

Joe Plankis, President
Jon Dartt, Vice President
Brian Tomamichel, Secretary
Larry Kemper
Brian Pawlowski



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Agenda

BOARD OR COMMISSION: Redevelopment Commission Meeting

MEETING DATE: Monday, March 17, 2025 at 6:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF REDEVELOPMENT COMMISSION

CALL TO ORDER

- a. Declaration of quorum and opening of meeting**
- b. Pledge of Allegiance**

APPROVAL OF MINUTES

Document: Minutes from February 18, 2025

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from February 18, 2025

FINANCIAL MATTERS

a. Clerk Treasurer's Reports

Documents:

- Clerk Treasurer's Monthly (January) Report
- Clerk Treasurer's (January) Interest Income Report
- Clerk Treasurer's Legal & Municipal Advisors Report (January)
- Clerk Treasurer's Monthly (February) Report
- Clerk Treasurer's (February) Interest Income Report
- Clerk Treasurer's Legal & Municipal Advisors Report (February)
- Clerk Treasurer's 2024 Annual Report

b. Approval of Claims

Document: Claims for March 17, 2025

c. 2024 TIF Management Report - Bondry Consulting

Document: Bondry 2024 TIF Management Report

EXECUTIVE DIRECTOR REPORT

OLD BUSINESS

NEW BUSINESS

a. Public Meeting on Wood Wind Residential TIF Area

Document: Wood Wind Residential TIF Map

b. Action Item #1 - Resolution 08-2025 re: Approving Form of Lease - Grand Park District Projects

Documents: Resolution 08-2025, Form of Lease Agreement

c. Action Item #2 - Resolution 09-2025 re: Amendments to Declaratory Resolution - East Side EDA and creation of the Grand Millennium Center Allocation Areas

Document: Resolution 09-2025

d. Action Item #3 - Resolution 10-2025 re: Authorization to purchase Right-of-Way from INDOT and Grant to DWCDC

Document: Resolution 10-2025

OTHER BUSINESS

a. Next Regular Meeting: Monday, April 21st, 2025, 6:00 PM

ADJOURNMENT



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 2/18/2025
Tuesday, February 18, 2025 at 6:00 PM

CALL TO ORDER

Attendance:

President: Joe Plankis - Present
Vice President: Jon Dartt - Virtual
Secretary: Brian Tomamichel - Present
Commissioner: Larry Kemper - Present
Commissioner: Brian Pawlowski - Absent
Commissioner: Carrie Larrison - Present
Executive Director: Jenell Fairman - Present
Office Administrator: David Brock - Present
Legal Counsel Wallack Somers & Haas, P.C. : Ryan Wilmering - Present
Legal Counsel Bose McKinney & Evans LLP : Dennis Otten - Present
Legal Counsel Barnes & Thornburg LLP : Dustin Meeks - Present
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Present
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual
Hunden Partners: Rob Hunden - Virtual
Hunden Partners: Ryan Sheridan - Virtual
Hunden Partners: Steve Haemmerle - Virtual
Hunden Partners: Hugh Hawes - Virtual

a. Declaration of quorum and opening of meeting

President Plankis noted the presence of a quorum and called the meeting to order at 6:15 PM

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

c. Recognition of Appointment of Carrie Larrison

New Redevelopment Commission non-voting member and School Board representative Carrie Larrison was recognized.

APPROVAL OF MINUTES

Document: Minutes from January 21, 2025

January 21, 2025, minutes were presented.

Motion to Approve: Larry Kemper
Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Larry Kemper, Jon Dartt
No: None
Abstain: None

Motion Determination: Passed

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from January 21, 2025

January 21, 2025, Executive Session Memorandum was presented.

Motion to Approve: Brian Tomamichel
Seconded: Larry Kemper

Yes: Joe Plankis, Brian Tomamichel, Larry Kemper, Jon Dartt
No: None
Abstain: None

Motion Determination: Passed

FINANCIAL MATTERS

a. Clerk Treasurer's Reports

Documents: Clerk Treasurer's Monthly (January) Report, Clerk Treasurer's (January) Interest Income Report, Clerk Treasurer's Legal & Municipal Advisors Report

The Clerk Treasurer was unable to attend the meeting. The commissioners continued these reports to the March meeting to review with the Clerk Treasurer.

b. Approval of Claims

Document: Claims for February 18, 2025

Motion to Approve: Brian Tomamichel

Seconded: Larry Kemper

Yes: Joe Plankis, Jon Dartt, Brian Tomamichel, Larry Kemper

No: None

Abstain: None

Motion Determination: Passed

EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman presented an overview of the Ambrose on Main project and Grand Park District update.

OLD BUSINESS

NEW BUSINESS

a. Public Hearing on 2025 Bonds for Police Headquarters and Fire Station 85

Dennis Otten, partner at Bose McKinney & Evancs LLP, presented the bond financing lease and site lease for the new Police Headquarters and Fire Station 85 being done in conjunction with the Redevelopment Authority.

Public Meeting Open: 6:41 PM

Public Meeting Close: 6:41 PM

b. Action Item #1 - Resolution 05-2025 re: 2025 Bonds for Police Headquarters and Fire Station 85 - Approving Financing Lease and Site Lease

Documents: Resolution 05-2025

This resolution was introduced prior to the Public Hearing by Dennis Otten, Partner at Bose McKinney & Evancs LLP

Motion to Approve: Larry Kemper

Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Larry Kemper, Jon Dartt

No: None

Abstain: None

Motion Determination: Passed

c. Action Item #2 - Resolution 06-2025 re: 2025 Bonds for Police Headquarters and Fire Station 85 - Approving Financing Documents

Documents: Resolution 06-2025

Dennis Otten, partner at Bose McKinney & Evancs LLP gave an overview of this resolution that approves the forms of the bond financing documents.

Motion to Approve: Brian Tomamichel

Seconded: Larry Kemper

Yes: Joe Plankis, Brian Tomamichel, Larry Kemper, Jon Dartt
No: None
Abstain: None

Motion Determination: Passed

d. Action Item #3 - 2025 Budget - TIF Revenue Updates

Document: 2025 Budget

Oscar Gutierrez, Founder, and Alex Stanley with Bondry Consulting presented the 2025 Budget - TIF Revenue Updates. This document is an updated version of the spending plan presented to the commission in December, with notable changes to beginning and ending balances and actualized tax rates.

Motion to Approve: Larry Kemper
Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Larry Kemper, Jon Dartt
No: None
Abstain: None

Motion Determination: Passed

e. Action Item #4 - Resolution 07-2025 re: Amendments to Declaratory Resolution - Grand Junction EDA and creation of the Ambrose TIF Allocation Area

Document: Resolution 07-2025

Dustin Meeks with Barnes and Thornburg LLP presented the resolution, which includes updates to the Grand Junction EDA by adding parcels within the River Districts and a new allocation area for the Ambrose on Main project.

Motion to Approve: Larry Kemper
Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Larry Kemper, Jon Dartt
No: None
Abstain: None

Motion Determination: Passed

f. Action Item #5 - Hunden Partners Contract - BOT management for Ice Facility

Document: Hunden Partners BOT Contract

Rob Hunden, Ryan Sheridan, Steve Haemmerle, and Hugh Hawes with Hunden Partners presented an overview of the BOT management contract. Hunden Partners has been working alongside Hamilton County Tourism and the City of Westfield to do studies in and around the Grand Park area. Based on Hunden Partners' extensive report from 2024, it was recommended to look at the opportunity to develop an ice facility to help balance out the City's tourism throughout the year.

Motion to Approve: Brian Tomamichel
Seconded: Larry Kemper

Yes: Joe Plankis, Brian Tomamichel, Larry Kemper, Jon Dartt
No: None
Abstain: None

Motion Determination: Passed

OTHER BUSINESS

a. Next Regular Meeting: Monday, March 17th, 2025, 6:00PM

ADJOURNMENT

The Commission adjourned the meeting at 7:21 PM

Joe Plankis
Joe Plankis, RDC President

3/17/2025
Date



Executive Session Memorandum
City of Westfield Redevelopment Commission
February 18, 2025

MEMBERS PRESENT: Joe Plankis, Brian Tomamichel, Larry Kemper, Carrie Larrison

ALSO PRESENT: Ryan Wilmering representing Wallack Somers & Haas, P.C. (City of Westfield Redevelopment Commission legal counsel)

The Executive Session was called to order at 5:16 PM at Westfield City Hall pursuant to IC 5-14-1.5-6.1 (b)(2)(D) and with respect to that subject matter only.

No other subject matter was discussed.

The meeting adjourned at 5:57 PM.


Joe Plankis, RDC President


Brian Tomamichel, Secretary

Summary of Fund Cash & Investment Balances-Jar

Fund No.-Name	Description	January Beginning Balance	
244-RDC Capital Fund		\$ -	
	Wallack Summer & Haas		
	Barnes & Thornburg		
	MKSK		
	Hunden Strategic Partners		
	Speck Dempsey		
	Totals	\$ -	
Revenue			
301-Eastside		\$ 1,655,313.35	\$ -
302-Aurora		\$ 242,855.62	\$ -
303-Lantern Commons		\$ -	
304-Southside		\$ -	
305-Grand Juntion		\$ 2,064,222.09	
306-Osborne Trails		\$ 431,553.82	\$ -
309-Eagletown		\$ 996,122.94	
310-SEP		\$ 291,617.86	
311-Spring Mill Centre		\$ -	\$ -
316-Mainstreet		\$ 735,215.14	\$ -
317-146th Street		\$ 766,800.61	\$ -
318-Gigabit		\$ (0.02)	\$ -
319-Spring Mill Station		\$ 1,671,576.41	\$ -
324-Eagletown DSR		\$ -	

327-Union Square		\$ 28,359.53	\$ -
328-Wheeler Landing		\$ 99,579.63	\$ 90,156.85
Sutotal of TIF-Cash		\$ 8,983,216.98	
Total Cash & Investment		\$ 8,983,216.98	\$ 90,156.85

Due to a timing issue with the closure of FY-2024 and the transfer to this cash account, the negative balance in Fund 24

January 2025

Claims Approved & Applied	Investment	January Ending Balances
\$ (35,096.00)		
\$ (1,948.50)		
\$ (10,200.00)		
\$ (10,000.00)		
\$ (50,000.00)		
\$ (107,244.50)	\$ -	\$ -
Expense		
\$ (304,515.00)		\$ 1,350,798.35
\$ -	\$ 500,000.00	\$ 742,855.62
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ (1,036,387.35)	\$ -	\$ 1,027,834.74
\$ -	\$ -	\$ 431,553.82
\$ (177,002.50)	\$ -	\$ 819,120.44
\$ (111,262.85)	\$ -	\$ 180,355.01
\$ -	\$ -	\$ -
\$ (48,252.50)	\$ -	\$ 686,962.64
\$ -	\$ 3,000,000.00	\$ 3,766,800.61
\$ -	\$ -	\$ (0.02)
\$ -	\$ 1,600,000.00	\$ 3,271,576.41
\$ -	\$ -	\$ -

	\$ -	\$ 28,359.53
\$ (187,269.77)	\$ -	\$ 2,466.71
		\$ 12,308,683.86
\$ (1,971,934.47)	\$ 5,100,000.00	\$ 12,201,439.36

I4 has been resolved. The adjustment will be reflected in next month's report.

2024 Applied & Reninvested Interest Income					
Fund No.-Name		January	February	March	April
301-Eastside	\$ 7,012.33				
302-Aurora	\$ 26,627.75	\$ 1,993.53			
303-Lantern Commons					
304-Southside					
305-Grand Juntion	\$ 17,530.86				
306-Osborne Trails					
309-Eagletown	\$ 5,259.23				
310-SEP					
311-Spring Mill Centre					
316-Mainstreet	\$ 5,200.60				
317-146th Street	\$ 159,766.82	\$ 11,961.16			
318-Gigabit					
319-Spring Mill Station	\$ 92,221.14	\$ 6,379.29			
324-Eagletown DSR	\$ 4,818.13				
327-Union Square					
328-Wheeler Landing					
Total Interest from TIF Investments					

The December 2024 Interest Income Report erroneously reported Life-to-Date Interest. The previous amount

2024 Interest Income

May	June	July	August	September	October	Novmeber

it \$3,459 under "2024 Applied & Reinvested Interest Income" has been corrected to \$4,818.13. The LTD interest to

		Previous FYs Life-to-Date Interest
December	Y-T-D Total	
		\$ 16,717.53
	\$ 1,993.53	\$ 29,993.71
		\$ 53,041.79
		\$ 38,301.78
		\$ 24,554.90
	\$ 11,961.16	\$ 187,816.53
	\$ 6,379.29	\$ 109,050.96
		\$ 4,818.13
	\$ 20,333.98	\$ 464,295.33

total, similarly, reflects this update.

Docket Date	Vendor	Fund No.	Amount
1/16/2025	Wallack Somers & Haas	244	\$ 35,096.00
1/16/2025	Barnes & Thornburg	244	\$ 1,948.50
Total-Legal			\$ 37,044.50

	Bondry Management Consulting	244	\$ -
Total-Municipal Advisor			\$ -

Grand Total			\$ 37,044.50
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Summary of Fund Cash & Investment Balances-February 2025

Fund No.-Name	Description	February Beginning Balance		Claims Approved & Applied	Investment	February Ending Balances
244-RDC Capital Fund		\$ 3,811,755.50				
	Wallack Summer & Haas			\$ (38,805.00)		
	Bondry Management			\$ (20,000.00)		
	Hunden Strategic Partners			\$ (25,000.00)		
	Taft Stettinius & Hollister			\$ (5,567.00)		
	USPS-Certified Mail			\$ (51.48)		
	Totals	\$ 3,811,755.50		\$ (89,423.48)	\$ -	\$ 3,722,332.02
		Revenue		Expense		
301-Eastside		\$ 1,350,798.35	\$ -	\$ (1,300,000.00)	\$ 1,300,000.00	\$ 1,350,798.35
302-Aurora		\$ 242,855.62	\$ -	\$ -	\$ 500,000.00	\$ 742,855.62
303-Lantern Commons		\$ -		\$ -	\$ -	\$ -
304-Southside		\$ -		\$ -	\$ -	\$ -
305-Grand Junction	Taft Stettinius & Hollister	\$ 1,904,834.74		\$ (1,024,153.00)	\$ 1,000,000.00	\$ 1,880,681.74
306-Osborne Trails		\$ 431,553.82	\$ (49,710.11)	\$ (400,000.00)	\$ 400,000.00	\$ 381,843.71
309-Eagletown		\$ 819,120.44		\$ (800,000.00)	\$ 800,000.00	\$ 819,120.44
310-SEP		\$ 180,355.01		\$ -	\$ -	\$ 180,355.01
311-Spring Mill Centre		\$ -	\$ -	\$ -	\$ -	\$ -
316-Mainstreet		\$ 686,962.64	\$ -	\$ (650,000.00)	\$ 650,000.00	\$ 686,962.64
317-146th Street		\$ 766,800.61	\$ -	\$ (750,000.00)	\$ 3,750,000.00	\$ 3,766,800.61
318-Gigabit		\$ (0.02)	\$ -	\$ -	\$ -	\$ (0.02)
319-Spring Mill Station		\$ 1,671,576.41	\$ -	\$ -	\$ 1,600,000.00	\$ 3,271,576.41
324-Eagletown DSR		\$ -		\$ -	\$ -	\$ -
327-Union Square		\$ 28,359.53	\$ -		\$ -	\$ 28,359.53
328-Wheeler Landing		\$ 99,579.63	\$ 90,156.85	\$ (187,269.77)	\$ -	\$ 2,466.71
Sutotal of TIF-Cash		\$ 8,182,796.78				\$ 13,111,820.75
Total Cash & Investment		\$ 11,994,552.28	\$ 40,446.74	\$ (5,200,846.25)	\$ 10,000,000.00	\$ 16,834,152.77

An adjustment was made to Fund 305 in the amount of \$877,000 following the January Treasurer's Report due to a bond payment made from the improper fund.

2024 Applied & Renvested Interest Income		2025 Interest Income													Life-to-Date Interest (2023- 2024)
Fund No.-Name		January	February	March	April	May	June	July	August	September	October	Novmeber	December	Y-T-D Total	
301-Eastside	\$ 7,012.33														\$ 16,717.53
302-Aurora	\$ 26,627.75	\$ 1,993.53	\$ 2,358.94											\$ 4,352.47	\$ 29,993.71
303-Lantern Commons															
304-Southside															
305-Grand Juntion	\$ 17,530.86														\$ 53,041.79
306-Osborne Trails															
309-Eagletown	\$ 5,259.23														\$ 38,301.78
310-SEP															
311-Spring Mill Centre															
316-Mainstreet	\$ 5,200.60														\$ 24,554.90
317-146th Street	\$ 159,771.88	\$ 11,961.16	\$ 14,153.61											\$ 26,114.77	\$ 187,821.59
318-Gigabit															
319-Spring Mill Station	\$ 92,221.14	\$ 6,379.29	\$ 7,548.59											\$ 13,927.88	\$ 109,050.96
324-Eagletown DSR	\$ 4,818.13	\$ 1,312.77	\$ 1,182.93											\$ 2,495.70	\$ 4,818.13
327-Union Square															
328-Wheeler Landing															
Total Interest from TIF Investments														\$ 46,890.82	\$ 464,300.39

January's Report erroneously did not report interest for fund 324 which has been added.

Investment capital from other TIF funds was transferred later in February and, therefore, was not attributed to those funds in February.

An adjustment was made to interest income received in 2024-Fund 317 to reflect a \$5.06 discrepancy.

Docket Date	Vendor	Fund No.	Amount
1/16/2025	Wallack Somers & Haas	244	\$ 35,096.00
1/16/2025	Barnes & Thornburg	244	\$ 1,948.50
1/16/2025	Taft Stettinius & Hollister	305	\$ 159,387.35
2/12/2025	Wallack Somers & Haas	244	\$ 38,805.00
2/12/2025	Taft Stettinius & Hollister	244	\$ 5,567.00
2/12/2025	Taft Stettinius & Hollister	305	\$ 24,153.00
Total-Legal			\$ 264,956.85

	Bondry Management Consulting	244	\$ 20,000.00
Total-Municipal Advisor			\$ 20,000.00

Grand Total			\$ 304,956.85
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Taft Stettinius & Hollister payment from 305 on 01/16/2025 was erroneously not reported here in January.

Prepared by Marla Ailor, Clerk Treasurer



WESTFIELD REDEVELOPMENT
COMMISSION-ANNUAL
TREASURER'S REPORT

For the Fiscal Year Ended December 31, 2024

2024 REDEVELOPMENT COMMISSION REPORT

PURSUANT TO IC 36-7-14-8

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Westfield Redevelopment Commission

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The report has been prepared to comply with Indiana Code 36-7-14-8 with information available as of March 12, 2025 and has not yet been audited by the Indiana State Board of Accounts.

Westfield Redevelopment Commission Background

The Westfield Redevelopment Commission (“RDC”) is a body of five voting and one non-voting members that act on redevelopment activities as defined by Indiana Code 36-7-14. These activities can include acquiring real property; laying out and constructing public improvements such as infrastructure and parks; rehabilitating, maintaining or demolishing real property; disposing of property; and making payments required or authorized for bonds and redevelopment activities in Westfield (the “City”). In addition to these activities, the Westfield RDC is charged with finding ways to address areas needing redevelopment in the manner that best serves the social and economic interests of the area and its stakeholders. The Westfield RDC also considers the authorization of new Tax Increment Financing (“TIF”) districts.

The RDC may pass resolutions for issuance of new revenue bonds for redevelopment districts in the name of the City. In anticipation of revenues and to use the proceeds of such bonds to acquire and redevelop property in the Economic Development Area (“EDA”). Once a bond resolution is passed by the RDC, the Common Council reviews it for bond authorization.

Commission Members and Officers

Mayor’s Appointment and President:	Joe Plankis	01/01/2024-12/31/2024
Mayors’ Appointment:	Brian Pawlowski	01/01/2024-12/31/2024
Mayor’s Appointment:	Larry Kemper	01/01/2024-12/31/2024
Council’s Appointment & Vice President:	Jon Dartt	01/01/2024-12/31/2024
Council’s Appointment & Secretary:	Brian Tomamichel	01/01/2024-12/31/2024

Westfield RDC members do not receive a per diem. Therefore, there is no aggregate compensation total.

Clerk Treasurer/Fiscal Officer

Pursuant to IC 36-7-14-8(b), the Fiscal Officer of the unit establishing the RDC is the Treasurer for that RDC. The Clerk-Treasurer is responsible for the administration, investment and disbursement of all funds and accounts of the RDC in compliance with state laws that apply to other funds and accounts under the administration of the fiscal officer.

Employees Serving the Redevelopment Commission

Names of Employees

Jenell Fairman, Director of Economic Development serves as the Executive Director of the RDC.

The RDC also received financial, engineering, planning and project management services from City employees including John Nail (Director of Public Works), Kevin Todd (Director of Community Development), David Brock (Project Manager/Office Administrator), Rachel Baker (Redevelopment Manager), Chris Larsen (Director of Informatics), Marla Ailor (Clerk-Treasurer), and Matt Trnian (Director of Grand Park) at no cost to the RDC.

General Purpose Expenditure

The RDC has established Funds 243 and 244 for Redevelopment-General Purposes and Redevelopment District-Capital, respectively. The RDC commissioners are insured and bonded through the City's blanket bond and crime insurance policies with McGriff Insurance, however, the Commission claims no expenditures for items such as insurance, printing, advertising, or communications.

General Overview of TIF

Tax Increment Financing is a government financing mechanism for development and redevelopment which captures increases in taxable assessed value within a defined area and then uses property tax revenue derived from these increases to finance public improvements within the specified area. (The statute over redevelopment commissions and the use of TIF financing is found in IC 36-7-14.)

The term "TIF District" is actually the allocation area. "Allocation area" means the part of a redevelopment project area to which an allocation provision refers for distribution and allocation of property taxes.

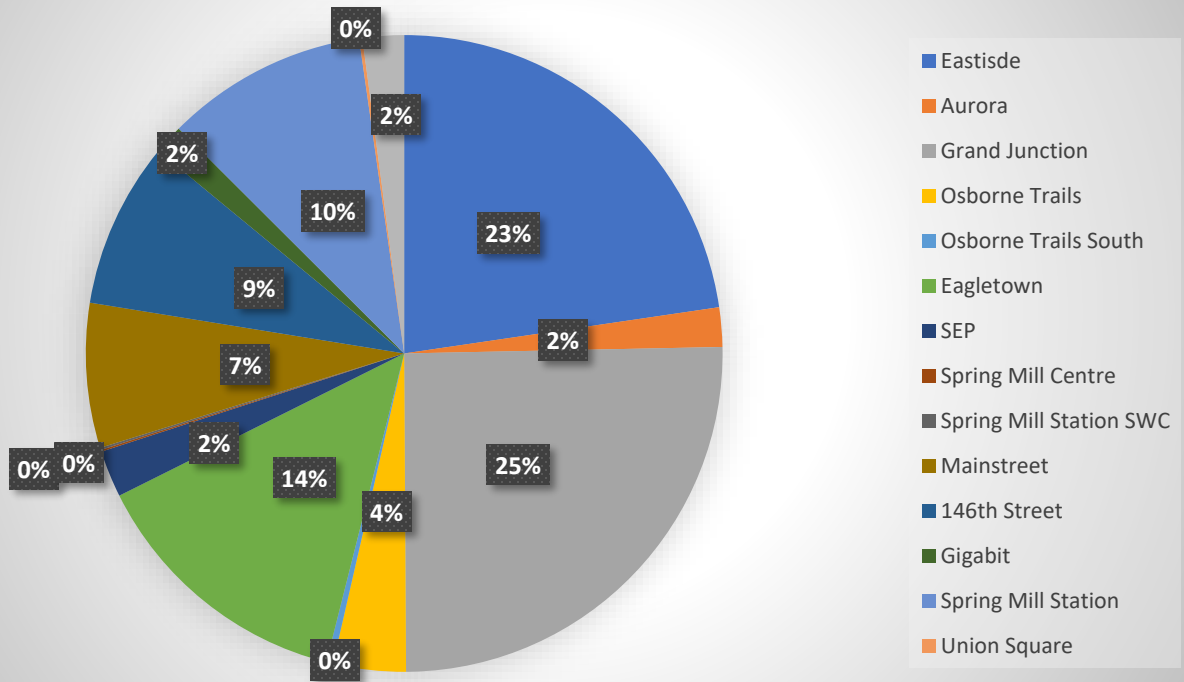
2024 RDC TIF Expenditures by Area

- Approved by the RDC
- Budget appropriations would forecast the annual expenditure level of TIF funds
- Budget calculated by the following estimates:
 - Year-end cash on hand (fund balance)
 - Plus: Forecasted TIF Revenue
 - Less: Reserve portion of funds to meet debt obligations
 - Less: Transfers
- Appropriations made by allocation area

Total 2024 Expenditures by Expense Category

Legal Services	\$ 433,076
Professional Services	\$ 794,685
Trustee Fees	\$ 2,500
CDC Contribution	\$ 1,000,000
Debt Service	\$ 5,400,399
Capital Outlays – Land Purchase	\$ 12,500,000
Total 2024 Expenditures	\$ 20,130,660

2024 Property Tax Collected by TIF



Eastside	\$ 2,653,512
Aurora	\$ 233,652
Grand Junction	\$ 2,952,045
Osborne Trails	\$ 431,554
Osborne Trails South	\$ 39,522
Eagletown	\$ 1,603,002
SEP	\$ 278,157
Spring Mill Centre	\$ 10,454
Spring Mill Station SWC	\$ 13,080
Mainstreet	\$ 859,057
146th Street	\$ 985,314
Gigabit	\$ 176,128
Spring Mill Station	\$ 1,200,100
Union Square	\$ 19,455
Wheeler Landing	\$ 245,504
Total of Revenue from TIF	\$ 11,700,536

Year-End Fund Balances by TIF

The Year-End Fund Balance by TIF, that follows on the next page, reports the consolidated fund balance statement by each TIF (fund).

WESTFIELD REDEVELOPMENT COMMISSION

Summary of Fund Cash & Investment Balances

Fund No.	Fund Name	December 2023		December 2024	
301	Eastside	\$	737,899	\$	1,672,031
302	Aurora		512,570		772,849
303	Lantern Commons		-		-
304	Southside		-		-
305	Grand Junction		1,406,146		2,117,264
306	Osborne Trails		-		431,554
308	Osborne Trails South		-		39,522
309	Eagletown		536,373		1,034,425
310	SEP		214,443		291,618
311	Spring Mill Centre		-		-
314	Spring Mill Station SWC		-		13,080
316	Mainstreet		424,771		759,770
317	146th St		3,209,787		3,954,622
318	Gigabit		-		(0.02)
319	Spring Mill Station		2,088,306		3,380,627
324	Eagletown DSR		354,118		358,936
327	Union Square		9,605		28,360
328	Wheeler Landing		83,591		99,580
Total Fund Cash & Investment Balances:		\$	9,577,608	\$	14,954,237

I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

March 17, 2025

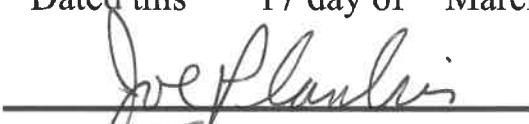
Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

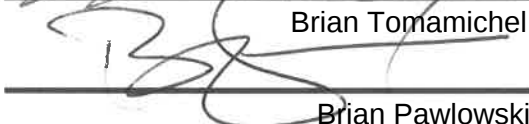
CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 2 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$84,569.24 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 17 day of March, 2025



Joe Plankis


Brian Tomamichel


Brian Pawlowski

Absent
Jon Dartt

Absent
Larry Kemper

Signatures of Governing Board

Approved by State Board of Accounts for the City of Westfield, 2013

Purchase Invoice Register

City of Westfield

Report Date Range: 02/13/25..03/12/25

3/12/2025 3:45 PM

Page 1 of 2

WESTFIELD/DTOLLEY

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
244 Redevelopment District Capital									
RDC									
VEN012262	GANGGANG	APP125777	3/12/2025	244018349	REDEVELOP DISTRICT	Jersey St	6,666.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Ambrose	660.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	BW Jersey	110.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Carnilla	220.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Fire Station	3,067.50		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	General	3,562.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Gr Millen	2,150.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Gr Park	3,025.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Gr South	730.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Gr Univ	165.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Ham Cross	330.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Latern	55.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	North	110.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Park St	1,210.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Pilot	127.50		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	SpringMill	55.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Towne Run	55.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Feb services	110.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Union	1,762.50		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Feb services	55.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Village Park	55.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Wheeler	55.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Wood Wind	1,540.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Card	385.00		
VEN011751	Wallack Somers and Haas PC	APP125794	3/12/2025	244018330	REDEVELOP DISTRICT	Edgerock	6,160.00		
VEN006811	HWC Engineering	APP125795	3/12/2025	244018349	REDEVELOP DISTRICT	Ice Fac	55.00		
VEN012262	GANGGANG	APP125796	3/12/2025	244018349	REDEVELOP DISTRICT	GP Master Plan	12,825.00		
VEN005661	Barnes and Thornburg LLP	APP125797	3/12/2025	244018349	REDEVELOP DISTRICT	Feb services	6,666.00		
VEN005661	Barnes and Thornburg LLP	APP125797	3/12/2025	244018349	REDEVELOP DISTRICT	Jan services	910.00		
VEN005661	Barnes and Thornburg LLP	APP125797	3/12/2025	244018349	REDEVELOP DISTRICT	Jan services	845.00		
VEN005897	Hamilton County Reporter	APP125798	3/12/2025	244018349	REDEVELOP DISTRICT	Jan services	975.00		
						Notice	18.74		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/13/25..03/12/25

3/12/2025 3:45 PM

Page 2 of 2

WESTFIELD/DTOLLEY

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
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Fund No. Fund Name
244 Redevelopment District Capital

RDC									
VEN012335	Loughheed Engineering Inc	APP125799	3/12/2025	244018349	REDEVELOP DISTRICT	191st St	1,650.00		
VEN001611	PSI Engineering	APP125800	3/12/2025	244018349	REDEVELOP DISTRICT	GP Master Plan	2,200.00		
VEN011785	Speck Dempsey LLC	APP125801	3/12/2025	244018349	REDEVELOP DISTRICT	GP Master Plan	16,000.00		
VEN001881	Taft Stettinius and Hollister	APP125802	3/12/2025	244018330	REDEVELOP DISTRICT	Jan services	3,436.50		
VEN001881	Taft Stettinius and Hollister	APP125802	3/12/2025	244018330	REDEVELOP DISTRICT	Jan services	3,758.50		
VEN001881	Taft Stettinius and Hollister	APP125818	3/12/2025	244018330	REDEVELOP DISTRICT	Jan services GP	2,809.00		
Subtotal for RDC							84,569.24		
Subtotal for Fund 244 Redevelopment District Capital							84,569.24		
Posted Invoices Total							84,569.24		

Credit Memos									
Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount		

Credit Memo Total

GANG GANG INVOICE

TO
City of Westfield
Attn: David Brock
2728 E. 171st Street
Indianapolis, IN 46074

DESCRIPTION	AMOUNT
Phase 1: Discovery + Ideation - Research - Site Tours - Artist Brainstorm - Curatorial Consulting	\$6,666
Please make all checks payable to GANGGANG.	
TOTAL	\$6,666

Invoice **#2252**
Date: **1.17.25**

GANGGANG
Phone: 463-206-1032
Email: finance@ganggangculture.com

Please remit checks to:
GANGGANG
615 N. Alabama St.
Suite 300
Indianapolis, IN 46204



City of Westfield

Billing Statement Summary

February 28, 2025

BARRY Z. WALLACK
MICHAEL S. WALLACK
HARRY E. TODD
RYAN R. WILMERING
ADAM W. COLLINS
KATIE WELCH RABICK

GEORGE W. SOMERS
EMERITUS

KARL P. HAAS
(1960-2017)

24004
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24000
24021
24022

Matter	Invoice Date	Invoice #	Current Fees	30 Days	Total Due
COW-Ambrose	03/06/2025	37349	\$660.00		\$660.00
COW-BWJersey	03/06/2025	37350	\$110.00		110.00
COW-Camilla	03/06/2025	37351	\$220.00		\$220.00
COW-Card	03/06/2025	37352	\$385.00		\$385.00
COW-Edgerock	03/06/2025	37353	\$6,160.00		\$6,160.00
COW-FireStat	03/06/2025	37354	\$3,067.50		\$3,067.50
COW-General	03/06/2025	37355	\$3,562.00		\$3,562.00
COW-GrMillen	03/06/2025	37356	\$2,150.00		\$2,150.00
COW-GrPark	03/06/2025	37357	\$3,025.00		\$3,025.00
COW-GrPSouth	03/06/2025	37358	\$730.00		\$730.00
COW-GrUniv	03/06/2025	37359	\$165.00		\$165.00
COW-Ham Cross	03/06/2025	37360	\$330.00		\$330.00
COW-IceFac	03/06/2025	37361	\$55.00		\$55.00
COW-Latern	03/06/2025	37362	\$55.00		\$55.00
COW-Northpoi	03/06/2025	37363	\$110.00		\$110.00
COW-ParkSt	03/06/2025	37364	\$1,210.00		\$1,210.00
COW-PILOT	03/06/2025	37365	\$127.50		\$127.50
COW-SpringMill	03/06/2025	37366	\$55.00		\$55.00
COW-TowneRun	03/06/2025	37367	\$55.00		\$55.00
	03/06/2025	37368	\$110.00		\$110.00
COW-Union	03/06/2025	37369	\$1,762.50		\$1,762.50
	03/06/2025	37370	\$55.00		\$55.00
COW-VillagePark	03/06/2025	37371	\$55.00		\$55.00
COW-Wheeler	03/06/2025	37372	\$55.00		\$55.00
COW-WoodWind	03/06/2025	37373	\$1,540.00		\$1,540.00
		Totals:	\$25,809.50		\$25,809.50

One Indiana Square, Suite 2300
Indianapolis, Indiana 46204
www.WSHLaw.com

Tel: 317.231.9000

Fax: 317.231.9900



Confidence in the built environment
601 South 3rd Street
Terre Haute, Indiana 47807
www.hwcengineering.com

Westfield Redevelopment Commission
2728 E 171st St.
Westfield, IN 46074

February 28, 2025
Invoice No: 2025-015-S - 0000001

Project 2025-015-S Westfield RC-17 Ac-Grand Park Tract

Professional Services from January 27, 2025 to February 23, 2025

Phase 10 ALTA & Topo Survey*LS

Fee

Total Fee	13,500.00		
Percent Complete	95.00	Total Earned	12,825.00
		Previous Fee Billing	0.00
		Current Fee Billing	12,825.00
		Total Fee	12,825.00
		Total this Phase	\$12,825.00
		Total this Invoice	\$12,825.00

Billings to Date

	Current	Prior	Total
Fee	12,825.00	0.00	12,825.00
Totals	12,825.00	0.00	12,825.00

Indianapolis | Hammond | Lafayette | Muncie | New Albany | Terre Haute
www.hwcengineering.com

IMPORTANT NOTICE: We will never ask for payment to be made by ACH or Wire. Please send payment by check to above address.

Thank you!



INVOICE

TO

City of Westfield

Attn: David Brock

2728 E. 171st Street

Indianapolis, IN 46074

DESCRIPTION	AMOUNT
February Services: - Phase 1 - Discovery + Ideation - Kick-off Mtg Completed - 2/25 - Tour Scheduled - 3/6	\$6,666
Please make all checks payable to GANGGANG.	
TOTAL	\$6,666

Invoice **#2265**

Date: **3.3.2025**

GANGGANG

Phone: 463-206-1032

Email: finance@ganggangculture.com

Please remit checks to:

GANGGANG

615 N. Alabama Street Ste 300

Indianapolis, IN 46204

BARNES & THORNBURG LLP
11 South Meridian Street
Indianapolis, Indiana 46204 U.S.A.
E.I.N. 35-0900596
(317) 236-1313

WESTFIELD REDEVELOPMENT COMMISSION
JENELL FAIRMAN, EXECUTIVE DIRECTOR
2728 E 171ST ST.
WESTFIELD, IN 46074
JFAIRMAN@WESTFIELD.IN.GOV;
RBAKER@WESTFIELD.IN.GOV

Invoice 3377456
February 18, 2025
Brian L. Burdick
00099516-00000001
Page 2

PAYABLE UPON RECEIPT

00099516-00000001

REDEVELOPMENT MATTERS

For legal services rendered in connection with the above matter for the period ending January 31, 2025 as described on the attached detail.

Fees for Services	\$	<u>2,730.00</u>
Total This Invoice	\$	2,730.00



136 S. 9th Street, Suite 12
Noblesville, IN 46060

Invoice

Date	Invoice#
2/17/2025	R 5699

Bill To

City of Westfield
130 Penn St.
Westfield, IN 46074
ATTN: David Brock

Description	Amount
RESIDENTIAL HOUSING DEVELOPMENT PROGRAM Ad Ran: 2/14/2025 2/17/2025 PLEASE INCLUDE YOUR INVOICE NUMBER (R5699) ON YOUR CHECK	\$18.74

Total	\$18.74
Amount Paid	\$0.00
Balance Due	\$18.74

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield
(Governmental Unit)

To... Hamilton County Reporter Newspaper
136 S. 9th Street, Suite 12
Noblesville, IN 46060

Hamilton County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

.....19..... lines,2..... columns wide equals38..... equivalent lines at0.49307..... cents per line

\$18.74

Additional charges for notices containing rule or tabular work (50 per cent of above amount)

\$0.00

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

\$18.74

TOTAL AMOUNT OF CLAIM

DATA FOR COMPUTING COST

Width of single column in picas.....9.375.....

Size of type.....7.....point.

Number of insertions.....1.....

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper1..... times. The dates of publication being as follows:

2/14/2025

2/17/2025

Additionally, the statement checked below is true and correct:

..... Newspaper does not have a Web site.

☒ Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.

..... Newspaper has a Web site, but due to technical problem or error, public notice was posted on

..... Newspaper has a Web site but refuses to post the public notice.

Date Monday, February 17, 2025

Title..... Public Notice Advertising

R 5699

Lougheed Engineering, Inc.
 600 E Carmel Dr Ste 100
 Carmel, IN 46032
 +13175900521
 jlougheed@lougheedengineering.com
 www.LougheedEngineering.com



Invoice

BILL TO

Jenell Fairman
 Westfield Redevelopment Commission
 2728 E 171st Street
 Westfield, IN 46074

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1303	02/13/2025	\$1,650.00	03/15/2025	Net 30	
PROJECT	ADDRESS		ENGINEERING SERVICES		
0.396 Acre Portion of Lot	1313 E 191st St, Westfield		Phase I ESA Report		

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/13/2025	Cost per Proposal Phase I ESA Proposal No. 250122 0.4 Acre Portion of Residential Lot 1313 E 191 Street Westfield, IN 46074	1	1,650.00	1,650.00

We greatly appreciate your business!

BALANCE DUE

\$1,650.00



244-018-349
Project Code 24003

INDIANAPOLIS ENV DEPT
INDIANAPOLIS, IN 46268
(317) 876-7723

Federal ID 37-0962090

Professional Service Industries, Inc.
www.psiusa.com

ATTN: Rachel Baker, rbaker
CITY OF WESTFIELD
2728 EAST 171ST STREET
WESTFIELD IN 46074
USA

CITY OF WESTFIELD
2728 EAST 171ST STREET
WESTFIELD IN 46074

Customer #	Purchase Order	Project Number	Date	Invoice #	Page
1228278	24003	00173383	02/13/25	00965914	0001

Project: GRAND PARK REDEVELOPMENT

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
01/28/25	00173383-1	PHASE I ESA SERVICES (EA)	1.00	2,200.00	2,200.00
Invoice Total:					\$2,200.00
Balance Due:					\$2,200.00

TERMS: NET 30 DAYS. A SERVICE CHARGE OF 1.5% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% WILL BE ADDED TO ALL DUE ACCOUNTS. FOR QUESTIONS REGARDING THIS INVOICE, PLEASE CALL THE PHONE NUMBER ABOVE.

To assure proper credit to your account, please return with your check made payable to PSI.

Please mail remittance
to:

Customer #	Invoice #	Project Number	Amount Enclosed
1228278	00965914	00173383	

Professional Service Industries, Inc.
PO Box 74008418
Chicago, IL 60674-8418

Speck Dempsey LLC
257 Walnut Street #1
Brookline, MA 02445 US
info@speckdempsey.com
http://www.speckdempsey.com



INVOICE

BILL TO
City of Westfield, IN / Westfield Redevelopment Commission

INVOICE 1153
DATE 02/11/2025
TERMS Net 30
DUE DATE 03/13/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
12/31/2024	Grand Park Master Planning Effort - *Addendum to Main Contract* Signed 12.20.2024 by Joe Plankis and Jenell Fairman		16,000.00	16,000.00

Payment may be made via check to address on invoice

BALANCE DUE \$16,000.00

244-018-330
Project Code 24012

Taft

Taft Stettinius & Hollister LLP
One Indiana Square, Suite 3500 / Indianapolis, IN 46204-2023
Tel: 317.713.3500 / Fax: 317.713.3699
www.taftlaw.com
FEIN#: 31-0541755

February 18, 2025
Invoice #: 6581911

CITY OF WESTFIELD
Kaitlin Glazier
City Attorney
2728 E 171st Street
WESTFIELD, IN 46074

INVOICE SUMMARY

Client/File No. WES14/GN161 CILE

For professional services rendered and costs advanced through January 31, 2025:

RE: Compound Maple LLC - Condemnation

Professional Services	3,436.50
Costs Advanced	<u>.00</u>
TOTAL THIS INVOICE	3,436.50
Previous Balance	<u>1,948.00</u> Pd 2-19-25
TOTAL BALANCE DUE	<u>5,384.50</u>

DUE UPON RECEIPT

244-010-330
Project Code 24012

Taft/

Taft Stettinius & Hollister LLP
One Indiana Square, Suite 3500 / Indianapolis, IN 46204-2023
Tel: 317.713.3500 / Fax: 317.713.3699
www.taftlaw.com
FEIN#: 31-0541755

February 18, 2025
Invoice #: 6581910

CITY OF WESTFIELD
Kaitlin Glazier
City Attorney
2728 E 171st Street
WESTFIELD, IN 46074

INVOICE SUMMARY

Client/File No. WES14/GN160 CILE

For professional services rendered and costs advanced through January 31, 2025:

RE: Daniel Lee Duffer - Condemnation

Professional Services	3,758.50
Costs Advanced	<u>.00</u>
TOTAL THIS INVOICE	3,758.50
Previous Balance	<u>3,619.00</u> Pd 2-19-25
TOTAL BALANCE DUE	<u>7,377.50</u>

DUE UPON RECEIPT



Taft Stettinius & Hollister LLP
One Indiana Square, Suite 3500 / Indianapolis, IN 46204-2023
Tel: 317.713.3500 / Fax: 317.713.3699
www.taftlaw.com
FEIN#: 31-0541755

February 18, 2025
Invoice #: 6586326

City of Westfield
Kaitlin Glazier
City Attorney
2728 E 171st Street
Westfield, IN 46074

INVOICE SUMMARY

Client/File No. WES14/GN133 CILE

For professional services rendered and costs advanced through January 31, 2025:

RE: Grand Park Transaction

Professional Services	4,777.50
Costs Advanced	<u>58.00</u>
TOTAL THIS INVOICE	4,835.50
Previous Balance	<u>24,153.00</u> Pd 2-19-25
TOTAL BALANCE DUE	<u>28,988.50</u>

DUE UPON RECEIPT

RDC \$2809.00
Corp \$2026.50

Calendar Year 2024 TIF Management Report Westfield, Indiana Redevelopment Commission (Indiana Code 36-7-14-13)

The following report has been prepared on behalf of the Westfield, Indiana Redevelopment Commission in compliance with Indiana Code 36-7-14-13, and it includes information regarding the operating activities of the Commission and its tax increment allocation areas for the calendar year ending December 31, 2024.

Calendar Year 2024 TIF Management Report
Westfield, Indiana Redevelopment Commission
(Indiana Code 36-7-14-13)

<u>Table of Contents</u>	<u>Page</u>
Redevelopment Commission Information	3
Tax Increment Allocation Area - General Information	4
Tax Increment Allocation Area - Financial Information	5 - 6
Residential Tax Increment Allocation Area Information	7
Outstanding Debt Information	8

Note: The parcel lists for each of the Commission's tax increment allocation areas have been attached separately to maintain brevity in the report and legibility of the detailed parcel information.

Calendar Year 2024 TIF Management Report
Westfield, Indiana Redevelopment Commission
(Indiana Code 36-7-14-13)

Redevelopment Commission Information

Commissioners:

Name	Title	Start Date	End Date
Joe Plankis	President	1/1/2024	12/31/2024
Jon Dartt	Vice-President	1/1/2024	12/31/2024
Brian Tomamichel	Secretary	1/1/2024	12/31/2024
Larry Kemper	Member	1/1/2024	12/31/2024
Brian Pawlowski	Member	1/1/2024	12/31/2024
Mike Steele (1)	Non-Voting Member	1/1/2024	12/31/2024

Commissioners Removed during Calendar Year 2024:

Name	Title	Start Date	End Date
N/A	N/A	N/A	N/A

Employees of the Commission:

Name	Title	Compensation
N/A	N/A	N/A

(1) Westfield-Washington School Board representative.

**Calendar Year 2024 TIF Management Report
Westfield, Indiana Redevelopment Commission
(Indiana Code 36-7-14-13)**

Tax Increment Allocation Area - General Information

General Information:

Allocation Area	T-Code	Indiana Code	Function	Description	Established	Expires (1)
Aurora 2	T29702	IC 36-7-14, 25	Economic Development	Original Area	4/30/2008	Pay 2039
Eagletown	T29703	IC 36-7-14, 25	Economic Development	Original Area	5/14/2008	Pay 2039
Grand Junction	T29704	IC 36-7-14, 25	Economic Development	Original Area	7/7/2009	25 Years
Mainstreet	T29706	IC 36-7-14, 25	Economic Development	Expansion Area	8/29/2011	Pay 2038
East Side	T29707	IC 36-7-14, 25	Economic Development	Original Area	2/21/2007	Pay 2038
146th Street	T29708	IC 36-7-14, 25	Economic Development	Original Area	4/25/2013	25 Years
Southside	T29709	IC 36-7-14, 25	Economic Development	Original Area	7/9/2013	25 Years
Spring Mill Station	T29710	IC 36-7-14, 25	Economic Development	Original Area	7/21/2014	25 Years
Spring Mill Station SWC	T29712	IC 36-7-14, 25	Economic Development	Original Area	10/28/2015	25 Years
Wheeler Landing	T29713	IC 36-7-14	Economic Development	Original Area	3/18/2019	Pay 2047
Union Square	T29714	IC 36-7-14, 25	Economic Development	Original Area	11/18/2019	Pay 2048
Spring Mill Centre WF	T29715	IC 36-7-14	Economic Development	Original Area	4/20/2020	Pay 2046
SEP	T29716	IC 36-7-14, 25	Economic Development	Original Area	7/20/2020	Pay 2046
Aurora 3	T29717	IC 36-7-14, 25	Economic Development	Original Area	11/15/2021	25 Years
Front Street	T29718	IC 36-7-14, 25	Economic Development	Original Area	3/21/2022	Pay 2049
Osborne Trails	T29719	IC 36-7-14, 25	Economic Development	Original Area	9/10/2022	25 Years
Osborne Trails South	T29720	IC 36-7-14, 25	Economic Development	Original Area	9/19/2022	25 Years
Gigabit Broadband PP	T29711	IC 36-7-14, 25	Designated Taxpayer	Original Area	12/15/2014	Pay 2041
Towne Run (2)	T29721	IC 36-7-14, 25	Economic Development	Original Area	8/19/2024	25 Years
Park Street (2)	T29722	IC 36-7-14, 25	Economic Development	Original Area	8/19/2024	25 Years
Southpark (2)	T29724	IC 36-7-14, 25	Economic Development	Original Area	9/16/2024	25 Years

(1) Represents the final taxes payable year of revenue collection from the tax increment allocation area. The final distribution will occur in December of the year listed. "25 Years" represents those areas whose expiration is 25 years after the date on which the first obligation payable is incurred where the TIF area has yet to incur an obligation payable, and therefore does not have an expiration date.

(2) Included for informational purposes only. The Towne Run, Park Street, and Southpark Allocation Areas will not generate tax increment until taxes payable year 2025, at the earliest.

Note: The current consensus regarding the legal interpretation of the expiration of tax increment allocation areas is that the expiration date refers to the final year of assessment, and therefore the final year of tax increment revenue collection is the calendar year succeeding the expiration date. For example, for a tax increment allocation area expiring on June 30, 2040, the final year of revenue collection would be taxes payable 2041, with the final distribution occurring in December 2041.

**Calendar Year 2024 TIF Management Report
Westfield, Indiana Redevelopment Commission
(Indiana Code 36-7-14-13)**

Tax Increment Allocation Area - Financial Information

Revenues & Expenditures:

Allocation Area	Revenues	Expenditures
Aurora	\$233,652.04	\$0.00
Eagletown	\$1,603,002.50	\$1,110,210.00
Grand Junction	\$2,962,718.60	\$2,269,131.88
Mainstreet	\$859,056.62	\$829,257.95
East Side	\$2,653,511.80	\$1,726,392.13
146th Street	\$985,314.14	\$400,251.12
Southside	\$0.00	\$0.00
Spring Mill Station	\$1,200,100.14	\$0.00
Spring Mill Station SWC	\$13,079.92	\$0.00
Wheeler Landing	\$335,661.02	\$1,923,453.53
Union Square	\$241,593.94	\$6,696,401.18
Spring Mill Centre	\$10,454.06	\$5,000.00
SEP	\$278,157.12	\$199,742.33
Front Street	\$0.00	\$0.00
Osborne Trails	\$381,843.81	\$0.00
Osborne Trails South	\$89,231.90	\$0.00
Gigabit Broadband PP	\$176,128.32	\$176,677.04
	\$12,023,505.93	\$15,336,517.16

Fund Balances:

Allocation Area	Fund Name	Balance
East Side	301 - Allocation Fund	\$1,655,313.35
Aurora 2	302 - Allocation Fund	\$242,855.62
Front Street	303 - Allocation Fund	\$0.00
Southside	304 - Allocation Fund	\$0.00
Grand Junction	305 - Allocation Fund	\$2,064,222.09
Osborne Trails	306 - Allocation Fund	\$381,843.81
Osborne Trails South	308 - Allocation Fund	\$89,231.90
Eagletown	309 - Allocation Fund	\$996,122.94
SEP	310 - Allocation Fund	\$291,617.86
Spring Mill Centre	311 - Allocation Fund	\$0.00
Front Street	312 - 2023 Bond Fund	\$32.56
Grand Junction	313 - 2023 RDA Bond	\$1,245,934.67
Spring Mill Station SWC	314 - Allocation Fund	\$13,079.92
Mainstreet	316 - Allocation Fund	\$735,215.24
146th Street	317 - Allocation Fund	\$766,800.61
Gigabit Broadband PP	318 - Allocation Fund	\$0.00
Spring Mill Station	319 - Allocation Fund	\$1,671,576.41
Eagletown	324 - Eagletown DSR	\$0.00
Union Square	327 - Allocation Fund	\$28,359.53
Wheeler Landing	328 - Allocation Fund	\$99,579.63
Union Square	332 - 2022 Bond Fund	\$2,067,724.03
SEP	364 - 2020 Construction Fund	\$18.10
SEP	366 - 2020 Bond Fund	\$1,586.61
Spring Mill Centre	368 - 2020 Bond Skg Fund	\$5,476.98
Wheeler Landing	370 - 2021A Bond Fund	\$5,572.72
Wheeler Landing	373 - 2022B Bond Fund	\$11,016.72
Mainstreet	429 - 2012B Bond Interest	\$812.12
Gigabit	443 - MetroNet Bond Fund	\$173.28

**Calendar Year 2024 TIF Management Report
Westfield, Indiana Redevelopment Commission
(Indiana Code 36-7-14-13)**

Tax Increment Allocation Area - Financial Information (Continued)

Grants & Loans:

Allocation Area	Fund Name	Receiving Entity (1)	Purpose (2)	Amount
Mainstreet Allocation Area	N/A	DWCDC	Parcel Acquisition	\$300,000.00
Eagletown Allocation Area	N/A	DWCDC	Parcel Acquisition	\$300,000.00
Grand Junction Allocation Area	N/A	DWCDC	Parcel Acquisition	\$250,000.00
Eastside Allocation Area	N/A	DWCDC	Parcel Acquisition	\$150,000.00

(1) Downtown Westfield Community Development Corporation.

(2) Combined grant funds from all 4 allocation areas for the purchase of the Jersey Street parcels as authorized by Resolution 06-2024.

Calendar Year 2024 TIF Management Report
Westfield, Indiana Redevelopment Commission
(Indiana Code 36-7-14-13)

Residential Tax Increment Allocation Area Information

General Information:

Allocation Area	No. Homes Built	Avg. Sales Price
Osborne Trails	517	\$404,090 (1)

(1) Represents the average sales price over the 5-year lifetime of the Osborne Trails buildout. The average sales price for 2025 is \$425,000 per Lennar representatives.

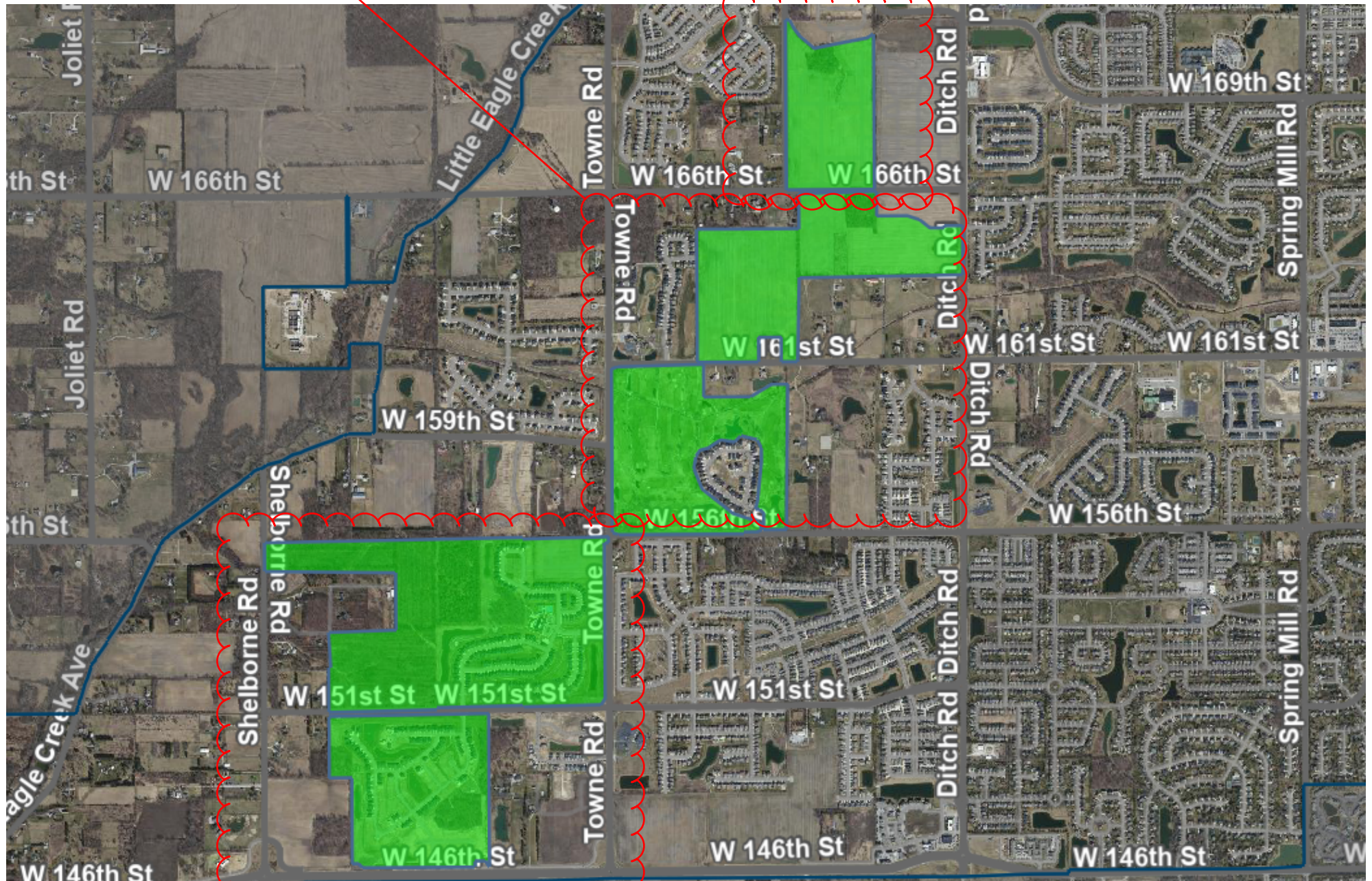
**Calendar Year 2024 TIF Management Report
Westfield, Indiana Redevelopment Commission
(Indiana Code 36-7-14-13)**

	Payment Amount	P&I Outstanding	P&I Paid To-Date	Final Maturity
<u>Outstanding Debt Information</u>				
Mainstreet Allocation Area				
Taxable Economic Development Revenue Bonds, Series 2012B	\$97,970.00	\$1,115,741.00	\$955,738.00	2/1/2036
Gigabit Broadband PP				
Taxable Economic Development Revenue Bonds, Series 2015	\$175,450.00	\$2,723,050.00	\$1,487,512.50	2/1/2040
Eagletown Allocation Area				
Tax Increment Revenue Bonds, Series 2016	\$349,990.00	\$4,381,723.00	\$2,635,509.00	2/1/2037
Grand Junction Allocation Area (1)				
2016 4.5% Senior Secured Note	\$1,786,529.00	\$0.00	\$14,292,228.00	7/15/2041
Lease Rental Bonds of 2024	\$877,000.00	\$28,714,620.00	\$871,368.00	7/15/2041
Local Income Tax Lease Rental Revenue Bonds, Series 2023 (GJ Plaza)	\$1,204,000.00	\$43,181,160.00	\$2,402,313.00	1/1/2043
Eastside Allocation Area (2)				
Tax Increment Refunding Revenue Bonds of 2017	\$610,123.00	\$3,344,195.00	\$3,185,685.00	2/1/2030
Local Income Tax Lease Rental Revenue Bonds, Series 2018	\$1,734,849.00	\$29,400,373.00	\$9,546,311.00	1/1/2041
Spring Mill Centre Allocation Area (3)				
Taxable Economic Development Revenue Bonds, Series 2020 (Spring Mill Centre Project)	\$60,000.00	\$1,847,600.00	\$237,000.00	8/1/2032
SEP Allocation Area (3)				
Taxable Economic Development Tax Increment Revenue Bonds, Series 2020 (SEP Project)	\$249,500.00	\$5,244,750.00	\$778,042.00	8/1/2045
Wheeler Landing Allocation Area (3)				
Taxable Economic Development Tax Increment Revenue Bonds, Series 2021A	\$173,250.00	\$10,405,200.00	\$173,250.00	2/1/2046
Taxable Economic Development Subordinate Tax Increment Revenue Bonds, Series 2022	\$123,750.00	\$3,275,600.00	\$309,375.00	2/1/2029
Union Square Allocation Area				
Taxable Economic Development Lease Rental Revenue Bonds, Series 2022 (Union Square Project)	\$661,500.00	\$21,891,025.00	\$1,164,975.00	7/1/2047
Front Street Allocation Area (formerly Lantern Commons)				
Taxable Economic Development Tax Increment Revenue Bonds, Series 2023 (Front Street Project)	\$196,866.00	\$22,540,336.00	\$196,866.00	2/1/2048

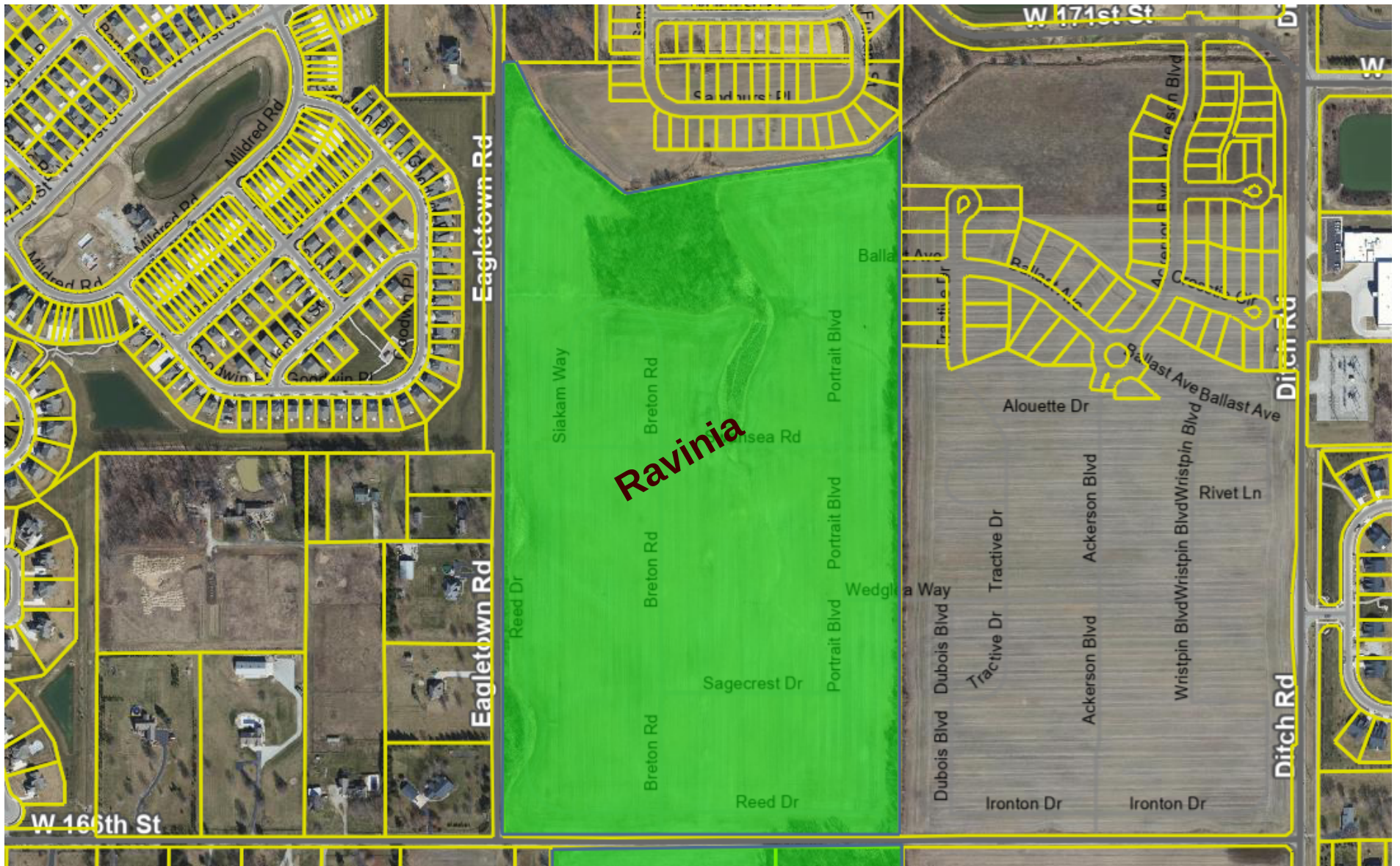
- (1) The 2024 Lease Rental Bonds were issued to advance refund the 2016 4.5% Senior Secured Note. The payments for the 2024 Lease Rental Bonds and the 2023 LIT bonds were originally budgeted to be paid from tax increment, but were actually paid from Westfield's additional appropriation as authorized by Ordinance 24-32. The principal and interest payment on the 2024 Lease Rental Bonds was \$871,368. \$877,000 is the lease rental payment.
- (2) The 2018 LIT Bonds were originally budgeted to be paid from tax increment, but were actually paid from the city of Westfield's additional appropriation.
- (3) The RDC has no obligation to cover the shortfall should the pledge of tax increment revenue be insufficient.

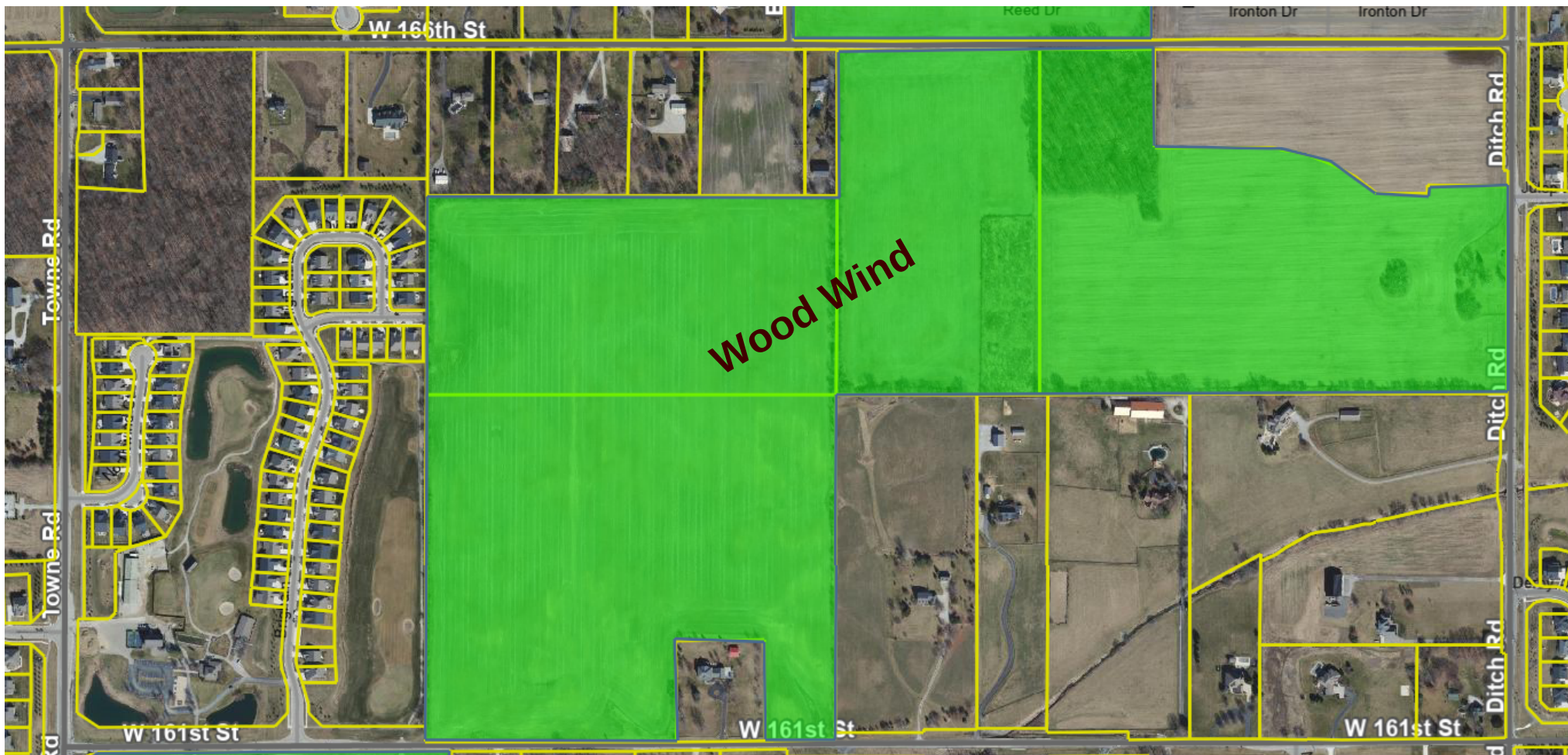
Wood Wind

Ravinia

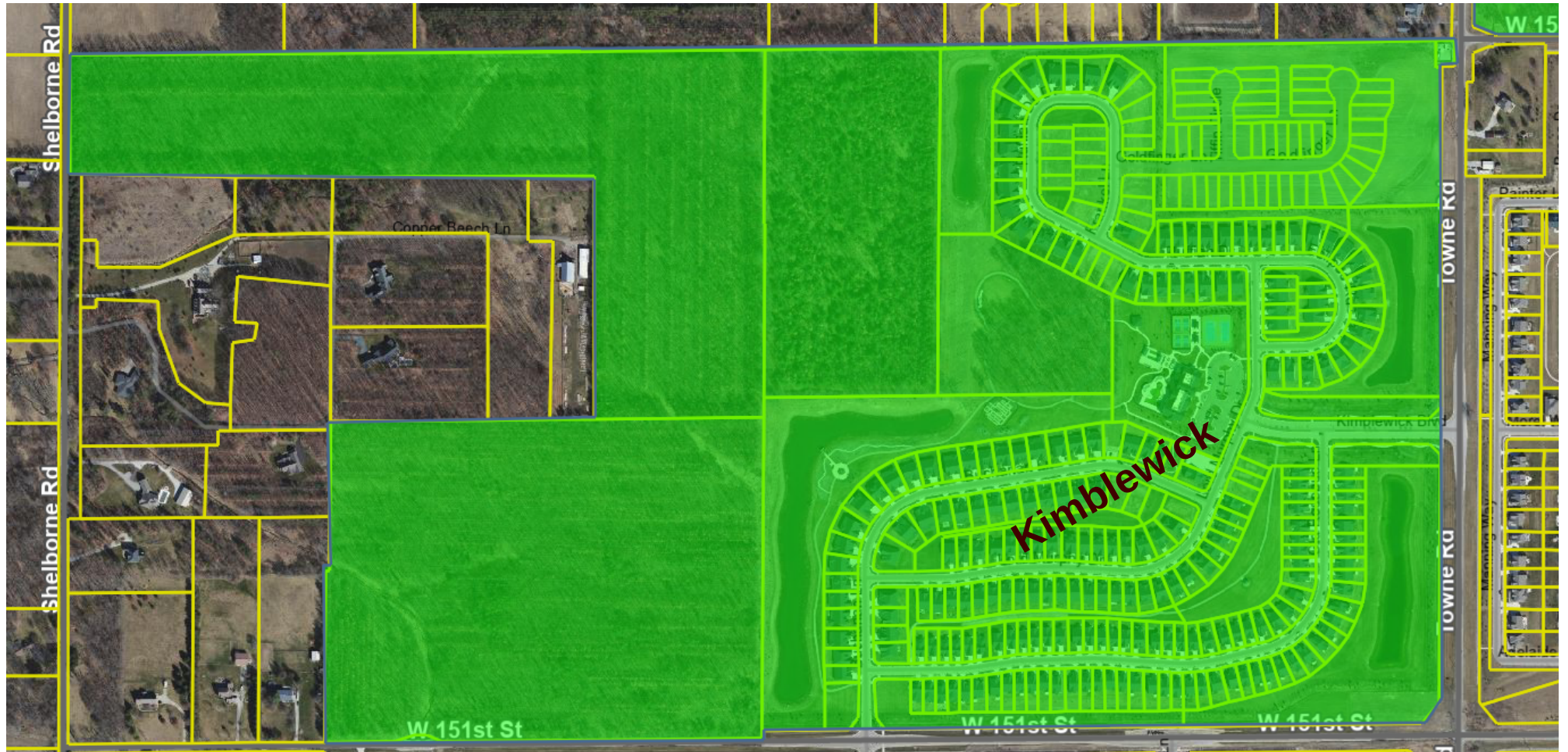


Kimblewick











RESOLUTION NO. 08-2025

A RESOLUTION OF THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION APPROVING THE FORM OF A PROPOSED LEASE WITH THE CITY OF WESTFIELD REDEVELOPMENT AUTHORITY RELATING TO THE GRAND PARK DISTRICT PROJECTS, AND AUTHORIZING CERTAIN MATTERS RELATED THERETO

WHEREAS, the City of Westfield Redevelopment Commission (the “Commission”), as the governing body for the City of Westfield Redevelopment Department and the City of Westfield Redevelopment District (the “District”), exists and operates under the provisions of Indiana Code 36-7-14, as amended from time to time (the “Act”); and

WHEREAS, the Commission has given consideration to undertaking certain local public improvement projects in the District consisting of (i) the acquisition of certain real property to be used by the Commission in furthering the development of the Grand Park District within the City of Westfield, Indiana (the “City”), and (ii) the design, acquisition, construction, installation and equipping of a new parking garage and related facilities to serve and benefit the Grand Park District of the City (collectively, the “Projects”); and

WHEREAS, the Commission has given consideration to (i) financing the cost of funding all or any portion of the costs of the Projects and related expenses; and (ii) pay costs incurred in connection with the issuance of certain bonds, including, if necessary, paying capitalized interest, funding a debt service reserve fund and/or paying the premiums for any credit enhancement or credit facility purchased in connection with such financing; and

WHEREAS, the Commission, being duly advised, now finds that it is in the best interests of the City and its citizens for the purpose of financing all or any portion of the costs of the Projects and other costs set forth above, to enter into negotiations with the City of Westfield Redevelopment Authority (the “Authority”) to enter into a lease (the “Lease”) with the Authority, as lessee, for all or a portion of certain existing roads and streets within the City, which are described in Exhibit B to the proposed Lease (the “Leased Premises”), in order to provide for increased redevelopment and economic development and job creation opportunities for the residents of the City; and

WHEREAS, the form of the proposed Lease has been presented to the Commission at this public meeting; and

WHEREAS, pursuant to Section 25.2 of the Act, the Commission may, only after a public hearing by the Commission at which all interested parties are provided the opportunity to be heard, adopt a resolution authorizing the execution of the proposed Lease on behalf of the City if it finds that the service to be provided throughout the term of the proposed Lease will serve the public purpose of the City and is in the best interests of its residents, and that the Lease rentals provided for are fair and reasonable; and

WHEREAS, the Commission expects that the Authority will adopt a resolution indicating its intent to issue one or more series of its lease rental revenue bonds (or, pending the issuance of such bonds, one or more series of its bond anticipation notes), all or any portion of which may be taxable or tax-exempt for federal income tax purposes, in the maximum original principal amount of \$40,000,000, to provide funds for the purposes of: (a) financing the acquisition by the Authority

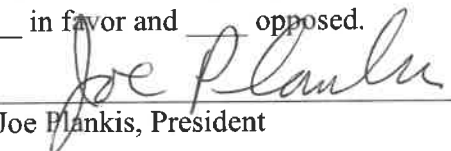
from the City of all or any portion of the Leased Premises, and the use by the Commission, on behalf of the City, of the proceeds of such sale to finance or reimburse the costs of the Projects, and (b) paying all costs incurred on account of or in connection with the issuance and sale thereof, including the premiums for any credit enhancement or credit facility purchased in connection with the issuance of such bonds;

NOW, THEREFORE, BE IT RESOLVED by the City of Westfield Redevelopment Commission, as follows:

1. The Commission hereby preliminarily approves the proposed Lease between the Authority and the Commission in the form presented at this public meeting. The Commission hereby sets the public hearing on the Lease for Monday, April 21, 2025, at 6:00 p.m. in the Council Chambers of City Hall, which is located at 130 Penn Street, Westfield, Indiana, or at such other time and/or place as any officer of the Commission shall determine. The Commission hereby authorizes the publication of a notice of the public hearing on the Lease pursuant to applicable Indiana law and in the form authorized by any officer of the Commission.

2. This Resolution shall take effect, and be in full force and effect, upon passage and approval by the Commission, in conformance with applicable law.

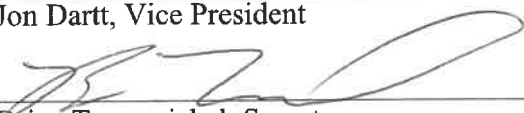
DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 17th day of March, 2025, by a vote of ____ in favor and ____ opposed.



Joe Plankis, President

Absent

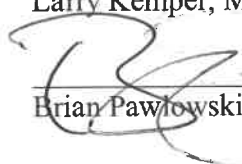
Jon Dartt, Vice President



Brian Tomamichel, Secretary

Absent

Larry Kemper, Member



Brian Pawlowski, Member

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 09-2025**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC
DEVELOPMENT PLAN FOR THE EAST SIDE
ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Westfield Redevelopment Commission (the “Commission”) pursuant to IC 36-7-14 (the “Act”) serves as the governing body of the City of Westfield Redevelopment District (the “District”); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) which established and expanded an economic development area known as the “East Side Economic Development Area” (the “Area”), designated and expanded a portion of the Area as an allocation area known as the “East Side Economic Development Allocation Area” pursuant to Section 39 of the Act (the “Existing Allocation Area”), and approved and amended a development plan for the Area (the “Plan”) pursuant to the Act; and

WHEREAS, the Commission now desires to further amend the Declaratory Resolution and Plan in order to (i) remove the parcel identified on Exhibit A hereto from the Existing Allocation Area, (ii) designate the area identified on Exhibit B hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the “Grand Millennium Center – Lot A Allocation Area,” (ii) designate the area identified on Exhibit C hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the “Grand Millennium Center – Lot B Allocation Area,” (iii) designate the area identified on Exhibit D hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the “Grand Millennium Center – Lot C Allocation Area,” and (iv) adopt a supplement to the Plan attached hereto as Exhibit E (the “2025 Plan Supplement”) (clauses (i) through and including (iv), collectively, the “2025 Amendments”); and

WHEREAS, the 2025 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of “economic development areas” and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17, 39, 41 and 43 of the Act to the 2025 Amendments; and

WHEREAS, the Commission now desires to approve the 2025 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Westfield Redevelopment Commission, governing body of the City of Westfield Redevelopment District, as follows:

1. The Commission hereby finds that the 2025 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Westfield, Indiana (the “City”), the attraction of major new business enterprises to the City, the retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the “State”), and serving to protect and increase property values in the City and the State.

2. The Commission hereby finds that the Plan, as amended by the 2025 Plan Supplement, cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of the lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2025 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Area as provided in the 2025 Amendments and to continue to develop the Area, as amended the 2025 Amendments, under the Act.

5. The accomplishment of the 2025 Plan Supplement for the Grand Millennium Center – Lot A Allocation Area, the Grand Millennium Center – Lot B Allocation Area, and the Grand Millennium Center – Lot C Allocation Area (collectively, the “Grand Millennium Center Allocation Areas”) will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2025 Plan Supplement, conform to the comprehensive plan of development for the City.

7. The 2025 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 7 above, the Commission hereby adopts the specific findings set forth in the 2025 Plan Supplement.

10. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area, as amended by the 2025 Amendments.

11. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, as amended by the 2025 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

12. The 2025 Amendments are hereby in all respects approved.

13. The area described in Exhibit B is hereby designated as a separate “allocation area” pursuant to Section 39 of the Act to be known as the “Grand Millennium Center – Lot A Allocation Area,” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under Ind. Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Grand Millennium Center – Lot A Allocation Area hereby designated as the “Grand Millennium Center – Lot A Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission, except as otherwise permitted by the Act. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

14. The area described in Exhibit C is hereby designated as a separate “allocation area” pursuant to Section 39 of the Act to be known as the “Grand Millennium Center – Lot B Allocation Area,” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under Ind. Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Grand Millennium Center – Lot B Allocation Area hereby designated as the “Grand Millennium Center – Lot B Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4)

of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission, except as otherwise permitted by the Act. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

15. The area described in Exhibit D is hereby designated as a separate “allocation area” pursuant to Section 39 of the Act to be known as the “Grand Millennium Center – Lot C Allocation Area,” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under Ind. Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Grand Millennium Center – Lot C Allocation Area hereby designated as the “Grand Millennium Center – Lot C Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission, except as otherwise permitted by the Act. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

16. The foregoing allocation provisions shall apply to each of the Grand Millennium Center Allocation Areas, respectively. The Commission hereby finds that the adoption of these allocation provisions will result in new property taxes in each of the Grand Millennium Center Allocation Areas that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit E. The base assessment date for each of the Allocation Areas is January 1, 2025.

17. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provision herein relating to each of the respective Grand Millennium Center Allocation Areas shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from each of the respective Grand Millennium Center Allocation Areas. For the avoidance of doubt, it is to be understood that the twenty-five (25) year expiration date shall be applied independently and separately for each of the Grand Millennium Center Allocation Areas.

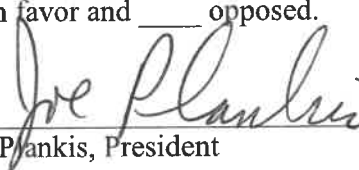
18. This Resolution, together with any supporting data, shall be submitted to the City of Westfield Plan Commission (the “Plan Commission”) and the Common Council of the City (the

“Council”) as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

19. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

20. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 17th day of March, 2025, by a vote of ____ in favor and ____ opposed.



Joe Plankis, President

Absent

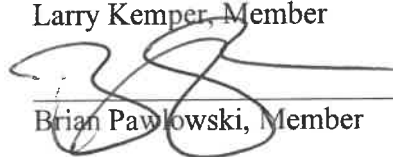
Jon Dartt, Vice President



Brian Tomamichel, Secretary

Absent

Larry Kemper, Member



Brian Pawlowski, Member

EXHIBIT A

Parcel Removed from the Existing East Side Allocation Area

The following parcel is removed from the existing East Side Allocation Area, and is shown in the blue-bordered area on the map attached hereto.

PARCEL ID NUMBER:

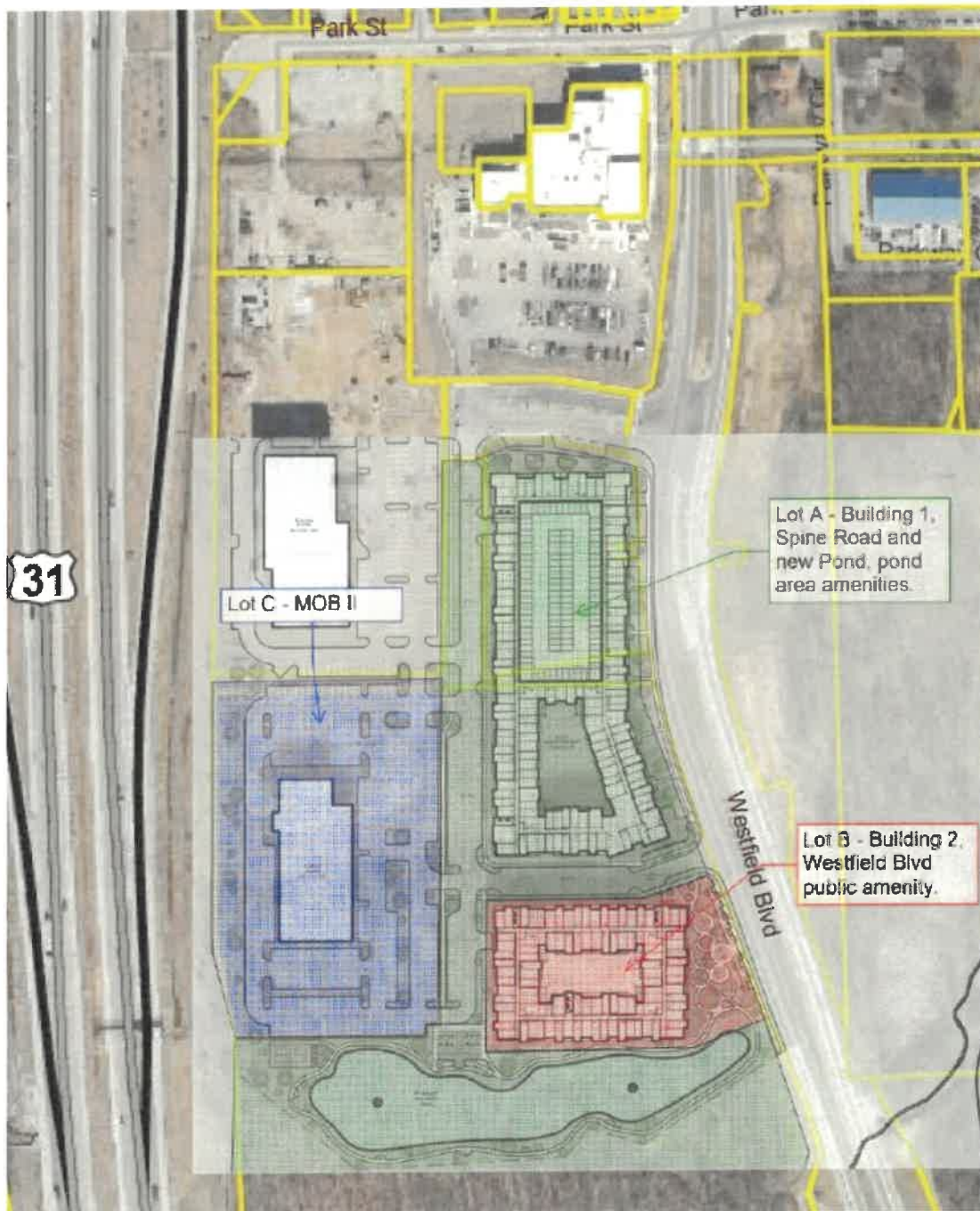
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EXHIBIT B

Grand Millennium Center – Lot A Allocation Area

The Grand Millennium Center – Lot A Allocation Area consists of the territory in the green-shaded area below, which is located south of the existing Westfield Washington Public Library (at 17400 Westfield Boulevard) and is bounded by US Highway 31 on the west and Westfield Boulevard on the east. The parcel identification number or numbers for the Grand Millennium Center – Lot A Allocation Area shall be determined and provided to the Hamilton County Auditor's within thirty (30) days after the Commission takes final action on this resolution.



PROPOSED "LOT A"

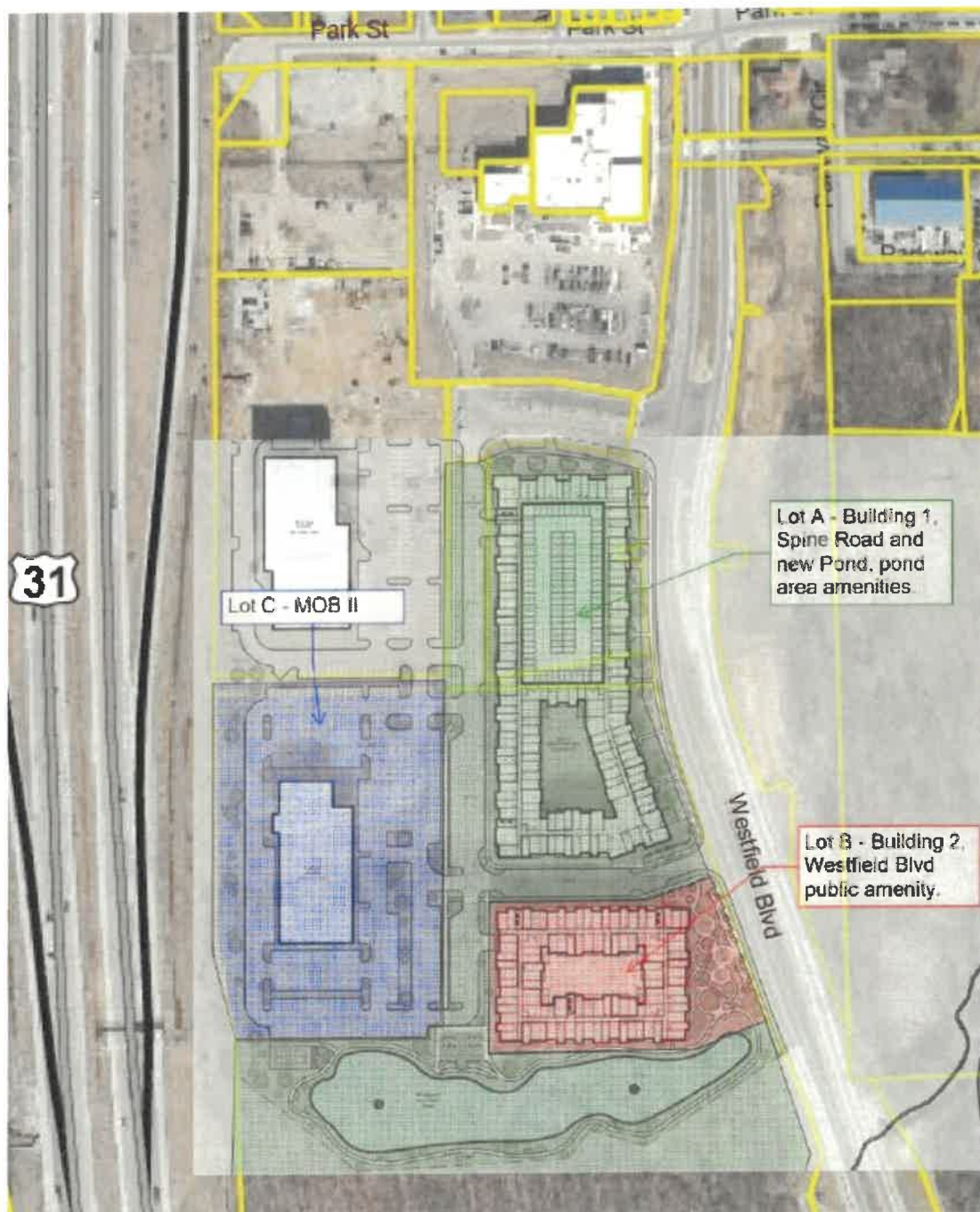
Common Area B and a part of Block A in Secondary Plat for Grand Millennium, a Subdivision of a part of the northeast quarter and Southeast Quarter of Section 1, Township 18 North, Range 3 East, according to the plat thereof recorded December 07, 2022, as document 2022057711, City of Westfield, Hamilton County, Indiana, more particularly described as follows:

Beginning at the southwest corner of said Block A: thence North 2 degrees 17 minutes 23 seconds West 339.78 feet along the western boundary of said Block A; thence North 89 degrees 35 minutes 53 seconds East 291.40 feet; thence North 0 degrees 57 minutes 21 seconds East 16.11 feet; thence North 90 degrees 0 minutes 0 seconds East 19.67 feet; thence North 0 degrees 24 minutes 52 seconds West 512.22 feet to the southeast corner of Lot 3 in said Grand Millennium Subdivision; thence North 0 degrees 8 minutes 37 seconds East 312.98 feet along the east line of said Lot 3; to the southwest corner of Common Area "A" in said subdivision; thence along the southern boundary of said Common Area "A" the following five (5) courses: 1) South 89 degrees 51 minutes 23 seconds East 59.00 feet; 2) Northeasterly 39.14 feet along an arc to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of North 44 degrees 59 minutes 41 seconds East and a length of 35.26 feet; 3) North 89 degrees 50 minutes 45 seconds East 53.87 feet; 4) Easterly 20.41 feet along an arc to the right having a radius of 110.50 feet and subtended by a long chord having a bearing of South 84 degrees 51 minutes 45 seconds East and a length of 20.38 feet; 5) South 79 degrees 34 minutes 16 seconds East 102.37 feet to the westerly right-of-way line of Westfield Boulevard; thence along said westerly right-of-way the following two (2) courses: thence Southeasterly 34.05 feet along an arc to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of South 40 degrees 32 minutes 51 seconds East and a length of 31.48 feet; thence South 01 degree 31 minutes 26 seconds East 112.02 feet; thence South 5 degrees 18 minutes 18 seconds East 16.05 feet; thence along said westerly right-of-way the following two (2) courses: thence Southerly 283.31 feet along an arc to the left having a radius of 851.50 feet and subtended by a long chord having a bearing of South 9 degrees 30 minutes 08 seconds East and a length of 282.01 feet; thence South 19 degrees 2 minutes 2 seconds East 193.37 feet; thence South 71 degrees 0 minutes 35 seconds West 92.88 feet; thence South 90 degrees 0 minutes 0 seconds West 233.93 feet; thence South 0 degrees 24 minutes 52 seconds East 224.87 feet; thence North 89 degrees 31 minutes 56 seconds East 304.34 feet; thence North 68 degrees 4 minutes 21 seconds East 99.39 feet to the westerly right-of-way line of said Westfield Boulevard; thence along said westerly right-of-way the following five (5) courses: 1) South 23 degrees 01 minute 34 seconds East 132.45 feet; 2) South 19 degrees 2 minutes 2 seconds East 79.70 feet; 3) South 22 degrees 44 minutes 30 seconds West 67.05 feet; 4) South 19 degrees 2 minutes 2 seconds East 45.00 feet; 5) South 53 degrees 3 minutes 11 seconds East 53.88 feet to the southeast corner of said Block A; thence South 88 degrees 21 minutes 16 seconds West 874.54 feet along the south line of said Block A to the point of beginning and containing 11.14 acres, more or less.

EXHIBIT C

Grand Millennium Center – Lot B Allocation Area

The Grand Millennium Center – Lot B Allocation Area consists of the territory in the pink-shaded area below, which is located south of the existing Westfield Washington Public Library (at 17400 Westfield Boulevard) and is bounded by US Highway 31 on the west and Westfield Boulevard on the east. The parcel identification number or numbers for the Grand Millennium Center – Lot B Allocation Area shall be determined and provided to the Hamilton County Auditor's within thirty (30) days after the Commission takes final action on this resolution.



PROPOSED "LOT B"

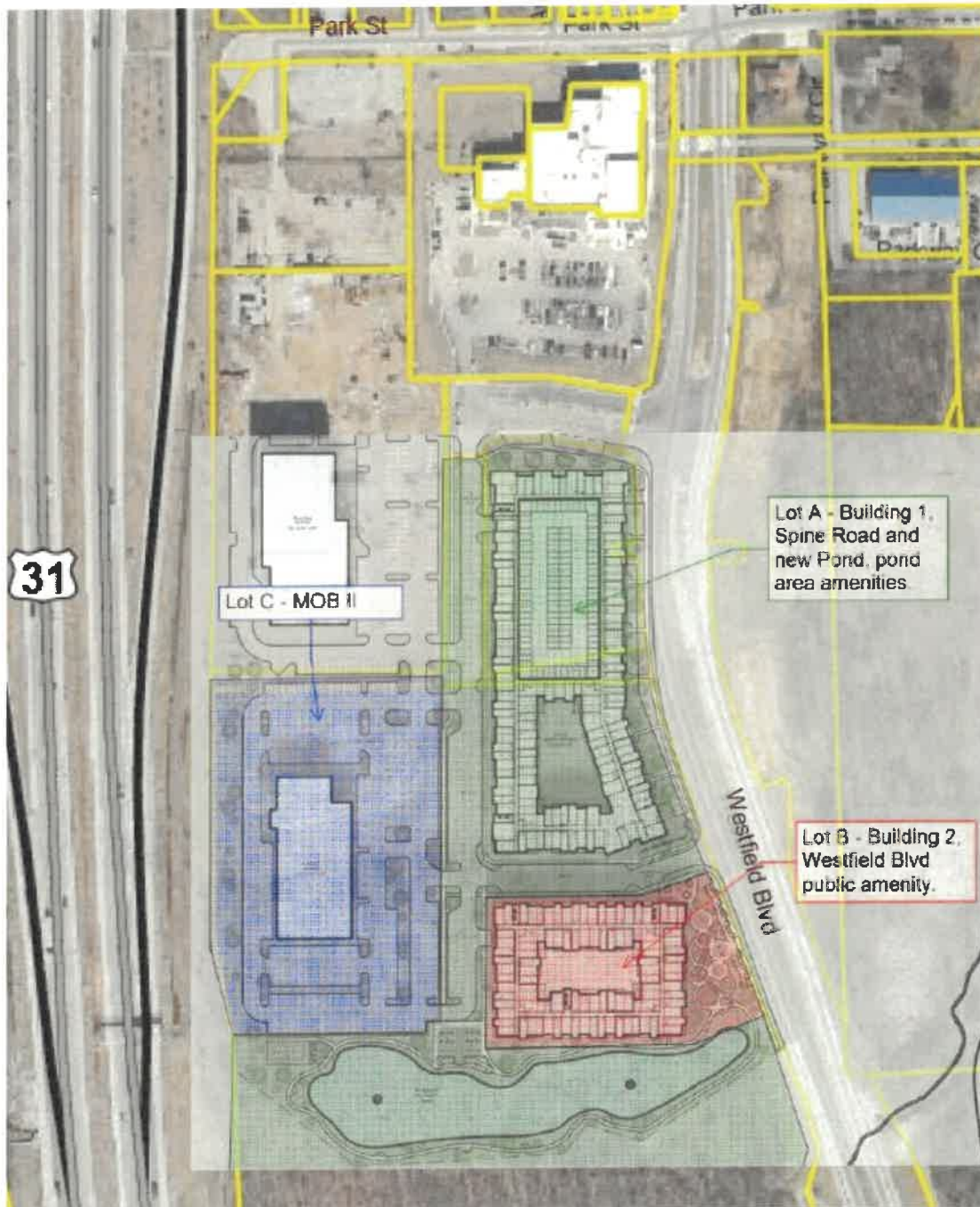
A part of Block A in Secondary Plat for Grand Millennium, a Subdivision of a part of the northeast quarter and Southeast Quarter of Section 1, Township 18 North, Range 3 East, according to the plat thereof recorded December 07, 2022, as document 2022057711, City of Westfield, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said Block A: thence along the westerly right-of-way line of Westfield Boulevard the following five (5) courses: 1) North 53 degrees 3 minutes 11 seconds West 53.88 feet; 2) North 19 degrees 2 minutes 2 seconds West 45.00 feet; 3) North 22 degrees 44 minutes 30 seconds East 67.05 feet; 4) North 19 degrees 2 minutes 2 seconds West 79.70 feet; 5) North 23 degrees 01 minute 34 seconds West 132.45 feet to the point of beginning of this description: thence South 68 degrees 4 minutes 21 seconds West 99.39 feet; thence South 89 degrees 31 minutes 56 seconds West 304.34 feet; thence North 0 degrees 24 minutes 52 seconds West 224.87 feet; thence North 90 degrees 0 minutes 0 seconds East 233.93 feet; thence North 71 degrees 0 minutes 35 seconds East 92.88 feet to the westerly right-of-way line of said Westfield Boulevard; thence along said westerly right-of-way the following two (2) courses: 1) South 19 degrees 2 minutes 2 seconds East 200.75 feet; thence South 23 degrees 01 minute 34 seconds East 27.94 feet to the point of beginning and containing 1.89 acres, more or less.

EXHIBIT D

Grand Millennium Center – Lot C Allocation Area

The Grand Millennium Center – Lot C Allocation Area consists of the territory in the purple-shaded area below, which is located south of the existing Westfield Washington Public Library (at 17400 Westfield Boulevard) and is bounded by US Highway 31 on the west and Westfield Boulevard on the east. The parcel identification number or numbers for the Grand Millennium Center – Lot C Allocation Area shall be determined and provided to the Hamilton County Auditor's within thirty (30) days after the Commission takes final action on this resolution.



PROPOSED "LOT C"

A part of Block A in Secondary Plat for Grand Millennium, a Subdivision of a part of the northeast quarter and Southeast Quarter of Section 1, Township 18 North, Range 3 East, according to the plat thereof recorded December 07, 2022, as document 2022057711, City of Westfield, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of said Block A: thence North 2 degrees 17 minutes 23 seconds West 339.78 feet along the western boundary of said Block A to the point of beginning of this description: thence along said western boundary the following two (2) courses: 1) North 11 degrees 42 minutes 23 seconds West 144.70 feet; 2) North 0 degrees 8 minutes 37 seconds East 389.51 feet to the southwest corner of Lot 3 in said Grand Millennium Subdivision; 1) South 89 degrees 51 minutes 23 seconds East 336.01 feet along the southern boundary of said Lot 3 to the southeast corner thereof; thence South 0 degrees 24 minutes 52 seconds East 512.22 feet; thence South 90 degrees 0 minutes 0 seconds West 19.67 feet; thence South 0 degrees 57 minutes 21 seconds West 16.11 feet; thence South 89 degrees 35 minutes 53 seconds West 291.40 feet to the point of beginning and containing 4.06 acres, more or less.

EXHIBIT E

2025 Plan Supplement

The existing Plan for the Area is hereby supplemented by adding the following project to the Plan:

Grand Millennium Center Projects

CRG Residential LLC or an affiliate thereof (the “Grand Millennium Center Developer”) is developing a 17.1-acre area within the City of Westfield generally described as being bounded by Park Street to the north, Westfield Boulevard to the east, Grassy Branch Creek to the south and U.S. Highway 31 to the west. Such mixed-use development will occur in phases and includes: (i) a new 250,000-square-foot mixed-use building consisting of 200 luxury apartments, 10,000 square-foot retail space, and parking garage consisting of 280 parking spaces, (ii) a new 170,000-square-foot mixed-use building consisting of 140 luxury apartments, 1,200 square-foot retail space, and podium parking consisting of 145 parking spaces, (iii) a new 60,000 square-foot medical office building with 245 surface parking spaces and related infrastructure improvements, with a current estimated total development cost of \$110,000,000 (collectively, the “Grand Millennium Center Development”).

However, due to the lack of adequate local public improvements serving or benefitting the development site, the Commission will undertake all or any portion of the engineering, design, acquisition and/or construction of infrastructure improvements located in or directly benefiting or serving the Grand Millennium Center - Lot A Allocation Area, the Grand Millennium Center - Lot B Allocation Area and the Grand Millennium Center – Lot C Allocation Area (collectively, the “Grand Millennium Center Allocation Areas”), including, but not limited to, land acquisition, storm water improvements, utilities relocation, streetscape and plaza improvements, general site improvements, structured parking and/or road, trail and sidewalk or other local public improvements (collectively the “Grand Millennium Center Projects”). The Grand Millennium Center Projects are estimated to cost the Commission approximately \$24,000,000; however, such estimated costs will be refined as specific details and timing of the Grand Millennium Center Projects are determined. The Grand Millennium Center Projects will support the Grand Millennium Center Development. The Commission anticipates capturing tax increment revenues from the Grand Millennium Center Allocation Areas, and applying such tax increment revenues, either directly or through bonding, to pay or reimburse costs of the Grand Millennium Center Projects. The Commission envisions the possibility of assisting the City in issuing one or more series of bonds payable from tax increment revenues derived from one or more of the Grand Millennium Center Allocation Areas and purchased by the Grand Millennium Center Developer or an affiliate thereof, including bonds issued by the City upon recommendation by the Westfield Economic Development Commission (pursuant to Indiana Code 36-7-11.9 and Indiana Code 36-7-12) to assist in financing the Grand Millennium Center Projects.

Findings of Fact

Based on representations of the Grand Millennium Center Developer, the Commission has determined that the full development of the Grand Millennium Center Allocation Areas will not

proceed along the timeframe or scope as planned without the contribution of tax increment revenues to be derived from the Grand Millennium Center Allocation Areas to the Grand Millennium Center Projects due to the lack of adequate infrastructure and other local public improvements in or serving the Grand Millennium Center Allocation Areas. The establishment of the Grand Millennium Center Allocation Areas is planned as part of the Commission's strategy to contribute tax increment revenues derived from Grand Millennium Center Allocation Areas to the proposed Grand Millennium Center Projects, and is a necessary component to allow the Commission to be reimbursed for a portion of the costs of the Grand Millennium Center Projects, respectively. The private development projects will not proceed without this mechanism in place. The Commission does not have any other method of financing the costs of the Grand Millennium Center Projects, absent issuing bonds payable from a special benefits tax upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the Grand Millennium Center Allocation Areas. The Commission hereby finds that designating each of the Grand Millennium Center Allocation Areas as an allocation area will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements (including the Grand Millennium Center Projects) located in or serving or benefitting the Grand Millennium Center Allocation Areas, thereby facilitating new investment in the Area that would otherwise not occur.

RESOLUTION NO. 10-2025
A RESOLUTION OF
THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION
REGARDING ACQUISITION OF FORMER RIGHT-OF-WAY AND GRANT OF SAME
TO DOWNTOWN WESTFIELD COMMUNITY DEVELOPMENT CORPORATION

WHEREAS, the City of Westfield, Indiana (the “City”) is an Indiana municipal corporation; and

WHEREAS, the City of Westfield Redevelopment Commission (the “Commission”) is a governmental entity created and authorized to administer certain redevelopment activities within the City; and

WHEREAS, pursuant to Indiana Code 36-7-14-12.2(a)(1), the Commission may purchase real property for redevelopment within the corporate boundaries of the City; and

WHEREAS, the real property generally located at the southeast corner of Poplar Street and State Road 32, as more particularly depicted and/or described on Exhibit A, attached hereto and incorporated herein by reference (the “Real Estate”), is real property within the corporate boundaries of the City; and

WHEREAS, the Indiana Department of Transportation (“INDOT”) is the owner of the Real Estate; and

WHEREAS, pursuant to Indiana Code 4-20.5-7-9 to -10, INDOT initially offered to sell the Real Estate to the Commission for \$95,000.00 (the “Purchase Price”), the value determined by INDOT’s appraisal of the Real Estate; and

WHEREAS, pursuant to Indiana Code 36-7-14-19, the Commission has obtained numerous independent appraisals of the Real Estate and/or the land immediately surrounding the Real Estate; and

WHEREAS, the Purchase Price is substantially less than the average of the independent appraisals generated on a per-acre basis; and

WHEREAS, the Commission has targeted the Real Estate as an area for redevelopment; and

WHEREAS, pursuant to Indiana Code 36-7-14-12.2(25), the Commission may provide financial assistance (including grants and loans) to neighborhood development corporations to permit them to “construct, rehabilitate, or repair commercial property within the district”; and

WHEREAS, Downtown Westfield Community Development Corporation (“DWCDC”) is a nonprofit corporation organized and operating pursuant to the provisions of the Indiana Nonprofit Act of 1991, as amended, Indiana Code 23-17; and

WHEREAS, DWCDC is a “neighborhood development corporation” for purposes of Indiana Code 36-7-14-12.2(25); and

WHEREAS, the Real Estate is within the “district” for purposes of Indiana Code 36-7-14-12.2(25); and

WHEREAS, the Commission has determined that: (a) it is now in the best interests of the Commission to enter into an agreement of sale (the “Purchase Agreement”) with INDOT, pursuant to which the Commission will acquire the Real Estate from INDOT for the Purchase Price, as authorized by Indiana Code 36-7-14, Indiana Code 4-20.5-7, and other applicable law; and (b) to the extent DWCDC determines that it is in the best interests of DWCDC and the City to acquire the Real Estate for the ultimate purpose of constructing, rehabilitating, and/or repairing the Real Estate, it is now in the best interests of the Commission to enter into an agreement (the “Grant Agreement”) with DWCDC pursuant to which the Commission will grant the Real Estate to DWCDC for the ultimate purpose of constructing, rehabilitating, and/or repairing the same, as authorized by Indiana Code 36-7-14-12.2 and other applicable law.

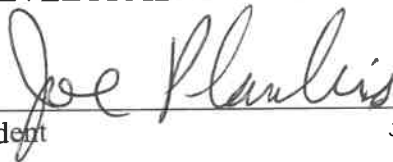
NOW, THEREFORE, BE IT HEREBY RESOLVED by the City of Westfield Redevelopment Commission that:

1. The foregoing Recitals are fully incorporated herein by this reference.
2. The Commission: (a) will execute and deliver the Purchase Agreement that will provide for the Commission’s purchase of the Real Estate for the Purchase Price, subject to prorations and closing costs and fees as set forth in the Purchase Agreement, which shall be in a form approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission; and (b) to the extent DWCDC determines that it is in the best interests of DWCDC and the City to acquire the Real Estate and related interests and assets for the ultimate purpose of constructing, rehabilitating, and/or repairing the Real Estate, execute and deliver the Grant Agreement, which Grant Agreement shall include such other terms, and be otherwise in a form, approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.
3. The Commission will execute and delivery such other agreements, instruments, certificates, and other documents, and perform and observe such other actions, covenants, and obligations, as necessary or desirable in connection with the Purchase Agreement, the Grant Agreement, and/or the Commission’s acquisition and/or disposition of the Real Estate.
4. Each agreement, instrument, certificate, and other document contemplated by this Resolution to be executed and delivered by the Commission shall be in a form approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.

5. The President and Executive Director of the Commission are authorized to execute and deliver all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Commission. In the absence of the President and/or Executive Director, the Vice President and/or Secretary of the Commission shall be authorized to execute and deliver all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Commission. The President, Executive Director, Vice President, and/or Secretary are further authorized take all other lawful actions necessary in connection with the Purchase Agreement, the Grant Agreement, the Commission's acquisition of the Real Estate, the Commission's disposition of the Real Estate, and the other matters contemplated by this Resolution.

Adopted this 17th day of March, 2025.

**CITY OF WESTFIELD
REDEVELOPMENT COMMISSION**



President Joe Plankis

Absent

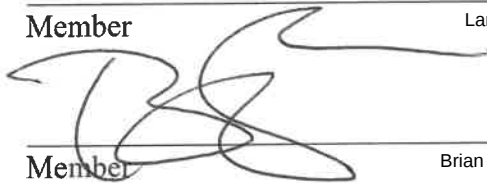
Vice President Jon Dartt



Secretary Brian Tomamichel

Absent

Member Larry Kemper



Member Brian Pawlowski

Exhibit A

The Real Estate

The Real Estate is the area outlined in red below.

