

**BOARD MINUTES**  
**Monday, August 17, 2020 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 called to order by Mr. Brown. A quorum was met.

**Members present in person:** Kyle Walker, Lacy Johnson, Jeff Vest, Russell Brown

**Members present by phone:** Matt Hall

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

Mr. Brown stated that as the only current board officer present, he called the meeting to order and stated the board needed to vote to elect a new President, Vice President and Secretary Treasurer. Mr. Brown asked for make a motion to nominate a slate of officers. Mr. Vest made a motion to nominate Mr. Kyle Walker as President, Mr. Lacy Johnson as Vice President and Mr. Jeff Vest as Secretary Treasurer of the FHRA board. Mr. Johnson seconded the motion. Mr. Hall voted aye, Mr. Brown voted aye, Mr. Walker voted aye, Mr. Johnson voted aye, and Mr. Vest voted aye. The motion passed unanimously.

Mr. Walker thanked Mr. Brown for his many years of service to the board as Secretary Treasurer.

**Update from the Secretary Treasurer:**

Mr. Brown stated the draft audit for 2019 was just received before the meeting and after he has time to review it will be forwarded to the rest of the board. The monthly financials for July were available in the back of the room. Mr. Brown thanked Ms. Millikan and Ms. Dunston for their work on the audit.

**New Business:**

**Approval of Minutes:**

First item of new business was approval of meeting minutes from July 20, 2020. Mr. Brown made a motion to approve the minutes and Mr. Johnson seconded the motion. A role call was taken. Mr. Brown voted aye, Mr. Johnson voted aye, Mr. Walker voted aye, Mr. Vest voted aye, and Mr. Hall voted aye. The motion was unanimously approved.

**Update from Executive Director:**

Ms. Dunston stated that in Phase 3 of the David Weekley Homes neighborhood, 24 of the 60 lots have been sold and are being developed. This phase is ahead of schedule. The Cityscape 260-unit apartment development called The Standard is well underway and the building currently going up will house a leasing office. Parcel B is the location where the Hilton Tru Hotel will be located. There will be a modification hearing regarding the parking lot for the new hotel. The FHRA has been supportive of the modification. The hotel anticipates breaking ground this fall. The PX loop road over on Lawton Loop East has been complete. The project will not be closed out until fall so landscaping can be installed. The communications building which sat behind Lawton Loop East was relocated behind the historic theater and Sterrett Center and will be used by the Arts for Lawrence Cultural Campus as a visual arts center and gallery space.

**News at the Fort:**

Ms. Dunston gave an update and dates of community activities at Fort Ben.

- Fort Ben and the City of Lawrence were awarded the 'Rising Tech City' Mira Award by TechPoint on June 18th – celebration details pending!
- Business Matters Luncheon – FHRA Redevelopment Review – August 25 – 11:30-1:00pm - Sterrett Center (8950 Otis Ave) – Register with the Greater Lawrence Chamber
- Save the Date: Lawrence Labor Day Festival September 5, 2020 – Mr. Vest announced it this event has been cancelled.
- GLC Cruise In – 5:00-8:00pm – 8700 Block of East Otis Ave/Lawton Loop

- Fort Ben Farmers Market –4pm-7pm – Thursday June 4 - October 1 at Civic Plaza (9230 Memorial Park Drive)
- 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. Walker stated that during the executive session the board heard initial proposals from Sandhi Solutions and Veritas about Parcel J east and the Marion County Public Library that are interested in the same general area. There would not be a vote taken at tonight's meeting because of the ongoing conversation but if there is anyone who would like to make comments or questions they could do so.

Mr. Johnson stated that the Honorable Mayor of Lawrence was in attendance and Mr. Brown stated that there were also members of the Common Council in attendance.

Mr. Bruce Hugon who is a resident of Lawrence stated he heard about disagreements regarding development of Parcel J between the city administration and members of the FHRA board. Mr. Hugon said his concern was the library. He stated the library has been mentioned as a possibility for the last 10 years. He heard the city administration wants to entertain a Starbucks with a drive thru on the north side of 56<sup>th</sup> street. The concern is there may be potential for this dispute to cause the library to walk away. A long-time stated goal of the FHRA is to make the Fort the new downtown heart of Lawrence. Library's and schools are key institutions, and everyone has a Starbucks. He feels a Starbucks would be something to see on the south side of 56<sup>th</sup> street. Otis and north of 56<sup>th</sup> street is supposed to feel like an urban setting. The library needs to be made a priority.

Mr. John Hall a resident of Boston Commons stated he heard 21 years ago when they were building a home about a library coming to the Fort. His concern is hearing that there is a question that a library will not happen. He voiced his concern with the Mayor's office. He stated he was reassured by the Mayor's office that they want a library at the Fort.

Mr. Walker stated in this time and his previous time on the board, this matter has been a conversation for a long time. There is still significant interest in economic development to have a library as part of the FHRA footprint. He spoke with the Mayor who has the same goal. As we continue there is a way to see both accomplished.

Mr. Jeff Vest stated he was an original member of the FHRA board from 1996-2003. He stated he echoes the sentiments about having a library come to the City of Lawrence. This board is firmly in agreement that a library is a goal as one of the economic benefactors here.

Mayor Collier stated he wanted to make sure people do not assume rumblings are facts. The Mayor stated He heard that he was against the library here and he is not and never has been. He has asked a few times to get a commitment from the library to come here. There was an MOU made in 2015 between the library and the FHRA where the library promised to be open at the Fort on Parcel J by 2020. The City was holding a conveyance for Parcel J for the library. He recently learned the library had changed their mind and now anticipate construction beginning in 2023 which is essentially eight years. In 2016 at his State of the City address he announced that a library would be built at the Fort but not a shovel of dirt has been turned. He feels after some pressure placed on the library there may be a library here by 2022. He stated again he does want a library on Fort Harrison property. The location is still under discussion, but he does not feel it should be on Parcel J-east at the corner of Lee and 56<sup>th</sup> Street because it is the most valuable gateway corner of the City. The library nor school will bring in any tax revenue. He stated if you take away revenue from the City it will impact everyone. The Mayor feels there is a spot for the library and the school to exist at the Fort. He stated action must be taken so these projects do not stay stagnant for another eight years and he won't let that happen.

Mr. Brown asked Mayor Collier if the FHRA does not have a combined facility for the library and the school would he still be in favor of the school coming on the Fort. The Mayor stated he would be in favor

of the school coming on the fort if they were working in combination with someone else. He stated the schools do not need a building by itself and he feels the same way about the library.

Mr. Brown asked the Mayor if he recalled that FHRA was asked to have the library approach the schools and have the discussion to have a combined facility in 2017. The Mayor responded that he did not recall who asked who to have those conversations, but he was definitely in favor of it.

Mr. Brown stated that affected changes to occur in the library's timing and the timing of the MOU with the library. The Mayor stated that was more than two years ago since the idea was advanced and more than a year pointing fingers back and forth on who was responsible for the parking lot not being built. Mr. Brown asked if he was referring to the parking garage on parcel J-west. The Mayor stated he was talking about a parking facility that the school and library both wanted. The Mayor stated he did not think a discussion with the library or schools' concept ~~regarding~~ **required** a parking garage. Mr. Brown said it was part of the conversation.

Mr. Brown stated he wanted to point out there is a dispersion being cast that the library is the reason that nothing has happened and there has been a lot of other factors happen. Mr. Brown stated the goal has always been and he was glad to hear the Mayor say that the goal has always been to have a combined facility for the school and the library.

Mayor Collier stated that for the last 18 months he has asked the library for a commitment to build. He learned a month ago that they moved it back to 2023. He stated we have an MOU which Mr. Brown signed. Mr. Brown stated he did not sign it.

Ms. Lisa Chavis, President of the Lawrence Common Council stated that in the spirit of transparency her phone has been ringing off the hook. She has received calls that there is concern that if the library is not on parcel J that the library will not come. She stated that she has not spoken to anyone from the library. She committed to put that on the record on the people's behalf.

Mr. Johnson stated that as a former partner of Ice Miller he did work at Fort Ben in 1995. His charge by the Mayor was that the FHRA continued to grow a tax base and put the City of Lawrence in the best position it can be in Marion County. Mr. Johnson stated the Mayor also made a commitment to get a library on the Fort and that is why he took the appointment to the board. He stated he will work as a board member to help get a library on the Fort.

Mr. Hall stated that this is the first he heard about the library wanting to pull out. He was not aware of any issues with the library. Mr. Walker stated to clarify there has been no discussion about the library pulling out of the deal.

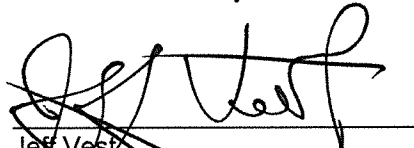
The next public meeting will be at the Lawrence Government Center Public Assembly Room on September 21, 2020 at 5:30 p.m. Masks are required.

**Adjournment:**

A motion to adjourn the meeting was made by Mr. Johnson and seconded by Mr. Brown. The motion was unanimous and the meeting adjourned.



Kyle Walker  
President

  
Jeff Vest  
Secretary/Treasurer