



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 6/16/2025
Monday, June 16, 2025 at 6:00 PM

CALL TO ORDER

Attendance:

President: Joe Plankis - Present
Vice President: Jon Dartt - Present
Secretary: Brian Tomamichel - Present
Commissioner: Larry Kemper - Absent
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 Barnes & Thornburg LLP : Dustin Meeks - Present
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Virtual
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

1) Addition of Action Item #4 Resolution 30-2025 re: Termination of Standby Land Transfer Agreements

APPROVAL OF MINUTES

Document: Minutes from May 19, 2025

May 19, 2025, minutes were presented.

Motion to Approve: Jon Dartt
Seconded: Brian Tomamichel

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

Motion Determination: Passed

Document: Minutes from Special Meeting June 2, 2025

June 2, 2025, Special Meeting minutes were presented.

Motion to Approve: Jon Dartt
Seconded: Brian Tomamichel

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

Motion Determination: Passed

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from May 19, 2025

May 19, 2025, Executive Session Memorandum was presented.

Motion to Approve: Brian Tomamichel
Seconded: Jon Dartt

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

Motion Determination: Passed

FINANCIAL MATTERS

Clerk Treasurer's Reports Documents:

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

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.

b. Approval of Claims

Document: Claims for June 16, 2025

Motion to Approve: Brian Tomamichel
Seconded: Jon Dartt

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

Motion Determination: Passed

EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman provided several construction updates across key development sites. Union Square continues to progress, with residential leasing underway and commercial contracts being finalized. H Steakhouse is advancing on its facade work, aiming for a year-end opening. The Portal Diabetes project is 75% complete and expects a ribbon cutting soon, marking the relocation of a California-based R&D headquarters. Ambrose on Main and Grand Millennium Center have both received approvals and are moving toward bond closings and fall groundbreakings. A new headquarters relocation project in North Point will bring over 50 jobs with plans for tax abatement. The Trailside Business Center and Park & Poplar developments are progressing through planning and approval stages, including trailhead features, mixed-use buildings, and structured parking. Wood Wind East proposes expanding the golf course and constructing homes, with plans for a city-backed bond. The \$105 million Jersey Street project is advancing through approvals, featuring high-value mixed-use development, parking, retail, public art, and a new headquarters for Skender Construction. Lastly, plans for a new parking garage at Grand Park are underway, with a bond closing expected soon.

OLD BUSINESS

NEW BUSINESS

a. Public Hearing on the Adoption of Declaratory Resolution for Wood Wind EDA and Rivinia, Wood Wind, and Kimblewick Allocation Areas

Public Meeting Open: 6:20 PM
Public Meeting Close: 6:21 PM

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

b. Action Item #1 - Resolution 27-2025 re: Confirmatory Resolution - Wood Wind EDA and Rivinia, Wood Wind, and Kimblewick Allocation Areas

Documents: Resolution 27-2025

Executive Director Jenell Fairman and Dustin Meeks of Barnes & Thornburg LLP presented the confirmatory resolution approving

the declaratory resolution and development plan for the Wood Wind EDA, including several TIF allocation areas. This marks the final step in a four-step approval process involving the RDC, Plan Commission, City Council, and a public hearing. The resolution includes four TIF allocation areas: Ravinia, Wood Wind East, Wood Wind South, and Kimblewick. The first three are 20-year residential TIFs with a full pass-through of taxes to local schools, anticipating family populations. The Kimblewick allocation area, a 55+ community, has a 25-year TIF with no school pass-through due to the assumed absence of school-aged children. The differing durations and terms are based on statutory distinctions between general residential TIFs and those for age-restricted communities.

c. Action Item #2 - Resolution 28-2025 re: Jersey Street Parcels - Grant to DWCDC

Documents: Resolution 28-2025

Executive Director Jenell Fairman presented the resolution authorizing the transfer of land from the RDC to the Downtown Westfield Community Development Corporation (DWCDC). The parcels, acquired from INDOT for \$95,000, are located near the roundabout at Poplar and State Road 32 and were deemed excess land following INDOT's road expansion. The land will support the Jersey Street development, allowing for the inclusion of an art plaza and enhanced landscaping along State Road 32, contributing to the project's role as a gateway into downtown Westfield.

d. Action Item #3 - Resolution 29-2025 re: Amendments to Declaratory Resolution - Grand Junction EDA and creation of Jersey Street Allocation Area

Documents: Resolution 29-2025

Executive Director Jenell Fairman presented the declaratory resolution to amend the Grand Junction EDA. The amendment includes two changes: first, the addition of newly acquired parcels (recently granted to the DWCDC) to the EDA to create a site-specific allocation area for the Jersey Street project. This will enable the use of TIF to support construction of a parking garage on the site. Second, a cleanup modification was proposed to remove a city-owned parcel which will be the site of the new Fire Station on 191st Street from the EDA to allow it to be combined with an adjacent non-EDA parcel for replatting. This adjustment ensures proper parcel consolidation with no impact on collected TIF revenue and marks the beginning of a four-step approval process.

e. Action Item #4 - Resolution 30-2025 re: Termination of Standby Land Transfer Agreements

Documents: Resolution 30-2025

Executive Director Jenell Fairman presented the resolution to terminate the standby land transfer agreement between the RDC, 31/32 Investors, and Community First Bank, originally established to facilitate land transactions within the Grand Millennium project area. Over time, 31/32 Investors entered into unauthorized financial arrangements, including a second mortgage, that increased the RDC's potential financial exposure. With both mortgages now matured and a pending land sale to CRG on the northern portion of the site, there is concern that the RDC could be required to purchase the remaining land under unfavorable terms. The proposed resolution, offered by Community First, would eliminate that obligation by terminating the agreement—releasing both the RDC and the City of Westfield from any further liability. Although this would result in forfeiting credit enhancement fees originally owed to the RDC, the termination is seen as financially beneficial and a way to avoid future risk.

OTHER BUSINESS

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

ADJOURNMENT

The Commission adjourned the meeting at 6:35 PM

Joe Plankis, RDC President

Date