

**BOARD MINUTES**  
**Monday, July 12, 2021, 5:30 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 5:30 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:** Karen Horth Powers

**Staff Present:** Aletha Dunston, Heather Millikan, April Pyatt

There was no treasurer's report.

**New Business:**

First item of new business was adoption of the May 17, 2021, board meeting minutes. Mr. Vest called for a motion. Mr. Brown made the motion for approval of the minutes and Mr. Fenwick seconded. A roll call of votes was taken, and minutes were unanimously approved.

Resolution 2021-06 is a resolution authorizing that there is no excess TIF to allocate to overlapping taxing units. Mr. Brown made a motion to approve Resolution 2021-06 and Mr. Fenwick seconded the motion. A roll call vote was taken, and the motion passed unanimously.

Mr. Fenwick stated that FHRA is required as a TIF district to declare if there is any excess TIF each year. The FHRA does not have any excess TIF to declare due to the debt service that is outstanding as well as the planned future projects that will capture all the FHRA's TIF.

Resolution 2021-07 is a resolution authorizing sale of a parcel of real estate located at 5747 Lawton Loop East Drive, commonly known as the PX Building. Mr. Fenwick made a motion to approve Resolution 2021-07 and Ms. Horth Powers seconded.

Ms. Dunston stated that the FHRA is entering into an agreement with OnPoint Real Estate Solutions for the restoration and marketing of the PX building on Lawton Loop East. There is a due diligence period to make sure the site is clean and ready. The plan is to get started creating a Class-A office space and be finished with construction in late spring 2022 and occupied by the end of 2022. The work includes structural repairs, tuckpointing, limestone repairs, exterior soffit and fascia repairs, new windows and doors and frames. It will also encompass new parking lot site work, a small dumpster enclosure, curbs, walks and landscaping. All work must meet historic DNR standards since it is a historic building. Marketing the PX building will have a high emphasis on tech, architecture and design, real estate, accounting, or other professional office uses. The goal is to find one user or one user per floor for the building.

Mr. Brown stated since he was the only person on the board since the FHRA reacquired the building back in 2012 or 2013 and he appreciates the work put in by staff and other board members on the RFP process and evaluating the proposals. He stated this is a very viable solution and looks forward to completing the project.

Mr. Vest took a roll call vote of the board members and the motion passed unanimously.

Resolution 2021-08 is a resolution authorizing the transfer of 5710 Lawrence Village Parkway, commonly known as Civic Plaza, subject to transfer agreement in substantial form, provided with such changes as the officers of the board may approve at a later date. Mr. Vest asked for a motion. Mr. Brown made a motion and Mr. Fenwick seconded.

Ms. Dunston stated this agreement is worded a bit differently than others because we will also have to go thru the legal acceptance by the city and their processes. This is outlining the authorization from the FHRA side to turn over the project to the city. The project has been in design with Shrewsberry Engineering for the last few months. The bids are due to be advertised next week with work anticipated to start late August or early September and ideally the project will be complete late April or early May in time for festival season next year.

Mr. Vest said the city Winterfest next December will occur at Lee Road Park with the outdoor skating rink and other amenities. Ms. Dunston stated the Farmer's Market will remain in the same location on Lawrence Village Parkway between Civic Plaza and the new apartments. Fridays at the Fort has already moved down to the Lawrence Fort Ben Cultural Campus. Ms. Dunston stated the FHRA should have designs to share with the public soon. The designs must meet DNR requirements for the grant that the city was approved for.

Mr. Brown asked if the city would be handling the solicitation of the bids for the work. Ms. Dunston stated yes one of the DNR grant caveats is that the project must be a city project. When the FHRA ceases to exist after it completes its mission, the projects will all be turned over to the city and so this will be turned over now to be pre-emptive so the grant funds can be utilized for the project.

Mr. Brown stated he wanted to give a shout out to Ms. Dunston and staff for going after and procuring this grant which helps put the FHRA down the road on the project. He has been on the board since 2012 and as a resident of the Fort he is excited to get this project going and activate Civic Plaza for use going forward and looks forward to the project.

Mr. Vest stated that serving as Parks Board President along with the other hat he wears on the FHRA board, he appreciates the relationship with the city and the Parks Department in getting this done.

Mr. Fenwick stated that as a FHRA board member and Fort resident he feels this will be a beautiful project that will transform Civic Plaza and should spur more future events in the heart of the area, and he is fully in favor of it.

Mr. Vest took a roll call vote and the motion passed unanimously.

**Update from Executive Director:**

Ms. Dunston stated there are 14 lots left out of 60 of the David Weekley Homes phase 3 project. She stated they are going quickly so anyone interested in building a new home should act quickly. The new Otis Apartments are 35% preleased including the building that is currently ready as well as the remaining buildings still going up. The fourth floor of the 98 room Hilton Tru hotel has gone up and is on track to be open next spring. The library went out to bid this week for site construction with plans to start construction next year and be done by the end of the year and open at the end of 2023. The FHRA has started discussions but are not ready to be announced yet of the five remaining FHRA lots. Ms. Dunston stated since there are several people in attendance that have interest in the Parcel C townhomes discussion that at the end of the agenda there will be time for anyone to ask questions or give comments.

**News at the Fort:**

- RUN 317 Lawrence – Fort Ben 5k at 7:00 p.m. on Thursday, July 15<sup>th</sup>.
- Greater Lawrence Chamber Breakfast Connections – Arts for Lawrence on July 29<sup>th</sup> at 7:30 a.m.
- Fridays at the Fort at the Fort Ben Cultural Campus – 6:00 to 9:00 p.m. on July 16, July 30, August 13, August 27.
- Fort Ben Farmers Market every Thursday from 4:00-7:00 p.m. at Civic Plaza from June thru October.
- Unless an exception is made, all board meetings will be held the 3rd Mondays at 5:30pm in the Public Assembly Room of the Lawrence Government Center at 9001 E. 59th Street.
- Please follow [@FortBenIN](#) on Facebook and [@FortBen\\_IN](#) on Twitter – and invite your friends!

Mr. Trace Yates of Lawrence Loop East asked about expense accounts and Ms. Millikan stated she would follow up on his questions later.

Mr. Bruce Hugon of Lawton Loop East asked who the PX building was being sold to. Ms. Dunston stated it is being sold to OnPoint. Mr. Hugon asked who their principles are, and Ms. Dunston stated she did not have that information with her but would make that public.

Ms. Dunston stated that the Parcel C townhomes project is an 18-unit townhome project on an acre parcel at Birtz Road near the Ravine. She stated she has seen the fliers and emails going around and wants to address a few concerns and clear up any misconceptions about the project. The FHRA has been working with Davis Homes and there was a meeting in the past few weeks with Davis Homes and some of the remonstrators. The meeting was recorded to be shared but unfortunately it was not able to be saved. Davis Homes is doing a point-by-point Q&A fact sheet about the items discussed that day with some imagery so that everyone has the same information to hopefully be distributed by the end of the week.

The first item Ms. Dunston wanted to clear up is the question of the remaining open space. She stated it was a misunderstanding because it is a wooded parcel and people thought that it would always stay that way. All plans since the FHRA was created in the 1990's have shown that as a developable site zoned as Office or Commercial-1 so it could house more intense uses like office, assisted living or daycare. The goal has always been to develop that site. Some homeowners were apparently told by different people that it would remain open space. Ms. Dunston cannot find anything to that effect. It has always been on the marketing parcel maps since she started over three years ago and she has done all the due diligence possible and is unsure how that information of it remaining open space got started or why.

The developer is contemplating some additional green space on the site, in fact more than the code requires. Ms. Dunston has been happy with the developer's response to eliminate one of the drives and put in more green space.

The proposed design modifications from the neighbors, which was impressive that they did go to that degree unfortunately goes far astray from what the code requires, and the code is what dictates the buildings being along the street like the David Weekley Homes project with new urbanism principles of housing being set along the sidewalk and not set back from the sidewalk. So even if some of the units were eliminated, we would still be asking for units to be built closer to the sidewalk. As a professional planner that is what we strive for in a complete neighborhood.

There is confusion that setbacks might eliminate the sidewalk, but there is no way we would let a project go in that eliminates a sidewalk. This area has something called a build-to line not a set-back. We are more concerned with how close you are to the sidewalk and curb rather than being further from the sidewalk or curb.

One item talked about in the virtual meeting with the developers was a concern about traffic. They have agreed to do a traffic study which is being done now and will be shared. They are also updating the site plan to better show the building and access because there was confusion between the plat that was circulated. The plat is just showing the individual lots and not the footprints of the buildings.

The developer has not gone forward with doing the official design of the exterior but one thing the developer is aware of is this site is within the historic boundary of Lawrence Village PUD. It will have to fit architectural standards and be 100% masonry and be reviewed by DNR and held to a much higher standard than even David Weekley Homes. For example, David Weekley Homes are required to have 20% masonry on each side of the building, this will be 100% masonry on all sides.

Another item to mention is the rear load garages that are anticipated. Part of the justification of where the buildings were set is to make sure the garages are never visible from the three facing streets. You will only see frontage and sides.

Ms. Dunston opened the meeting up for questions or concerns that she did not address and can be given to Davis Homes to address. Ms. Dunston did state the formal hearing will be on July 29<sup>th</sup> at the City-County Building.

Ms. Sarah Fuller of 9114 Hawkins Road stated that regarding the Davis Homes project she asked about the drainage and trees staying. Ms. Dunston said they will have to do a study where the trees are in connection with the development. The area is part of the master drainage system in the Lawrence Village and flows into the pond by the YMCA and is tied to the ravine. Ms. Fuller asked if with the additional homes will there be a strain on drainage and Ms. Dunston said there will be a study done but that will be contemplated by Lawrence Utilities.

Ms. Fuller asked about extra traffic in the area from the development and the concern of how no one stops at any of the stop signs. She asked if someone could initially monitor that issue as there are several small children in the area. Ms. Dunston stated they will do a traffic study and hopefully that will be released soon. Also Ms. Dunston stated as a rule as more buildings are put up it tends to slow traffic down. Ms. Dunston stated we can work with the city to make sure the stop signs are visible.

Ms. Rhonda Brandt of 5761 Birtz Road wanted to elaborate on Ms. Fullers comments about not wanting to lose the trees that have matured to a good height. She said she so appreciates what the FHRA has done. As residents of Lawrence for 31 years, they chose to live on Fort Ben because they love what was being done here and want to support that. They also hope that the board would want to keep it beautiful. They expect development to come here but just want it to be done responsibly.

Ms. Dona Sapp of 9101 Rising Road and was one who attended the virtual meeting. She wanted to clarify that she appreciated the opportunity to speak at the meeting with Davis Homes and their response. They felt that the most prominent concerns are they were told Davis Homes would enhance the landscaping, but the number of units would not go down. One of the other items was that after looking at the revised plat, it went from two access points to one. The one that is staying is closest to the four-way stop. They did estimates that there would be two cars per unit which would mean 36 cars coming in and out of the neighborhood right at the four-way stop and that could be dangerous and cause backups. Ms. Sapp said it does not appear any further investigation would be done but Ms. Dunston stated that they would also engage the city engineer in the discussions to make sure that is the optimal place to put the drive. The other concern was originally the goal was to use the adjacent property owners drive to tie into but unfortunately, they could not come to an agreement.

Ms. Sapp asked if there is a way that the residents can be kept in the loop on any new information, so they do not have to dig for updates. Ms. Dunston stated that the goal of having the people on the virtual meeting was to be able to disseminate the information broadly to more people, but the video was lost. They are pulling information together now and plan to use the HOA website to disseminate that. Ms. Sapp asked is there is a plan to make any revisions to the proposed plans. Ms. Dunston said the developers agreed to do a traffic study, intend to show the building plans as well as the plats, show what green space is available and what trees can be saved but she is not sure what will be revised. Ms. Sapp asked for some type of communication when that that occurs. Ms. Dunston stated even if there are less units, we will still ask that they line with the road and not be a green courtyard concept.

Ms. Dunston stated again there is an official hearing on this matter on July 29<sup>th</sup> at the City-County building. Also, she said If you are not acquainted with the Lawrence Village Master Plan, a link to that plan can be provided. For example, Ms. Dunston heard a comment recently about the new hotel being built and had to share that the goal was always been to establish Otis Avenue as a main street with a lot of mixed uses. The Village was never intended to be purely residential.

Ms. Alaina Thompson of 5749 Birtz Road asked how the plans will be communicated to the residents. Ms. Dunston stated she hopes by the end of the week Davis Homes will provide feedback on the aforementioned items addressed by Ms. Dunston. She stated the information will be shared on the HOA website set up by Omni Management. Ms. Thompson asked if a study was completed for the parking for the new apartments in the area. Ms. Dunston stated the code for Lawrence Village has always

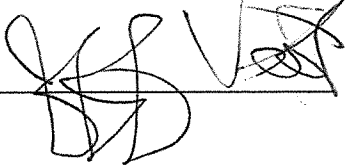
contemplated this would be a high-density area. There is a lot of parking behind the apartments and garages that people do not see, as well as the on-street parking and the parking plans must always be approved. Ms. Dunston stated that to get the retail mix we need, with housing, office users and restaurants, can be a delicate balance.

Ms. Dunston closed by saying she appreciated everyone coming and sharing their concerns and assured everyone that the FHRA wants to keep the area just as nice.

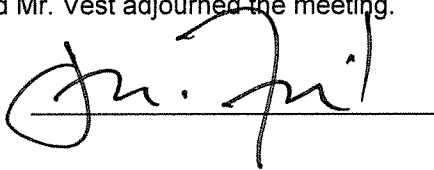
Mr. Vest stated the next public meeting will be August 16, 2021, at 5:30 p.m. at the Lawrence Government Center Public Assembly Room.

**Adjournment:**

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



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A handwritten signature in black ink, appearing to be 'D. Dunston', written over a horizontal line.