

BOARD MINUTES
Tuesday, July 18, 2022, 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 Mr. Jeff Vest. A quorum was met.

Members present in person: Jeff Vest, Jason Fenwick, Russell Brown

Members present by Phone: Lacy Johnson and Karen Horth Powers

Staff Present: Heather Millikan

Mr. Vest opened the meeting and stated there was a quorum.

There was nothing new to report by the treasurer.

New Business:

First item of new business was approval of the June 21, 2022, board meeting minutes. There were no changes suggested by the board. Mr. Brown made a motion for approval of the minutes as submitted and Mr. Fenwick seconded the motion. The minutes were unanimously approved.

Next item of new business was Resolution 2022-05 which authorized Request for Proposals for a BOT Agreement for new Parking Garage - Parcel B. Mr. Vest requested comment from the Director of FHRA Ms. Millikan. Ms. Millikan deferred to Legal Counsel Richard Stark with Barnes and Thornburg. Mr. Stark indicated that the Statute requires that you adopt the revisions for the BOT Statute. This resolution allows you to adopt the BOT statute and includes the possibility to appoint members to a committee/board. A motion was made by Mr. Brown to approve Resolution 2205-05 and allow the President to appoint the 3 Committee/Board members as outlined in the statute. The motion was seconded by Mr. Fenwick. There was a unanimous vote to approve.

Second item of business was resolution 2022-06, authorizing a City Service Agreement between the City of Lawrence and Fort Harrison Reuse Authority. Mr. Vest asked about the agreement explanation from Ms. Millikan. Ms. Millikan indicated that this agreement covers 2 years and is an annual payment back to the city to cover police, fire, and utilities. This resolution authorizes this new agreement. Mr. Brown stated that the agreement modifies how we calculate the amount and utilizes amounts collected post circuit breaker. Mr. Browns understanding and vote is conditional on the requirement that the funds will be specifically utilized for the procurement of professional services for storm and sanitary structure in the Fort. The city can only utilize this for these specific purposes.

Mr. Vest commented that the sanitary upgrades need to happen for other future projects to continue.

Mr. Vest asked for a motion on the Resolution 2202-06. Mr. Brown motioned to approve the resolution. Ms. Powers Second the motion. Roll call was taken and all approved.

Mr. Vest asked for a motion to approve Resolution 2022-07. A resolution authorizing a Project Agreement for KG Fort, LLC to develop 3.784 estates of land into a 5-story mixed – use building including 204 residential units, 19000 s. f. of retail, office, and covered parking. Mr. Vest asked if Mr. Starkey would like to make comment. Mr. Starkey commented that fact going to be going to go forward through Economic Development Bond. No risk from the city's perspective.

Keystone Group had no additional comments to add.

The board commented on the importance of the development and expressed their support of the Keystone Group as the developer. The belief is that because Keystone Group is the developer, this will stimulate interest in future projects by others.

Mr. Vest asked for a motion to approve Resolution 2022-07. Mr. Brown motioned to approve and Mr. Fenwick second the motion. Roll call was taken. Motion was approved.

Update from Executive Director:

Ms. Millikan made the following report:

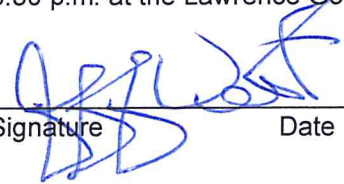
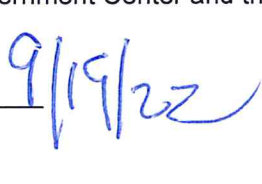
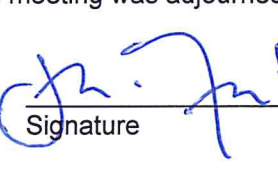
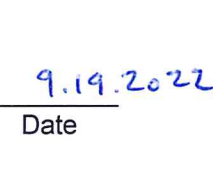
- Civic Plaza at Otis and Wheeler Road has completed earth work and work started on the water meter pit installation and power line relocation. Still anticipating a late fall completion.
- The library on parcel J on 56th Street and Melner has started looking like a building. Steel beams for walls and roof are going up.
- The Hilton Tru Hotel has signage on the building. The base layer of asphalt is in and construction should hopefully be done in 2 – 3 weeks.
- The Purple Line road and curb work is complete, and Wheeler Road is officially open again. They are currently working on the terminus structure on the west side of the Ivy Tech parking lot.
- PX building has truss repair complete. A new roof has been installed. They are expecting to start masonry work this week.
 - Continuing marketing efforts and having conversations with interested parties in leasing some or all the 11,000 s. f. space let me know and I can connect you with the owners.
- Village of Merici Phase 2. I have spoken to Joe and Colleen Renie, and they confirmed their commitment to getting the project completed despite the rising construction costs and interest rates. Still working thru some design changes and hope to have final approval from DNR in a couple of weeks and then will get final construction costs and demo can start. Hoping to start construction by the end of summer and anticipate 11 months for the construction buildout which would put them at a completion date of July, 2023. Interior and exterior work will be done at the same time, but they would like to get most of the exterior work done before winter.
- Harris & Ford located at 56th and Lee Road just west of the 56th street bridge is expanding. They have cleared trees on the east and west sides of their property to make room for an additional separate building.
- Please look at the new and improved Fort Ben pillar logos around the Village. We would like to thank Jared and Daniel with the City of Lawrence for their work on this improvement project.
- If you see any property around Fort Ben with tall grass or weeds you are encouraged to contact the city of Lawrence DPW or the website and report it or you can email me, and I can reach out to DPW. And as a reminder if you notice any streetlights out around the Fort, please take a picture of the number on the pole and note its location and you can email it to my attention. I can report it on the AES website.
- There are a few great events happening around Fort Ben right now. Fridays at the Fort and on Thursday's the Farmer's Market which are both at the Arts Cultural Campus. The Lawrence

Chamber is hosting weekly music and motors cruise ins with live music on Wednesdays from 4-9 p.m. at Lawton Loop. Also, the Greater Lawrence Chamber is hosting their annual golf outing at Winding Ridge Golf Club on September 12th. Visit the Chambers website to register to play or sponsorship.

- Mr. Vest added that Pickleball will take place within a week.

Adjournment:

There were no additional questions from the public and Mr. Vest stated the next meeting is August 15th at 5:30 p.m. at the Lawrence Government Center and the meeting was adjourned.

			
Signature	Date	Signature	Date