



**CITY OF WESTFIELD, IN**  
**Redevelopment Commission Meeting Minutes - 2/17/2026**  
Tuesday, February 17, 2026 at 6:00 PM

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**CALL TO ORDER**

Attendance:

President: Joe Plankis - Present  
Vice President: Chip Parsley - Present  
Secretary: Steve Latour - Present  
Commissioner: Brian Tomamichel - Absent  
Commissioner: Patrick Downey - Present  
Commissioner: Carrie Larrison - Absent  
Executive Director: Jenell Fairman - Present  
Redevelopment Manager: Rachel Baker - 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

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

President Plankis 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. Announce any Changes to Agenda**

No changes to the agenda were identified.

**APPROVAL OF MINUTES**

**Document: Minutes from January 20, 2026**

January 20, 2026, minutes were presented.

Motion to Approve: Steve Latour

Seconded: Chip Parsley

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

No: None

Abstain: None

Motion Determination: Passed

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM**

**Document: Executive Session Memorandum from January 20, 2026**

January 20, 2026, Executive Session Memorandum was presented.

Motion to Approve: Chip Parsley

Seconded: Steve Latour

Yes: Joe Plankis, 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 Monthly (January) Report
- Clerk Treasurer's (January) Interest Income Report
- Clerk Treasurer's Legal & Municipal Advisors Report (January)

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 February 17, 2026

Motion to Approve: Chip Parsley

Seconded: Patrick Downey

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

No: None

Abstain: None

Motion Determination: Passed

## EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman provided a brief update on the RDC activities, focusing mainly on downtown development progress and a proposed budget change. Jenell highlighted the city's ongoing downtown master plan, released in November, and recent progress toward creating a walkable mixed-use district, including the opening of Union Square and its parking garage. A major topic was the planned Market Court incubator, which will support entrepreneurs through coworking space, mentorship, and a third-party accelerator program focused on sports technology startups. The facility is currently leased for about \$20,000 per month with plans to purchase it for just under \$4 million. It will offer workspaces, classrooms, and collaboration areas, with potential partnerships involving local artists, higher education institutions, nonprofits, and businesses. The incubator aims to attract and retain startups, encourage high-wage job growth, and provide temporary workspace for companies establishing themselves in Westfield. The update also highlighted ongoing downtown projects, including the Ambrose on Main development and progress in the Grand Junction District, where new businesses such as Sun King and H Steakhouse are helping activate the area.

## OLD BUSINESS

## NEW BUSINESS

### a. Action Item #1 - 2026 RDC Spending Plan Update

#### Document: 2026 RDC Spending Plan Update

Executive Director Jenell Fairman and Redevelopment Manager Rachel Baker reviewed updates to the RDC Capital Fund spending plan, primarily related to the planned purchase and renovation of the Market Court property. The plan allocates funding from several sources: about \$1 million from the Aurora Allocation Area, \$2 million from Main Street, and roughly \$1.5 million from the RDC Capital Fund—to support the mid-year purchase and improvements to the property. The city intends to continue leasing the building until mid-year, when TIF revenues are received, providing enough cash to complete the purchase and fund renovations. Additional updates include reflecting \$13 million in grants approved in 2025 to support downtown parking garages and a \$925,000 grant payment to Isotopia as part of a previously approved incentive package.

Motion to Approve: Chip Parsley

Seconded: Steve Latour

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

No: None

Abstain: None

Motion Determination: Passed

## OTHER BUSINESS

**a. Next Regular Meeting: Monday, March 16th, 2026, 6:00 PM**

**ADJOURNMENT**

The Commission adjourned the meeting at 6:39 PM

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Chip Parsley, RDC Vice President

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Date