



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 12/16/2024
Monday, December 16, 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
Grand Park Director: Matt Trnien - Present
Legal Counsel: Ryan Wilmering - 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 November 18, 2024

October 21, 2024, minutes were presented.

Motion to Approve: Jon Dartt

Seconded: Larry Kemper

Yes: Joe Plankis, Brian Pawlowski, Brian Tomamichel, Larry Kemper, Jon Dartt

No: None

Abstain: None

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from November 18, 2024

November 18, 2024, Executive Session Memorandum was presented.

Motion to Approve: Jon Dartt

Seconded: Larry Kemper

Yes: Joe Plankis, Brian Pawlowski, Brian Tomamichel, Larry Kemper, Jon Dartt

No: None

Abstain: None

FINANCIAL MATTERS

a. Clerk Treasurer's Reports

Documents: Clerk Treasurer's Monthly (November) Report, Clerk Treasurer's (November) Interest Income

The Clerk Treasurer was unable to attend the meeting. The commissioners reviewed the Monthly and Interest Income reports for November.

b. Approval of Claims

Document: Claims for December 16, 2024

Motion to Approve: Brian Tomamichel

Seconded: Jon Dartt

Yes: Joe Plankis, Brian Pawlowski, Brian Tomamichel, Larry Kemper, Jon Dartt

No: None

Abstain: None

c. Ratification of Grand Park Agreements

Documents: Grand Park Agreements

Matt Trnian, Director of Grand Park Sports Campus presented the agreements for ratification.

Motion to Approve: Brian Pawlowski

Seconded: Jon Dartt

Yes: Joe Plankis, Brian Pawlowski, Brian Tomamichel, Larry Kemper, Jon Dartt

No: None

Abstain: None

EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman presented a recap of 2024 accomplishments including project updates, consultants engaged, EDA fixes, grants, abatements, business attraction, and financial.

OLD BUSINESS

NEW BUSINESS

a. Action Item #1 - 2025 RDC Schedule of Meetings

Document: 2025 RDC Schedule of Meetings

Executive Director Jenell Fairman presented the RDC Schedule of Meetings

Motion to Approve: Jon Dartt

Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Pawlowski, Brian Tomamichel, Larry Kemper, Jon Dartt

No: None

Abstain: None

b. Action Item #2 - GANGGANG Agreement of Services

Document: GANGGANG Agreement for Services

Executive Director Jenell Fairman presented the GANGGANG agreement of services to advise on art installations for downtown Westfield.

Motion to Approve: Jon Dartt

Seconded: Joe Plankis

Yes: Joe Plankis, Brian Pawlowski, Brian Tomamichel, Larry Kemper, Jon Dartt

No: None

Abstain: None

c. Action Item #3 - 2025 Wallack Somers & Haas Engagement Letter

Document: Wallack Somers & Haas Engagement Letter

Executive Director Jenell Fairman presented the Wallack Somers & Haas engagement letter for continuation of services as outside counsel for the RDC.

Motion to Approve: Brian Pawlowski

Seconded: Larry Kemper

Yes: Joe Plankis, Brian Pawlowski, Brian Tomamichel, Larry Kemper

No: Jon Dartt

Abstain: None

d. Action Item #4 - 2025 Bondry Consulting Engagement Letter

Document: Bondry Consulting Engagement Letter

Executive Director Jenell Fairman presented the Bondry Consulting engagement letter for a continuation of municipal advisory

services for the RDC.

Motion to Approve: Brian Pawlowski
Seconded: Joe Plankis

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

e. Action Item #5 - Speck Dempsey Contract Addendum

Document: Speck Dempsey Contract Addendum

Executive Director Jenell Fairman presented the addendum to the existing Speck Dempsey contract for the Grand Park Master Plan to create a regulating plan for the land that is north of 186th Street which was not included under the original contract.

Motion to Approve: Larry Kemper
Seconded: Brian Tomamichel

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

OTHER BUSINESS

a. Next Regular Meeting: Tuesday, January 21st, 2025, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 6:50 PM