

BOARD MINUTES
Monday, August 11, 2025, 5:00 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, Karen Horth Powers, Dion Adkisson, Zechariah Banks
Staff Present: Heather Millikan, April Pyatt, Greg Goodnight

Mr. Brown opened the meeting at 5:02 p.m. and stated there was a quorum however Mr. Yates was not in attendance.

Ms. Horth Powers gave her secretary treasurer's report. She stated the audit for 2024 is underway and ahead of schedule and there are financials available in the back of the room for the public.

The first item of new business was approval of June 16, 2025, board meeting minutes that were previously circulated to the board and there were no changes recommended. Mr. Adkisson made a motion for approval. Mr. Banks seconded the motion, and the motion passed unanimously 4-0.

The next item of new business was approval of resolution 2025-04. Mr. Brown stated the resolution was approval of an Amended and Restated City Services Agreement. That agreement was circulated to the board prior to the meeting. Mr. Brown stated that this is an amendment to a previously adopted city services agreement the board previously did adopt. It has modifications to the staffing of the economic development liaison which was approved by FHRA counsel and corporation counsel.

Mr. Brown asked for a motion for approval of Resolution 2025-04. Ms. Horth Powers made a motion for approval and Mr. Adkisson seconded the motion. The motion passed unanimously 4-0.

The next item of new business was for a contract for FHRA Economic Development Liaison. Mr. Brown stated since March of this year, Greg Goodnight has been serving in a dual role for the city and of economic development liaison for the FHRA. The city services agreement that was just approved contemplates coordinating with the mayor and the FHRA for naming that person and the responsibilities of that role. The agreement would be between the FHRA and Mr. Goodnight's LLC, Connecting Strategies LLC.

Ms. Lisa Chavis, council person for the city of Lawrence came forward to speak. Councilor Chavis asked what the amendment to the city services agreement was for as she had not seen it. Mr. Brown stated that the agreement contemplated a different approach to having Mr. Goodnight serve in the role with FHRA. The original plan would have been the FHRA contributing a salary to the city for the role. Mr. Brown stated FHRA is no longer contributing the money to the city and FHRA will pay Mr. Goodnight directly. Councilor Chavis said she has some concerns. She is not certain but according to the last redevelopment commission meeting, Mr. Goodnight is now the Director of the redevelopment commission as well as Chief of Staff and now liaison for the FHRA, and three jobs is a lot. She stated her concern as a member of the council is the duties and responsibilities of the liaison conflicting with the duties and responsibilities for the chief of staff in addition to the duties of the redevelopment commission. Her concern is the overlap, and she doesn't know if that has been taken into consideration as FHRA makes their decision but feels the FHRA board should consider that in their decision process.

Mr. Brown stated that the FHRA over the last twenty months has been to have a concerted approach to economic development in the city thru the development commission and the FHRA. Sometimes the effort was not working together in the past. Mr. Brown feels having one person serve with one vision wearing multiple hats in the city and that is why he supports this request.

Mr. Goodnight stated he has been doing this since January 15th and he has heard no complaints or concerns and would be happy to address them from RDC or as chief of staff.

Councilor Chavis stated there has been nothing brought to her about Mr. Goodnight's quality of work and that is not her concern, but her concern is that we need to be mindful of taxpayers' money and they all

work for the same constituency. She stated there is a lot of overlap with expenses. She stated if it is truly a coordinated effort then why not have one role that coordinates those efforts.

Mr. Brown stated that he would take her question as rhetorical and not answer it.

Ms. Horth Powers stated that to that point she thinks that this is what this achieves. She said we all serve the same constituency, but we also have different rules to play by. Therefore, having one person serving three different bodies with different rules somewhat achieves this.

Councilor Chavis said that makes perfect sense, but her concern is one person receiving three different pay checks for the record.

Mr. Goodnight stated for the record he has not received any compensation from the RDC and no additional compensation from the FHRA. He makes the same salary as the chief of staff as his predecessor did, and he has not made a dime more. Mr. Goodnight stated that since the senate rollback and the budget matters, the mayor is looking at job combinations and has not replaced two department heads and is giving those responsibilities to others.

Mr. Brown asked the meeting return to the matters of the FHRA and asked for a motion be made to the contract for economic development liaison.

Mr. Banks made a motion to approve the contract and Mr. Adkisson seconded and the motion passed unanimously 4-0.

The next item of new business was approval of resolution 2025-05 which is a resolution for Foamcraft Project Incentive Agreement. Mr. Brown stated that as we are all aware we broke ground on Foamcraft in April of this year, and they have made significant progress already. This agreement is an incentive agreement with them drafted by FHRA counsel. This would incentivize the build out of proposed restaurant space and give some limited rent incentive for that restaurant space. He stated FHRA wants to attract and pursue a white tablecloth restaurant which we have never had in the FHRA area.

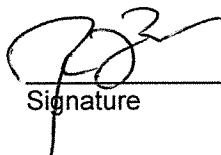
Ms. Horth Powers made a motion to approve resolution 2025-05 and Mr. Adkisson seconded the motion, and the motion passed unanimously 4-0.

Mr. Goodnight, interim economic development liaison with the FHRA stated there is a phase 2 environmental happening for the 59th Street track. He stated he has been having multiple meetings with housing developers. There will be a meeting with Ivy Tech regarding their site. He stated he's been having discussions about a DORA or Riverfront licensing for Fort Ben.

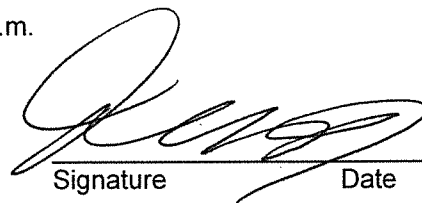
There was no further public comment.

The next meeting is scheduled for Monday, September 15, 2025 at 5:30 p.m. unless there is no business to go before the board.

A motion was made to adjourn the meeting at 5:29 p.m.



Signature Date

 9/15/25

Signature Date