CITY OF WESTFIELD, IN

Redevelopment Commission Meeting Minutes - 7/27/2026

Monday, July 27, 2026 at 5:30 PM

CALL TO ORDER

Attendance:
President: Joe Plankis - Present
Vice President: Chip Parsley - Absent
Secretary: Steve Latour - Virtual
Commissioner: Brian Tomamichel - Present
Commissioner: Patrick Downey - Absent
Commissioner: Carrie Larrison - Absent
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

a. Declaration of quorum and opening of meeting

President Plankis noted the presence of a quorum and called the meeting to order at 5:59 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 July 20, 2026
July 20, 2026 minutes were presented

Motion to Approve: Brian Tomamichel
Seconded: Joe Plankis

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

Motion Determination: Passed

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from July 20, 2026
July 20, 2026 Executive Session Memorandum was presented

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

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

Motion Determination: Passed

OLD BUSINESS

a. Action Item #1 - Resolution 19-2026 re: Front Street - Additional TIF Pledge

Document: Resolution 19-2026 Dustin Meeks with Barnes and Thornburg presented the resolution that addresses a complex financing adjustment related to the Front Street project. The previously issued bonds to finance public infrastructure, including roads and the extension of Westfield Boulevard, with TIF revenues from the Front Street allocation area pledged toward repayment. Because one parcel within that area will now be developed separately as the Lantern Commons Gateway Project, the parcel must be removed from the existing Front Street allocation area and placed into a new Gateway allocation area to support financing for its public infrastructure. To obtain the Front Street developer's consent to this change, an agreement has been proposed for a "make whole" payment representing the portion of TIF revenue the developer would have received had the parcel remained in the original allocation area. This resolution approves an annual pledge of $96,587.20 from the new Lantern Commons Gateway allocation area toward the existing Front Street bonds, ensuring the Front Street developer is financially unaffected by the change while allowing financing for the Gateway project.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

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

Motion Determination: Passed

b. Action Item #2 - Resolution 20-2026 re: Confirmatory Resolution - Lantern Commons EDA and creation of the Gateway TIF Allocation Area

Document: Resolution 20-2026
Dustin Meeks with Barnes and Thornburg presented the resolution formally establishing the new Lantern Commons Gateway allocation area to support the proposed economic development revenue bond financing for development of the project site. The RDC previously adopted a declaratory resolution creating the allocation area and amended the Lantern Commons Economic Development Plan to include the Gateway Project, with subsequent approvals from the Plan Commission and Common Council. A public hearing was also held at the RDC's July 20th meeting, providing an opportunity for public comment. With those requirements completed and consent obtained from the Front Street developer to remove the parcel from the existing Front Street allocation area, the RDC can now adopt the confirmatory resolution.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

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

Motion Determination: Passed

c. Action Item #3 - Resolution 21-2026 re: Lantern Commons Gateway - TIF Pledge

Document: Resolution 21-2026
Dustin Meeks with Barnes and Thornburg presented the resolution approving the pledge of revenues from the newly established Lantern Commons Gateway allocation area to support economic development revenue bonds for the Gateway Project. The pledged revenues will consist of the remaining TIF revenues from the allocation area after the previously approved "make whole" payment to the Front Street developer.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

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

Motion Determination: Passed

d. Action Item #4 - Resolution 22-2026 re: Lantern Commons Gateway - Project Agreement

Document: Resolution 22-2026
Executive Director Jenell Fairman presented the resolution authorizing the project agreement for the Lantern Commons Gateway Project, outlining the responsibilities of both the developer and the RDC, including the use of pledged TIF revenues and issuance of economic development bonds. The agreement also establishes the project timeline and development expectations. The project will include 102 luxury apartment units located on the east side of Westfield Boulevard, in addition to the existing development on the west side.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

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

Motion Determination: Passed

NEW BUSINESS

a. Action Item #1 - Resolution 25-2026 re: Lease Amendment and Acceptance of Land from RDA - Park and Poplar

Document: Resolution 25-2026, Lease Amendment
Executive Director Jenell Fairman and Dustin Meeks with Barnes and Thornburg presented the resolution supporting the Park and Poplar mixed-use development by removing a small portion of property from the existing Grand Junction Plaza lease so it can ultimately be conveyed for use by the developer. The property is currently owned by the RDA and was included in the original RDA - RDC lease used to finance Grand Junction Plaza, although no project improvements are located on this particular portion. Because removing it will not affect the value needed to support the existing lease payments and bonds, the RDA approved an amendment excluding the parcel from the leased premises. This resolution approves that lease amendment and authorizes the RDC to accept the property from the RDA, after which it can be transferred for use in the Park and Poplar project.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

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

Motion Determination: Passed

a. Action Item #2 - Resolution 26-2026 re: Grant of RDA Land to DWCDC - Park and Poplar

Document: Resolution 26-2026
Executive Director Jenell Fairman and Dustin Meeks with Barnes and Thornburg presented the resolution authorizing the transfer of the previously discussed parcel from the RDC to the DWCDC. The property will then be combined with the other parcels being conveyed to Old Town Development Group for the Park and Poplar project.

Motio to Approve: Brian Tomamichel
Seconded: Steve Latour

Yes: Joe Plankis, Brian Tomamichel, Steve Latour
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 6:19 PM

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Joseph Plankis, RDC President Date