

BOARD MINUTES
Monday, June 17, 2024, 5:30 p.m.

The FHRA Board met in public session at 9001 E. 59th 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, Karen Horth Powers, Dion Adkisson, Zechariah Banks

Staff Present: Keith Johnson, April Pyatt

Mr. Brown opened the meeting at 5:30 p.m. and stated there was a full board quorum present.

Ms. Horth Powers stated in the Secretary Treasurer's report that the 2023 audit work is under way.

The first item of new business was approval of the April 22, 2024 board meeting minutes. Mr. Brown stated there was no public meeting in May 2024. Mr. Yates made a motion to approve the April minutes and Mr. Banks seconded the motion. Mr. Klopfenstein proceeded to make a comment and Mr. Brown stated he didn't feel it was appropriate to entertain comments while a motion was pending but he would entertain Mr. Klopfenstein's comments.

Mr. Brad Klopfenstein of Lawton Loop West Drive recommended he would not approve the minutes because that was not a valid meeting because the doors were locked. He recommended to the board that they redo the business from the April meeting and approve the minutes at the next meeting. Mr. Brown stated the board was planning to ratify the board's actions from the April meeting. Mr. Brown stated they could move the item to the end of the agenda or add comments to the end of the minutes since there was one person who was not able to get into the building. He stated there were members of the public who were in attendance that were expected that evening and were able to get into the building.

Mr. Brown asked if there was a modification based on Mr. Klopfenstein's comments. Ms. Horth Powers said they should go ahead and proceed and approve the minutes and then will ratify the items and they would be part of the June meeting minutes. Mr. Yates stated that if it meets legal requirements they should go ahead and ratify the items and include them in the meeting minutes. Mr. Brown stated there was a motion made and properly seconded to approve the April 22nd meeting minutes. The board were all in agreement and the motion passed unanimously.

The next item on the agenda was Resolution 2024-03 which is the annual resolution indicating there are no excess TIF proceeds to distribute to other taxing districts. This resolution is an annual activity that FHRA and other redevelopment commissions throughout the state take. The resolution essentially provides that the funds collected from assess 2024 pay 2025 taxes are needed for obligations or planned activities of the FHRA. Mr. Brown asked for a motion to approve Resolution 2024-03. Ms. Horth Powers made a motion and Mr. Banks seconded. There was no discussion on the motion or resolution. The board all voted unanimously, and the motion passed.

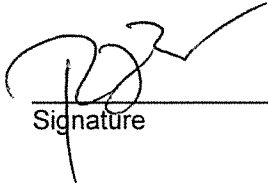
The final item on the agenda was to ratify agenda items approved at April's public meeting. As Mr. Brown mentioned, since the date of the April meeting was changed and not held on the normal date, the programmed doors to the building were not unlocked. This was not realized until after the meeting was concluded. A member of the public was unable to get into the building and missed the meeting. Mr. Brown asked for the agenda to include a ratification of the agenda items. The two items on the agenda in April were the approval of the March 18, 2024 meeting minutes. The minutes were approved unanimously but Mr. Brown asked for a motion to ratify those minutes. Mr. Yates made the motion and Mr. Adkisson seconded and the motion passed unanimously.

The second item that was approved was a Project Agreement with Foamcraft for Parcel L. As included in the minutes of the meeting, there was a small presentation by Nathan Elliott of Foamcraft related to that project. The agreement was signed and is moving forward towards a closing hopefully this year. Mr. Brown asked for a motion to ratify that item for Parcel L. Mr. Banks made the motion and Mr. Adkisson

seconded. There was no discussion about the motion and the full board was in favor and the motion was approved unanimously.

Mr. Johnson gave an Executive Director's update. He stated the Fort Ben Farmer's Market is underway on Thursdays from 4-7. The produce is still not in full operation but there are plenty of other good things. Mr. Johnson stated that Mr. Elliott is working diligently on closing and bringing together a full slate of retail establishments for the development and Mr. Johnson is helping him. He said FHRA is moving forward on other projects and pursuing deals for more mixed-use developments on the Fort.

There were no additional questions from the public. Mr. Brown stated the next meeting is July 15th unless a change is made and FHRA will post that change. Mr. Brown asked for a motion to adjourn the meeting. Ms. Horth Powers made a motion to adjourn, and Mr. Yates seconded the motion and the meeting adjourned at 5:39 p.m.



Signature Date 7/16/24



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