

**BOARD MINUTES
SPECIAL MEETING
Thursday, May 4, 2023, 3:00 p.m.**

The FHRA Board met in a special public session at 9001 E. 59th Street, Public Assembly Room, Lawrence, IN at 3:00 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

Phone In: Lacy Johnson

Staff Present: Heather Millikan

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

New Business:

The first item was approval of Resolution 2023-01 which is a Resolution to approve the Transfer Agreement of property to Metropolitan School District of Lawrence Township to develop a 46,000 square foot Administration building on parcel F. Ms. Millikan stated that for reference, Parcel F is 4.3 acres which is west of Civic Plaza off Wheeler Road. Mr. Johnson made a motion for approval and Mr. Brown seconded the motion.

Mr. Brown stated that after 7 years he is happy to be voting on this issue. He stated the FHRA has long envisioned the schools would be the center of the city. He also stated that the proposed design allows for potential opportunities for future development of municipal buildings and is thankful that the school recognized the importance of parking limitations and the importance of green space remaining at the Fort. He stated the proposal is a bit different than the FHRA's traditional process and is appreciative that we were able to achieve the process and is appreciative of the school's partnership and he feels they are an important part of the community. For that reason, he would be voting in favor of the resolution.

Mr. Fenwick stated he agreed with what Mr. Brown said and is excited to have the school's administration building at the Fort. He's excited because of the statewide training and additional foot traffic that will bring and the foot traffic will visit restaurants and need a hotel when they are here and that will benefit the Fort.

Mr. Vest stated that Lawrence Township keeps growing and growing and they need additional space. The school district draws and keeps families here and we need additional space to educate and will allow us to accomplish that. The library and MSDLT will be connecting the neighborhoods in Lawrence on both sides of 56th and Pendleton Pike. Mr. Vest stated that the relationship that Dr. Smith and MSDLT and the City of Lawrence have the best relationship they have ever had.

Mr. Johnson stated that he would like to second everything that the other board members have spoken. He also stated something very important to him in considering his vote is the school district's importance of MBE/WBE goals and Veterans goals. The FHRA as an entity feels getting those safeguards and commitments from the school district is very important. He stated he applauds Dr. Smith and the rest of the school board for the work they have done.

Mr. Brad Klopfenstein a resident of Lawton Loop asked what the financial terms are of the deal with MSDLT. April Pyatt stated that in the Transfer Agreement there were no considerations other than the 46,000 square foot building be built on the land also that the building will be used as an administrative building for twenty years and the MSDLT can't use it for anything else. She stated this is a great partnership between the school district and FHRA and everyone is excited.

Mr. Pat Cunningham, president of the Boston Commons HOA stated he has no objections to the transfer but didn't know about there being an admin building and thought it was going to be a school. He's glad to know it will be an admin building. Mr. Cunningham asked what the current administration building will be used for.

Mr. Roger Smith, MSDLT Chief of Operations stated that the current administration building which was formerly Craig Middle School is slowly filling back up with students and that will continue to grow with more students. This new building will free up space in the current building for more students. He said the

business operations will be at the new building. It's more of an office building and will be used by others across the state.

Mr. Vest asked for a roll call vote and all four voted in favor of Resolution 2023-01.

Dr. Smith, Superintendent of Lawrence Township Schools thanked the FHRA and the community. He stated he wanted to address Mr. Cunningham and said they are building this as an office space and never intend it to be for students and thanked him for the support.

Mr. Roger Smith stated they are moving forward with design of the building and done by late fall to have plans and specs finalized. In December or right after the first of the year to bid the project and then a year to construct the building. They plan to move into the building on the first of the year in 2025.

The next item of new business is Resolution 2023-02 which approves a Letter of Intent with Foamcraft to develop parcel L into mixed use commercial and retail development. Mr. Brown made a motion and Mr. Fenwick seconded the motion.

Ms. Millikan stated that Foamcraft is a local Fort Ben company and is currently operating off of Harrison Park Drive. They have a couple of retail sites and are looking to develop some commercial and retail space on Parcel L at 56th and Lee. This LOI allows the FHRA to hold the parcel for them to complete due diligence for 180 days. They have been talking with retailers and restaurant groups to bring into the Fort.

Mr. Vest stated they want a more permanent presence in Lawrence since they lease space in other locations. It would be a nice fit and they understand the architectural requirements and importance.

Mr. Brad Klopfenstein asked about the financial terms. Ms. Millikan stated the LOI required them to put down a \$10,000 earnest money payment and stated that FHRA has had the parcel appraised. Ms. Pyatt stated the consideration will be based on fair market value of the parcel.

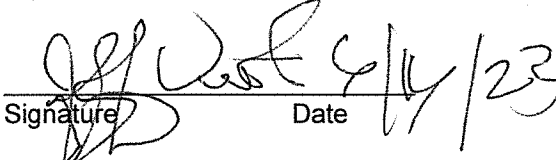
Mr. Brown stated that he is excited to have someone interested in a mixed use product at this corner and is excited about this opportunity.

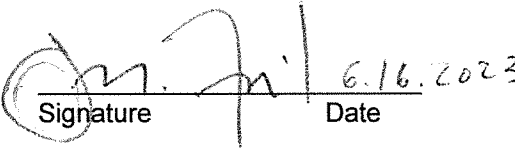
Mr. Johnson stated he wanted to state his appreciation to Heather Millikan and the rest of the board for their hard work on this issue.

Mr. Vest took a roll call vote of each board member, and all voted in favor of Resolution 2023-02 and it was approved.

Adjournment:

There were no additional questions or comments from the public, or the board and the meeting adjourned.


Signature _____ Date 6/14/23


Signature _____ Date 6.16.2023