



CITY OF WESTFIELD, IN
Redevelopment Authority Meeting Agenda

BOARD OR COMMISSION: Redevelopment Authority Meeting
MEETING DATE: Monday, September 15, 2025 at 6:00 PM
MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF REDEVELOPMENT AUTHORITY

Tyler Enyart, President | Mayor Appointed | 3-year term | 1/1/24-12/31/26
Derek Rochester, Vice President | Mayor Appointed | 3-year term | 1/1/24-12/31/26
Tonya Hyatt, Secretary | Mayor Appointed | 3-year term | 8/5/25-12/31/27

CALL TO ORDER

Declaration of quorum and opening of meeting

Pledge of Allegiance

APPROVAL OF MINUTES

Document: Minutes from August 18, 2025

OLD BUSINESS

NEW BUSINESS

a. Action Item #1 - Resolution 25-06 re: Amending Resolution 25-05 - Grand Park District Land Acquisition
Document: Resolution 25-06

OTHER BUSINESS

a. Next Meeting: Monday, October 20th, 2025, 6:00 PM

ADJOURNMENT



CITY OF WESTFIELD, IN
Redevelopment Authority Meeting Minutes - 8/18/2025
Monday, August 18, 2025 at 6:00 PM

CALL TO ORDER

Attendance:

President: Tyler Enyart - Present
Vice President: Derek Rochester - Present
Secretary: Tonya Hyatt - 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 : Brad Bingham - Present
legal Counsel Taft: Zachary Klutz - Present
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Present
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual
Director or Public Works: Johnathon Nail - Virtual

a. Declaration of quorum and opening of meeting

President Enyart noted the presence of a quorum and called the meeting to order at 6:01 PM

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

c. Election of Officers

Election of Officers: President: Tyler Enyart

Election of Officers: Secretary: Tonya Hyatt

Derek Rochester remains Vice President

Motion By: Derek Rochester

Seconded: Tonya Hyatt

Yes: Derek Rochester, Tyler Enyart, Tonya Hyatt

No: None

Abstain: None

Motion Determination: Passed

APPROVAL OF MINUTES

Document: Minutes from April 21, 2025

April 21, 2025, minutes were presented.

Motion to Approve: Derek Rochester

Seconded: Tonya Hyatt

Yes: Derek Rochester, Tyler Enyart, Tonya Hyatt

No: None

Abstain: None

Motion Determination: Passed

OLD BUSINESS

NEW BUSINESS

a. Action Item #1 - Resolution 25-04 re: Road Projects Lease Rental Bonds - Approving Lease Agreement and Issuance of Bonds

Document: Resolution 25-04

Executive Director Jenell Fairman, Director of Public Works Johnathon Nail, and Zach Klutz with Taft Law presented the lease agreement and bond issuance that will fund several road infrastructure projects in Westfield. These include the 161st and Springdale roundabout, the widening of 191st Street from Tomlinson to Grand Park Boulevard, a bridge over 191st Street, the Monon Tunnel under 161st Street, the Monon Trail extension, and the Chad Hittle Drive and Jersey Street extensions. The bonds, known as the Redevelopment Authority Lease Rental Bonds, Series 2025, will not exceed \$40 million, carry a maximum interest rate of 6%, and have a 20-year term. This is one of three approval steps, with the final bond pricing and sale expected in October. The Westfield City Council and RDC still need to formally approve the lease and associated tax levy.

Motion to Approve: Derek Rochester
Seconded: Tonya Hyatt

Yes: Derek Rochester, Tyler Enyart, Tonya Hyatt
No: None
Abstain: None

Motion Determination: Passed

b. Action Item #2 - Resolution 25-05 re: Grand Park District Project Lease Rental Bonds - Authorizing Issuance of Bonds and BANs

Document: Resolution 25-05

Executive Director Jenell Fairman presented the resolution involving the planned purchase of additional land at Grand Park as part of a broader Grand Park Master Plan aimed at developing the area into an entertainment and mixed-use district. The land, located south of 186th Street and involving parcels owned by D&W Farms and Henke Development Group, will be acquired through a bond anticipation note. This five-year note allows the city to defer payments for the first three years, with interest-only payments in years four and five. If the developer does not fully acquire the land by year five, the city retains the option to purchase it outright. This structure ensures the city maintains control over how the land is used and prevents undesired developments, by keeping final decision-making authority with the city. The financing mechanism is similar to previous actions taken by the RDA and aligns with its ongoing development strategy for Grand Park.

Motion to Approve: Derek Rochester
Seconded: Tyler Enyart

Yes: Derek Rochester, Tyler Enyart, Tonya Hyatt
No: None
Abstain: None

Motion Determination: Passed

OTHER BUSINESS

a. Next Meeting: Monday, September 15th, 2025, 6:00 PM

ADJOURNMENT

The Authority adjourned the meeting at 6:12 PM

Tyler Enyart, RDA President

Date

RESOLUTION NO. 25-06

**RESOLUTION OF THE CITY OF WESTFIELD REDEVELOPMENT AUTHORITY
AMENDING RESOLUTION NO. 25-05 APPROVING A LEASE AGREEMENT,
AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF THE CITY OF
WESTFIELD REDEVELOPMENT AUTHORITY LEASE RENTAL REVENUE BONDS
AND TAKING CERTAIN OTHER ACTIONS RELATED THERETO**

WHEREAS, the City of Westfield Redevelopment Authority (the “Authority”) has been created pursuant to Indiana Code 36-7-14.5 (the “Act”) as a separate body corporate and politic, and as an instrumentality of the City of Westfield, Indiana (the “City”), to finance local public improvements for lease to the City of Westfield Redevelopment Commission (the “Commission”); and

WHEREAS, the Authority previously adopted its Resolution No. 25-05 (the “Prior Resolution”) at the Authority’s meeting of August 18, 2025, which Prior Resolution authorized the issuance of one or more series of the Authority’s lease rental revenue bonds (the “Bonds”) and lease rental revenue bond anticipation notes (the “BANs”) to provide financing and interim financing, respectively, for the Projects (as defined in the Prior Resolution”); and

WHEREAS, the Prior Resolution authorized the issuance of the Bonds and the issuance of the BANs in respective principal amounts not to exceed the “Authorized Amount” which term was defined in the Prior Resolution as “not to exceed \$33,345,000”; and

WHEREAS, the Prior Resolution approved a form of a Lease (as defined in the Prior Resolution); and

WHEREAS, subsequent to the adoption of the Prior Resolution by the Authority, the anticipated Costs of the Projects (as defined in the Prior Resolution) have increased; and

WHEREAS, the Authority now desires to amend the Prior Resolution to define “Authorized Amount” in the Prior Resolution to mean, “not to exceed \$35,000,000” for all purposes for which the term Authorized Amount is used in the Prior Resolution including, but not limited to, the authorization of the issuance of the Bonds and BANs and the authorization of the acquisition of the Leased Premises (as defined in the Prior Resolution); and

WHEREAS, the Authority further desires to approve an amended form of the Lease (the “Amended Lease”) which conforms said Lease to the amendment of the Authorized Amount under the Prior Resolution from \$33,345,000 to \$35,000,000 as provided herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WESTFIELD REDEVELOPMENT AUTHORITY AS FOLLOWS:

1. Amendment of the Prior Resolution. The Prior Resolution is hereby amended to define the term “Authorized Amount” as used in the Prior Resolution as “not to exceed \$35,000,00.”

2. Amendment to the Form of Lease. The Authority hereby approves the Amended Lease in the form presented to the Authority at this meeting and amends the Prior Resolution to reflect that the Amended Lease shall be the “Lease” for purposes of the Prior Resolution.

3. Filing With Commission. The Secretary-Treasurer of the Authority is hereby directed to file a copy of each of the Amended Lease and this Resolution amending the Prior Resolution with the Commission in the forms approved herein.

4. Effectiveness. Except as amended hereby, the Prior Resolution shall remain in full force and effect. This Resolution shall be in full force and effect from and after its adoption by the Authority.

ADOPTED the 15th day of September, 2025.

CITY OF WESTFIELD REDEVELOPMENT
AUTHORITY

President

Vice President

Secretary-Treasurer

DMS 48779002.1