

BOARD MINUTES
Monday, September 19, 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, Karen Horth Powers, Russell Brown
Staff Present: Heather Millikan

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

There was nothing new to report by the treasurer.

Mr. Vest stated that the FHRA office moved to the Lawrence Government Center and wanted to thank the City of Lawrence for their help as well as Ms. Millikan for moving and keeping things going.

New Business:

The first item of new business was approval of the July 18, 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 the opening of a public hearing to amend the Fort Harrison Reuse Authority's declaratory resolution and reuse plan for the Fort Living Allocation Area for the Keystone Group's project. There were no comments or questions from the board or public or in writing. Mr. Vest made a motion to close the public hearing and Mr. Brown seconded the motion and the public hearing closed.

Next item of new business was Resolution 2022-08 which authorized the Fort Harrison Reuse Authority to create a new TIF allocation area on the Keystone Group's project site. Mr. Bingham, counsel with Barnes and Thornburg addressed the board. Mr. Bingham explained that the purpose of the resolution is to create a new standalone TIF allocation area coterminous with the Keystone project site. As was done previously for the Cityscape site, another area would be carved out for the Keystone project. The life of this new TIF area will be 25 years from the date the bonds would be issued and payable. A motion was made by Mr. Fenwick to approve Resolution 2022-08 and seconded by Mr. Brown and the vote was approved unanimously.

Next item of new business was resolution 2022-09, authorizing the Fort Harrison Reuse Authority to pledge 90% of the TIF revenue from the Keystone project to the bonds. Mr. Bingham explained that this resolution is the legal instrument which pledges 90% of the tax increment to the bonds that are being issued for the project. The remaining 10% of the increment will go to the FHRA to be used for any purpose they choose. The 90% collected is moved over to pay debt service on the bonds and for other improvements on the project itself.

Mr. Brown stated he has had conversations with city council members and wanted to state why he is in support of this project. He stated since he's been on the FHRA board in ten years and having four different developers interested in this property, this is the first time the developer did not ask the FHRA to empty the piggybank or for a master lease or take other actions on a going forward basis. Mr. Brown stated when it's said there is no cost or no risk to the FRHA that is what he is talking about. The second reason he is in support of this resolution and this project is the innumerable additional benefits to doing this project. It continues to set the precedent on what should be on the FHRA's most valuable property. It retains talent. It retains families to stay in Lawrence. It adds value to the school district. It adds value to many things without the FHRA having to write a check. It does not diminish the opportunity to finish out the last remaining projects we have. It will position our last remaining ocean front property to be the last impactful type of project. From his perspective as someone on the board for ten years and lived at the Fort for thirty months this is FHRA's opportunity to finish out it's long time vision. Mr. Brown stated this is

the market we are in. We are competing with Fishers, McCordsville and other municipalities who are writing checks to have this type of project come in. For these reasons he will be supporting this project and asking the council to support it also.

Mr. Brown made a motion to approve the resolution. Ms. Powers second the motion and it was unanimously approved.

Update from Executive Director:

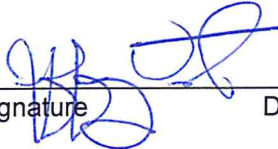
Ms. Millikan gave the following report:

- The FHRA office has moved to the Lawrence Government Center, and you can find us in suite 202. Want to thank the Lawrence Street Department guys for their help and Jeff's.
- Civic Plaza at Otis and Wheeler Road completion date is on track to be October 13th.
- The library on parcel J at 56th and Melner has steel structure up along with exterior walls and roofing. They are on schedule for opening in mid 2023
- The Hilton Tru Hotel is complete and should open for business as they've received the certificate of occupancy and will be having a ribbon cutting/grand opening in the fall.
- The Purple Line project road work is complete. The expected completion date for the terminus structure in the Ivy Tech parking lot is set for October 3rd.
- PX building has truss repair complete. A new roof has been installed. Masonry work is almost done and rear patio work in ongoing.
- OnPoint is continuing marketing efforts and have Colliers engaged with that.
- Village of Merici Phase 2. They submitted their building plans to the FHRA ARC for review and have been working with DNR 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. Hope 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 and starting work to build an additional building to the west of the original building.
- 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.


Mr. Vest stated there are a several great events happening around Fort Ben right now. September 24th is the 5th annual Lagers in Lawrence Octobers at the Cultural Campus from 2-6 pm. Every Thursday thru October 6th is the Fort Ben Farmer's Market 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. The annual Indy Half Marathon is on October 1st starting at 8:00 a.m. and expect some road closures in Fort Ben during the marathon.

Adjournment:

There were no additional questions from the public and Mr. Vest stated the next meeting is October 17, 2022 at 5:30 p.m. at the Lawrence Government Center and the meeting was adjourned.



Signature Date 10/17/22



Signature Date 10-17-2022