

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 December 20, 2021 at Westfield City Hall. Members in attendance were Doug Holtz, Linda Naas, Jill Doyle, and Bob Beaudry. Jimmy Cox, Joe Plankis, and Cameron Starnes, representing legal counsel were on the call. John Rogers, Director of Enterprise Development was in attendance. Todd Burton was not in attendance.

Doug Holtz opened the meeting at 6:00 PM

Linda Naas made the motion to approve the December 13, 2021 as presented. Jill Doyle seconded. Vote: Yes-4; No-0. 1 abstain(B. Beaudry) Motion carries.

Ratification of Current Grand Park User Agreements (25 documents totaling 276 pages)

William Knox present stating these are the agreements executed since the last presentation.

Linda Naas questioned if a contract from an Internal company (Mexico in this instance) should show the terms in USD amounts so there isn't confusion. Cameron stated that for future contracts this would be a good idea. Linda also had questions about the contract with SBD Management Company, the address on contract for SNKR was incorrect, the rate card difference, and the school contracts, since the schools have a different tax rate than the city. All of the questions were explained by either William or Cameron.

Public Hearing on Confirmatory Resolution Amending Aurora TIF District

Public Hearing Open: 6:09 PM/No Comments

Public Hearing Closed: 6:09 PM

Public Hearing on Confirmatory Resolution Amending Eagletown TIF District

Public Hearing Open: 6:11 PM/No Comments

Public Hearing Closed: 6:11 PM

Public Hearing on Confirmatory Resolution Amending Latern Commons TIF District

Public Hearing Open: 6:11 PM/No Comments

Public Hearing Closed: 6:11 PM

Consideration of Confirmatory Resolution for Aurora TIF District

Joe Plankis made the motion to approve the Confirmatory Resolution as presented.
Linda Naas seconded. Vote: Yes-5; No-0. Motion carries.

Consideration of Confirmatory Resolution for Eagletown TIF District

Jill Doyle made the motion to approve the Confirmatory Resolution as presented.
Bob Beaudry seconded. Vote: Yes-5; No-0. Motion carries.

Consideration of Confirmatory Resolution for Lantern Farms

Bob Beaudry made the motion to approve the Confirmatory Resolution as presented.
Jill Doyle seconded. Vote: Yes-5; No-0. Motion carries.

Linda Naas asked for clarification since Lantern Commons was being dissolved & terminated, how would they proceed in re-establishing a new area. Jim Treat responded stating that after the first of the year, there would be new landowners and the 4 current parcels were being made into 1 parcel, which would go from being undeveloped residential to undeveloped commercial. The county after the first of the year will have the 1 parcel classified and then the process of declaring a TIF would start.

Linda mentioned that the dates for approval from Council were not filled in on the documents.

Linda and Bob asked that they receive an updated TIF District map, to which John Rogers agreed to do once the county has everything updated.

The question was brought up about the Southside TIF District which is currently not bringing in revenue, and if the Retreat on the Monon (4-sale townhomes) were included in this TIF district. There was discussion.

Additional Business Before the Commission

Linda Naas asked if they had completed the 2019 & 2021 audit for Colts Camp, stating that per the contract we were to have it submitted by September 30th. If enough revenue wasn't received from parking and concessions, the Colts organization would pay the difference. William Knox stated this was done for 2018, and 2019 showing the gross revenue, profits, and improvements made to the campus as a result of the Colts. Linda asked that the RDC be given a copy of this.

John Rogers stated that he had asked Matt Trnjan and William Knox to put together a presentation on the Colts Camp and to review the numbers anticipated and the revenue being brought in. There was discussion and it was decided that William would send the presentation

to the commission members a week in advance, then present at a future meeting and answer any questions at that time.

Linda Naas and Bob Beaudry both suggested that an Old Business line item be added to each agenda so that discussion on past topics could be reviewed/discussed. Joe Plankis agreed to work with John Rogers on this request.

Doug Holtz made the motion to adjourn the meeting. Jill Doyle seconded.

Meeting adjourned at 6:31 PM

Joe Plankis

Date