

Joe Plankis
Doug Holtz
Jill Doyle
Bob Beaudry
Linda Naas
Jimmy Cox (School board/non-voting member)

WESTFIELD REDEVELOPMENT COMMISSION (RDC)

The Westfield Redevelopment Commission held a public meeting on September 20, 2021 at Westfield City Hall. Members in attendance were Doug Holtz, Jill Doyle, Linda Naas, Bob Beaudry, and Jimmy Cox. Joe Plankis attended via phone-in call. Cameron Starnes representing legal counsel, Todd Burtron as Executive Director, and John Rogers, Director of Enterprise Development were in attendance.

APPROVAL OF MINUTES

Jill Doyle made the motion to approve the amended minutes from the July 19, 2021 meeting. Linda Naas seconded. Vote: Yes-5; No-0. Motion carries.

Joe Plankis made the motion to approve the August 16, 2021 minutes as written. Doug Holtz seconded. Vote: Yes-5; No-0. Motion carries.

Approval of Claims

Linda Naas spoke stating that including tonight, there have been 5 claims reports this year. Three (3) of those included O.W. Krohn invoices (February, May & September). Linda questioned what accounts these invoices are being charged to and as to why the invoices were divided between five TIF districts. In the past the charges were not applied this way.

Todd Burtron responded stating that no changes have been made nor any direction give to anyone to do so.

There was discussion

Joe Plankis made the motion to approve the claims as presented. Jill Doyle seconded. Vote: Yes-3; No-2. (L. Naas, B. Beaudry) Motion carries.

Ratification of current Grand Park User Agreements

William Knox presented current agreements that have been executed since the last meeting for ratification. William stated the majority are user agreements, with a few sponsorship agreements.

Doug Holtz stated he had reviewed several of the agreements, noting they were prepared by an attorney and the language in the agreements protected GRP from catastrophic events and covered the basic requisites.

Linda Naas stated that she had talked with William to get a better understanding of the agreements. Bond Sports Inc. agreement was questioned as it was written between Bond Sports Inc. and Grand Park Sports Campus instead of the RDC. Cameron Starnes stated this has been brought to the vendor's attention and they are willing to amend the agreement with that change. Several other agreements were discussed.

Jill Doyle made the motion to ratify the agreements. Linda Naas seconded.
Vote: Yes-5; No-0. Motion carried.

2022 Budget

John Rogers presented the budget within documents consisting of TIF district maps which will be tweaked and finalized. Commission agreed the maps done annually would be of value throughout the year and specifically budget time and thanked John and Leanne Hieber for their efforts. John will update the maps and email to members.

There were questions and discussion from the commission.

John stated that OpenGov was having some reporting issues. He stated that OpenGov was a budgeting system but NAV was the system of record. Chris Larsen gave clarification on issues and purposes of OpenGov. Chris explained that using the OpenGov budget tab will show the Grand Park budget that William Knox is using.

Todd Burtron responded to retained dollars in the TIF funds and explained that next month they would be presenting the SEP item per development agreement for purchase of just under one acre for development of the trailhead. That information will be pushed out to the Commission when the appraisals are finalized for Commission's consideration.

Bullpen Tournament MOU

Todd presented the Bullpen Tournaments MOU and briefly explained the benefits to Westfield residents. The document wasn't attached to the agenda but Todd said he would resent to the Commission. Linda Naas asked about the publicity of the MOU agreement. Todd agreed it could be republicized but thought Bullpen Tournaments and City has put out information.

ADDITIONAL BUSINESS

William Knox presented a new opportunity for Grand Park to utilize part of the campus to house a Tree Run Adventure Park. William stated they have been speaking with the company for the past 4-5 months and have had meetings with legal counsel on how to best write a contract if that is desired.

Gaal Karp and Jeremy Fishman with Tree Run Adventures, gave a presentation on the park, impact it could have on the economy, times of operation, age of participants, average number of visitors yearly and time frame of construction.

There was commission discussion.

Potentially a contract could be brought back for the next meeting. Anticipated opening would be April 2022.

Jill Doyle made the motion to adjourn. Linda Naas seconded. Vote: Yes-5; No-0. Motion carries.

Meeting adjourned 6:47
PM

Joe Plankis

Date