

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 March 21, 2022 at Westfield City Hall. Members in attendance were Joe Plankis, Linda Naas, Jill Doyle, Bob Beaudry, and Mike Steele. John Rogers, Director of Enterprise Development, Cameron Starnes, legal counsel, and Jeremy Lollar was in attendance.

Joe Plankis opened the meeting at 6:00 PM

Changes to Agenda

Grand Junction change order will be presented after claims

Declaratory Resolution to Establish Front Street EDA & Allocation Area will follow the Grand Junction change order.

Motion to reorder the agenda was made by Jill Doyle, seconded by Joe Plankis.

Doug Holtz joined meeting by phone at 6:05 PM and voted to modify the agenda so vote was Yes-5; No-0. Motion carries.

Approval of RDC Meeting Minutes-February 22, 2022

Linda Naas made a motion to approve the minutes as presented. Bob Beaudry seconded.
Vote: Yes-5; No-0. Motion carries.

Approval of Claims

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

Grand Junction-Change Order 001-

Jeremy Lollar presented stating this a change order for Grand Junction Plaza reducing the contract sum by \$747,443. Jeremy stated the amount saved would help with the start-up costs for the ice-skating rink and other things that were not contemplated, but are coming up. An RFP for the skating rink services will be coming to the board for approval.

Jill Doyle made the motion to approve the change order. Bob Beaudry seconded.
Vote: Yes-5; No-0. Motion carries.

Declaratory Resolution to Establish Front Street EDA & Allocation Area

Cameron Starnes presented stating this involves an allocation area that was dissolved (Lantern Commons). The original area was considered single-family residential property and is now being converted to commercial property. This Resolution is being presented to designate the area as an allocation area for the purpose of capturing tax increment once the parcel is developed (Front Street). Cameron stated if approved this will go to the APC, then Council for approval. A public hearing and a Confirmatory Resolution will be held at a future RDC meeting to finalize the process.

Doug Holtz made a motion to approve the Resolution as presented. Joe Plankis seconded.
Vote: Yes-5; No-0. Motion carries.

Micha Farrar asked if the same fund number would be used(303). John Rogers stated it would be the clerk's call on what number to use. Micha stated the NAV reports would be affected if the same number was used. John stated they would talk about what number to use later.

Ratification of Standby Land Transfer Agreement Amendment

Cameron Starnes stated the commission previously approved terms that would amend the existing standby land transfer agreement between the Redevelopment Commission and the 31/32 partners related to the grand millennium project. This is the documentation stating the amended terms. It includes the amounts that would be increased under the loan to developer and the time period for repayment and the deferral of fees. If the developer defaults on the loan there would be an opportunity for the RDC to secure appraisals and decide whether or not to transfer the land to its name for the amount of the outstanding loan.

There was commission discussion, and questions about language in the document.

Jill Doyle made the motion to approve the agreement. Joe Plankis seconded.
Vote: Yes-3; No-2 (L. Naas, B. Beaudry). Motion carries

Ratification of current Grand Park User Agreements

Matt Trnian presenting stating that he had sent to the commission members, the agreements submitted since the last meeting (18 documents/95 pages). There were no significant contract language changes.

Linda Naas made a motion to ratify the agreements. Bob Beaudry seconded.
Vote: Yes-5; No-0. Motion carries.

Approval of Right of Entry-Bullpen Turf Work-

Matt Trnian stating this is a right of entry agreement with Bullpen Tournaments to do turf improvements on two of the diamonds. This is a scheduled activity to improve the facility and was budgeted to be paid by the escrow account. The project did come in over original planned budget due to overall turf costs going up and the additional turf areas that was decided to be included. The anticipated revised cost is \$222,995.

Joe Plankis made a motion to approve the right of entry. Linda Naas seconded.

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

Fiscal Officer Annual Presentation

Cindy Gossard stated this is the presentation of the annual report required to be presented yearly. Jim Treat normally presents the report and was online to present his part of the report. Jim stated he would address two major points, 1) significant activities and 2) new TIF areas or changes to TIF areas. Updates for 2021 were mostly related to the Wheeler transactions. The Wheeler 2021 A Bond was issued for \$8.8 million. There were no new TIF areas created in 2021 but three (3) TIF areas were cleaned up either by amending, dissolving, or dissolving and recreating to get rid of residential parcels. Jim went over the summary reports showing the revenue, expenditures, and closing balances by funds. Jim presented a schedule of all outstanding bonds stating that the Spring Mill Centre, SEP, and Wheeler were all purchased by their developers and are payable ONLY from the tax increment revenue generated by the developer's projects. If the pledged tax increment revenue is not sufficient to repay the bonds over the life of these areas, the RDC and the City have no obligation to make up the shortfall.

Cindy stated that the city established the RDA (Redevelopment Authority) in 2016. The city conveyed the title to the real estate(Grand Park) to the RDA on April 10, 2017. The RDA then leased the real estate to the RDC (Redevelopment Commission) on September 12, 2017 and the management agreement was signed to the commission. Cindy stated that so we are all on the same page, Grand Park was owned and operated by the city from the very beginning until April 10, 2017. A Redevelopment commission and a department of redevelopment are subject to audits by the state board of accounts (SBOA) under IC 5-11, must follow public meeting laws IC 5-14-1.5, and public records law IC 5-14-3. In 2018 SBOA required we separate our annual reports for the city and RDA. Tonight, we are presenting last years Fiscal /Annual Report and I will turn it over to Micha Farrar, Deputy Clerk.

Micha gave an overview of the city records pertaining to the RDC, revenue/appropriation process of TIF areas and details of the annual report.

There was commission discussion. Bob Beaudry asked about the \$6 million that was loaned to Grand Park out of the Corporate account. Bob was told they were not discussing this tonight, as the repayment of the \$6 million was not on the agenda.

Tree Park RFP

This will be carried over to a later date.

Additional Business Before the Commission

Bob Beaudry stated the RFP for the purchase of Grand Park was issued without the five commission members being presented/aware/or having discussed the RFP prior to it publicized. He stated there were financial documents generated back in January that the commission have never seen. The RFP was issued in the name of the RDC and Bob felt this was a problem, since they were not made aware prior to the RFP being sent out. Bob stated he would like to make a motion to revoke the current RFP so that the commission could discuss and approve it the right way. Cameron Starnes stated this was a non-binding invitation for proposals and does not create a legal issue to any contract to be awarded. He stated the contract can be submitted but not award without commission approval.

Bob Beaudry made a motion to revoke the RFP. Linda Naas seconded so that there could be discussion of the proposal.

Linda asked John Rogers about this proposal stating it was a revision of the one sent out in 2020. She was told in 2020 that 3 responses were received, (which she received copies of after requesting). The Mayor in a video stated 4 responses were received so her question to John was which was it 3 or 4? John replied 3.

Vote: Yes-1; No-3 (J. Plankis, L. Doyle, D. Holtz) 1 Abstain (L. Nass) Motion fails.

Meeting was adjourned at 7:00 PM

Joe Plankis

Date