

BOARD MINUTES
Wednesday, February 12, 2025, 4:45 p.m.

The FHRA Board met in public session at 9001 E. 59th Street, Public Assembly Room, Lawrence, IN at 4:45 p.m. Meeting was called to order by Board President, Russell Brown.

Members present in person: Russell Brown, Karen Horth Powers, Trace Yates, Dion Adkisson, Zechariah Banks

Staff Present: Heather Millikan, April Pyatt

Mr. Brown opened the meeting at 4:45 p.m. and stated there was a full quorum.

Secretary Treasurer, Ms. Horth Powers stated the financials were available in the back of the room. Nothing else to report. Ms. Horth Powers called for a motion to approve the Treasurer's report. Mr. Banks seconded, and the motion passed unanimously.

The next item of new business was approval of January 8, 2025 board meeting minutes that were previously circulated to the board and no changes were recommended. Mr. Yates made a motion for approval. Mr. Adkisson seconded the motion, and the motion passed unanimously.

The next item of new business was approval of a market study proposal. Mr. Brown stated he requested staff to obtain proposals for a market study for multi-family residential, office and retail uses in the Fort Ben area. He stated that since he has been on the FHRA board they have not commissioned a market study to be completed. FHRA did contact three firms and got two comprehensive responses and a third wanted to do a multi-family component only. The responses were circulated to the board. Mr. Brown made a motion to approve the proposal from MRC with a total cost of \$24,000 for a multi-family, commercial and retail market study in Fort Ben. Mr. Adkisson seconded the motion.

Mr. Yates asked if there was a deliverable date for the market study and Ms. Millikan stated it was 6-8 weeks from date of signing the proposal. Mr. Brown stated it would be sometime in May. Mr. Brown stated with a motion already made and seconded the board then voted unanimously to approve.

Mr. Brown asked if Ms. Millikan had anything to share. Ms. Millikan stated there is much construction and progress happening. Keystone is starting to show some movement. MSDLT's building is moving along quickly with construction as is Davis Townhomes with construction of two buildings and three units sold. Should see some move-ins in May or June. The Village of Merici Phase 2 is complete.

Mr. Brad Klopfenstein, President of the Greater Lawrence Chamber and a Lawton Loop West resident, came forward and stated that next Tuesday, the Lawrence Chamber in partnership with the Indy Chamber is hosting a Latino business outreach at Heartland Film. Also, later the same day the monthly Chamber Chew on This will take place.

Mr. Klopfenstein asked if the lights at the Vape Shop on Post Road could be addressed. Ms. Millikan stated she is working with Lawrence Code Enforcement on that matter. Mr. Klopfenstein also asked what could be done regarding another Lawton Loop residents' roof and gutter that do not match the historic color of other residences on the Loop. Ms. Millikan stated that she was in contact with DNR Historic Preservation to address the matter. Ms. Thomas at DNR was intending to send a letter to the homeowner to address painting the roof and gutters.

Mr. Yates asked Mr. Klopfenstein about a ribbon cutting for the Village of Merici Phase 2. Mr. Klopfenstein stated he reached out to Village of Merici and was waiting for a date to do that.

Mr. Brown wanted to thank Keith Johnson for his work with the FHRA over the last year.

The next meeting scheduled on Monday March 17th is being moved to March 10th at 5:30 unless a different time is needed.

A motion was made by Ms. Horth Powers to adjourn the meeting and Mr. Adkisson seconded and the meeting adjourned.

BJR 4/21/25
Signature Date

Van Houten 4/21/25
Signature Date