CITY OF WESTFIELD, IN

Redevelopment Commission Meeting Minutes - 7/20/2026

Monday, July 20, 2026 at 6:00 PM

CALL TO ORDER

Attendance:
President: Joe Plankis - Present
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
Director of Economic Development: Chuck Haberman - Present
Redevelopment Manager: Rachel Baker - 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
Legal Counsel Barnes and Thornburg: Dustin Meeks - Present
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Present
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual
Meyer Najem: Wes Williams - Present
Anova: Shaun Barcelow - Present

a. Declaration of quorum and opening of meeting

President Plankis noted the presence of a quorum and called the meeting to order at 6:14 PM.

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

c. Announce any Changes to Agenda

While the required public hearing would still be held, action items 4, 5, 6, and 7 would be continued to a future meeting because the commission is still awaiting a required signature from one of the parties to the agreement. Also, to provide transparency regarding a change of a publicly noticed potential award, Adam Collins, with Wallack Somers & Haas, stated that although the Redevelopment Commission had completed the request for proposals process and identified a potential award, recent news involving the project's developer prompted the City to pause the award out of an abundance of caution. The delay is intended to protect taxpayers while the City gathers additional information and evaluates whether to proceed with or terminate the project. No action will be taken at this meeting, and the item was removed.

APPROVAL OF MINUTES

Document: Minutes from June 15, 2026
June 15, 2026 minutes were presented

Motion to Approve: Chip Parsley
Seconded: Brian Tomamichel

Yes: Joe Plankis, 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 June 15, 2026
June 15, 2026 Executive Session Memorandum was presented

Motion to Approve: Chip Parsley
Seconded: Brian Tomamichel

Yes: Joe Plankis, 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 (June) Report**
- **Clerk Treasurer's Fund Summary Report (June)**
- **Clerk Treasurer's (June) Interest Income Report**
- **Clerk Treasurer's Legal & Municipal Advisors Report (June)**

The Clerk Treasurer 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 July 20, 2026
Motion to Approve: Steve Latour
Seconded: Patrick Downey

Yes: Joe Plankis, 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 : $1,368,040.27**

Anova

- **Total: $5,250.00**

Patriot

- **Total: $3,189.55**

Motion to Approve: Chip Parsley
Seconded: Steve Latour

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

Motion Determination: Passed

EXECUTIVE DIRECTOR REPORT
Executive Director Jenell Fairman provided updates on several redevelopment projects. Wood Wind Golf Course, now a wholly owned subsidiary of the Downtown Westfield CDC, has exceeded performance expectations since its 2025 rebranding, achieving record revenue, rounds played, and memberships. To support continued growth, the Redevelopment Commission will consider a $2.65 million grant for capital improvements, including the acquisition of approximately 5.6 acres, bridge and cart path repairs, drainage improvements, clubhouse and pavilion renovations, and new amenities such as a golf simulator lounge and additional restroom facilities. The Commission will also review final design services and a guaranteed maximum price (GMP) contract for the

Market Court Level Up Innovation Hub. Regarding the Lantern Commons Gateway project, the required public hearing will proceed, but action items 4 through 7 will be continued to a future meeting due to a pending signature. The approximately $30 million mixed-use development is expected to generate significant assessed value and tax increment while providing luxury apartments, commercial space, public amenities, and enhanced pedestrian connectivity. Additional updates included the anticipated closing and start of demolition for the Park and Poplar development, with parking garage construction to follow, and consideration of GMPs 3 and 4 for the Grand Park North infrastructure project, which includes parking garage construction, site preparation for the ECR headquarters, relocation of the D1 Championship Diamond, and related infrastructure improvements. Also, to provide transparency regarding a change of a publicly noticed potential award, Adam Collins, with Wallack Somers & Haas, stated that although the Redevelopment Commission had completed the request for proposals process and identified a potential award, recent news involving the project's developer prompted the City to pause the award out of an abundance of caution. The delay is intended to protect taxpayers while the City gathers additional information and evaluates whether to proceed with or terminate the project. No action will be taken at this meeting, and the item was removed.

OLD BUSINESS

NEW BUSINESS

a. Action Item #1 - Resolution 18-2026 re: DWCDC Grant and Wood Wind Land Acquisition

Document: Resolution 18-2026

Executive Director Jenell Fairman presented the resolution for a a $2.65 million grant to the DWCDC for capital improvements at Wood Wind Golf Course. As outlined in the Executive Director's report, the funding will support the acquisition of approximately 5.6 acres adjacent to the new holes under construction, as well as infrastructure and safety improvements including bridge and cart path repairs, drainage enhancements, restroom renovations, bunker restoration, and a new pump house roof. The grant will also fund revenue-generating amenities such as a golf simulator lounge, an additional golf course restroom, and a reach-in deli cooler, building on the course's record-setting performance and continued growth.

Motion to Approve: Chip Parsley
Seconded: Brian Tomamichel

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

Motion Determination: Passed

b. Action Item #2 - Amendment to DKGR Contract

Document: Amendment to DKGR Contract

Executive Director Jenell Fairman presented the amendment to the DKGR contract which builds on a previously approved design contract for the Level Up Innovation Hub at the Market Court property for schematic interior design, which included preliminary MEP (mechanical, electrical, and plumbing) design and signage / way finding. The new contract authorizes the remaining design work, including final MEP design, as well as architectural oversight during bidding, permitting, and construction administration. The additional scope is not to exceed $86,200.

Motion to Approve: Chip Parsley
Seconded: Patrick Downey

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

Motion Determination: Passed

c. Action Item #3 - Resolution 24-2026 re: Market Court GMP

Document: Resolution 24-2026

Director of Economic Development Chuck Haberman and Wes Williams with Meyer Najem reviewed the resolution that has a guaranteed maximum price (GMP) for the Market Court Level Up Innovation Hub, a key milestone in the renovation of the former Tractor Supply building west of U.S. 31 on 181st Street. Chuck explained that the project team has been working with DKGR on the design and Meyer Najem as the construction manager. Following the bid opening, all construction divisions were successfully bid and reviewed for compliance with the project plans except fire protection, which received no bids and will need to be rebid. The current bid total is approximately $3.04 million, and the proposed $3.1 million GMP includes the accepted alternates, the original estimated cost for the fire protection work, and a contingency to accommodate any increase when that scope is rebid. Overall, the project remains below the approved GMP.

Motion to Approve: Chip Parsley
Seconded: Patrick Downey

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

No: None
Abstain: None

Motion Determination: Passed

Continued to a Future Meeting
d. Action Item #4 - Resolution 19-2026 re: Front Street - Additional TIF Pledge
Document: Resolution 19-2026
This item was continued to a future meeting, as previously announced during the "Announce Any Changes to the Agenda" portion of the meeting.

e. Public Hearing on the Adoption of Declaratory Resolution for Lantern Commons EDA and Gateway TIF Allocation Area
Dustin Meeks with Barnes and Thornburg explained that the proposed TIF pledge from the agenda was removed because additional signatures are needed before the related documents can be executed or approved. The public hearing, however, will proceed as planned on the declaratory resolution to establish the Lantern Commons Gateway TIF allocation area within the Lantern Commons Economic Development Area. Dustin explained that the new Gateway allocation area will be created by separating a single parcel from the existing Front Street allocation area so it can generate its own tax increment to help finance the Lantern Commons Gateway project. He noted that the associated TIF pledge resolutions are more complex because they amend the original Front Street development agreements and adjust how TIF revenues are allocated toward existing bond obligations. The hearing represents the public's final opportunity to comment before the Commission considers a confirmatory resolution at a future meeting, once all required approvals and signatures have been obtained.

Public Meeting Open: 6:36 PM
Public Meeting Close: 6:36 PM

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

Continued to a Future Meeting
f. Action Item #5 - Resolution 20-2026 re: Confirmatory Resolution - Lantern Commons EDA and creation of the Gateway TIF Allocation Area
Document: Resolution 20-2026
This item was continued to a future meeting, as previously announced during the "Announce Any Changes to the Agenda" portion of the meeting.

Continued to a Future Meeting
g. Action Item #6 - Resolution 21-2026 re: Lantern Commons Gateway - TIF Pledge
Document: Resolution 21-2026
This item was continued to a future meeting, as previously announced during the "Announce Any Changes to the Agenda" portion of the meeting.

Continued to a Future Meeting
h. Action Item #7 - Resolution 22-2026 re: Lantern Commons Gateway - Project Agreement
Document: Resolution 22-2026
This item was continued to a future meeting, as previously announced during the "Announce Any Changes to the Agenda" portion of the meeting.

i. Action Item #8 - 2026 RDC Spending Plan Update
Document: 2026 RDC Spending Plan Update
Redevelopment Manager Rachel Baker presented an amendment/update to the 2026 RDC spending plan, noting that the Commission is required to adopt a spending plan annually by December 1 and amend it as needed to reflect unforeseen changes. The last amendment was approved in March 2026, and the current update includes several significant adjustments. The proposed changes increase disbursements from the RDC Capital Fund by approximately $2.65 million for a grant to the DWCDC to support Wood Wind capital improvements and land acquisition, as previously approved by the Commission. The amendment also increases capital project expenditures from the Aurora and Main Street allocation area funds by a combined total of about $1.1 million to cover costs associated with the Level Up Innovation Hub, reflecting the recently approved GMP and updated project cost estimates.

k. Action Item #9 - Resolution 23-2026 re: Grand Park North Infrastructure - Second GMP Addenda
Document: Resolution 23-2026
Executive Director Jenell Fairman and Shaun Barcelow with Anova presented resolution and the related Patriot Services Agreement for the Grand Park North Infrastructure Project, outlining GMPs 3 and 4. GMP #3, covering construction of the N8 parking garage, totals approximately $21.49 million, while GMP #4, covering the surrounding site infrastructure, totals about $8.2 million. Together with previously approved GMPs 1 and 2, the total project cost reaches approximately $40.84 million, including a 3% contingency of roughly $863,000 for unforeseen conditions, owner-directed scope changes, and other project related expenses. Shaun noted that the pricing is based on 90% complete construction documents, giving the project team confidence in the estimates and the project's successful execution. Jenell clarified that GMP 1 covers project design, GMP 2 relocates the Division 1 Championship Diamond,

GMP 3 funds the parking garage, and GMP 4 covers the infrastructure surrounding the garage.

Motion to Approve: Chip Parsley
Seconded: Steve Latour

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

Motion Determination: Passed

I. Action Item #10 - Patriot Services Agreement

Document: Patriot Services Agreeement
This agreement was presented as part of the previous action item #9 by Executive Director Jenell Fairman and Shaun Barcelow with Anova.

Motion to Approve: Steve Latour
Seconded: Chip Parsley

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

Motion Determination: Passed

OTHER BUSINESS

a. Next Regular Meeting: Monday, August 17th, 2026, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 6:47 PM

____________________________ ____________________________

Joseph Plankis, RDC President Date