



CITY OF WESTFIELD, IN
Economic Development Commission Meeting Minutes - 12/15/2025
Monday, December 15, 2025 at 4:00 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 4:02 PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Document: Minutes from July 28, 2025

July 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 Park and Poplar Project

Public Meeting Open: 4:06 PM

Public Meeting Close: 4:07 PM

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

b. Action Item #1 - Resolution 04-2025 re: Approving Economic Development Revenue Bonds for the Park and Poplar Project

Document: Resolution 04-2025, EDC Report

Executive Director Jenell Fairman and Dustin Meeks with Barnes and Thornburg presented the Resolution about the proposed \$123 million development in downtown Westfield, led by the Redevelopment Commission and Economic Development staff in partnership with Old Town Development Group, which will be located along the Midland Trace Trail near Park and Poplar Streets. The mixed-use project addresses a significant shortage of office space by adding two new office buildings, along with a residential component that includes apartments integrated with a parking garage of over 500 spaces to help alleviate existing downtown parking constraints. Additional brownstone-style, townhome apartments for rent will provide unique two-story living options above single-story units. The project is expected to generate approximately 150 construction jobs during development and 249 permanent jobs upon completion, with substantial annual payroll impacts. The city has authorized up to \$19 million in potential investment, anticipating some offset from state funding, and the proposal is currently under review as part of a public approval process before moving to the Plan Commission and City Council.

Motion to Approve: Joe Plankis
Seconded: Clark Cutshaw

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

Motion Determination: Passed

OTHER BUSINESS

ADJOURNMENT

The Commission adjourned the meeting at 4:07 PM

Chuck Lehman, EDC President

Date