



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 12/15/2025
Monday, December 15, 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 - Present
Executive Director: Jenell Fairman - Present
Office Administrator: David Brock - 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
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 6:06 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 November 17, 2025

November 17, 2025, minutes were presented.

Motion to Approve: Jon Dartt

Seconded: Brian Tomamichel

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 November 17, 2025

November 17, 2025, Executive Session Memorandum was presented.

Motion to Approve: Steve Latour

Seconded: Joe Plankis

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 (November) Report
- Clerk Treasurer's (November) Interest Income Report
- Clerk Treasurer's Legal & Municipal Advisors Report (November)
- Clerk Treasurer's Fund 266 Report (November)

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 December 15, 2025

Motion to Approve: Larry Kemper

Seconded: Brian Tomamichel

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 provided an update on downtown initiatives, highlighting progress on the long-discussed Park and Poplar project, which is moving forward to City Council for consideration. Jenell also presented plans for a new entrepreneurial / incubator space designed to support startups, small businesses, and creative entrepreneurs through flexible offices, shared amenities, mentorship, and programming. This space is intended to strengthen the city's economic development strategy, increase Westfield's appeal to relocating companies, and serve as a precursor to a future innovation facility planned near Grand Park, while also fostering partnerships with local schools, the public library, and creative organizations. Additional updates included construction progress at Union Square, Ambrose on Main, and Grand on Main, along with anticipated openings for Sun King and H Steakhouse. An update was also provided on Union Square tenants regarding parking costs for part-time employees, proposing a new, lower-cost employee parking pass to improve affordability and accessibility for workers, particularly students.

Ice Hockey Facility BOT Process Update Presentation

Legal Counsel from Wallack Somers & Haas, P.C. Adam Collins provided an update on the Build-Operate-Transfer (BOT) procurement process, outlining progress and next steps for the Commission. After the Commission approved the BOT procurement method, a request for qualifications and proposals was issued and properly noticed, resulting in five strong responses. An evaluation committee selected and shortlisted four bidders, one of whom later withdrew, prompting issuance of a revised request to allow for more comparable proposals. Once the additional information is received, the committee will select a preferred offer, which will be brought to the Commission through a required public hearing, preceded by public notice and a detailed memo explaining the process and recommendation. Following the hearing, the Commission will be asked to approve the selected bidder, authorize negotiation of a public-private agreement, and approve a not-to-exceed amount for an initial scoping phase. The selected team will then develop the design and return with a guaranteed maximum price for Commission approval, after which financing details and final project costs will be determined through subsequent approvals.

OLD BUSINESS

NEW BUSINESS

a. Public Hearing on the Lease for the Park and Poplar Project

Public Meeting Open: 6:37 PM

Public Meeting Close: 6:37 PM

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

b. Action Item #1 - Resolution 52-2025 re: Approving form and Execution of Lease for the Park and Poplar Project

Document: Resolution 52-2025

Executive Director Jenell Fairman, Legal Counsel from Barnes and Thornburg Dustin Meeks, and Oscar Gutierrez and Alex Stanley from Bondry Consulting presented an overview of the proposed lease rental bond financing for the Park and Poplar project as part of the public hearing process. The financing centers on a 25-year lease agreement in which the RDC leases the parking garage facility from Park and Poplar LLC through the Westfield Park Street Building Corporation, a special-purpose entity created by the city. The city will issue economic development revenue bonds, loan the proceeds to the Building Corporation, and repay the bonds using

lease rental payments, with a maximum annual lease payment of \$2 million and bond authorization capped at \$19 million, though the actual issuance is expected to be less. Commissioners discussed the role of a \$4 million READI grant from the IEDC, clarifying that bonds would only be issued in the amount necessary to construct the garage and that the higher authorization provides flexibility to cash-flow the project if grant funds are delayed. Any bond issuance would be restricted solely to garage costs, ensuring funds are used only as needed to complete the project.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

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

Motion Determination: Passed

c. Action Item #2 - Resolution 53-2025 re: Union Square - Amendment to Amended and Restated Declaration

Document: Resolution 53-2025

Executive Director Jenell Fairman presented the resolution proposing modification to the Union Square parking declaration to add a second, lower-cost parking pass for employees. In addition to the existing \$40 monthly resident pass, Old Town would be allowed to offer a \$10 monthly employee pass, intended to help part-time and lower-wage workers, including high school students, afford parking; these employee passes would not allow overnight parking. All garage parking remains first-come, first-served, with passes allowing users to avoid daily fees rather than reserving specific spaces, and public parking remains available when spaces are open. The modification does not increase parking capacity but provides greater flexibility and affordability while maintaining existing limits.

Motion to Approve: Jon Dartt
Seconded: Steve Latour

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

Motion Determination: Passed

d. Action Item #3 - Resolution 54-2025 re: DWCDC Grant and Land Acquisition

Document: Resolution 54-2025

Executive Director Jenell Fairman presented the resolution to fund the purchase of the Market Court property at 18160 Market Court by the Downtown Westfield Community Development Corporation (DWCDC), which has an agreement to acquire the building for \$3.95 million and plans to make additional repairs and renovations. The original request sought up to \$5 million to cover acquisition and future improvements, but commissioners debated transparency, available funds, and the need to secure the property quickly while deferring detailed renovation costs until further analysis is completed. It was noted that approximately \$4.4 million is currently available in the relevant redevelopment fund, and that approving this amount would allow the DWCDC to close on the property and begin planning upgrades without delaying the project, while leaving room to return later with more specific renovation proposals if needed. Emphasizing the importance of the project to the community and economic development goals, the Commission agreed to modify the resolution to reduce the grant amount from \$5 million to \$4.4 million and moved forward with approval as amended.

Motion to Approve: Jon Dartt
Seconded: Brian Tomamichel

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

Motion Determination: Passed

e. Action Item #4 - 2026 Bondry Consulting Engagement Letter

Document: Bondry Consulting Engagement Letter

Oscar Gutierrez from Bondry Consulting presented the engagement letter that is largely unchanged from prior year's versions, with adjustments made to reflect only the allocation areas relevant to Westfield. While the firm's fee structure remains the same, it was noted that overall compensation is expected to increase due to the greater volume of work anticipated in 2026 as development activity in Westfield continues to grow. Commissioners expressed appreciation that fees have not increased despite the expanded workload and acknowledged that billing is done by project or initiative rather than hourly. Several members also publicly thanked the firm and its principals for their ongoing professional service as well as their significant philanthropic involvement and support of organizations throughout Westfield and Hamilton County.

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

f. Action Item #5 - 2026 Wallack Somers & Haas Engagement Letter
Document: Wallack Somers & Haas Engagement Letter

Legal Counsel from Wallack Somers & Haas, P.C. Ryan Wilmering presented the engagement letter that contains minimal changes from the prior year, with most terms remaining identical. A key update is that Wallack Somers & Haas has been separately engaged by the Downtown Westfield Community Development Corporation (DWCDC), resulting in a distinct engagement letter for that entity. Aside from updated dates, the only substantive modification to the agreement is an extension of the payment period from 30 to 45 days after invoicing, which benefits the city. The firm confirmed that its rates will not increase, with 2025 rates continuing into 2026.

Motion to Approve: Jon Dartt
Seconded: Brian Tomamichel

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

Motion Determination: Passed

g. Action Item #6 - 2026 Barnes & Thornburg Engagement Letter
Document: Barnes & Thornburg Engagement Letter

Legal Counsel from Barnes and Thornburg, Dustin Meeks, presented the engagement letter, noting that there are no structural changes to the firm's role and that the payment term has been extended to 45 days at the city's request. The firm's rates will increase, consistent with its internal policy and national legal market trends, as well as team members' increased experience levels. Commissioners acknowledged the firm's strong partnership and contributions to the city but raised concerns about the size of the rate increases, particularly in light of statewide budget pressures and the city's request for departments to reduce spending in 2026 and asked that the increases be reconsidered. Executive Director Jenell Fairman also highlighted the value of the firm's ongoing support, including free advisory services from retired counsel Bruce Donaldson and increased reliance on more cost-effective staffing, with praise for mentoring and expanded responsibilities that have helped control legal costs while maintaining service quality.

Motion to Approve: Joe Plankis
Seconded: Larry Kemper

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

Motion Determination: Passed

OTHER BUSINESS

a. Next Regular Meeting: Tuesday, January 20th, 2026, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 7:17 PM

Joseph Plankis, RDC President

Date