taking any further action and also the Mayor has taken the exact same position so he doesn't believe the board needed to take any further action.

Ms. Kunz stated she left that meeting thinking they would get an opinion from Ice Miller about what it would take to do that. Mr. Treacy stated it would have to be advertised, etc. and they chose not to do anything.

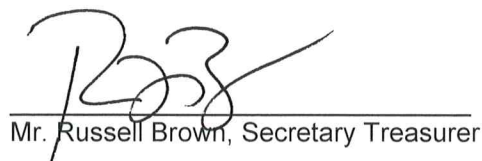
Mr. Treacy asked for a motion to adjourn the meeting. Mr. Brown made the motion to adjourn. Ms. Reddick seconded. Meeting adjourned at 5:52 pm.

Mr. Brown stated the next board meeting will be on July 22, 2013 at 5:30 p.m. which is a different date than the typical date. Someone asked if Mr. Congdon was still on the board and Mr. Brown stated Mr. Congdon was on vacation.

Minutes Approved:



Mr. Edward Treacy, President



Mr. Russell Brown, Secretary Treasurer