



CITY OF WESTFIELD, IN
Economic Development Commission Meeting Agenda

BOARD OR COMMISSION: Economic Development Commission Meeting

MEETING DATE: Monday, May 11, 2026 at 6:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ECONOMIC DEVELOPMENT COMMISSION

Chuck Lehman, President | Mayor Appointed | 4-year term | 1/1/24-12/31/27
Joe Plankis, Secretary | County Council Appointed | 4-year term | 1/1/24-12/31/27
Clark Cutshaw | City Council Appointed | 2-year term | 1/1/25-12/31/26

CALL TO ORDER

Declaration of quorum and opening of meeting

Pledge of Allegiance

APPROVAL OF MINUTES

Document: Minutes from December 15, 2025

OLD BUSINESS

NEW BUSINESS

- a. Public Hearing on Economic Development Revenue Bonds for the 2026 Park and Poplar Project
- b. Action Item #1 - Resolution 01-2026 re: Approving Economic Development Revenue Bonds for the 2026 Park and Poplar Project
Document: Resolution 01-2026, EDC Report

OTHER BUSINESS

ADJOURNMENT



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

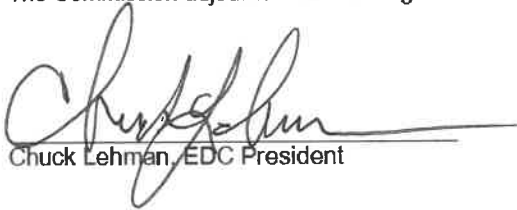
Yes: Joe Plankis, Chuck Lehman, Clark Cutshaw
No: None
Abstain: None

Motion Determination: Passed

OTHER BUSINESS

ADJOURNMENT

The Commission adjourned the meeting at 4:07 PM


Chuck Lehman, EDC President

Date 5-11-26

RESOLUTION NO. 01-2026

**A RESOLUTION APPROVING AND AUTHORIZING CERTAIN ACTIONS
AND PROCEEDINGS WITH RESPECT TO CERTAIN PROPOSED
ECONOMIC DEVELOPMENT TAX INCREMENT REVENUE BONDS
(PARK & POPLAR PROJECT)**

WHEREAS, the City of Westfield, Indiana (the “City”), is authorized by I.C. 36-7-11.9 and I.C. 36-7-12 (collectively, the “Act”) to issue revenue bonds for the financing of economic development facilities, and provide the proceeds of the revenue bond issue to another entity to finance or refinance the acquisition, construction, renovation, installation and equipping of said facilities;

WHEREAS, Park & Poplar LLC, or an affiliate or designee thereof (collectively, the “Developer”) desires to finance the design and construction of the Project listed in Exhibit A hereto (“Project”) to serve the Developer’s mixed-use development described in Exhibit A hereto (the “Development”);

WHEREAS, the Developer has advised the City of Westfield Economic Development Commission (the “Commission”) and the City regarding the Project and the Development, and has proposed that the City issue its taxable or tax-exempt Economic Development Tax Increment Revenue Bonds, Series 20__ (Park & Poplar Project), in one or more series, with the series designation to be completed with the year in which a series of bonds are issued and with such different or additional series designation determined to be necessary or appropriate, in an aggregate principal amount not to exceed Nineteen Million Dollars (\$19,000,000) (collectively, the “Bonds”), under the Act and provide the proceeds of such Bonds to the Developer for the purpose of financing all or a portion of the costs of the Project, together with the costs of issuance of the Bonds, including capitalized interest, if necessary;

WHEREAS, the Commission has studied the Project and the Development and the proposed financing of the Project and their effect on the health and general welfare of the City and its citizens;

WHEREAS, the completion of the Project and the Development is anticipated to promote the diversification of industry, the creation of new jobs and the creation and retention of business opportunities in the City;

WHEREAS, pursuant to I.C. § 36-7-12-24, the Commission published notice of a public hearing (the “Public Hearing”) on the proposed issuance of the Bonds to finance the Project;

WHEREAS, on the date hereof the Commission held the public hearing on the Project; and

WHEREAS, the Commission previously adopted its Resolution No. 04-2025 at its meeting of December 15, 2025 (the “Prior Resolution”) approving the issuance of certain economic development tax increment revenue bonds of the City to finance the Project; however, in recognition that the Bonds will now be structured as developer-backed bonds to be purchased by the Developer or a third-party purchaser selected by the Developer, the Commission now desires to repeal the Prior Resolution in its entirety;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WESTFIELD ECONOMIC DEVELOPMENT COMMISSION, AS FOLLOWS:

SECTION 1. After considering the evidence presented at the public hearing held on the date hereof and findings of fact set forth in the Report (as defined herein), the Commission hereby finds, determines, ratifies and confirms that the financing of the economic development facilities referred to in the Financing Documents (as defined below) consisting of the Project, the issuance and sale of the Bonds, and the use of the net proceeds thereof by the Developer to finance all or a portion of the Project in support of the Development: (i) will result in the diversification of industry, the creation or retention of business opportunities and the creation or retention of opportunities for gainful employment within the jurisdiction of the City is desirable; (ii) serves a public purpose, and will be of benefit to the health and general welfare of the City; and (iii) complies with the purposes and provisions of the Act and is in the public interest that the City take such action as it lawfully may to encourage the diversification of industry, the creation or retention of business opportunities, and the retention of opportunities for gainful employment within the jurisdiction of the City. The findings of fact set forth in the Report and this resolution are based upon evidence and testimony presented to the Commission at its meeting and the public hearing held on the date hereof that the proceeds of the Bonds will be used for the Project, together with costs of issuance of the Bonds and capitalized interest of the Bonds, if necessary.

SECTION 2. In making the findings herein, the Commission has considered any adverse competitive effect the Project may have on any similar facilities already constructed or operating in the City, and hereby determines that the Project will not have a material adverse competitive effect on any similar facilities already constructed or operating in or near the City.

SECTION 3. The Commission hereby approves the report with respect to the Project presented at this meeting (the "Report"). The Secretary of this Commission shall submit such Report to the executive director or chairman of the plan commission of the City, and, if the number of new jobs estimated exceeds one hundred (100), to the superintendent of the school corporation where the Project will be located.

SECTION 4. The Commission finds, determines, ratifies and confirms that the issuance and sale of the Bonds in an amount not to exceed Nineteen Million Dollars (\$19,000,000), and the provision of the proceeds of the Bonds to the Developer for the financing of the Project will be of benefit to the health and general welfare of the City, will serve the public purposes referred to above in accordance with the Act, and fully comply with the Act.

SECTION 5. The financing of a portion of the Project and certain costs related to the issuance of the Bonds, including capitalized interest on the Bonds (if necessary), through the issuance of the Bonds, in an amount not to exceed Nineteen Million Dollars (\$19,000,000), is hereby approved and recommended to the Common Council of the City (the "Common Council").

SECTION 6. The Commission hereby approves and recommends to the Common Council the terms of the following documents in the form presented at this meeting: (i) a Financing Agreement between the City and the Developer; (ii) a Trust Indenture, between the City and a trustee to be selected by the fiscal officer of the City; (iii) the Bonds; and (iv) an Ordinance of the Common Council (clauses (i) through and including (iii), collectively, the "Financing

Documents”). The President of the Commission is hereby authorized and directed to approve such changes to the terms of such Financing Documents as deemed by such officer to be necessary or desirable in order to carry out and comply with intent, conditions, and purposes of this resolution.

SECTION 7. Any officer of the Commission is hereby authorized and directed, in the name and on behalf of the Commission, to execute any and all other agreements, documents and instruments, perform any and all acts, approve any and all matters, and do any and all other things deemed by such officer to be necessary or desirable in order to carry out and comply with the intent, conditions and purposes of this resolution (including the preambles hereto and the documents mentioned herein), the Project and the issuance and sale of the Bonds, and any such execution, performance, approval or doing of other things heretofore effected be, and hereby is, ratified and approved. In particular, at the request of the Developer, the Mayor, the Clerk of the City and any other officer of the City are hereby authorized and directed, in the name and on behalf of the City, to execute, attest and deliver a Financing and Loan Agreement or a Loan Agreement with the Developer, in lieu of a Financing Agreement, in such form as such officers shall approve, with the advice of bond counsel, such approval to be conclusively evidenced by their execution thereof.

SECTION 8. The Prior Resolution is hereby repealed in its entirety. Furthermore, all other resolutions, or parts of resolutions, in conflict herewith are hereby repealed.

SECTION 9. The Secretary of this Commission shall transmit this resolution, together with the forms of the documents approved by this resolution, to the Common Council.

SECTION 10. This resolution shall be in full force and effect upon adoption.

Adopted this 11th day of May, 2026.


CITY OF WESTFIELD ECONOMIC
DEVELOPMENT COMMISSION



President, Chuck Lehman

Absent

Secretary, Joe Plankis



Member, Clark Cutshaw

EXHIBIT A

DESCRIPTION OF PROJECT

All or any portion of the design and construction of a parking garage containing approximately 526 parking spaces with public restrooms and other amenities and features required by the project agreement between the City of Westfield Redevelopment Commission and the Developer (such parking garage and related improvements thereto, the "Project").

DESCRIPTION OF THE DEVELOPMENT

All or any portion of the acquisition and construction of a mixed-use development, in one or more phases, consisting of: (a) approximately 254 luxury apartments totaling approximately 271,016 square feet; (b) approximately 48 for-rent residential brownstone units consisting of approximately 24 one-bedroom units and approximately 24 two-bedroom units and totaling approximately 59,292 square feet; (c) an amenity center for residential tenants containing approximately 4,650 square feet; (d) approximately 4,200 square feet of retail, restaurant, or other commercial space; (e) a separate retail and/or restaurant building containing approximately 5,000 square feet; (f) two three-story mixed-use buildings each containing approximately 10,000 square feet of retail, restaurant, or other commercial space and 20,000 square feet of class A office space; (g) the Project; (h) approximately 90 surface parking spaces; (i) streetscape improvements along Poplar Street, a trail around or near the perimeter of the project site, stormwater management and regional detention, golf cart parking, and other public amenities; and (j) related improvements; (collectively, the "Development") to be constructed by the Developer in an area of the City generally described as being located south of Park Street along the Midland Trace Trail and Westfield Boulevard and west of Mill Street in the City.

**REPORT AND FINDINGS OF FACT OF THE CITY OF WESTFIELD
ECONOMIC DEVELOPMENT COMMISSION CONCERNING
THE PROPOSED FINANCING OF ECONOMIC DEVELOPMENT
FACILITIES FOR PARK & POPLAR, LLC**

The City of Westfield Economic Development Commission (the “Commission”) proposes to recommend to the Common Council of the City of Westfield, Indiana (the “City”), that it provide the proceeds of certain economic development revenue bonds (the “Bonds”) to Park & Poplar, LLC (the “Developer”) for the financing of certain economic development facilities in the City.

In connection therewith, the Commission hereby reports as follows:

A. The proposed economic development facilities consist of all or any portion of the design and construction of a parking garage containing approximately 526 parking spaces with public restrooms and other required amenities and features, in an area of the City generally described as being located south of Park Street along the Midland Trace Trail and Westfield Boulevard and west of Mill Street in the City (the “Project”), all pursuant to a Project Agreement entered into, or reasonably anticipated to be entered into, between the Developer and the City of Westfield Redevelopment Commission (the “RDC”).

B. The Project will support a new mixed-use development in the East Side Economic Development Area previously established by the RDC, including (a) approximately 254 luxury apartments totaling approximately 271,016 square feet; (b) approximately 48 for-rent residential brownstone units consisting of approximately 24 one-bedroom units and approximately 24 two-bedroom units and totaling approximately 59,292 square feet; (c) an amenity center for residential tenants containing approximately 4,650 square feet; (d) approximately 4,200 square feet of retail, restaurant, or other commercial space; (e) a separate retail and/or restaurant building containing approximately 5,000 square feet; (f) two three-story mixed-use buildings each containing approximately 10,000 square feet of retail, restaurant, or other commercial space and 20,000 square feet of class A office space; (g) the Project; (h) approximately 90 surface parking spaces; (i) streetscape improvements along Poplar Street, a trail around or near the perimeter of the project site, stormwater management and regional detention, golf cart parking, and other public amenities; and (j) related improvements; (collectively, the “Development”) to be constructed by the Developer in an area of the City generally described as being located south of Park Street along the Midland Trace Trail and Westfield Boulevard and west of Mill Street in the City.

C. The Commission estimates that no public works or services, including public ways, schools, water, sewer, street lights and fire protection, will be made necessary or desirable by the Project or the Development, because any such works or services already exist or will be provided by the Project or the Development itself or by the Developer or other parties.

D. The Commission estimates that the total cost of the Development will be approximately \$123,000,000. The Commission further estimates that the total cost of the Project is approximately \$22,000,000, of which the City’s portion to be financed with the proceeds of the Bonds will not exceed \$19,000,000.

E. Based upon information provided by the Developer, the Commission estimates that the Project and Development will create or retain approximately 150 construction jobs with an annual payroll of approximately \$12,750,000 during construction of the Project and Development and 249 permanent jobs with an annual payroll of approximately \$21,155,000 upon completion of the Development.

F. Based upon information provided by the RDC and the Developer and other uncontroverted evidence received at the public hearing held by the Commission on the date hereof, the Commission hereby makes a finding of fact that the proceeds of the Bonds will be used to finance all or a portion of a parking garage and related infrastructure. Therefore, based upon such finding of fact, the Commission determines that the construction, acquisition, renovation, and equipping of the Project will have no adverse competitive effect on any similar facilities already constructed or operating in or near the City.

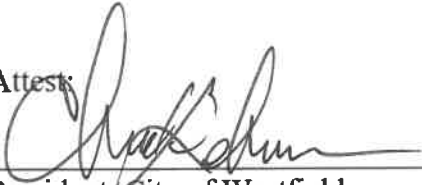
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Adopted this 11th day of May, 2026.



Member, City of Westfield
Economic Development Commission

Attest:



President, City of Westfield
Economic Development Commission