



**CITY OF WESTFIELD, IN**  
**Redevelopment Commission Meeting Minutes - 6/15/2026**  

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Monday, June 15, 2026 at 6:00 PM

**CALL TO ORDER**

**Attendance:**

President: Joe Plankis - Present  
Vice President: Chip Parsley - Absent  
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 and Thornburg: Dustin Meeks - Virtual  
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Virtual  
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual

**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 May 18, 2026**

May 18, 2026 minutes were presented

Motion to Approve: Brian Tomamichel

Seconded: Steve Latour

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM**

**Document: Executive Session Memorandum from May 18, 2026**

May 18, 2026 Executive Session Memorandum was presented

Motion to Approve: Steve Latour

Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

**FINANCIAL MATTERS**

## **Clerk Treasurer's Reports**

### **Documents:**

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

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 June 15, 2026**

Motion to Approve: Steve Latour

Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

## **Approval of Disbursements**

**Grand Park North Infrastructure BOT**

- GMP #1 and 2 – Total : \$1,610,433.82

### **Anova**

- Total : \$1,225.00

Motion to Approve: Brian Tomamichel

Seconded: Steve Latour

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

## **EXECUTIVE DIRECTOR REPORT**

Executive Director Jenell Fairman presented updates on several major Westfield development projects, led by the proposed Trace Commons mixed-use development at Shady Nook Road and State Road 32. The \$64 million project will include retail space, apartments, townhomes, shared parking, trail-oriented amenities, and preservation of existing wooded areas along the Midland Trace Trail. Discussion also covered the future SR 32 roundabout, which will be funded in part through the project's TIF district. Construction updates were also given on the Park Street improvements and future plaza with connection to the Midland Trace Trail. Additional updates focused on the Grand Park District, including ongoing infrastructure planning, zoning revisions designed to allow greater design flexibility, district branding efforts, and the anticipated adoption of a new mixed-use zoning designation. Proposed changes include relocating the planned ice arena to improve traffic flow and accommodate future parking and hotel development. Finally, the city reported progress on the Level Up Innovation Hub, which will feature coworking space, event areas, private offices, and a potential coffee shop as part of its phased development.

## **OLD BUSINESS**

## **NEW BUSINESS**

### **a. Action Item #1 - Resolution 17-2026 re: Amendments to Declaratory Resolution - East Side EDA and creation of the Trace Commons Allocation Area**

**Document: Resolution 17-2026**

Executive Director Jenell Fairman and Legal Counsel from Barnes and Thornburg, Dustin Meeks, presented the resolution as the

first step in creating a site-specific economic development allocation area for the Trace Commons project, so the city can use tax increment financing to support it. One parcel would be removed from the existing East Side EDA allocation area and folded into the new Trace Commons allocation area. Commission Secretary Latour noted support for the project, especially its potential benefit to the Shady Nook and State Road 32 corridor, and Executive Director Fairman emphasized that the future roundabout at Shady Nook and SR 32 will be added to the INDOT SR 32 project through an interlocal agreement with Westfield and paid for using TIF revenue.

Motion to Approve: Steve Latour  
Seconded: Patrick Downey

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Patrick Downey  
No: None  
Abstain: None

Motion Determination: Passed

## **b. Action Item #2 - Ice Miller Engagement Letter**

### **Document: Ice Miller Engagement Letter**

Executive Director Jenell Fairman presented the engagement letter to help Westfield pursue designation of a Professional Sports Development Area (PSDA) for Grand Park. Because of the complexity of the legislative, legal, and financial requirements involved, the city is seeking outside expertise to guide the process, identify necessary reports and actions, and help position the proposal for consideration by state legislators in 2027. Ice Miller will serve on a \$7,000-per-month retainer through the expected end of the 2027 legislative session. Executive Director Fairman emphasized that securing a PSDA would be critical to attracting destination development around Grand Park, leveraging the facility's approximately 5.5 million annual visitors to generate additional economic activity, tax revenue, and quality-of-life investments. Commissioners expressed strong support for the engagement, noting that bringing in specialized counsel demonstrates the city's professionalism, commitment, and seriousness in pursuing major development opportunities that could benefit Westfield, Hamilton County, and the state of Indiana.

Motion: Approve: Patrick Downey  
Seconded: Steve Latour

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Patrick Downey  
No: None  
Abstain: None

Motion Determination: Passed

## **OTHER BUSINESS**

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

## **ADJOURNMENT**

The Commission adjourned the meeting at 6:31 PM

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Joseph Plankis, RDC President

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Date