

**BOARD MINUTES**  
**Monday, March 18, 2024, 5:30 p.m.**

The FHRA Board met in public session at 9001 E. 59<sup>th</sup> Street, Public Assembly Room, Lawrence, IN at 5:30 p.m. Meeting was called to order by Board President, Russell Brown. A quorum was met.

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

Staff Present: Heather Millikan

Mr. Brown opened the meeting at 5:30 p.m. and stated there was a quorum and all board members were present. Ms. Horth Powers was present by phone.

There was nothing new to report by Ms. Horth Powers who serves as Secretary Treasurer.

The first item of new business was approval of February 20, 2024 meeting minutes. There were no corrections or additions as submitted. Mr. Yates made the motion for approval and Mr. Adkisson seconded. Mr. Brown took a roll call vote and it passed 5-0.

Mr. Brown stated the next two agenda items go together. They are both proposals for a conceptual potential redevelopment at the Fort. The first proposal is for professional services for projects between FHRA and Studio Axis. There were no comments or questions and Mr. Brown asked for a motion between FHRA and Studio Axis. Ms. Horth Powers made a motion and Mr. Banks seconded. Mr. Brown took a roll call vote and he stated that he would abstain from the vote due to a professional conflict. The roll call vote passed 4-0-1.

Next item was approval of a proposal for owner's technical rep services between FHRA and Shiel Sexton. This is also part of the conceptual redevelopment opportunity at the Fort. There is a not to exceed amount included in the proposal. There were no questions from the board members. Mr. Brown asked for a motion to approve. Mr. Yates made a motion and Mr. Adkisson seconded. A roll call vote was taken and passed 5-0.

Next item was approval of economic development contractual services agreement between FHRA and Post Road Development, LLC. Mr. Keith Johnson, Principal of Post Road Development, LLC stated he was happy that he worked for Russell over ten years ago as Deputy Trustee and then worked for Mayor Jessup as Deputy Chief of Staff and did communications and then planning and zoning and redevelopment. He stated what was happening in Lawrence was always very exciting and promising and he is grateful for the consideration to be back and get back to work.

Mr. Brown stated that Keith already has an agreement with the Redevelopment Commission to provide services and this will provide a cohesiveness in redevelopment opportunities at the Fort. He looks forward to working with Keith and continuing work with Heather at the FHRA.

Mr. Brown called for a motion to approve the agreement. Ms. Horth Powers made a motion and Mr. Banks seconded. Mr. Brown took a roll call vote and it passed 5-0.

Next item was approval of municipal advisory and management services proposal between FHRA and Bondry Management Consultants, LLC. This agreement would engage Bondry as FHRA's municipal fiscal analysts taking the place of Crowe who has handled that for several years. The president of Bondry is Oscar Gutierrez who is very familiar with Lawrence and FHRA. He previously served as controller at the city of Lawrence. Bondry is part of the team of the Redevelopment Commission and provides services to the city at large. This agreement also meets the goals of the administration to have more MBE and VBE businesses providing services to the city.

Mr. Brown said he would ask the motion to be made to allow for the approval of the agreement subject to changes based on discussions on the rate structure whether it will be hourly or a flat fee. This motion would be made subject to the approval of the final determination of the rate structure.

Mr. Yates made the motion and Ms. Horth Powers seconded. Mr. Brown took a roll call vote and it passed 5-0.

Next item on the agenda was listed as an approval of a federal lobbying proposal between FHRA and Taft Stettinius & Hollister LLP. Mr. Brown stated that FHRA does not have a final proposed agreement for federal lobbying services available yet to vote on and the item will be tabled until the April meeting.

Mr. Brown asked consent to add a legal services agreement with Taft Stettinius & Hollister and that will be to provide bond services and other legal services previously provided by Barnes and Thornburg. This would be a new bond counsel relationship. There will be a need for Taft's services for refunding and reissuing the 2022 BAN that is up for renewing in the near term. Mr. Brown called for a motion to approve the proposal. Mr. Yates made a motion and Mr. Adkisson seconded. A roll call vote was taken and passed 5-0.

The last item is the proposal of Resolution 2024-01 which would approve the purchase of 9160 Otis Avenue. This is the location of the Fort Harrison Veterinarians. Dr. Wheeler has retired and has a tenant and FHRA have successfully negotiated a purchase agreement with the owners of the property. FHRA does not anticipate any changes to the services provided there in the near future. This along with the previous acquisition of the dentist office last year does provide the FHRA to have a cohesive redevelopment opportunity for that important corner in the Fort.

Mr. Brown called for a motion for Resolution 2024-01. Mr. Banks mad a motion and it was seconded by Dion Adkisson. A roll call vote was taken and passed 5-0.

Ms. Heather Millikan gave the Executive Director's report. Ms. Millikan stated the Purple Line terminus structure on Wheeler in the Ivy Tech parking lot should be complete in October.

Davis Homes had their first townhome sale for the new Towns at Fort Harrison. Construction work on the first building should start within 45-60 days. There are two floor plans, and they average 2100 sf. If you would like more information about the townhomes you can visit the website at: <https://www.davishomes.com/community/the-towns-at-fort-harrison>

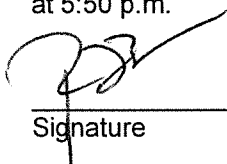
The 2024 Fort Ben Farmer's Market is taking applications for new vendors. Go to [Visitlawrenceindiana.com](http://Visitlawrenceindiana.com) website to complete an application.

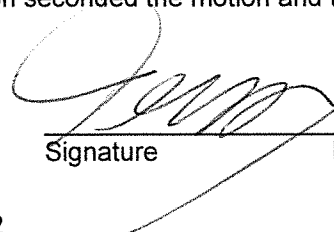
The City of Lawrence is hosting a Solar Eclipse music festival and watch party on April 8<sup>th</sup> starting at 1:00. There will be live music, food trucks, a market, and other activities. Eclipse glasses can be purchased for \$5 through the Greater Lawrence Chamber at Porter's Books & Bread and Saltire Toys & Games.

The Village of Merici is in full swing with construction work at the second location on Lawton Loop East. There is a construction fence up for the next few months around the property. All residents and visitors coming in and out of the Lawton Loop East access road please be cautious of the workers.

Ms. Sheila Klopfenstein a resident of Lawton Loop came forward and asked when the Keystone project would begin. Ms. Millikan stated the project is still going to commence but there has been some delay with design and Keystone's financing. Mr. Brown stated that Keystone Group submitted an extension for the closing for an additional 30-60 days with an anticipated closing of mid-May.

There were no additional questions from the public. Mr. Brown asked for a motion to adjourn the meeting. Mr. Yates made a motion to adjourn, and Mr. Adkisson seconded the motion and the meeting concluded at 5:50 p.m.

  
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Signature                      4/22/24  
Date

  
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Signature                      4/22/24  
Date