CITY OF WESTFIELD, IN

Economic Development Commission Meeting Minutes - 7/28/2025

Monday, July 28, 2025 at 6:00 PM

CALL TO ORDER

Attendance: President: Chuck Lehman - Present
Secretary: Joe Plankis - Present
Commissioner: Clark Cutshaw - Present
Executive Director: Jenell Fairman - Present
Office Administrator: David Brock - Present
Legal Counsel Barnes & Thornburg LLP : Dustin Meeks - Present

Declaration of quorum and opening of meeting

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

Pledge of Allegiance

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Document: Minutes from April 28, 2025
April 28, 2025, minutes were presented.

Motion to Approve: Joe Plankis
Seconded: Clark Cutshaw

Yes: Joe Plankis, Chuck Lehman, Clark Cutshaw
No: None
Abstain: None

Motion Determination: Passed

OLD BUSINESS

NEW BUSINESS

a. Public Hearing on Economic Development Revenue Bonds for the Jersey 32 Project

Public Hearing Open: 6:07 PM
Public Hearing Close: 6:07 PM

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

b. Action Item #1 - Resolution 03-2025 re: Approving Economic Development Revenue Bonds for the Jersey 32 Project

Document: Resolution 03-2025, EDC Report
Executive Director Jenell Fairman and Dustin Meeks with Barnes and Thornburg presented the Resolution on Economic Revenue Bonds for the Jersey 32 Project. The Jersey 32 project, is a $105 million development along State Road 32 in downtown Westfield, and is being led by Skender and BW Construction under the newly formed Jersey 32 LLC. The project will transform the land currently assessed at $525,000 into a future assessed value of roughly $47.8 million, generating about $1 million annually in tax increment and providing approximately $113,000 per year in immediate school benefits. Plans include 210 luxury multifamily units, 43,500 square feet of commercial and retail space, 15,000 square feet of office— including Skender's headquarters—along with plaza areas, public art, on-site stormwater detention, and 574 structured parking spaces to address downtown parking needs. The EDC will also review bond financing documents: a resolution approving the project and related financial agreements, a trust

indenture governing TIF revenue flows through a bank to bondholders, and a financing agreement through which bond proceeds will be passed to the developer, all of which will be considered by the Common Council.

OTHER BUSINESS

ADJOURNMENT

The Commission adjourned the meeting at 6:10 PM

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Chuck Lehman, EDC President Date