



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 6/2/2025
Monday, June 2, 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
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 : Dustin Meeks - 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.

c. Announce any Changes to Agenda

No changes to the agenda were identified.

OLD BUSINESS

NEW BUSINESS

a. Public Hearing on the Adoption of Declaratory Resolution for East Side EDA and Grand Millennium Center Allocation Areas

Public Meeting Open: 6:02 PM
Public Meeting Close: 6:02 PM

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

b. Action Item #1 - Resolution 24-2025 re: Confirmatory Resolution - East Side EDA and Grand Millennium Center Allocation Areas

Documents: Resolution 24-2025

Executive Director Jenell Fairman presented the resolution about a parcel within the Grand Junction EDA which is being incorporated into the Grand Millennium Center project by CRG. The area is divided into three sub-areas, allowing multiple bonds to be issued without starting the allocation period until the second phase begins. This was previously introduced as a declaratory resolution, and has gone through the Plan Commission and City Council, and is now returning for confirmatory approval.

Motion to Approve: Brian Pawlowski
Seconded: Brian Tomamichel

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

Motion Determination: Passed

c. Action Item #2 - Resolution 25-2025 re: TIF Pledge - Grand Millennium Center

Documents: Resolution 25-2025 Executive Director Jenell Fairman presented the resolution stating that as part of the Grand Millennium Center project by CRG, the RDC will pledge 100% of the TIF from the designated allocation area to repay economic development bonds. These will be developer-backed bonds, meaning the city's credit is not at risk. The developer will guarantee repayment, and there will be a taxpayer agreement with the lender ensuring payments come from the allocation area's TIF revenue first, with the developer's guarantee as a backup.

Motion to Approve: Brian Pawlowski
Seconded: Jon Dartt

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

Motion Determination: Passed

d. Action Item #3 - Resolution 26-2025 re: Grand Millennium Center Project Agreement

Documents: Resolution 26-2025

Executive Director Jenell Fairman presented the resolution authorizing the RDC to enter into a final development agreement with CRG for the Grand Millennium Center project. This agreement includes a reaffirmation of the 100% TIF pledge to repay developer-backed bonds, detailed obligations for CRG to construct luxury apartments, a parking garage, retail space, podium parking under a multifamily building, and a medical office building with surface parking. All project deliverables and associated requirements are outlined in the agreement. The agreement also involves coordination with the Parks Department and Board of Public Works regarding road and park impact fees, which will be included in the final project agreement.

Motion to Approve: Brian Tomamichel
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 6:11 PM

Joe Plankis, RDC President

Date