



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 1/20/2026
Tuesday, January 20, 2026 at 6:00 PM

CALL TO ORDER

Attendance:

President: Joe Plankis - Present
Vice President: Chip Parsley - Present
Secretary: Steve Latour - Present
Commissioner: Brian Tomamichel - Present
Commissioner: Patrick Downey - 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 6:12 PM.

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

c. Announce any Changes to Agenda

Clerk Treasurer's reports were continued to the February Redevelopment Commission meeting

d. Election of Officers

Election of Officers: President: Joe Plankis

Motion to Approve: Chip Parsley

Seconded: Patrick Downey

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

Election of Officers: Vice President: Chip Parsley

Motion to Approve: Joe Plankis

Seconded: Steve Latour

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

Election of Officers: Secretary: Steve Latour

Motion to Approve: Chip Parsley

Seconded: Patrick Downey

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

APPROVAL OF MINUTES

Document: Minutes from December 15, 2025

December 15, 2025, minutes were presented.

Motion to Approve: Steve Latour

Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination:

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from December 15, 2025

December 15, 2025, Executive Session Memorandum was presented.

Motion to Approve: Steve Latour

Seconded: Chip Parsley

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

FINANCIAL MATTERS

Clerk Treasurer's Reports

Documents:

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

Clerk Treasurer's reports were continued to the February Redevelopment Commission meeting

Approval of Claims

Document: Claims for January 20, 2026

Motion to Approve: Brian Tomamichel

Seconded: Chip Parsley

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman provided an update covering multiple economic development projects and downtown progress, alongside the ice hockey facility process. Jenell highlighted four key economic development areas requiring new or modified EDAs and TIFs: the Hamilton Crossroads site at SR 38 and US 31, a 63-acre property being marketed for industrial or potential destination-style development with planned utility investments; an expansion of the East Side/Aurora TIF area to support primarily industrial and headquarters-focused development, including North Point II, aided by a Duke site readiness grant; the creation of the Social Square TIF within the Grand Junction EDA, envisioning mixed-use development near the Monon Trail with housing, offices, retail, and accommodations tied to Grand Park; and a small Eagletown EDA expansion to support the Trailside Business Park with needed infrastructure. The update also covered downtown construction momentum, including upcoming openings of Sun King Brewery and the H Steakhouse, progress at Grand Junction, Ambrose on Main, and Park & Poplar, and implementation of the downtown redevelopment master plan, which balances historic preservation with new development in the northeast quadrant of downtown.

Ice Hockey Facility BOT Process Update Presentation

OLD BUSINESS

NEW BUSINESS

a. Public Hearing on the Adoption of Declaratory Resolution for Hamilton Crossroads EDA and Allocation Area

Public Meeting Open: 6:41 PM

Public Meeting Close: 6:42 PM

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

b. Action Item #1 - Resolution 01-2026 re: Confirmatory Resolution - Hamilton Crossroads EDA and Allocation Area

Document: Resolution 01-2026

Legal Counsel from Barnes and Thornburg, Dustin Meeks, presented the resolution that is the final step in approving the creation of the Hamilton Crossroads Economic Development Area and its associated allocation area. Prior steps included the adoption of a proposed resolution by the RDC, review by the Plan Commission, and approval by the City Council. The matter has now returned for a duly noticed public hearing and final consideration, with the resolution formally documenting and completing that approval process. Executive Director Jenell Fairman highlighted the Hamilton Crossroads EDA in the Executive Directors Report, noting the Hamilton Crossroads site at SR 38 and US 31, a 63-acre property being marketed for industrial or potential destination-style development with planned utility investments.

c. Public Hearing on the Adoption of Declaratory Resolution for East Side (Aurora) EDA

Public Meeting Open: 6:43 PM

Public Meeting Close: 6:43 PM

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

d. Action Item #2 - Resolution 02-2026 re: Confirmatory Resolution - East Side (Aurora) EDA

Document: Resolution 02-2026

Legal Counsel from Barnes and Thornburg, Dustin Meeks, presented the resolution that is the final step in approving the creation of the East Side / Aurora Economic Development Area and its associated allocation area. Prior steps included the adoption of a proposed resolution by the RDC, review by the Plan Commission, and approval by the City Council. The matter has now returned for a duly noticed public hearing and final consideration, with the resolution formally documenting and completing that approval process. Executive Director Jenell Fairman highlighted the East Side / Aurora EDA in the Executive Directors Report, noting an expansion of the East Side / Aurora TIF area to support primarily industrial and headquarters-focused development, including North Point II, aided by a Duke site readiness grant.

e. Public Hearing on Adoption of Declaratory Resolution for Grand Junction EDA and Social Square Allocation Area

Public Meeting Open: 6:44 PM

Public Meeting Close: 6:45 PM

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

f. Action Item #3 - Resolution 03-2026 re: Confirmatory Resolution - Grand Junction EDA and Social Square Allocation Area

Document: Resolution 03-2026

Legal Counsel from Barnes and Thornburg, Dustin Meeks, presented the resolution that is the final step in approving the creation of the Social Square allocation area within the Grand Junction Economic Development Area. Prior steps included the adoption of a proposed resolution by the RDC, review by the Plan Commission, and approval by the City Council. The matter has now returned for a duly noticed public hearing and final consideration, with the resolution formally documenting and completing that approval process. Executive Director Jenell Fairman highlighted the Social Square allocation area in the Executive Directors Report, noting the creation of the Social Square TIF envisions mixed-use development near the Monon Trail with housing, offices, retail, and accommodations tied to Grand Park.

g. Public Hearing on Adoption of Declaratory Resolution for Eagletown EDA

Public Meeting Open: 6:46 PM

Public Meeting Close: 6:46 PM

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

h. Action Item #4 - Resolution 04-2026 re: Confirmatory Resolution - Eagletown EDA

Document: Resolution 04-2026

Legal Counsel from Barnes and Thornburg, Dustin Meeks, presented the resolution that is the final step in the amendment process for the Eagletown Economic Development Area. Unlike the prior resolutions, state statute allows the RDC at this confirmatory stage

to modify the original declaratory resolution. In this case, there is no change to the map or the inclusion of the two highlighted parcels into the EDA; however, the modification designates those parcels as a separate, standalone allocation area rather than combining them with the larger Eagletown allocation area. Executive Director Jenell Fairman highlighted the Eagletown EDA in the Executive Directors Report, noting that the expansion would be to support the Trailside Business Park with needed infrastructure.

OTHER BUSINESS

a. Next Regular Meeting: Tuesday, February 17th, 2026, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 6:50 PM

Joseph Plankis, RDC President

Date