

**BOARD MINUTES**  
**Monday, December 14, 2020 5:00 p.m.**

The FHRA Board met in public session at 9001 E. 59<sup>th</sup> Street, Lawrence Government Center Public Assembly Room, Lawrence, IN at 5:00 p.m. Meeting called to order by Vice President, Lacy Johnson. Roll call was taken and a quorum was met.

**Members present in person:** Lacy Johnson, Jeff Vest, Karen Horth-Powers, Russell Brown, and Jason Fenwick

**Staff Present:** Aletha Dunston, Heather Millikan, April Pyatt (by phone)

**Update from the Secretary Treasurer:**

Mr. Vest stated they would be approving the 2021 budget and will let Ms. Dunston discuss that matter.

**New Business:**

**Approval of Minutes:**

First item of new business was approval of meeting minutes from October 19, 2020. Mr. Vest made a motion for approval. Ms. Horth-Powers seconded the motion. The motion was unanimously accepted by the board.

Next item of new business was approval of the 2021 operating budget. Mr. Vest asked Ms. Dunston to explain the process. Ms. Dunston stated the FHRA met with Mr. Fenwick to go thru the 2020 and 2021 budget. She explained the FHRA is up for renewal of several large contracts such as mowing and snow removal and those are two areas where we may find a cost savings and sharing. That matter will be discussed before any contracts are signed. She stated there are no other major surprises in the budget for 2021 and recommends the budget for adoption.

Mr. Brown stated he is still advocating for continued discussions with the City to work on modifying the FHRA's City Services Payment to reflect that it comes from actual collections instead of AV (assessed values). Mr. Brown feels it is unfair to calculate the payments paid between the FHRA and the City based on AV instead of actual collections and that is not how the statute was written so he would like to continue discussions with the City.

No other board had comments about the budget and Mr. Brown made a motion for adoption of the budget and Ms. Horth-Powers seconded and the motion was approved unanimously by the board.

Next item of new business was approval of Resolution 2020-03 for execution and performance of a Project Agreement regarding the conveyance of land to the Indianapolis-Marion County Public Library for the development of a library building. Ms. Dunston stated it would be a 25,000 S.F. public library branch at the western edge of parcel J-east which is at 56<sup>th</sup> and Otis and Melnor Avenue. Mr. Brown recused himself from the vote as his firm has an ongoing attorney-client relationship with the Library. Mr. Vest made a motion to approve the resolution and Mr. Fenwick seconded the motion and the motion passed unanimously by the quorum.

Mr. Vest asked for dates associated with the Library project. Ms. Dunston stated that they have already started their public input which is a lengthy process. Will be several months before they get a shovel in the ground. She stated it will be the middle of next year with the intent for it to be finished in the 4<sup>th</sup> quarter of 2022. The potential opening date will be in 4<sup>th</sup> quarter 2022 but most likely will be 1<sup>st</sup> quarter of 2023.

Mr. Johnson wanted to state for the record that in discussions with the Library during a presentation they made a commitment to make good faith efforts to use local contractors and women and minorities in this project.

Ms. Dunston stated that the library board did approve this same agreement at their public meeting on November 28, 2020. Upon signature by this board the CEO of the Library is authorized to sign that agreement.

Next item Resolution 2020-04 was tabled until the January 4, 2021 meeting. Mr. Johnson stated there will be an opportunity for anyone to ask questions about the matter.

The next item of new business was authorization of an Engagement Contract for Services with Shrewsbury and Associates for design and construction management services for Civic Plaza subject to necessary changes by board officers or the executive director. Mr. Brown made a motion and Ms. Horth-Powers seconded. Mr. Vest stated that it will be a great extension for the Cultural Campus and will be very exciting. Mr. Vest complimented Ms. Dunston for her efforts on this project. The motion passed unanimously.

The next item of new business was authorization to execute a memorandum of understanding with Lawton Loop East Condominiums, Inc. (LLE) for negotiation of transfer agreement for conveyance of .342-acre former Communications building site to LLE in exchange for a parcel of land owned by LLE in furtherance of development of FHRA adjacent property located at 5745 Lawton Loop East Drive (PX building site). Ms. Dunston stated this would be to convey the area behind the condos where the hole was left behind when the Communications building was moved. This is just the MOU to stay on the same page as we develop an actual agreement for it to be a usable site. There will be no money exchanged for this. Mr. Brown made a motion and Mr. Vest seconded and the motion passed unanimously by the board.

#### **Update from Executive Director:**

Ms. Dunston stated that Cityscape's apartments are very visible from Otis Avenue and 56<sup>th</sup> and Post Road. They were named the Standard but will be changed to The Otis at Fort Ben due to trade marking complications. Signage should be going up shortly. Phase 3 of the David Weekley Homes, there are 28 lots remaining to build a new home. Those will likely be our last single-family homes here. The PX building Call for Offers will be going out tomorrow at noon. We are looking for proposals and looking for what uses and how the building would be defined and divided up. Any money or partnership would be needed by the City or the FHRA. Proposals must display capacity to take on the project financially. Proposals are due January 29, 2021. The Library is currently undergoing its public input. There is a live survey due December 16<sup>th</sup>. There are two new restaurants and catering options in the area. Foster's which is located inside the Ivy Tech building and Chef Suzanne who has opened a quick go locally made food located inside the hut behind the Harrison Center.

#### **News at the Fort:**

Ms. Dunston gave an update and dates of community activities at Fort Ben.

- Hotel Groundbreaking – December 16<sup>th</sup> at 4:00 p.m. and will be hosted on Greater Lawrence Chamber Facebook Live
- A Lawrence Christmas ice skating rink is open weekends thru December 20<sup>th</sup>.
- Mark your calendars: Fort Ben Cultural Campus ribbon cutting event planned for May 22<sup>nd</sup>.
- The FHRA has relocated to the Sterrett Center at 8950 Otis Avenue.
- Unless an exception is made, all board meetings will be held on the 3rd Monday of the month at 5:30 pm in the Public Assembly Room of the Lawrence Government Center at 9001 E. 59th St.
- Please follow @FortBenIN on Facebook and @FortBen\_IN on Twitter – and invite your friends!

The next public meeting will be at the Lawrence Government Center Public Assembly Room on January 4, 2021 at 5:30 p.m. Masks are required to attend.

Mr. Vest stated that the board discussed and unanimously decided based on performance of the FHRA staff especially thru the Covid-19 crisis, that Aletha Dunston and Heather Millikan should receive a year-end bonus of \$2,500 and \$2,000.

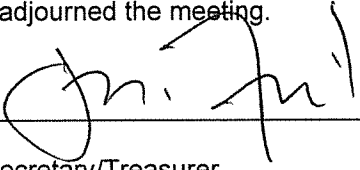
**Adjournment:**

There were no questions from the public and Mr. Johnson adjourned the meeting.



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President



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Secretary/Treasurer