



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 4/21/2025
Monday, April 21, 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 - Virtual (Partial Meeting)
Commissioner: Carrie Larrison - Absent
Executive Director: Jenell Fairman - Present
Office Administrator: David Brock - Present
Legal Counsel Wallack Somers & Haas, P.C. : Ryan Wilmering - Present
Legal Counsel Wallack Somers & Haas, P.C. : Adam Collins - Present
Legal Counsel Barnes & Thornburg LLP : Dustin Meeks - 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 6:17 PM.

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Document: Minutes from March 17, 2025

March 17, 2025, minutes were presented.

Motion to Approve: Brian Tomamichel

Seconded: Larry Kemper

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

No: None

Abstain: None

Motion Determination: Passed

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from March 17, 2025

March 17, 2025, Executive Session Memorandum was presented.

Motion to Approve: Brian Tomamichel

Seconded: Brian Pawlowski

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

No: None

Abstain: None

Motion Determination: Passed

FINANCIAL MATTERS

a. Clerk Treasurer's Reports

Documents:

- **Clerk Treasurer's Monthly (March) Report**
- **Clerk Treasurer's (March) Interest Income Report**
- **Clerk Treasurer's Legal & Municipal Advisors Report (March)**

The Clerk Treasurer was unable to attend the meeting. The commissioners will follow up with the Clerk Treasurer with any questions.

b. Approval of Claims

Document: Claims for April 21, 2025

Motion: Approve

By: Larry Kemper

Seconded: Brian Tomamichel

Yes: Joe Plankis, Jon Dartt, Brian Tomamichel, Larry Kemper, 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, and Ambrose on Main. Executive Director Fairman also presented an overview of the new Wood Wind EDA and Wood Wind Golf Course improvements along with new golf holes to be installed.

OLD BUSINESS

NEW BUSINESS

a. Public Hearing on the Adoption of Declaratory Resolution for Grand Junction EDA and Ambrose TIF Allocation Area

Public Meeting Open: 6:52 PM

Public Meeting Close: 6:53 PM

No in-person, email, or remote requests to speak before the Commission were received.

b. Action Item #1 - Resolution 11-2025 re: Confirmatory Resolution - Grand Junction EDA and Ambrose TIF Allocation Area

Documents: Resolution 11-2025

Dustin Meeks with Barnes and Thornburg LLP presented the confirmatory 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: Brian Tomamichel

Seconded: Joe Plankis

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

No: None

Abstain: None

Motion Determination: Passed

c. Action Item #2 - Resolution 12-2025 re: Amendments to Declaratory Resolution - Wheeler Landing

Documents: Resolution 12-2025

Rachel Baker, Redevelopment Manager with the City of Westfield, explained that the intention of this resolution was to do some

administrative cleanup with Hamilton County in order to get two parcels in the same allocation area. She worked with legal council and municipal advisor to take care of that cleanup with the County without having to go through the four-step approval process. This resolution is no longer needed and was official tabled per President Plankis.

d. Action Item #3 - Resolution 13-2025 re: Declaratory Resolution - Wood Wind EDA and Rivinia, Wood Wind, and Kimblewick TIF Allocation Areas

Documents: Resolution 13-2025, Economic Development Plan

Dustin Meeks with Barnes and Thornburg LLP presented the resolution, which includes the creation of the new Wood Wind EDA and new allocation areas for Rivinia, Wood Wind, and Kimblewick.

Motion to Approve: Brian Tomamichel
Seconded: Brian Pawlowski

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

Motion Determination: Passed

e. Action Item #4 - Resolution 14-2025 re: TIF Pledge - Ambrose on Main

Documents: Resolution 14-2025

Executive Director Jenell Fairman presented an overview of the resolution. This is confirming tax increment revenues to the payment of economic development revenue bonds for the Ambrose on Main project.

Motion to Approve: Larry Kemper
Seconded: Brian Tomamichel

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

Motion Determination: Passed

f. Public Hearing on the Execution of Lease - Grand Park District Projects

Public Meeting Open: 7:06 PM
Public Meeting Close: 7:07 PM

g. Action Item #5 - Resolution 15-2025 re: Approving Execution of Lease - Grand Park District Projects

Documents: Resolution 15-2025

Dustin Meeks with Barnes and Thornburg LLP presented the resolution approving the execution of lease for bonds which would be associated with the purchase of the Craig Wood parcels with remaining bond funds to be used for the development of a public parking garage located south of the proposed hotel location in the Grand Park District.

Motion to Approve: Larry Kemper
Seconded: Joe Plankis

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

Motion Determination: Passed

h. Action Item #6 - Resolution 16-2025 re: Authorizing use of BOT Statute

Documents: Resolution 16-2025

Adam Collins with Wallack Somers & Haas presented the resolution adopting the Indiana Code § 5-23 authorizing the use of BOT (build-operate-transfer) for future projects.

Motion to Approve with a change in language in paragraph 5 from "City" to "Commission" by: Joe Plankis
Seconded: Larry Kemper

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

Motion Determination: Passed

OTHER BUSINESS

a. Next Regular Meeting: Monday, May 19th, 2025, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 7:15 PM

Joe Plankis, RDC President

Date