



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 4/20/2026
Monday, April 20, 2026 at 6:00 PM

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 Barnes & Thornburg: Dustin Meeks - Virtual
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 6:02 PM.

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

c. Announce any Changes to Agenda

Resolution 12-2026 re: ECR Project Agreement

Resolution 12-2026 re: ECR Project Agreement was added to the agenda.

APPROVAL OF MINUTES

Documents: Minutes from March 16, 2026 and March 30, 2026

March 16, 2026 and March 30, 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 March 16, 2026

March 16, 2026, Executive Session Memorandum was presented

Motion to Approve: Brian Tomamichel

Seconded: Patrick Downey

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

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 April 20, 2026

Motion to Approve: Brian Tomamichel

Seconded: Steve Latour

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

No: None

Abstain: None

Motion Determination: Passed

Approval of Disbursements

Grand Park North Infrastructure BOT

- GMP #1 and 2 – Total : \$278,129.77

Motion to Approve: Steve Latour

Seconded: Patrick Downey

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

No: None

Abstain: None

Motion Determination: Passed

EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman presented updates on several development projects, including Park and Poplar, Gateway at Lantern Commons, Park Street improvements, the Grand Park District Master Plan, and the proposed ice hockey facility. The Park and Poplar project remains a \$123 million development, with the previously approved city-backed bond revised to a developer-backed bond while all other terms remain unchanged. Also reviewed was the Gateway at Lantern Commons project, recent downtown business announcements, and public bid updates for Park Street, including the planned traffic direction reversal after project completion. Executive Director Fairman provided an overview of the Grand Park District zoning process and anticipated timeline, and noted that pre-development work continues for the ice hockey facility, with construction targeted for early 2027 and opening anticipated around August 2028.

OLD BUSINESS

NEW BUSINESS

a. Action Item #1 - Resolution 08-2026 re: Revised TIF Pledge - Park and Poplar

Document: Resolution 08-2026

Legal Counsel from Barnes and Thornburg, Dustin Meeks, presented the resolution updating the pledge resolution for the Park and Poplar project. He explained that the financing structure is being revised from a city-backed bond to a developer-backed bond, requiring updated approval documents. The resolution repeals the prior pledge resolution and reintroduces the pledge of tax increment revenues from the project site to align with the revised financing structure. Meeks noted that the bond parameters remain unchanged, including a maximum authorized principal amount of \$19 million, and that the change removes the use of the city's credit from the bond financing.

Motion to Approve: Steve Latour
Seconded: Brian Tomamichel

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

Motion Determination: Passed

b. Action Item #2 - Resolution 09-2026 re: Approving Form and Execution of Proposed First Amendment to Development Agreement - Lantern Commons - Front Street

Document: Resolution 09-2026

Legal Counsel from Barnes and Thornburg, Dustin Meeks, presented the resolution approving the form of a First Amendment to the Lantern Commons Master LLC development agreement. He explained that two sites within the original Lantern Commons development are proposed to be removed and established as separate allocation areas so tax increment revenues from those sites can support incentives for separate development projects. The amendment would provide a make-whole payment to Lantern Commons Master LLC in exchange for its consent to remove the sites from the original agreement. Meeks noted that the exact payment amount remains under discussion, and the resolution approves the agreement with flexibility for the final negotiated amount.

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 #3 - Resolution 10-2026 re: Amendments to Declaratory Resolution - Lantern Commons EDA and creation of the Gateway TIF Allocation Area

Document: Resolution 10-2026

Legal Counsel from Barnes and Thornburg, Dustin Meeks, presented resolution 10-2026, a declaratory resolution to create a new allocation area within the Lantern Commons EDA for a standalone development site. He explained that the new allocation area would allow tax increment revenues from the site to be collected in a separate allocation fund and potentially used to support public improvements and economic development projects, including future incentives for the Lantern Commons Gateway project. Meeks outlined the required approval process, including review by the Westfield Washington Advisory Plan Commission, Common Council approval, publication of a public hearing notice, and a subsequent public hearing and confirmatory resolution before the RDC. The proposed area was identified on a map and was noted that separate allocation areas may be created when debt issuance is associated with a specific project 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

d. Action Item #4 - Resolution 11-2026 re: Approvals of Modifications Under GPSE PPA

Document: Resolution 11-2026

Executive Director Jenell Fairman presented the resolution regarding approval of modifications under the Grand Park Sports and Entertainment public-private agreement (PPA). The resolution authorizes the Executive Director or an officer to sign city-approved forms related to proposed real estate modifications at Grand Park. Jenell explained that escrow funds are held by the City of Westfield and may be used by Grand Park Sports and Entertainment for approved park improvements, while the RDC retains review authority for modifications to real estate owned by the Redevelopment Authority and leased to the RDC. Commissioners discussed the approval process, long-term oversight, and the need for safeguards during the agreement term. The resolution was proposed for approval with an amendment requiring the matter to return to the RDC if the Economic Development Executive Director position changes.

Motion to Amend and Approve: Steve Latour
Seconded: Brian Tomamichel

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

Motion Determination: Passed

e. Action Item #5 - 2026 Anova Professional Services Agreement

Document: Anova Professional Services Agreement Executive Director Jenell Fairman presented the professional services agreement with Anova for owner's technical representative services at Grand Park District related to the parking garage and other infrastructure work. Jenell explained that Anova would supplement existing staff capacity and allow the current owner's technical representative, Deb Kunce, to use her resources to focus more directly on the ice hockey facility. It was noted that Anova has expertise in construction management and is well suited to represent the City on the Grand Park District project.

Motion to Approve: Steve Latour
Seconded: Brian Tomamichel

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

Motion Determination: Passed

f. Action Item #6 - Resolution 12-2026 re: ECR Project Agreement

Document: Resolution 12-2026

Executive Director Jenell Fairman presented the resolution authorizing execution of a project agreement with ECR, owned by Heartland Group and operating as Time Financial Corporation, for development of Block N8 within the Grand Park District. The proposed approximately \$8 million project includes a 50,000-square-foot auto racing headquarters and engineering facility, a two-story 26,000-square-foot office headquarters building, restaurant and retail space, and related site improvements. It was noted that the project would be located where the D1 Championship Diamond is currently shown in the Grand Park. Incentives for the project include providing land for purchase from the Downtown Westfield CDC for \$1.00 and access to designated parking. Jenell stated that no bond proceeds or cash grants are proposed, and that final job commitment numbers are still being finalized.

Motion to Approve: Steve Latour
Seconded: Brian Tomamichel

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

Motion Determination: Passed

OTHER BUSINESS

a. Next Regular Meeting: Monday, May 18th, 2026, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 7:00 PM

Chip Parsley, RDC Vice President

Date