



**CITY OF WESTFIELD, IN**  
**Redevelopment Commission Meeting Minutes - 10/20/2025**  
*Monday, October 20, 2025 at 6:00 PM*

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[IGNORE\_INDENT]

**CALL TO ORDER**

Attendance:

- President: Joe Plankis - Present
- Vice President: Jon Dartt - Absent
- Secretary: Brian Tomamichel - Absent
- Commissioner: Larry Kemper - Present
- Commissioner: Steve Latour - Present
- Commissioner: Carrie Larrison - Present
- Executive Director: Jenell Fairman - Present
- Office Administrator: David Brock - Present
- Economic Development Strategist: Claire Gelinias - Present
- Legal Counsel Wallack Somers & Haas, P.C. : Ryan Wilmering - Present
- Legal Counsel Wallack Somers & Haas, P.C. : Adam Collins - Present
- Municipal Advisor Bondry Consulting: Oscar Gutierrez - Present
- Municipal Advisor Bondry Consulting: Alex Stanley - Virtual
- Keystone Group: Jen Pavlik - Present
- Keystone Group: Kelly Mulder - Present
- Card & Associates: Billy Bunkowfst - Present

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

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

**b. Pledge of Allegiance**

The Pledge of Allegiance was recited.

**c. Announce any Changes to Agenda**

The Clerk Treasurers reports along with Resolutions 44-2025 and 45-2025 will be continued to the November RDC Meeting.

**APPROVAL OF MINUTES**

**Document: Minutes from September 15, 2025**

September 15, 2025, minutes were presented.

Motion to Approve: Steve Latour

Seconded: Larry Kemper

Yes: Joe Plankis, Larry Kemper, Steve Latour

No: None

Abstain: None

Motion Determination: Passed

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM**

**Document: Executive Session Memorandum from September 15, 2025**

September 15, 2025, Executive Session Memorandum was presented.

Motion to Approve: Larry Kemper

Seconded: Steve Latour

Yes: Joe Plankis, Larry Kemper, Steve Latour

No: None

Abstain: None

Motion Determination: Passed

## **FINANCIAL MATTERS**

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

**Documents: Continued to November Meeting**

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

The Clerk Treasurer was unable to attend the meeting. The monthly reports will be continued to the November RDC Meeting.

### **Approval of Claims**

**Document: Claims for October 20, 2025**

Motion to Approve: Steve Latour

Seconded: Larry Kemper

Yes: Joe Plankis, Larry Kemper, Steve Latour

No: None

Abstain: None

Motion Determination: Passed

## **EXECUTIVE DIRECTOR REPORT**

Executive Director Jenell Fairman provided several key updates on downtown and broader development projects. In the downtown area, progress continues at Grand Junction Plaza with Sun King nearing completion and the H Steakhouse facade taking shape, aiming to open by year-end. The Ambrose on Main project has closed financing and will significantly boost assessed property values downtown — improving local tax revenue. The Park and Poplar project has been delayed to November but is closely coordinated with adjacent Park Street improvements, which are scheduled to begin in spring. Grand Park updates include a master development split between Keystone Group (north of 186th Street) and Card & Associates (south of 186th Street — Grand Park South), with plans for public amenities like a future stadium and a multipurpose ice facility. Card & Associates will advise the city on developer selection and operations for Grand Park South. Economic Development Strategist Claire Gelinis presented updates on the NorthPoint area. Vikan Headquarters broke ground on an 80,000 sq. ft facility, relocating from Zionsville and receiving a phased 10-year tax abatement. Patch Development is also moving forward with an 80,000 sq ft speculative industrial building. Both initiatives are part of Westfield's strategy to ensure timely development and prevent land stagnation.

## **OLD BUSINESS**

### **NEW BUSINESS**

#### **a. Action Item #1 - Resolution 44-2025 re: Park and Poplar - Project Agreement and Grant**

**Document: Resolution 44-2025 Continued to November Meeting**

This resolution has been continued to the November RDC Meeting

#### **b. Action Item #2 - Resolution 45-2025 re: Park and Poplar - TIF Pledge**

**Document: Resolution 45-2025 Continued to November Meeting**

This resolution has been continued to the November RDC Meeting

#### **c. Action Item #3 - Resolution 46-2025 re: Master Development Agreement - Card & Associates**

**Document: Resolution 46-2025**

Executive Director Jenell Fairman presented the resolution to authorize a Master Development Agreement with Card & Associates for the southern portion of the Grand Park District, known as Grand Park South. Billy Bunkus, President of Card & Associates and a Westfield resident, shared that the project is in its early stages and will go through a nine-month planning and refinement phase. The development aims to build on the economic success of Grand Park's sports facilities, with a focus on maximizing surrounding land use and creating a comprehensive, self-sustaining community asset. This agreement is similar to past agreements with other developers, serving as a framework for the overall site, while specific project agreements and incentives will be presented individually over time.

Motion to Approve: Larry Kemper

Seconded: Steve Latour

Yes: Joe Plankis, Larry Kemper, Steve Latour

No: None

Abstain: None

Motion Determination: Passed

**d. Public Hearing on Grand Park District Infrastructure BOT Recommendation and Execution of PPA**

Public Meeting Open: 6:28 PM

Public Meeting Close: 6:28 PM

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

**e. Action Item #4 - Resolution 47-2025 re: Grand Park District - Infrastructure BOT Recommendation and Authorizing Execution of PPA**

**Document: Resolution 47-2025**

Executive Director Jenell Fairman and Keystone Group VP of Development Kelly Mulder presented the infrastructure development plans tied to Grand Park Master Plan. Keystone is currently refining parcel layouts, conducting traffic and utility studies, and preparing detailed plans, aiming to complete the first phase design by December. Phase 1 includes the Ed Carpenter Racing (ECR) facility, 200+ multifamily units, 25,000 square feet of retail, a 500-space parking garage, and updated public infrastructure. A key part of the plan involves relocating an existing baseball field (D1) to make room for the ECR site, with construction of the new field to be completed by next September. The project includes upgraded but more efficient field designs and modern features like improved lighting, with potential for additional enhancements through existing escrow funds. Grant Park Sports and Entertainment will retain operational control of relocated park features. The development is designed to support future mixed-use growth while aligning with the city's long-term goals.

Motion to Approve: Steve Latour

Seconded: Larry Kemper

Yes: Joe Plankis, Larry Kemper, Steve Latour

No: None

Abstain: None

Motion Determination: Passed

**OTHER BUSINESS**

**a. Next Regular Meeting: Monday, November 17th, 2025, 6:00 PM**

**ADJOURNMENT**

The Commission adjourned the meeting at 6:31 PM

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Joseph Plankis, RDC President

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Date