



**CITY OF WESTFIELD, IN**  
**Redevelopment Commission Meeting Minutes - 9/15/2025**  
*Monday, September 15, 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 - Absent  
Commissioner: Larry Kemper - Present  
Commissioner: Steve Latour - Present  
Commissioner: Carrie Larrison - Absent  
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 - Present  
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual  
Keystone Group: Jen Pavlik - Present

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

President Plankis noted the presence of a quorum and called the meeting to order at 6:07 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**

**Document:**

- **Minutes from August 18, 2025**

August 18, 2025, minutes were presented.

Motion to Approve: Steve Latour  
Seconded: Jon Dartt

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

Motion Determination: Passed

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM**

**Document: Executive Session Memorandum from August 18, 2025**

August 18, 2025, Executive Session Memorandum was presented.

Motion to Approve: Jon Dartt  
Seconded: Larry Kemper

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

Motion Determination: Passed

## **FINANCIAL MATTERS**

### **Clerk Treasurer's Reports**

#### **Documents:**

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

### **Approval of Claims**

#### **Document: Claims for September 15, 2025**

Motion to Approve: Steve Latour

Seconded: Larry Kemper

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

No: None

Abstain: None

Motion Determination: Passed

## **EXECUTIVE DIRECTOR REPORT**

Executive Director Jenell Fairman provided an update on recent and ongoing initiatives. Major accomplishments include new headquarters announcements ECR and Vikan, land acquisitions including the 17 acre Wood Parcel at Grand Park, and progress on multiple redevelopment projects such as Park and Poplar, Grand Millennium Center, and the Grand on Main (formerly Jersey 32). The city finalized the Grand Park Master Plan and continues to work on the comprehensive and downtown plans, expected to conclude in late 2025. Marketing efforts include launching a new website and LinkedIn page, gaining national media exposure through Site Selector magazine and local outlets. Cultural and small business support has grown, with initiatives like the Underground Railroad Art RFQ and creative economy business booths at the Chamber Showcase. Several businesses have opened in Union Square, and downtown infrastructure like parking garages are coming online. At Grand Park, infrastructure improvements are underway, including a new parking garage and relocation of existing sports fields. A new ice facility is also being planned, with development proposals currently under review.

## **OLD BUSINESS**

### **NEW BUSINESS**

#### **a. Action Item #1 - Resolution 39-2025 re: Acceptance of Grant from Fund 266**

##### **Document: Resolution 39-2025**

Executive Director Jenell Fairman presented the resolution authorizing the acceptance of a \$13 million dollar grant from the City Council to the RDC, using funds allocated in the City's 2025 capital budget. Although the funds were designated for redevelopment, approval from the City Council was required because they originated from the General Fund. The grant will support two major parking garage projects: approximately \$4.5 million will go toward the Park and Poplar garage, supplementing an existing bond and an expected READI grant, while approximately \$8.5 million will fund the Jersey Street (The Grand on Main) parking garage.

Motion to Approve: Steve Latour

Seconded: Jon Dartt

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

No: None

Abstain: None

Motion Determination: Passed

#### **b. Action Item #2 - 2025 RDC Spending Plan Amended**

##### **Document: 2025 RDC Spending Plan Amended**

Executive Director Jenell Fairman, and Oscar Gutierrez with Bondry Consulting presented the amended spending plan which is a state-required financial report detailing how TIF dollars are allocated and spent across Westfield's redevelopment areas. Unlike a simple compliance form, this version was designed to closely reflect actual cash flow and budget planning for the year. A key change included reallocating \$1.5 million from the 146th Street TIF to support the Wood Wind project. Additionally, the recently approved

\$13 million grant was added to the RDC's capital funds. While this document is primarily for transparency and reporting purposes, not a formal appropriation, it helps keep both the City Council and the public informed. It is posted through the city meeting agendas and submitted to the state for informational purposes only, with no penalties or formal approvals tied to it.

Motion to Approve: Joe Plankis  
Seconded: Jon Dartt

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

Motion Determination: Passed

### **c. Grand Park Infrastructure Memo Presentation**

Executive Director Jenell Fairman presented a memorandum outlining the recommendation to select Keystone as the preferred private partner for a Build-Operate-Transfer (BOT) infrastructure project at Grand Park North. The project includes construction of a new parking garage, relocation of the D1 baseball diamond, and surrounding infrastructure such as streets, drainage, utilities, and landscaping. After issuing a Request for Proposals and Qualifications (RFPQ) and receiving three compliant proposals from Hagerman, Keystone Group, and Thenaman Construction, an evaluation committee, comprising city staff and technical consultants, unanimously selected Keystone based on their experience, proposal quality, financial capacity, and cost-effective fee structure. This BOT project was deemed the most effective delivery method by the city to ensure timely and cost-efficient completion. The final approval of the PPA with Keystone will be subject to a public hearing at the next RDC meeting in October. The GPSE team is also involved, providing input to ensure the development does not disrupt park operations.

### **d. Action Item #3 - Resolution 40-2025 re: Authorizing Grant of BAN proceeds to DWCDC to purchase 613 E. 191st Street**

#### **Document: Resolution 40-2025**

Executive Director Jenell Fairman presented the resolution involving the use of proceeds from a previously approved \$40 million grant designated for land acquisition and parking garage construction at Grand Park. Specifically, this resolution authorizes the purchase of a 2-acre property at 613 East 191st Street for future parking development. To facilitate the purchase, funds will be granted to the DWCDC, which will handle the acquisition. The transaction is governed by a tri-party agreement between the City Council, the RDC, and the DWCDC.

Motion to Approve: Larry Kemper  
Seconded: Jon Dartt

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

Motion Determination: Passed

### **e. Action Item #4 - JS Held Contract Amendment - Grand Park Project Management Services**

#### **Document: JS Held Contract Amendment - GP Project Management Services**

Executive Director Jenell Fairman presented the amendment to the existing contract with JS Held, a firm currently providing project management and ownership services for the Grand Park development, including areas north of 186th Street, such as the ECR garage and the planned ice facility. As the original budget for their services is nearly exhausted and the projects will continue into next year, the city is proposing to extend the contract through the end of 2026. The amendment outlines hourly rates for the personnel involved, and the extension ensures continued support for the ongoing development work.

Motion to Approve: Jon Dartt  
Seconded: Larry Kemper

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

Motion Determination: Passed

### **f. Action Item #5 - JS Held Contract - Other Projects Management Services**

#### **Document: JS Held Contract - Other Projects Management Services**

Executive Director Jenell Fairman presented the contract with JS Held, separate from their existing agreement, because the original contract was specific to Grand Park projects. City legal requested a new agreement to cover work outside of Grand Park and to incorporate updated legal language. The new contract outlines hourly services for projects such as the Park Street streetscape improvements, work on Jersey Street in collaboration with the Jersey 32 project, and potential development of a startup incubator space at 18160 Market Court. The contract spans 2025 and 2026, with a maximum fee of \$151,408 and includes hourly rates for assigned staff. The separation of contracts ensures clarity in scope and legal compliance.

Motion to Approve: Steve Latour  
Seconded: Jon Dartt

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

Motion Determination: Passed

**g. Action Item #6 - Resolution 41-2025 re: Amending Resolution 36-2025 - Grand Park District Land Acquisition**

**Document: Resolution 41-2025**

Dustin Meeks with Barnes and Thornburg presented the resolution mirroring the one previously approved by the RDA and seeks to increase the maximum authorized par amount of bonds from \$33,345,000 to \$35 million. The adjustment is necessary because the property to be acquired with the bond proceeds was found to be larger than initially expected after a survey was completed. The increase ensures there is sufficient financial cushion to cover the larger land purchase and account for potential interest rate fluctuations. Importantly, the lease rental schedule remains unchanged, so the payments due every six months will not be affected.

Motion to Approve: Larry Kemper  
Seconded: Jon Dartt

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

Motion Determination: Passed

**h. Action Item #7 - Resolution 42-2025 re: Authorizing the Grand Park Master Development Agreement**

**Document: Resolution 42-2025**

Executive Director Jenell Fairman, and Jen Pavlik with Keystone presented the resolution authorizing the Grand Park Master Plan agreement. The master development agreement with Keystone for the Grand Park North area, marks a significant milestone in the district's transformation into a mixed-use development. This agreement outlines the collaborative process and timeline for executing individual development projects, starting with two mixed-use buildings near the Grand Park Event Center. These initial projects will include housing, retail, and parking garages, designed to replace existing surface parking. The development plan, based on a master vision created with multiple stakeholders—including Keystone, local landowners, and Hamilton County Tourism—is set to be completed by the end of 2026. While this master agreement establishes the framework and confirms that incentives will be used, each individual project will return to City Council and/or the RDC for bond approvals and further details. Zoning approvals are largely already in place, and the city is working toward a holistic planning approach to streamline future approvals.

Motion to Approve: Steve Latour  
Seconded: Larry Kemper

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

Motion Determination: Passed

**OTHER BUSINESS**

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

**ADJOURNMENT**

The Commission adjourned the meeting at 6:56 PM

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Joe Plankis, RDC President

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Date