

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
Monday, August 18, 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  
Mr. Jerry Clifford, Board Member

FHRA Staff

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

Public

April Pyatt, Ice Miller  
John Swartz, Mystic Circle Masonic Lodge  
Tim Joyce, City of Lawrence  
Chris Barnett, Lawrence CDC  
Ryan Scott, Market\*Ting  
Bruce Hugon, Resident  
Steve Heck, Lawton Loop East HOA  
Tad Lupton, Beyond Architecture  
Ann Kunz, Resident  
Oscar Gutierrez, City of Lawrence

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

Mr. Brown stated that the monthly financials were available as usual for people to see.

Mr. Burrus gave an Executive Director's update. He stated that IPL has installed permanent power to the Village of Merici which enables them to move forward with elevator installation. At the present date 18 of the 20 apartments are leased. Move in will begin Labor Day weekend. Ribbon cutting is scheduled for Tuesday August 26<sup>th</sup> at 10:00 a.m. Merici will host a Community Open House in September.

The Farr Building at 8902 Otis Avenue has begun to stabilize with approximately 45 new jobs with its new call center tenant.

The Reuse Authority is continuing with its efforts to devise a traffic plan to create an access from Post Road to the Village of Merici, Marten Building and Lawton Loop East residents. Cripe is in the final stages of the plan.

The formal groundbreaking ceremony for the Fort Harrison Office Suites was August 5<sup>th</sup>. The mixed use building will be anchored by Jockomo Pizza and house approximately 100 office suites and bring close to 200 jobs to Lawrence. Construction should be completed in March or April of 2015.

Purchase negotiations for 5723 Birtz Road and 9150 Otis Avenue continue with the Reuse Authority and a local businessman.

Phase II survey of Parcel A has been completed. The infrastructure site plans submitted by HWC Engineering has been approved by the City and the Reuse Authority. Pre-bid meeting was held on August 12<sup>th</sup>. Parcel A will be the location of approximately 70 homes to be constructed by David Weekly Homes.

The City's Fridays at the Fort will continue this Friday, August 22 and conclude on September 5<sup>th</sup>.

The Reuse Authority will participate in the Hoosier Outdoor Experience at Fort Harrison State Park September 20 and 21<sup>st</sup>.

The Reuse Authority will be the title sponsor for the Partnership for Lawrence 3<sup>rd</sup> annual Fall Fest which will be a community event partnering with the Indianapolis Marathon on Saturday, October 18<sup>th</sup>. End of Executive Director's report.

Mr. Treacy asked for approval of minutes from the July 14, 2014 meeting. Mr. Brown made a motion to approve the minutes and Mr. Clifford seconded. Motion was unanimously approved.

Mr. Treacy stated the next public meeting is on September 15, 2014. He said there might be a reason to have a special meeting before September 15<sup>th</sup>, the public will be notified of the meeting appropriately.

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

Mr. Bruce Hugon asked about the traffic plan and if the plan was still one way behind Merici and two way to Lawton Loop East Drive. Mr. Burrus said that is still the plan. Mr. Treacy said they would still like to get all signatures to facilitate the white building.

Mr. Steve Heck, President of Lawton Loop East HOA stated they are very anxious to see that an alternative route be put in to Post Road. Mr. Treacy said what is holding them up is getting all the signatures and whatever they can do to expedite getting the signatures will help. He stated Freddie Burrus will give another update on that in two weeks.

Mr. Treacy said we were happy to have a groundbreaking last week and dirt is being moved and they are very pleased.

Mr. Tad Lupton asked if images put out to the public on the Ft. Harrison Office Suites building were final. He had a question about the scale and size of windows on second floor. They didn't seem to fit the character of the historic buildings in the area. Mr. Brown said they were not updated after the final ARC review so he was unsure if they've been updated since then. Mr. Brown said they were the early elevations of the process and hadn't been updated yet after ARC review.

Mr. Hugon noticed that the railings appear different on the porches of the Merici building from other buildings. Mr. Treacy stated the ARC has reviewed it and the building requirements are different now in height that they used to be. Mr. Burrus stated the Indiana building code has changed. It used to be 34 to 36 inches when the other buildings were constructed. It is now 42 inches. They are made out of ionized steel with white enamel paint. They are sturdier now than they used to be. He said the FHRA ARC reviewed it twice.

Ms. Kunz stated that there is a meeting regarding the Fortune Academy fencing they want to put up along 56<sup>th</sup> Street. She wanted to know how involved did the FRHA have to get into that piece to get to this point. Mr. Brown said it was a Board of Zoning Appeals meeting. They are asking for a variance of the development standards as it relates to what the PUD calls for. Fortune Academy acknowledges that they are not meeting our requirements so that is what the meeting is for. Ms. Kunz asked if they are trying to work with the FHRA also. Mr. Burrus said he would be attending the meeting. They were getting SHPO to help with the variance.

Mr. Hugon asked if the FRHA is expressing support or opposition to the application for the fence. Mr. Burrus said the FHRA has expressed support. Mr. Hugon asked if he will speak in support of the Fortune Academy's variance application. Mr. Burrus said it is still being discussed.

Mr. Heck said related to the fence he thought in the last year there was unanimous support for the fence. They recently learned that someone in leadership in Boston Commons is expressing strong opposition and they are trying to figure out why.

Mr. Clifford asked who is opposed. Mr. Hugon said it is Tom Kent who is President of the Boston Commons HOA. Mr. Clifford said he talked recently to two people in Boston Commons who thought it was

going to be a chain link fence and have been led astray in a sense. Several people attended two meetings and their concept plan has not changed since the beginning. Mr. Clifford said the fencing and brick samples are fine and no trees will be cut down for this project. Mr. Clifford said he would contact Mr. Kent.

Mr. Hugon stated that there are three large trees that are dead and need to come down. No other trees will need to come down except the dead ones. Mr. Clifford had been told no trees would be disturbed.

Mr. Burrus stated there has been a small revision to the plan just today. The original plan was that the pillars were going to be eight feet tall but the ARC reduced them down to six feet. Ms. Kunz asked what the thinking around the reduction was. Mr. Burrus said the ARC thought it would give it the look of a penitentiary. They thought it looked too restricted.


Mr. Clifford asked Mr. Burrus if there was a question they are not aware of since the FHRA has always been in favor and Mr. Burrus said no.


Mr. Treacy stated he wants Mr. Burrus to attend the Board of Zoning meeting and testify in support of the fence on behalf of the FHRA.

Mr. Ryan Scott of Market Team stated he is interested in doing business with the FHRA and would like the opportunity to talk with the FHRA about it. Mr. Treacy told him to contact Mr. Burrus and set up a meeting.

Mr. Treacy asked for a motion to adjourn the meeting. Mr. Brown made the motion and Mr. Clifford seconded the motion. The meeting adjourned at 5:56 p.m.

Minutes Approved:

  
Mr. Edward Treacy, President

  
Mr. Russell Brown, Secretary Treasurer