

FHRA BOARD MINUTES
Monday, November 17, 2025, 5:30 p.m.

The FHRA Board met in public session at 9001 E. 59th Street, Public Assembly Room, Lawrence, IN. Meeting was called to order by Board President, Russell Brown.

Members present in person: Russell Brown, Trace Yate, Karen Horth Powers, Zechariah Banks
Staff: Heather Millikan, Greg Goodnight
Legal Counsel: April Pyatt

Mr. Brown opened the meeting at 5:30 p.m. and stated there was a quorum with four board members present. Mr. Adkisson was not present.

The Secretary/Treasurer's report was given by Ms. Horth Powers. She wanted to restate from October that the 2024 audit was complete and FHRA's financials were also available.

The first item of new business was approval of the October 20, 2025, board meeting minutes that were previously circulated to the board. There were no changes recommended. Mr. Banks made a motion for approval. Mr. Yates seconded the motion, and the motion passed unanimously 4-0.

The next item of new business was Resolution 2025-07 which is a resolution authorizing a Project Agreement between the FHRA and Rebar for a mixed-use development on Memorial Park Drive. Mr. Brown stated this is a public/private project agreement. FHRA acquired a portion of the property earlier this year. Mr. Brown said this is a project that's been in the making for quite some time. This would include the FHRA contributing that property that was purchased, a small cash investment and also a TIF pledge. There are still many steps to go but he stated they hope to close next August. Mr. Banks had to recuse himself due to his relationship between the developer and Mr. Banks' employer. Ms. Horth Powers made a motion to approve the resolution and Mr. Yates seconded. The motion passed unanimously 3-0.

The third item of new business was approval of an Engagement Agreement for bond counsel with Barnes and Thornburg for the Rebar project to serve as TIF counsel for the project. Mr. Brown stated we have a standalone engagement agreement which would be paid out of the cost of issuance of the bonds. Mr. Yates made a motion for approval and Mr. Banks seconded and the motion passed unanimously 4-0.


The final item of new business was approval of a Design Services Agreement with HWC Engineering for the Post Road and Otis Avenue corridor. Mr. Brown stated he would be recusing himself from the vote on this matter. Mr. Goodnight explained the project would make the Post Road and Otis Avenue corridor more pedestrian friendly from Post Road to Civic Plaza. Most of the design work is for the intersection as well as looking at on-street parking along Otis Avenue. Ms. Horth Powers made a motion for approval. Mr. Banks seconded. Mr. Brown abstained from the vote, and the motion passed 3-0.

Mr. Goodnight stated that what he has been working on is a lot of what has been voted on tonight, including the HWC agreement. Also, he's been working with StudioAxis on a massing study on lot B on Otis. He stated he has been having discussions with numerous developers as well.


Mr. Brown wanted to thank the Rebar team for their interest in the project and in being at the meeting. He stated they started talking about the project two years ago and he thinks this has a plan for pretty low density use and it extends in a meaningful way what we want to accomplish in the Village. It will change the scope and scale of what people see.

Mr. Brown stated the next meeting is scheduled for Monday, December 15, 2025, at 5:30 p.m.

There were no comments or questions from the public. Mr. Brown adjourned the meeting.



Signature 1/5/26
Date



Signature 1/5/26
Date