

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



***CITY OF WESTFIELD, IN***  
***Redevelopment Commission Meeting Agenda***

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**BOARD OR COMMISSION: Redevelopment Commission Meeting**  
**MEETING DATE: Monday, June 2, 2025 at 6:00 PM**  
**MEETING PLACE: Westfield City Services - Main Level Meeting 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
- c. Announce any Changes to Agenda

**OLD BUSINESS**

**NEW BUSINESS**

- a. Public Hearing on the Adoption of Declaratory Resolution for East Side EDA and Grand Millennium Center Allocation Areas
- b. Action Item #1 - Resolution 24-2025 re: Confirmatory Resolution - East Side EDA and Grand Millennium Center Allocation Areas  
Documents: Resolution 24-2025
- c. Action Item #2 - Resolution 25-2025 re: TIF Pledge - Grand Millennium Center  
Documents: Resolution 25-2025
- d. Action Item #3 - Resolution 26-2025 re: Grand Millennium Center Project Agreement  
Documents: Resolution 26-2025

**OTHER BUSINESS**

- a. Next Regular Meeting: Monday, June 16th, 2025, 6:00 PM

**ADJOURNMENT**

**WESTFIELD REDEVELOPMENT COMMISSION  
RESOLUTION NO. 24-2025**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION  
CONFIRMING A RESOLUTION APPROVING AN AMENDMENT TO THE  
DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR  
THE EAST SIDE 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 “East Side Economic Development Area” (the “Area”), designated and expanded a portion of the Area as an allocation area, known as the “East Side Economic Development Allocation Area,” pursuant to Section 39 of the Act (the “Existing Allocation Area”), and approved an economic development plan for the Area (the “Plan”) pursuant to the Act; and

WHEREAS, on March 17, 2025, the Commission approved and adopted Resolution No. 09-2025 (the “Amending Resolution”) that amended the Declaratory Resolution to (i) remove the parcel described in Exhibit A of the Amending Resolution from the Existing Allocation Area, (ii) designate the area identified on Exhibit B of the Amending Resolution as a separate allocation area within the Area, to be known as the “Grand Millennium Center – Lot A Allocation Area,” pursuant to Section 39 of the Act, (iii) designate the area identified on Exhibit C of the Amending Resolution as a separate allocation area within the Area, to be known as the “Grand Millennium Center – Lot B Allocation Area,” pursuant to Section 39 of the Act, (iv) designate the area identified on Exhibit D of the Amending Resolution as a separate allocation area within the Area, to be known as the “Grand Millennium Center – Lot C Allocation Area,” pursuant to Section 39 of the Act, and (v) adopt a supplement to the Plan which was attached as Exhibit E of the Amending Resolution (the “2025 Plan Supplement”); and

WHEREAS, pursuant to Section 16(a) of the Act, on April 7, 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 April 14, 2025, adopted its Resolution No. 25-117 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 each of the Grand Millennium Center – Lot A Allocation Area, the Grand Millennium Center – Lot B Allocation Area, and the Grand Millennium Center – Lot C Allocation Area a copy of the Notice of Public Hearing and a statement disclosing the impact

of the Grand Millennium Center – Lot A Allocation Area, the Grand Millennium Center – Lot B Allocation Area, and the Grand Millennium Center – Lot C Allocation Area; and

WHEREAS, at the public hearing held by the Commission on May 19, 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 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. 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.

2. 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.

3. The Amending Resolution is hereby confirmed.

4. 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 confirming the Amending Resolution.

5. 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.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION  
this 2<sup>nd</sup> day of June, 2025.

\_\_\_\_\_  
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**

**Parcel Removed from the Existing East Side Allocation Area**

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

**PARCEL ID NUMBER:**

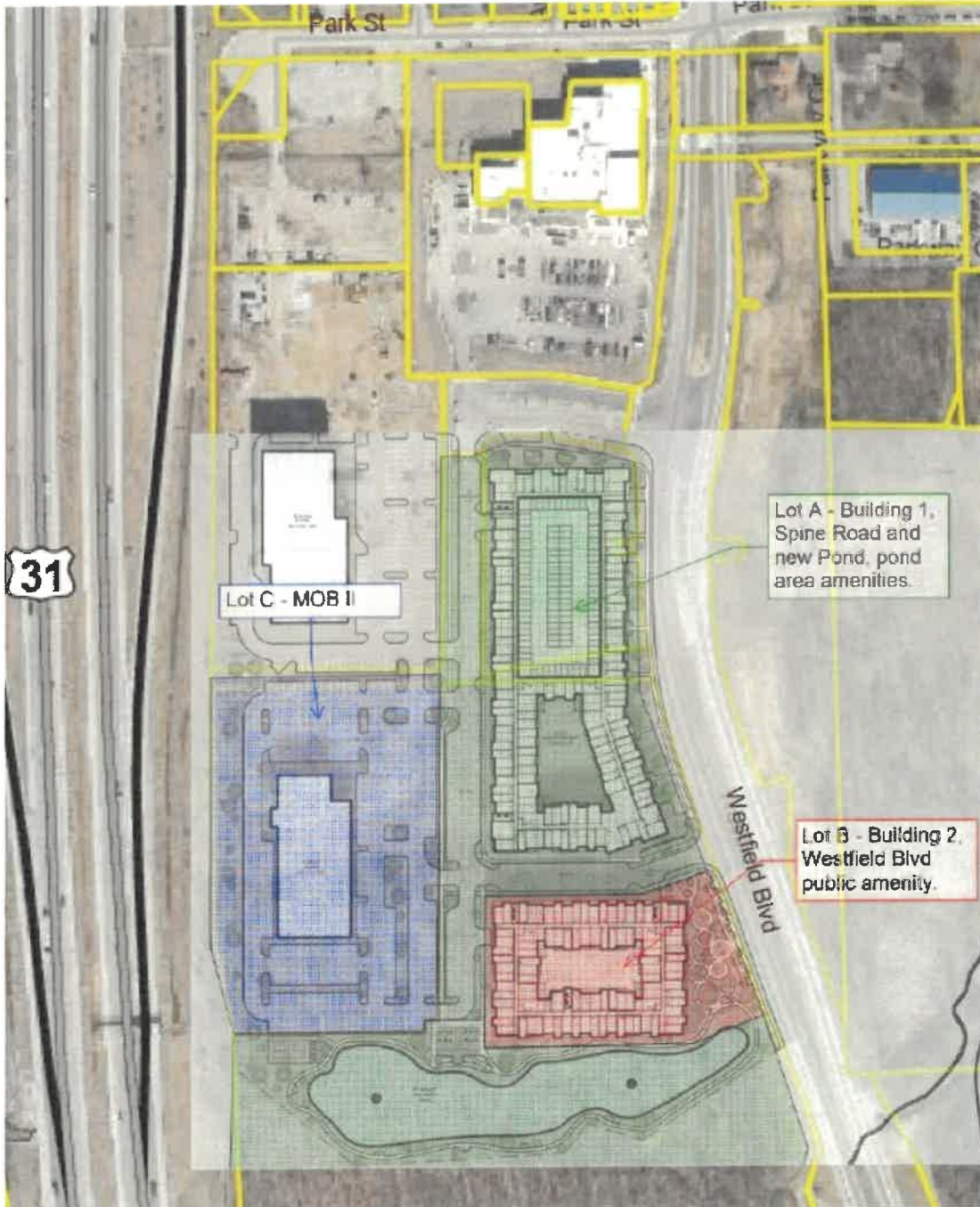
09-09-01-00-00-006.000



**EXHIBIT B**

**Grand Millennium Center – Lot A Allocation Area**

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



B-1

PROPOSED "LOT A"

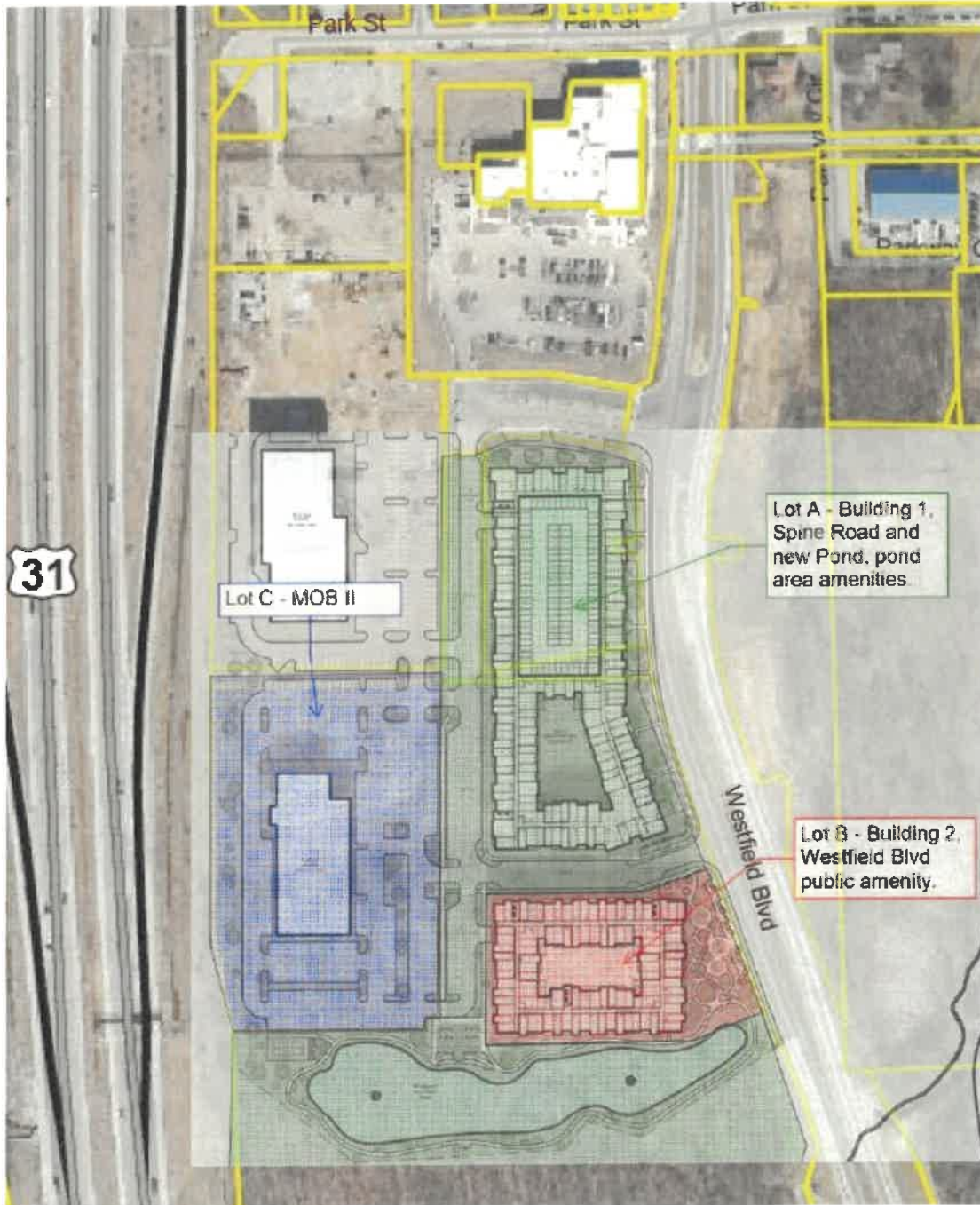
Common Area B and a part of Block A in Secondary Plat for Grand Millennium, a Subdivision of a part of the northeast quarter and Southeast Quarter of Section 1, Township 18 North, Range 3 East, according to the plat thereof recorded December 07, 2022, as document 2022057711, City of Westfield, Hamilton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

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

**EXHIBIT C**

**Grand Millennium Center – Lot B Allocation Area**

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



C-1

## PROPOSED "LOT B"

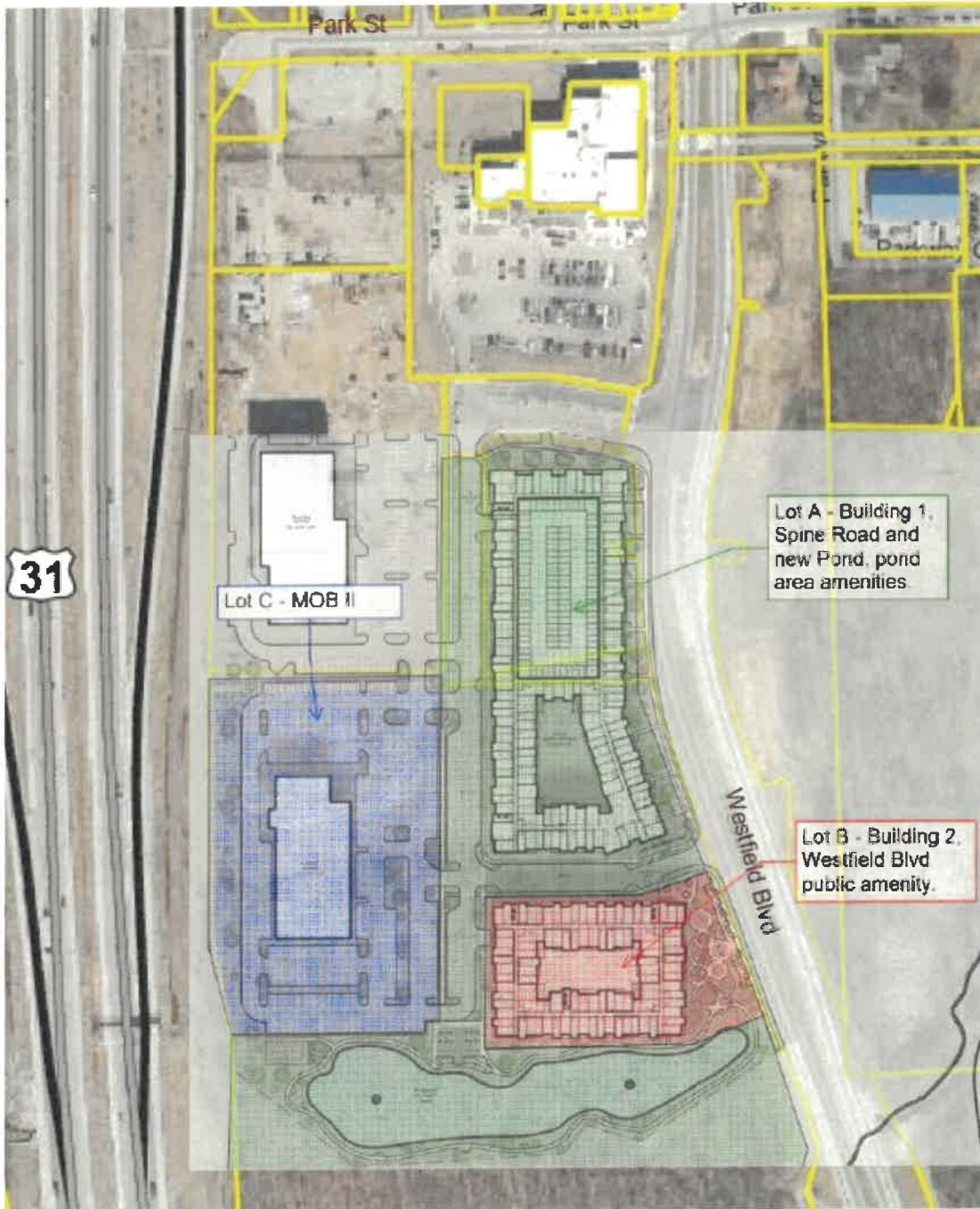
A part of Block A in Secondary Plat for Grand Millennium, a Subdivision of a part of the northeast quarter and Southeast Quarter of Section 1, Township 18 North, Range 3 East, according to the plat thereof recorded December 07, 2022, as document 2022057711, City of Westfield, Hamilton County, Indiana,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

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

**EXHIBIT D**

**Grand Millennium Center – Lot C Allocation Area**

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



**PROPOSED "LOT C"**

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

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

## EXHIBIT E

### 2025 Plan Supplement

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

#### *Grand Millennium Center Projects*

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

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

#### *Findings of Fact*

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

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

**WESTFIELD REDEVELOPMENT COMMISSION  
RESOLUTION NO. 25-2025**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION PLEDGING  
CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF ECONOMIC  
DEVELOPMENT REVENUE BONDS OF THE CITY OF WESTFIELD  
(GRAND MILLENNIUM CENTER PROJECTS)**

WHEREAS, the Westfield Redevelopment Commission (the “Commission”), governing body of the City of Westfield Department of Redevelopment (the “Department”), has created the Grand Millennium Center - Lot A Allocation Area, the Grand Millennium Center - Lot B Allocation Area and the Grand Millennium Center – Lot C Allocation Area within the existing East Side Economic Development Area (collectively, the “Allocation Areas”) for purposes of the allocation and distribution of property taxes under IC 36-7-14-39, and has created the Grand Millennium Center - Lot A Allocation Fund, the Grand Millennium Center - Lot B Allocation Fund and the Grand Millennium Center – Lot C Allocation Fund (each, an “Allocation Fund” and, collectively, the “Allocation Funds”) pursuant to IC 36-7-14-39; and

WHEREAS, CRG Residential 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 directly serve or benefit the Allocation Areas; 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\_\_ (Grand Millennium Center Projects) (with the series designation to be completed with the year in which a series of bonds are issued), which are expected to be issued in three separate series in an aggregate principal amount not to exceed Twenty-Five Million Dollars (\$25,000,000) (the “Series A Bonds”, the “Series B Bonds” and the “Series C Bonds” and, collectively, 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 an Allocation Area to the payment of the applicable series of the Bonds.

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

1. One hundred percent (100%) of all real property tax increment revenues generated from: (i) the Grand Millennium Center - Lot A Allocation Area and deposited into the Grand Millennium Center - Lot A Allocation Fund pursuant to IC 36-7-14-39 (the “Pledged TIF Revenues – Lot A”); (ii) the Grand Millennium Center - Lot B Allocation Area and deposited into the Grand Millennium Center - Lot B Allocation Fund pursuant to IC 36-7-14-39 (the “Pledged TIF Revenues – Lot B”); and (iii) the Grand Millennium Center - Lot C Allocation Area and deposited into the Grand Millennium Center - Lot C Allocation Fund pursuant to IC 36-7-14-39

(the “Pledged TIF Revenues – Lot C”); shall be set aside and used only as set forth in this Resolution.

2. On each January 15 and July 15, beginning no earlier than July 15, 2026: (i) all Pledged TIF Revenues – Lot A shall be immediately transferred to the trustee for the Series A Bonds (the “Series A Trustee”) for deposit into the funds and accounts and application in accordance with the trust indenture for the Series A Bonds (the “Series A Indenture”); (ii) all Pledged TIF Revenues – Lot B shall be immediately transferred to the trustee for the Series B Bonds (the “Series B Trustee”) for deposit into the funds and accounts and application in accordance with the trust indenture for the Series B Bonds (the “Series B Indenture”); and (iii) all Pledged TIF Revenues – Lot C shall be immediately transferred to the trustee for the Series C Bonds (the “Series C Trustee”) for deposit into the funds and accounts and application in accordance with the trust indenture for the Series C Bonds (the “Series C Indenture” and, together with the Series A Indenture and the Series B Indenture, each an “Indenture” and, collectively, the “Indentures”). Notwithstanding anything herein to the contrary and for the avoidance of doubt, the Commission hereby acknowledges that each series of Bonds may be issued at different times in connection with different phases of the Grand Millennium Center Development (as defined in Exhibit A hereto).

3. Pursuant to IC 36-7-14-39(b)(4)(D) and IC 5-1-14-4, the Commission hereby pledges: (i) the Pledged TIF Revenues – Lot A deposited into the Grand Millennium Center - Lot A Allocation Fund to the Series A Trustee for disposition in accordance with the Series A Indenture; (ii) the Pledged TIF Revenues – Lot B deposited into the Grand Millennium Center - Lot B Allocation Fund to the Series B Trustee for disposition in accordance with the Series B Indenture; and (iii) the Pledged TIF Revenues – Lot C deposited into the Grand Millennium Center - Lot C Allocation Fund to the Series C Trustee for disposition in accordance with the Series C Indenture.

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

5. 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 any series of the Bonds, the pledges made herein, 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.

6. 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 2<sup>nd</sup> day of June, 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 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 (collectively the “Projects”), located in, physically connected to, or directly serving or benefitting the Grand Millennium Center - Lot A Allocation Area, the Grand Millennium Center - Lot B Allocation Area and the Grand Millennium Center – Lot C Allocation Area (collectively, the “Grand Millennium Center Allocation Areas”) to be established within the East Side Economic Development Area (the “Area”), all in support a mixed-use development in the Area which will occur in phases and include: (i) a new 250,000-square-foot mixed-use building consisting of 200 luxury apartments, 10,000 square-foot retail space, and parking garage consisting of 280 parking spaces, (ii) a new 170,000-square-foot mixed-use building consisting of 140 luxury apartments, 1,200 square-foot retail space, and podium parking consisting of 145 parking spaces, (iii) a new 60,000 square-foot medical office building with 245 surface parking spaces and related infrastructure improvements, with a current estimated total development cost of \$110,000,000 (collectively, the “Grand Millennium Center Development”).

**RESOLUTION NO. 26-2025**  
**A RESOLUTION OF**  
**THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION**  
**REGARDING GRAND MILLENNIUM PROJECT AGREEMENT**

**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**, Grand Millennium Development, LLC, an Indiana limited liability company, or its affiliate (the “**Developer**”), owns or controls, or will own or control, approximately 17.1 acres located east of US 31, west of Westfield Boulevard, and north of 186<sup>th</sup> Street and south of 169<sup>th</sup> Street in Westfield, Indiana, as further depicted on Exhibit A attached hereto and incorporated herein by reference (the “**Real Estate**”); and

**WHEREAS**, the Developer has proposed developing or redeveloping the Real Estate into a multi-phased development (the “**Project**”) consisting of: (a) a mixed-use development including: (i) approximately 190 luxury apartments consisting of a minimum of 250,000 square feet; (ii) a minimum of 10,000 square feet of retail space; and (iii) a structured parking garage containing approximately 280 parking spaces; (b) a mixed-use development including: (i) approximately 140 luxury apartments consisting of a minimum of 170,000 square feet; (ii) approximately 1,200 square feet of retail space; and (iii) structured podium parking containing approximately 145 parking spaces; (c) a medical office building including: (i) approximately 45,000-60,000 square feet of office space and a minimum of three stories; and (ii) surface parking containing approximately 245 parking spaces and electric vehicle rough-ins for approximately 5% of the total surface parking spaces, with electric vehicle charges installed at a minimum of ten surface parking spaces; and (d) public improvements, which may include: (i) stormwater management and regional detention, including relocation of an existing retention pond; (ii) trail and park landscaping; (iii) streets with parallel parking; (iv) outdoor public plaza and park amenities; (v) golf cart parking; (vi) trail with fitness stations; (vii) pickleball courts; (viii) a dog park; and (ix) space for a future transformer to allow for future additional electric vehicle charging; all as generally depicted on Exhibit B attached hereto and incorporated herein by reference; and

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

**WHEREAS**, the Commission has determined that, subject to the Commission’s adoption of a declaratory resolution, confirmatory resolution, and all other approvals necessary or desirable to issue tax increment financing or other bonds in support of the Project (collectively, the “**Bond Approvals**”), it is now in the best interests of the Commission to enter into a project agreement (the “**Project Agreement**”) with the Developer, pursuant to which the Developer will

agree to construct the Project, as authorized by Indiana Code 36-7-14-12.2 and other applicable law.

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

1. The foregoing Recitals are fully incorporated herein by this reference.
2. The Commission, subject to receipt of all Bond Approvals, will execute and deliver the Project Agreement, which Project Agreement shall include such other terms, and be otherwise in a form, approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.
3. The Commission will execute and deliver such instruments, certificates, and other agreements and documents, and perform and observe such other actions, covenants, and obligations, as necessary or desirable in connection with the Project Agreement.
4. Each agreement, instrument, certificate, and other document contemplated by this Resolution to be executed and delivered by the Commission shall be in a form approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.
5. The President and Executive Director of the Commission are authorized to execute and deliver all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Commission. In the absence of the President and/or Executive Director, the Vice President and/or Secretary of the Commission shall be authorized to execute and deliver any or all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Commission. The President, Executive Director, Vice President, and/or Secretary are further authorized take all other lawful actions necessary in connection with the Project Agreement and the other matters contemplated by this Resolution.

Adopted this 2nd day of June, 2025.

**CITY OF WESTFIELD  
REDEVELOPMENT COMMISSION**

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President

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Vice President

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Secretary

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Member

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Member

EXHIBIT A

The Real Estate



# EXHIBIT B

## The Project

