



**CITY OF WESTFIELD, IN**  
***Economic Development Commission Meeting Agenda***

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**BOARD OR COMMISSION: Economic Development Commission Meeting**

**MEETING DATE: Monday, December 15, 2025 at 4:00 PM**

**MEETING PLACE: Westfield City Hall- Assembly Room**

**THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ECONOMIC DEVELOPMENT COMMISSION**

**Chuck Lehman, President** | Mayor Appointed | 4-year term | 1/1/24-12/31/27  
**Joe Plankis, Secretary** | County Council Appointed | 4-year term | 1/1/24-12/31/27  
**Clark Cutshaw** | City Council Appointed | 2-year term | 1/1/24-12/31/25

**CALL TO ORDER**

Declaration of quorum and opening of meeting

Pledge of Allegiance

**APPROVAL OF MINUTES**

Document: Minutes from July 28, 2025

**OLD BUSINESS**

**NEW BUSINESS**

- a. Public Hearing on Economic Development Revenue Bonds for the Park and Poplar Project
- b. Action Item #1 - Resolution 04-2025 re: Approving Economic Development Revenue Bonds for the Park and Poplar Project  
Document: Resolution 04-2025, EDC Report

**OTHER BUSINESS**

**ADJOURNMENT**



**CITY OF WESTFIELD, IN**  
**Economic Development Commission Meeting Minutes - 7/28/2025**  
*Monday, July 28, 2025 at 6:00 PM*

[IGNORE\_INDENT]

**CALL TO ORDER**

Attendance: President: Chuck Lehman - Present  
Secretary: Joe Plankis - Present  
Commissioner: Clark Cutshaw - Present  
Executive Director: Jenell Fairman - Present  
Office Administrator: David Brock - Present  
Legal Counsel Barnes & Thornburg LLP : Dustin Meeks - Present

**Declaration of quorum and opening of meeting**

President Lehman noted a presence of a quorum, and the meeting was called to order at 6:00 PM.

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

**Document: Minutes from April 28, 2025**

April 28, 2025, minutes were presented.

Motion to Approve: Joe Plankis  
Seconded: Clark Cutshaw

Yes: Joe Plankis, Chuck Lehman, Clark Cutshaw  
No: None  
Abstain: None

Motion Determination: Passed

**OLD BUSINESS**

**NEW BUSINESS**

**a. Public Hearing on Economic Development Revenue Bonds for the Jersey 32 Project**

Public Hearing Open: 6:07 PM  
Public Hearing Close: 6:07 PM

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

**b. Action Item #1 - Resolution 03-2025 re: Approving Economic Development Revenue Bonds for the Jersey 32 Project**

**Document: Resolution 03-2025, EDC Report**

Executive Director Jenell Fairman and Dustin Meeks with Barnes and Thornburg presented the Resolution on Economic Revenue Bonds for the Jersey 32 Project. The Jersey 32 project, is a \$105 million development along State Road 32 in downtown Westfield, and is being led by Skender and BW Construction under the newly formed Jersey 32 LLC. The project will transform the land currently assessed at \$525,000 into a future assessed value of roughly \$47.8 million, generating about \$1 million annually in tax increment and providing approximately \$113,000 per year in immediate school benefits. Plans include 210 luxury multifamily units, 43,500 square feet of commercial and retail space, 15,000 square feet of office— including Skender’s headquarters—along with plaza areas, public art, on-site stormwater detention, and 574 structured parking spaces to address downtown parking needs. The EDC will also review bond financing documents: a resolution approving the project and related financial agreements, a trust indenture governing TIF revenue flows through a bank to bondholders, and a financing agreement through which bond proceeds will be passed to the developer, all of which will be considered by the Common Council.

**OTHER BUSINESS**

**ADJOURNMENT**

The Commission adjourned the meeting at 6:10 PM

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Chuck Lehman, EDC President

\_\_\_\_\_  
Date

**RESOLUTION NO. 04-2025**

**A RESOLUTION APPROVING AND AUTHORIZING CERTAIN ACTIONS AND PROCEEDINGS WITH RESPECT TO CERTAIN PROPOSED ECONOMIC DEVELOPMENT REVENUE BONDS (PARK & POPLAR PROJECT)**

WHEREAS, the City of Westfield, Indiana (the “City”) is authorized by I.C. 36-7-11.9 and I.C. 36-7-12 (collectively, the “Act”) to issue revenue bonds for the financing of economic development facilities, and loan the proceeds of the revenue bonds to another entity to finance or refinance the acquisition, construction, renovation, installation and equipping of said facilities; and

WHEREAS, the City of Westfield Redevelopment Commission (the “RDC”) and Park and Poplar LLC, or an affiliate thereof (the “Developer”), have entered into, or are reasonably anticipated to enter into, a Project Agreement (the “Project Agreement”), which provides for the acquisition, construction, renovation and equipping of a parking garage containing approximately 523 parking spaces with public restrooms and a nursing station and other local public improvements to be constructed by the Developer in an area of the City generally described as being located south of Park Street along the Midland Trace Trail and Westfield Boulevard and west of Mill Street in the City (collectively, the “Project”); and

WHEREAS, the Project will support a new mixed-use development in the East Side Economic Development Area, including (a) approximately 240 luxury apartments totaling approximately 231,700 square feet; (b) approximately 56 for-rent residential brownstone units consisting of approximately 28 one-bedroom units and approximately 28 two-bedroom units and totaling approximately 52,650 square feet; (c) an amenity center for residential tenants containing approximately 4,650 square feet; (d) approximately 4,200 square feet of retail, restaurant, or other commercial space; (e) a separate retail and/or restaurant building containing approximately 5,000 square feet; (f) two three-story mixed-use buildings each containing approximately 10,000 square feet of retail, restaurant, or other commercial space and 20,000 square feet of class A office space; (g) the Project; (h) approximately 90 surface parking spaces; (i) streetscape improvements along Poplar Street, a trail around or near the perimeter of the project site, stormwater management and regional detention, golf cart parking, and other public amenities; and (j) related improvements; and

WHEREAS, pursuant to the terms of the Project Agreement, the RDC and the Developer have advised the City of Westfield Economic Development Commission (the “Commission”) and the City and proposed that the City issue its Taxable Economic Development Lease Rental Revenue Bonds (Park & Poplar Project), in one or more series, in an amount not to exceed Nineteen Million Dollars (\$19,000,000) (the “Bonds”) under the Act and loan the proceeds of such Bonds to the Westfield Park Street Building Corporation (the “Borrower”) for the purpose of financing a portion of the Project and certain costs related to the issuance of the Bonds, including capitalized interest on the Bonds and a reserve fund; and

WHEREAS, the Commission has studied the Project and the proposed financing of the Project and their effect on the health and general welfare of the City and its citizens; and

WHEREAS, the completion of the Project, and the Development supported by the Project, will result in the diversification of industry, the creation or retention of approximately 150 jobs during construction of the Development and 249 new jobs and the creation of business opportunities in the City upon completion; and

WHEREAS, pursuant to I.C. § 36-7-12-24, the Commission published notice of a public hearing on the proposed issuance of the Bonds to finance a portion of the Project; and

WHEREAS, on the date hereof the Commission held the public hearing on the Project and received uncontroverted evidence that the Project will not have an adverse competitive effect on any similar facilities already constructed or operating in or near the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WESTFIELD ECONOMIC DEVELOPMENT COMMISSION AS FOLLOWS:

SECTION 1. After considering the evidence presented at the public hearing held on the date hereof and findings of fact set forth in the Report (as defined herein), the Commission hereby finds, determines, ratifies and confirms that the financing of the economic development facilities referred to in the Financing Documents (as defined below) consisting of the Project, the issuance and sale of the Bonds, and the use of the net proceeds thereof by the City and/or the Borrower to finance all or a portion of the Project will: (i) result in the diversification of industry, the creation or retention of business opportunities and the creation or retention of opportunities for gainful employment within the jurisdiction of the City; (ii) serve a public purpose, and will be of benefit to the health and general welfare of the City; (iii) comply with the purposes and provisions of the Act and it is in the public interest that the City take such lawful action as determined to be necessary or desirable to encourage the diversification of industry, the creation or retention of business opportunities, and the creation or retention of opportunities for gainful employment within the jurisdiction of the City; and (iv) not have a material adverse competitive effect on any similar facilities already constructed or operating in or near the City. The findings of fact set forth in the Report and this paragraph are based upon evidence and testimony presented to the Commission at its meeting and the public hearing held on the date hereof that the proceeds of the Bonds will be used for (i) the Project, which consists of a parking garage and other infrastructure, (ii) a debt service reserve fund or paying the premium for a debt service reserve fund surety policy, if necessary, (iii) capitalized interest of the Bonds, if necessary, and (iv) costs of issuance for the Bonds.

SECTION 2. The Commission hereby approves the report with respect to the Project presented at this meeting (the "Report") and hereby adopts the findings of fact set forth therein. The Secretary of this Commission shall submit such report to the executive director or chairman of the plan commission of the City.

SECTION 3. The Commission finds, determines, ratifies and confirms that the issuance and sale of the Bonds, in one or more series, in an amount not to exceed Nineteen Million Dollars (\$19,000,000), and the loan of the proceeds of the Bonds to the Borrower for the financing of the Project will be of benefit to the health and general welfare of the City, will serve the public purposes referred to above in accordance with the Act, and fully comply with the Act.

SECTION 4. The financing of a portion of the Project and certain costs related to the issuance of the Bonds, including capitalized interest on the Bonds, and a reserve fund, through the issuance of the Bonds, in one or more series and in an amount not to exceed Nineteen Million Dollars (\$19,000,000), is hereby approved.

SECTION 5. The Commission hereby approves the terms of the following documents in the form presented at this meeting: (i) a Loan Agreement (including a form of Note), between the City and the Borrower; (ii) a Trust Indenture, between the City and a trustee to be selected; and (iii) an Ordinance of the Common Council of the City (clauses (i) through and including (iii), collectively, the “Financing Documents”). The President of the Commission is hereby authorized and directed to approve such changes to the terms of such Financing Documents as deemed by him or her to be necessary or desirable in order to carry out and comply with intent, conditions, and purposes of this resolution.

SECTION 6. Any officer of the Commission is hereby authorized and directed, in the name and on behalf of the Commission, to execute any and all other agreements, documents and instruments, perform any and all acts, approve any and all matters, and do any and all other things deemed by him to be necessary or desirable in order to carry out and comply with the intent, conditions and purposes of this resolution (including the preambles hereto and the documents mentioned herein), the Project and the issuance and sale of the Bonds, including, but not limited to, such agreements, documents and instruments as are contemplated under the Project Agreement, and any such execution, performance, approval or doing of other things heretofore effected be, and hereby is, ratified and approved.

SECTION 7. The Secretary of this Commission shall transmit this resolution, together with the forms of the Financing Documents approved by this resolution, to the Common Council of the City.

SECTION 8. This resolution shall be in full force and effect upon adoption.

Adopted this 15<sup>th</sup> day of December, 2025.

CITY OF WESTFIELD ECONOMIC  
DEVELOPMENT COMMISSION

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Chuck Lehman, President

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Joe Plankis, Secretary

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Clark Cutshaw, Member

**REPORT AND FINDINGS OF FACT OF THE CITY OF WESTFIELD  
ECONOMIC DEVELOPMENT COMMISSION CONCERNING  
THE PROPOSED FINANCING OF ECONOMIC DEVELOPMENT  
FACILITIES FOR THE WESTFIELD PARK STREET BUILDING CORPORATION**

The City of Westfield Economic Development Commission (the “Commission”) proposes to recommend to the Common Council of the City of Westfield, Indiana (the “City”), that it loan the proceeds of certain economic development revenue bonds (the “Bonds”) to the Westfield Park Street Building Corporation (the “Borrower”) for the financing of certain economic development facilities in the City.

In connection therewith, the Commission hereby reports as follows:

A. The proposed economic development facilities consist of the acquisition, construction, renovation and equipping of a parking garage containing approximately 523 parking spaces with public restrooms and a nursing station and other local public improvements to be constructed by Park and Poplar LLC, or an affiliate thereof (the “Developer”), in an area of the City generally described as being located south of Park Street along the Midland Trace Trail and Westfield Boulevard and west of Mill Street in the City (the “Project”), all pursuant to a Project Agreement entered into, or reasonably anticipated to be entered into, between the Developer and the City of Westfield Redevelopment Commission (the “RDC”).

B. The Project will support a new mixed-use development in the East Side Economic Development Area, including (a) approximately 240 luxury apartments totaling approximately 231,700 square feet; (b) approximately 56 for-rent residential brownstone units consisting of approximately 28 one-bedroom units and approximately 28 two-bedroom units and totaling approximately 52,650 square feet; (c) an amenity center for residential tenants containing approximately 4,650 square feet; (d) approximately 4,200 square feet of retail, restaurant, or other commercial space; (e) a separate retail and/or restaurant building containing approximately 5,000 square feet; (f) two three-story mixed-use buildings each containing approximately 10,000 square feet of retail, restaurant, or other commercial space and 20,000 square feet of class A office space; (g) the Project; (h) approximately 90 surface parking spaces; (i) streetscape improvements along Poplar Street, a trail around or near the perimeter of the project site, stormwater management and regional detention, golf cart parking, and other public amenities; and (j) related improvements (collectively, the “Development”); and

C. The Commission estimates that no public works or services, including public ways, schools, water, sewer, street lights and fire protection, will be made necessary or desirable by the Project or the Development, because any such works or services already exist or will be provided by the Project or the Development itself or by the Borrower, the Developer or other parties.

D. The Commission estimates that the total cost of the Development will be approximately \$123,000,000. The Commission further estimates that the total cost of the Project is approximately \$22,000,000, of which the City’s portion to be financed with the proceeds of the Bonds will not exceed \$19,000,000.

E. Based upon information provided by the Developer, the Commission estimates that the Project and Development will create or retain approximately 150 construction jobs with an annual payroll of approximately \$12,750,000 during construction of the Project and Development and 249 permanent jobs with an annual payroll of approximately \$21,155,000 upon completion of the Development.

F. Based upon information provided by the RDC and the Developer and other uncontroverted evidence received at the public hearing held by the Commission on the date hereof, the Commission hereby makes a finding of fact that the proceeds of the Bonds will be used to finance all or a portion of a parking garage and related infrastructure. Therefore, based upon such finding of fact, the Commission determines that the construction, acquisition, renovation, and equipping of the Project will have no adverse competitive effect on any similar facilities already constructed or operating in or near the City.

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Adopted this 15<sup>th</sup> day of December, 2025.

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Joe Plankis, Secretary, City of Westfield  
Economic Development Commission

Attest:

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Chuck Lehman, President, City of Westfield  
Economic Development Commission