



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 3/17/2025

Monday, March 17, 2025 at 6:00 PM

CALL TO ORDER

Attendance:

President: Joe Plankis - Present
Vice President: Jon Dartt - Absent
Secretary: Brian Tomamichel - Present
Commissioner: Larry Kemper - Absent
Commissioner: Brian Pawlowski - Present
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 Barnes & Thornburg LLP : Adam Steuerwald - Present
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Present
Municipal Advisor Bondry Consulting: 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 6:10 PM.

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Document: Minutes from February 18, 2025

February 18, 2025, minutes were presented.

Motion to Approve: Brian Tomamichel

Seconded: Brian Pawlowski

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski

No: None

Abstain: None

Motion Determination: Passed

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from February 18, 2025

February 18, 2025, Executive Session Memorandum was presented.

Motion to Approve: Brian Tomamichel

Seconded: Brian Pawlowski

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski

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 (January)
- Clerk Treasurer's Monthly (February) Report
- Clerk Treasurer's (February) Interest Income Report
- Clerk Treasurer's Legal & Municipal Advisors Report (February)
- Clerk Treasurer's 2024 Annual Report

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

b. Approval of Claims

Document: Claims for March 17, 2025

Motion to Approve: Brian Tomamichel

Seconded: Brian Pawlowski

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski

No: None

Abstain: None

Motion Determination: Passed

c. 2024 TIF Management Report - Bondry Consulting

Document: Bondry 2024 TIF Management Report

Oscar Gutierrez, Founder, and Alex Stanley with Bondry Consulting presented the 2024 TIF Management Report and described why Bondry's numbers varied from the Clerk Treasurer's Annual Report.

Motion to Approve: Brian Pawlowski

Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski

No: None

Abstain: None

Motion Determination: Passed

EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman presented an overview of project updates, including Union Square, H Steakhouse, and Ambrose on Main. Executive Director Fairman also gave an update on the progress of the Comprehensive Plan and Grand Park District.

OLD BUSINESS

NEW BUSINESS

a. Public Meeting on Wood Wind Residential TIF Area

Document: Wood Wind Residential TIF Map

Executive Director Jenell Fairman gave a brief overview of the Wood Wind Residential TIF Area and the sub-allocation areas to be broken out prior to a declaratory resolution. Adam Steuerwald, partner at Barnes & Thornburg LLP, presented on the Residential TIF process and explained the public meeting.

A Public Meeting was made available, and no comments were made.

b. Action Item #1 - Resolution 08-2025 re: Approving Form of Lease - Grand Park District Projects

Documents: Resolution 08-2025, Form of Lease Agreement

Executive Director Jenell Fairman gave a brief overview of the Form of Lease for Grand Park District Projects, including the purchase of additional land and building a parking garage. Adam Steuerwald, partner at Barnes & Thornburg LLP, presented the Lease Agreement specifics and process for the proposed Bonds.

Motion to Approve: Brian Pawlowski
Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski
No: None
Abstain: None

Motion Determination: Passed

c. Action Item #2 - Resolution 09-2025 re: Amendments to Declaratory Resolution - East Side EDA and creation of the Grand Millennium Center Allocation Areas

Document: Resolution 09-2025

Executive Director Jenell Fairman presented the resolution, which includes updates to the East Side EDA and creation of Allocation Areas for the Grand Millennium Center.

Motion to Approve: Brian Tomamichel
Seconded: Brian Pawlowski

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski
No: None
Abstain: None

Motion Determination: Passed

d. Action Item #3 - Resolution 10-2025 re: Authorization to purchase Right-of-Way from INDOT and Grant to DWCDC

Document: Resolution 10-2025

Executive Director Jenell Fairman presented the resolution, which includes the purchase of parcels that were originally procured by INDOT for the 32 improvements project and are now classified as excess land. The resolution also includes a grant of the land to the DWCDC.

Motion to Approve: Brian Pawlowski
Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski
No: None
Abstain: None

Motion Determination: Passed

OTHER BUSINESS

a. Next Regular Meeting: Monday, April 21st, 2025, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 6:56 PM

Joe Plankis, RDC President

Date