



## PUBLIC BOARD MEETING AGENDA

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**DATE:** Monday, April 19, 2021

**TIME:** 5:30pm

**LOCATION:** Lawrence Government Center

**PRESENT:**

- Jeff Vest, President
- Karen Horth-Powers, Vice-President
- Jason Fenwick, Secretary/Treasurer
- Russell Brown, Board Member
- Lacy Johnson, Board Member
- Aletha Dunston, Executive Director
- Heather Millikan, Operations Director
- April Pyatt, Legal Counsel

[1] **Call to Order and Determination of Quorum** – Board President

[2] **Secretary Treasurer's Report** - Mr. Vest

[3] **New Business** – President

- Approval of March 15, 2021 meeting minutes
- Authorization of Resolution 2021-02 to convey that certain building and adjacent structures, formerly located at 5803 Lawton Loop East Drive, Lawrence, Indiana 46216 and commonly referred to as the former Communications Building and new Visual Arts Center in its new location at 8970 Post Road to the City of Lawrence, Indiana in accordance with terms depicted in the transfer agreement.
- Authorization of Resolution 2021-03 to convey Type 210 alcoholic beverage permit No. RR49-33352 to Beer Baron LLC. in accordance with negotiated terms and approved transfer agreement.
- Authorization of Resolution 2021-04 - authorizing the approval of the transfer agreement with the Lawton Loop East Condominiums, Inc. for the conveyance of the FHRA Property known as 5803 Lawton Loop East to LLE Condos in exchange for the acquisition of a certain parcel of real estate located in Marion County, Indiana to the east of 5745 LLE and more particularly depicted in the transfer agreement.
- Authorization of Resolution 2021-05 for execution and performance of project agreement for conveyance of land commonly known as Parcel C at 5747 Post Road to Davis Building Group, LLC for development of 18-market rate townhomes, subject to necessary changes by board officers or executive director.

[4] **Executive Director Report** – Ms. Dunston

[5] **News from the Fort** – Ms. Dunston

- Mark your calendars:
  - State of the City Address – The Garrison rescheduled to May 12<sup>th</sup> 11:30-1:00pm – register with the Greater Lawrence Chamber
  - Fort Ben Cultural Campus ribbon-cutting event planned for May 22<sup>nd</sup>
  - The Otis Grand Opening event planned for June 10<sup>th</sup> at 3:00pm
- Unless an exception is made, all board meetings will be held the 3<sup>rd</sup> 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!

[6] **Adjournment** - President

The next public meeting will be held on May 17, 2021 at 5:30pm.



## PUBLIC BOARD MEETING AGENDA

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### BOARD MINUTES

Monday, March 15, 2021

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:**

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

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

Mr. Fenwick gave a brief secretary treasurer's update. He stated the board and staff have been working on completing a five-year budget and says it should be done soon.

Mr. Vest stated the FHRA Board and Staff held a retreat at the Benjamin Harrison Presidential Site on March 2<sup>nd</sup>, and he stated it was a welcome change of venue and the board and staff got some work done.

#### **New Business:**

First item of new business was adoption of February 8, 2021 board meeting minutes. Mr. Vest asked for a motion. Mr. Fenwick made a motion to approve the minutes and Mr. Brown seconded the motion. A board member roll call was taken, and the minutes were unanimously approved.

The next item of new business was authorization and approval of the execution of that certain Letter of Intent for sale of property commonly known as Parcel C at 5747 Post Road to Davis Building Group, LLC for development of 18 market rate townhomes. Upon approval the Executive Director and President are authorized to negotiate and finalize the purchase agreement for the project with Davis Building Group, LLC with the final purchase agreement brought to the board for final approval.

Mr. Brown recused himself from taking a vote on the matter. Ms. Horth-Powers made a motion and Mr. Johnson seconded. A board roll call was taken other than Mr. Brown and the board voted unanimously for approval.

The next item of new business was authorization and approval of transfer of alcohol beverage permit currently held by the Fort Harrison Reuse Authority upon terms and conditions to be negotiated and finalized by the Executive Director and President of the Board, with final transfer agreement to be presented to, approved, and ratified by the Board at a following meeting.

Ms. Dunston stated this is the liquor license the FHRA has held in escrow for the last four and a half years to be used for the 56<sup>th</sup> street development and will be expiring in June 2021. Mr. Johnson asked if there would be a claw-back provision in the agreement for the FHRA to get the license back if the party the FHRA transfers to no longer needs it. Ms. Dunston stated yes there would be. There were no further questions by the board. Mr. Brown made a motion to approve the transfer agreement. Ms. Horth-Powers seconded the motion. A roll call of the board members was taken, and it was unanimously approved.

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

Ms. Dunston stated that The Otis apartments that are just off Otis Avenue are now preleasing and showing apartments. The FHRA closed on four David Weekley Homes in phase 3. There are now 24 available lots remaining. The fencing south of Civic Plaza is the location of the new 98 room Hilton Tru Hotel and they have poured footers. The FHRA is in the design phase of the Civic Plaza project.



## PUBLIC BOARD MEETING AGENDA

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### News at the Fort:

- State of the City Address – The Garrison – New Date is May 12th 11:30-1:00 pm – register with the Greater Lawrence Chamber
- Mark your calendars: Fort Ben Cultural Campus ribbon-cutting event planned for May 22<sup>nd</sup>
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The next public meeting will be at the Lawrence Government Center Public Assembly Room on April 19, 2021 at 5:30 p.m. Masks are required to attend.

### **Adjournment:**

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