



**CITY OF WESTFIELD, IN**  
**Redevelopment Commission Meeting Minutes - 3/16/2026**  
*Monday, March 16, 2026 at 6:00 PM*

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**CALL TO ORDER**

Attendance:

President: Joe Plankis - Absent  
Vice President: Chip Parsley - Present  
Secretary: Steve Latour - Present  
Commissioner: Brian Tomamichel - Present  
Commissioner: Patrick Downey - Present  
Commissioner: Carrie Larrison - Present  
Executive Director: Jenell Fairman - Present  
Office Administrator: David Brock - Present  
Legal Counsel Wallack Somers & Haas, P.C. : Ryan Wilmering - Present  
Legal Counsel Wallack Somers & Haas, P.C. : Adam Collins - Present  
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Present  
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual

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

Vice President Parsley noted the presence of a quorum and called the meeting to order at 6:00 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 February 17, 2026**

February 17, 2026, minutes were presented

Motion to Approve: Steve Latour

Seconded: Brian Tomamichel

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

No: None

Abstain: None

Motion Determination: Passed

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM**

**Document: Executive Session Memorandum from February 17, 2026**

February 17, 2026, Executive Session Memorandum was presented

Motion to Approve: Brian Tomamichel

Seconded: Steve Latour

Yes: 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 (February) Report
- Clerk Treasurer's Fund Summary Report (February)
- Clerk Treasurer's (February) Interest Income Report
- Clerk Treasurer's Legal & Municipal Advisors Report (February)
- Clerk Treasurer's 2025 Annual Report

The Clerk Treasurer was unable to attend the meeting and sent the monthly reports and annual report 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 March 16, 2026

Motion to Approve: Steve Latour

Seconded: Brian Tomamichel

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

No: None

Abstain: None

Motion Determination: Passed

## EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman provided a presentation summarizing findings from the Urban3 economic impact study used to guide Westfield's comprehensive plan, emphasizing that higher-density, mixed-use development especially in downtown areas generates significantly greater tax value per acre than traditional suburban patterns. Currently, Westfield's downtown is only modestly denser than surrounding areas, and the city aims to increase this concentration to improve economic productivity, similar to peer cities. The study also highlights the importance of "missing middle" housing (e.g., townhomes, duplexes) to provide more affordable and diverse options. Since most municipal revenue in Indiana comes from property taxes, with commercial and non-homestead properties contributing disproportionately, the city seeks to expand commercial and mixed-use development to strengthen its tax base. Strategic investments along trails and in downtown infrastructure such as streetscape improvements and public spaces are positioned to boost economic activity. Additional updates include major development and infrastructure projects in the Grand Park District, including a new parking garage, corporate headquarters site, sports facility upgrades, and future mixed-use development, all intended to support long-term growth and financial sustainability.

## OLD BUSINESS

## NEW BUSINESS

### a. 2025 TIF Management Report - Bondry

**Document: 2025 TIF Management Report** Oscar Gutierrez and Alex Stanley of Bondry Consulting presented the TIF Management Report which is a required annual report submitted to the Indiana Department of Local Government Finance, providing a retrospective overview of the city's 2025 redevelopment districts. It includes details such as commission membership, descriptions of allocation areas, their legal basis, purpose, and expiration timelines, which are critical for understanding the lifespan of TIF districts. The report summarizes financial activity revenues, expenditures, and fund balances, clarifying that these figures reflect project-based, one-time costs rather than ongoing operational budgets. It also outlines residential TIF activity, including housing development and average sale prices, and details outstanding debt obligations, noting that long-term interest can make totals appear high due to typical 25-year bond structures.

Motion to Approve: Brian Tomamichel

Seconded: Patrick Downey

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

No: None

Abstain: None

Motion Determination: Passed

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

#### Document: 2026 RDC Spending Plan Update

Redevelopment Manager Rachel Baker explained that the updated 2026 spending plan reflects a strategic shift in how TIF funds are

allocated to cover debt service. Specifically, reallocating payments for certain bonds such as local income tax bonds to TIF districts with available funds with fewer active priorities, thereby freeing up cash in key focus areas like downtown and Grand Park for redevelopment initiatives. The updated plan also replaces prior estimates for 2025 bond anticipation notes with more accurate projected debt service figures for their long-term financing. Additionally, formatting improvements were made to clarify financial reporting, including separating total debt service from other variable disbursements like grants and professional fees, making the plan easier to interpret.

Motion to Approve: Steve Latour  
Seconded: Patrick Downey

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey  
No: None  
Abstain: None

Motion Determination: Passed

### **c. Action Item #2 - 2026 Budget**

#### **Document: 2026 Budget**

Redevelopment Manager Rachel Baker explained the key differences between the 2026 spending plan and the formal budget, noting that while they share a similar format, they serve different purposes and are developed at different times. The spending plan is a state-required document approved before the year begins and relies on estimated TIF revenues, whereas the budget is finalized after year-end financials are closed and tax rates are set, allowing for more precise revenue projections. While disbursements remain consistent between the two, the budget provides additional detail on beginning and ending cash balances projecting a decrease from about \$34 million to \$24 million in 2026 reflecting a planned use of funds, including grant-related expenditures.

Motion to Approve: Brian Tomamichel  
Seconded: Patrick Downey

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey  
No: None  
Abstain: None

Motion Determination: Passed

### **d. Public Hearing on Ice Hockey Facility BOT Recommendation**

Public Meeting Open: 6:46 PM  
Public Meeting Close: 6:53 PM

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

### **e. Action Item #3 - Resolution 05-2026 re:Ice Hockey Facility Recommendation and BOT Award**

#### **Document: Resolution 05-2026, BOT Recommendation Memo, Proposal Summary**

Executive Director Jenell Fairman, CEO of Nicholas and Associates Nick Pappanicholas Junior, and Executive Director of Indianapolis Youth Hockey Association (IYHA) Derek Edwardson presented outlining the rationale, planning process, and recommendation for developing a new ice hockey facility in the Grand Park District, aimed at boosting year-round tourism and supporting local businesses that currently rely heavily on seasonal outdoor sports traffic. Initiated by a 2024 Hunden Partners study, the project addresses a regional shortage of ice facilities while creating opportunities for tournaments, youth programs, and community use. After a competitive procurement process, the evaluation committee selected Nicholas & Associates due to their strong experience, integrated development approach, and focus on hospitality and user experience. The proposed facility includes three NHL-regulation ice sheets (with potential for a fourth), at an estimated cost of about \$88.6 million, with projected economic benefits such as increased hotel stays, restaurant spending, and tax revenue. The project will be financed through a mix of bonds, operational revenue, tourism funding, and local taxes, with construction targeted for completion in 2028 positioning the facility as a major year-round destination and economic driver for Westfield. Supporting this initiative, the IYHA, a long-standing, rapidly growing organization with over 1,200 players and at-capacity facilities, highlighted strong local demand, limited ice availability, and the transformative impact the new facility would have on youth participation, tournament hosting, and Westfield's position as a regional hub for hockey.

Motion to Approve: Steve Latour  
Seconded: Patrick Downey

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey  
No: None  
Abstain: None

Motion Determination: Passed

**f. Action Item #4 - Resolution 06-2026 re:Grand Park North Area BOT Phase 1 - GMP 1 and GMP 2  
Document:Resolution 06-2026**

Executive Director Jenell Fairman presented the resolution authorizing execution of agreements for key components of the Grand Park District north area infrastructure project, specifically the Guaranteed Maximum Price (GMP) contracts previously discussed. These include GMP 1 for the relocation of the D1 baseball field and GMP 2 covering broader infrastructure improvements such as a parking garage, streets, and supporting utilities in the area.

Motion to Approve: Brian Tomamichel  
Seconded: Patrick Downey

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey  
No: None  
Abstain: None

Motion Determination: Passed

**OTHER BUSINESS**

**a. Next Regular Meeting: Monday, April 20th, 2026, 6:00 PM**

**ADJOURNMENT**

The Commission adjourned the meeting at 6:57 PM

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Chip Parsley, RDC Vice President

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Date