

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 April 18, 2022 at Westfield City Hall. Members in attendance were Joe Plankis, Jill Doyle, and Mike Steele. Doug Holtz was on the call. John Rogers Director of Enterprise Development, Cameron Starnes legal counsel, and Jeremy Lollar was in attendance.

Joe Plankis opened the meeting at 5:00 PM

Changes to Agenda

No claims for approval

Approval of RDC Meeting Minutes-March 21, 2022

Jill Doyle made a motion to approve the minutes. Joe Plankis seconded. Vote: Yes-3; No-0. Motion carries.

Approval of Claims

None

Ratification of current Grand Park User Agreements

Matt Trnian stated that most of the agreements were standard agreements with a handful of sponsorship agreements. Matt said that Legacy Sports Group is actively selling sponsorships for Grand Park.

Jill Doyle made the motion to approve the agreements. Joe Plankis seconded. Vote: Yes-3; No-0. Motion carries.

Grand Park 2022 Q1 Review

Matt Trian stated that the first quarter review was put together by GRP staff, Legacy Sports Group staff, and Bullpen Tournament.

Matt started with the statistical data with numbers inclusive of the field sports, diamond sports, and event center traffic. Financial reports showed revenue in Q1 of \$1,212, 314 and expenses \$1,117,516. The revenue line was impacted by a few cancellations (specifically IFJ).

The expense line included all annual maintenance of equipment, and the first two installments paid out to Legacy Sports Group. Matt also commented on the significant increases for labor & cleaning services.

Linda Naas joined via call in at 5:08 PM

Matt gave depart updates, visitor experience reviews, and progress updates on the maintenance and operations teams.

William Knox reported on Marketing, Sales and the Research & Development Hub.

Blake Hibler spoke about Rate Cards, and gave an update on the turf project.

Executive Director

Cameron Starnes stated that the RDC has the statutory authority to appoint an executive director for the commission and establish a Resolution that would more formally document the authorities, responsibilities, duties, and expectations of this position.

Joe Plankis made a motion to appoint Jeremy Lollar as the executive director of the Redevelopment Commission. Doug Holtz seconded but wanted further discussion.

Doug asked if they should wait to appoint Jeremy until Cameron develops the document, outlining the duties, responsibilities and accountabilities and the commission has a chance to review. Cam answered that the commission could appoint now and fill in what the expectations, duties, and responsibilities of the executive director are later.

There was discussion on granting 60-day temporary authority to Jeremy. Joe Plankis withdrew his motion to appoint Jeremy. Linda Naas stated it would be hard to determine if Jeremy was making decisions under his chief of staff position or under the executive director position. Linda stated she would rather see a document prior to making an appointment.

Doug Holtz made the motion to grant 60-day temporary authority to Jeremy subject to a written document provided by legal counsel outlining the duties, responsibilities and accountabilities and so forth for the commission to review and vote upon at a later date. Joe Plankis seconded. Vote: Yes-3; No-1 (L. Naas) Motion carries.

Union Street Developer Agreement

Jeremy Lollar stated this is an agreement between the City of Westfield, Westfield Redevelopment Commission, Westfield Building Corporation, and the Union Square LLC. Tonight's vote is for the term sheet itself.

Justin Moffit with Old Town stated they have been planning the Union Square mixed-use development for some time. The developer agreement provides additional clarity around the term sheet. The term sheet is the next step in memorializing the process that was agreed upon to provide bond funds for the building of a public parking garage to be shared by the Union Sq. Development (Residential & Commercial tenants) and the public.

Joe Plankis asked if there were questions. Linda Naas stated she had received a letter from Council President Mike Johns stating he felt it was not appropriate for the RDC to consider this until the underlying issues regarding the ownership of the subject property are resolved. On February 22, Mike had advised the Mayor that the five city owned parcels included a minimum bid of \$550,000 or \$230,000 less than the appraised value of \$780,000.

At this time Cameron Starnes interrupted stating the city and the developer are working with council and advised Linda not to discuss anything confidential in nature including this discussion. Cameron stated that should this commission desire to proceed with the approval of the development agreement, it would allow things to move forward towards a resolution.

Catherine Fanello, bond counsel with Dinsmore & Shohl agreed with Cameron's comments, stating that the development agreement is subject to further proceedings under the law. Cameron reiterated that there are a number of contingences being contemplated between now and the execution of the development agreement and closing. Approval of the development agreement as it is laid out, simply allows process to continue.

Justin Moffit spoke regarding their understanding of the RFP and properties involved. He asked that if the RDC & Council had issues to please resolve them because they can't keep on waiting on the City of Westfield to resolve these issues. Justin stated that they would be using two TIF allocation areas and the assessed value to fund the bond issuance per this agreement.

Linda Naas asked the question to Catherine & Cameron if the previously approved Resolution 11-2019 should be rescinded so there was no confusion if it went with the development agreement. Catherine stated that her intent was to repeal any previous bond ordinances and explained the process that would be taken to do this.

Joe Plankis made a motion to approve the development agreement as presented subject to future removal or vacation, or adjustments made to previously adopted documents. Jill Doyle seconded. Vote: Yes-3; No-1 (L. Naas) Motion carries.

Additional Business Before the Commission

None

Meeting was adjourned at 6:12 PM

Joe Plankis

Date