



PUBLIC BOARD MEETING AGENDA

DATE: Monday, February 8, 2021

TIME: 5:30pm

LOCATION: Lawrence Government Center

PRESENT:

- | | |
|--------------------------------------|---|
| □ Jeff Vest, President | □ Aletha Dunston, Executive Director |
| □ Karen Horth-Powers, Vice-President | □ Heather Millikan, Operations Director |
| □ Jason Fenwick, Secretary/Treasurer | □ April Pyatt, Legal Counsel |
| □ Russell Brown, Board Member | |
| □ Lacy Johnson, Board Member | |

[1] **Call to Order and Determination of Quorum** – Board President

[2] **Secretary Treasurer’s Report** - Mr. Vest

[3] **New Business** – President

- Approval of December 14, 2020 meeting minutes
- Approval of January 4, 2021 meeting minutes
- Authorization of resolution 2021-01 for execution and performance of project agreement regarding the conveyance of land to Fort Harrison Partners, LLC for the development of: (a) a single-story retail/restaurant building with drive-thru capability, (b) an office headquarters building, consisting of two stories and approximately 16,000 square feet, and (c) certain adjacent parking areas and related infrastructure improvements; subject to necessary changes by board officers or executive director.

[4] **Executive Director Report** – Ms. Dunston

[5] **News from the Fort** – Ms. Dunston

- State of the City Address – The Garrison – March 4th 7:30-9:00am – register with the Greater Lawrence Chamber
- Mark your calendars: Fort Ben Cultural Campus ribbon-cutting event planned for May 22nd
- 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!

[6] **Adjournment** - President

The next public meeting will be held on March 15, 2021 at 5:30pm.



PUBLIC BOARD MEETING AGENDA

BOARD MINUTES

Monday, December 14, 2020 5:00 p.m.

The FHRA Board met in public session at 9001 E. 59th Street, Lawrence Government Center Public Assembly Room, Lawrence, IN at 5:00 p.m. Meeting called to order by Vice President, Lacy Johnson. Roll call was taken and a quorum was met.

Members present in person: Lacy Johnson, Jeff Vest, Karen Horth-Powers, Russell Brown, and Jason Fenwick

Staff Present: Aletha Dunston, Heather Millikan, April Pyatt (by phone)

Update from the Secretary Treasurer:

Mr. Vest stated they would be approving the 2021 budget and will let Ms. Dunston discuss that matter.

New Business:

Approval of Minutes:

First item of new business was approval of meeting minutes from October 19, 2020. Mr. Vest made a motion for approval. Ms. Horth-Powers seconded the motion. The motion was unanimously accepted by the board.

Next item of new business was approval of the 2021 operating budget. Mr. Vest asked Ms. Dunston to explain the process. Ms. Dunston stated the FHRA met with Mr. Fenwick to go thru the 2020 and 2021 budget. She explained the FHRA is up for renewal of several large contracts such as mowing and snow removal and those are two areas where we may find a cost savings and sharing. That matter will be discussed before any contracts are signed. She stated there are no other major surprises in the budget for 2021 and recommends the budget for adoption.

Mr. Brown stated he is still advocating for continued discussions with the City to work on modifying the FHRA's City Services Payment to reflect that it comes from actual collections instead of AV (assessed values). Mr. Brown feels it is unfair to calculate the payments paid between the FHRA and the City based on AV instead of actual collections and that is not how the statute was written so he would like to continue discussions with the City.

No other board had comments about the budget and Mr. Brown made a motion for adoption of the budget and Ms. Horth-Powers seconded and the motion was approved unanimously by the board.

Next item of new business was approval of Resolution 2020-03 for execution and performance of a Project Agreement regarding the conveyance of land to the Indianapolis-Marion County Public Library for the development of a library building. Ms. Dunston stated it would be a 25,000 S.F. public library branch at the western edge of parcel J-east which is at 56th and Otis and Melnor Avenue. Mr. Brown recused himself from the vote as his firm has an ongoing attorney-client relationship with the Library. Mr. Vest made a motion to approve the resolution and Mr. Fenwick seconded the motion and the motion passed unanimously by the quorum.

Mr. Vest asked for dates associated with the Library project. Ms. Dunston stated that they have already started their public input which is a lengthy process. Will be several months before they get a shovel in the ground. She stated it will be the middle of next year with the intent for it to be finished in the 4th quarter of 2022. The potential opening date will be in 4th quarter 2022 but most likely will be 1st quarter of 2023.



PUBLIC BOARD MEETING AGENDA

Mr. Johnson wanted to state for the record that in discussions with the Library during a presentation they made a commitment to make good faith efforts to use local contractors and women and minorities in this project.

Ms. Dunston stated that the library board did approve this same agreement at their public meeting on November 28, 2020. Upon signature by this board the CEO of the Library is authorized to sign that agreement.

Next item Resolution 2020-04 was tabled until the January 4, 2021 meeting. Mr. Johnson stated there will be an opportunity for anyone to ask questions about the matter.

The next item of new business was authorization of an Engagement Contract for Services with Shrewsberry and Associates for design and construction management services for Civic Plaza subject to necessary changes by board officers or the executive director. Mr. Brown made a motion and Ms. Horth-Powers seconded. Mr. Vest stated that it will be a great extension for the Cultural Campus and will be very exciting. Mr. Vest complimented Ms. Dunston for her efforts on this project. The motion passed unanimously.

The next item of new business was authorization to execute a memorandum of understanding with Lawton Loop East Condominiums, Inc. (LLE) for negotiation of transfer agreement for conveyance of .342-acre former Communications building site to LLE in exchange for a parcel of land owned by LLE in furtherance of development of FHRA adjacent property located at 5745 Lawton Loop East Drive (PX building site). Ms. Dunston stated this would be to convey the area behind the condos where the hole was left behind when the Communications building was moved. This is just the MOU to stay on the same page as we develop an actual agreement for it to be a usable site. There will be no money exchanged for this. Mr. Brown made a motion and Mr. Vest seconded and the motion passed unanimously by the board.

Update from Executive Director:

Ms. Dunston stated that Cityscape's apartments are very visible from Otis Avenue and 56th and Post Road. They were named the Standard but will be changed to The Otis at Fort Ben due to trade marking complications. Signage should be going up shortly. Phase 3 of the David Weekley Homes, there are 28 lots remaining to build a new home. Those will likely be our last single-family homes here. The PX building Call for Offers will be going out tomorrow at noon. We are looking for proposals and looking for what uses and how the building would be defined and divided up. Any money or partnership would be needed by the City or the FHRA. Proposals must display capacity to take on the project financially. Proposals are due January 29, 2021. The Library is currently undergoing its public input. There is a live survey due December 16th. There are two new restaurants and catering options in the area. Foster's which is located inside the Ivy Tech building and Chef Suzanne who has opened a quick go locally made food located inside the hut behind the Harrison Center.

News at the Fort:

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

- Hotel Groundbreaking – December 16th at 4:00 p.m. and will be hosted on Greater Lawrence Chamber Facebook Live
- A Lawrence Christmas ice skating rink is open weekends thru December 20th.
- Mark your calendars: Fort Ben Cultural Campus ribbon cutting event planned for May 22nd.
- The FHRA has relocated to the Sterrett Center at 8950 Otis Avenue.
- Unless an exception is made, all board meetings will be held on the 3rd Monday of the month at 5:30 pm in the Public Assembly Room of the Lawrence Government Center at 9001 E. 59th St.
- Please follow @FortBenIN on Facebook and @FortBen_IN on Twitter – and invite your friends!



PUBLIC BOARD MEETING AGENDA

The next public meeting will be at the Lawrence Government Center Public Assembly Room on January 4, 2021 at 5:30 p.m. Masks are required to attend.

Mr. Vest stated that the board discussed and unanimously decided based on performance of the FHRA staff especially thru the Covid-19 crisis, that Aletha Dunston and Heather Millikan should receive a year-end bonus of \$2,500 and \$2,000.

Adjournment:

There were no questions from the public and Mr. Johnson adjourned the meeting.

BOARD MINUTES

Monday, January 4, 2021 5:30 p.m.

The FHRA Board met in public session at 9001 E. 59th Street, Lawrence Government Center 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, and Russell Brown

Staff Present: Aletha Dunston, Heather Millikan

New Business:

First item of new business was election of board officers. Mr. Vest asked for a motion to approve the new slate of officers. Mr. Brown stated as acting chair he would like to nominate Jeff Vest as President, Karen Horth Powers as Vice President and Jason Fenwick as Secretary Treasurer. Ms. Horth Powers seconded the nominations. The board voted unanimously for approval of the new board officers.

Mr. Vest stated the dates for the 2021 board meetings needed approval. He stated except for tonight's meeting and the February meeting, all meetings are held on the third Monday of the month at 5:30. Mr. Vest asked for a motion to approve the 2021 calendar. Mr. Brown made the motion for approval and Ms. Horth Powers seconded. The motion passed unanimously.

Next item on the agenda was Resolution 2021-01. The Resolution was tabled until the February 8, 2021 meeting. Mr. Vest said the FHRA and Board would continue to work with Fort Harrison Partners, LLC and hopefully come back in February with a final agreement or continue to work towards a final agreement.

Update from Executive Director:

Ms. Dunston stated that she wanted to recap some of the 2020 wins even with the strange year we all had.

- 1) The FHRA and City of Lawrence was awarded the Rising Tech City Mira Award by Techpoint for all the tech companies that are thriving at the Fort
- 2) Construction began on the new 260-unit apartments by Cityscape Residential that have been renamed The Otis at Fort Ben.
- 3) Twenty-two homes were built at phase 3 of the David Weekley Homes project
- 4) The PX road construction was completed on Lawton Loop East
- 5) Released a Call for Offers for the PX building for redevelopment
- 6) Celebrated a groundbreaking for the Hilton Tru Hotel on Otis Avenue



PUBLIC BOARD MEETING AGENDA

- 7) An agreement was signed with the Indianapolis Marion County Public Library for a 25,000 square foot branch that will be between 56th, Otis, Melnor and Lee Roads
- 8) The FHRA relocated its office to the historic Sterrett Center
- 9) The #FoodattheFort campaign was launched to help the locally owned restaurants get more exposure
- 10) Construction is underway at the Fort Ben Cultural Campus and the FHRA is working as a partner
- 11) The historic theater was upgraded and is currently completing an addition. Along with that, the former communications building was relocated from Lawton Loop East to Post Road.

Ms. Dunston stated that as mentioned a PX Call for Offers was put out on the old PX building at 5745 Lawton Loop East. She stated it is a bit different than just a straight sale. The Call for Offers is due on January 29th and the FHRA has asked for the redevelopment community or local people to put together a proposal of what they would like to do with the building. Of importance is the financial capacity to get the project done and a timeline to do it as well as the overall planned investment to make sure it is a realistic budget. You can go to the FHRA.org website or email at info@fhra.org for more information on this project.

Mr. Trace Yates of Lawton Loop West Drive asked who Fort Harrison Partners, LLC were and if they are a tech company. Ms. Dunston said it is the group they are formed under. Mr. Yates asked about the three parcels involved in the resolution and if the third was for parking. Ms. Dunston stated the way the property is proposed is to divide parcel J-east into 5 parcels. One for a restaurant, one for tech, one will be the library and two with a potential option at the center of the property. Mr. Yates asked if there are firm commitments in place. Ms. Dunston stated it is still being negotiated and that is why it was pushed to February. Mr. Yates asked if the negotiations fall thru does the Fort Harrison Partners, LLC still have the option on those parcels. Ms. Dunston stated generally the FHRA has put in the option to retain the property if the developer does not meet the performance they agreed to.

Mr. Brown stated that he wanted to congratulate the City of Lawrence on the Winterfest. He said as a resident of the Fort it was great to be able to walk down and see all the activities and all the people it brought in. It was a great opportunity for the City and vendors and a great use of Civic Plaza.

Mr. Vest agreed it was a huge success and was happy when the Parks Board decided to bring an ice skating rink to Lawrence. Mr. Fenwick also agreed and stated that because of the Winterfest success the Fort and Civic Plaza is now being showcased on Fox59 weather reports. It has been a great success for Lawrence and in putting it on the map.

The next public meeting will be at the Lawrence Government Center Public Assembly Room on February 8, 2021 at 5:30 p.m. Masks are required to attend.

Adjournment:

There were no further questions from the public and Mr. Vest adjourned the meeting.