CITY OF WESTFIELD, IN

Redevelopment Commission Meeting Minutes - 2/18/2025

Tuesday, February 18, 2025 at 6:00 PM

CALL TO ORDER

Attendance:
President: Joe Plankis - Present
Vice President: Jon Dartt - Virtual
Secretary: Brian Tomamichel - Present
Commissioner: Larry Kemper - Present
Commissioner: Brian Pawlowski - Absent
Commissioner: Carrie Larrison - Present
Executive Director: Jenell Fairman - Present
Office Administrator: David Brock - Present
Legal Counsel Wallack Somers & Haas, P.C. : Ryan Wilmering - Present
Legal Counsel Bose McKinney & Evans LLP : Dennis Otten - Present
Legal Counsel Barnes & Thornburg LLP : Dustin Meeks - Present
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Present
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual
Hunden Partners: Rob Hunden - Virtual
Hunden Partners: Ryan Sheridan - Virtual
Hunden Partners: Steve Haemmerle - Virtual
Hunden Partners: Hugh Hawes - Virtual

a. Declaration of quorum and opening of meeting

President Plankis noted the presence of a quorum and called the meeting to order at 6:15 PM

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

c. Recognition of Appointment of Carrie Larrison

New Redevelopment Commission non-voting member and School Board representative Carrie Larrison was recognized.

APPROVAL OF MINUTES

Document: Minutes from January 21, 2025
January 21, 2025, minutes were presented.

Motion to Approve: Larry Kemper
Seconded: Brian Tomamichel

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

Motion Determination: Passed

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from January 21, 2025

January 21, 2025, Executive Session Memorandum was presented.

Motion to Approve: Brian Tomamichel
Seconded: Larry Kemper

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

Motion Determination: Passed

FINANCIAL MATTERS

a. Clerk Treasurer's Reports

Documents: Clerk Treasurer's Monthly (January) Report, Clerk Treasurer's (January) Interest Income Report, Clerk Treasurer's Legal & Municipal Advisors Report

The Clerk Treasurer was unable to attend the meeting. The commissioners continued these reports to the March meeting to review with the Clerk Treasurer.

b. Approval of Claims

Document: Claims for February 18, 2025

Motion to Approve: Brian Tomamichel
Seconded: Larry Kemper

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

Motion Determination: Passed

EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman presented an overview of the Ambrose on Main project and Grand Park District update.

OLD BUSINESS

NEW BUSINESS

a. Public Hearing on 2025 Bonds for Police Headquarters and Fire Station 85

Dennis Otten, partner at Bose McKinney & Evancs LLP, presented the bond financing lease and site lease for the new Police Headquarters and Fire Station 85 being done in conjunction with the Redevelopment Authority.

Public Meeting Open: 6:41 PM
Public Meeting Close: 6:41 PM

b. Action Item #1 - Resolution 05-2025 re: 2025 Bonds for Police Headquarters and Fire Station 85 - Approving Financing Lease and Site Lease

Documents: Resolution 05-2025

This resolution was introduced prior to the Public Hearing by Dennis Otten, Partner at Bose McKinney & Evancs LLP

Motion to Approve: Larry Kemper
Seconded: Brian Tomamichel

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

Motion Determination: Passed

c. Action Item #2 - Resolution 06-2025 re: 2025 Bonds for Police Headquarters and Fire Station 85 - Approving Financing Documents

Documents: Resolution 06-2025

Dennis Otten, partner at Bose McKinney & Evancs LLP gave an overview of this resolution that approves the forms of the bond financing documents.

Motion to Approve: Brian Tomamichel
Seconded: Larry Kemper

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

Motion Determination: Passed

d. Action Item #3 - 2025 Budget - TIF Revenue Updates

Document: 2025 Budget
Oscar Gutierrez, Founder, and Alex Stanley with Bondry Consulting presented the 2025 Budget - TIF Revenue Updates. This document is an updated version of the spending plan presented to the commission in December, with notable changes to beginning and ending balances and actualized tax rates.

Motion to Approve: Larry Kemper
Seconded: Brian Tomamichel

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

Motion Determination: Passed

e. Action Item #4 - Resolution 07-2025 re: Amendments to Declaratory Resolution - Grand Junction EDA and creation of the Ambrose TIF Allocation Area

Document: Resolution 07-2025
Dustin Meeks with Barnes and Thornburg LLP presented the resolution, which includes updates to the Grand Junction EDA by adding parcels within the River Districts and a new allocation area for the Ambrose on Main project.

Motion to Approve: Larry Kemper
Seconded: Brian Tomamichel

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

Motion Determination: Passed

f. Action Item #5 - Hunden Partners Contract - BOT management for Ice Facility

Document: Hunden Partners BOT Contract
Rob Hunden, Ryan Sheridan, Steve Haemmerle, and Hugh Hawes with Hunden Partners presented an overview of the BOT management contract. Hunden Partners has been working alongside Hamilton County Tourism and the City of Westfield to do studies in and around the Grand Park area. Based on Hunden Partners' extensive report from 2024, it was recommended to look at the opportunity to develop an ice facility to help balance out the City's tourism throughout the year.

Motion to Approve: Brian Tomamichel
Seconded: Larry Kemper

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

Motion Determination: Passed

OTHER BUSINESS

a. Next Regular Meeting: Monday, March 17th, 2025, 6:00PM

ADJOURNMENT

The Commission adjourned the meeting at 7:21 PM

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Joe Plankis, RDC President	Date