



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 5/19/2025
Monday, May 19, 2025 at 6:00 PM

CALL TO ORDER

Attendance:

President: Joe Plankis - Present
Vice President: Jon Dartt - Present
Secretary: Brian Tomamichel - Absent
Commissioner: Larry Kemper - Present
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: 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 April 21, 2025

April 21, 2025, minutes were presented.

Motion to Approve: Jon Dartt
Seconded: Brian Pawlowski

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

Motion Determination: Passed

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from April 21, 2025

April 21, 2025, Executive Session Memorandum was presented.

Motion to Approve: Brian Pawlowski
Seconded: Larry Kemper

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

Motion Determination: Passed

FINANCIAL MATTERS

a. Clerk Treasurer's Reports

Documents:

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

The Clerk Treasurer was unable to attend the meeting and sent the monthly reports early for the commissioners' review prior to the meeting. The commissioners will follow up with the Clerk Treasurer with any questions outside the meeting.

Executive Director Jenell Fairman noted that the 266 GF Capital Fund appears in the report because it is allocated to the redevelopment department, although it is actually part of the City of Westfield's general fund, not the Redevelopment Commission's taxing unit. This inclusion is due to the way the Clerk Treasurer runs the report. Currently, the Fire Station project is being temporarily funded from this 266 fund. Once the bond for the fire station is finalized, the fund will be reimbursed. As a point of clarification, because this is part of the general fund that is not part of the RDC fund, it will not show up in the RDC budget or cash flow.

b. Approval of Claims

Document: Claims for May 19, 2025

Motion to Approve: Brian Pawlowski

Seconded: Jon Dartt

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

No: None

Abstain: None

Motion Determination: Passed

EXECUTIVE DIRECTOR REPORT Executive Director Jenell Fairman provided updates on several development projects. Union Square is nearing completion, with residential units and a parking garage set to open by the end of June, and retail spaces coming soon. H Steakhouse is taking shape with active construction, though no opening date is confirmed. The Towne Run project, including a Lifetime Fitness and retail space, recently broke ground and is expected to be completed by late 2027. Ambrose on Main is moving toward financing closure and should begin construction in Q3 2025.

OLD BUSINESS

NEW BUSINESS

a. Action Item #1 - Amendment to Speck Dempsey Contract - Grand Park District Additional Services

Documents: Amendment to Speck Dempsey Contract

Executive Director Jenell Fairman presented an amendment to the original contract with Speck Dempsey to allow for some additional services associated with peer review, including planned improvements to Grand Park Boulevard, traffic flow, infrastructure placement, and cost-saving alignment changes.

Motion to Approve: Brian Pawlowski

Seconded: Jon Dartt

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

No: None

Abstain: None

Motion Determination: Passed

b. Action Item #2 - Resolution 17-2025 re: Amendments to Declaratory Resolution - East Side EDA and creation of the Park and Poplar Allocation Area

Documents: Resolution 17-2025

Executive Director Jenell Fairman presented the first step in creating the Park and Poplar allocation area by amending the declaratory resolution for the East Side Economic Development Area (EDA). This involves removing three parcels from the existing East Side allocation area and incorporating them, along with several additional parcels, into the new Park and Poplar allocation area. The affected parcels are highlighted on a map, including some complex, multi-piece parcels along the Midland Trace Trail.

Cleanup and a land survey will be needed to finalize parcel boundaries and right-of-way designations as part of future trail and development work.

Motion to Approve: Brian Pawlowski
Seconded: Jon Dartt

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

Motion Determination: Passed

c. Action Item #3 - Resolution 18-2025 re: Union Square - Amendment and Restated Declaration

Documents: Resolution 18-2025

Executive Director Jenell Fairman presented the resolution which amends and restates the parking declaration for the city-owned Union Square garage. Per request by the developer, Old Town parking spaces will remain unreserved and available on a first-come, first-serve basis. However, residents and tenants will be able to purchase monthly parking passes, allowing them to park beyond three hours and overnight without daily charges. Public users can park for free for up to three hours, after which fees will apply. The system does not guarantee space availability for pass holders during peak times. Parking enforcement will rely on license plate readers and a parking management system operated by Denison. Fees collected from pass sales will fund garage maintenance, which remains the city's responsibility.

Motion to Approve: Brian Pawlowski
Seconded: Larry Kemper

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

Motion Determination: Passed

d. Action Item #4 - Resolution 19-2025 re: Park Street / Moyer Parcels - Accepting grant from the City

Documents: Resolution 19-2025

Executive Director Jenell Fairman presented the resolution, noting that this action item and the following one are associated with the same two parcels. These parcels will be transferred to the RDC, then from the RDC to the Downtown Westfield Community Development Corporation (DWCDC), ultimately ending up with Dan Moyer. This transfer is part of finalizing a 2018 development agreement tied to the US 31 project. The Park Street right-of-way in that area will also be vacated, giving Moyer a contiguous 8-acre property for potential development or sale. The two resolutions have identical legal descriptions and are part of a two-step process to complete the transfer.

Motion to Approve: Brian Pawlowski
Seconded: Larry Kemper

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

Motion Determination: Passed

e. Action Item #5 - Resolution 20-2025 re: Park Street / Moyer Parcels - Grant to DWCDC

Documents: Resolution 20-2025

Executive Director Jenell Fairman presented the resolution which was summarized in the previous action item as both are associated with the same two parcels.

Motion to Approve: Brian Pawlowski
Seconded: Larry Kemper

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

Motion Determination: Passed

f. Action Item #6 - Resolution 21-2025 re: Craig Wood Parcel - Grant to DWCDC

Documents: Resolution 21-2025

Executive Director Jenell Fairman presented the resolution to grant funds from the RDC to the DWCDC to purchase a 17-acre parcel owned by Craig Wood, located at the northwest corner of Grand Park Boulevard and 186th Street. The purchase aligns with the Grand Park Master Plan, with a closing set for later this summer. The purchase will be funded using proceeds from the Grand Park bond approved last month.

Motion to Approve: Brian Pawlowski
Seconded: Jon Dartt

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

Motion Determination: Passed

g. Action Item #7 - Resolution 22-2025 re: Wood Wind Project Agreement

Documents: Resolution 22-2025 Executive Director Jenell Fairman presented the resolution authorizing a project agreement for the Wood Wind Project with Old Town. The plan includes Phase One: Development of a 184-parcel residential neighborhood and construction of three new golf holes on land north of 161st Street. Phase Two: which would involve more residential development within the existing Wood Wind footprint.

The agreement anticipates a land swap between Wood Wind property and the land where the new golf holes are built. In return, the residential TIF from Phase Two would fund the reconstruction of three existing golf holes. However, there is uncertainty about Phase Two's approval since a PUD is not yet in place. As a backup, the City and developer are exploring alternatives, including swapping the land for another equivalent parcel elsewhere in the city, or the City purchasing the land where the new golf holes are built to retain the existing Wood Wind land. There is ongoing interest in adding a driving range at the Wood Wind Golf Course, and this project agreement keeps that option open. The final development plan may change depending on whether Phase Two and the driving range are approved.

Motion to Approve: Jon Dartt
Seconded: Brian Pawlowski

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

Motion Determination: Passed

h. Action Item #8 - Resolution 23-2025 re: TIF Pass-Throughs

Documents: Resolution 23-2025 Executive Director Jenell Fairman presented the resolution, noting there have been no changes to the pass-through amounts since they were presented a year ago. The document includes an exhibit listing all redevelopment and allocation areas in the city, along with a description of the funds being passed through to the taxing units.

Motion to Approve: Brian Pawlowski
Seconded: Jon Dartt

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

Motion Determination: Passed

OTHER BUSINESS

a. Next Regular Meeting: Monday, June 16th, 2025, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 6:51 PM

Joe Plankis, RDC President

Date