

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 22, 2021 at Westfield City Hall. Members in attendance were Joe Plankis, and Linda Naas. Doug Holtz, 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.

Discussion on Use of Escrow by Bullpen for Capital Improvements

Blake Hibler President of Bullpen Tournaments spoke going over the growth & progress of Bullpen since starting a relationship with the city in 2012. In 2014 there was 600 teams signed up to play at the park, in 2019 there was 3100 teams. In 2017 they hosted the Little League World Series which aired on ESPN. In 2022 they will host the first National Softball Tournament which is a three- year deal.

Ken Kocher spoke stating it was the desire of Bullpen to use some of the turf escrow to invest back into the park (baseball side). The account after replacing turf on fields 3 &5, will have approximately \$700,000 remaining. Ken stated that Lot J, which is the busiest, is 40% gravel and has pitted areas and needs drainage repairs. Lot H, southwest of the baseball diamonds is gravel also and in need of paving and striping. They also proposed a place for the umpires to go to change clothes or rest. They would like to pour a concrete pad, that 6 months out of the year a trailer could be placed on to provide this. It would have landscaping around trailer and be in a fenced area. Other proposed improvements were 6 out of 9 of the entrances to the park be enhanced, and a 5-year tree planting program to provide shaded areas within the park.

Doug Holtz stated that while he appreciated the ideas being proposed, he has concerns of the future contribution amounts going into the escrow, and will there be adequate money to use on field improvements when needed. He also stated that the parking lots are owned by the city and questioned should they be the ones addressing these issues. He also questioned if they wanted the improvements to come out of the escrow or plan in a future budget.

William Knox stated parking lot J is on the campus capital improvement list but they have not had the revenue to pay for the improvements.

Joe Plankis asked that William talk to the city about handling some of the proposed improvements prior to a formal request to use the turf escrow funds being made.

Cameron Starnes stated that the agreement with Bullpen states the escrow account is to be used for turf replacement and they would need to amend the existing agreement to allow for flexible spending of the remaining money in the escrow account.

Jill Doyle stated she had the same concerns as Doug.

Linda Naas asked about using Grand Junction TIF funds to pay for parking lot improvements.

2022 Meeting Schedule

There was discussion among the commission. It was suggested to keep the meeting on the 3rd Monday of the month but if the agenda was long to have an earlier start time. (5-5:30).

Linda Naas made the comment that if there was a public hearing, the earlier time might be hard for the public to make the meeting. It was decided that if there was a public hearing that it would be placed at the end of the agenda, giving people the opportunity to voice concerns.

Ratification of Current Grand Park User Agreements

Joe Plankis made the motion to add this item to the agenda. The item was on the previous Nov. 15th agenda that was continued until tonight's meeting. Linda Naas seconded.

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

Linda Naas had questions about the MetroNet agreement and the sign purchase for lot A. William Knox answered stating the MetroNet agreement allows for an additional line of service for streaming purposes at the park. Lot A sign purchase is to replace a sign that was hit located by the diamond side (insurance claim).

Linda Naas made the motion to approve the user agreements. Joe Plankis seconded.

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

Additional Business Before the Commission

None

Joe Plankis made the motion to adjourn the meeting. Doug Holtz seconded. Vote: Yes-5; No-0. Motion carries.

Meeting adjourned at 6:48 PM

Joe Plankis

Date