

Joe Plankis
Doug Holtz
Jill Doyle
Bob Beaudry
Linda Naas

WESTFIELD REDEVELOPMENT COMMISSION (RDC)

The Westfield Redevelopment Commission held a public meeting on August 16, 2021 at Westfield City Hall. Members in attendance were Joe Plankis, Doug Holtz, Jill Doyle, and Linda Naas. Cameron Starnes representing legal counsel and John Rogers, Director of Enterprise Development were in attendance.

APPROVAL OF MINUTES

Linda Naas had a verbiage change under her Commission Member comments. Revised minutes will be brought back to next meeting.

Bob Beaudry arrived at 6:01

Public hearing-Amending Declaratory Resolution 01-2021

Catherine Fanello with Dinsmore & Shohl stated the public hearing is on the removal of certain parcels from the Grand Junction Allocation Area and to include such parcels in the existing Union Square Allocation Area and adopt a supplement to the Plan and the 2021 amendments. Persons wishing to comment pertaining to the amendment are able to do so.

Justin Moffett highlighted the project and plans for the expanded area. Overview of the original layout was given, showing the parking area, main level retail, and multi-family space on the upper floor. A "Union" food and beverage gathering spot is being considered also. The need for more downtown parking created interest in the five acres east of Union St. north of the Midland Trail, hence how the expanded allocation area came about. The acreage does have flood plain issues that Old Town has invested time & money into engineering consulting on (presentation of flood map).

Public Hearing Open: 6:13 PM/No Comment

Public Hearing Closed 6:14 PM

Questions from Commission- Linda Nass had questions to which Justin responded:

- **Encapsulation of legal drain & associated costs/**encapsulation will be within the Union Square original area but will not include additional parcels east of Union St. A vault system for water detention under the parking will be used. Costs of drainage/retention planned for by Old Town
- **Cherry Street Bridge/** not budgeted by Old Town, cost to the City per Term Sheet. Justin stated that in the project agreement TIF proceeds, would first address the parking lot agreement & then drainage issues. Justin stated he believes drainage is for public use and would like City to pay, otherwise it would go into their development budget.

- **Will there be a request for more bond funds beyond the \$6 million already approved/**Yes, they will be asking for approximately \$10.5 million in lieu of the \$6 million bond previously approved. Our goal in working with the City is to find a creative way to create enough assessed value to not hit tax rolls. Justin stated that O.W. Krohn has modeled enough/excess TIF increment to cover debt service on a garage.
- **Trail Impacts/**Grand Junction creates a convergence of trails. There will be a trail connection on the north side of SR32 to Asa Bales park that will go through the project. The site plan does have a delineated path over the encapsulated drain.

Resolution 03-2021-Confirmatory Resolution Modifying & Confirming the Declaratory Resolution

Catherine Fanello stated that per Indiana Code the commission need to take final action to confirm, modify & confirm, or rescinding the Amending Declaratory Resolution.

Doug Holtz made the motion to approve Resolution 03-2021 as presented. Joe Plankis seconded.

Vote: Yes-5; No-0. Motion carries.

GP 2022 Budget

William Knox presented showing the 2021 budget vs the 2022 budget. Stating the 2021 was finalized in the middle of COVID so the 2019 budget was also used in looking forward to 2022. William stated OpenGov, which commission members can access shows line by line detail. There will be additional line items to break down revenue & expenses more specifically. To date, currently the GRP account has \$4.7 million and if revenue stays on track it is hopeful to have \$5 million by year end. There were questions asked by commission to which William responded:

- **Flooring/Meeting space expansion/**Vendors are needing more space that we currently have available, to be able to accommodate them there is a need for expansion.
- **How long to recover the cost of the flooring/**The flooring installed in 2016 (20yr lifespan) is 40% paid for and should be covered completely in 2 more years.
- **MRO Budget Increase/**Fields will be replaced in buckets of 4 and rotated through completion, crack sealing of parking lots, and general replacement as things break down.
- **Cash Reserve Fund/**Looking to create a separate capital replacement account, pulling out some of the \$4.7 million currently in the bank and in the future deciding on an annual set amount to put into that fund.
- **Increases in utilities being passed on/**Yes passing along to users per rate card. Current rate is good thru 2022 with new rate cards beginning in 2023.
- **Outdoor staffing for park (outside BPT)/**In house staff people available the hours needed to serve the needs of park.
- **LST Venues: Will we bring in house/**No, as it would cost us more in payroll costs/Will maintain current contract
- **Maintenance Increases: Are we working on a proforma for capital improvements/**Yes
- **Large decrease in diamonds electricity shown in OpenGov/**Reimbursable was previously entered wrong
- **Will this information be given in detail to public/**Yes, at the presentation given at Council meeting.

COMMISSION MEMBER COMMENTS

Joe Plankis asked that Commission members review GRP budget and if they have questions to email to William or himself (copying all commission members). This will be brought back to the September meeting.

ADDITIONAL BUSSINESS

John Rogers stated that previously the RDC had given William Knox the authority to execute routine agreements for Grand Park. To be transparent and forth coming this process is being changed, and the RDC will be receiving packets on the 1st Friday of each month to review such contracts. They will appear under a Consent Agenda on the RDC agenda for the commission to approve.

Doug Holtz made the motion to adjourn. Bob Beaudry seconded.

Meeting adjourned 6:44 PM

Joe Plankis

Date