CITY OF WESTFIELD, IN

Redevelopment Commission Meeting Minutes - 11/18/2024

Monday, November 18, 2024 at 6:00 PM

CALL TO ORDER

Attendance:
President: Joe Plankis - Present
Vice President: Jon Dartt - Absent
Secretary: Brian Tomamichel - Absent
Commissioner: Larry Kemper - Present
Commissioner: Brian Pawlowski - Present
Executive Director: Jenell Fairman - Present
Office Administrator: David Brock - Present
Clerk Treasurer: Marla Ailor - Present
Grand Park Direcrot: Matt Trnian - Present
Legal Counsel: Ryan Wilmering - Present
Legal Counsel: Haley Soshnick - Present
Municipal Advisor: Oscar Gutierrez - Present
Municipal Advisor: Alex Stanley - Virtual

a. Declaration of quorum and opening of meeting

President Plankis noted the presence of a quorum and called the meeting to order at 6:00 PM

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Document: Minutes from October 21, 2024
October 21, 2024, minutes were presented.

Motion to Approve: Brian Pawlowski
Seconded: Joe Plankis

Yes: Joe Plankis, Brian Pawlowski, Larry Kemper
No: None
Abstain: None

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from October 21, 2024
October 21, 2024, Executive Session Memorandum was presented.

Motion to Approve: Brian Pawlowski
Seconded: Larry Kemper

Yes: Joe Plankis, Brian Pawlowski, Larry Kemper
No: None
Abstain: None

FINANCIAL MATTERS

a. Clerk Treasurer's Reports

Documents: Clerk Treasurer's Monthly (September) Report, Clerk Treasurer's (September) Interest Income, Clerk Treasurer's Monthly (October) Report, Clerk Treasurer's (October) Interest Income
Clerk Treasurer Marla Ailor presented the Monthly and Interest Income reports for both September and October.

b. Approval of Claims

Documents: Claims for November 18, 2024
Motion to Approve: Larry Kemper
Seconded: Brian Pawlowski

Yes: Joe Plankis, Brian Pawlowski, Larry Kemper
No: None
Abstain: None

c. Ratification of Grand Park Agreements

Documents Available Upon Request: Grand Park Agreements
Matt Trnian, Director of Grand Park Sports Campus presented the agreements for ratification.

Motion to Approve: Brian Pawlowski
Seconded: Larry Kemper

Yes: Joe Plankis, Brian Pawlowski, Larry Kemper
No: None
Abstain: None

EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman presented updates on construction and redevelopment plans in the downtown Westfield area. Director Fairman also presented updates on the comprehensive plan and progress made on the Grand Park Master Plan.

OLD BUSINESS

NEW BUSINESS

a. Action Item #1 - 2025 RDC Spending Plan Approval

Documents: 2025 Spending Plan
Oscar Gutierrez, Founder and Principal of Bondry Management Consulting, and Alex Stanley, Vice President of Bondry Management Consulting presented the RDC Spending Plan for approval.

Motion to Approve: Brian Pawlowski
Seconded: Larry Kemper

Yes: Joe Plankis, Brian Pawlowski, Larry Kemper
No: None
Abstain: None

b. Action Item #2 - Presentation to Overlapping Taxing Units

Document: Overlapping Taxing Units Report
Oscar Gutierrez, Founder and Principal of Bondry Management Consulting, and Alex Stanley, Vice President of Bondry Management Consulting presented the report for overlapping taxing units.

Motion to Approve: Brian Pawlowski
Seconded: Larry Kemper

Yes: Joe Plankis, Brian Pawlowski, Larry Kemper
No: None
Abstain: None

c. Public Hearing on the Adoption of Declaratory Resolution for Southpark EDA

Public Hearing Open: 6:33 PM
Public Hearing Closed: 6:34 PM

d. Action Item #3 - Resolution 38-2024 re: Confirmatory Resolution - Southpark EDA

Document: Resolution 38-2024
Executive Director Jenell Fairman presented an overview of the resolution creating a new allocation area. This is the 4th and final step in the process of approving a new allocation area that matches the economic revitalization area (ERA) previously passed by the RDC, APC and City Council.

Motion to Approve: Larry Kemper
Seconded: Brian Pawlowski

Yes: Joe Plankis, Brian Pawlowski, Larry Kemper
No: None
Abstain: None

e. Public Hearing on the Adoption of Declaratory Resolution for Aurora EDA

Public Hearing Open: 6:35 PM
Public Hearing Closed: 6:36 PM

f. Action Item #4 - Resolution 39-2024 re: Confirmatory Resolution - Aurora EDA

Document: Resolution 39-2024

Executive Director Jenell Fairman presented an overview of the resolution creating a new allocation area. This is the 4th and final step in the process of approving a new allocation area that matches the economic revitalization area (ERA) previously passed by the RDC, APC and City Council.

Motion to Approve: Brian Pawlowski
Seconded: Larry Kemper

Yes: Joe Plankis, Brian Pawlowski, Larry Kemper
No: None
Abstain: None

g. Action Item #5 - Resolution 40-2024 re: Town Run Project Agreement

Document: Resolution 40-2024

Executive Director Jenell Fairman presented an overview of the resolution to authorize the execution of a project agreement with LOR Development Group, LLC for the Towne Run development.

Motion of Approve: Larry Kemper
Seconded: Brian Pawlowski

Yes: Joe Plankis, Brian Pawlowski, Larry Kemper
No: None
Abstain: None

<u>OTHER BUSINESS</u>

a. Next Regular Meeting: Monday, December 16th, 2024, 6:00 PM

<u>ADJOURNMENT</u>

The Commission adjourned the meeting at 6:38 PM

Motion to Adjourn: Brian Pawlowski
Seconded: Larry Kemper

Yes: Joe Plankis, Brian Pawlowski, Larry Kemper
No: None
Abstain: None

__________________________________ ____________________________
Joe Plankis, RDC President Date