

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, April 21, 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 March 17, 2025

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM**

Document: Executive Session Memorandum from March 17, 2025

**FINANCIAL MATTERS**

**a. Clerk Treasurer's Reports**

Documents:

- Clerk Treasurer's Monthly (March) Report
- Clerk Treasurer's (March) Interest Income Report
- Clerk Treasurer's Legal & Municipal Advisors Report (March)

**b. Approval of Claims**

Document: Claims for April 21, 2025

**EXECUTIVE DIRECTOR REPORT**

**OLD BUSINESS**

**NEW BUSINESS**

- a. Public Hearing on the Adoption of Declaratory Resolution for Grand Junction EDA and Ambrose TIF Allocation Area

**b. Action Item #1 - Resolution 11-2025 re: Confirmatory Resolution - Grand Junction EDA and Ambrose TIF Allocation Area**

Documents: Resolution 11-2025

**c. Action Item #2 - Resolution 12-2025 re: Amendments to Declaratory Resolution - Wheeler Landing**

Documents: Resolution 12-2025

**d. Action Item #3 - Resolution 13-2025 re: Declaratory Resolution - Wood Wind EDA and Rivinia, Wood Wind, and Kimblewick TIF Allocation Areas**

Documents: Resolution 13-2025, Economic Development Plan

**e. Action Item #4 - Resolution 14-2025 re: TIF Pledge - Ambrose on Main**

Documents: Resolution 14-2025

**f. Public Hearing on the Execution of Lease - Grand Park District Projects**

**g. Action Item #5 - Resolution 15-2025 re: Approving Execution of Lease - Grand Park District Projects**

Documents: Resolution 15-2025

**h. Action Item #6 - Resolution 16-2025 re: Authorizing use of BOT Statute**

Documents: Resolution 16-2025

**OTHER BUSINESS**

**a. Next Regular Meeting: Monday, May 19th, 2025, 6:00 PM**

**ADJOURNMENT**



**CITY OF WESTFIELD, IN**  
**Redevelopment Commission Meeting Minutes - 3/17/2025**  
*Monday, March 17, 2025 at 6:00 PM*

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**CALL TO ORDER**

Attendance:

- President: Joe Plankis - Present
- Vice President: Jon Dartt - Absent
- Secretary: Brian Tomamichel - Present
- Commissioner: Larry Kemper - Absent
- Commissioner: Brian Pawlowski - Present
- 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 Barnes & Thornburg LLP : Adam Steuerwald - Present
- Municipal Advisor Bondry Consulting: Oscar Gutierrez - Present
- Municipal Advisor Bondry Consulting: Alex Stanley - Virtual

**a. Declaration of quorum and opening of meeting**

President Plankis noted the presence of a quorum and called the meeting to order at 6:10 PM

**b. Pledge of Allegiance**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

**Document: Minutes from February 18, 2025**

February 18, 2025, minutes were presented.

Motion to Approve: Brian Tomamichel  
Seconded: Brian Pawlowski

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski  
No: None  
Abstain: None

Motion Determination: Passed

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM**

**Document: Executive Session Memorandum from February 18, 2025**

February 18, 2025, Executive Session Memorandum was presented.

Motion to Approve: Brian Tomamichel  
Seconded: Brian Pawlowski

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski  
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 (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

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

## **b. Approval of Claims**

**Document: Claims for March 17, 2025**

Motion to Approve: Brian Tomamichel

Seconded: Brian Pawlowski

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski

No: None

Abstain: None

Motion Determination: Passed

## **c. 2024 TIF Management Report - Bondry Consulting**

**Document: Bondry 2024 TIF Management Report**

Oscar Gutierrez, Founder, and Alex Stanley with Bondry Consulting presented the 2024 TIF Management Report and described why Bondry's numbers varied from the Clerk Treasurer's Annual Report.

Motion to Approve: Brian Pawlowski

Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski

No: None

Abstain: None

Motion Determination: Passed

## **EXECUTIVE DIRECTOR REPORT**

Executive Director Jenell Fairman presented an overview of project updates, including Union Square, H Steakhouse, and Ambrose on Main. Executive Director Fairman also gave an update on the progress of the Comprehensive Plan and Grand Park District.

## **OLD BUSINESS**

## **NEW BUSINESS**

### **a. Public Meeting on Wood Wind Residential TIF Area**

**Document: Wood Wind Residential TIF Map**

Executive Director Jenell Fairman gave a brief overview of the Wood Wind Residential TIF Area and the sub-allocation areas to be broken out prior to a declaratory resolution. Adam Steuerwald, partner at Barnes & Thornburg LLP, presented on the Residential TIF process and explained the public meeting.

A Public Meeting was made available, and no comments were made.

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

**Documents: Resolution 08-2025, Form of Lease Agreement**

Executive Director Jenell Fairman gave a brief overview of the Form of Lease for Grand Park District Projects, including the purchase of additional land and building a parking garage. Adam Steuerwald, partner at Barnes & Thornburg LLP, presented the Lease Agreement specifics and process for the proposed Bonds.

Motion to Approve: Brian Pawlowski  
Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski  
No: None  
Abstain: None

Motion Determination: Passed

**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**

Executive Director Jenell Fairman presented the resolution, which includes updates to the East Side EDA and creation of Allocation Areas for the Grand Millennium Center.

Motion to Approve: Brian Tomamichel  
Seconded: Brian Pawlowski

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski  
No: None  
Abstain: None

Motion Determination: Passed

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

**Document: Resolution 10-2025**

Executive Director Jenell Fairman presented the resolution, which includes the purchase of parcels that were originally procured by INDOT for the 32 improvements project and are now classified as excess land. The resolution also includes a grant of the land to the DWCDC.

Motion to Approve: Brian Pawlowski  
Seconded: Brian Tomamichel

Yes: Joe Plankis, Brian Tomamichel, Brian Pawlowski  
No: None  
Abstain: None

Motion Determination: Passed

**OTHER BUSINESS**

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

**ADJOURNMENT**

The Commission adjourned the meeting at 6:56 PM

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Joe Plankis, RDC President

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Date



**Executive Session Memorandum**

**City of Westfield Redevelopment Commission**

**March 17, 2025**

**MEMBERS PRESENT:** Joe Plankis, Brian Tomamichel, Brian Pawlowski

**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 5:22 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 5:53 PM.

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Joe Plankis, RDC President

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Brian Tomamichel, Secretary

**Summary of Fund Cash & Investment Balances-March 2025**

Fund No.-Name	Description	March Beginning Balance		Claims Approved & Applied	Investment	March Ending Balances
244-RDC Capital Fund		\$ 3,722,332.02				
	Wallack Summer & Haas			\$ (25,809.50)		
	GangGang			\$ (13,332.00)		
	HWC Engineering			\$ (12,825.00)		
	Barnes & Thornburg LLP			\$ (2,730.00)		
	Hamilton County Reporter			\$ (18.74)		
	Lougheed Engineering Inc			\$ (1,650.00)		
	PSI Engineering			\$ (2,200.00)		
	Speck Dempsey			\$ (16,000.00)		
	Taft Stettinius & Hollister			\$ (10,004.00)		
	Totals	\$ 3,722,332.02		\$ (84,569.24)	\$ -	\$ 3,637,762.78
			Revenue	Expense		
301-Eastside		\$ 50,798.35			\$ 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 Juntion		\$ 880,681.74			\$ 1,000,000.00	\$ 1,880,681.74
306-Osborne Trails		\$ (18,156.19)			\$ 400,000.00	\$ 381,843.81
309-Eagletown		\$ 19,120.44			\$ 800,000.00	\$ 819,120.44
310-SEP		\$ 180,355.01			\$ -	\$ 180,355.01
311-Spring Mill Centre		\$ -			\$ -	\$ -
316-Mainstreet		\$ 36,962.64			\$ 650,000.00	\$ 686,962.64
317-146th Street		\$ 16,800.61			\$ 3,750,000.00	\$ 3,766,800.61
318-Gigabit		\$ (0.02)			\$ -	\$ (0.02)
319-Spring Mill Station		\$ 1,671,576.41		\$ (1,200,000.00)	\$ 2,800,000.00	\$ 3,271,576.41
324-Eagletown DSR		\$ -			\$ -	\$ -
327-Union Square		\$ 28,359.53			\$ -	\$ 28,359.53
328-Wheeler Landing		\$ 2,466.71			\$ -	\$ 2,466.71
Sutotal of TIF-Cash		\$ 3,111,820.85				\$ 13,111,820.85
Total Cash & Investment		\$ 6,834,152.87		\$ (1,284,569.24)	\$ 11,200,000.00	\$ 16,749,583.63

2024 Applied & Reninvested Interest Income														2025 Interest Income-March	Life-to-Date Interest (2023-2024) Only
Fund No.-Name		January	February	March	April	May	June	July	August	September	October	Novmeber	December	Y-T-D Total	
301-Eastside	\$ 7,012.33			\$ 4,756.78										\$ 4,756.78	\$ 16,717.53
302-Aurora	\$ 26,627.75	\$ 1,993.53	\$ 2,358.94	\$ 1,829.53										\$ 6,182.00	\$ 29,993.71
303-Lantern Commons															
304-Southside															
305-Grand Juntion	\$ 17,530.86			\$ 3,659.06										\$ 3,659.06	\$ 53,041.79
306-Osborne Trails				\$ 1,463.62										\$ 1,463.62	
309-Eagletown	\$ 5,259.23			\$ 2,927.25										\$ 2,927.25	\$ 38,301.78
310-SEP				\$ 2,378.39										\$ 2,378.39	
311-Spring Mill Centre															
316-Mainstreet	\$ 5,200.60														\$ 24,554.90
317-146th Street	\$ 159,771.88	\$ 11,961.16	\$ 14,153.61	\$ 13,721.46										\$ 39,836.23	\$ 187,821.59
318-Gigabit															
319-Spring Mill Station	\$ 92,221.14	\$ 6,379.29	\$ 7,548.59	\$ 10,245.37										\$ 24,173.25	\$ 109,050.96
324-Eagletown DSR	\$ 4,818.13	\$ 1,312.77	\$ 1,182.93	\$ 1,304.56										\$ 3,800.26	\$ 4,818.13
327-Union Square															
328-Wheeler Landing															
<b>Total Interest from TIF Investments</b>		\$ 21,646.75	\$ 25,244.07	\$ 42,286.02										\$ 89,176.84	\$ 464,300.39

<b>Docket Date</b>	<b>Vendor</b>	<b>Fund No.</b>	<b>Amount</b>
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
3/12/2025	Wallack Somers & Haas	244	\$ 25,809.50
3/12/2025	Barnes & Thornburg	244	\$ 2,730.00
3/12/2025	Taft Stettinius & Hollister	244	\$ 10,004.00
<b>Total-Legal</b>			<b>\$ 303,500.35</b>

2/12/2025	Bondry Management Consulting	244	\$ 20,000.00
<b>Total-Municipal Advisor</b>			<b>\$ 20,000.00</b>

<b>Grand Total</b>			<b>\$ 323,500.35</b>
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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.

April 21, 2025

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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 3 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$655,650.76 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 21 day of April, 2025

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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: 03/13/25..04/17/25

4/17/2025 9:31 AM

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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
<b>Fund No. Fund Name</b>									
<b>244 Redevelopment District Capital</b>									
<b>RDC</b>									
VEN005897	Hamilton County Reporter	APP126866	4/15/2025	244018349	REDEVELOP DISTRICT	Addl Appropriation GP	34.52		
VEN005897	Hamilton County Reporter	APP126867	4/15/2025	244018349	REDEVELOP DISTRICT	Hearing	70.02		
VEN000103	American Structurepoint Inc	APP126869	4/15/2025	244018349	REDEVELOP DISTRICT	GP Blvd and 186th	19,800.00		
VEN012262	GANGGANG	APP126870	4/15/2025	244018349	REDEVELOP DISTRICT	March Services	6,666.00		
VEN011840	C L Coonrod and Co	APP126871	4/15/2025	244018349	REDEVELOP DISTRICT	Dec services	1,340.00		
VEN011840	C L Coonrod and Co	APP126871	4/15/2025	244018349	REDEVELOP DISTRICT	Feb services	1,338.00		
VEN001881	Taft Stettinius and Hollister	APP126872	4/15/2025	244018330	REDEVELOP DISTRICT	Feb services	3,360.50		
VEN001881	Taft Stettinius and Hollister	APP126872	4/15/2025	244018330	REDEVELOP DISTRICT	Feb services	1,689.50		
VEN001881	Taft Stettinius and Hollister	APP126872	4/15/2025	244018330	REDEVELOP DISTRICT	Feb services	1,054.50		
VEN011870	LVR International	APP126873	4/15/2025	244018349	REDEVELOP DISTRICT	Master Parking Consulting	1,012.50		
VEN011870	LVR International	APP126873	4/15/2025	244018349	REDEVELOP DISTRICT	Master Parking Consulting	618.75		
VEN011870	LVR International	APP126873	4/15/2025	244018349	REDEVELOP DISTRICT	Master Parking Consulting	281.25		
VEN005661	Barnes and Thornburg LLP	APP126874	4/15/2025	244018330	REDEVELOP DISTRICT	Feb services	520.00		
VEN005661	Barnes and Thornburg LLP	APP126874	4/15/2025	244018330	REDEVELOP DISTRICT	Feb services	3,676.30		
VEN005661	Barnes and Thornburg LLP	APP126874	4/15/2025	244018330	REDEVELOP DISTRICT	Feb services	975.00		
VEN005897	Hamilton County Reporter	APP126875	4/15/2025	244018349	REDEVELOP DISTRICT	Hearing Ambrose	36.49		
VEN012368	Near North Title Group	APP126882	4/15/2025	244018349	REDEVELOP DISTRICT	Recording and service fee	158.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Ambrose	495.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Jersey	1,265.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	GP Card	495.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Comm Hospital	55.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Edge Rock	6,160.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Fire Sta	46.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	General	2,689.50		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	GrMillen	2,545.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Gr Park	3,575.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	GP South	89.93		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Gr Univ	1,485.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Ham Cross	165.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Ice Facility	935.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Jaffe	55.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Latern	165.00		

**Purchase Invoice Register**

City of Westfield

Report Date Range: 03/13/25..04/17/25

4/17/2025 9:31 AM

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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
<b>Fund No. Fund Name</b>									
<b>244 Redevelopment District Capital</b>									
<b>RDC</b>									
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Mill St	55.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Park St	880.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Regal	55.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Towne Run	330.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	April services	55.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Union	660.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Village Park	55.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Woods	55.00		
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Wood Wind	990.00		
<b>Subtotal for RDC</b>							<b>65,986.76</b>		
<b>Subtotal for Fund 244 Redevelopment District Capital</b>							<b>65,986.76</b>		
<b>Fund No. Fund Name</b>									
<b>266 Capital Projects</b>									
<b>RDC</b>									
VEN012366	Envoy Construction Services LLC	APP126751	4/9/2025	266018474	CAPITAL PROJECT-	Fire Sta 84	584,664.00	80568	4/15/2025
VEN012366	Envoy Construction Services LLC	APP126826	4/9/2025	266018474	CAPITAL PROJECT-	Sta 84	584,664.00	80642	4/15/2025
<b>Subtotal for RDC</b>							<b>1,169,328.00</b>		
<b>Subtotal for Fund 266 Capital Projects</b>							<b>1,169,328.00</b>		
<b>Fund No. Fund Name</b>									
<b>328 Wheeler Landing TIF</b>									
<b>RDC</b>									
VEN009455	STAR Financial Bank	APP126568	4/4/2025	328018330	WHEELER LANDING TIF-	Wheeler 2021BD Admin Fee	2,500.00	80505	4/4/2025
VEN009455	STAR Financial Bank	APP126569	4/4/2025	328018330	WHEELER LANDING TIF-	Wheeler 2022B Admin Fee	2,500.00	80506	4/4/2025
<b>Subtotal for RDC</b>							<b>5,000.00</b>		
<b>Subtotal for Fund 328 Wheeler Landing TIF</b>							<b>5,000.00</b>		
<b>Posted Invoices Total</b>							<b>1,240,314.76</b>		

**Credit Memos**

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
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Report Date Range:

**Credit Memos**

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
<b>Fund No. Fund Name</b>							
<b>266 Capital Projects</b>							
<b>RDC</b>							
VEN012366	Envoy Construction Services LLC	ACP002937	4/15/2025	266018474	Capital Project-Constr Serv	Capital Project-Infrast Serv	584,664.00
<b>Subtotal for</b>							<b>584,664.00</b>
<b>Subtotal by Fund 266 Capital Projects</b>							<b>584,664.00</b>
<b>Credit Memo Total</b>							<b>584,664.00</b>



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

### Invoice

Date	Invoice#
3/31/2025	R 5960

<b>Bill To</b>
City of Westfield 130 Penn St. Westfield, IN 46074 ATTN: David Brock

Description	Amount
Additional Appropriation (GRAND PARK DISTRICT)	\$34.52
Ad Ran: 3/31/2025	
<b>PLEASE INCLUDE YOUR INVOICE NUMBER (R5960) ON YOUR CHECK</b>	

<b>Total</b>	\$34.52
<b>Amount Paid</b>	\$0.00
<b>Balance Due</b>	\$34.52

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield  
(Governmental Unit)  
Hamilton County, Indiana

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

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

.....35 lines, ..2..... columns wide equals ..70... equivalent lines at ..0.49307 cents per line ..... \$34.52  
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) .....  
TOTAL AMOUNT OF CLAIM ..... \$34.52

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 paper .....1..... times. The dates of publication being as follows:

.....  
3/31/2025  
.....

Additionally, the statement checked below is true and correct:

- ..... Newspaper does not have a Web site.
- ..X.. 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, March 31, 2025 .....

  
Title..... Public Notice Advertising .....



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

### Invoice

Date	Invoice#
3/31/2025	R5961

<b>Bill To</b>
City of Westfield 130 Penn St. Westfield, IN 46074 ATTN: David Brock

Description	Amount
Hearing (PROPOSED LEASE)	\$70.02
Ad Ran: 3/31/2025	
<b>PLEASE INCLUDE YOUR INVOICE NUMBER (R5961) ON YOUR CHECK</b>	

<b>Total</b>	\$70.02
<b>Amount Paid</b>	\$0.00
<b>Balance Due</b>	\$70.02

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield  
(Governmental Unit)  
Hamilton County, Indiana

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

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

71 lines, 2 columns wide equals 142 equivalent lines at 0.49307 cents per line ..... \$70.02  
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) .....  
TOTAL AMOUNT OF CLAIM ..... \$70.02

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 paper 1 times. The dates of publication being as follows:

3/31/2025

Additionally, the statement checked below is true and correct:

- ..... Newspaper does not have a Web site.
- ..X.. 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, March 31, 2025

  
Title Public Notice Advertising



AMERICAN  
**STRUCTUREPOINT**  
INC.

Remit to:  
9025 River Road Suite 200  
Indianapolis, IN 46240-6443  
TEL 317.547.5580 FAX 317.543.0270  
www.structurepoint.com  
Federal Tax ID: 35-1127317

April 10, 2025  
Invoice No: 188922

Mrs. Jenell Fairman, LEED AP  
Westfield Redevelopment Commission  
2728 East 171st Street  
Westfield, IN 46074

<b>Total Due This Invoice (see breakdown below):</b>	<b>\$19,800.00</b>
--	--------------------

Project 0002024.01793.0001 NE Corner Grand Park Blvd & 186th Topo

Services from March 1, 2025 through March 31, 2025

Phase 00100 Topographic Survey  
Fee

Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
	16,900.00	100.00	16,900.00	0.00	16,900.00
Total Fee	16,900.00		16,900.00	0.00	16,900.00
<b>Total Fee</b>					<b>16,900.00</b>
<b>TOTAL THIS PHASE:</b>					<b>\$16,900.00</b>

Phase 00110 Private Utility Locate  
Fee

Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
	2,900.00	100.00	2,900.00	0.00	2,900.00
Total Fee	2,900.00		2,900.00	0.00	2,900.00
<b>Total Fee</b>					<b>2,900.00</b>
<b>TOTAL THIS PHASE:</b>					<b>\$2,900.00</b>

**TOTAL DUE THIS INVOICE \$19,800.00**

Full payment of this invoice is due within 30 days from invoice date.  
Interest at the rate of 1.5% per month (\$25.00/month minimum) plus any/all collection costs/attorney costs may be charged if payment is not received within 60 days from the invoice date.

Very truly yours,

Ross Nixon

Full payment of this invoice is due within 30 days from invoice date.  
Interest at the rate of 1.5% per month (\$25.00/month minimum) plus any/all collection  
costs/attorney costs may be charged if payment is not received within 60 days from the invoice date.



# INVOICE

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

DESCRIPTION	AMOUNT
<p><b>March Services:</b></p> <ul style="list-style-type: none"><li>● Phase 1 - Discovery + Ideation</li><li>● Strategy Session:<ul style="list-style-type: none"><li>○ Presentation, huddle and debrief</li></ul></li><li>● Survey:<ul style="list-style-type: none"><li>○ Creation + Edits</li></ul></li><li>● Research:<ul style="list-style-type: none"><li>○ Artists + Local history</li></ul></li></ul>	<b>\$6,666</b>
<p>Please make all checks payable to: GANGGANG.</p> <p><b>TOTAL</b></p>	<b>\$6,666</b>

Invoice #2273  
Date: 4.9.2025

GANGGANG  
Phone: 317-439-4090  
Email: [finance@ganggangculture.com](mailto:finance@ganggangculture.com)

**Please remit checks to:**  
GANGGANG  
615 N. Alabama Street Ste 300  
Indianapolis, IN 46204



3850 Priority Way South Drive  
Suite 225  
Indianapolis, Indiana 46240  
317-844-4450  
coonrodcpa.com

# Invoice

*Certified Public Accountants, Governmental Accounting and Budgeting*

DWCDC

**Invoice Number** 24131  
**Payment Due Date** 4/6/2025

2/28/2025

Date	Provider	Service Provided	Description	Hours	Rate	Amount
1/21/2025	Calderon	Tax - Federal	Respond to email regarding IRS notice	0.60	151.00	90.60
2/5/2025	Coonrod	Accounting	Respond to questions about financial statements of DWCDC	0.22	351.00	77.22
2/6/2025	Parker	Accounting	Researching standards relating to financial statements for DWCDC	2.00	281.00	562.00
2/12/2025	Parker	Accounting	DWCDC - Golf Course Financials	0.50	281.00	140.50
2/24/2025	Parker	Accounting	DWCDC - Researching requirements for an entity to file an annual E-1 report and audit requirements for non-profits receiving financial assistance.	0.50	281.00	140.50
2/26/2025	Parker	Accounting	DWCDC - Drafting email and E-1 report for 2024 filing. Communication with SBOA to establish DWCDC as an entity in Gateway.	1.17	281.00	327.60
			Rounding		-0.42	-0.42

**Total amount of this invoice.** \$1,338.00

**Payments applied.** 0.00

**Previous balance.** \$1,340.00

**Total amount due.** \$2,678.00

# INVOICE



*Certified Public Accountants, Governmental Accounting and Budgeting*

City of Westfield  
Attn: Danielle Tolan  
2728 East 171st Street  
Westfield, Indiana 46074

**Invoice Number**  
2412

**Payment Due Date**  
2/7/2025

**Make check payable to:**

**Tax ID# 35-1985559**

C.L. Coonrod & Company  
3850 Priority Way South Drive, Suite 225  
Indianapolis, Indiana 46240

January 8, 2025

Professional services through December 31, 2024, in connection with engagement letter effective January 1, 2024:

**Fiscal Plan and Other Services:**

<b>Federal Tax</b>	\$ 1,340
IRS penalty abatement; review IRS code and penalty notice, prepare Form 843, extenuating circumstances, draft language.	

<b>Out of pocket expense:</b>	Mileage.	-
-------------------------------	----------	---

	<u>\$ 1,340</u>
Total amount of this invoice.	<u><u>\$ 1,340</u></u>



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

March 13, 2025  
Invoice #: 6609787

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 February 28, 2025:

**RE: Daniel Lee Duffer - Condemnation**

Professional Services	3,360.50
Costs Advanced	<u>.00</u>
<b>TOTAL THIS INVOICE</b>	<b>3,360.50</b>
Previous Balance	<u>3,758.50</u>
<b>TOTAL BALANCE DUE</b>	<b><u><u>7,119.00</u></u></b>

*pd 3619.00  
2-19-25*

**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

March 13, 2025  
Invoice #: 6609788

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 February 28, 2025:

**RE: Compound Maple LLC - Condemnation**

Professional Services	1,689.50
Costs Advanced	<u>.00</u>
<b>TOTAL THIS INVOICE</b>	<b>1,689.50</b>
Previous Balance	<u>3,436.50</u>
<b>TOTAL BALANCE DUE</b>	<b><u><u>5,126.00</u></u></b>

*pd 3-18-25*

**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

March 13, 2025  
 Invoice #: 6617426

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 February 28, 2025:

**RE: Grand Park Transaction**

Professional Services	2,642.00
Costs Advanced	<u>.00</u>
<b>TOTAL THIS INVOICE</b>	<b>2,642.00</b>
Previous Balance	<u>4,835.50</u>
<b>TOTAL BALANCE DUE</b>	<b><u>7,477.50</u></b>

*pd 3-18-25*

**DUE UPON RECEIPT**

RDC \$1054.50  
 Admin \$1587.50



**LVR INTERNATIONAL**

1950 E. Greyhound Pass #18-123  
 Carmel, Indiana 46033  
 T:888-471-4777 E: LVR@LVRintl.com

# INVOICE

Date 14-Mar-25  
 INVOICE # 200.325.00  
 P.O. # N/A  
 Reference # N/A  
 Vendor # N/A

**BILL TO: Attn: Jenell Fairman, PE**  
 Director, Economic Development  
 City of Westfield  
 2728 E. 171st Street  
 Westfield, IN 46074  
 Client ID: 1135.IN.24

**SHIP TO: Attn: Jenell Fairman, PE**  
 Director, Economic Development  
 City of Westfield  
 2728 E. 171st Street  
 Westfield, IN 46074  
 Client ID: 1135.IN.24

PROJECT NAME	PROJECT CONTACT	DUE DATE
City of Westfield	LVR International	Upon Receipt
Master Parking Consulting	Lia Reyes ext 700: Lia@LVRintl.com	Within 60 Days from Invoice Date

Project Address: **Citywide, Westfield, Indiana**  
**Various Parking and Mobility Projects**

\$	-	Contract Fixed Fee (Original)
\$	-	Past Invoices (Paid)
\$	-	Remaining P.O. Balance

Period: Through Feb

A. PROGRESS PAYMENT	Project Code	Total Billed:	Total Paid To Date:	Amount Due:
A.1: <b>Citywide</b> - Parking Demand - Park & Poplar	24017	\$ 1,012.50	\$ -	\$ 1,012.50
A.2: <b>Citywide</b> - Parking Demand- Union Square	24020	\$ 618.75	\$ -	\$ 618.75
A.3: <b>Citywide</b> - Parking Demand- Jersey Street	24012	\$ 281.25	\$ -	\$ 281.25
A.4:		\$ -	\$ -	\$ -
A.5:		\$ -	\$ -	\$ -
A.6:		\$ -	\$ -	\$ -
<b>Fee Due:</b>			\$	<b>1,912.50</b>

B. REIMBURSEABLE EXPENSES:	Miles	Cost/Mile	Amount Due:
B.1 Mileage	0.00	\$0.00	\$0.00
B.2 Parking/Tolls	0.00	\$0.00	\$0.00
B.3 Airfare/Train/Car-Share/Meals	0.00	\$0.00	\$0.00
<b>Reimbursement Due:</b>		\$	<b>-</b>

Questions: Please contact your Project Manager  
 TIN: 87-0791960

REMIT PAYMENT TO: **LVR INTERNATIONAL**  
 1950 E. Greyhound Pass #18-123  
 Carmel, Indiana 46033

**AMOUNT DUE: \$ 1,912.50**

We appreciate your support and business!

Month	Project	Detail	Citywide-General	Park & Poplar	Union Square	Jersey Street	Grand Millinneum	TOTAL
FEB	Park & Poplar	Demand	\$ 1,012.50					\$ 1,012.50
	Union Square	Demand	\$ 618.75					\$ 618.75
	Jersey Street	Demand	\$ 281.25					\$ 281.25
			\$ -					\$ -
			\$ 1,912.50	\$ -	\$ -	\$ -	\$ -	\$ 1,912.50

**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 3391073

Page 2

March 24, 2025  
Brian L. Burdick  
00099516-00000001

---

PAYABLE UPON RECEIPT

---

**00099516-00000001**

**REDEVELOPMENT MATTERS**

For legal services rendered in connection with the above matter for the period ending February 28, 2025 as described on the attached detail.

Fees for Services	\$	5,130.00
Other Charges	\$	<u>41.30</u>
<b>Total This Invoice</b>	<b>\$</b>	<b>5,171.30</b>



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

### Invoice

Date	Invoice#
3/10/2025	R5869

<b>Bill To</b>
City of Westfield 130 Penn St. Westfield, IN 46074 ATTN: David Brock

Description	Amount
Hearing (AMBROSE ON MAIN PROJECT)	\$36.49
Ad Ran: 3/10/2025	
<b>PLEASE INCLUDE YOUR INVOICE NUMBER (R5869) ON YOUR CHECK</b>	

<b>Total</b>	\$36.49
<b>Amount Paid</b>	\$0.00
<b>Balance Due</b>	\$36.49

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield  
(Governmental Unit)  
Hamilton County, Indiana

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

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

.....37 lines, .....2..... columns wide equals .....74... equivalent lines at .....0.49307 cents per line ..... \$36.49  
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) .....  
TOTAL AMOUNT OF CLAIM ..... \$36.49

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 paper .....1..... times. The dates of publication being as follows:

.....  
3/10/2025  
.....

Additionally, the statement checked below is true and correct:

- ..... Newspaper does not have a Web site.
- ..X.. 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, March 10, 2025 .....

  
Title..... Public Notice Advertising .....



**Invoice**

244-018-349  
Project Code 24000

Near North Title Group  
865 W. Carmel Drive, Suite 110  
Carmel, IN 46032  
Phone: (317) 843-5300 Fax: (317) 843-5429

City of Westfield  
2728 East 171st Street  
Westfield, IN 46074

**Order Number:** IN2408972

**Invoice Date:** March 28, 2025

**Invoice Number:** IN2408972-1 (rev)

**Seller(s):**

**Property Description:**

Grand Park, Westfield, IN 46074

**Memorandum of Charges**

Description	Seller Charge	Buyer Charge
ERecording Fee	0.00	8.00
Recording & Service Fee (mtg rel, UCC HCR, UCC SOS))	0.00	150.00
<b>TOTALS:</b>	<b>0.00</b>	<b>158.00</b>
<b>AMOUNT PAID:</b>		<b>0.00</b>
<b>TOTAL BALANCE DUE:</b>		<b>158.00</b>



BARRY Z. WALLACK  
 MICHAEL S. WALLACK  
 HARRY F. TODD  
 RYAN R. WILMERING  
 ADAM W. COLLINS  
 KATIE WELCH RARICK  
 GEORGE W. SOMERS  
 EMERITUS  
 KARL P. HAAS  
 (1960-2017)

**City of Westfield**  
**Billing Statement Summary**  
**March 31, 2025**

**Project Code**

Matter	Invoice Date	Invoice#	Current Fees	30 Days	Total Due
COW-Ambrose	04/08/2025	37566	\$495.00		\$495.00
COW-BWJersey	04/08/2025	37567	\$1,265.00		\$1,265.00
[REDACTED]	04/08/2025	37568	\$495.00		\$495.00
[REDACTED]	04/08/2025	37569	\$55.00		\$55.00
COW-Edge rock	04/08/2025	37570	\$6,160.00		\$6,160.00
COW-FireStat	04/08/2025	37571	\$46.00		\$46.00
COW-General	04/08/2025	37572	\$2,689.50		\$2,689.50
COW-GrMillen	04/08/2025	37573	\$2,545.00		\$2,545.00
COW-GrPark	04/08/2025	37574	\$3,575.00		\$3,575.00
COW-GrPSouth	04/08/2025	37575	\$89.93		\$89.93
COW-GrUniv	04/08/2025	37576	\$1,485.00		\$1,485.00
COW-HamCross	04/08/2025	37577	\$165.00		\$165.00
COW-IceFae	04/08/2025	37578	\$935.00		\$935.00
COW-Jaffe	04/08/2025	37579	\$55.00		\$55.00
COW-Latern	04/08/2025	37580	\$165.00		\$165.00
COW-MillSt	04/08/2025	37581	\$55.00		\$55.00
COW-ParkSt	04/08/2025	37582	\$880.00		\$880.00
COW-Regal	04/08/2025	37583	\$55.00		\$55.00
COW-Towne Run	04/08/2025	37584	\$330.00		\$330.00
[REDACTED]	04/08/2025	37585	\$55.00		\$55.00
COW-Union	04/08/2025	37590	\$660.00		\$660.00
COW-Village Park	04/08/2025	37587	\$55.00		\$55.00
COW-WoodsRo	04/08/2025	37588	\$55.00		\$55.00
COW-WoodWind	04/08/2025	37589	\$990.00		\$990.00
		<b>Totals:</b>	<b>\$23,355.43</b>		<b>\$23,355.43</b>

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

Tel: 317.231.9000

Fax: 317.231.9900

**Application and Certificate For Payment**

<b>To Owner:</b> City of Westfield	<b>Project:</b> Westfield Fire Station 1315 E 191st St Westfield, IN 46074	<b>Application No:</b> 1	<b>Date:</b> 03/19/2025
<b>From (Contractor):</b> Envoy Construction Service LLC 8890 E 116th Street, Suite 250 Fishers, IN 46038	<b>Contractor Job Number:</b> 242001	<b>Period To:</b> 03/19/25	<b>Architect's Project No:</b>
<b>Phone:</b>	<b>Via (Architect):</b>	<b>Contract Date:</b> 01/19/25	
	<b>Contract For:</b>		

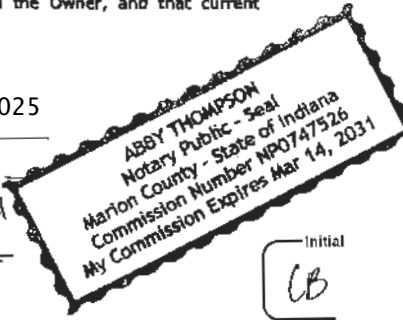
**Contractor's Application For Payment**

Change Order Summary	Additions	Deductions
Change orders approved in previous months by owner		
	Number	Date Approved
Change orders approved this month		
<b>Totals</b>		
<b>Net change by change orders</b>		

Original contract sum	11,460,024.00
Net change by change orders	0.00
Contract sum to date	11,460,024.00
Total completed and stored to date	584,664.00
Retainage	
0.0% of completed work	0.00
0.0% of stored material	0.00
Total retainage	0.00
Total earned less retainage	584,664.00
Less previous certificates of payment	0.00
0.000% of taxable amount	0.00
Current sales tax	0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor Signed by: John Barber Date: 3/24/2025  
 State of: Indiana County of: Marion  
 Subscribed and sworn to before me this 24 day of March 2025 (year). Notary public: Abbey Thompson  
 My commission expires 03/14/2031.



Initial  
CB

Current payment due	<b>584,664.00</b>
Balance to finish, including retainage	10,875,360.00

**Architect's Certificate for Payment**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified: \$ 584,664.00

Architect:  
By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certification is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

STAR Wealth Management  
 215 W. Main Street  
 Fort Wayne, IN 46802



## Fee Invoice

Invoice Date April 1, 2025

Invoice Reference Number: 250403132116046

CITY OF WESTFIELD  
 C/O CLERK TREASURER  
 130 PENN STREET  
 WESTFIELD, IN 46074

Account: 010988 CTY WFIELD 2021 BOND

Balance Forward: \$2,500.00

Activity From 4/1/2024

Type	Date	Description	Amount	Balance
Payment	5/6/2024	Fee Invoice for period ending 03/31/2024	(\$2,500.00)	\$0.00
Fee	3/31/2025	Flat Fee	\$10,000.00	\$10,000.00
Credit	3/31/2025	28 - Flat Fee: fee discount applied @ 75.000%	(\$7,500.00)	\$2,500.00
<b>Total Amount / Total Owed</b>			<b>\$0.00</b>	<b>\$2,500.00</b>

### Aged Totals

Total Owed	0 - 30 Days	31 - 60 Days	61 - 90 Days	> 90 Days
\$2,500.00	\$2,500.00	\$0.00	\$0.00	\$0.00

Outstanding Unpaid Fees for Period

Balance Forward	\$2,500.00
Total Fees Charged	\$10,000.00
Total Credits Applied	(\$7,500.00)
Total Fees Collected	(\$2,500.00)
Total Amount Owed	\$2,500.00

**Please remit \$2,500.00 by 4/30/2025 to:**  
**STAR Wealth Management**  
**215 W. Main Street**  
**Fort Wayne, IN 46802**

STAR Wealth Management  
 215 W. Main Street  
 Fort Wayne, IN 46802



## Fee Invoice

Invoice Date February 3, 2025  
 Invoice Reference Number: 250204104709046

CITY OF WESTFIELD  
 C/O CLERK TREASURER  
 130 PENN STREET  
 WESTFIELD, IN 46074

Account: 040988 CITY WESTFIELD 2022B

Balance Forward: \$2,500.00  
 Activity From 2/1/2024

Type	Date	Description	Amount	Balance
Payment	3/19/2024	Fee for period ending 01/31/2024	(\$2,500.00)	\$0.00
Fee	1/31/2025	Flat Fee	\$10,000.00	\$10,000.00
Credit	1/31/2025	28 - Flat Fee: fee discount applied @ 75.000%	(\$7,500.00)	\$2,500.00
<b>Total Amount / Total Owed</b>			<b>\$0.00</b>	<b>\$2,500.00</b>

### Aged Totals

Total Owed	0 - 30 Days	31 - 60 Days	61 - 90 Days	> 90 Days
\$2,500.00	\$2,500.00	\$0.00	\$0.00	\$0.00

Outstanding Unpaid Fees for Period

Balance Forward	\$2,500.00
Total Fees Charged	\$10,000.00
Total Credits Applied	(\$7,500.00)
Total Fees Collected	(\$2,500.00)
Total Amount Owed	\$2,500.00

**Please remit \$2,500.00 by 2/28/2025 to:**

**STAR Wealth Management  
215 W. Main Street  
Fort Wayne, IN 46802**

**WESTFIELD REDEVELOPMENT COMMISSION  
RESOLUTION NO. 11-2025**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION  
MODIFYING AND CONFIRMING A RESOLUTION APPROVING AN AMENDMENT  
TO THE DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT  
PLAN FOR THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Westfield Redevelopment Commission (the “Commission”), governing body of the City of Westfield Department of Redevelopment, pursuant to Indiana Code 36-7-14, as amended (the “Act”), previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) which established and amended an economic development area known as the “Grand Junction Economic Development Area” (the “Original Area”), designated certain portions thereof as an allocation area pursuant to Section 39 of the Act, and approved an economic development plan for the Area (the “Plan”) pursuant to the Act; and

WHEREAS, on February 18, 2025, the Commission approved and adopted Resolution No. 07-2025 (the “Amending Resolution”) that amended the Declaratory Resolution to (i) designate certain additional parcels within the City of Westfield, Indiana (the “City”) as an economic development area (such new area, the “2025 Area”) and consolidate the 2025 Area with the Original Area (collectively, the “Area”), (ii) remove certain parcels from the original Grand Junction Economic Development Allocation Area, (iii) designate certain parcels as a separate allocation area, to be known as the “Ambrose Allocation Area,” (iv) expand the original Grand Junction Economic Development Allocation Area to include all of the parcels in the 2025 Area by designating such portion of the 2025 Area as an allocation area, (v) amend the expiration date for the allocation provisions for the parcels that were originally included in the Grand Junction Economic Development Allocation Area under the Commission’s Resolution No. 5-2009, adopted on July 9, 2009, and (vi) adopt the Plan, together with a supplement thereto (the “2025 Plan Supplement”), as the development plan for the 2025 Area; and

WHEREAS, pursuant to Section 16(a) of the Act, on March 3, 2025, the Westfield-Washington Advisory Plan Commission approved and adopted a resolution (the “Plan Commission Order”) approving the Amending Resolution and the 2025 Plan Supplement and determining that the Amending Resolution and the 2025 Plan Supplement conform to the plan of development for the City; and

WHEREAS, pursuant to Section 16(b) of the Act, the Common Council of the City on March 10, 2025, adopted its Resolution No. 25-111 approving the Amending Resolution, the 2025 Plan Supplement and the Plan Commission Order; and

WHEREAS, pursuant to Section 17 of the Act, the Commission caused to be published a Notice of Public Hearing with respect to the Amending Resolution and filed a copy of said Notice in the offices of all departments, bodies, or officers of the City having to do with City planning, variances from zoning ordinances, land use, or the issuance of building permits; and

WHEREAS, pursuant to Section 17 of the Act, the Commission also filed with each taxing unit located wholly or partially within the Grand Junction Economic Development Allocation Area and the Ambrose Allocation Area a copy of the Notice of Public Hearing and a statement disclosing

the impact of the Grand Junction Economic Development Allocation Area and the Ambrose Allocation Area; and

WHEREAS, at the public hearing held by the Commission on April 21, 2025 (the “Public Hearing”), the Commission heard all persons interested in the proceedings and considered written remonstrances and objections, if any; and

WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the proposed development projects in the 2025 Plan Supplement, and modifying and confirming the Amending Resolution, in accordance with Section 17 of the Act.

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 modifies the Amending Resolution as follows. Exhibit A to the Amending Resolution is hereby modified to (i) include Parcel 08-05-35-00-00-003.003 in the list of parcels included in the 2025 Area, and (ii) delete Parcels 08-05-25-00-00-057.001, 08-05-26-00-00-018.000, 08-05-26-00-00-017.000, 08-05-26-00-00-555.555, 08-10-06-00-00-052.000, 08-10-06-00-00-050.001 and 08-10-06-00-00-051.000 from the list of parcels included in the 2025 Area. Attached as Exhibit A hereto is a modified version of the map and description of the parcels in the 2025 Area and the 2025 Expansion Allocation Area.

2. After considering the evidence presented at the Public Hearing, the Commission hereby confirms the findings and determinations, designations, and approving and adopting actions contained in the Amending Resolution, as modified herein.

3. The Commission hereby finds and determines that it will be of public utility and benefit to proceed with its Plan, as modified by the Amending Resolution and the 2025 Plan Supplement.

4. The Amending Resolution, as modified herein, is hereby confirmed.

5. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the proposed projects, and modifying and confirming the Amending Resolution.

6. The Secretary of the Commission is directed to record the final action taken by the Commission pursuant to the requirements of Section 17(d) of the Act.

[Signature Page Follows]

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION  
this 21<sup>st</sup> day of April, 2025.

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Joe Plankis, President

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Jon Dartt, Vice President

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Brian Tomamichel, Secretary

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Larry Kemper, Member

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Brian Pawlowski, Member

## EXHIBIT A

### **Map and Description of Parcels in the 2025 Area and the 2025 Expansion Allocation Area**

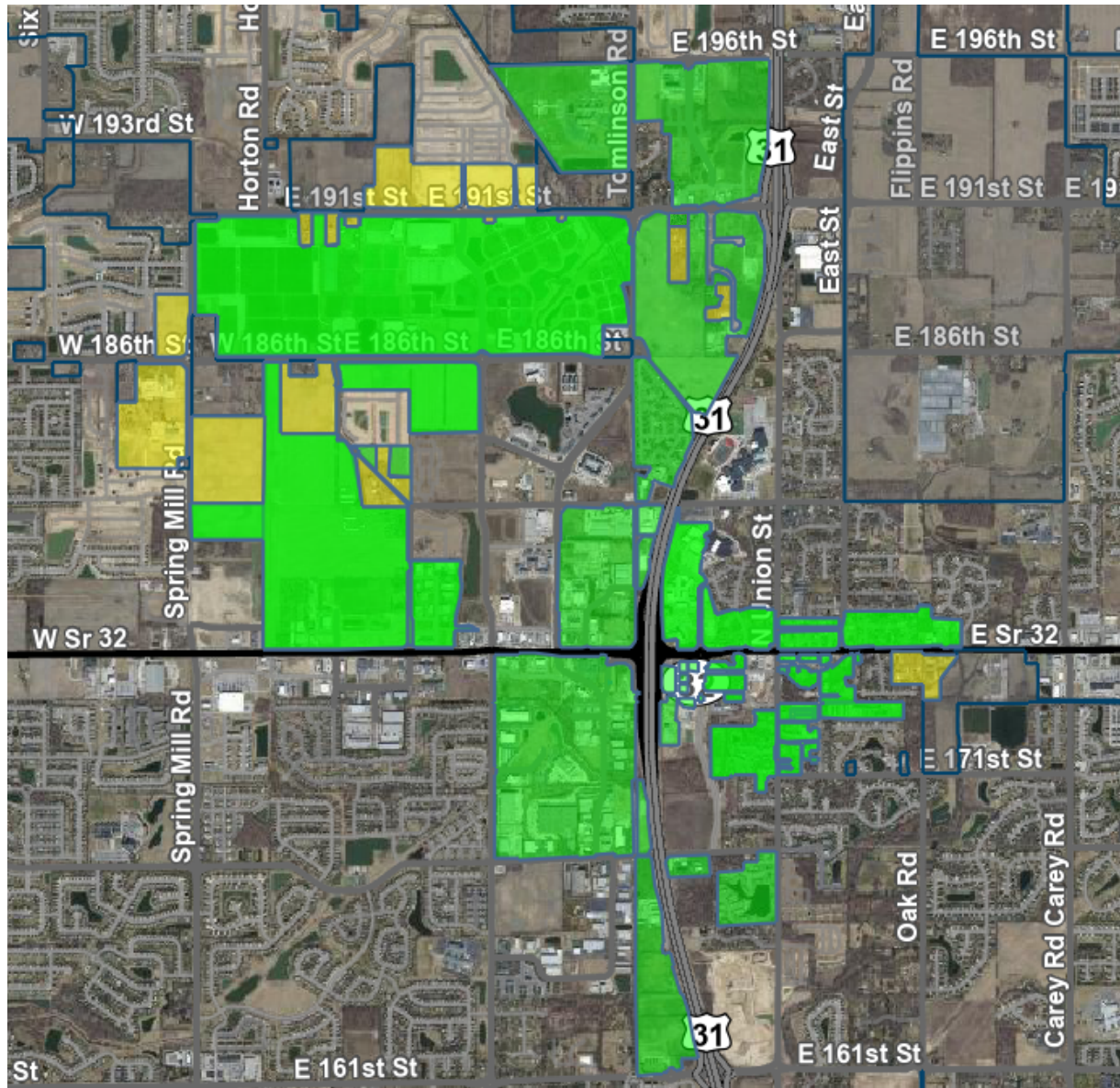
The 2025 Area consists of the yellow-shaded parcels depicted in the maps set forth on the following pages of this Exhibit A, together with any and all public ways, streams or rights-of-way that physically connect any of the described areas to each other and to the existing Grand Junction Economic Development Area. The 2025 Area shall be consolidated with, and form a part of, the Grand Junction Economic Development Area. All of the following parcels comprise the 2025 Expansion Allocation Area.

**PARCEL ID NUMBERS:**

08-05-25-00-00-001.001	08-05-35-00-00-006.002
08-05-25-00-00-001.301	08-05-35-00-00-006.003
08-05-25-00-00-045.000	08-05-35-00-00-006.102
08-05-25-00-00-047.002	08-05-35-00-00-006.103
08-05-25-00-00-054.002	08-05-35-00-00-007.001
08-05-25-00-00-060.000	08-05-35-00-00-007.002
08-05-26-00-00-006.000	08-05-35-00-00-033.000
08-05-26-00-00-008.001	08-05-35-00-00-033.002
08-05-26-00-00-008.002	08-10-06-00-00-005.002
08-05-26-00-00-009.001	08-10-06-00-00-005.102
08-05-26-00-00-010.002	08-10-06-00-00-005.202
08-05-26-00-00-010.003	08-10-06-00-00-005.402
08-05-27-00-00-012.002	08-10-06-00-00-005.502
08-05-34-00-00-009.000	08-10-06-00-00-005.602
08-05-34-00-00-009.002	09-10-06-00-00-002.000
08-05-34-00-00-010.000	09-10-06-00-00-002.001
08-05-34-00-00-010.001	09-10-06-00-00-003.000
08-05-35-00-00-003.000	08-05-35-00-00-003.003
08-05-35-00-00-003.003	
08-05-35-00-00-006.001	

# Grand Junction - EDA 2025 Expansion Parcels added to EDA & TIF Allocation Area

 = Existing Grand Junction EDA       = Additions to Grand Junction EDA

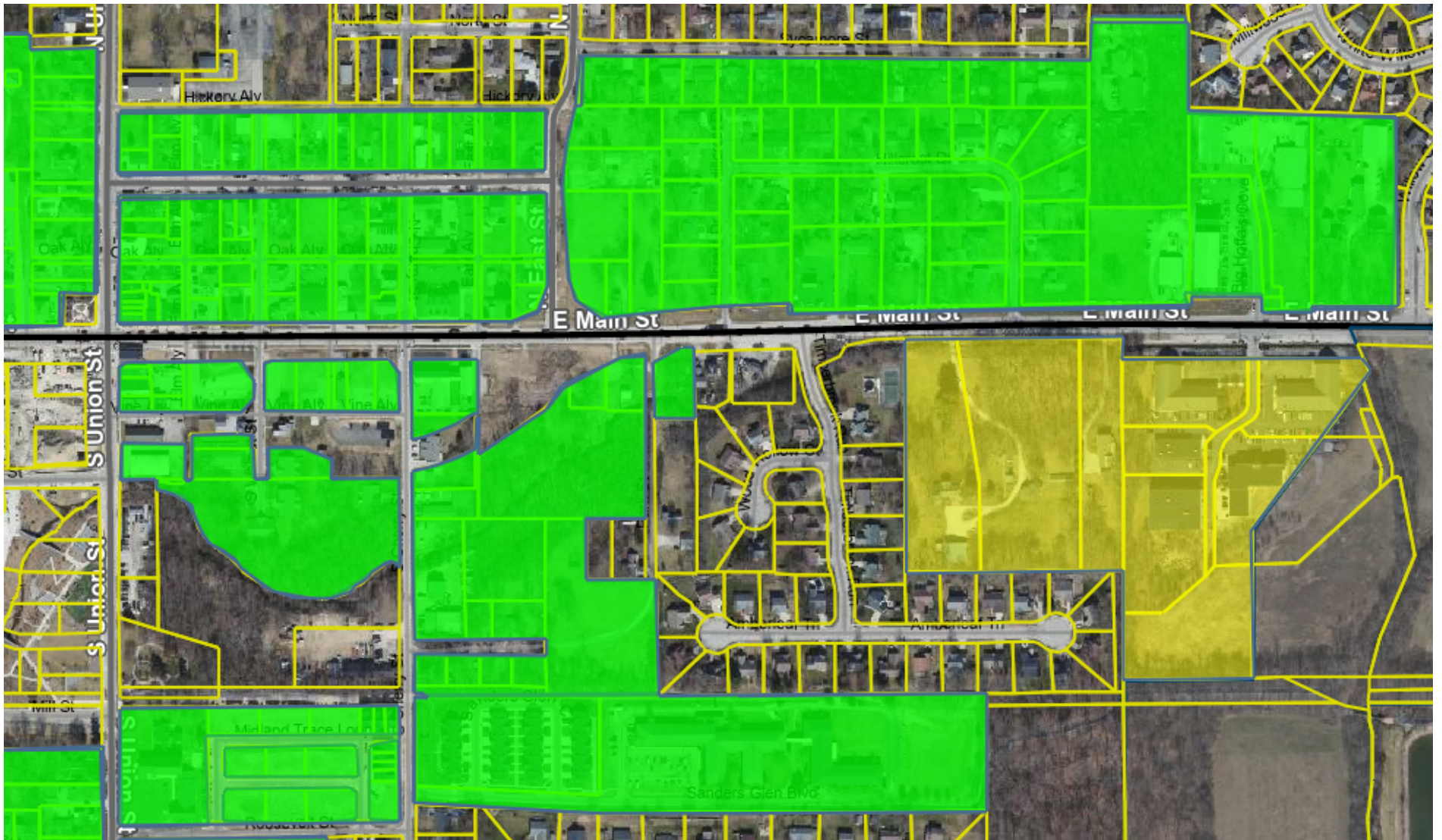




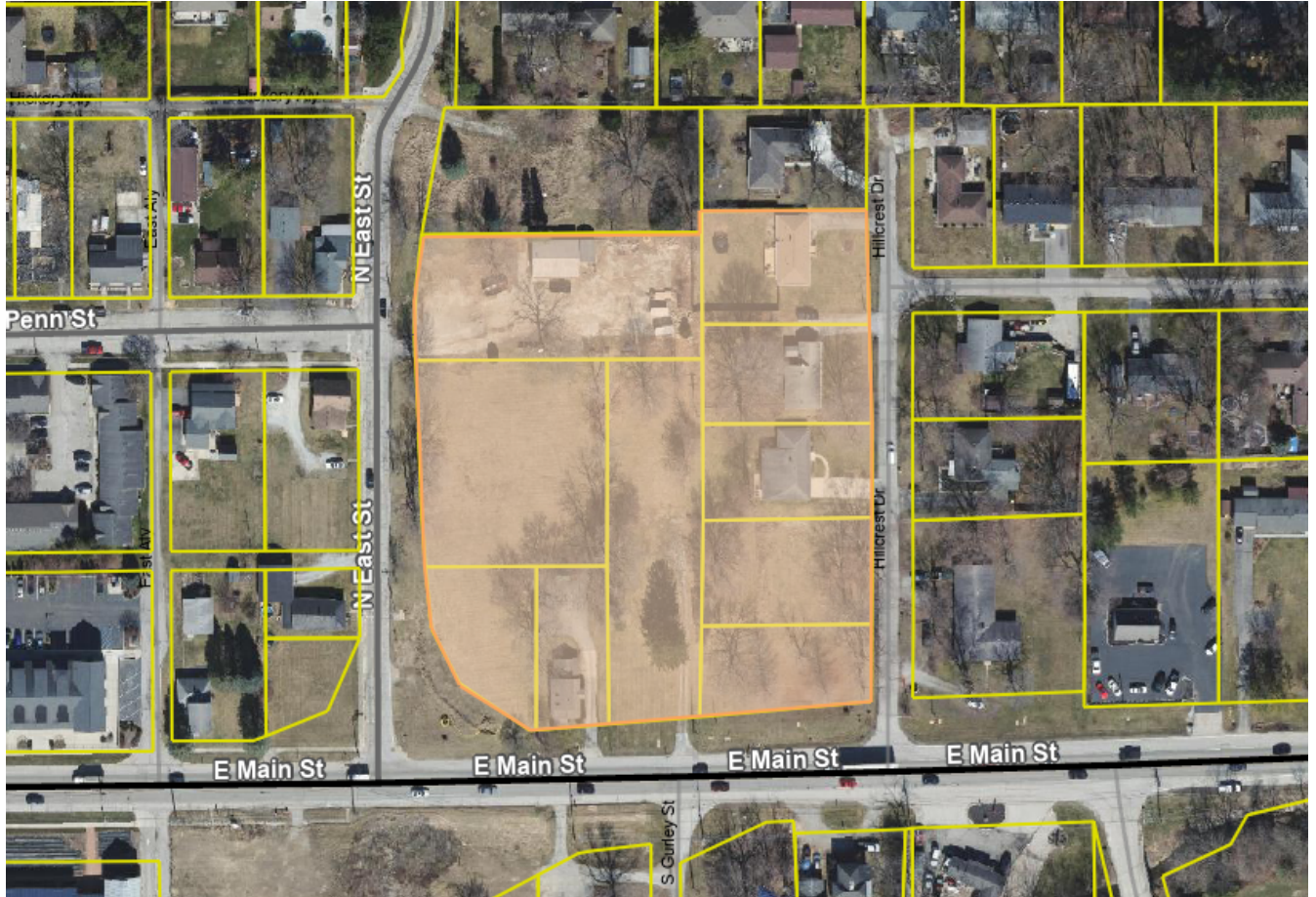
# Grand Junction - EDA 2025 Expansion Area Closeup (Southeast)

 = Existing Grand Junction EDA

 = Additions to Grand Junction EDA



# Grand Junction EDA Ambrose Allocation Area (New)



**WESTFIELD REDEVELOPMENT COMMISSION  
RESOLUTION NO. 13-2025**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION  
DESIGNATING AND DECLARING A CERTAIN AREA AS AN ECONOMIC  
DEVELOPMENT AREA, APPROVING AN ECONOMIC DEVELOPMENT PLAN  
FOR SAID AREA, ESTABLISHING SEPARATE RESIDENTIAL HOUSING  
PROGRAMS IN PORTIONS OF SAID AREA, ESTABLISHING AN AGE-  
RESTRICTED HOUSING PROGRAM IN A PORTION OF SAID AREA, AND  
TAKING OTHER ACTIONS RELATED MATTERS**

WHEREAS, the Westfield Redevelopment Commission (the “Commission”), as governing body of the City of Westfield, Indiana, Department of Redevelopment (the “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 thoroughly studied and investigated that area of the City of Westfield, Indiana (the “City”), as described at Exhibit A attached hereto and hereby designated as the “Wood Wind Economic Development Area” (the “Area”); and

WHEREAS, the Department, pursuant to the Act, has conducted surveys and investigations and has thoroughly studied the Area; and

WHEREAS, the Commission has caused to be prepared maps and plats of the Area, said maps and plats of the Area showing the boundaries of the Area; the location of the various parcels of property, streets and alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, redevelopment or economic development of the Area; and the parts of the Area that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the Plan (as defined herein); and

WHEREAS, the Commission has caused to be prepared estimates of the costs of the economic development projects as set forth in the Plan; and

WHEREAS, there has been presented to this meeting for consideration and approval of the Commission an economic development plan for the Area entitled “Wood Wind Economic Development Area - Economic Development Plan (Including Residential Housing Development and Age-Restricted Housing Programs),” dated April 21, 2025 (the “Plan”); and

WHEREAS, the Plan and supporting data were reviewed and considered by the Commission at this meeting; and

WHEREAS, Sections 39, 49 and 54 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 sections; 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 an area needing redevelopment or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, Section 49 of the Act permits the establishment of a “program for age-restricted housing” in accordance with 42 U.S.C. 3607 (each, an “Age-Restricted Housing Program”) as part of the Plan; and

WHEREAS, Section 53 of the Act permits the establishment, as a component of the Plan, of a “residential housing development program” (each, a “Residential Housing Program”) by resolution for the construction of new residential housing or the renovation of existing residential housing in the manner provided in said section; and

WHEREAS, the Commission desires to establish, as a component of the Plan, one or more Residential Housing Programs and Age-Restricted Housing Programs (collectively, the “Programs”) for certain portions of the Area; and

WHEREAS, prior to this meeting, the Department (i) consulted with persons interested in or affected by the Programs; (ii) provided the affected neighborhood associations, if any, residents, and township assessors with an adequate opportunity to participate in an advisory role in planning, implementing, and evaluating the proposed program; and (iii) held a public meeting to obtain the views of neighborhood associations, if any, and residents, and provided notice thereof at least thirty (30) days prior thereto to the fiscal officers of all affected taxing units and to the superintendents and governing body presidents of all school corporations located within the proposed Area;

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, 43, 49 and 53 of the Act to the Plan and the financing of the Plan; and

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

1. The Commission hereby finds that the Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business enterprises to the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation, benefiting the 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 for the Area 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 lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions, including without limitation the cost of the projects contemplated by the Plan and the necessity for requiring the proper use of land so as to best serve the interests of the City and its citizens.

3. The Commission hereby finds and determines that the public health and welfare will be benefited by accomplishment of the Plan with respect to the Area.

4. The accomplishment of the Plan for the Area 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.

5. The Commission hereby finds that the Declaratory Resolution and the Plan conform to the comprehensive plan for the City.

6. With respect to the portion of the Area to be comprised of the Kimblewick Allocation Area (as defined herein) which is to be designated as part of an Age-Restricted Housing Program, the Commission hereby makes the following specific findings and determinations: (a) the Age-Restricted Housing Program cannot be accomplished by regulatory processes or by the ordinary operation of private enterprise because of the lack of public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions; (b) the public health and welfare will be benefited by accomplishment of the purposes of the Age-Restricted Housing Program; (c) the accomplishment of the Age-Restricted Housing Program will be a public utility and benefit as measured by an increase in the property tax base, encouraging an age-diverse population in the City, or other similar public benefits; (d) the Age-Restricted Housing Program will enable the City to encourage older residents to locate or relocate to the City; and (e) the Age-Restricted Housing Program will not increase the school-age population.

7. With respect to the portions of the Area to be comprised of Wood Wind East Allocation Area, the Wood Wind South Allocation Area and the Ravinia Allocation Area (each as defined herein) each of which are to be designated as separate Residential Housing Programs, the Commission hereby makes the following specific findings and determinations: (a) the public health and welfare will be benefited by accomplishment of the purposes of each of the Residential Housing Programs; and (b) the accomplishment of each of the Residential Housing Programs will be of public utility and benefit as measured by: (i) the provision of adequate residential housing; (ii) an increase in the property tax base; or (iii) similar benefits.

8. 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 Plan.

9. Except as otherwise may be set forth in the Plan, the Department does not currently contemplate the acquisition of property as a part of the economic development strategy, and does not at this time propose to acquire any specific parcels of land or interests in land within the boundaries of the Area. If, in the future, the Department proposes to acquire interests in real property in the Area, the required procedures for amending the Plan under the Act will be followed, including notice by publication and to the affected property owners and a public hearing.

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

11. The Plan, including the Age-Restricted Housing Program (to be established in accordance with 42 U.S.C. 3607) and each of the Residential Housing Programs, is hereby in all respects approved, and the Secretary of the Commission is hereby directed to file a certified copy of the Plan with the minutes of this meeting.

12. The Area is hereby designated as an “economic development area” under Section 41 of the Act.

13. The Commission hereby approves and establishes each of the Programs with respect to the Area as components of the Plan.

14. The portion of the Area described on Exhibit B is designated as a Residential Housing Program (the “Wood Wind East Residential Housing Program”) and is hereby designated as the “Wood Wind East Residential Housing Allocation Area” (the “Wood Wind East Allocation Area”). The Wood Wind East Allocation Area is hereby designated as an allocation area pursuant to Sections 39 and Section 56 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Sections. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Wood Wind East Allocation Area shall be allocated and distributed as follows:

Except as otherwise provided in said Sections 39 and 56, the proceeds of taxes attributable to the lesser of the assessed value of the property located in the Wood Wind East Allocation Area 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 Sections 39 and 56, property tax proceeds in excess of those described in the previous sentence for the Wood Wind East Allocation Area shall be allocated to the District and when collected paid into the Wood Wind East Allocation Area Allocation Fund (the “Wood Wind East Allocation Fund”) that may be used by the District to do one or more of the things specified in Section 56(c) of the Act, as the same may be amended from time to time, and for such other purposes as may be permitted by law. Amounts deposited into the Wood Wind East Allocation Fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, as may be amended from time to time, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4), as modified by Section 56(d) of the Act, with respect to the Wood Wind East Allocation Area.

15. The base assessment date for the Wood Wind East Allocation Area shall be January 1, 2025, and the base assessed value shall have the meaning set forth in Section 56 of the Act. This allocation provision herein relating to the Wood Wind East Residential Housing Program and the Wood Wind East Allocation Area shall terminate on the date that is twenty (20) 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 from the Wood Wind East Residential Housing Program established with respect to the Wood Wind East Allocation Area.

16. Based on a study and examination of the Wood Wind East Allocation Area, the specific findings set forth in the Plan, and information provided by the prospective developer

associated with the development of the Wood Wind East Residential Housing Program, the Commission hereby specifically finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Wood Wind East Allocation Area that would not have been generated but for the adoption of the allocation provision.

17. The portion of the Area described on Exhibit C is designated as a Residential Housing Program (the “Wood Wind South Residential Housing Program”) and is hereby designated as the “Wood Wind South Residential Housing Allocation Area” (the “Wood Wind South Allocation Area”). The Wood Wind South Allocation Area is hereby designated as an allocation area pursuant to Sections 39 and 56 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Sections. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Wood Wind South Allocation Area shall be allocated and distributed as follows:

Except as otherwise provided in said Sections 39 and 56, the proceeds of taxes attributable to the lesser of the assessed value of the property located in the Wood Wind South Allocation Area 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 Sections 39 and 56, property tax proceeds in excess of those described in the previous sentence for the Wood Wind South Allocation Area shall be allocated to the District and when collected paid into the Wood Wind South Allocation Area Allocation Fund (the “Wood Wind South Allocation Fund”) that may be used by the District to do one or more of the things specified in Section 56(c) of the Act, as the same may be amended from time to time, and for such other purposes as may be permitted by law. Amounts deposited into the Wood Wind South Allocation Fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, as may be amended from time to time, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4), as modified by Section 56(d) of the Act, with respect to the Wood Wind South Allocation Area.

18. The base assessment date for the Wood Wind South Allocation Area shall be January 1, 2025, and the base assessed value shall have the meaning set forth in Section 56 of the Act. This allocation provision herein relating to the Wood Wind South Residential Housing Program and the Wood Wind South Allocation Area shall terminate on the date that is twenty (20) 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 from the Wood Wind South Residential Housing Program established with respect to the Wood Wind South Allocation Area.

19. Based on a study and examination of the Wood Wind South Allocation Area, the specific findings set forth in the Plan, and information provided by the prospective developer associated with the development of the Wood Wind South Residential Housing Program, the Commission hereby specifically finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Wood Wind South Allocation Area that would not have been generated but for the adoption of the allocation provision.

20. The portion of the Area described on Exhibit D is designated as a Residential Housing Program (the “Rivinia Residential Housing Program”) and is hereby designated as the “Rivinia Residential Housing Allocation Area” (the “Rivinia Allocation Area”). The Rivinia Allocation Area is hereby designated as an allocation area pursuant to Sections 39 and 56 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Sections. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Rivinia Allocation Area shall be allocated and distributed as follows:

Except as otherwise provided in said Sections 39 and 56, the proceeds of taxes attributable to the lesser of the assessed value of the property located in the Rivinia Allocation Area 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 Sections 39 and 56, property tax proceeds in excess of those described in the previous sentence for the Rivinia Allocation Area shall be allocated to the District and when collected paid into the Rivinia Allocation Area Allocation Fund (the “Rivinia Allocation Fund”) that may be used by the District to do one or more of the things specified in Section 56(c) of the Act, as the same may be amended from time to time, and for such other purposes as may be permitted by law. Amounts deposited into the Rivinia Allocation Fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, as may be amended from time to time, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4), as modified by Section 56(d) of the Act, with respect to the Rivinia Allocation Area.

21. The base assessment date for the Rivinia Allocation Area shall be January 1, 2025, and the base assessed value shall have the meaning set forth in Section 56 of the Act. This allocation provision herein relating to the Rivinia Residential Housing Program and the Rivinia Allocation Area shall terminate on the date that is twenty (20) 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 from the Rivinia Residential Housing Program established with respect to the Rivinia Allocation Area.

22. Based on a study and examination of the Rivinia Allocation Area, the specific findings set forth in the Plan, and information provided by the prospective developer associated with the development of the Rivinia Residential Housing Program, the Commission hereby specifically finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Rivinia Allocation Area that would not have been generated but for the adoption of the allocation provision.

23. The portion of the Area described on Exhibit E is designated as an Age-Restricted Housing Program and is hereby designated as the “Kimblewick Residential Housing Allocation Area” (the “Kimblewick Allocation Area”). The Kimblewick Allocation Area is hereby designated as an allocation area pursuant to Sections 39 and 52 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Sections. Any property taxes subsequently levied by or for the benefit of any

public body entitled to a distribution of property taxes on taxable property in the Kimblewick Allocation Area shall be allocated and distributed as follows:

Except as otherwise provided in said Sections 39 and 52, the proceeds of taxes attributable to the lesser of the assessed value of the property located in the Kimblewick Allocation Area 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 Sections 39 and 52, property tax proceeds in excess of those described in the previous sentence for the Kimblewick Allocation Area shall be allocated to the District and when collected paid into the Kimblewick Allocation Area Allocation Fund (the “Kimblewick Allocation Fund”) that may be used by the District to do one or more of the things specified in Section 52(b) of the Act, as the same may be amended from time to time, and for such other purposes as may be permitted by law. Amounts deposited into the Kimblewick Allocation Fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, as may be amended from time to time, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4), as modified by Section 52(c) of the Act, with respect to the Kimblewick Allocation Area.

24. The base assessment date for the Kimblewick Allocation Area shall be January 1, 2025, and the base assessed value shall have the meaning set forth in Section 52(a) of the Act. This allocation provision herein relating to the Age-Restricted Housing Program for the Kimblewick Allocation Area shall terminate 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 from the Age-Restricted Housing Program established with respect to the Kimblewick Allocation Area.

25. Based on a study and examination of the Kimblewick Allocation Area, the specific findings set forth in the Plan, and information provided by the prospective developer associated with the development of the Age-Restricted Housing Program for the Kimblewick Allocation Area, the Commission hereby specifically finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Kimblewick Allocation Area that would not have been generated but for the adoption of the allocation provision.

26. The Secretary of the Commission is directed to file a certified copy of the Plan and this Resolution with the minutes of this meeting.

27. The officers of the Commission are hereby directed to make any and all required filings and recordings with the Indiana Department of Local Government Finance, the Hamilton County Auditor and the Hamilton County Recorder in connection with the actions of the Commission contained in this Resolution regarding the allocation areas described herein and the establishment of the Programs.

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

29. This Resolution, together with supporting data, shall be submitted to the Westfield-Washington Township Advisory Plan Commission (the “Plan Commission”) and the Common Council of the City (the “Council”), as provided by Sections 16, 49(a) and 53(b) of the Act, for the approval of this Resolution, the Plan and the establishment of the Programs, and if approved by the Plan Commission and the Council, this Resolution and the Plan shall be submitted to a public hearing and remonstrance as provided by Section 17 of the Act, after public notice in accordance with Sections 17 and 17.5 of the Act and Indiana Code 5-3-1 and after all required filings with governmental agencies and officers have been made pursuant to Section 17(b) of the Act.

30. This Resolution shall be in full force and effect from and after its adoption by the Commission.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION  
this 21<sup>st</sup> day of April, 2025.

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Joe Plankis, President

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Jon Dartt, Vice President

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Brian Tomamichel, Secretary

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Larry Kemper, Member

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Brian Pawlowski, Member

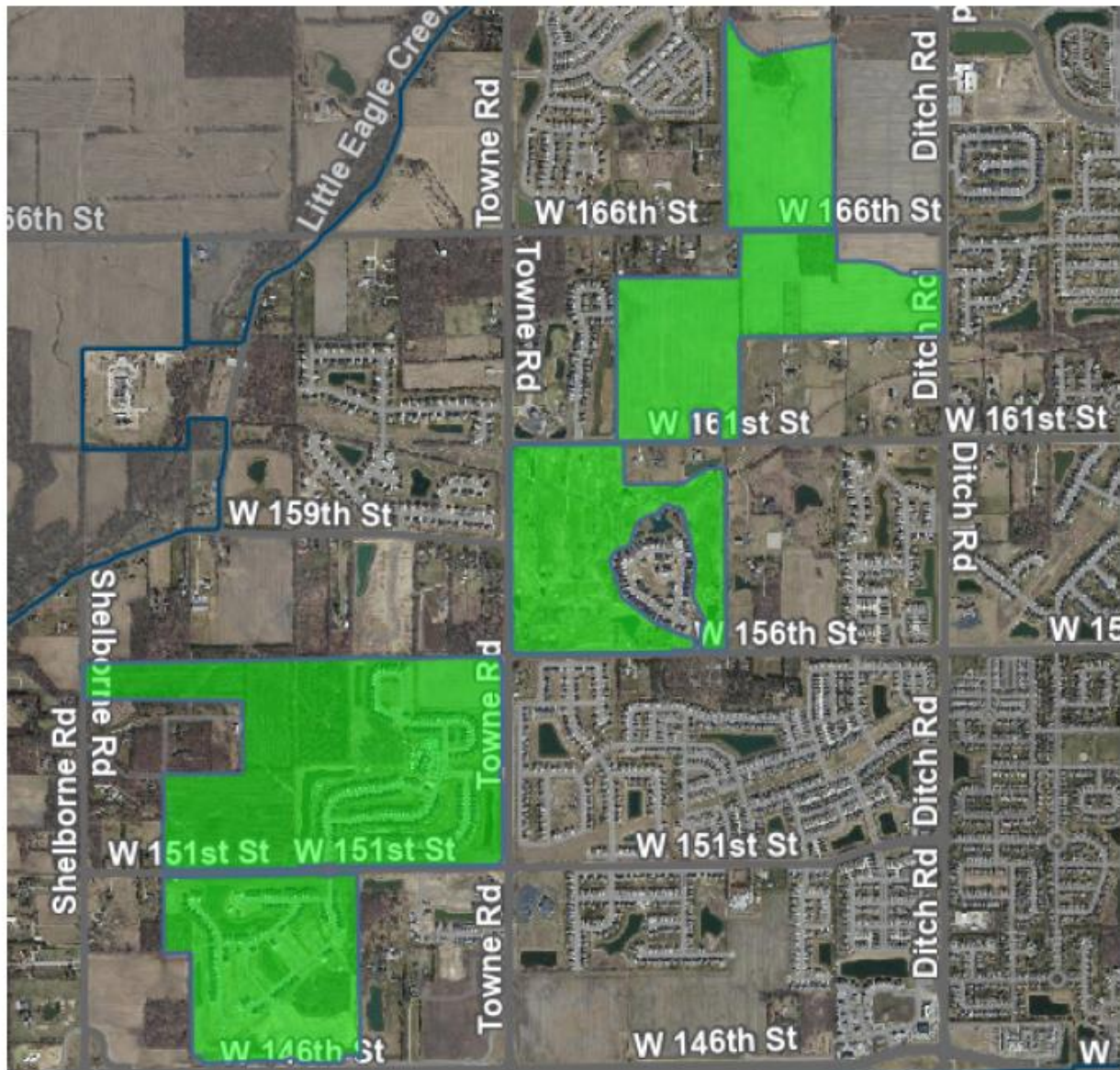
## EXHIBIT A

### Description and Map of the Area

The Wood Wind Economic Development Area consists of the green-shaded territory in the map below, and consists of the parcels set forth on the following page(s) of this exhibit.

## Wood Wind - EDA New EDA Parcels

 = New Overall EDA



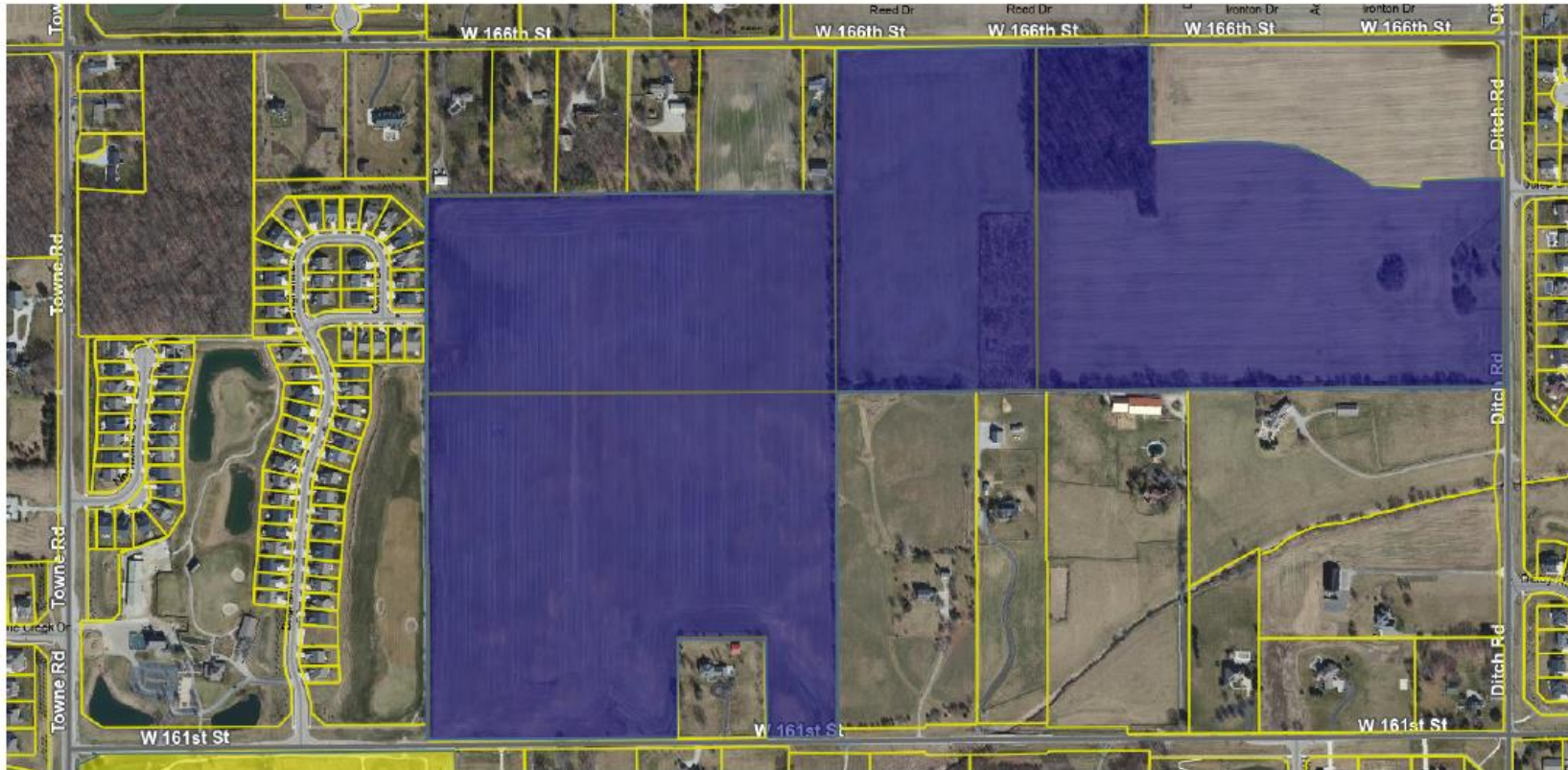
[ATTACH LIST OF PARCEL ID'S FOR ENTIRE EDA]

**EXHIBIT B**

**Map of the Wood Wind East Allocation Area**

The Wood Wind East Allocation Area consists of the purple-shaded territory in the map below, and consists of the parcels set forth on the following page(s) of this exhibit.

Wood Wind EDA  
Wood Wind East Allocation Area  
(New)



**Parcels of the Wood Wind East Allocation Area**

**PARCEL ID NUMBERS:**

- 08-09-09-00-00-004.000
- 08-09-09-00-00-005.000
- 08-09-09-00-00-007.000
- 08-09-09-00-00-007.001

## EXHIBIT C

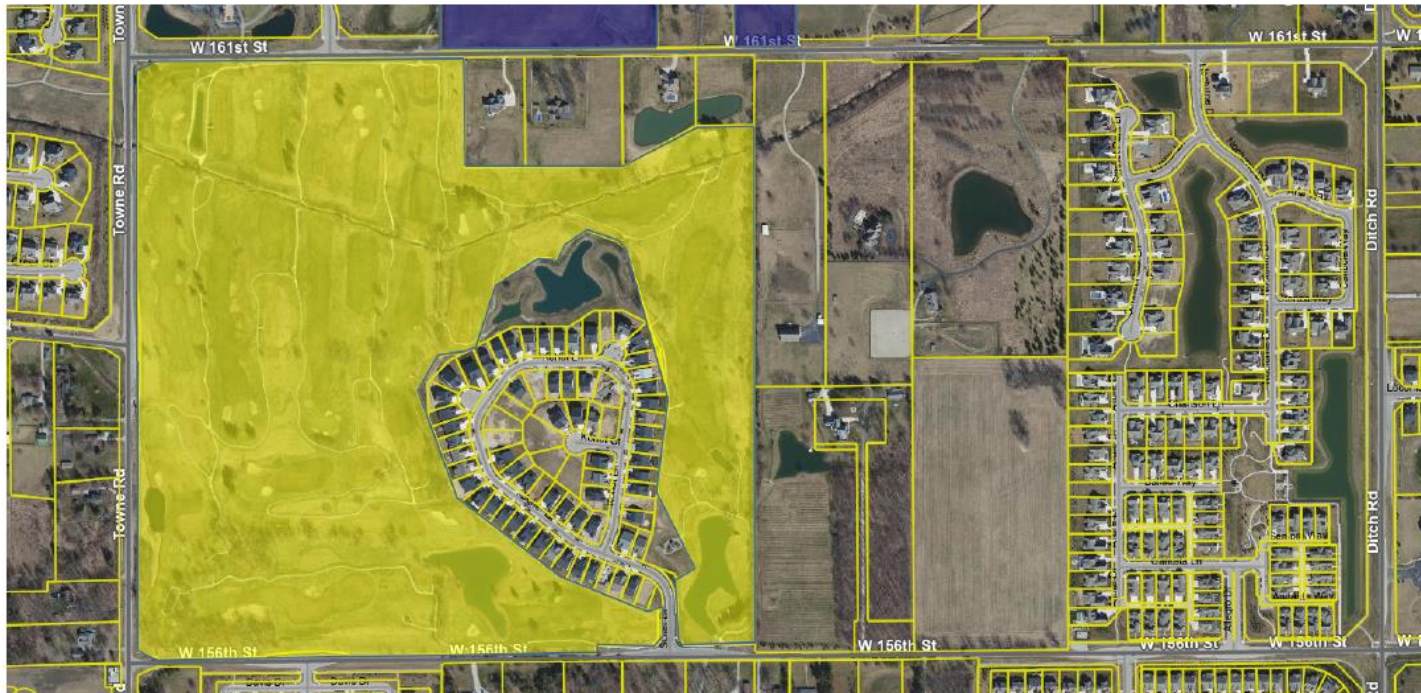
### Description of Parcel and Map of the Wood Wind South Allocation Area

The Wood Wind South Allocation Area consists of the yellow-shaded territory in the map below, and consists of the following parcel.

**PARCEL ID NUMBER:**

08-09-09-00-00-003.001

### Wood Wind EDA Wood Wind South Allocation Area (New)



## EXHIBIT D

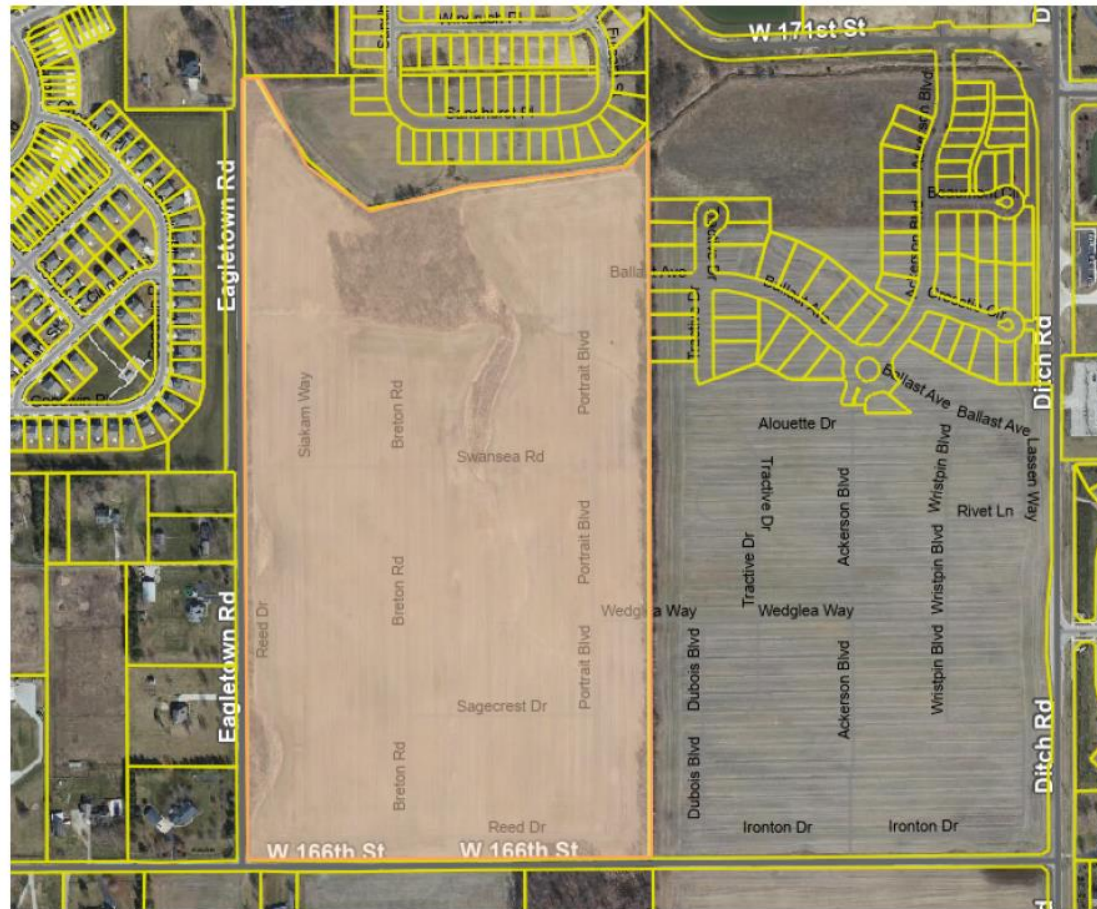
### Description of Parcel and Map of the Rivinia Allocation Area

The Ravinia Allocation Area consists of the pink-shaded territory in the map below, and consists of the following parcel.

**PARCEL ID NUMBER:**

08-09-04-00-00-013.000

### Wood Wind EDA Ravinia Allocation Area (New)

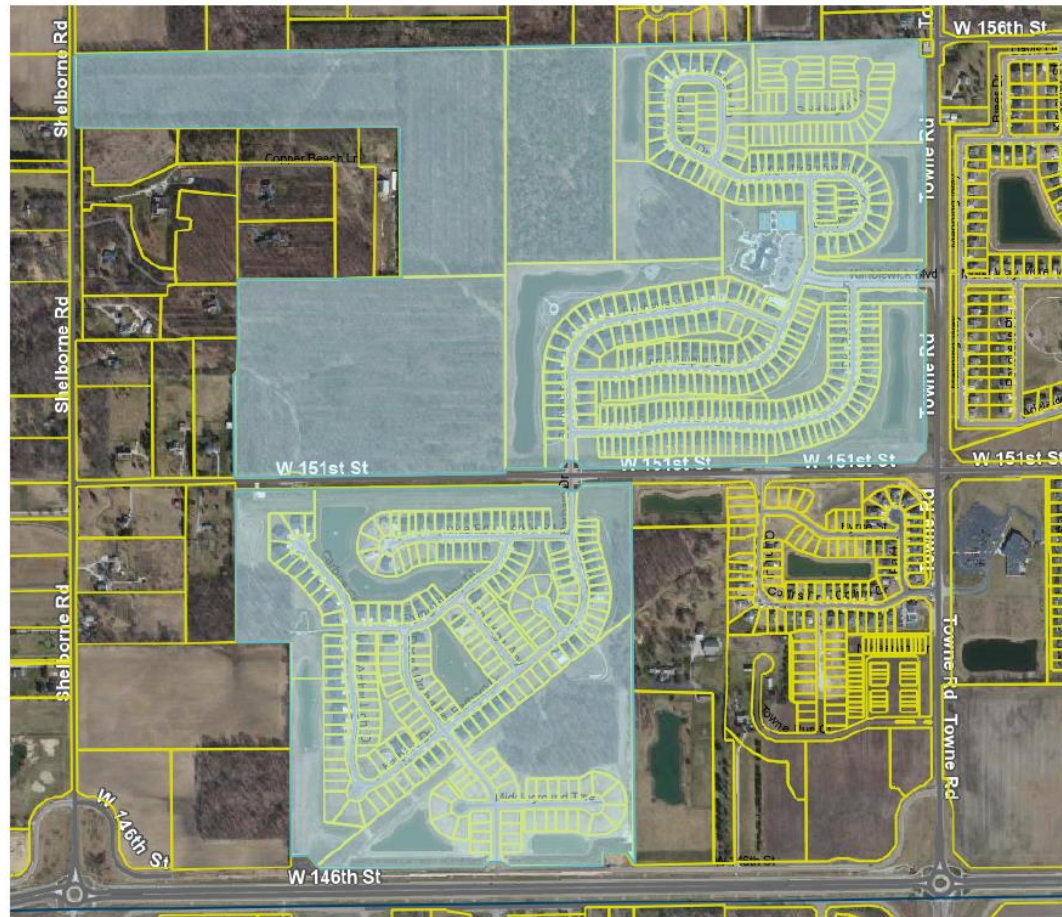


## EXHIBIT E

### Description of Parcels and Map of the Kimblewick Allocation Area

The Kimblewick Allocation Area consists of the light blue-shaded territory in the map below, and consists of the parcels set forth on the following page(s) of this exhibit.

### Wood Wind EDA Kimblewick Allocation Area (New)



**Parcels of the Kimblewick Allocation Area**

[ATTACH LIST OF PARCEL ID'S FOR KIMBLEWICK ALLOCATION AREA]

DMS 417138597.1







08-09-17-00-02-026.000	08-09-17-00-03-020.000	08-09-17-00-05-028.000	08-09-17-00-08-021.000	08-09-17-00-10-055.000
08-09-17-00-02-027.000	08-09-17-00-03-021.000	08-09-17-00-05-029.000	08-09-17-00-08-022.000	08-09-17-00-10-056.000
08-09-17-00-02-028.000	08-09-17-00-03-022.000	08-09-17-00-05-030.000	08-09-17-00-08-023.000	08-09-17-00-10-057.000
08-09-17-00-02-029.000	08-09-17-00-03-023.000	08-09-17-00-05-031.000	08-09-17-00-08-024.000	08-09-17-00-10-057.000
08-09-17-00-02-030.000	08-09-17-00-03-024.000	08-09-17-00-05-032.000	08-09-17-00-08-025.000	08-09-17-00-10-058.000
08-09-17-00-02-031.000	08-09-17-00-03-025.000	08-09-17-00-05-033.000	08-09-17-00-08-026.000	08-09-17-00-12-001.000
08-09-17-00-02-032.000	08-09-17-00-03-026.000	08-09-17-00-05-034.000	08-09-17-00-08-027.000	08-09-17-00-12-002.000
08-09-17-00-02-033.000	08-09-17-00-03-027.000	08-09-17-00-05-035.000	08-09-17-00-08-028.000	08-09-17-00-12-003.000
08-09-17-00-02-034.000	08-09-17-00-03-028.000	08-09-17-00-05-036.000	08-09-17-00-09-001.000	08-09-17-00-12-004.000
08-09-17-00-02-035.000	08-09-17-00-03-029.000	08-09-17-00-05-037.000	08-09-17-00-09-002.000	08-09-17-00-12-005.000
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08-09-17-00-02-038.000	08-09-17-00-03-032.000	08-09-17-00-05-039.001	08-09-17-00-09-005.000	08-09-17-00-12-008.000
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08-09-17-00-02-040.000	08-09-17-00-03-034.000	08-09-17-00-05-041.000	08-09-17-00-09-007.000	08-09-17-00-12-010.000
08-09-17-00-02-041.000	08-09-17-00-03-035.000	08-09-17-00-05-042.000	08-09-17-00-09-008.000	08-09-17-00-12-011.000
08-09-17-00-02-042.000	08-09-17-00-03-036.000	08-09-17-00-07-001.000	08-09-17-00-09-009.000	08-09-17-00-12-012.000
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08-09-17-00-02-044.000	08-09-17-00-03-038.000	08-09-17-00-07-003.000	08-09-17-00-09-011.000	08-09-17-00-12-014.000
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08-09-17-00-02-049.000	08-09-17-00-03-043.000	08-09-17-00-07-008.000	08-09-17-00-09-016.000	08-09-17-00-12-019.000
08-09-17-00-02-050.000	08-09-17-00-03-044.000	08-09-17-00-07-009.000	08-09-17-00-09-017.000	08-09-17-00-12-020.000
08-09-17-00-02-051.000	08-09-17-00-03-045.000	08-09-17-00-07-010.000	08-09-17-00-09-018.000	08-09-17-00-12-021.000
08-09-17-00-02-052.000	08-09-17-00-03-046.000	08-09-17-00-07-011.000	08-09-17-00-09-019.000	08-09-17-00-12-022.000
08-09-17-00-02-053.000	08-09-17-00-03-047.000	08-09-17-00-07-012.000	08-09-17-00-09-020.000	08-09-17-00-12-023.000
08-09-17-00-02-054.000	08-09-17-00-03-048.000	08-09-17-00-07-013.000	08-09-17-00-09-021.000	08-09-17-00-12-024.000
08-09-17-00-02-055.000	08-09-17-00-03-049.000	08-09-17-00-07-014.000	08-09-17-00-09-022.000	08-09-17-00-12-025.000

# WESTFIELD REDEVELOPMENT COMMISSION

## Economic Development Plan for the Wood Wind Economic Development Area

DATED: APRIL 21, 2025

### PURPOSE AND INTRODUCTION

The Westfield Redevelopment Commission (the “**Commission**”), the governing body of the Department of Redevelopment and the Redevelopment District (the “**District**”) of City of Westfield, Indiana (the “**City**”), proposes to designate and declare an economic development area within the City to be known as the “Wood Wind Economic Development Area” (the “**Area**”), and to designate the entirety thereof as separate allocation areas under the Act (as hereinafter defined). This document is the plan for the Area (the “**Plan**”). This Plan may be amended as provided in the Plan and Indiana Code 36-7-14, as amended from time to time (the “**Act**”).

Pursuant to Sections 15 and 16 of the Act, the Plan must be approved by the Commission, the Westfield-Washington Township Area Plan Commission (the “**Plan Commission**”) and the Common Council of the City. Upon such approvals, the Commission will hold a public hearing on the Plan as required under Section 17 of the Act, before confirming (or modifying and confirming) the designation of the Area and the approval of the Plan.

### PROGRAM FOR AGE-RESTRICTED HOUSING AND PROJECT OBJECTIVES

The Plan is being implemented, in part, to include a program for age-restricted housing in accordance with Section 49 of the Act (the “**Age-Restricted Housing Program**”), with respect to the Kimblewick Allocation Area (as defined herein) which area is located within the City. The purposes of the Age-Restricted Housing Program are to benefit the public health, safety, morals and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana. The Age-Restricted Housing Program is designed to provide for local public improvements in or serving the Kimblewick Allocation Area, promote significant opportunities for the residential development, in order to attract and retain permanent jobs, promote variety of residential housing types, encourage an age-diverse population in the City, enable the City to encourage older residents to locate or relocate to the City, and increase the property tax base.

The Kimblewick Allocation Area has lacked the necessary infrastructure and means to provide the infrastructure necessary in order to attract the private investment needed to spur residential growth within such area. The Age-Restricted Housing Program will focus on utilizing the various tools permitted by the statutes governing age-restricted housing developments, including providing for quality of place and other public amenities to help attract new age-restricted housing development. These tools include the ability to acquire property for development, construct infrastructure improvements, and implement public/private partnerships in order to develop age-restricted housing opportunities. The following Plan, which includes the Age-Restricted Housing Program for the Kimblewick Allocation Area, will allocate resources to accomplish the goals established within the Plan and the comprehensive plan of the City.

## **RESIDENTIAL HOUSING DEVELOPMENT PROGRAM AND PROJECT OBJECTIVES**

The Plan is also being implemented to include separate residential housing development programs, in accordance with Section 53 of the Act, with respect to the Wood Wind East Allocation Area, the Wood Wind South Allocation Area and the Ravinia Allocation Area (each as defined herein) each of which is located within the City (each, a “**Residential Housing Program**” and, collectively, the “**Residential Housing Programs**”). The purposes of the Residential Housing Programs are to benefit the public health, safety, morals and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana. The Residential Housing Programs are designed to provide for local public improvements in or serving each of the Wood Wind East Allocation Area, the Wood Wind South Allocation Area and the Ravinia Allocation Area, respectively, and to promote significant opportunities for the residential development, in order to attract and retain permanent jobs, promote a variety of residential housing types, increase the number of students within the associated school districts, and increase the property tax base.

Each of the Wood Wind East Allocation Area, the Wood Wind South Allocation Area and the Ravinia Allocation Area is under significant development pressure, but lacks the necessary infrastructure and means to provide the infrastructure in order to attract the private investment needed to spur residential growth within such areas. The Residential Housing Programs will focus on utilizing the various tools permitted by the statutes governing residential housing development, including providing for quality of place and other public amenities to help attract new single-family housing development. These tools include the ability to acquire property for development, construct infrastructure improvements, and implement public/private partnerships in order to develop residential housing opportunities. The following Plan, which includes the Residential Housing Programs for each of the Wood Wind East Allocation Area, the Wood Wind South Allocation Area and the Ravinia Allocation Area, respectively, will allocate resources to accomplish the goals established within the Plan and the comprehensive plan of the City.

## **DESCRIPTION OF THE ECONOMIC DEVELOPMENT AREA AND THE ALLOCATION AREAS**

A map identifying the parcels comprising the Area is attached to this Plan as Exhibit A hereto.

A map identifying the parcels comprising the portion of the Area designated as a separate Residential Housing Program and to be designated as an allocation area, known as the “Wood Wind East Allocation Area”, is attached to this Plan as Exhibit B hereto (the “**Wood Wind East Allocation Area**”).

A map identifying the parcels comprising the portion of the Area designated as a separate Residential Housing Program and to be designated as an allocation area, known as the “Wood Wind South Allocation Area”, is attached to this Plan as Exhibit C hereto (the “**Wood Wind South Allocation Area**”).

A map identifying the parcels comprising the portion of the Area designated as a separate Residential Housing Program and to be designated as an allocation area, known as the “Ravinia Allocation Area”, is attached to this Plan as Exhibit D hereto (the “**Ravinia Allocation Area**”).

A map identifying the parcels comprising the portion of the Area designated as an Age-Restricted Housing Program and to be designated as an allocation area, known as the “Kimblewick Allocation Area”, is attached to this Plan as Exhibit E hereto (the “**Kimblewick Allocation Area**”).

## DESCRIPTION AND ESTIMATED COSTS OF PROJECTS

The Commission is establishing the Area, in part, in order to increase the development and diversification of age-restricted housing and single-family residential housing opportunities within the City. The City is a community with increasing housing demands and has shortages in available housing options, including age-restricted housing and single-family residential housing. In order to create tools that will be available to implement those strategies in the future for addressing the City’s age-restricted housing and single-family residential housing needs, the Commission is targeting areas that will accommodate age-restricted and single-family residential housing developments, by undertaking to provide quality of place and public amenities to drive such housing development, including the following.

1. **Wood Wind East Allocation Area.** The Commission expects the construction of approximately 184 single-family residential housing units within the Wood Wind East Allocation Area. To ensure the developer’s commitment to the scope and timetable of such planned housing development, the Commission be required to undertake the design, construction, installation and/or equipping of local public improvements at the City-owned Wood Wind Golf Course, which is located in, benefiting or serving such allocation area, including (i) three new golf holes and related improvements, (ii) related stormwater management and regional detention, and (iii) related trail and park landscaping improvements (collectively, the “**Wood Wind East Projects**”).
  - a. *Estimated New Assessed Value:* It is estimated that the housing development within the Wood Wind East Allocation Area will create more than \$120,000,000 in new assessed value.
  - b. *Estimated Project Cost:* It is estimated that the cost of the Wood Wind East Projects will be approximately \$3,300,000, and that tax increment revenues derived from the Wood Wind East Allocation Area will be used to pay the costs of such projects. However, this is just an estimated cost at this time.
  - c. *Estimated Development Timeline:* 1 to 5 years.
2. **Wood Wind South Allocation Area.** The Commission expects the construction of approximately 45 single-family residential housing units within the Wood Wind South Allocation Area. To ensure the developer’s commitment to the scope and timetable of such planned housing development, the Commission be required to undertake the design, construction, installation and/or equipping of local public improvements at the City-owned Wood Wind Golf Course, which is located in, benefiting or serving such allocation area, including (i) reconstruction of three

existing golf holes and related improvements, (ii) related stormwater management and regional detention, and (iii) related trail and park landscaping improvements (collectively, the “**Wood Wind South Projects**”).

- a. *Estimated New Assessed Value:* It is estimated that the housing development within the Wood Wind South Allocation Area will create more than \$30,000,000 in new assessed value.
- b. *Estimated Project Cost:* It is estimated that the cost of the Wood Wind East Projects will be approximately \$1,200,000, and that tax increment revenues derived from the Wood Wind South Allocation Area will be used to pay the costs of such projects. However, this is just an estimated cost at this time.
- c. *Estimated Development Timeline:* 1 to 7 years.

3. **Ravinia Allocation Area.** The Commission expects the construction of approximately 159 single-family residential housing units within the Ravinia Allocation Area. To ensure the scope and timetable of such planned housing development, it will require the design, construction, installation and/or equipping of local public improvements at the City-owned Wood Wind Golf Course, which is located in, benefitting or serving such allocation area, including (i) renovations, additions, repairs and/or improvements to the clubhouse facility, including the addition of outdoor gathering and dining space and improvements to restroom and locker room facilities, (ii) construction of covered outdoor pavilion driving range and golf simulators to enhance year-round activity, (iii) demolition of the existing academy building, (iv) renovations, repairs and/or improvements to the halfway house building, including improvements to restroom facilities, and/or (v) the repair, reconstruction, improvement of the existing cart barn facility or the demolition of the existing cart barn building and construction and equipping of a new cart barn building (collectively, the “**Wood Wind Buildings and Facilities Projects**”).

- a. *Estimated New Assessed Value:* It is estimated that the development within the Ravinia Allocation Area will create more than \$40,000,000 in new assessed value.
- b. *Estimated Project Cost:* It is estimated that the total cost of the Wood Wind Buildings and Facilities Projects will be in the range of \$5,000,000 to \$10,000,000, and that tax increment revenues derived from both the Ravinia Allocation Area and the Kimblewick Allocation Area will be used to pay the costs of such projects. However, this is just an estimated cost range.
- c. *Estimated Development Timeline:* 1 to 7 years.

4. **Kimblewick Allocation Area.** The Commission expects the construction of approximately 150 age-restricted housing units within the Kimblewick Allocation

Area. The housing development will require the design, construction, installation and/or equipping of local public improvements at the City-owned Wood Wind Golf Course, which is located in, benefitting or serving such allocation area, including the Wood Wind Buildings and Facilities Projects.

- a. *Estimated New Assessed Value:* It is estimated that the development within the Kimblewick Allocation Area will create more than \$65,000,000 in new assessed value.
- b. *Estimated Project Cost:* It is estimated that the total cost of the Wood Wind Buildings and Facilities Projects will be in the range of \$5,000,000 to \$10,000,000, and that tax increment revenues derived from both the Ravinia Allocation Area and the Kimblewick Allocation Area will be used to pay the costs of such projects. However, this is just an estimated cost range. However, this is just an estimated cost range.
- c. *Estimated Development Timeline:* 1 to 7 years.

While the above-described Wood Wind East Projects, the Wood Wind South Projects and the Wood Wind Buildings and Facilities Projects (collectively, the “**Projects**”) related to the Wood Wind Golf Course represent a significant amount of local public improvements in, benefitting or serving each of the Wood Wind East Allocation Area, the Wood Wind South Allocation Area, the Ravinia Allocation Area and the Kimblewick Allocation Area (collectively, the “**Allocation Areas**”), it is not intended to represent a complete list of Projects and such list may be updated from time to time as future developments are proposed. All of the Projects proposed are expected to foster the development and construction of new age-restricted and single-family residential housing in the Area and thereby spur additional economic growth within the City. The Projects contemplated by this Plan with respect to the Allocation Areas consist of the design, acquisition, construction and installation of infrastructure and other local public improvements in, serving or benefitting the Allocation Areas, the costs of which are roughly estimated based on current market conditions and are expected to foster additional housing and economic growth in the Area.

#### **ACQUISITION OF PROPERTY**

In connection with the accomplishment of the Plan, the Commission has no present plans to acquire any interests in real property. In the event the Commission determines to acquire any interests in real property in the future, it shall follow procedures set forth in Section 19 of the Act. The Commission may not exercise the power of eminent domain.

#### **DISPOSAL OF PROPERTY**

The Commission may dispose of any real property acquired in the future by sale or lease to the public pursuant to procedures set forth in Section 22 of the Act.

#### **STATUTORY FINDINGS OF FACT**

A. The Plan for the Area meets the following required findings under Sections 41(b), 51(a) and 55(b) of the Act, as evidenced by the following findings of fact:

1. The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, attracts new business enterprise to the City, retains or expands a business enterprise existing in the City, or meets other purposes of Sections 2.5, 41 and 43 of the Act.

The Plan will improve the City's infrastructure and aesthetics and foster additional economic development in and serving the Area. In addition, the Plan will provide and improve existing infrastructure that is required to attract new residential housing development in the Area and thereby foster additional commercial and retail development in and serving the Area. These new business enterprises will provide opportunities for employment for the citizens of the City, and increasing the diversity and number of residential housing options in the City will help drive new commercial and retail development.

2. The Plan for the Area 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, 43, 49 and 53 of the Act due to a lack of local public improvements.

The Area and adjacent territory is limited in the scope of residential housing developments that it can support due to the present capacity, condition and structure of its existing infrastructure and other local public improvements. To provide additional housing options and diversify the types of housing available within the City, which in turn will help retain, expand and attract businesses that will provide gainful employment opportunity within the City, the City must improve the existing infrastructure in and near the Area. Implementation of the Plan is necessary because local public improvements are greatly needed and lack thereof is resulting in decreased property values in the City. The Commission's contribution of the Projects will pave the way for future growth and development in and serving the Area. The implementation of the Plan will also provide greater accessibility and walkability for residents and commercial entities in the Area.

3. The public health and welfare will be benefited by accomplishment of the Plan for the Area.

The implementation of the Plan will benefit the public health and welfare for the citizens of the City as measured by providing additional housing options in the City as well encouraging additional commercial and retail growth and greater public outdoor space and parking. Increasing the number and diversity of the City's residential housing options will help support and accommodate the needs that will result from the expansion or addition of significant business enterprises and the overall increased demands on the City's infrastructure as a result of the anticipated economic expansion related to the addition of new business enterprises in the City. In addition, the general welfare of the citizens of the City is inextricably related to the economic opportunities available to them. The Projects will accommodate additional business activity within the Area and surrounding territory, thus attracting new business enterprises and promoting significant employment opportunities for residents of the City.

4. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, and other similar public benefits.

The Projects contemplated by the Plan will be of public utility and benefit by putting in place infrastructure and/or other incentives to support quality of place and future development, thereby retaining or creating new jobs, maintaining the property tax base and allowing for further economic development and improved diversity of the economic base of the City.

5. The Plan for the Area conforms to other development and redevelopment plans for the City.

The Plan is intended to facilitate an increase in the number and diversity of the City's residential housing units which will support the retainage of and increase in the number of jobs within the City. The Plan conforms with the intended plan of development for the Area as prescribed by the Plan Commission. The Plan does not provide for any change in use of the property in the Area, but rather better utilization of the Area for the purposes currently contemplated by the intended plan of development for the City.

6. The accomplishment of the purposes of the Age-Restricted Housing Program will be of public utility and benefit as measured by: (A) an increase in the property tax base; (B) encouraging an age-diverse population in the unit; or (C) other similar public benefits.

The establishment of the Age-Restricted Housing Program with respect to the Kimblewick Allocation Area will allow the Commission to incentive development of an age-restricted housing development within the Area. The result of such new investment will increase assessed valuation in the City and provide greater housing opportunities for older residents in the City.

7. The Age-Restricted Housing Program will enable the City to encourage older residents to locate or relocate to the unit.

As noted above, the establishment of the Age-Restricted Housing Program with respect to the Kimblewick Allocation Area will incentive new investment in age-restricted housing development in the Area. Through the completion of such project, the Age-Restricted Housing Program will provide greater supply of age-restricted housing options in the City, thereby encouraging older residents to locate or relocate to the City.

8. The Age-Restricted Housing Program will not increase the school-age population.

It is not anticipated that the accomplishment of the Age-Restricted Housing Program will result in an increase of the school-age population of the City. The very nature of the age restriction for tenants in the proposed age-restricted housing development will

tend to limit families with school-age population from being attracted to such housing development.

9. The accomplishment of the purposes of the Residential Housing Program will be of public utility and benefit as measured by: (A) the provision of adequate housing; (B) an increase in the property tax base; or (C) other similar public benefits.

The establishment of a Residential Housing Program with respect to each of the Residential Housing Program Allocation Areas will allow the Commission to incentive development of an additional single-family housing developments within the Area. The result of such new investment will increase assessed valuation in the City and provide greater housing opportunities for current and future residents in the City.

B. The Plan for the Area addresses the statutory requirements under Section 39(b) of the Act, as follows:

The adoption of the respective allocation provisions for the Allocation Areas will result in new property taxes in the Area that would not have been generated but for the adoption of such allocation provisions. After studying the Allocation Areas and discussing the multiple proposed housing developments with the proposed developers within the respective Allocation Areas and with various stakeholders, the Commission finds that the ability to attract new housing developments in the respective Allocation Areas would not occur but for the availability of tax increment revenues to finance the Projects as contemplated by this Plan. The Commission has determined that the full development of the respective Allocation Areas will not proceed, or will not proceed along the scope and timetable as planned, without the contribution of tax increment revenues to be derived from the respective Allocation Areas to the respective Projects described above, due to the lack of adequate infrastructure and other local public improvements in or serving the Area. The Commission does not have any other method of financing the costs of the Projects, absent issuing bonds payable from a special benefits tax to be levied upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the respective Allocation Areas. The Commission hereby finds that designating each of the 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 located in or serving or benefitting the Area, thereby facilitating additional investment in the Area that would otherwise not occur.

#### **AMENDMENT OF PLAN**

This Plan may be amended by following the procedures described in Section 17.5 of the Act.

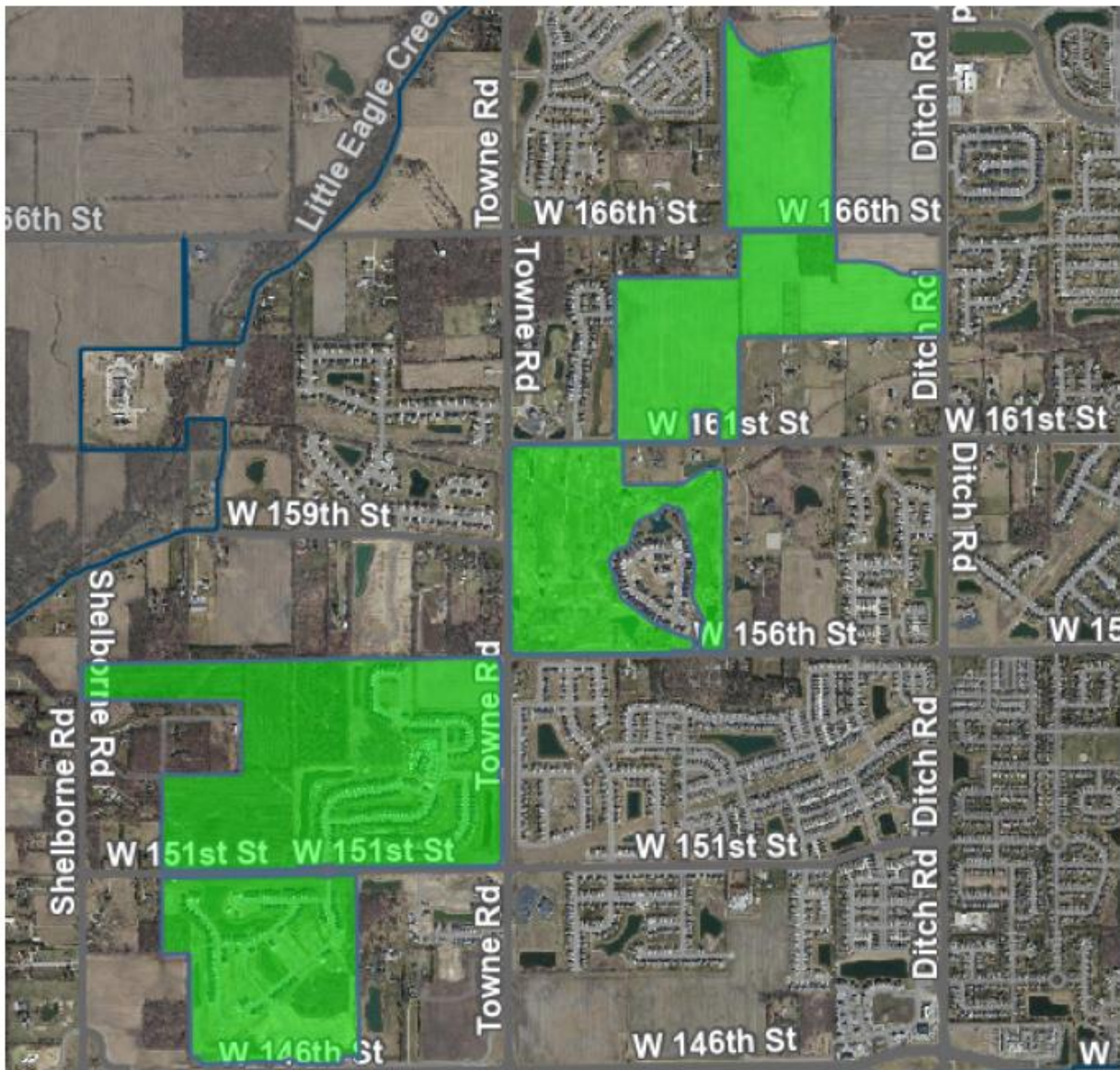
## EXHIBIT A

### Description and Map of the Area

The Wood Wind Economic Development Area consists of the green-shaded territory in the map below, and consists of the parcels set forth on the following page(s) of this exhibit.

## Wood Wind - EDA New EDA Parcels

 = New Overall EDA



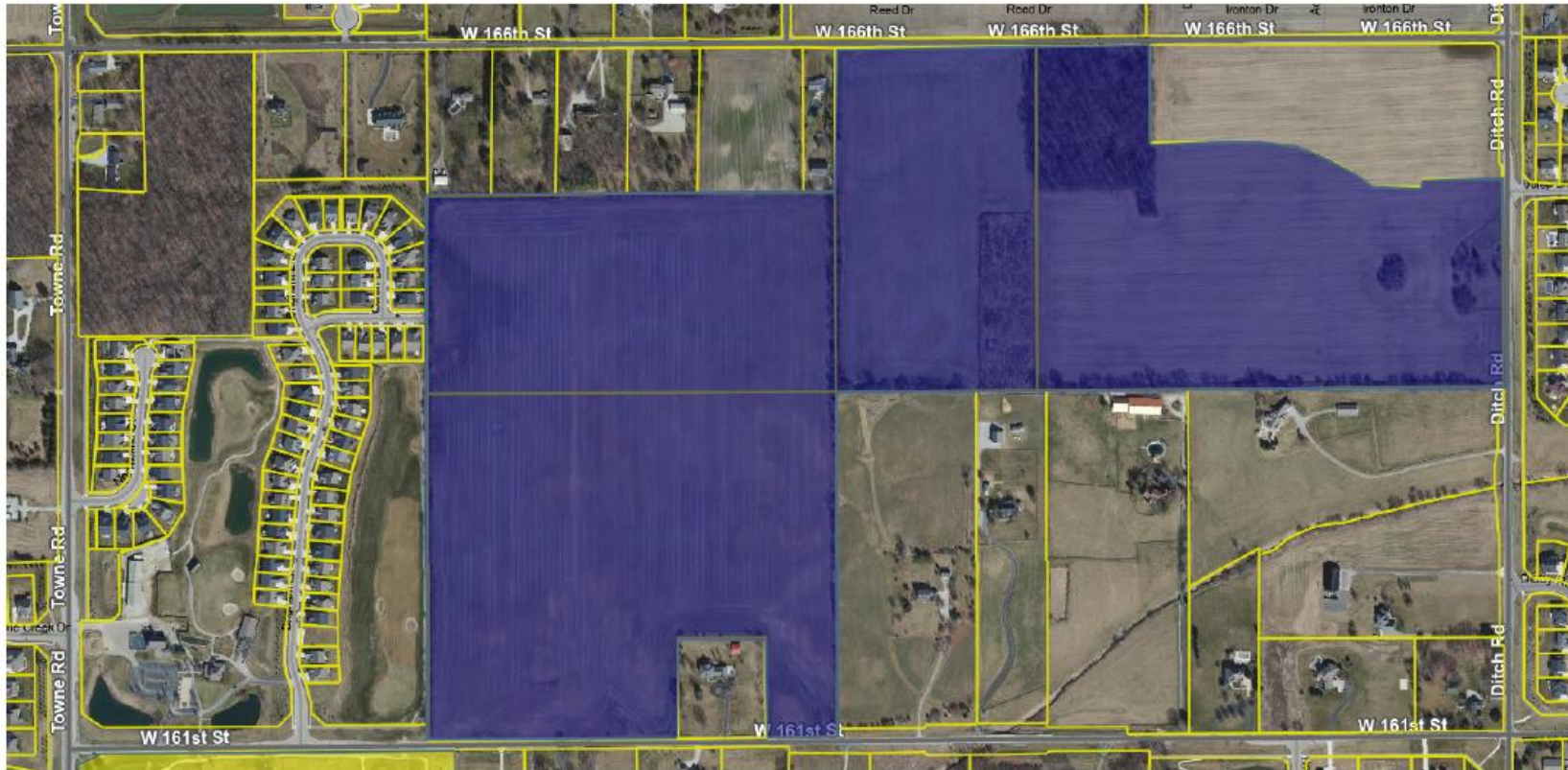
[ATTACH LIST OF PARCEL ID'S FOR ENTIRE EDA]

**EXHIBIT B**

**Map of the Wood Wind East Allocation Area**

The Wood Wind East Allocation Area consists of the purple-shaded territory in the map below, and consists of the parcels set forth on the following page(s) of this exhibit.

Wood Wind EDA  
Wood Wind East Allocation Area  
(New)



**Parcels of the Wood Wind East Allocation Area**

**PARCEL ID NUMBERS:**

- 08-09-09-00-00-004.000
- 08-09-09-00-00-005.000
- 08-09-09-00-00-007.000
- 08-09-09-00-00-007.001

## EXHIBIT C

### Description of Parcel and Map of the Wood Wind South Allocation Area

The Wood Wind South Allocation Area consists of the yellow-shaded territory in the map below, and consists of the following parcel.

**PARCEL ID NUMBER:**  
08-09-09-00-00-003.001

### Wood Wind EDA Wood Wind South Allocation Area (New)



## EXHIBIT D

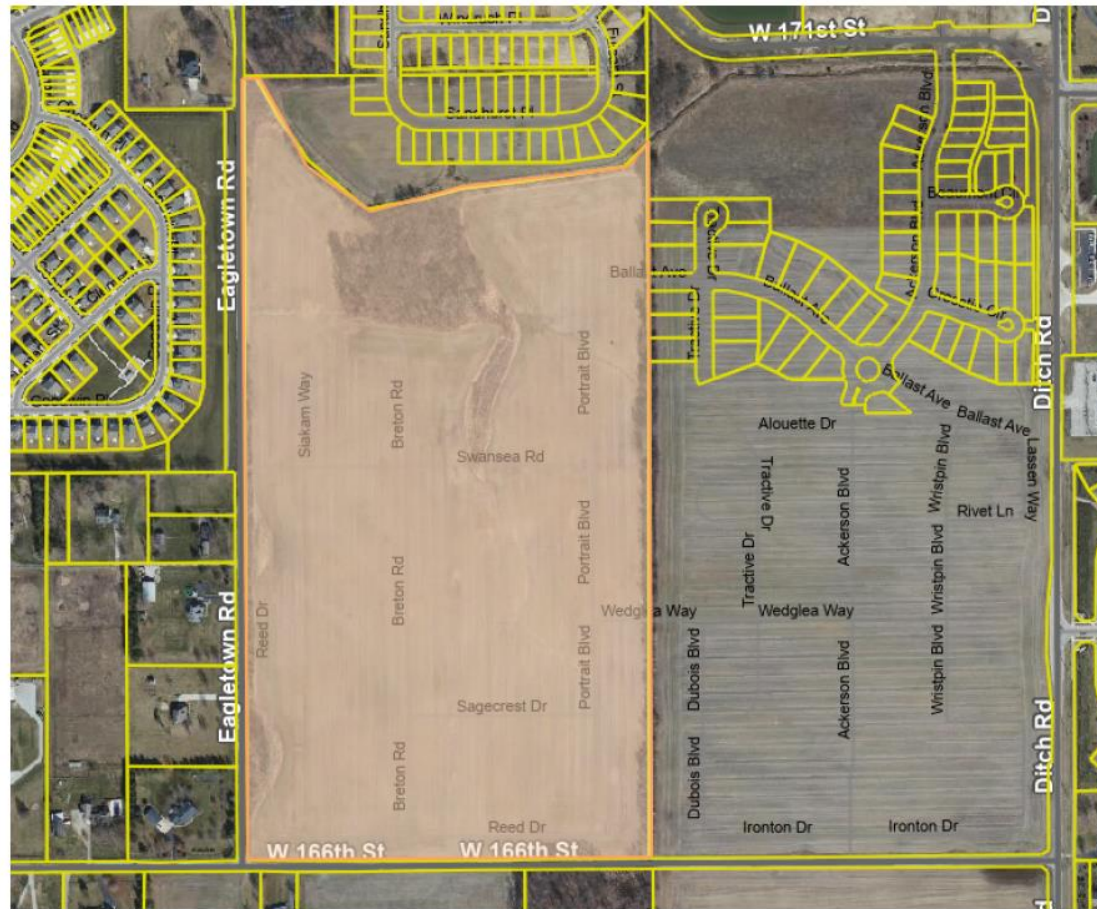
### Description of Parcel and Map of the Rivinia Allocation Area

The Ravinia Allocation Area consists of the pink-shaded territory in the map below, and consists of the following parcel.

**PARCEL ID NUMBER:**

08-09-04-00-00-013.000

### Wood Wind EDA Ravinia Allocation Area (New)

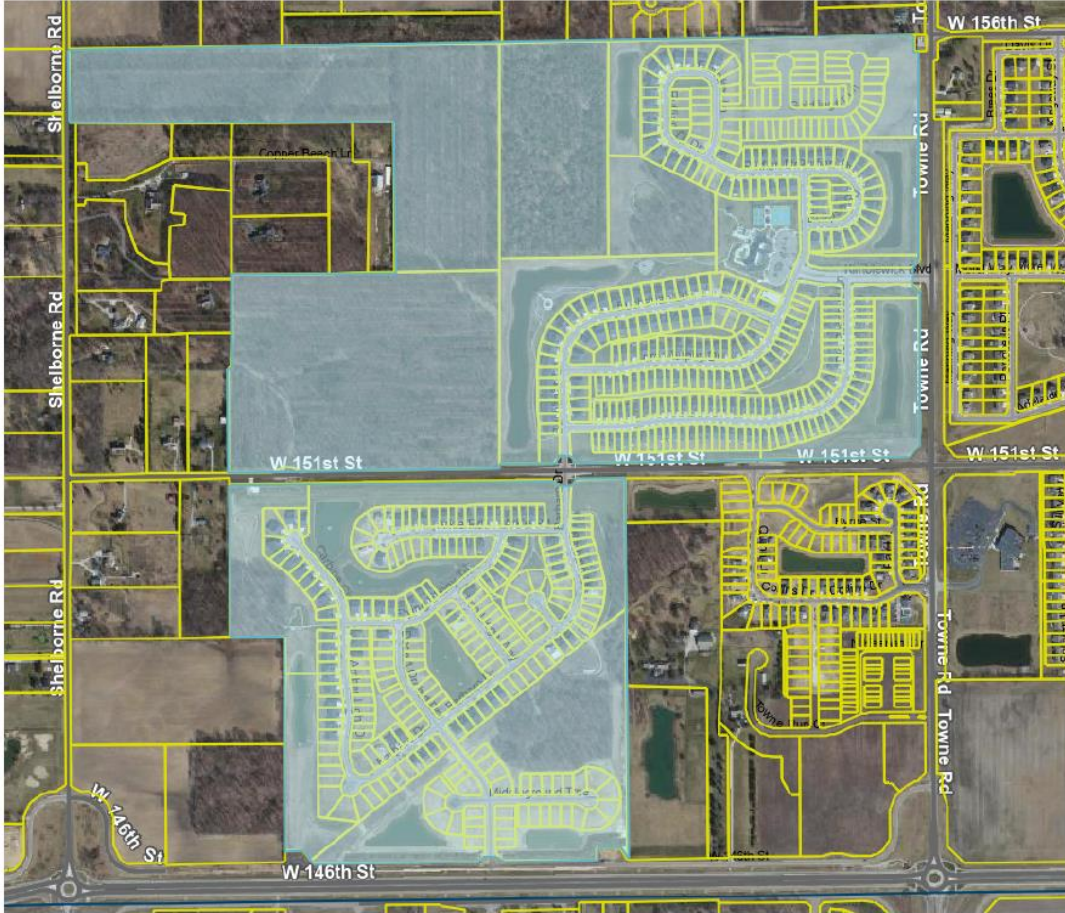


**EXHIBIT E**

**Description of Parcels and Map of the Kimblewick Allocation Area**

The Kimblewick Allocation Area consists of the light blue-shaded territory in the map below, and consists of the parcels set forth on the following page(s) of this exhibit.

**Wood Wind EDA  
Kimblewick Allocation Area (New)**



**Parcels of the Kimblewick Allocation Area**

[ATTACH LIST OF PARCEL ID'S FOR KIMBLEWICK ALLOCATION AREA]

DMS 47158393.1







08-09-17-00-02-026.000	08-09-17-00-03-020.000	08-09-17-00-05-028.000	08-09-17-00-08-021.000	08-09-17-00-10-055.000
08-09-17-00-02-027.000	08-09-17-00-03-021.000	08-09-17-00-05-029.000	08-09-17-00-08-022.000	08-09-17-00-10-056.000
08-09-17-00-02-028.000	08-09-17-00-03-022.000	08-09-17-00-05-030.000	08-09-17-00-08-023.000	08-09-17-00-10-057.000
08-09-17-00-02-029.000	08-09-17-00-03-023.000	08-09-17-00-05-031.000	08-09-17-00-08-024.000	08-09-17-00-10-057.000
08-09-17-00-02-030.000	08-09-17-00-03-024.000	08-09-17-00-05-032.000	08-09-17-00-08-025.000	08-09-17-00-10-058.000
08-09-17-00-02-031.000	08-09-17-00-03-025.000	08-09-17-00-05-033.000	08-09-17-00-08-026.000	08-09-17-00-12-001.000
08-09-17-00-02-032.000	08-09-17-00-03-026.000	08-09-17-00-05-034.000	08-09-17-00-08-027.000	08-09-17-00-12-002.000
08-09-17-00-02-033.000	08-09-17-00-03-027.000	08-09-17-00-05-035.000	08-09-17-00-08-028.000	08-09-17-00-12-003.000
08-09-17-00-02-034.000	08-09-17-00-03-028.000	08-09-17-00-05-036.000	08-09-17-00-09-001.000	08-09-17-00-12-004.000
08-09-17-00-02-035.000	08-09-17-00-03-029.000	08-09-17-00-05-037.000	08-09-17-00-09-002.000	08-09-17-00-12-005.000
08-09-17-00-02-036.000	08-09-17-00-03-030.000	08-09-17-00-05-038.000	08-09-17-00-09-003.000	08-09-17-00-12-006.000
08-09-17-00-02-037.000	08-09-17-00-03-031.000	08-09-17-00-05-039.000	08-09-17-00-09-004.000	08-09-17-00-12-007.000
08-09-17-00-02-038.000	08-09-17-00-03-032.000	08-09-17-00-05-039.001	08-09-17-00-09-005.000	08-09-17-00-12-008.000
08-09-17-00-02-039.000	08-09-17-00-03-033.000	08-09-17-00-05-040.000	08-09-17-00-09-006.000	08-09-17-00-12-009.000
08-09-17-00-02-040.000	08-09-17-00-03-034.000	08-09-17-00-05-041.000	08-09-17-00-09-007.000	08-09-17-00-12-010.000
08-09-17-00-02-041.000	08-09-17-00-03-035.000	08-09-17-00-05-042.000	08-09-17-00-09-008.000	08-09-17-00-12-011.000
08-09-17-00-02-042.000	08-09-17-00-03-036.000	08-09-17-00-07-001.000	08-09-17-00-09-009.000	08-09-17-00-12-012.000
08-09-17-00-02-043.000	08-09-17-00-03-037.000	08-09-17-00-07-002.000	08-09-17-00-09-010.000	08-09-17-00-12-013.000
08-09-17-00-02-044.000	08-09-17-00-03-038.000	08-09-17-00-07-003.000	08-09-17-00-09-011.000	08-09-17-00-12-014.000
08-09-17-00-02-045.000	08-09-17-00-03-039.000	08-09-17-00-07-004.000	08-09-17-00-09-012.000	08-09-17-00-12-015.000
08-09-17-00-02-046.000	08-09-17-00-03-040.000	08-09-17-00-07-005.000	08-09-17-00-09-013.000	08-09-17-00-12-016.000
08-09-17-00-02-047.000	08-09-17-00-03-041.000	08-09-17-00-07-006.000	08-09-17-00-09-014.000	08-09-17-00-12-017.000
08-09-17-00-02-048.000	08-09-17-00-03-042.000	08-09-17-00-07-007.000	08-09-17-00-09-015.000	08-09-17-00-12-018.000
08-09-17-00-02-049.000	08-09-17-00-03-043.000	08-09-17-00-07-008.000	08-09-17-00-09-016.000	08-09-17-00-12-019.000
08-09-17-00-02-050.000	08-09-17-00-03-044.000	08-09-17-00-07-009.000	08-09-17-00-09-017.000	08-09-17-00-12-020.000
08-09-17-00-02-051.000	08-09-17-00-03-045.000	08-09-17-00-07-010.000	08-09-17-00-09-018.000	08-09-17-00-12-021.000
08-09-17-00-02-052.000	08-09-17-00-03-046.000	08-09-17-00-07-011.000	08-09-17-00-09-019.000	08-09-17-00-12-022.000
08-09-17-00-02-053.000	08-09-17-00-03-047.000	08-09-17-00-07-012.000	08-09-17-00-09-020.000	08-09-17-00-12-023.000
08-09-17-00-02-054.000	08-09-17-00-03-048.000	08-09-17-00-07-013.000	08-09-17-00-09-021.000	08-09-17-00-12-024.000
08-09-17-00-02-055.000	08-09-17-00-03-049.000	08-09-17-00-07-014.000	08-09-17-00-09-022.000	08-09-17-00-12-025.000

**WESTFIELD REDEVELOPMENT COMMISSION  
RESOLUTION NO. 14-2025**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION PLEDGING  
CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF ECONOMIC  
DEVELOPMENT REVENUE BONDS OF THE CITY OF WESTFIELD  
(AMBROSE ON MAIN PROJECT)**

WHEREAS, the Westfield Redevelopment Commission (the “Commission”), governing body of the City of Westfield Department of Redevelopment (the “Department”), has created the Ambrose Allocation Area (the “Allocation Area”) for purposes of the allocation and distribution of property taxes under IC 36-7-14-39, and has created the Ambrose Allocation Fund (the “Allocation Fund”) pursuant to IC 36-7-14-39; and

WHEREAS, New Ambrose, LLC, or an affiliate thereof (collectively, the “Company”) intends to finance all or a portion of the costs of the design and construction of the projects listed in Exhibit A hereto (collectively, the “Projects”), which will be located in or will be directly serving the Allocation Area; and

WHEREAS, the City of Westfield Economic Development Commission and Common Council of the City of Westfield, Indiana, have approved the issuance of the taxable or tax-exempt City of Westfield, Indiana, Economic Development Tax Increment Revenue Bonds, Series 20\_\_ (Ambrose on Main Project), in one or more series (the “Bonds”), the proceeds of which will be provided to the Company and applied to costs of the Projects; and

WHEREAS, as an inducement to the Company to locate the Projects in the City of Westfield, Indiana (the “City”), the Commission has agreed to pledge all of the tax increment revenues generated from the real property of the Company in the Allocation Area to the payment of the Bonds.

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

1. All real property tax increment revenues generated from the Allocation Area and deposited in the Allocation Fund pursuant to IC 36-7-14-39 shall be set aside and used only as set forth in this Resolution.
2. One hundred percent (100%) of the real property tax increment revenues generated from the Allocation Area and deposited in the Allocation Fund pursuant to IC 36-7-14-39 (the “Pledged TIF Revenues”) shall be set aside and used only as set forth in this Resolution.
3. On each January 15 and July 15, beginning no earlier than July 15, 2026, all Pledged TIF Revenues shall be immediately transferred to the trustee for the Bonds (the “Trustee”) for deposit into the funds and accounts and application in accordance with the trust indenture for any series of Bonds (the “Indenture”).

4. Pursuant to IC 36-7-14-39(b)(4)(D) and IC 5-1-14-4, the Commission hereby pledges the Pledged TIF Revenues deposited into the Allocation Fund to the Trustee for disposition in accordance with the Indenture.

5. Upon the defeasance of the Bonds, any moneys remaining in the funds and accounts under the Indenture shall be returned to the Commission for deposit into the Allocation Fund and may be used by the Commission for any purpose permitted by law.

6. The officers of the Commission and the Department are hereby authorized and directed to take such further actions and execute such further documents as they deem necessary or appropriate to effectuate the issuance of the Bonds and the construction of the Projects, including without limitation one or more project agreements, consistent with the terms of this resolution, and any such project agreements previously into by the officers of the Commission and the Department related to the Projects be, and hereby are, ratified and approved.

7. This resolution shall take effect immediately upon adoption by the Commission, and all resolutions or parts of resolutions in conflict herewith are hereby repealed.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 21<sup>st</sup> day of April, 2025.

\_\_\_\_\_  
Joe Plankis, President

\_\_\_\_\_  
Jon Dartt, Vice President

\_\_\_\_\_  
Brian Tomamichel, Secretary

\_\_\_\_\_  
Larry Kemper, Member

\_\_\_\_\_  
Brian Pawlowski, Member

**EXHIBIT A**

**DESCRIPTION OF PROJECTS**

All or any portion of the design and construction of infrastructure improvements, including, but not limited to, land acquisition, storm water improvements, utilities relocation, streetscape and plaza improvements, general site improvements, parking costs and/or road, trail and sidewalk or other local public improvements, located in, physically connected to, or directly serving or benefitting the Ambrose Allocation Area of the Grand Junction Economic Development Area (the “Area”), to support a new mixed-use project in the Area consisting of a new four-story building with three floors of residential apartments, retail/restaurant space on the ground floor and more than 200 surface parking spaces, with a current estimated total development cost of \$26,200,000, which will be located northeast of the intersection of State Road 32 and East Street in the City and within the Ambrose Allocation Area.

**WESTFIELD REDEVELOPMENT COMMISSION  
RESOLUTION NO. 15-2025**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION  
APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF A PROPOSED  
LEASE AGREEMENT BETWEEN THE WESTFIELD REDEVELOPMENT  
AUTHORITY AND THE WESTFIELD REDEVELOPMENT COMMISSION, AND  
AUTHORIZING CERTAIN MATTERS RELATED THERETO**

WHEREAS, the Westfield Redevelopment Authority (the “Authority”) has been created pursuant to Indiana Code 36-7-14.5 as a separate body corporate and politic and as an instrumentality of the City of Westfield, Indiana (the “City”), to finance local public improvements for lease to the Westfield Redevelopment Commission (the “Commission”), governing body of the City of Westfield Department of Redevelopment (the “Department”); and

WHEREAS, the Authority has adopted, or is expected to adopt, a resolution indicating its intent to issue one or more series of its lease rental revenue bonds, 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 (collectively, the “Bonds”), 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 (as defined in the hereinafter defined Lease), and the use by the Commission, on behalf of the City and the Department, of the proceeds of such sale to finance or reimburse the cost 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, 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, all as more particularly identified in the ordinance anticipated to be adopted by the Common Council of the City approving the Lease (as defined herein) and the Bonds, which is incorporated herein by reference thereto (clause (a), collectively, the “Projects”); (b) funding a debt service reserve fund for the Bonds, if necessary; (c) paying capitalized interest on any series of the Bonds, if necessary; and (d) paying all costs incurred on account of or in connection with the issuance and sale of the Bonds, including the premiums for any credit enhancement or credit facility purchased in connection with the issuance of the Bonds (clauses (a) through and including (d), collectively, the “Costs of the Projects”); and

WHEREAS, pending the issuance of the Bonds, the Authority may issue one or more series of bond anticipation notes, in a maximum aggregate principal amount of \$40,000,000 (collectively, the “BANs”) to provide interim financing to pay Costs of the Projects, including costs of issuance of the BANs; and

WHEREAS, the Commission now desires to approve (a) the Lease Agreement to be entered into between the Authority, as lessor, and the Commission, as lessee (the “Lease”) for the purpose of paying the principal and interest on the Bonds and the BANs (if necessary) issued pursuant to Indiana Code 36-7-14.5 to finance the Costs of the Projects, and (b) certain other actions related thereto; and

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

WHEREAS, after publishing notice of a public hearing in accordance with Indiana law, the Commission held a public hearing on April 21, 2025, regarding the Lease and the Bonds at which the Commission provided all interested parties the opportunity to be heard at such hearing; and

WHEREAS, pursuant to the terms of the Lease, the Commission intends to pay fixed annual lease rental payments to the Authority (the "Rental Payments") at a maximum aggregate annual rate of Three Million Five Hundred Thousand Dollars (\$3,500,000), which Rental Payments shall be payable in semi-annual installments, with a term beginning on the date the first series of Bonds are issued and ending on the day prior to a date not more than thirty (30) years thereafter; and

WHEREAS, the Commission desires to execute the Lease and authorize the publication, in accordance with Indiana Code §36-7-14-25.2, of a Notice of Execution and Approval of Lease.

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

1. The Commission hereby finds and determines that the terms of the Lease are based upon the value of the Leased Premises; that the Rental Payments to be paid by the Commission, pursuant to the terms of the Lease, at a maximum aggregate annual rate of Three Million Five Hundred Thousand Dollars (\$3,500,000), which Rental Payments shall be payable in semi-annual installments, with a term beginning on the date the first series of Bonds are issued and ending on the day prior to a date not more than thirty (30) years thereafter, are fair and reasonable; and that the service to be provided throughout the term of the Lease will serve the public purpose of the City and is in the best interests of its residents. Notwithstanding the foregoing, if necessary to secure the repayment of the BANs, at the option of the Commission, the term of the Lease may commence on the date a series of BANs are issued, but in no event may the term of the Lease extend beyond the date that is thirty (30) years thereafter. Notwithstanding anything herein to the contrary, the Authority and the Commission may execute one or more separate leases in order to effectuate the intent of this Resolution, so long as the terms and conditions of all such leases, in the aggregate, are consistent with the terms and conditions of this Resolution.

2. The Rental Payments during the term of the Lease shall be secured solely from the City's monthly distributions of local income tax revenues derived from the expenditure rate and allocated by the local income tax council to certified shares and received pursuant to Indiana Code 6-3.6-9, as amended (such portion, the "Certified Shares"), which have been or will be pledged and assigned by the City and transferred to and received by the Commission in accordance with Indiana Code 6-3.6-10; provided, however, the Commission reserves the right and may pay any amounts due under the Lease from any other revenues legally available to the Commission, but the Commission shall be under no obligation to pay any amounts due under the

Lease from any moneys or properties of the Commission, except the Certified Shares received by the Commission.

3. The Commission hereby approves and authorizes the Projects, the issuance of the Bonds and the BANs (if necessary) and the use of the proceeds of the Bonds or BANs (if necessary) to pay Costs of the Projects.

4. The President or Vice President and the Secretary of this Commission are hereby authorized and directed, on behalf of the City, and subject to obtaining approval from the Common Council, to execute and deliver the Lease in substantially the form presented at this meeting with such changes in form or substance as the President or Vice President of this Commission shall approve, such approval to be conclusively evidenced by the execution thereof; *provided, however*, the annual Rental Payments and term of all leases, in the aggregate, shall not exceed the parameters set forth in paragraph 1 hereof.

5. The Secretary of the Commission is hereby directed to transmit to the Common Council a copy of this Resolution and to request that the Common Council adopt a resolution or ordinance approving the Lease, prior to the execution thereof.

6. The Commission hereby authorizes the publication, in accordance with Indiana Code 36-7-14-25.2, of a Notice of Execution and Approval of Lease.

7. The President, Vice President and Secretary of this Commission, and each of them, is hereby authorized and directed to take any and all such further actions and to execute all such instruments, documents or certificates as may be necessary, desirable or appropriate to carry out the intent of this Resolution and the transactions contemplated by this Resolution, in such forms as the President, Vice President or Secretary executing the same shall deem proper, such desirability to be conclusively evidenced by the execution thereof, and any and all actions previously taken by any member of the Commission or representatives of the Commission in connection with the foregoing resolutions, including, but not limited to, publication of the notice of the public hearing held in connection with such resolutions, be, and hereby are, ratified and approved.

8. This Resolution shall be in full force and effect after adoption by the Commission.

[Signature Page Follows]

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION  
this 21<sup>st</sup> day of April, 2025.

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Joe Plankis, President

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Jon Dartt, Vice President

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Brian Tomamichel, Secretary

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Larry Kemper, Member

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Brian Pawlowski, Member

**RESOLUTION NO. 16-2025**  
**A RESOLUTION OF**  
**THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION**  
**ADOPTING INDIANA CODE § 5-23 AND**  
**TAKING CERTAIN OTHER ACTIONS RELATED THERETO**

**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**, the Commission has considered the provisions of Indiana Code §5-23 (the “Statute”); and

**WHEREAS**, the Commission now desires to adopt the provisions of the Statute by this resolution pursuant to Indiana Code § 5-23-1-1; and

**WHEREAS**, it is the intent of the Commission to allow the City of Westfield’s various departments and commissions to issue requests for proposals and qualifications under the Statute.

**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 hereby adopts the provisions of Indiana Code § 5-23.
3. The Commission hereby authorizes the City of Westfield, Indiana (the “City”) and its various departments and commission to issue requests for proposals under the Statute, from time to time, for the development, construction, financing, operation, and/or transfer of projects pursuant to the terms of the Statute.
4. Any officer of the Commission is hereby authorized to take any and all actions and execute any documents or certificates that such officers deem necessary or desirable to effect the foregoing resolutions. Any such actions taken or documents or certificates executed and delivered are hereby ratified, confirmed, and approved.
5. All ordinances, resolutions, and orders or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict hereby repealed. After the execution of any Build-Operate-Transfer Agreement, as defined in Indiana Code § 5- 23, *et seq.*, and so long as such Agreement remains in place, except as expressly provided herein, this Resolution shall not be repealed or amended, nor shall the City adopt any law, ordinance or resolution which in any way adversely affects this Resolution.
6. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section,

paragraph or provision shall not affect any of the remaining provisions of this Resolution.

- 7. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.
- 8. This Resolution shall be in full force and effect from and after its passage.

Adopted this 21st day of April, 2025.

**CITY OF WESTFIELD  
REDEVELOPMENT COMMISSION**

\_\_\_\_\_  
President

\_\_\_\_\_  
Vice President

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

