

In the Matter Of:

Westfield City Council Meeting - Ordinance 14-48

Public Hearing Portion

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3 WESTFIELD CITY COUNCIL MEETING

4 ORDINANCE 14-48

5 PUBLIC HEARING PORTION ONLY
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13 IN AND FOR THE COUNTY OF MARION
14 STATE OF INDIANA
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1 (Whereupon, the public hearing was opened.)

2 MR. RAWSON: Good evening, City Council. My
3 name is Don Rawson, R-A-W-S-O-N, 435 Quincy Place
4 in Centennial subdivision. I've lived at that
5 residence since the year 2000.

6 My job right now is president and chief
7 executive officer of Indiana Sports Properties.
8 And as such, we have been working with the City to
9 manage the outdoor field sport side of Grand Park.

10 This facility, this indoor facility -- which
11 is extremely well-designed by Holladay, and I trust
12 implicitly their ability to deliver this product to
13 you in a first class manner -- will absolutely
14 compliment the outdoor facility that currently
15 exists.

16 We're out there every day. We talk to the
17 people who come out to the park. We hear their
18 comments about how wonderful the outdoor project is
19 going, how beautiful it is, all the amenities are
20 there for the restrooms, the extraordinary parking,
21 the fact that 31 is going to be so fantastic to get
22 up and down the highway to their hotels.

23 And when we talk to them or they talk to us
24 about the indoor facility, they're extraordinarily
25 impressed by this endeavor. They know how much it

1 will mean to sports, not only sports, but even
2 allow just people to come here to the park for
3 sporting events, talk about what it might mean to
4 this community in terms of nonsporting activities.

5 And I share in that vision, that this facility
6 will do an awful lot toward helping nonsporting
7 activities be located in this community.

8 So in short, because a lot of other people may
9 speak, I think the facility is very well-designed.
10 I think it will deliver on its mission in terms of
11 bringing in activity during the months when we're
12 obviously not outdoors in this particular climate,
13 as much as other places around the country, talk to
14 the people that play not only soccer, but lacrosse,
15 football, other sports.

16 It's not just a soccer facility. There are
17 many, many other sports that are extraordinarily
18 excited about being in there.

19 I talked to Peter Wilt and others today from
20 Indy Eleven. They are also excited by the
21 possibility of being there and training there and
22 using that facility, not only during their season,
23 but when their season is at rest and they want an
24 opportunity to train when they can't be outdoors.

25 We look forward to helping the City manage

1 this project. Greatly appreciate the work that the
2 mayor has done, Todd and all the staff, to bring it
3 to this point and appreciate your consideration of
4 this ordinance tonight.

5 Thank you very much.

6 MR. HARPE: Good evening. My name is Jeff
7 Harpe, H-A-R-P-E. I live at 640 Burgess Hill Pass,
8 Westfield.

9 Thank you, Council. My concerns are with this
10 indoor facility. I'm looking at this facility.
11 I've read the articles in the paper. I've followed
12 the Grand Park. And I start looking at who is
13 paying for it.

14 The residents of Westfield are paying for
15 this. I see it as an unfunded liability. You say
16 it's going to be funded by hope. It's funded by
17 hope. We hope that people come. We hope the
18 developer's coming.

19 I know a little bit about economic
20 development. I lived and work with municipal
21 budgets in one of the fastest growing townships in
22 Marion County. Pike Township is what Westfield is
23 25 years ago -- or excuse me, Westfield is what
24 Pike Township was 25 years ago.

25 So I've seen responsible growth, and I've seen

1 irresponsible growth. And I have great concern if
2 this indoor facility is built on taxpayer money,
3 then it will be an unfunded liability.

4 Do we want Westfield heading down the road of
5 being a community that's residentially rich, but
6 municipally poor?

7 Thank you, Council.

8 MR. ANDERSON: My name is Mark Anderson, 227
9 Creekwood Drive, Westfield. Myself, along with Ken
10 Yerkes, we co-chair Indiana Fire Juniors, Westfield
11 Youth Soccer Association.

12 For 18 years, almost 20 years, I've been
13 involved in youth sports, mostly in leadership
14 positions. I was involved with the Grand Park
15 council, all three phases. I still continue to
16 support Grand Park projects.

17 What I can tell you is that during Phase II of
18 the project, we did investigate and review indoor
19 complexes. None of them were less than
20 \$20 million.

21 Our recommendation back to the committee was
22 that if the City was to achieve the economic
23 development that they were hoping for, they would
24 need to make an investment of this magnitude.

25 I will also tell you that as a club leader, we

1 currently send all kids to the northwest side of
2 Indianapolis to get their winter training. We use
3 this facility Monday through Friday, 5:00 to 9:00,
4 all day Saturday, and all day Sunday, and yet it
5 still does not meet all our needs. More
6 importantly, it is a very inconvenient drive for
7 our members, and many times the time slots that we
8 use are not family friendly.

9 It is the one area, as an organization, that
10 we do not meet the needs of our members, but a
11 complex like this would take care of all that.

12 Nobody wants to see the City lose
13 economically, and nobody wants to see the kids lose
14 out either. We all want that proverbial win-win.

15 Walt Disney once said, The difference in
16 winning and losing is when you quit. So what I
17 would encourage the Council to do is not to quit,
18 to stay the course, we're almost there.

19 Thank you.

20 MR. GUTHRIE: My name is Dave Guthrie. My
21 address is 7636 Timber Hill North Drive,
22 Indianapolis. I've lived at that residence for 25
23 years.

24 I have the privilege of representing Indiana
25 Soccer as its executive director. That

1 representation is about 60,000 members, a large
2 portion of which are within 35 minutes of this
3 complex.

4 To give you an idea the significance of play,
5 this year alone, we will serve 1,200 teams and will
6 schedule about 10,000 games.

7 The challenge we have is connecting the fall
8 season to the spring season. The seamless
9 opportunity by having a complex like this available
10 is extremely significant.

11 I also met just this last Saturday night --
12 when you look at the United States, we happen to be
13 Region 2. Region 2 is made up of 14 states. And I
14 had the privilege of meeting with the director of
15 the Olympic Development Program who, when he
16 learned that this might be a possibility, even
17 though I mentioned some things I thought he could
18 bring to this event -- or to this venue, he had a
19 whole list of things that he would like to bring in
20 from those 14 states. The opportunity there is to
21 add to the economic impact of what Grand Park is
22 there for.

23 So I would urge you to seriously consider the
24 event, and Indiana Soccer will do its best to make
25 sure that it overflows. Not just fills it, but

1 overflows it.

2 Thank you, sir.

3 MS. MYERS: I have prepared remarks because
4 this morning I have statistics.

5 Good evening. My name is Brenda Myers, and
6 I'm privileged to be the executive director of
7 Hamilton County Tourism, which is your tourism
8 agency for the community.

9 I also, in that role, serve as the county
10 representative to the Capital Improvement Board of
11 Marion County, which operates Lucas Oil Stadium,
12 Indiana Convention Center.

13 So I've grown to understand the complexities
14 of the financial packages that make these things
15 happen, and I know you're tasked with identifying
16 the risks and opportunities for the proposed arena
17 project, and it's not an easy task. Only you can
18 decide whether the rewards outweigh the risk.

19 Tonight I will focus, however, on whether or
20 not this is a tourism impact opportunity. The
21 greatest potential in the new Grand Park is
22 obviously the opportunity for year-round
23 competitive sports.

24 Long before Grand Park, Hamilton County was a
25 key regional destination for youth competitive

1 sports, but the addition of Grand Park has taken
2 that success to a new level. We're now known as a
3 national destination for youth competitive sports,
4 the largest in the country.

5 Through September 2014, hotel occupancy here
6 has been an astounding 70.2 percent with demand for
7 room of year to date almost 9 percent. That means
8 we've sold almost 75,000 more hotel rooms in
9 Hamilton County, and we estimate about a third of
10 those in-county rooms. That doesn't count those
11 that had the overflow to Marion County being open
12 with a portion of those sales coming back to the
13 facility.

14 Weekend occupancy is now at 74 percent. And
15 for those who track such occupancy, you know that
16 the church is almost full. The bulk of that growth
17 came April through August. And, of course, sports
18 played a huge part of that.

19 Like other industries, lodging has cycles,
20 eight- to nine-year cycles, and this hotel cycle
21 has been slower than normal, but we anticipate 900
22 hotel rooms coming on in the next two to three
23 years, which means we'll have more than 325,000
24 room nights to sell annually. We take this very
25 seriously.

1 January, February, and March, of course, are
2 our weakest periods for tourism occupancy, taking
3 December out of the equation. Anything we do to
4 drive weekend business and help sell those weekend
5 days and drive business for weekdays is an exciting
6 opportunity to support Hamilton County's already
7 robust tourism market, and we're the third largest
8 employer in Hamilton County.

9 Other year-round opportunities in the facility
10 include competitive sports requiring high ceilings
11 such as gymnastics or trampoline competitions,
12 expos for the large equipment, or demonstration
13 shows and large space complications, all of which
14 bring economic impact.

15 Much will depend on the required primary use
16 of the facility by the tenants, but a robust and
17 year-round schedule will definitely expand market
18 opportunities.

19 The success in our county has come from more
20 companies investing and more business travel, more
21 quality of life investments by individuals like you
22 through government, but also it really has come
23 from sports. I can't stress enough the economic
24 impact of sports in Hamilton County.

25 Thank you for this opportunity.

1 MS. PARIS: Jill Paris, 15865 Falcons Fire
2 Drive. It's hard to follow up on that one, but I
3 will do my best.

4 I'm a former soccer player with the Carmel
5 Cosmos. I grew up in girls soccer and kind of put
6 soccer on the map, as far as I'm concerned, under
7 Dr. McCarroll's leadership.

8 I'm a scholarship player at Butler University.
9 And I moved to Westfield and one of the reasons --
10 I mean, I graduated from Carmel High School in
11 1994, but one of the things was -- raising a family
12 here was I saw Grand Park, and it was like -- I
13 took a picture of it one night when all the nights
14 were on, when they were testing all the lights, and
15 it just was amazing to me.

16 And as a business owner, a second generation
17 in my father's insurance agency, I just said, This
18 is where I want to be. It's where I want to raise
19 my children. Although I was raised in Carmel, and,
20 you know, this is where I want to be because I want
21 to be part of this community, and it's growing.

22 So with that being said, growing up, there was
23 no place to play in the winter. So we'd fly to
24 Phoenix. We flew to Miami. I've been everywhere
25 playing soccer, but this would complete my dream

1 growing up. I mean, this would be amazing.

2 And I think also it would bring, as she
3 said -- I come from a background in hospitality
4 before I was in insurance in Orlando and Louisville
5 and everywhere. I mean there are facilities all
6 over the place, so this is nothing unusual to have
7 in the community. I mean, you have a soccer
8 program that's growing.

9 So I would definitely support this, and I hope
10 that you will as well. Thank you.

11 MR. CLARK: Good evening, Mayor, Mayor Pro
12 Tempore, Mr. President, members of the council.

13 For the record, my name is Murray Clark, with
14 the offices of 9333 North Meridian Street in
15 Indianapolis. I promise I won't talk about
16 commercial lighting this evening.

17 I do stand, though, and rise to support the
18 resolution before you, and I do so as the president
19 of the board of Indiana Soccer Association.

20 Mr. President, I will not repeat what has been
21 said here, but other than to say I completely
22 support the comments of my colleagues Don Rawson,
23 Mark Anderson, and Dave Guthrie, who is the
24 executive director of the Indiana Soccer
25 Association, and also the comments made about the

1 tourism value to Grand Park and this proposed
2 facility.

3 I would point out a couple of things. Grand
4 Park is such an extraordinary transformational
5 venue project that it has already accomplished
6 really extraordinary things.

7 We know that nationally, because in our world
8 we hear this, as you heard Dave Guthrie mention, we
9 know that people are talking about all of this all
10 over the country, most recently.

11 Within the last year, we got the commitment
12 from -- before one game had been played at Grand
13 Park, we got the commitment from our parent
14 organization, United States Soccer, to bring its
15 region to regional tournament here -- you heard it
16 mentioned that is comprised of 14 states -- in
17 2016.

18 A very conservative group that does not go out
19 on a limb, before one game was played out there,
20 they made that decision. The importance of that to
21 Westfield, that will be 10,000 bed nights in 2016.
22 10,000 bed nights that are already committed. And
23 there are other examples of that as well.

24 You know, I would just say, not to repeat
25 what's been said before you, this legislative

1 body -- and I've been in the legislature before --
2 has taken some bold, I'm sure sometimes difficult
3 steps in the past with regard to Grand Park and now
4 this issue before you.

5 I would also say stay the course. This
6 facility completes the project out there. It
7 stands, as you've heard, the fall and the spring.
8 It is world class. This facility, as designed, is
9 extraordinary.

10 And I think Dave and Don and I have seen
11 projects, venues throughout the country. There
12 will not be a nicer facility of its kind in this
13 country, if and when this is built. Already, we
14 can say that about the outdoor facility.

15 And I would also say that when this rounds out
16 the Grand Park venue, it will provide the City of
17 Westfield and its citizens the greatest opportunity
18 to realize a maximum -- the maximum economic
19 development of return on its dollar.

20 Thank you for your attention.

21 MR. THOMAS: Good evening, ladies and
22 gentlemen. My name is Ron Thomas, 7 Cool Creek
23 Circle here in Carmel.

24 I just want to start out by saying that I wish
25 I could stand here before you feeling as confident

1 as all these sports people who have no skin in the
2 game.

3 They are speaking to this from their positions
4 as building their sports organizations, not as
5 taxpayers holding the bill. I wish that they were
6 investing their monies into this and making it a
7 private facility as opposed to a publicly funded
8 one.

9 With that said, I'd like to start off and
10 follow that up with the idea that I learned of this
11 two weeks ago. Everything previous had been a case
12 of this is a private facility built by private
13 dollars going to be taxable.

14 I'll quote the IBJ from the June 21 article.
15 "Cook said the project will be financed without any
16 public contributions. Holladay will buy the
17 property and the City-owned park, making it
18 taxable, and the City will work to find a private
19 operator in the facility."

20 That stands in opposition to an article in
21 today's Star that said, "Cook told reporters
22 afterwards that Holladay was encouraged by the
23 success of Grand Park and would finance and build
24 the arena on city-owned land."

25 Is it private land, or is it city land? Right

1 now I know it's private. Right?

2 COUNCIL MEMBER: It is currently --

3 MR. THOMAS: Thank you for an answer, finally.

4 Okay. Now, following that up, beginning of
5 today Star's article, "In June, Mayor Cook
6 announced this City's Grand Park sports campus had
7 attracted \$20 million privately funded indoor
8 sports arena."

9 Second paragraph, "By the time the
10 announcement is made, however, City officials had
11 already been negotiating for months with the
12 private developer to become significantly involved
13 in helping to finance this project."

14 Now, Mayor Cook goes on to say later in that
15 same article -- or in a different article, that he
16 was factually correct in his statement.

17 I'm not saying he's not. What I am saying is
18 omission of the full truth isn't going to lend to
19 the citizens believing or trusting you guys or him,
20 and that's what's occurring.

21 I'm here because I don't trust you guys after
22 hearing this is private and now it's not. And two
23 weeks is not enough to digest any financials, which
24 really haven't come out in the presentation.

25 Why hasn't there been any financial

1 information come out about Grand Park? What were
2 the sales? What were the field rental numbers?
3 How much revenue was generated by the park? Is it
4 sustainable to build this and double the money?

5 Grand Park was originally proposed for
6 45 million. You've exceeded that budget, and now
7 you want to more than double that budget. So I'm
8 wondering, where are we going with this?

9 Is this going to be another government project
10 where you are going to have something else that you
11 need to present to say this is what's going to make
12 it successful?

13 You guys need to put that financial
14 information out. I'd ask that you table this for
15 tonight, vote on it in two weeks. Tomorrow,
16 release the financials of what has occurred at
17 Grand Park so far. Let the community digest it. I
18 think that's fair. It's our money.

19 Thank you.

20 MR. BROWN: Thank you, Councilors. My name is
21 Allen Brown. I live at 15882 Bridgewater Club
22 Boulevard here in Westfield.

23 I am on the board of both Indiana Soccer
24 Properties and the Indiana Soccer Association.
25 I've been in soccer management association for 25

1 years when I'm not in my day job.

2 I'm not going to talk about what a great
3 facility this is because it's a given. It's going
4 to be one of the finest in the nation.

5 I will talk about the financing piece of that
6 because that has been brought up, and it's
7 obviously a very important part of this. We're
8 going to be the people, the organization
9 responsible for bringing teams and players and
10 bodies into the building.

11 We are contemplating, at this point in time,
12 and very close in finalizing a deal for 92 percent
13 of the space in there, and the rent that we're
14 going to pay is what's going to pay the debt
15 service and the maintenance costs and everything
16 else.

17 We are a conservative organization. Our
18 mission is to further youth and adult soccer in the
19 state of Indiana. This is a huge leap for us.
20 We've never taken on anything quite like this.

21 We have crunched some numbers. We have
22 folded, we have been over and mutilated them.
23 We've looked at it every way possible, and we have
24 come unanimously to the conclusion that this is
25 something that can be done, that will be done, and

1 will be a great success financially.

2 Most importantly from our perspective, it's
3 going to be great for the kids of Indiana, for the
4 adults of Indiana who play soccer. It's going to
5 be great for ultimate frisbee, it's going to be
6 great for lacrosse, it's going to be a fantastic
7 place for marching bands to practice.

8 It has convention opportunities, it can host
9 gradations, put your prom in there, it can be the
10 type of trade show venue that can generate the kind
11 of revenue that gets generated down at the
12 convention center. It's a one-of-a-kind facility
13 in that regard.

14 We enter into this cautiously, conservatively,
15 but confidently. We think this is going to be a
16 great success. We're very, very proud to be a part
17 of it. And we hope you'll make that vision come
18 true with a positive vote.

19 MR. WEBBER: Good evening. I live at 13367
20 Lorenzo Boulevard in Westfield. My name is Mark
21 Webber. I currently serve as the executive
22 director for Indiana Fire Juniors, lifelong soccer
23 player and coach.

24 The state of Indiana has a very rich history
25 in soccer. We have four national youth titles to

1 our name in the state. Indiana University has
2 seven national NCAA titles.

3 We haven't had a team on the youth side in the
4 final rounds of the championship for five years.
5 Our game is currently losing ground to teams from
6 other states, warm weather states that can play all
7 year round, and states that have state-of-the-art
8 facilities like this one.

9 So as a club, we've done a couple things to
10 put an improvement plan in place so we can get back
11 to the national promise that we had five years ago.
12 Obviously, one of those is having Grand Park to
13 play at, the best facility in the country.

14 The second piece is an affiliation with a
15 professional organization. We are affiliated with
16 the Chicago Fire profession group. We are bringing
17 state-of-the-art coaching curriculum, techniques,
18 processes to our club.

19 And the final piece for us, which has been
20 mentioned a couple of times, is to bridge that gap
21 between the spring and the fall season. So a
22 facility like this allows us to play a full year
23 season, it allows us to play the exact structure
24 that you play the games on a 10 by 10, 11 by 11
25 field.

1 Currently, we play in a very cramped -- you
2 cannot simulate game-type situations where we do
3 the indoor and out. This allows us to do this. So
4 from a soccer perspective, we'd love to have this.

5 On top of that, soccer is the fastest growing
6 sport in the country. If you're not a soccer nerd,
7 most recently we just signed -- NBC just signed a
8 premier deal for showing soccer games on TV.

9 So we need this to stay on top of the game.
10 Thank you.

11 MR. DOUTHIT: Hello. My name is Eric Douthit,
12 D-O-U-T-H-I-T, 2633 Old Vines Drive in Westfield.
13 I've lived there since 2005.

14 I'm here speaking solely as an individual.
15 I've got three kids in the Westfield School
16 District.

17 I've had a chance to review what was posted
18 online. I've had a chance to do the due diligence
19 in this. And I think this is a wonderful
20 opportunity for Westfield. I would urge you guys
21 to adopt this particular project as proposed.

22 Thank you.

23 MR. BURDICK: I hadn't planned to speak until
24 just a few minutes ago. I was asked to just come
25 and support.

1 My name is Bob Burdick. I live at 451 Quincy
2 Place, Westfield, Indiana. And I'm here as a
3 Westfield resident, but I have kids that are
4 involved in the Indiana Fire program and the WYSA
5 rec program to the point that actually I'm looking
6 forward to a facility like this currently right
7 now.

8 Both my daughters and my son play practice
9 soccer in a converted warehouse on a concrete floor
10 with a green veneer flooring. So I'm looking
11 forward to a facility like this.

12 But as a Westfield resident, how do I keep my
13 taxes at the same or lower, and yet provide great
14 services?

15 In every -- through people -- I have a friend
16 that works for the Entrepreneur Magazine, I've
17 looked on the internet. Everybody says an urban
18 anchor development that allows businesses to come
19 and a city that encourages businesses to come, once
20 that anchor facility is provided.

21 I think this is it, and I encourage you to
22 keep going forward both from a low tax point of
23 view in getting a bigger tax base not from your
24 residents but from businesses.

25 And I'd also encourage my -- I have a daughter

1 that actually is on the Olympic Development Team,
2 which is not associated with the Grand Park, but
3 they utilize that facility greatly, and they are
4 currently looking for an indoor place. Either
5 that, or we're going to be out there in December
6 and January, and I'm not looking forward to that.

7 MR. LOHE: Thank you. My name is Eric Lohe.
8 I'm the current president of the Westfield Chamber
9 of Commerce, and I'm speaking as that this evening
10 on behalf of the Board of the Chamber of Commerce
11 of Westfield.

12 We have 14 members on our board, and the
13 statement that I'd like to read was unanimously
14 adopted by all 14 of them.

15 The statements says this: The Board of
16 Directors of the Westfield Chamber of Commerce
17 affirms the good work of the City of Westfield as
18 it currently is engaged in a number of strategic
19 projects designed to enhance Westfield. All of
20 these are designed to drive significant, healthy
21 economic business growth in our community.

22 The Grand Park indoor athletic facility
23 provides year-round sports capabilities, which will
24 make Westfield much more desirable to business
25 prospects.

1 Knowing that the Grand Park will be drawing
2 people and tournaments 12 months of the year,
3 provides businesses the opportunity for consistent
4 monthly revenues versus having seasonal revenues
5 only.

6 In addition, the opportunities for year-round
7 employment at the athletic facility will be a great
8 economic plus for Westfield.

9 As a Board, we endorse the proposed plan and
10 encourage the City Council to approve the building
11 of the Grand Park indoor athletic facility.

12 We firmly believe that it will be an
13 additional incentive for continued economic
14 development around the Grand Park. And we, as a
15 board, thank you for the good work of the City
16 Council.

17 Thank you.

18 MR. MEAD: Honorable Mayor, Honorable
19 Ex-Mayor, Honorable City Council, my name is Mic
20 Mead. I live at 15466 Oak Road, Westfield.

21 I have no financial interest in these
22 projects, land or otherwise. I have no sports
23 interest, other than the fascination of what we've
24 been hearing tonight.

25 I'm a retired builder of successful specialty

1 businesses. I was on the town council in the first
2 few years after the millennium. Westfield had no
3 industry. We had businesses. We had IMMI. We had
4 a telephone company that left.

5 We had a presentation made to us for a
6 building that might be a four-story building, maybe
7 no windows, maybe black, maybe smoke stacks.
8 Probably would need 3 million gallons of water a
9 day.

10 Of course, it didn't get very far. We didn't
11 have 3 million gallons of water a day. We had a
12 good water company, but not on that level.

13 It wasn't long after that, that Hamilton
14 Western Water Company became available to us. We
15 bought it. It took a lot of doing.

16 Carmel mayor encouraged -- stood right here
17 and encouraged us to do it, and then he tried to
18 keep us from doing it because he wanted the whole
19 thing. We fought for it. We got it.

20 After that the committee solicited input from
21 people that maybe knew what they were talking about
22 on this kind of thing. One of them was Senator
23 Luke Kenley.

24 We invited him. He came quickly here. We
25 asked him for his advice, what he thought of it.

1 He said, It will be huge for Westfield if you run
2 it like a business, the water company.

3 We put together the management for that water
4 company, putting together Westfield's old company
5 and our half of Hamilton Western. It took a while
6 to get the two merged. They were different
7 cultures and different rates. We got it done and
8 the council that followed got it done.

9 When the opportunity came along to follow
10 Govern Daniel's example of selling the toll road,
11 highly successful. Think what that's done for us.
12 Think what the freeway is going to do for this
13 town. It put us on the freeway.

14 We followed that example, and some of you
15 folks and our ex-mayor put together the sale of the
16 water company, Todd Burtron and others. Brilliant.
17 Absolutely brilliant. We ran it like a business,
18 you ran it like a business, and it worked. And
19 they made a huge profit, what a sales opportunity
20 it was.

21 Now what are we going to do with that
22 opportunity? Enhance the freeway, improve our
23 roads. Lots of money left over. Not as much as
24 original because we've had great opportunities.

25 Well, yes, there were risks. People who have

1 built businesses from the ground up, especially
2 specialty businesses, know that you have to take
3 risks. You have to be involved in risk management.
4 You have to manage for risk.

5 I know how. Several of you know how.

6 COUNCIL MEMBER: I think your time is expired.
7 Could you conclude.

8 MR. MEAD: In any business, in any military --
9 in military exercises or, heaven forbid, warfare,
10 the field changes, opportunities change, and some
11 things have to change, new investments have to be
12 made, new risks have to be taken. They have to be
13 managed.

14 I know that this administration and you folks
15 know how. There was so much bologna in today's
16 paper and in other blogs going around that I know
17 that can be explained.

18 Please, approve this wonderful opportunity for
19 Westfield to have a magnificent, clean, popular,
20 world renowned industry. Thank you.

21 MS. WILLIAMS: My name is Sharon J. Williams.
22 I live at 807 East State Road 32, Westfield,
23 Indiana, a quarter of a mile west of U.S. 31.

24 In that area, there have been several
25 farmlands that have gone without water and they've

1 dried up because of all this water management,
2 okay, so that is a total lie when you say you've
3 done the management. I've complained about this,
4 but that goes by the wayside.

5 The main reason I'm coming up here to speak
6 was I'd like to know where you really, really think
7 this money is going to come from. It's going to
8 come from parents who are going to put it on their
9 charge card, and what they're going to do is end up
10 bankrupt.

11 And the only people that are going to get paid
12 are the soccer administrations, the lawyers who are
13 doing whatever they do, the accountants who are
14 getting paid to keep the bills paid, the building
15 bidders who are going to be building the thing.
16 They're going to make money, but the peons are not
17 going to make money.

18 There's going to be millions and millions of
19 soccer moms and soccer dads who are going to go
20 bankrupt, and I know a few, and that's who you're
21 going to bleed your money from. I think that's
22 totally ridiculous.

23 I agree with Ron Thomas. He's the only one
24 that has made any sense whatsoever. I don't see
25 how anybody could invest in this, especially city

1 money.

2 I did intend to go to the county courthouse to
3 find out exactly how much the Hamilton County and
4 the City of Westfield did receive each year. I got
5 some papers at home, but I wanted to see what the
6 current year was.

7 Now, that's what you're running from. You've
8 got to be able to pay your lawyers, these two here.
9 You've got to be able to pay Mayor Cook \$200,000.

10 COUNCIL MEMBER: How much?

11 MS. WILLIAMS: It's 130-.

12 And then you've got to pay the fire people.
13 You've got to fill their bank account with
14 retirement money. I don't see how you're going to
15 do all this. I think the whole thing is
16 outrageously stupid.

17 MR. WOOD: Ladies and gentlemen of the
18 council, my name is Craig Wood. I reside at 167
19 East 191st Street.

20 I'm going to put a few things at rest. My
21 wife and I are the co-owners of the proposed
22 building site. I have gone on record with the plan
23 commission stating that I'm in favor of the
24 building being constructed.

25 Yes, I'm going to look at it every day from my

1 house, and I will drive by it every day from my
2 house.

3 And, you know, I'm kind of excited about
4 seeing that building because I've seen the activity
5 that has gone in the park, and I know that this
6 activity will resume in the off season as the
7 sports folks have talked about and make it a
8 year-round facility.

9 I think the Grand Park and the area
10 surrounding it is a goldmine waiting to happen. I
11 certainly understand where the restaurants and
12 hotels would be a little questionable, they want to
13 make sure this thing is going to happen before they
14 dedicate putting up concrete. And, yes, we've seen
15 some new concrete and structures go up on that.

16 Regarding the farmstead, I've had some of the
17 best crops I've had this year. Yes, we've had some
18 big rains. We've had some rains that have been a
19 concern. My aquifer -- the aquifer that ground
20 comes from, it's not been impacted.

21 I would like to say that I don't envy you, the
22 choices you're going to have to make. I'm trusting
23 that due diligence has been utilized in preparing
24 your information. I understand that there has
25 maybe been some information that would like to be

1 seen that's not been visible yet. I'm trusting
2 that that will happen as well.

3 My other big concern is regarding, I don't
4 know if it's going to end up being a public
5 structure or a privately funded structure. I just
6 want to make sure when I collect the check for the
7 sale of that property that it's a good check.

8 Thank you.

9 MR. BRUMBARGER: Council, thank you. My name
10 is Ron Brumbarger. I live at 34 West Woodsage
11 Court in Westfield. I say hi to many of my friends
12 here.

13 I have kind of an interesting perspective.
14 I've started and grown or sold seven businesses in
15 Hamilton County in the last 20 years. I've owned a
16 technology firm for 23 years in Indiana.

17 I get risk, by the way. 23 years ago, do the
18 math, okay. I get the idea of risk. I get the
19 idea that it takes money to make money, and you
20 have to have the long view for such an investment.

21 I've also served in an economic development
22 capacity, so these conversations aren't entirely
23 new to me. I've served as the vice chairman for
24 two years -- the chairman for two years, and the
25 vice chairman for two years of the economic

1 development organization known as the Hamilton
2 County Alliance that's been rebranded recently. So
3 I've worked with Matt and Mayor Cook and many folks
4 in similar capacities around the county for a long
5 time.

6 One of the things that's clearly evident to me
7 is when you have an article like what came out in
8 today's newspaper, that two weeks isn't going to
9 matter. It's not going to matter guys, gals. It's
10 not going to matter. Get the facts out. Let the
11 facts be seen.

12 Matt can attest on the bottom of my card, I
13 picked both in support of and in opposition of this
14 project. I think it's a great idea. I get
15 economic development. I get the long-view
16 perspective, as I've already stated.

17 But I do not think that rushing tonight to
18 make a decision when the facts are murky -- and you
19 may think they're clearly stated -- but when the
20 facts are murky, I don't think that's a wise
21 choice.

22 I encourage you, forge ahead with this,
23 provided the funding is there, provided the
24 economics are in place, and that the people
25 understand what the commitment is that you are

1 signing them up to make.

2 I like the idea. My kids aren't in sports any
3 longer. My kids are off, out of the sports area at
4 their age, but I love the vision. But I don't love
5 the timing of the facts that have been put out or
6 the misinformation or the disinformation that's
7 been put out.

8 So my encouragement to you is forge ahead in
9 support, but pause, wait, get the facts straight,
10 put it out there, else you risk the black eye out
11 of the gate, and no one wants that for a project of
12 this magnitude.

13 So, thank you for your time.

14 MS. NASS: Linda Nass, 1122 East 161st Street.
15 I'm speaking for the 161st Street neighbors, just
16 to give some views of several people who are out
17 there. You know, ask my grandkids, when anybody
18 wants something that's exciting and fun, I'll make
19 it happen, okay.

20 But there are still people who have some
21 concerns about the finances and the development and
22 what's been going on. And we've read the details,
23 and unfortunately the devil's in the details.

24 This is no longer a \$20 million project, it's
25 \$25.7 million. And the way it's written up is the

1 taxpayers, you know, are on the line. Holladay is
2 financing, it looks like it's pretty much
3 contingent on the City passing this and saying
4 we're behind this financially. Hopefully, these
5 leases will come through.

6 But I just wanted to point out some things
7 that people in the community are talking about.
8 And now that we're going down this path, you know,
9 many have said we need a year-round activity at
10 Grand Park, and going down this path now, that
11 sounds great.

12 We do have, according to the September
13 announcement, a \$6 million fieldhouse coming in
14 paid privately, and everybody thinks that's a good
15 idea, that the private company is going to come in.
16 They think this is a good investment. It's a good
17 place to be. It's a good thing to do.

18 They're going to have basketball, volleyball,
19 offices, cafe, perhaps a sports rehab. They're
20 going to buy the property, pay the taxes on the
21 10-acre site. This seems more the type of facility
22 many of us hope to attract once we got into this.
23 We're here now.

24 However, you know, the monies have gone up
25 from when this was promoted as 20 million. The

1 base rent is like -- I'm a numbers' person. I'm a
2 financial CFO, so I look at numbers. Love to make
3 things happen, if we can forward them, in the
4 long-term, even.

5 But the base rent is anywhere from 53 million
6 with the limit of 62 1/2 million. There's
7 additional rents on top of that. There's a lot of
8 cost involved. I hope all these people with the
9 organization come through and they make big
10 commitments, and they make them for the next 25
11 years.

12 Because in reading this lease, it's pretty
13 tight. It's pretty in favor of the landlord,
14 Holladay. In the resolution we wrote -- in the
15 resolution passed two weeks ago, "A need exists for
16 the project, and the project cannot be provided
17 from any funds available to the City."

18 Okay. We're asking, then where are we going
19 to come up with funds if this doesn't go in the
20 best-case scenario that's being presented? That's
21 a concern to people out here because it falls back
22 on the taxpayer.

23 We get to the fact the lease says that the
24 funds for this ordinance and this lease come from
25 any and all city revenues. So there could be

1 other -- you know, it could take from other
2 projects. Are we putting other projects at risk?
3 Are we putting highways at risk? Are we putting
4 streets at risk? Are we putting other things at
5 risk to do this?

6 A few years ago, we came out with a Grand
7 Junction Project that was estimated that we would
8 put in over \$62 million of public investment in
9 Grand Junction. We still seem to be going full
10 steam ahead on Grand Junction. Where is the limit
11 on our funds?

12 I went back and got net assessed value at the
13 county office, and she gave me that our net
14 assessed value, which we get our taxes off of,
15 okay, which we pay a lot of our bills, from 2009
16 decreased in 2010. Decreased again in 2011.
17 Decreased again in 2012. Paying 2013 from 1
18 billion 7.50 to 1 billion 689.

19 2013 is the first year it went up, but it went
20 up still less than it was in 2009. So we're not
21 growing gangbusters. The taxes aren't just flowing
22 in like crazy. And then this year, we've had a
23 little bit of overall increase. We're up about 123
24 million in AV. So we get a little bit more tax
25 money.

1 But, yes, this looks like a great thing. It
2 looks like a beautiful building. It would make a
3 lot of people happy, but can we honestly afford
4 this? I think we seriously need to look at the
5 details of this lease. There's an awful lot of
6 financial stuff in there. It is concerning.

7 I think we need more disclosure -- what we
8 think we need. More disclosure, full and accurate.
9 And then we want a continuing disclosure to go
10 forward with this.

11 We want a continuing disclosure to the public
12 of where we are in the finances and how are we
13 doing, and do we have these leases, and did they
14 come through.

15 Even the commission who presented this in the
16 resolution last week, they said the commission
17 tentatively determines that the acquisition,
18 construction, and equipping of the project will not
19 have an adverse competitive effect on similar
20 facilities already constructed or operating in or
21 near Westfield.

22 They estimate that upon completion, there will
23 be 13 full-time jobs and approximately 30
24 part-time. I'm not sure that's a lot for a project
25 where we're investing this kind of money.

1 So, financially, please look into the details.
2 Thank you so much for your time.

3 MR. SUMMER: Ted Summer. I live at 21001
4 Anthony Road, Westfield, Indiana, and I've lived
5 there for six years.

6 I'm also a member of the Board of Indiana
7 Sports Properties that has been talking very much
8 with ourselves and with the City about how we can
9 go about helping to pay the lease costs, and we've
10 got it to the point where I, who am a skeptic CPA,
11 believe that we can do this.

12 And our belief is going to be backed up to the
13 extent we can by a half a million dollars, which we
14 would then be putting at risk should we be wrong in
15 meeting those obligations of the City.

16 I am a financial adviser for municipalities,
17 and my clients include Henderson, East Chicago, and
18 Evansville, and a whole bunch of different Lake
19 County cities and towns. I look at numbers a lot.
20 And at first I was skeptical.

21 But we have the best person possible to fill
22 that place up, and his name is Don Rawson. And I
23 was one of the last people who said, yes, we need
24 to do this because we can help them to do this. We
25 can make our nut. We can meet the obligations of

1 the debt service and the operating costs.

2 Is anything certain other than death and
3 taxes? No. But we've set it up now so that I'm
4 pretty sure do can this. And we can do it 100
5 percent, and we can do it right out of the gate.

6 I wish Highway 31 wasn't such a mess because
7 it's a little hard to get there right now, but this
8 is a good thing, not just for ISP, but for
9 Westfield. And not justing for soccer, but for all
10 the other events that can be had in there.

11 It's my belief you shouldn't call it a sports
12 facility, this is a multiuse facility. That's how
13 I feel about it.

14 And I've got 48 seconds left, but I'm
15 finished. Thank you.

16 MS. WILKINS: Hi. My name is Lisa Wilkins. I
17 live at 213 Beechwood Drive.

18 I just wanted to follow up on a couple of
19 things that have been said here and repeated over
20 and over talking about what a great idea it is.

21 If it's such a great idea, then why isn't
22 private money doing it all, private development?
23 Why do we have to have the City supplement it, if
24 it's such a good idea?

25 The issue of the details not completely being

1 released, that information is very murky. As a
2 taxpayer and a resident with small children here in
3 Westfield, I would like to have more information.
4 I think you guys need to make that a little bit
5 more transparent.

6 The information talking about using City
7 money, we've already done that with the resolution
8 that you passed using money at the Grand Park. And
9 that resolution was murky because there was no end
10 date when that money was going to be paid back.

11 And so the lack of transparency really
12 concerns me as a resident here in Westfield, so I'd
13 like you to take the time and make sure that
14 there's complete disclosure to the taxpayers before
15 you vote on this issue.

16 Thank you.

17 (Whereupon, the public hearing was closed.)
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CERTIFICATE

I, Laurie Morgan, a Notary Public in and for said county and state, do hereby certify that the foregoing public hearing portion was taken down in stenograph notes from audio provided and afterwards reduced to typewriting under my direction; and that the typewritten transcript is a true record of the proceedings;

I do further certify that I am a disinterested person in this cause of action; that I am not a relative of the attorneys for any of the parties.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 23rd day of February, 2015.

Laurie Morgan



My Commission expires:
January 29, 2023

Job No. 95816

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