

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 October 18, 2021 at Westfield City Hall. Members in attendance were Joe Plankis, Doug Holtz, Linda Naas, and Bob Beaudry. Jimmy Cox attended via phone-in call. Manny Herceg representing legal counsel and John Rogers, Director of Enterprise Development were in attendance. (Jill Doyle and Todd Burtron absent).

#### **Approval of Minutes**

Linda Naas stated there were some additional comments she would like added. Minutes will be tabled until the November meeting.

#### **Ratification of Current Grand Park User Agreements**

William Knox presented stating these are the user agreements or addendums for ratification since the last meeting ; 20 documents, 271 pages.

Doug Holtz made the motion to approve the agreements. Joe Plankis seconded.  
Vote: Yes-4; No-0. Motion carries.

#### **Discussion of Agreement with William's Company (Legacy Sports Group)**

William Knox stated that he will be leaving his position as director of Grand Park. He desires to still be involved in the running of the park but through his own company, Legacy Sports Group. William gave an overview of the proposed scope of services, timeline of transition, and the terms & conditions that are preliminary in the agreement.

Manny Herceg encouraged members of the commission to funnel their comments on terms through Joe, then they will be forwarded on to Cameron or himself.

Doug Holtz expressed concerns on the 18- month term of the lease, stating that a 24 -month length would be preferred. The wordage on some of the terms and conditions needs clarification, and he asked that William along with monthly updates that he present an outline of the annual goals periodically, covering a longer period of time.

William expressed a change in conversations coming and a recognition that other sports parks will be coming up in nearby locations like Lebanon and Fishers and our conversation needs to be what we need to do within the 400 acres and City to keep us competitive.

Joe Plankis voiced concerns of the notice of termination timeframe and suggested a 3-year plan might be presented in a formal session. There was discussion.

Bob Beaudry thanked William for his work with Grand Park, stating he was happy that William will be staying involved.

Linda Naas thanked William for the Superlative Group contract. She asked if the commission would see the contract prior to execution. Both Manny and Joe confirmed that yes, the commission will have the next few weeks to voice their thoughts and it would be reviewed at the next meeting. Linda confirmed with William that he expects to spend 80% or more of his time with Grand Park and the staff total moving from the City to Legacy Sports Group is 8.

### **Tree Runners Proposed Agreement**

William Knox presented stating that the legal team was trying to find the best mechanism for the agreement (user agreement, ground lease, Resolution, etc.). A projected 5-year revenue plan giving a brief understanding of potential revenue was distributed to the commission. Tree Runners would like to open in March 2022. William stated he would like to have a document ready for the next meeting for commission approval. If a document was agreed upon by both parties prior to the next meeting it could potentially be ready for review by commission sooner. Consensus was given by commission.

### **Grand Park Capital Improvement Discussion**

William Knox said we are very close to putting together a document of Grand Park Capital Improvements. William stated Blake Hibler of Bullpen has done an evaluation of the diamond side of the campus and Matt Trnian has done the field sports side. Both sides have brought in resources to get estimates on potential improvements. We still have time to replace fields as we are at 8-year mark. The field side has a little amount of time before replacing the turf, but with current conditions an 18-month lead time is needed for installation. This is a conversation that will be brought up again at the beginning of next year. The diamond side has immediate issues that need to be addressed. The diamond side has an escrow account that can be used for the cost of turf replacement and other capital improvement needs.

Blake Hibler, with Bullpen stated in the past two years that out of the 8 original diamonds (1,3,4,5, and 13-16 for younger players and softball so has minimal wear and tear) only 4 have safety issues currently that need to be addressed. In working with Astro Turf the recommendation is to replace the brown areas (playing areas) of 2 fields this year-beginning of

2022 and the other 2 fields prior to the 2023 season. Each field will cost \$80,000 to replace turf in the brown areas. We expect more use from the green field area and use a better product in the brown areas and feel there will be money available.

Ken Kocher online said it will take \$80,000 per field to replace the turf. \$160,000 will be taken from escrow this fall/spring to replace 2 fields. Blake said a lot of turf is on site and won't require an 18-month lead time.

There were commission discussion/Key points:

- \$585,000 in escrow to cover diamond side/field side will come out of operations
- \$80,000/field to replace turf (brown areas) is a formal quote/no lead time
- \$285,000 is the annual amount Bull Pen puts in escrow for years 5-10; after that amount will be negotiated.
- In November should be presented with a 10-year analysis/ outlook plan on entire turf replacement and field maintenance.
- 2 fields done at a time. No activities should be interrupted.

### **Discussion of Lot H-Bullpen**

William Knox presented stating that Lot H (on diamond side) is half gravel and is deteriorating. Lot H is an out lot that is technically listed 4-sale but it is currently being utilized as additional parking for the diamond side. Bullpen has put batting cages in to spread out the use. William stated this was on the agenda for informational purposes and he will be meeting with legal, and Ken to discuss what needs to be done and bring back for discussion in November.

### **Additional business before the Commission**

John Rogers advised the commission that he had received invoices from OW Krohn for the Aurora /North Point project totaling \$1800. This will exceed the \$500 budgeted amount, but the account has over \$100,000 available. John stated that he wanted commission members to be aware of this prior to seeing the invoices next month.

Manny Herceg made mention that the escrow account concerning the diamond side has specific uses that need to be followed per the contract.

Doug Holtz made the motion to adjourn. Joe Plankis seconded.

Meeting adjourned 6:28 PM

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Joe Plankis

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Date