

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 May 16, 2022 at Westfield City Hall. Members in attendance were Joe Plankis, Jill Doyle, Doug Holtz, Linda Naas and Bob Beaudry. John Rogers Director of Enterprise Development, Manny Herceg legal counsel, and Jeremy Lollar was in attendance.

Joe Plankis opened the meeting at 6:00 PM

### **Changes to Agenda**

The two items pertaining to Front Street have been removed.

### **Approval of Redevelopment Commission Minutes**

Doug Holtz made a motion to approve the minutes from April 18<sup>th</sup> & April 25<sup>th</sup>, 2022 as presented. Jill Doyle 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.

### **Ratification of current Grand Park User Agreements**

Matt Trnjan stated that the agreements had been sent to the commission members prior to the meeting and he had received no questions.

Linda Naas made a motion to approve the 17 agreements. Bob Beaudry seconded. Vote: Yes-5; No-0. Motion carries.

### **Resolution 04-2022 Old Town Approval of Form of Lease**

Catherine Fanello spoke stating this was to seek approval of a proposed form of lease involving the Union Square parking garage. The Building Corporation would serve as lessor of the garage and the Redevelopment Commission the lessee. The city will consider issuing an economic development lease rental bond for a maximum amount of \$12,250,000. The lease payments will be paid from the tax increment revenues in the Union Square Allocation Area and a proposed Ordinance will also seek Local Income Tax pledge by council as a backup. Lease rental payments will allow the city to make the debt service payment on the bond. Catherine stated

this is a preliminary approval tonight, allowing this to move forward to a public hearing at the next RDC meeting.

Linda Naas about cost of issuance of the bond. Catherine stated the cost of the issuance including attorney fees and financial advisor's fees are include in the bond. Who the trustee will be, taxable/non-taxable bond, definition of parity (page 3), exhibit A attachment missing, build time, and confirming RDC not RDA would have the option to buy garage in future were discussion topics.

**Additional Business Before the Commission**

None

Doug Holtz made the motion to adjourn. Bob Beaudry seconded.  
Meeting was adjourned at 6:16 PM

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Joe Plankis

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Date