

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 November 15, 2021 at Westfield City Hall. Members in attendance were Joe Plankis, Doug Holtz, Linda Naas and Jimmy Cox. Bob Beaudry and Jill Doyle attended via phone-in call. Cameron Starnes representing legal counsel and John Rogers, Director of Enterprise Development were in attendance. Todd Burton was not in attendance.

Approval of Minutes

Doug Holtz made the motion to approve the September 20, 2021 with an amendment (spelling p2). Linda Naas seconded. Vote: Yes-5; No-0. Motion carries.

Joe Plankis made the motion to approve the October 18, 2021 meeting as presented. Linda Naas seconded. Vote: Yes-5; No-0. Motion carries

Approval of Claims

Linda Naas stated she still had some questions regarding where certain invoices were being posted, as per last SBOA audit comments.

Doug Holtz made the motion to approve the claims as presented. Jill Doyle seconded. Vote: Yes-4; No-1 (L. Naas). Motion carries.

Legacy Sports Group Agreement

Joe Plankis stated this item will be tabled. With the timing on approving this, he asked the commission members if they would be available Monday November 22, @6:00 PM to attend a second RDC meeting. All commission members stated they would be available.

Treerunner Agreement

Linda Naas made some suggested changes to the agreement. William Knox and Attorney Cameron Starnes said they would review as they had some other edits and will amend the Treerunner agreement. Linda asked about getting a copy of the Exhibit A Plans for everyone to see.

Joe Plankis made the motion to table this to a future meeting. Linda Naas seconded. Vote: Yes-5; No-0. Motion carries.

Noblesville MOU

Attorney Starnes presented the Noblesville MOU for a reunification site at Grand Park for Noblesville Schools. Bob Beaudry asked if the agreement should be with City or Redevelopment Commission. Joe Plankis said a final agreement can be approved later. Linda Naas asked if the time frames in Section 2 allowed sufficient timing for approvals. Doug Holtz asked about a “play nice” agreement to hold harmless clause to be in the final document. Jimmy Cox asked about relationships among City and Schools and John Rogers responded about other sites being considered.

Joe Plankis made the motion to approve MOU to continue discussion with Noblesville Schools. Doug Holtz seconded. Vote: Yes-5; No-0. Motion carries.

SEP Trailhead Land Purchase Agreement

John Rogers presented the MOU with Pure SEP and a Resolution (unnumbered) for the purchase of property to be used as a Trailhead. Linda Naas questioned the 2 appraisals with significant disparity of the property value (\$237,150 and \$521,000). State code calls for two appraisals, and the average of the two to be used. Linda questioned these values, pointing out some of the information in the higher appraisal referencing court documents were inaccurate. She suggested getting a third appraisal or do a purview of the two appraisals received. Doug Holtz asked if this situation has occurred before and if so how it was resolved. John Rodgers replied he is not aware of any similar situations with disparity of values. Bob Beaudry asked the Commission to do due diligence regarding the disparity of the appraisal values and offer a fair and reasonable price for the property on behalf of the seller and taxpayers.

Doug Holtz moved to approve the Resolution. Joe Plankis seconded. Vote: Yes-3; NO-2 (L. Naas, B. Beaudry) Motion carries.

Declaratory Resolutions to Remove Residential Areas-Presentation

Jim Treat presented and explained the three resolutions presented to removing residential properties from the TIF districts. Lantern Commons which has never had any TIF revenue, would be dissolved, and in the future the parcels within will be one parcel zoned Commercial and a new TIF district created. Aurora 1 which has a negative capture, will be dissolved and Aurora 3 in the East Side Economic Area will be created. The residential parcels from the Eagletown Economic Area will be removed. We do not want to have negative captured assessed value. Jim explained that next year residential properties, by state requirements, will be removed by the County. Attorney Starnes explained this requires a multi-body process of approval, RDC declaratory resolutions, APC resolutions, and Council to approve the changes; then a public hearing with confirmatory resolutions following with the RDC.

Linda Naas move to approve Resolutions 04-2021, Resolution 05-2021, and Resolution 06-2021.
Doug Holtz seconded. Vote: Yes-5; No-0. Motion carries.

Joe Plankis announced the remaining agenda (see below) would be carried over to the next meeting on Monday November 22, 2021 @6PM.

Discussion on Use of Escrow by Bullpen for Capital Improvements

Ratification of Current Grand Park User Agreements

Additional Business Before the Commission

Meeting adjourned at 6:58 PM

Joe Plankis

Date