



PUBLIC BOARD MEETING AGENDA

DATE: Monday, Dec. 14, 2020 **TIME:** 5:00pm *special time* **LOCATION:** Lawrence Government Center

PRESENT:

- | | |
|---|--|
| <input type="checkbox"/> Jason Fenwick (new) | <input type="checkbox"/> Aletha Dunston, Executive Director |
| <input type="checkbox"/> Lacy Johnson, Vice-President | <input type="checkbox"/> Heather Millikan, Operations Director |
| <input type="checkbox"/> Jeff Vest, Secretary/Treasurer | <input type="checkbox"/> April Pyatt, Legal Counsel |
| <input type="checkbox"/> Russell Brown, Board Member | |
| <input type="checkbox"/> Karen Horth-Powers, 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 October 19, 2020 meeting minutes
- Approval of 2021 Budget
- Authorization of Resolution 2020-03 for execution and performance of project agreement regarding the conveyance of land to Indianapolis Public Library for development of public library building.
- Authorization of resolution 2020-04 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.
- Authorize execution of Engagement Contract for Services with Shrewsbury & Associates for design and construction management services for Civic Plaza subject to necessary changes by board officers or executive director.
- Authorize execution of 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 parcel of land owned by LLE in furtherance of development of FHRA adjacent property located at 5745 Lawton Loop East Drive (PX building site).

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

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

- Hotel groundbreaking – November 16th at 4:00pm on Greater Lawrence Chamber Facebook Live
- A Lawrence Christmas skating rink open weekends until 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 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 January 4, 2021 at 5:30pm.



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BOARD MEETING MINUTES

Monday, October 19, 2020 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 called to order by Mr. Walker. A quorum was met.

Members present in person: Kyle Walker, Jeff Vest, Karen Horth-Powers

Staff Present: Aletha Dunston, Heather Millikan, April Pyatt

Update from the Secretary Treasurer:

Mr. Vest stated the 2019 audit was received and he will review it. The FHRA and City of Lawrence will be working together on the 2021 budget. The city is looking for cost sharing efficiencies for the upcoming year. The board would like to have a budget for approval in November.

New Business:

Approval of Minutes:

First item of new business was approval of meeting minutes from the September 21, 2020. Ms. Horth-Powers made a motion to approve the September minutes and Mr. Vest seconded the motion. The motion was unanimously accepted by the board.

Next item of new business was authorization for the Executive Director and the Officers of the Board to negotiate and finalize a contract with Shrewsbury & Associates for preparation of construction documents and construction management of the Civic Plaza project. Mr. Vest made a motion for approval and Ms. Horth-Powers seconded the motion and the motion was unanimously accepted by the board.

Next item of new business was approval of the execution of an Amended Memorandum of Understanding with the Indianapolis-Marion County Public Library for the development of a library facility on 56th Street. Mr. Vest made a motion to approve the MOU and Ms. Horth-Powers seconded the motion and the motion passed unanimously by the board.

The final item of new business was authorization for the Executive Director and Officers of the Board to negotiate and finalize a Project Agreement for the sale of a portion of Parcel J-East for the purchase and development of a mixed-use project by Sondhi Solutions and Veritas Realty pursuant to the proposal dated August 7, 2020. Mr. Vest made the motion to authorize and Ms. Horth-Powers stated she wanted a clear understanding that this was only a motion for the project to go into negotiations with the Executive Director and Officers of the board and not the definitive project agreement being approved. Mr. Walker stated that was correct and Ms. Horth-Powers seconded the motion. The motion was unanimously accepted.

Update from Executive Director:

Ms. Dunston stated that in Phase 3 of the David Weekley Homes, 26 of the 60 lots have been sold and there are still 34 opportunities to build. The Cityscape 261-unit apartment development is well underway and starting to shape Main Street as it was defined in the original planning documents for the Fort. Across the street the Hilton Tru Hotel has received their plat approval and approval of their variances from Indianapolis and should be closing soon. Civic Plaza was just approved to work with Shrewsbury document to negotiate construction oversight and drawings to finalize construction of Civic Plaza and hopefully getting shovels in the ground in the spring. The Purple Line is still slated for 2023. Before the station is built there will be utilities put in for the charging stations. Parcel J-west has two separate agreements for that parcel. One for the



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Indianapolis Public Library and the other for the Sondhi and Veritas proposal. By next month we hope to have the PX building Call for Offers.

Jennifer Sewell with Cityscape introduced herself and said she is available for questions later. She asked what the mixed-use building was going to be used. Ms. Dunston stated it was mixed use for retail and office.

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

- GLC Cruise In – Held on Wednesdays from 5:00-8:00pm – 8700 Block of East Otis Ave/Lawton Loop
- MSDLT Dia de los Muertos/ Day of the Dead Celebration – Saturday, October 24th from 11–3:00 at Civic Plaza
- Murder Mystery: Secrets at the Fort – October 23, 25, 31 and November 1 – tickets available at Arts for Lawrence
- Mark your calendars:
 - A Lawrence Christmas – details will be coming soon
 - Pop-up Holiday Farmer's Market – December 5th at Civic Plaza
 - Fort Ben Cultural Campus ribbon cutting event planned for May 22nd.
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Mr. Walker invited the public to ask questions at this time.

Mr. Trace Yates asked if there was a current budget for the Civic Plaza project. Ms. Dunston stated that is what the FHRA is working on at this time is to get the project out to bid and working on a conceptual design and a \$200,000 land water conservation grant from DNR. Ms. Dunston stated the FHRA was recently asked by the City of Lawrence to incorporate some different design features. Mr. Yates asked if there is a schedule for the project. Ms. Dunston said the goal is to do the design and construction documents over the winter and get the project done by 2021. The grant money is required to be spent by spring 2022.

Mr. Yates asked about the Parcel J project and the Sondhi-Veritas and if there were public incentives to get the deal done. Mr. Walker stated not particularly any public incentives offered but the FHRA and board has worked with them to get a draft Development Agreement for the land. The board will determine if part of the purchase price will go back into the project. There will be more information next month as that Development Agreement gets established. Mr. Yates asked if the proposed big food brand would be a stand-alone or part of the Sondhi-Veritas project. Mr. Walker explained the breakdown of the parcel as Sondhi-Veritas first plans to develop two pieces of the parcel. Mr. Walker explained there will be a claw back in the agreement so if Sondhi-Veritas does not get approval from DMD and others, the FHRA would retain control and ownership. The other two remaining pieces of the parcel they don't yet have plans for; the development agreement would allow some sort of option but still maintain control with the FHRA.

Ms. Dunston stated that the project would not be different than any other project the FHRA has done. Currently it is a proposal with a next step of negotiating it into a development agreement. It will go thru the same FHRA architectural review process. The goal is to not relinquish control until they have adequate approvals.

The next public meeting will be at the Lawrence Government Center Public Assembly Room on November 16, 2020 at 5:30 p.m. The agenda incorrectly stated the next meeting is on October 19th. That correction was announced. Masks are required to attend.

Adjournment: Mr. Walker asked for a motion to adjourn the meeting. The motion was made by Mr. Vest and seconded by Ms. Horth-Powers. The motion was unanimous, and the meeting adjourned.