



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

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**CALL TO ORDER**

Attendance:

President: Joe Plankis - Present  
Vice President: Jon Dartt - Present  
Secretary: Brian Tomamichel - Present  
Commissioner: Larry Kemper - Present  
Commissioner: Steve Latour - 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 : Brad Bingham - Present  
Legal Counsel Taft: Zachary Klutz - Present  
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Present  
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual  
Director of Public Works: Johnathon Nail - Virtual

**a. Declaration of quorum and opening of meeting**

President Plankis noted the presence of a quorum and called the meeting to order at 6:15 PM.

**b. Pledge of Allegiance**

The Pledge of Allegiance was recited.

**c. Announce any Changes to Agenda**

No changes to the agenda were identified.

**APPROVAL OF MINUTES**

**Documents:**

- **Minutes from June 16, 2025**
- **Minutes from July 28, 2025**

June 16, 2025, minutes were presented.

Motion to Approve: Jon Dartt

Seconded: Brian Tomamichel

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

No: None

Abstain: None

Motion Determination: Passed

July 28, 2025, special meeting minutes were presented.

Motion to Approve: Steve Latour

Seconded: Jon Dartt

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

No: None

Abstain: None

Motion Determination: Passed

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM**

**Document: Executive Session Memorandum from June 16, 2025**

June 16, 2025, Executive Session Memorandum was presented.

Motion to Approve: Brian Tomamichel

Seconded: Jon Dartt

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

No: None

Abstain: None

Motion Determination: Passed

**FINANCIAL MATTERS**

**Clerk Treasurer's Reports**

**Documents:**

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

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.

**Approval of Claims**

**Document: Claims for August 18, 2025**

Motion to Approve: Jon Dartt

Seconded: Brian Tomamichel

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

No: None

Abstain: None

Motion Determination: Passed

**EXECUTIVE DIRECTOR REPORT**

Executive Director Jenell Fairman provided several construction and development updates, highlighting significant investment and growth in the downtown area. Union Square apartments opened in June with several new businesses moving in, including Pure Barre, Spark Coffee, and Ever Bowl, while the Sun King facility is under construction and expected to open in spring 2026. The adjacent parking garage is already in use by residents and will officially open in mid-September. The Ambrose project, a \$26 million investment at East Street and State Road 32, is progressing, with future plans allowing for a city-owned parking garage. The Park and Poplar development, valued at \$123 million, and the nearby Jersey 32 project, estimated at \$105 million, will bring significant density, economic impact, and public art installations to downtown. Finally, the \$130 million Wood Wind East residential project will add 184 high-end homes and includes upgrades to the golf course, with much of the resulting tax increment directed to supporting local schools.

**OLD BUSINESS**

**NEW BUSINESS**

**a. Ice Hockey Facility BOT Presentation**

Executive Director Jenell Fairman presented about the proposed ice hockey facility planned for the southern end of the Grand Park District at 186th Street and Grand Park Blvd. The project, envisioned as a three to four sheet ice facility, recently completed the first phase of its RFQ (Request for Qualifications) process, receiving eight responses. After evaluations and interviews, four teams were selected to proceed to the RFP (Request for Proposals) stage: Card and Associates, Garmong, Lauth, and Nicholas & Company, each with strong local and national partners. The city plans to issue the RFP soon, with final selection expected by November. The preferred site aligns with the Grand Park Master Plan, although alternative sites may still be considered with proper justification. The preferred site is currently owned by D & W Farms, but the city plans to acquire it through the DWCDC as part of the Grand Park South development. A development agreement with Card and Associates is in progress.

**b. Public Hearing on the Adoption of Declaratory Resolution for East Side EDA and Park & Poplar Allocation Area**

Public Meeting Open: 6:37 PM  
Public Meeting Close: 6:37 PM

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

**c. Action Item #1 - Resolution 31-2025 re: Confirmatory Resolution - East Side EDA and Park & Poplar Allocation Area**

**Document: Resolution 31-2025**

Executive Director Jenell Fairman presented the fourth and final step in establishing a TIF allocation area for the Park and Poplar project within the East Side EDA. This step involves adopting a confirmatory resolution to finalize the creation of the TIF district. The process has already passed through the RDC, Plan Commission, and City Council, and now returns to the RDC for confirmation. This update to East Side EDA supports the broader economic development plan for the area.

Motion to Approve: Steve Latour  
Seconded: Jon Dartt

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

Motion Determination: Passed

**d. Public Hearing on the Adoption of Declaratory Resolution for Grand Junction EDA and Jersey Street Allocation Area**

Public Meeting Open: 6:40 PM  
Public Meeting Close: 6:40 PM

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

**e. Action Item #2 - Resolution 32-2025 re: Confirmatory Resolution - Grand Junction EDA and Jersey Street Allocation Area**

**Document: Resolution 32-2025** Executive Director Jenell Fairman presented an update on the city's largest EDA, Grand Junction, as part of the fourth and final step in creating the Jersey Street TIF allocation area. This allocation area includes all parcels involved in the Jersey 32 project, along with a small alleyway that is currently public right-of-way. The city is requesting that this alley be vacated by the City Council so it can be incorporated into the adjacent parcels and included in the allocation area. The process to finalize the TIF allocation area has already passed through the RDC, Plan Commission, and City Council, and now returns for confirmatory approval.

Motion to Approve: Brian Tomamichel  
Seconded: Jon Dartt

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

Motion Determination: Passed

**f. Action Item #3 - Resolution 33-2025 re: Jersey 32 Project Agreement Authorization and Grant to DWCDC**

**Document: Resolution 33-2025**

Executive Director Jenell Fairman presented the resolution requesting authorization to execute a project agreement with the developers of the Jersey 32 project on Jersey Street. This agreement includes land grants and additional funding, beyond bond proceeds, to help upsize the planned parking garage; an effort also being mirrored at the Park and Poplar project to address ongoing parking shortages in the downtown area. Since the project's TIF revenue alone is not sufficient to fully fund the garage, the city will be providing cash grants to cover the gap in construction costs.

Motion to Approve: Steve Latour  
Seconded: Jon Dartt

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

Motion Determination: Passed

#### **g. Action Item #4 - Resolution 34-2025 re: Jersey 32 - TIF Pledge**

##### **Document: Resolution 34-2025**

Executive Director Jenell Fairman presented the resolution authorizing the use of 100% of the TIF from the newly approved Jersey 32 allocation area to support a parking garage bond for the Jersey 32 project. The bond will be developer-backed, meaning there is no financial risk to the city. Since the TIF alone is not enough to fully fund the garage, additional cash contributions will also be required to complete the project.

Motion to Approve: Brian Tomamichel

Seconded: Jon Dartt

Yes: Joe Plankis, Jon Dartt, Brian Tomamichel, Steve Latour

No: None

Abstain: Larry Kemper

Motion Determination: Passed

#### **h. Public Hearing on the Lease Agreements for Road Projects Bonds**

Public Meeting Open: 6:47 PM

Public Meeting Close: 6:47 PM

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

#### **i. Action Item #5 - Resolution 35-2025 re: Road Projects Bonds - Approving Lease Agreement, Forms of Docs, and Authorize Execution of Lease**

##### **Document: Resolution 35-2025**

Executive Director Jenell Fairman, Director of Public Works Johnathon Nail, Zach Klutz with Taft Law, and Oscar Gutierrez with Bondry Consulting presented on a bond associated with seven major roadway projects. These projects are: a roundabout at 161st Street and Spring Mill Road (currently under construction and to be reimbursed from bond proceeds), the Monon Trail underpass at 161st Street, widening of 191st Street from Tomlinson to Grand Park Boulevard (including a new roundabout), a pedestrian bridge for the Monon Trail over 191st Street, the extension of Chad Hittle Drive to 186th and Tomlinson, construction of the Jersey Street extension, and realignment and extension of Towne Road to connect to State Road 32. The bond proceeds will fund these infrastructure improvements, which support ongoing and future development in the city. The issuance of up to \$40 million in lease rental bonds through the RDA would fund these key road projects. These bonds will be repaid using a special benefit tax instead of TIF revenues. The city increased the maximum annual lease payment from \$5.5 million to \$7.5 million to allow for faster repayment, with a bond term not exceeding 20 years. The road projects were selected based on their readiness for construction and alignment with the city's capital improvement plan. This strategy aims to avoid borrowing for projects not yet shovel-ready and to minimize impact on taxpayers by leveraging a temporary increase in assessed property value and seeking a levy appeal for additional funding. The bonds will be structured for quick repayment, preserving future financial capacity for upcoming projects.

Motion to Approve: Steve Latour

Seconded: Brian Tomamichel

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

No: None

Abstain: None

Motion Determination: Passed

#### **j. Public Hearing on the Lease Agreements for Grand Park District Land Acquisition BAN**

Public Meeting Open: 7:03 PM

Public Meeting Close: 7:03 PM

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

#### **k. Action Item #6 - Resolution 36-2025 re: Grand Park District Land Acquisition BAN - Approving Form and Authorize Execution of Lease**

##### **Document: Resolution 36-2025**

Executive Director Jenell Fairman, Brad Bingham with Barnes & Thornburg, and Oscar Gutierrez with Bondry Consulting presented financing to purchase land south of 186th Street within the Grand Park Master Plan area, currently owned by D&W Farms and Henke Property Group. This purchase will give the City and RDC greater control over development and public-private partnerships in the district, including a planned ice hockey facility managed like other public infrastructure. To fund this, the city plans to issue a five-year bond anticipation note (BAN) with interest-only payments initially, providing a flexible financing approach that delays pressure on developers while allowing the city to control the land and select developers. The permanent bond would have a maximum term of 25 years, a maximum annual lease payment of \$5 million, and a principal amount around \$33 million to cover the purchase and issuance costs. The city aims to finalize the purchase by mid-October, using general revenues to secure lease payments rather than TIF or special taxes, maintaining ownership and guiding development to generate future tax increment financing revenue.

Motion to Approve: Steve Latour  
Seconded: Jon Dartt

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

Motion Determination: Passed

### **I. Action Item #7 - Resolution 37-2025 re: Wood Wind Project Grant Authorization**

#### **Document: Resolution 37-2025**

Executive Director Jenell Fairman presented the resolution about grants related to improvements at the Wood Wind golf course, part of the Wood Wind project by Old Town. This project includes building three new holes north of 161st Street and reconstructing three existing holes south of 161st Street. Initially, the plan was to finance these improvements through a TIF bond, instead available cash from the RDC's capital fund and the 146th Street TIF area will be used, with plans to seek reimbursement once the area generates more tax increment revenue. Since the Wood Wind area is primarily residential without development agreements controlling project timelines, this approach offers greater flexibility by allowing bond issuance only when a reliable repayment source is established. The grant supports the DWCDC's efforts toward the golf course construction and reconstruction.

Motion to Approve: Jon Dartt  
Seconded: Brian Tomamichel

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

Motion Determination: Passed

### **m. Action Item #8 - Resolution 38-2025 re: Wood Wind Project (Wood Wind East / Phase 1) Reimbursement**

#### **Document: Resolution 38-2025**

Executive Director Jenell Fairman and Brad Bingham with Barnes & Thornburg presented the resolution contemplating the previously authorized grants for the Wood Wind development by formally declaring the intent to reimburse project expenses through the TIF area. It is a necessary legal step to preserve the city's future ability to issue bonds and use the proceeds to reimburse capital expenditures. This declaration of intent must be adopted within 60 days of starting construction spending to comply with federal tax regulations, ensuring the city maintains flexibility for financing options later on.

Motion to Approve: Brian Tomamichel  
Seconded: Jon Dartt

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

Motion Determination: Passed

## **OTHER BUSINESS**

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

## **ADJOURNMENT**

The Commission adjourned the meeting at 7:09 PM

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Joe Plankis, RDC President

\_\_\_\_\_  
Date