



**CITY OF WESTFIELD, IN**  
**Redevelopment Commission Meeting Minutes - 5/18/2026**  
*Monday, May 18, 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 - Present  
Commissioner: Patrick Downey - Absent  
Commissioner: Carrie Larrison - Absent  
Executive Director: Jenell Fairman - Present  
Office Administrator: David Brock - Present  
Legal Counsel Wallack Somers & Haas, P.C.: Ryan Wilmering - Present  
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Virtual  
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual  
JS Held: Deb Kunce - Present

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

President Plankis 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 April 20, 2026**

April 20, 2026 minutes were presented

Motion to Approve: Chip Parsley

Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley

No: None

Abstain: None

Motion Determination:

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM**

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

April 20, 2026 Executive Session Memorandum was presented

Motion to Approve: Chip Parsley

Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley

No: None

Abstain: None

Motion Determination: Passed

**FINANCIAL MATTERS**

## Clerk Treasurer's Reports

### Documents:

- Clerk Treasurer's Monthly (April) Report
- Clerk Treasurer's Fund Summary Report (April)
- Clerk Treasurer's (April) Interest Income Report
- Clerk Treasurer's Legal & Municipal Advisors Report (April)

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 May 18, 2026

Motion to Approve: Steve Latour

Seconded: Chip Parsley

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley

No: None

Abstain: None

Motion Determination: Passed

## Approval of Disbursements

### Grand Park North Infrastructure BOT

- GMP #1 and 2 – Total : \$147,890.03

Motion to Approve: Steve Latour

Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley

No: None

Abstain: None

Motion Determination: Passed

## EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman presented updates on several economic development and redevelopment initiatives, highlighted by plans for the Market Court - Level Up Incubator, a business incubator focused on sports technology, sports-related businesses, and creative enterprises that support the sports entertainment industry. The project will repurpose a former Tractor Supply building near US 31 and 181st Street, beginning with a phased renovation that addresses deferred maintenance, upgrades to infrastructure, and creates flexible coworking spaces, conference rooms, amenities, and potential event areas. Officials have emphasized the need for local office space to help businesses establish and grow in Westfield. Executive Director Fairman also reviewed other major projects, including the Park and Poplar development, which recently secured a state READI 2.0 grant; the mixed-use Trace Commons development near State Road 32 and Shady Nook Road; the Gateway at Lantern Commons project featuring luxury multifamily housing and commercial space; and the Schaaf CPA office expansion downtown, which is expected to retain and create jobs while supporting infill development through a tax abatement incentive. Overall, the projects are intended to strengthen Westfield's business ecosystem, expand tax revenues, improve infrastructure, and encourage long-term economic growth.

## OLD BUSINESS

## NEW BUSINESS

### a. Action Item #1 - Resolution 13-2026 re: TIF Pass-Throughs

#### Document: Resolution 13-2026

Oscar Gutierrez and Alex Stanley with Bondry Consulting and Rachel Baker Redevelopment Manager, presented the annual TIF pass-through letters, which authorizes assessed value from the Grand Junction, Eastside and other allocation areas to be passed through to overlapping taxing units, including the schools and township. All confirmed the letters are consistent with prior years and that the amounts remain unchanged.

Motion to Approve: Brian Tomamichel  
Seconded: Chip Parsley

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley  
No: None  
Abstain: None

Motion Determination: Passed

### **b. Action Item #2 - Resolution 14-2026 re: Riverview Hospital / Spring Mill Centre Taxpayer Agreement**

#### **Document: Resolution 14-2026**

Executive Director Jenell Fairman and Ryan Wilmering with Wallack Somers and Haas presented the payment-in-lieu-of-taxes agreement for a Riverview Hospital medical office building along State Road 32. Because Riverview is a county hospital system and treated as a governmental entity, the agreement ensures Riverview will cover any annual shortfall needed to pay debt service on a developer-backed bond tied to the property. The RDC's cash flow is not negatively affected, since the funds would have gone toward bond repayment anyway. Payments may vary year to year and could be zero if other tax revenues are sufficient to cover the debt.

Motion to Approve: Chip Parsley  
Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley  
No: None  
Abstain: None

Motion Determination: Passed

### **c. Action Item #3 - Resolution 15-2026 re: CMc for Market Court Redevelopment**

#### **Document: Resolution 15-2026**

Executive Director Jenell Fairman and Deb Kunce with JS Held acting as owner's representative for this project presented the resolution that contemplated hiring a Construction Manager as Constructor (CMc) for the redevelopment of 18160 Market Court, the future Level Up Incubator. They explained that bringing a construction manager on board early will help with cost estimating, scheduling, value engineering, and accelerating the project timeline, so businesses can begin using the space sooner. Following a competitive RFP process that attracted seven proposals, Meyer Najem received the highest overall evaluation score and was recommended for the role. The initial contract is for a \$3,750 pre-construction services phase, during which the firm will help develop estimates and schedules before returning with a guaranteed maximum price for construction approval. Commissioners discussed Meyer Najem's experience, potential concerns about cost overruns, and strategies to minimize unforeseen conditions by thoroughly inspecting the currently vacant building early in the process. Deb Kunce emphasized that the CMc delivery method promotes collaboration between designers and builders, helping control costs and align project goals. The conversation also highlighted the broader community value of the incubator, with commissioners encouraging strong branding, public awareness, and community engagement so residents understand the project's role in supporting entrepreneurship, attracting sports-related businesses, and strengthening Westfield's long-term economic development.

Motion to Approve: Steve Latour  
Seconded: Chip Parsley

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley  
No: None  
Abstain: None

Motion Determination: Passed

### **d. Action Item #4 - Resolution 16-2026 re: Dar Al Ber PILOT Agreement - Amendment**

#### **Document: Resolution 16-2026**

Executive Director Jenell Fairman presented the resolution on an amendment to the 2024 PILOT agreement for the Dar Al Ber community center at the former Arctic Zone site along US 31. The nonprofit's improvements increased the property's assessed value more than originally expected. The amendment adjusts the payment structure, so the city remains financially whole without placing an undue tax burden on the organization. A representative with the community center explained that the facility includes a gym, worship space, religious education areas, and space for community events.

Motion to Approve: Steve Latour  
Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley  
No: None  
Abstain: None

Motion Determination: Passed

**OTHER BUSINESS**

**a. Next Regular Meeting: Monday, June 15th, 2026, 6:00 PM**

**ADJOURNMENT**

The Commission adjourned the meeting at 6:45 PM

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Joseph Plankis, RDC President

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Date