

BOARD MINUTES
Tuesday, June 21, 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, Karen Horth Powers, Jason Fenwick, 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.

New Business:

First item of new business was approval of the April 18, 2022, board meeting minutes. There were no changes suggested by the board. Ms. Powers made a motion for approval of the minutes as submitted and Mr. Brown seconded the motion. The minutes were unanimously approved.

Next item of new business was Resolution 2022-03 which authorized Refunding of existing 2017 BAN Anticipation to new 2022 BAN. Ms. Millikan stated that Crowe and Barnes & Thornburg are helping through the process on the BAN.

Mr. Bingham, the FHRA bond counsel from Barnes and Thornburg stated the existing BAN is coming due August 1st, so this transaction is to reissue the remaining funds to a new BAN to be used on various infrastructure around the Fort Ben district. The long term goal is to pair up with another long term deal next year. Mr. Bingham stated the difference is that the 2017 note was secured by real estate sale proceeds and TIF. The New BAN is secured by TIF and BAN proceeds only. There is a change in pledge structure to make it cleaner and more in line with what was out there already. This transaction authorizes a new note of \$2,000,000. The proceeds will be used to pay off the 2017 note.

Mr. Vest asked for a motion to approve Resolution 2022-03. Mr. Fenwick made a motion for approval and Mr. Brown seconded. The motion was unanimously approved.

Second item of business was resolution 2022-04, authorizing that no existing TIF proceeds are to be distributed to other special taxing units. Ms. Millikan stated this is an annual resolution and Crowe runs a TIF analysis each year and it determines if there is or is not an excess of TIF money. If there is an excess, it is used by Fort Harrison Reuse Authority for redevelopment and to service bond debt. Mr. Fenwick stated a notice is sent to special taxing districts notifying them that no excess proceeds will be distributed and the excess TIF funds will be used for existing and potential projects in the FHRA area.

Mr. Vest asked for a motion to approve Resolution 2022-04. Mr. Brown made the motion and Ms. Powers second the motion. The motion was unanimously approved.

Update from Executive Director:

Ms. Millikan indicated that they had taken a tour of the new Hilton True. The project is coming along well however availability of materials and furniture has been an issue. The hotel has a pending date of September for an opening, depending on receiving a certificate of occupancy and parking completed. Civic Plaza project has begun. Need water meter put in place. Library project is moving along. They were pouring footers and foundations and steel is to be delivered soon. Purple Line work is in its final phase and should be wrapping up construction in next couple of weeks. PX Building progress is being made. Tress work is complete and are waiting on roofing material and working with city of Lawrence on permitting. Village of Merici is coming along. Problems with Covid slowed down the project. Financing is secured and they are still committed to the project. Hope to get started by end of Summer with 11

months for build out process. Harrison Ford at Lee and 56th St. is expanding with additional building. Ms. Millikan asked that people notify her if they see any tall grass or issues with small signs around the Fort.

Mr. Vest added that Pickle Ball is supposed to open July 15, 2022. Concrete is being worked on. Mr. vest also discussed Trail grant money of \$1,000,000 in partnership with the City of Lawrence and State of Indiana is being used on Next Level Trails. This is the largest grant ever received. This is an 18 month build out project.

Mr. Vest reviewed May events that occurred last week. Friday at the Fort and Farmers Market are back. The 4th Fest is also taking place on July 4th.

Mr. Klopfenstein of Lawton Loop made a public comment that streetlights are not working. Ms. Millikan responded that AES has informed FHRA that they are backlogged on work. Audience member indicated that the problem was on Otis and on Post and down 56th Street. Ms. Millikan indicated that some of the lights were the responsibility of the city. Mr. Klopfenstein also discussed concerns of progress and money given to some of the projects in particular the projects on Lawton Loop. He is concerned about the lack of progress and that the HOA dues money is spent by residents to keep the area nice. He requested that FHRA put stipulations in place to make sure the projects were completed within a given time frame.

Ms. Powers responded that due diligence was done, and the best proposal was accepted. Ms. Powers also indicated that there was history on the building. Mr. Vest stated the completion date for the PX is scheduled for November 2022 or the Fort Harrison Reuse Authority could buy back the building per the contract.

Ms. Pyatt stated there is a commencement date and a substantial completion date in all FHRA project agreements and the FHRA has all the remedies to buy back the building if the dates are not met.

Mr. Brown responded with some history of the building and the extent of the work that has been done to move the buildings and find the appropriate owners. He stated that Lawton Loop residents didn't want the PX being used as a church at one point and asked the FHRA to reacquire the building from the church and the FHRA did. He stated finding the right person for the PX has not been an easy process and has taken a lot of time and effort. He stated the board has taken a lot of grief from people that don't know the whole situation, but the FHRA is looking out for the best interest of everyone on Lawton Loop.

Mr. Hugon of Lawton Loop stated he wanted to provide some background. The Maude building was owned by Meyer Najem, and they planned to turn the Maude building into market rate apartments and build another apartment building behind it along with underground parking and residents on the HOA were the main signatories on a petition against the project. Mr. Hugon also stated he's been told residents are now concerned about more disabled adults at Village of Merici. He stated this is an unusual neighborhood with an eclectic mix and some folks are upset about the Maude building's use. Mr. Hugon also stated the PX building is a unique building, and it has not been an easy project. The building should have never been sold to the church because it would have created problems with parking. He stated there is history that he didn't think Mr. Klopfenstein was aware of and should be.

Ms. Powers asked if someone from the board would explain how the TIF money flows as it is not only the money of the people on Lawton Loop. Mr. Fenwick stated every entity in the Fort pays into the TIF collectively, homeowners and businesses.

Mr. Klopfenstein stated he loves what Village of Merici does and acknowledges that Lawton Loop West at times can be a problem child and he is trying to correct that. He's had discussions with Colleen Reenie and communicated that back to residents.

He stated his concerns are a little bit more financial and asked if the Fort Harrison Reuse Authority is contributing additional funds to the PX project. Ms. Powers acknowledged that \$100,000 proposal was approved to assist with infrastructure. Ms. Powers stated that amount is far less than the costs of the other proposals including the additional funds. Mr. Klopfenstein asked if there were some requirements

for completion of the project and what action the FHRA will take if that doesn't happen. Mr. Brown stated in all his years on the board they have reacquired property from one person that didn't commence and stated the board will do that again if necessary.

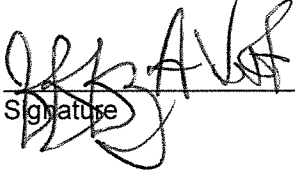
Ms. Powers asked if his concerns were addressed, and he agreed and stated he is acting as a conduit for several others with concerns on Lawton Loop.

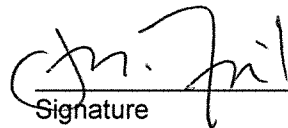
Ms. Millikan indicated that we all have interest in seeing the buildings completed. She indicated that these things just take time because of the ARC approvals with DNR and FHRA as well as financing and permitting.

Ms. Powers wanted to make a point that the road for the PX was committed regardless of who purchased the building. FHRA made the investment, and the road is not just benefiting the PX but is a public road that all benefit from.

Adjournment:

There were no additional questions from the public and Mr. Vest stated the next meeting is July 18th at 5:30 p.m. at the Lawrence Government Center and the meeting was adjourned.

 7/18/22
Signature Date

 7.18.2022
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