

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
Monday, February 27, 2017

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

Marci Reddick, President  
Jeff Congdon, Vice President  
Russell Brown, Secretary Treasurer  
Curtis Bigsbee, Member  
Andrew Miller, Member

FHRA Staff Present

Mr. Freddie Burrus, Executive Director

Public in Attendance

April Pyatt, Ice Miller  
Sherron Freeman, Lawrence Common Council  
Steven Ackley, LLW resident  
Madison Ackley, LLW resident  
Marcy Worley, Porters Books & Bread  
Trace Yates, Boston Commons  
Janice Paine, Touchstone  
Ross Wells, Touchstone  
Cam Starnes, City of Lawrence  
Jeffrey Meglin, LLW resident  
Thomas Marten, LLW resident  
Bruce Hugon, LLE resident

The official public meeting was called to order by Ms. Reddick, president of the board and Ms. Reddick welcomed everyone and introduced herself as well as other board members and Mr. Burrus.

Mr. Brown stated our monthly profit and loss is available at the front. He said it has our 2017 budget included in it and it is newly generated for this month. Ms. Reddick stated that by state law we have to meet the first Monday of January to elect our board officers and so our financials for the previous calendar year are never ready that quickly. Also, with President's day falling when it did that is why we our meeting so late in February.

Mr. Burrus stated there are some parcel maps out for anyone that wants one. He talked about phase 2 with David Weekley Homes that will be starting soon and will add 36 homes to the project with a total of 74 homes. He stated Browning is working hard to make sure to get all infrastructures in. The street lights, curbs and the base coat for the streets and alleys are in. Hope to get this started in the next 90 days.

Next is the Otis Avenue extension which is \$3.1 million project. There is a base coat in and curb cuts and the main sanitary are in and hope to complete that around late spring. Mr. Hebert has worked hard to keep that project on schedule.

We are still working with Ackermann Group out of Cincinnati that bought the Fort Apartments and hope for them to add 116 units.

At Parcel J we received an RFP from Strategic Capital Partners and we are still in close talks with them to fully develop parcel J.

Everyone has been asking what is going on at Parcel I. There is a local Lawrence Company called Art to Remember that has been located at Macy Drive who are moving their national headquarters right here. It will be a 35,000 square foot building with 120 to 150 part time and full time employees seasonally. They make about \$7 million a year. There will be a groundbreaking ceremony on March 7<sup>th</sup> at 10:00. Art to Remember makes art work for schools for fundraisers all across the county. We want to thank Ivy Tech for letting us use their parking lot for that.

Mr. Tom Marten asked what SCP was. Ms. Reddick stated they were the successful respondent to our Request for Proposals to develop parcel J. We have had a meeting with their representatives and Browning for their Development Agreement. Ms. Reddick said the library is still a go on parcel J but that is on a separate tract and not affected by that.

A gentleman asked if that is where the library will be sitting. Ms. Reddick said yes on parcel J.

Ms. Janice Payne with Touchstone Commercial Real Estate asked what the timeline was with Strategic Capital Partners on what space will be available on parcel J in addition to the library. Ms. Reddick stated it was too early to know but she can contact SCP directly.

Ms. Reddick said we are excited about Art to Remember and we are pleased that the outlier parcel is going to be put to good office use and put the property back on the tax rolls.

Mr. Reddick stated that we have a lot of irons in the fire currently but nothing else new to report tonight on any new projects.

The first item of new business was approval of minutes from the January 3, 2017 meeting. Mr. Miller made the motion to approve the minutes and Mr. Congdon seconded. The motion passed unanimously.

Ms. Reddick stated that she and Mr. Brown met with Mayor Collier and Cam Starnes a few weeks ago and hope to be having monthly meetings with the Mayor's office to foster more dialogue and cooperation between the City and the FHRA. She was please to have that opportunity.

Mr. Jeff Meglin of Lawton Loop West asked if there was an update on developing the old PX building on Lawton Loop East. Ms. Reddick said that is still in discussions.

Mr. Brown stated that in December the board took a vote to authorize negotiations with Context, the Landscape Architect firm. We are in discussions with them based off the Request for Offers we did in early fall. They were one of the respondents and we chose as a board to move forward with discussions with them. So those are ongoing discussions.

There were no further comments or questions.

Ms. Reddick said they appreciated everyone coming and will meet again on March 20<sup>th</sup>. Ms. Reddick asked for a motion to adjourn the meeting. Mr. Brown made a motion and Mr. Congdon seconded and the meeting adjourned.

Minutes Approved:

  
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Marci Reddick, President

  
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Russell Brown, Secretary Treasurer