



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 11/17/2025
Monday, November 17, 2025 at 6:00 PM

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 - Absent
Executive Director: Jenell Fairman - Present
Office Administrator: David Brock - Present
Legal Counsel Wallack Somers & Haas, P.C. : Ryan Wilmering - Present
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Present
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual
Legal Counsel Barns and Thornburg: Dustin Meeks - 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

No changes to the agenda were identified.

APPROVAL OF MINUTES

Document: Minutes from October 20, 2025

October 20, 2025, 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 October 20, 2025

October 20, 2025, Executive Session Memorandum was presented.

Motion to Approve: Larry Kemper

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

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 November 17, 2025

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

EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman shared a pitch deck used to highlight Westfield's key strengths, goals, and ongoing economic development initiatives, including downtown mixed-use planning, trail-oriented development, and the Grand Park District master plan. Recent accolades—such as ranking fifth among America's best small cities—were noted, along with progress at North Point, where a Duke Energy-supported study identified infrastructure gaps, particularly water and sewer access, and will guide upcoming readiness work. Updates included nearby developments like Community Hospital and Vikan headquarters, as well as major sports assets such as Wood Wind golf course, LIV Golf events, Colts training camp, and Westfield's candidacy as a FIFA 2026 base camp. The presentation emphasized Grand Park's scale, professional sports partners, tourism data, and amenities. It also reviewed key components of the Grand Park District master plan influenced by the Hunden study, including residential units, hotels, retail, corporate R&D, connectivity, and new facilities like a three-sheet ice arena concept, with developer/operator selection underway. The city is advancing mixed-use blocks with Keystone, the ECR headquarters project, and updated hotel planning—especially in response to FIFA needs—while continuing to promote Grand Park's overall vision to prospective companies.

OLD BUSINESS

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

Document: Resolution 44-2025

Executive Director Jenell Fairman presented the resolution and explained that the Park and Poplar action item was delayed from last month because Commissioner Kemper could not vote, and other absences left the Commission without a quorum. The resolution was therefore pushed to this month, with no changes made to the deal's basic terms, and reviewed the agreement with Old Town for the development.

Motion to Approve: Steve Latour

Seconded: Brian Tomamichel

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

No: None

Abstain: Larry Kemper

Motion Determination: Passed

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

Document: Resolution 45-2025

Dustin Meeks with Barnes and Thornburg presented the resolution and explained that this is the first step in the Redevelopment Commission's approval of the city's financing for the Park and Poplar project. It formally pledges TIF revenues generated by the Park and Poplar allocation area to cover lease rental payments that will back the city's economic development revenue bonds for the project. The resolution also authorizes pledging any revenues from related taxpayer agreements toward bond repayment. Additional bond-related approvals will come before the Commission when required.

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

NEW BUSINESS

a. Action Item #1 - 2025 RDC Spending Plan Update

Document: 2025 RDC Spending Plan Update

Oscar Gutierrez and Alex Stanley from Bondry Consulting presented and explained that the 2025 spending plan updates are minor and primarily reflect a \$10,000 grant designated for Grand Junction, along with adjustments to ensure consistency with DLGF requirements. Additional updates include legal fees—likely tied to the GPSC agreement and previously paid from the Grand Junction allocation area—and construction costs for a new temporary parking lot on Park Street, a project coordinated between the CDC and Public Works. Alex Stanley added that the RDC Capital Fund total was updated, and several expenses were added under Grand Junction. Oscar Gutierrez requested approval of the amended 2025 spending plan, noting that all other elements remain unchanged.

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

b. Action Item #2 - 2026 RDC Spending Plan

Document: 2026 RDC Spending Plan

Oscar Gutierrez and Alex Stanley from Bondry Consulting presented and reviewed the 2026 spending plan, which largely mirrors previous versions but includes some minor adjustments and one major update: a \$918,000 capital project allocation for a roundabout to be funded through the Osborne Trails TIF area. Oscar noted that the Redevelopment Commission actively uses the spending plan as a budgeting and cash-flow management tool, unlike many clients. Discussion highlighted that most expenditures relate to existing bond debt service, while Executive Director Fairman explained the need to fund the 191st Street roundabout because it directly benefits the Osborne Trails neighborhood and aligns with broader road improvements tied to nearby development, including necessary upgrades to Jersey Street. Commissioners also appreciated added clarity in the plan, such as new descriptions identifying each bond's purpose, which helps ensure debt payments come from the correct allocation areas.

Motion to Approve: Brian Tomamichel
Seconded: Larry Kemper

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

Motion Determination: Passed

c. Action Item #3 - Presentation to Overlapping Taxing Units

Document: Overlapping Taxing Units Report

Oscar Gutierrez and Alex Stanley from Bondry Consulting presented what they refer to as the annual report, a comprehensive overview of Westfield's TIF allocation areas, their beginning balances, establishment and expiration dates, and current revenue activity. Many areas are newly created and not yet generating increment, while others are beginning to show growth or slight declines, some due to the impacts of SB1, which will significantly affect multifamily-related TIF revenues starting around 2027–2030. The report also explains why certain bonds do not appear in the state-mandated obligations schedule, even though the RDC chooses to pay them with TIF. Historical increment trends, projected SB1 losses, and illustrative examples of impacts on overlapping taxing units were presented, along with detailed, area-specific summaries and narratives. The report concludes with legally required bond tables and expiration timelines for allocation areas.

d. Action Item #4 - Resolution 48-2025 re: Declaratory Resolution - Hamilton Crossroads EDA and TIF Allocation Area

Document: Resolution 48-2025, Economic Development Plan

Executive Director Jenell Fairman and Dustin Meeks with Barnes and Thornburg presented the resolution and explained the standard four-step process for creating or modifying an economic development area (EDA) or TIF allocation area, which involves an

initial declaratory resolution by the RDC, followed by approvals from the Plan Commission and City Council, and concluding with an RDC public hearing and confirmatory resolution. The following 3 resolutions are end-of-year clean-ups or modifications to existing EDAs, except for Hamilton Crossroads, which is a newly proposed EDA and allocation area consisting of three parcels. The accompanying economic development plan is intentionally broad to provide the RDC maximum flexibility in pursuing eligible projects. Because this area currently lacks utility service, future development will require public infrastructure investment, and an incentive package is expected to come before the RDC once details are finalized.

Motion to Approve: Larry Kemper
Seconded: Jon Dartt

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

Motion Determination: Passed

e. Action Item #5 - Resolution 49-2025 re: Amendments to Declaratory Resolution - Grand Junction EDA and creation of Social Square Allocation Area

Document: Resolution 49-2025

Executive Director Jenell Fairman and Dustin Meeks with Barnes and Thornburg presented the resolution and explained that a parcel at 181st Street and Wheeler Road is being repositioned within the Grand Junction EDA to support the first phase of a larger master redevelopment project that will eventually require relocating existing industrial users currently operating under temporary variances. The developer intends to begin work on this parcel and will seek incentives for public infrastructure improvements. The resolution removes the parcel from the existing Grand Junction allocation area and establishes it as its own standalone allocation area while keeping it within the broader EDA, and it also approves a plan supplement acknowledging the planned project.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

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

Motion Determination: Passed

f. Action Item #6 - Resolution 50-2025 re: Amendments to Declaratory Resolution - Eagletown EDA

Document: Resolution 50-2025

Executive Director Jenell Fairman and Dustin Meeks with Barnes and Thornburg explained that the yellow-highlighted parcels surrounding the Trailside development are being added to the existing Eagle Town EDA to support significant infrastructure needs in that part of the city, including utility upgrades, transportation improvements, and the potential westward extension of the Midland Trace Trail. The resolution formally consolidates these parcels into the Eagle Town EDA and approves a plan supplement extending the area's economic development plan to cover the newly added land and enable investment in the necessary public infrastructure.

Motion to Approve: Steve Latour
Seconded: Larry Kemper

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

Motion Determination: Passed

g. Action Item #7 - Resolution 51-2025 re: Amendments to Declaratory Resolution - East Side (Aurora) EDA

Document: Resolution 51-2025

Executive Director Jenell Fairman and Dustin Meeks with Barnes and Thornburg presented the resolution and explained that the yellow-shaded parcels represent proposed additions to the East Side (Aurora) EDA, largely consisting of land annexed into the city in 2025, including areas north of SR-38, parcels near the site of the new Vikan facility, and land contiguous with the Northpoint allocation area. A small leftover parcel from a past split—zoned AG-SF1 and not intended for commercial development—was identified for removal before final approval. Commissioners discussed timing for the confirmatory resolution, the ability to amend the declaratory map before or during later stages, and ultimately moved to approve the resolution with an amendment removing parcel 08-06-30-00-006.002.

Motion to amend Resolution 51-2025

Motion By: Brian Tomamichel
Seconded: Steve Latour

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

No: None
Abstain: None

Motion Determination: Passed

Motion to approve updated Resolution 51-2025

Motion By: Brian Tomamichel
Seconded: Jon Dartt

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

Motion Determination: Passed

h. Action Item #8 - 2026 RDC Schedule of Meetings

Document: 2026 Schedule of Meetings

2026 RDC Schedule of Meetings was 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

OTHER BUSINESS

a. Next Regular Meeting: Monday, December 15th, 2025, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 7:20 PM

Joseph Plankis, RDC President

Date