

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

WESTFIELD REDEVELOPMENT COMMISSION (RDC) MINUTES

The Westfield Redevelopment Commission held a public meeting on February 22, 2022 at Westfield City Hall. Members in attendance were Joe Plankis, Linda Naas, and Jill Doyle. Doug Holtz was on the call. John Rogers, Director of Enterprise Development was in attendance. Attorney Cam Starnes arrived in person at 5:05 pm with Bob Beaudry arriving at 5:20 pm. Matt Trnian was in attendance and William Knox and Chris Larsen attended on the call. Mike Steele was absent.

Joe Plankis opened the meeting at 5:01 PM

Changes to Agenda

Union Street Development Agreement will be postponed tentatively to March 7th.

Special Meeting on March 7th 6:00 PM to review Tree Park RFPs
(committee recommendations).

Approval of RDC Meeting Minutes-January 18th

Jill Doyle made a motion to approve the minutes as presented. Linda Naas seconded.
Vote: Yes-4; No-0. Motion carries.

Approval of RDC Meeting Minutes – January 25th

Linda Naas made the motion to approve the minutes as presented. Jill Doyle seconded.
Vote: Yes-4; No-0. Motion carries.

Approval of Claims

Jill Doyle made a motion to approve the claims. Doug Holtz seconded.
Vote: Yes-4; No-0. Motion carries.

Ratification of Current Grand Park User Agreements

Matt Trnian presented stating these are the most recent agreements since the last meeting. The agreements are user agreements and there is nothing out of the ordinary on them. Joe Plankis requested that if there were agreements other than the standard agreement, that Matt highlight the agreement and add comments explaining the details. Joe stated that we would continue to make the agreements public documents but will not go over the specifics of each agreement if there was not anything other than the standard agreement.

Linda Naas inquired about the one marked unpaid, to which Matt explained the situation. There were 39 documents, 285 pages.

Linda Naas made the motion to ratify the agreements. Jill Doyle seconded.
Vote: Yes-4; No-0. Motion carries.

Tree Park RFP Committee for RFP Review

Joe Plankis stated that he and Linda Naas were the review committee, and had Cameron give an overview of the processes.

Cameron stated that an RFP had been sent out for a public-private partnership operating agreement for a tree park amenity located at Grand Park. Two proposals were received for the committee to make their recommendations based on the qualifications of the proposing entities. Advance discussions and negotiations on a prospective agreement would happen, then a public hearing would be required at the time the presentation is given to the RDC.

John Rogers sent the initial questions to the bidders and has received some responses. He will compile and the information and get these sent out to all the commissioners in the morning. He asked that if there were additional questions tonight that they be submitted to him to forward to both bidders at the same time.

Commission members were all in agreement that this process has worked well, and thanked Cameron for his time spent on this.

Joe Plankis asked Cam Starnes to notice a public hearing for March 7. Joe Plankis and Linda Naas will meet prior as the committee.

Grand Park 2021 Review

Matt Trnjan gave an overview of 2021, (financials, and business highlights). He gave the outlook for the 2022 budget. The marketing and sponsorships were discussed. Matt updated the numbers on page 3 of the presentation to increase the total games to 27,960 and athletes to 237,766.

William Knox was on the call and presented a historical overview, explaining how the numbers came together, cash flow, and spoke to the significant ups and downs. William stated that 2022 would be a "spending season" as the park is in its ninth year and many items need to be addressed from a physical plant standpoint to capital improvements. The improvements were allocated in the 2022 budget but William will work with Matt to determine when they feel comfortable to expense some of the dollars allocated to the improvements as long as revenues continue to come in. William stated they are working on finishing the capital plan. Services under Expenses increased due to the BPT change in managing and maintaining the park. Numbers increased to over 100,000 rooms vs 75-80,000, principally due to the BPT Kokomo extension. BPT is already sold out for 2022. We have never spent more than \$4,500,000 but that will increase in 2022.

Doug Holtz asked about the non-sporting events and the food service quality at the park. Matt

stated that they were working with the Westfield Restaurant Group and would continue on improving the service and staff. Matt confirmed the existing contractual agreement with WRG.

Linda Naas asked about the surveys being conducted and did they show comments on where visitors would like to see improvements made. **Matt** responded that feedback was generally good, but they were always looking to incorporate new ideas. **Linda** asked if having multiple events at the same time was working out. **Matt** responded that things were running relatively smoothly and they were adapting to having multiple events. **Linda** asked about the use of the cafeteria in the Events Center. **Matt** responded that this is on the capital improvement list to research what the best use of this space would be. **Linda** asked about the Texas meetings and if they could have a report on the meeting. **William Knox** said he would be happy to give an update at the next RDC meeting.

Joe Plankis asked about the 25 companies that had shown interest in the Hub concept and where do we stand with them, and what is the plan on where to put them. **Matt** answered stated that they are currently talking with 6 to 8 companies that aren't asking for office space but marketing their products at events.

Jill Doyle asked if having multiple events at the same time, brought Public Safety issues or concerns. **Matt** stated that they work with police, fire, and public works to give them an outlook of upcoming events. **Linda Naas** asked if we had to hire extra people for some events. **Matt** responded it depends on the event. If extra people were required, that expense would be passed on to the event holder.

With no further business the meeting was adjourned at 5:51 PM

Joe Plankis

Date