
To: Village of Palmyra
From: Josh Meyerhofer, PE
Subject: Westfield Development Status Update
Date: August 3, 2026

Purpose:

This memo summarizes the current project status and identifies key items & dates.

Updates:

- Construction is ongoing. UPI is installing sanitary main & laterals from MH 1 on Marsh Road and working east along Marsh Road, then northeast along the Boulevard toward the connection of Blue Spring Lake force main.
- Next anticipated work to be sanitary install along the remainder of Marsh Road & then on "Road A" north of Marsh.
- Marsh Road closure to continue. Anticipated to reopen end of October. Closure notification provided to the Village on 06/19/2026. UPI instructed to notify Marsh Road residents prior to closure.
- BSLMD agreed to terms of transfer of the existing forcemain to Village. Village Attorney & MSA to finalize documents for approval by Village & BSLMD. Finalized documents anticipated for approval the week of 08/03/2026
- Jurisdictional Transfer of CTH H has been tabled. MSA is proceeding with intersection design and permitting through Jefferson County. Intersection of Marsh Rd & CTH H will be brought to County standards.
- WE Energies provided finalized gas plan and contract documents to MSA which were forwarded to Virtus for signatures and payment. Once Virtus returns contract & payment, gas relocate along Marsh Road will be put on WE energy construction schedule.
- WE Energies electrical plan is still in design process.
- Virtus & MSA to meet on 08/03/2026 to discuss outstanding GDP/SIP review comments, private plan
- MSA, Virtus & Village continue bi-weekly meetings to coordinate status updates as private development plans are finalized

MEMO

May 14, 2026

- MSA/Virtus/Village meeting on 07/29/2025:
 - Virtus reaffirmed commitment to beginning construction this fall
 - Anticipate construction continuing into winter & spring of 2027
 - Construction of townhomes and single-family residences is expected to begin first.
 - Apartment buildings likely to break ground in 2027
- MSA Construction Site Representative continues to monitor construction, perform inspections and document as-built information.
- Virtus shall submit private site plans & SIP documents prior to private development commencing.

Future Actions & Proposed Schedule:

- August
 - Marsh Road to remain closed
 - UPI to continue sanitary installation
 - UPI to begin water main installation
- September
 - Marsh Road to remain closed
 - UPI to continue water main installation
 - UPI anticipated to install lift station
 - UPI anticipated to install storm sewer
- Virtus
 - Submit Private Lot Engineering Plans, Final Plat & Specific Implementation Plan (SIP) prior to private development
- MSA
 - Finalize County intersection design & submit for approval
 - Permitting process through County for utility ROW work.
 - Continue construction related services