



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

[IGNORE_INDENT]

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 of 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