

Westfield City Council Members

Jon Dartt, (District 1)
Victor McCarty, (District 2)
Joe Duepner, (District 3)
Patrick T. Tamm, (District 4)
Noah Herron, (District 5)
Chad Huff, (At Large)
Kurt Wanninger, (At Large)



CITY OF WESTFIELD, IN
City Council Meeting Agenda

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, June 9, 2025 at 7:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF CITY COUNCIL

CALL TO ORDER

Pledge of Allegiance

Invocation by: Daniel Hester, Chaplain for the Hamilton County Sheriff's Office

OPENING OF MEETING

Note the presence of a quorum

Approval of Minutes from May 27, 2025

Approval of Claims

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Update on 191st Street Construction Projects-John Nail

OLD BUSINESS

Resolution 25-129: Expanding the Established Economic Revitalization Area/Northpoint Business Park

Presented by: Claire Gelinas

First Reading: May 27, 2025

Adoption Consideration: June 9, 2025

Ordinance 25-27: Woods Robinson Briggs PUD Amendment III

Staff Planner: Weston Rogers/Council Sponsor: Joe Duepner

First Reading: April 28, 2025

APC Public Hearing: May 5, 2025

APC Workshop: Waived

APC Recommendation: June 2, 2025
Adoption Consideration: June 9, 2025

Ordinance 25-28: Osborne Trails PUD, Amendment VI
Staff Planner: Weston Rogers/Council Sponsor: Joe Duepner
First Reading: April 28, 2025
APC Public Hearing: May 5, 2025
APC Workshop: Waived
APC Recommendation: June 2, 2025
Adoption Consideration: June 9, 2025

NEW BUSINESS

Resolution 25-132: Approving Amendment to the Declaratory Resolution and the Economic Development Plan for the East Side Economic Development Area and Creation of the Park & Poplar allocation Area
Presented by: Rachel Baker and Dustin Meeks, Barnes and Thornburg
Adoption Consideration: June 9, 2025

Resolution 25-135: Finding Property Owners in Substantial Compliance for 2025 Tax Abatement Purposes
Presented by: Claire Gelinas
Adoption Consideration: June 9, 2025

Resolution 25-136: Approving & Authorizing the Pledge of Certain General Revenues of the City to the Westfield RDC in Connection with the Lease Rental Revenue Bonds (Grand Park District Projects)
Presented by: Dustin Meeks, Barnes & Thornburg
Adoption Consideration: June 9, 2025

CITY COUNCIL COMMENTS

MAYOR COMMENTS

ADJOURNMENT

Westfield City Council Members

Jon Dartt, (District 1)
Victor McCarty, (District 2)
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Patrick T. Tamm, (District 4)
Noah Herron, (District 5)
Chad Huff, (At Large)
Kurt Wanninger, (At Large)



CITY OF WESTFIELD, IN
City Council Meeting Minutes - 5/27/2025
Tuesday, May 27, 2025 at 7:00 PM

CALL TO ORDER

Pledge of Allegiance

Invocation by: Kyle Bailey, Family Pastor/Community Bible Fellowship

OPENING OF MEETING

Note the presence of a quorum

Jon Dartt, Victor McCarty, Joe Duepner, Patrick Tamm, Noah Herron and Kurt Wanninger were present. Mayor Willis, Chief of Legal, Kaitlin Glazier, and Clerk-Treasurer, Marla Ailor were in attendance.

Approval of Minutes from May 12, 2025

Motion to approve made by: Victor McCarty

Seconded by: Kurt Wanninger

Vote: Yes-6; No-0. Motion carried.

Approval of Claims

Motion to approve made by: Jon Dartt

Seconded by: Kurt Wanninger

Vote: Yes-6; No-0. Motion carried.

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

Judi Shuck, 209 W Main Street, Westfield, IN. Judi is watching a lot of construction and seeing progress as a 5th-generation member of the Westfield whose home is on the National Register of Historic Places. She asks that the Council be mindful of traffic and new development. Her concerns include people getting to the hospital and schools in a timely fashion. She asked that the Council respect and remember the citizens who are already in this community.

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Special Recognition- The City of Westfield proudly gives special recognition to Jim Hicks of White House Donuts, in honor of his late father, Paul Hicks.

Mayor Willis presented Jim Hicks of White House Donuts, whose father Paul recently passed away, a plaque remembering the elder Mr. Hicks on National Donut Day in Westfield. Jim thanked the mayor and Councilor McCarty for remembering the greatest man he's ever

known, and thanked the City of Westfield for the honor. In kind, Mayor Willis thanked the Hick's for their business in Westfield.

OLD BUSINESS

NEW BUSINESS

Resolution 25-129: Expanding the Established Economic Revitalization

Area/Northpoint Business Park

Presented by: Claire Gelinas

First Reading: May 27, 2025

Public Hearing: June 9, 2025

Adoption Consideration: June 9, 2025

Claire Gelinas with the Economic Development team presented. The resolution is a request to expand the Northpoint Business Park. The parcel to be added was shown on the map in yellow. Ms. Gelinas said this is a natural progression of the area.

Councilor Dartt asked Ms. Gelinas to explain why this is necessary. She said, in order to make this viable for tax abatement, this is a first step before abatement could even be considered. Mr. Dartt asked if the same held true for all the land in green and Ms. Gelinas stated he was correct.

Ordinance 25-34: Jersey 32 PUD

Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Noah Herron

First Reading: May 27, 2025

APC Public Hearing: June 2, 2025

APC Workshop: July 2, 2025

APC Recommendation: August 4, 2025

Adoption Consideration: August 11, 2025

Lauren Gillingham-Teague presented the \$105M mixed-used development named Jersey/32 PUD. It is located on the south side of SR 32, on Jersey Street, between Poplar and Mill Streets. The neighborhood meeting was held last week. Brian Simons of Skender construction thanked the Council and mayor for having him at the meeting. Mr. Skender is the regional construction manager for Skender and he and his wife live in Westfield. He spoke with Scott Willis when the mayor was still a member of the council. From that time until now, they worked to develop the PUD being presented tonight. There will be a five-story parking garage with 574 spaces dedicated to the City. It includes 43,000 square feet of retail with apartments above it. The architecture has gone through many iterations. There is a roof deck that will overlook the park that contains a water feature. There is a "Stringy Light Plaza" between the two buildings. A "fundraising /Skender roof deck" was noted on the rooftop.

Mayor Willis agreed that there have been 14 iterations, officially. He noted that he wanted to get this project right as it is the entrance to Westfield's downtown. The concept plans are meant to attract young people. He stated this is not typical Hamilton County development as it has more green space than others. He says this is a three-prong strategy, and it will be partially financed by the City.

Councilor Dartt asked about parking spaces and Councilor Herron joined in. Director Jenell Fairman explained that 8'6" is the size of a standard space, and the resizing helped increase the number of spaces available. Mr. Dartt replied that it was his understanding that 30% of the spaces (171) would be reserved for the tenants. Ms. Fairman stated that this would be an option the developer would control. The garage would be owned and operated by the developer. Councilor Dartt noted the difference in cost is about \$4 million dollars for the City compared to the Park and Poplar garage. Ms. Fairman said that the two garages are almost identical in size and have the same number of parking spaces. The Park and Poplar projects' assessed value is \$6,000,000, about \$5.5 million per acre. The Jersye 32 project is going to have the highest assessed value in the city when it is built, at \$15.5 million dollars per acre. Long-term, when the TIF area expires, this project will be contributing its fair share to the overall economy of downtown, providing density and walkability.

Councilor Dartt asked to see the financial numbers for this project and Councilor Herron made a request for the breakdown of parking spots. There was discussion about a city-backed bond and taxpayer agreement with a 3% annual escalator. Mr. Skender and BW have agreed to pay an additional 3% each year in additional taxes to help badge for a larger portion of the garage. Councilor Herron asked about the two parcels that aren't included in the project. 1) the gas station property and 2) the historical resident's house. The mayor said that INDOT owns the gas station, but the city would have first dibs on purchasing it when INDOT releases the property. The mayor reiterated that there is no intention of trying to acquire the resident's home that is in the middle of the project.

Councilor Duepner stated it was his understanding that 70% of the parking spaces available to Westfield residents would be free for use for a period of time. Director Fairman acknowledged this was correct. Councilor Duepner asked if this was memorialized somewhere. Director Fairman stated that it would be included in the final version of the parking declaration that will be executed after going through the bond documents. Councilor Herron asked where the 30% (tenant) parking would be, thinking it was better to have the tenants up higher and the public parking lower and possibly considering memorializing that at the same time. Director Fairman agreed this was a topic that needed to be talked about with the developer, but with the city contributing a large amount of money, the public should be able to park on the lower levels.

The Mayor noted that Skender will be moving their Indiana headquarters to our downtown area, and the city is excited to have them.

Councilor Wanninger asked how this would affect the traffic in the area and what the plan is to orchestrate the traffic. Director Fairman led the discussion, following up by relaying that LVR Consulting has calculated that the peak demands for parking will be in the early morning when residents are still at home and people are starting to come to work in the office buildings, followed by another peak time in the evening with residents returning home and restaurant business is thriving.

Councilor McCarty asked to have the square footage of the dwelling units. Councilor Dartt asked about units that are for sale versus rented. Brian Simons stated that it is cost-prohibitive in this project to have units for sale. Mayor Willis stated they are coming to other phases of the downtown project. Patrick Tamm asked about the retail mix. Mr. Simons noted that there are a number of micro-retailers interested in their product, and a two-story stand-alone high-end restaurant and mentioned possibly specialized retailers.

Ordinance 25-35: Trailside Business Center

Staff Presenter: Weston Rogers Council Sponsor: Patrick Tamm

First Reading: May 27, 2025

APC Public Hearing: June 2, 2025

APC Workshop: July 2, 2025

APC Recommendation: August 4, 2025

Adoption Consideration: August 11, 2025

Weston Rogers from Community Development presented the proposed Trailside Business Center Planned Unit Development District. The real estate is approximately 26 acres and is located at 947 W State Road 32. The proposal would permit the development of a flex-industrial business park that will feature a trailhead amenity along the Midland Trace Trail, which is now required as a part of this project.

Matt Skelton shared the developer's excitement with the Council. The underlying zoning of this project was open industrial, but this project won't include those types of uses. The site has been designed for deliveries to occur on streets internal to the project. The architectural designs are "high" and the developer is committed to heavy landscaping as it fronts the Midland Trace Trail. The goal is to make it more park-like, not only for employees, but to provide a park-like space for people who utilize the Midland Trace Trail. The investments in the trail connection include a communal lawn space, a 16x24 shade shelter, bike racks, a bike repair station, and tables and benches. A linear park will run through the middle of the PUD to make it more pedestrian-friendly.

Councilor McCarty noted this used to be his backyard. He believes the project is quite an upgrade, but he has concerns about the entrance located on SR 32. INDOT's priority will be on the east side, so he has concerns about their attention on the west side. McCarty noted the trailhead on the Midland does not seem appropriate to him, and asked that it be toned down because the trail is so heavily used by the neighbors. Councilor Duepner asked if it was a right-in/right-out and noted that this would definitely add semi-traffic to SR 32. He would like them to consider how this could be addressed. Mr. Skelton noted Duepner's concerns about the semis. Councilor Dartt asked Mr. Skelton about the kinds of businesses they expect to come on board and the square footage of each building. Mr. Skelton replied that the buildings on the western part of the parcel are roughly 73,000 square feet and others to the east are closer to 90,000 square feet. The development is anticipated to accommodate 20 to 30 businesses.

Chip Barnes, with 13 investors, said this project had been designed to fill the niche in the Westfield market. There are retail spaces available from 2,000-10,000 square feet and then Northpoint, which is generally 50,000 square feet and up, noting that entrepreneurial companies want room to grow within the community. Tenant spaces for this project will range from 8,000 to 30,000 square feet. Councilor Duepner asked if the Ordinance states a maximum square footage per tenant. Mr. Barnes stated that as of today it does not. Councilor Duepner remarked that it might be something to consider, to keep a big conglomerate wanting to utilize all the space for a distribution center. Mr. Skelton noted distribution centers and warehousing will not be permitted.

Mayor Willis said these designs are meant for smaller users that likely won't be reliant on

semis. Dartt noted there are delivery doors on the backs of these buildings, and it seems likely that they will have deliveries even if they're not sending products out on semis. Herron agrees with Dartt and has concerns about engineered designs made to suit the kind of traffic they will need. Herron asked about building heights, but a definite answer was not known. Mr. Skelton committed to finding out the answer. Herron asked if there were abatement or incentives. Skelton said they would be coming and that they have had those conversations with the administrative team. Specifically, they will need water and sewer infrastructure. Mr. Barnes noted where the water and sewer connections were and stated the developer would be paying to have them extended.

Kevin Todd relayed the answer to Councilor Herron's question regarding maximum building height. Sixty feet is the maximum height in a closed industrial district, which is the same for open industrial. Herron commented that he would like to limit the height, saying he does not feel 60ft should be allowed. Skelton agreed to discuss that further.

Ordinance 25-36: Common of the City of Westfield, Indiana, Amending Ordinance 24-52 Setting Salaries, Wages, Benefits, Stipends, and Other Compensation for Appointed Officers and Employees for the 2025 Calendar Year

Presented by: Danielle Carey-Tolan

First Reading: May 27, 2025

Adoption Consideration: June 9, 2025

Danielle Carey-Tolan explained this is to establish salaries for the Fire and Police Merit Boards. BPW approved \$50 per meeting and this is only an introduction. Duepner requested the Grand Park Salaries lines be removed from the ordinance. The Mayor agreed that it made sense to remove the salary lines while the ordinance was being amended to establish the Fire & Police merit board salary lines.

CITY COUNCIL COMMENTS

Victor McCarty reported that one item, Legato Living, was on the consent agenda at APC. No other comments were made.

MAYOR COMMENTS

Meeting Adjourned at: 8:02 PM

Clerk-Treasurer

President or Vice President

These minutes are a summary of actions taken at the City of Westfield Council meetings. A full video archive of the meeting is available for viewing at: <https://www.youtube.com/cityofwestfieldin>

ADJOURNMENT

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.

June 09, 2025

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 34 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$0 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 9 day of June, 2025

_____	_____	_____
_____	_____	_____
_____	_____	_____

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: 05/22/25..06/05/25

6/5/2025 8:44 AM

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WESTFIELD\KGAGNON

	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name									
101	General									
	Administration									
	VEN005661	Barnes and Thornburg LLP	APP128138	5/27/2025	101001330	ADM-	April services	5,033.12		
	VEN001537	Payroll	APP128457	6/4/2025	101001111	ADM-SALARY	sal	30,499.33	500001167	6/4/2025
	VEN001537	Payroll	APP128457	6/4/2025	101001120	ADM-FICA /MEDICARE	fica	1,829.46	500001167	6/4/2025
	VEN001537	Payroll	APP128457	6/4/2025	101001120	ADM-FICA /MEDICARE	med	427.85	500001167	6/4/2025
	VEN001537	Payroll	APP128457	6/4/2025	101001121	ADM-PERF	perf	4,306.61	500001167	6/4/2025
	VEN005717	BChex	APP128475	6/5/2025	101001349	ADM-SERVICES	Background check	14.45		
	VEN012320	Copeland Law LLC	APP128476	6/5/2025	101001330	ADM-		425.00		
	Subtotal for Administration							42,535.82		
	Police									
	VEN000157	AT and T Mobility	APP128240	5/30/2025	101002349	POLICE-SERVICES	Tracking for Investigations	600.00		
	VEN009188	Ultimate Canine	APP128242	5/30/2025	101002355	POLICE-K-9 MAINT	Handler Certification- Stubbs	299.00		
	VEN006222	SuperFleet Master Card	APP128245	5/30/2025	101002226	POLICE-VEHICLE	Vehicle Gas	27.31		
	VEN000094	American Eagle Equipment	APP128246	5/30/2025	101002360	POLICE-VEHICLE REPAIR	Shaffer Tahoe	361.74		
	VEN000942	Imagery LLC	APP128248	5/30/2025	101002229	POLICE-UNIFORMS	Detective Bowell and Terry	221.70		
	VEN011793	Keystone Cooperative Inc	APP128371	6/3/2025	101002226	POLICE-VEHICLE	Unleaded	12,406.48		
	VEN000917	Humane Society for Hamilton	APP128382	6/3/2025	101002349	POLICE-SERVICES	Strays	11,568.32	500001163	6/4/2025
	VEN001537	Payroll	APP128457	6/4/2025	101002111	POLICE-SALARY	sal	414,947.94	500001167	6/4/2025
	VEN001537	Payroll	APP128457	6/4/2025	101002120	POLICE-FICA/MEDICARE	fica	6,049.64	500001167	6/4/2025
	VEN001537	Payroll	APP128457	6/4/2025	101002120	POLICE-FICA/MEDICARE	med	5,828.11	500001167	6/4/2025
	VEN001537	Payroll	APP128457	6/4/2025	101002121	POLICE-PERF	perf	14,368.73	500001167	6/4/2025
	VEN001537	Payroll	APP128457	6/4/2025	101002121	POLICE-PERF	perf77	49,278.08	500001167	6/4/2025
	Subtotal for Police							515,957.05		
	Economic and Community Development									
	VEN000296	Browning Day Mullins Dierdorf	APP128130	5/27/2025	101003310	ECD-PLANNING	Downtown Plan Update	15,265.88		
	VEN012471	Bent Creek HOA	APP128343	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
	VEN012458	Brookside HOA	APP128344	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
	VEN002499	Countryside Homeowners	APP128345	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
	VEN012457	Crosswind Commons HOA	APP128346	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
	VEN012467	Derby Ridge HOA	APP128347	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
	VEN012459	The Lakes of Westfield HOA	APP128348	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	9,322.00		
	VEN012460	Maple Knoll HOA	APP128349	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
	VEN012461	Maple Ridge HOA	APP128350	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	7,000.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/22/25..06/05/25

6/5/2025 8:44 AM

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WESTFIELD\KGAGNON

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Economic and Community Development									
VEN012462	Oak Manor HOA	APP128351	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	9,704.60		
VEN012463	The Oaks Preserve Condo Assoc	APP128352	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
VEN012464	Setters Run HOA	APP128353	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
VEN012473	Scofield Farms HOA	APP128354	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant	600.00		
VEN012465	Sheffield Park HOA	APP128355	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
VEN012466	Springdale Farms	APP128356	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
VEN012468	Viking Meadows HOA	APP128357	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
VEN012469	Village Farms	APP128358	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
VEN012470	William Trace at Spring Mill Trails HOA	APP128359	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
VEN012472	Willow Creek HOA	APP128360	6/3/2025	101003344	ECD-HOA IMPROVEMENT	Vibrancy Grant Award	10,000.00		
VEN001537	Payroll	APP128457	6/4/2025	101003111	ECD-SALARY	sal	55,889.59	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101003120	ECD-FICA/MEDICARE	fica	3,371.30	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101003120	ECD-FICA/MEDICARE	med	788.45	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101003121	ECD-PERF	perf	7,917.14	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101003121	ECD-PERF	perf	3,390.49	500001167	6/4/2025
Subtotal for Economic and Community Development							253,249.45		
F and E									
VEN000589	Duke Energy	APP128054	5/22/2025	101004341	F AND E-ELECTRIC	CSC	3,506.43	80950	5/22/2025
VEN000589	Duke Energy	APP128084	5/23/2025	101004341	F AND E-ELECTRIC	CSC	139.97	80951	5/23/2025
VEN000589	Duke Energy	APP128084	5/23/2025	101004341	F AND E-ELECTRIC	City Hall	500.25	80951	5/23/2025
VEN000589	Duke Energy	APP128084	5/23/2025	101004341	F AND E-ELECTRIC	PSB	6,049.02	80951	5/23/2025
VEN000589	Duke Energy	APP128084	5/23/2025	101004341	F AND E-ELECTRIC	Sta 83	934.56	80951	5/23/2025
VEN000589	Duke Energy	APP128084	5/23/2025	101004341	F AND E-ELECTRIC	Sta 82	934.30	80951	5/23/2025
VEN001704	Roto-Rooter	APP128132	5/27/2025	101004343	F AND E-BUILDING MAINT	Sta 84	150.00		
VEN012035	Wiss Janney Elstner Assoc Inc	APP128135	5/27/2025	101004349	F AND E-SERVICES	Union Square Parking	3,128.43		
VEN000608	Eco-Infrastructure Solution	APP128137	5/27/2025	101004343	F AND E-BUILDING MAINT	Woodwind Clean drain	900.00		
VEN000608	Eco-Infrastructure Solution	APP128137	5/27/2025	101004343	F AND E-BUILDING MAINT	Woodwind Cam drain	810.00		
VEN000589	Duke Energy	APP128142	5/27/2025	101004341	F AND E-ELECTRIC	Sta 81	4,757.23	81045	5/27/2025
VEN002336	Citizens Westfield	APP128186	5/29/2025	101004342	F AND E-WATER/SEWER	CSC	114.07	81049	5/29/2025
VEN001783	Shenwin-Williams	APP128189	5/29/2025	101004343	F AND E-BUILDING MAINT	Paint samples	11.09		
VEN002336	Citizens Westfield	APP128194	5/29/2025	101004342	F AND E-WATER/SEWER	Sta 82	254.20	81050	5/29/2025

Purchase Invoice Register

City of Westfield

Report Date Range: 05/22/25..06/05/25

6/5/2025 8:44 AM

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WESTFIELD\KGAGNON

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
F and E									
VEN011882	Avant Garde Limousines	APP128251	5/30/2025	101004347	F AND E-PROMOTIONS	JAJ	720.00		
VEN012454	Doogie Hazzard	APP128252	5/30/2025	101004347	F AND E-PROMOTIONS	JAJ	6,000.00		
VEN000676	Fabulously Fun Co	APP128253	5/30/2025	101004347	F AND E-PROMOTIONS	JAJ	540.00		
VEN012005	Ryan Mickens	APP128254	5/30/2025	101004347	F AND E-PROMOTIONS	JAJ	600.00		
VEN005717	BChex	APP128329	6/3/2025	101004349	F AND E-SERVICES	Background Check	187.85		
VEN011838	1985 LLC	APP128330	6/3/2025	101004347	F AND E-PROMOTIONS	Balance due JAJ	2,500.00		
VEN012017	Culligan Ultrapure Inc	APP128331	6/3/2025	101004343	F AND E-BUILDING MAINT	City Hall	35.00		
VEN012017	Culligan Ultrapure Inc	APP128331	6/3/2025	101004343	F AND E-BUILDING MAINT	CSC	300.00		
VEN012017	Culligan Ultrapure Inc	APP128331	6/3/2025	101004343	F AND E-BUILDING MAINT	PSB	50.00		
VEN010310	Premier Commercial Services	APP128334	6/3/2025	101004343	F AND E-BUILDING MAINT	CSC	3,060.13		
VEN010310	Premier Commercial Services	APP128334	6/3/2025	101004343	F AND E-BUILDING MAINT	PSB	1,602.50		
VEN010310	Premier Commercial Services	APP128334	6/3/2025	101004343	F AND E-BUILDING MAINT	PW	914.06		
VEN010310	Premier Commercial Services	APP128334	6/3/2025	101004343	F AND E-BUILDING MAINT	City Hall	448.70		
VEN010310	Premier Commercial Services	APP128334	6/3/2025	101004343	F AND E-BUILDING MAINT	Sta 81	217.94		
VEN007012	Elwood Fire Equipment	APP128341	6/3/2025	101004343	F AND E-BUILDING MAINT	Sta 83 sprinkler drain	13,968.77		
VEN000589	Duke Energy	APP128443	6/4/2025	101004341	F AND E-ELECTRIC	City Hall	29.35	81060	6/4/2025
VEN000589	Duke Energy	APP128443	6/4/2025	101004341	F AND E-ELECTRIC	Camilla Ct	135.94	81060	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101004111	F AND E-SALARY	sal	28,753.02	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101004120	F AND E-FICA/MEDICARE	fica	1,684.27	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101004120	F AND E-FICA/MEDICARE	med	393.90	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101004121	F AND E-PERF	perf	3,884.99	500001167	6/4/2025
Subtotal for F and E							88,215.97		
Parks									
VEN000589	Duke Energy	APP128054	5/22/2025	101005341	PARKS-ELECTRIC	Parks	555.03	80950	5/22/2025
VEN000589	Duke Energy	APP128084	5/23/2025	101005341	PARKS-ELECTRIC	Parks	1,282.97	80951	5/23/2025
VEN002336	Citizens Westfield	APP128184	5/29/2025	101005342	PARKS-WATER/SEWER	Parks	321.56	81048	5/29/2025
VEN007891	Royal Events	APP128399	6/3/2025	101005347	PARKS-PROMOTION	Meet and Greet	310.50		
VEN003729	Metronet	APP128400	6/3/2025	101005349	PARKS-SERVICES	GRJN	310.72		
VEN005709	Service Sanitation Inc	APP128401	6/3/2025	101005349	PARKS-SERVICES	Deer Walk	182.80		
VEN005709	Service Sanitation Inc	APP128401	6/3/2025	101005349	PARKS-SERVICES	166th St	160.00		
VEN009542	H and N Outdoor Services LLC	APP128402	6/3/2025	101005349	PARKS-SERVICES	High Profile Landscape	47,234.98		
VEN009542	H and N Outdoor Services LLC	APP128402	6/3/2025	101005349	PARKS-SERVICES	Low Profile Landscape	22,178.25		

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Fund No. Fund Name									
101 General									
Parks									
VEN009542	H and N Outdoor Services LLC	APP128402	6/3/2025	101005349	PARKS-SERVICES	Library	2,201.50		
VEN009542	H and N Outdoor Services LLC	APP128402	6/3/2025	101005349	PARKS-SERVICES	PSB	1,592.00		
VEN009542	H and N Outdoor Services LLC	APP128402	6/3/2025	101005349	PARKS-SERVICES	Fire Stations	2,196.75		
VEN001305	Martin Tree Service	APP128403	6/3/2025	101005349	PARKS-SERVICES	Tree removal 171st	2,000.00		
VEN001305	Martin Tree Service	APP128403	6/3/2025	101005349	PARKS-SERVICES	Tree removal 156th	2,300.00		
VEN004187	GameTime	APP128404	6/3/2025	101005340	PARKS-OFFICIAL BOND	Freedom Trial	84.21		
VEN009542	H and N Outdoor Services LLC	APP128405	6/3/2025	101005343	PARKS-BUILDING	Restroom repair	85.00		
VEN012453	Landscape Select	APP128406	6/3/2025	101005349	PARKS-SERVICES	169th and Springmill RAB	26,675.00		
VEN002139	Williams Creek Management	APP128407	6/3/2025	101005349	PARKS-SERVICES	GRJN specialty landscape	1,840.00		
VEN000589	Duke Energy	APP128442	6/4/2025	101005341	PARKS-ELECTRIC	GRJN	3,982.00	81059	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101005111	PARKS-SALARY	sal	20,233.97	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101005120	PARKS-FICA/MEDICARE	fica	1,215.81	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101005120	PARKS-FICA/MEDICARE	med	284.32	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101005121	PARKS-PERF	perf	2,873.23	500001167	6/4/2025
Subtotal for Parks							140,100.60		
Economic Dev									
VEN011785	Speck Dempsey LLC	APP128387	6/3/2025	101006349	ECONOMIC DEV-SERVICE	Midland Trace Simon Moon	20,000.00		
VEN012448	Hamilton County Ec Dev Corp	APP128388	6/3/2025	101006349	ECONOMIC DEV-SERVICE	Career Ladder Research	2,500.00		
VEN012442	Rachel Baker	APP128389	6/3/2025	101006334	ECONOMIC DEV-	Mileage reim IN Ec Dev	68.32		
VEN001537	Payroll	APP128457	6/4/2025	101006111	ECONOMIC DEV-SALARY	sal	24,047.77	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101006120	ECONOMIC DEV-	fica	1,429.38	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101006120	ECONOMIC DEV-	med	334.28	500001167	6/4/2025
Subtotal for Economic Dev							48,379.75		
Informatics									
VEN000697	Finley and Cook	APP128131	5/27/2025	101007331	IT-CONSULTING	Power BI	600.00		
VEN000660	ESRI	APP128134	5/27/2025	101007389	IT-SOFTWARE LICENSING	ArcGIS annual subscription	16,019.86		
VEN002050	Verizon Wireless	APP128171	5/28/2025	101007332	IT-CELL PHONES	Cell phones and air cards	6,070.42	81046	5/28/2025
VEN005146	Konica Minolta Business	APP128188	5/29/2025	101007337	IT-PRINTING	Click charges	923.30		
VEN012446	MOSS	APP128190	5/29/2025	101007331	IT-CONSULTING	Network Block Time	6,000.00		
VEN008285	EnvelopIQ LLC	APP128409	6/3/2025	101007451	IT-COMPUTER/EQUIP	Training Facility	6,700.60		
VEN006678	Amazon Capital Services	APP128410	6/3/2025	101007451	IT-COMPUTER/EQUIP	Vest	6.89		
VEN001762	Seiler Instrument and Mfg Co	APP128411	6/3/2025	101007334	IT-	UAS training	1,300.00		

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Fund No. Fund Name									
101 General									
Informatics									
VEN005146	Konica Minolta Business	APP128412	6/3/2025	101007337	IT-PRINTING	Click charges	245.90		
VEN003729	Metronet	APP128413	6/3/2025	101007335	IT-TELEPHONE	CSC	393.81		
VEN000617	elmanage Technology Group	APP128414	6/3/2025	101007331	IT-CONSULTING	May services	8,700.00		
VEN001537	Payroll	APP128457	6/4/2025	101007111	IT-SALARY	sal	26,758.59	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101007120	IT-FICA/MEDICARE	fica	1,573.17	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101007120	IT-FICA/MEDICARE	med	367.92	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101007121	IT-PERF	perf	3,799.72	500001167	6/4/2025
VEN005717	BChex	APP128475	6/5/2025	101007349	IT-SERVICES	Background check	14.45		
Subtotal for Informatics							79,474.63		
Clerk Treasurer									
VEN011841	Asset Control Solutions	APP128133	5/27/2025	101008349	CT-SERVICES	Update fixed asset inventory	1,250.00		
VEN001469	O W Krohn and Associates	APP128143	5/27/2025	101008331	CT-CONSULTING	April services	8,690.00		
VEN001195	Krieg Devault LLP	APP128440	6/4/2025	101008331	CT-CONSULTING	April Services	3,188.70		
VEN001537	Payroll	APP128457	6/4/2025	101008111	CT-SALARY	sal	21,222.63	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101008120	CT-FICA/MEDICARE	fica	1,266.69	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101008120	CT-FICA/MEDICARE	med	296.23	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101008121	CT-PERF	perf	2,548.79	500001167	6/4/2025
VEN000837	Hamilton County Auditor Courthouse	APP128470	6/4/2025	101008338	CT-LEGAL NOTICES	deeds	40.00	81058	6/4/2025
VEN000847	Hamilton County Recorder	APP128471	6/4/2025	101008338	CT-LEGAL NOTICES	annex resolution	125.00	81057	6/4/2025
Subtotal for Clerk Treasurer							38,628.04		
Mayor									
VEN001537	Payroll	APP128457	6/4/2025	101009111	MAYOR-SALARY	sal	4,948.92	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101009120	MAYOR- FICA/MEDICARE	fica	288.25	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101009120	MAYOR- FICA/MEDICARE	med	67.41	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101009121	MAYOR-PERF	perf	702.75	500001167	6/4/2025
Subtotal for Mayor							6,007.33		
Public Works									
VEN000589	Duke Energy	APP128054	5/22/2025	101013341	PW-ELECTRIC	Streets	1,917.61	80950	5/22/2025
VEN000589	Duke Energy	APP128084	5/23/2025	101013341	PW-ELECTRIC	Streets	747.01	80951	5/23/2025
VEN000589	Duke Energy	APP128141	5/27/2025	101013341	PW-ELECTRIC	PW	260.26	81044	5/27/2025
VEN000589	Duke Energy	APP128185	5/29/2025	101013341	PW-ELECTRIC	PW	62.03	81051	5/29/2025
VEN000103	American Structurepoint Inc	APP128260	5/30/2025	101013433	PW-INFRAST REPAIR	151st and Towne RAB - CE	26,272.26		

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Fund No. Fund Name									
101 General									
Public Works									
VEN000402	Cintas	APP128373	6/3/2025	101013229	PW-UNIFORMS	Unifomrs	86.00		
VEN000402	Cintas	APP128378	6/3/2025	101013229	PW-UNIFORMS	Uniforms	84.44		
VEN006426	DISA Inc	APP128379	6/3/2025	101013349	PW-CONTRACTUAL	Drug testing	55.00		
VEN012452	Thermolators	APP128390	6/3/2025	101013349	PW-CONTRACTUAL	Spray foam insullation barns	26,061.00		
VEN004882	Technology Recyclers	APP128398	6/3/2025	101013349	PW-CONTRACTUAL	Heavy Trash day	2,940.00		
VEN000589	Duke Energy	APP128444	6/4/2025	101013341	PW-ELECTRIC	PW	261.01	81061	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101013111	PW-SALARY	sal	68,978.68	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101013120	PW-FICA/MEDICARE	fica	4,190.46	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101013120	PW-FICA/MEDICARE	med	980.02	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101013121	PW-PERF	perf	9,794.96	500001167	6/4/2025
VEN005717	BChex	APP128475	6/5/2025	101013349	PW-CONTRACTUAL	Background check	28.90		
Subtotal for Public Works							142,719.64		
Grand Park									
VEN000920	Huntington National Bank	APP128287	6/2/2025	101015131	GP-TAX LEASE BD 2016	2016 Bond	966,000.00	500001164	6/4/2025
Subtotal for Grand Park							966,000.00		
Communications									
VEN000229	Beth Maier Photography	APP128192	5/29/2025	101020347	COMM-PROMOTIONS	Memoiral Ceremony	110.00		
VEN011253	Wander Marketing	APP128255	5/30/2025	101020347	COMM-PROMOTIONS	April and May services	1,665.00		
VEN000485	Current Publishing	APP128256	5/30/2025	101020347	COMM-PROMOTIONS	Display Ad	2,081.00		
VEN011692	Carrie Cason Communications LLC	APP128265	6/2/2025	101020331	COMM- CONSULT	Consulting services	1,000.00		
VEN011693	Kate Snedeker Communications LLC	APP128266	6/2/2025	101020331	COMM- CONSULT	Consulting Services	1,000.00		
VEN003286	INDIANAPOLIS MONTHLY	APP128333	6/3/2025	101020347	COMM-PROMOTIONS	Newsletter	500.00		
VEN001537	Payroll	APP128457	6/4/2025	101020111	COMM-SALARY	sal	12,215.21	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101020120	COMM-FICA/MEDICARE	fica	722.92	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101020120	COMM-FICA/MEDICARE	med	169.07	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	101020121	COMM-PERF	perf	1,734.56	500001167	6/4/2025
Subtotal for Communications							21,197.76		
Human Resources									
VEN011787	Anchors Edge Media LLC	APP128327	6/3/2025	101022349	HR-SERVICE	April and May services	2,400.00		
VEN001676	Riverview Hospital	APP128328	6/3/2025	101022119	HR-HEALTH/DENTAL	March clinic hours	22,649.21		
VEN009811	CuraLinc LLC	APP128342	6/3/2025	101022119	HR-HEALTH/DENTAL	3rd quart EAP	1,615.68		
VEN001537	Payroll	APP128457	6/4/2025	101022111	HR -SALARY	sal	8,808.37	500001167	6/4/2025

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Fund No.	Fund Name									
101	General									
	Human Resources									
	VEN001537	Payroll	APP128457	6/4/2025	101022119	HR-HEALTH/DENTAL	hsa	750.00	500001167	6/4/2025
	VEN001537	Payroll	APP128457	6/4/2025	101022120	HR-FICA/MEDICARE	fica	539.37	500001167	6/4/2025
	VEN001537	Payroll	APP128457	6/4/2025	101022120	HR-FICA/MEDICARE	med	126.14	500001167	6/4/2025
	VEN001537	Payroll	APP128457	6/4/2025	101022121	HR-PERF	perf	1,250.79	500001167	6/4/2025
	Subtotal for Human Resources							38,139.56		
Subtotal for Fund 101 General								2,380,605.60		
Fund No.	Fund Name									
103	Fire Operating									
	Fire									
	VEN000589	Duke Energy	APP128084	5/23/2025	103012346	FIRE-TORNADO SIREN	Sirens	73.01	80951	5/23/2025
	VEN001277	Macallister Machinery Co	APP128196	5/29/2025	103012472	FIRE-EQUIP	SSL tiller rental	124.83		
	VEN001297	Mark Sutphin	APP128197	5/29/2025	103012334	FIRE-	travel reimbursment	41.87		
	VEN000897	Home City Ice Co	APP128198	5/29/2025	103012334	FIRE-	for recruit class	195.00		
	VEN009426	Best One of Tipton	APP128199	5/29/2025	103012360	FIRE-VEHICLE MAINT	tires for fleet	2,552.61		
	VEN007925	National Assoc of Fire Investigators	APP128200	5/29/2025	103012350	FIRE-	membership	120.00		
	VEN001124	Joe Walker	APP128273	6/2/2025	103012229	FIRE-UNIFORMS	reimb duty shoes	144.40		
	VEN007709	MacQueen Emergency Group	APP128274	6/2/2025	103012472	FIRE-EQUIP	J TOOL	54.41		
	VEN002371	Federal Signal Corp	APP128275	6/2/2025	103012346	FIRE-TORNADO SIREN	tornado siren	1,789.00		
	VEN000065	Airgas Mid America	APP128276	6/2/2025	103012224	FIRE-OPERATING	oxygen	78.85		
	VEN012451	MaryAllen Bache	APP128277	6/2/2025	103012349	FIRE-SERVICES	lost glasses on ems run	666.88		
	VEN002425	AFC International Inc	APP128278	6/2/2025	103012242	FIRE-HAZMAT	Replace oxygen sensors etc	917.45		
	VEN012449	Axis Emergency Readiness Solutions	APP128279	6/2/2025	103012334	FIRE-	training course	6,750.00		
	VEN011793	Keystone Cooperative Inc	APP128280	6/2/2025	103012226	FIRE-VEHICLE	fleet fuel	3,312.00		
	VEN006550	Malcon Indiana	APP128281	6/2/2025	103012349	FIRE-SERVICES	2021 MEDICAID REIMB	11,875.00		
	VEN000273	Brandon Rush	APP128282	6/2/2025	103012354	FIRE-MEDICAL	reimburse for medical bill	122.97		
	VEN009277	Nelson and Co LLC	APP128283	6/2/2025	103012229	FIRE-UNIFORMS	new hire uniforms	12,575.31		
	VEN011793	Keystone Cooperative Inc	APP128284	6/2/2025	103012226	FIRE-VEHICLE	fleet fuel	2,261.32		
	VEN007352	Gear Wash LLC	APP128285	6/2/2025	103012229	FIRE-UNIFORMS	gear rental	30,191.00		
	VEN011083	Collin Stroup	APP128286	6/2/2025	103012334	FIRE-	NSFA videos	2,000.00		
	VEN005717	BChex	APP128329	6/3/2025	103012349	FIRE-SERVICES	Background Check	14.45		
	VEN011793	Keystone Cooperative Inc	APP128371	6/3/2025	103012226	FIRE-VEHICLE	Unleaded	1,720.41		

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Fund No. Fund Name									
103 Fire Operating									
Fire									
VEN012441	Level Line Painting Co	APP128428	6/4/2025	103012474	FIRE-CONSTRUCTION	Sta 83 interior door frames	3,080.00		
VEN012441	Level Line Painting Co	APP128428	6/4/2025	103012474	FIRE-CONSTRUCTION	Sta 83	20,978.00		
VEN011839	Bravia Services LLC	APP128429	6/4/2025	103012349	FIRE-SERVICES	project management 85	8,400.00		
VEN005902	Tyler Hittle	APP128430	6/4/2025	103012334	FIRE-	Mileage reim for March thru	1,403.08		
VEN010109	Justin Austad	APP128431	6/4/2025	103012334	FIRE-	Mileage reim for March thru	2,265.41		
VEN005709	Service Sanitation Inc	APP128432	6/4/2025	103012334	FIRE-	RR for recruits	88.00		
VEN007356	Ascension St Vincent	APP128433	6/4/2025	103012354	FIRE-MEDICAL	new hires	10,181.69		
VEN000266	Bound Tree Medical	APP128434	6/4/2025	103012224	FIRE-OPERATING	ems supplies	238.72		
VEN002425	AFC International Inc	APP128435	6/4/2025	103012242	FIRE-HAZMAT	new CO monitors	2,465.42		
VEN010962	MedBill	APP128436	6/4/2025	103012349	FIRE-SERVICES	ambulance billing	10,373.47		
VEN001537	Payroll	APP128457	6/4/2025	103012111	FIRE-SALARY	sal	481,749.05	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	103012111	FIRE-SALARY	fire ltd	6,947.43	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	103012120	FIRE-FICA AND MEDICARE	fica	4,793.32	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	103012120	FIRE-FICA AND MEDICARE	med	6,751.45	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	103012121	FIRE-PERF	perf	11,088.89	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	103012121	FIRE-PERF	perf77	74,235.00	500001167	6/4/2025
VEN005717	BChex	APP128475	6/5/2025	103012349	FIRE-SERVICES	Background check	185.35		
Subtotal for Fire							722,805.05		
Subtotal for Fund 103 Fire Operating							722,805.05		
Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN008522	Tom OBrien	APP128139	5/27/2025	201013345	MVH-EQUIP REPAIR	1892 Dump Truck	2,368.20		
VEN006426	DISA Inc	APP128365	6/3/2025	201013349	MVH-CONTRACTUAL SERV	Drug Testing	64.50		
VEN000657	Esler's Auto Repair	APP128366	6/3/2025	201013360	MVH-VEHICLE REPAIR	Repairs	359.52		
VEN011793	Keystone Cooperative Inc	APP128368	6/3/2025	201013226	MVH-VEHICLE GAS/	Fuel	820.45		
VEN011793	Keystone Cooperative Inc	APP128371	6/3/2025	201013226	MVH-VEHICLE GAS/	Unleaded	10,181.27		
VEN001384	Milestone Contractors LP	APP128372	6/3/2025	201013231	MVH-SUBGRADE	Surface	278.07		
VEN001708	RPM Machinery	APP128375	6/3/2025	201013345	MVH-EQUIP REPAIR	Blades for stump grinder	868.32		
VEN001384	Milestone Contractors LP	APP128376	6/3/2025	201013231	MVH-SUBGRADE	Surface	238.74		
VEN008522	Tom OBrien	APP128380	6/3/2025	201013345	MVH-EQUIP REPAIR	Truck 1892	1,327.50		

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Fund No.	Fund Name								
201	Motor Vehicle Highway (MVH)								
	Public Works								
VEN000859	Hare Chevrolet	APP128383	6/3/2025	201013360	MVH-VEHICLE REPAIR	Truck oil change and serviced	476.90		
VEN000975	Indiana Oxygen Company	APP128385	6/3/2025	201013226	MVH-VEHICLE GAS/	Gases	71.40		
VEN000103	American Structurepoint Inc	APP128386	6/3/2025	201013474	MVH-CONSTRUCTION	CE Services for 181st &	9,425.00		
VEN001537	Payroll	APP128457	6/4/2025	201013111	MVH-SALARY	sal	13,138.32	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	201013120	MVH-FICA/MEDICARE	fica	789.67	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	201013120	MVH-FICA/MEDICARE	med	184.68	500001167	6/4/2025
VEN001537	Payroll	APP128457	6/4/2025	201013121	MVH-PERF	perf	1,865.64	500001167	6/4/2025
	Subtotal for Public Works						42,458.18		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							42,458.18		
Fund No.	Fund Name								
202	Local Road and Street (LRS)								
	Public Works								
VEN001829	Stello Products Inc	APP128363	6/3/2025	202013228	LRS-SIGNS AND POSTS	Signs	5,936.70		
VEN002842	Precision Concrete	APP128367	6/3/2025	202013432	LRS-SIDEWALK	Sidewalk repairs	15,090.88		
VEN001499	Otto's Parking Marking	APP128384	6/3/2025	202013228	LRS-SIGNS AND POSTS	Maple Knoll	745.00		
	Subtotal for Public Works						21,772.58		
Subtotal for Fund 202 Local Road and Street (LRS)							21,772.58		
Fund No.	Fund Name								
204	Park Impact								
	Parks								
VEN007292	GAI Consultants	APP128129	5/27/2025	204005349	PARK IMPACT-SERVICES	Trail over John Edwards Ditch	1,171.92		
	Subtotal for Parks						1,171.92		
Subtotal for Fund 204 Park Impact							1,171.92		
Fund No.	Fund Name								
241	Police Donation								
	Police								
VEN001913	The Bridgewater Club LLC	APP128244	5/30/2025	241002347	POLICE DONATION-	WPD Awards Banquet	9,779.21		
	Subtotal for Police						9,779.21		
Subtotal for Fund 241 Police Donation							9,779.21		

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Fund No. Fund Name									
255 F and E Programming/Events									
F and E									
VEN012447	Brad Kleinschmidt	APP128191	5/29/2025	255004349	F AND E-EVENT PROG	Farmers Market	150.00		
VEN012439	Richard Armada	APP128193	5/29/2025	255004349	F AND E-EVENT PROG	Farmers Market	150.00		
VEN010132	The T A G Art Company	APP128249	5/30/2025	255004347	F AND E-EVENT PROG	Touch a Truck	1,600.00		
VEN000676	Fabulously Fun Co	APP128250	5/30/2025	255004347	F AND E-EVENT PROG	Touch a Truck	810.00		
VEN012450	Todd Severson	APP128259	5/30/2025	255004349	F AND E-EVENT PROG	Farmers Market	150.00		
VEN001858	Sunbelt Rentals	APP128332	6/3/2025	255004347	F AND E-EVENT PROG	Touch a Truck	1,394.19		
VEN001858	Sunbelt Rentals	APP128332	6/3/2025	255004347	F AND E-EVENT PROG	Touch a Truck	363.55		
VEN007801	Jump for Joy	APP128335	6/3/2025	255004347	F AND E-EVENT PROG	Kids Summer	900.00		
VEN011905	Mr Dan the Music Man	APP128336	6/3/2025	255004347	F AND E-EVENT PROG	July 8 Kids Summer	600.00		
VEN011905	Mr Dan the Music Man	APP128337	6/3/2025	255004347	F AND E-EVENT PROG	June 17 Kids Summer	600.00		
VEN010132	The T A G Art Company	APP128338	6/3/2025	255004347	F AND E-EVENT PROG	Kids Summer	1,200.00		
VEN010132	The T A G Art Company	APP128339	6/3/2025	255004347	F AND E-EVENT PROG	Kids Summer	1,800.00		
VEN000676	Fabulously Fun Co	APP128340	6/3/2025	255004347	F AND E-EVENT PROG	June 10 Kids Summer	540.00		
VEN000676	Fabulously Fun Co	APP128340	6/3/2025	255004347	F AND E-EVENT PROG	June 17 Kids Summer	540.00		
VEN000676	Fabulously Fun Co	APP128340	6/3/2025	255004347	F AND E-EVENT PROG	June 24 Kids Summer	810.00		
Subtotal for F and E							11,607.74		
Subtotal for Fund 255 F and E Programming/Events							11,607.74		
Fund No. Fund Name									
264 Road and Street Improvement (Road Impact)									
Public Works									
VEN012053	Egis BLN USA Inc	APP128187	5/28/2025	264013349	ROAD IMPACT-SERVICES	Towne Rd Extension - PE	17,900.00		
VEN011646	Wolfe House Mover of Indiana LLC	APP128369	6/3/2025	264013349	ROAD IMPACT-SERVICES	102 S Union	9,200.00		
VEN007716	United Rentals	APP128374	6/3/2025	264013474	ROAD IMPACT-	Fencing	792.00		
VEN001710	RQAW Corp	APP128445	6/4/2025	264013349	ROAD IMPACT-SERVICES	151st Towne Road RAB -	6,554.55		
VEN001710	RQAW Corp	APP128477	6/5/2025	264013349	ROAD IMPACT-SERVICES	Towne Rd and 151st RAB	590.45		
VEN001710	RQAW Corp	APP128477	6/5/2025	264013349	ROAD IMPACT-SERVICES	Towne Rd and 151st RAB	1,575.00		
Subtotal for Public Works							36,612.00		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							36,612.00		

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Fund No.	Fund Name									
269	Training Facility Center									
	Public Safety (Police and Fire)									
VEN000589	Duke Energy	APP128084	5/23/2025	269014341	TRAINING FAC-ELECTRIC	Training Facility	441.20	80951	5/23/2025	
	Subtotal for Public Safety (Police and Fire)							441.20		
Subtotal for Fund 269 Training Facility Center							441.20			
Fund No.	Fund Name									
427	Cum. Capital Development									
	Fire									
VEN000569	Don Hinds Ford Inc	APP128195	5/29/2025	427012472	CCD-FIRE EQUIPMENT	new veh	30,811.25			
	Subtotal for Fire							30,811.25		
Subtotal for Fund 427 Cum. Capital Development							30,811.25			
Fund No.	Fund Name									
640	Sports Campus Operating									
	Grand Park									
VEN000589	Duke Energy	APP128085	5/23/2025	640015341	SPORTS CAMPUS-	Diam	726.87	5424	5/23/2025	
	Subtotal for Grand Park							726.87		
	Sport Campus Indoor Event Ctr									
VEN007684	Perfection Group Inc	APP128420	6/4/2025	640023345	GP INDOOR-EQUIP REPAIR	Repair E Heat	18,912.50			
	Subtotal for Sport Campus Indoor Event Ctr							18,912.50		
Subtotal for Fund 640 Sports Campus Operating							19,639.37			
Fund No.	Fund Name									
701	Payroll									
	Clerk Treasurer									
VEN000920	Huntington National Bank	APP128055	5/22/2025	701008131	PAYROLL-EMPLOYER'S	FICA	31,598.92	701000081	5/22/2025	
VEN000920	Huntington National Bank	APP128055	5/22/2025	701008132	PAYROLL-EMPLOYER'S	Medicare	16,582.31	701000081	5/22/2025	
VEN000920	Huntington National Bank	APP128055	5/22/2025	701008921	PAYROLL-FEDERAL	Federal	108,251.37	701000081	5/22/2025	
VEN000920	Huntington National Bank	APP128055	5/22/2025	701008922	PAYROLL-EMPLOYEE FICA	FICA	31,598.90	701000081	5/22/2025	
VEN000920	Huntington National Bank	APP128055	5/22/2025	701008922	PAYROLL-EMPLOYEE FICA	Medicare	16,582.40	701000081	5/22/2025	
VEN000959	Indiana Dept Of Revenue	APP128056	5/22/2025	701008923	PAYROLL-STATE	State	32,213.83	701000083	5/22/2025	
VEN000959	Indiana Dept Of Revenue	APP128056	5/22/2025	701008923	PAYROLL-STATE	COIT	15,569.88	701000083	5/22/2025	
VEN000948	IN Family and Social Services	APP128057	5/22/2025	701008140	PAYROLL-SUPPORT	Child Support	1,996.00	701000082	5/22/2025	
VEN000703	Fire Fighters Credit Union	APP128058	5/22/2025	701008141	PAYROLL-UNION DUES	Union Dues 4416	6,063.42	18780	5/22/2025	

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Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN001864	Supporting Heroes	APP128059	5/22/2025	701008991	PAYROLL-MISC	Supporting Heroes	63.90	18784	5/22/2025
VEN001390	MiSDU	APP128060	5/22/2025	701008140	PAYROLL-SUPPORT	Child Support	443.45	18782	5/22/2025
VEN000703	Fire Fighters Credit Union	APP128061	5/22/2025	701008141	PAYROLL-UNION DUES	Union Dues WFD	120.00	18781	5/22/2025
VEN004836	Nationwide Retirement Solutions	APP128062	5/22/2025	701008931	PAYROLL-401A MATCHING-	Contributions	10,671.14	18783	5/22/2025
VEN012443	Jacob Jones	APP128063	5/22/2025	701008110	PAYROLL-NET SALARIES	Pay	572.66	18785	5/22/2025
VEN000008	77 Police and Fire Fund	APP128064	5/22/2025	701008133	PAYROLL-PERF	Non Civilian PERF	152,506.24	701000086	5/22/2025
VEN001550	PERF	APP128065	5/22/2025	701008133	PAYROLL-PERF	Civilian PERF	73,906.29	701000085	5/22/2025
VEN000163	Aul Retirement	APP128066	5/22/2025	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	58,138.78	701000080	5/22/2025
VEN000231	Bev Rawlings	APP128149	5/27/2025	701008930	PAYROLL-INS. DED	Reim Rawlings	770.80	18786	5/27/2025
VEN000920	Huntington National Bank	APP128437	6/4/2025	701008131	PAYROLL-EMPLOYER'S	FICA	31,030.16	701000087	6/4/2025
VEN000920	Huntington National Bank	APP128437	6/4/2025	701008132	PAYROLL-EMPLOYER'S	Medicare	17,300.70	701000087	6/4/2025
VEN000920	Huntington National Bank	APP128437	6/4/2025	701008921	PAYROLL-FEDERAL	Federal	116,803.86	701000087	6/4/2025
VEN000920	Huntington National Bank	APP128437	6/4/2025	701008922	PAYROLL-EMPLOYEE FICA	FICA	31,030.26	701000087	6/4/2025
VEN000920	Huntington National Bank	APP128437	6/4/2025	701008922	PAYROLL-EMPLOYEE FICA	Medicare	17,300.60	701000087	6/4/2025
VEN000959	Indiana Dept Of Revenue	APP128438	6/4/2025	701008923	PAYROLL-STATE	State	33,658.24	701000089	6/4/2025
VEN000959	Indiana Dept Of Revenue	APP128438	6/4/2025	701008923	PAYROLL-STATE	COIT	16,161.78	701000089	6/4/2025
VEN007701	DiMartino Associates	APP128439	6/4/2025	701008930	PAYROLL-INS. DED	LTD	6,947.43	18787	6/4/2025
VEN001864	Supporting Heroes	APP128447	6/4/2025	701008991	PAYROLL-MISC	Supporting Heroes	63.90	18790	6/4/2025
VEN000703	Fire Fighters Credit Union	APP128449	6/4/2025	701008141	PAYROLL-UNION DUES	Union Dues 4416	6,063.42	18788	6/4/2025
VEN000703	Fire Fighters Credit Union	APP128450	6/4/2025	701008141	PAYROLL-UNION DUES	Union Dues WFD	120.00	18789	6/4/2025
VEN001537	Payroll	APP128454	6/4/2025	701008110	PAYROLL-NET SALARIES	net sal	894,254.88	701000090	6/4/2025
VEN000948	IN Family and Social Services	APP128467	6/4/2025	701008140	PAYROLL-SUPPORT	Child Support	1,792.00	701000088	6/4/2025
VEN001390	MiSDU	APP128468	6/4/2025	701008140	PAYROLL-SUPPORT	Child Support	443.45	18791	6/4/2025
VEN004836	Nationwide Retirement Solutions	APP128469	6/4/2025	701008931	PAYROLL-401A MATCHING-	Contributions	10,671.14	18792	6/4/2025
VEN000163	Aul Retirement	APP128472	6/4/2025	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	58,358.78		
Subtotal for Clerk Treasurer							1,799,650.89		
Subtotal for Fund 701 Payroll							1,799,650.89		

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Fund No. Fund Name									
806	UMR								
Clerk Treasurer									
VEN002020	United Healthcare	APP128148	5/23/2025	806008119	UMR GROUP HEALTH	Rx Med	54,824.92		
Subtotal for Clerk Treasurer							54,824.92		
Subtotal for Fund 806 UMR							54,824.92		
Fund No. Fund Name									
900	Stormwater								
Stormwater									
VEN012444	Karen Melton	APP128115	5/23/2025	900016370	STORMWATER-REFUND	replace of void ck43528	18.73	43809	5/23/2025
VEN011793	Keystone Cooperative Inc	APP128370	6/3/2025	900016226	STORM-VEHICLE GAS	Unleaded	94.82		
VEN008448	Springbrook Holding LLC	APP128377	6/3/2025	900016349	STORM-SERVICE	CivicPay Utility Billing	24,070.06		
VEN003987	Indiana Reclamation and Excavating	APP128381	6/3/2025	900016434	STORM-STORMWATER	Sinkhole repair	4,275.89		
VEN005660	Morphey Construction	APP128425	6/4/2025	900016433	STORM-INFRASTRUCTURE	Southridge Drain	5,625.00		
VEN001537	Payroll	APP128456	6/4/2025	900016111	STORM-SALARY	sal	21,840.77		
VEN001537	Payroll	APP128456	6/4/2025	900016120	STORM-FICA/MEDICARE	fica	1,286.45		
VEN001537	Payroll	APP128456	6/4/2025	900016120	STORM-FICA/MEDICARE	med	300.87		
VEN001537	Payroll	APP128456	6/4/2025	900016121	STORM-PERF	perf	3,101.40		
Subtotal for Stormwater							60,613.99		
Subtotal for Fund 900 Stormwater							60,613.99		
Posted Invoices Total							5,192,793.90		
Credit Memos									
Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount		
Fund No. Fund Name									
900	Stormwater								
Stormwater									
VEN011663	Pamela Ringis Ringis	ACP002962	5/22/2025	900016370	StormWater-Refund	Storm-Refund	5.94		
VEN011695	Victor Hura	ACP002963	5/22/2025	900016370	StormWater-Refund	Storm-Refund	3.87		
VEN011762	Curtis Bard	ACP002964	5/22/2025	900016370	StormWater-Refund	Storm-Refund	9.61		
VEN011918	Marvin Melton	ACP002965	5/22/2025	900016370	StormWater-Refund	Storm-Refund	18.73		
Subtotal for							38.15		
Subtotal by Fund 900 Stormwater							38.15		

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Credit Memos

	Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name							
950	Trash							
	Trash							
	VEN011663	Pamela Ringis Ringis	ACP002962	5/22/2025	950017370	Trash-Refund	Trash-Refund	1.30
	VEN011663	Pamela Ringis Ringis	ACP002962	5/22/2025	950017370	Trash-Refund	Trash-Refund	16.53
	VEN011695	Victor Hura	ACP002963	5/22/2025	950017370	Trash-Refund	Trash-Refund	0.85
	VEN011695	Victor Hura	ACP002963	5/22/2025	950017370	Trash-Refund	Trash-Refund	10.75
	VEN011762	Curtis Bard	ACP002964	5/22/2025	950017370	Trash-Refund	Trash-Refund	1.95
	VEN011762	Curtis Bard	ACP002964	5/22/2025	950017370	Trash-Refund	Trash-Refund	25.15
	Subtotal for							56.53
Subtotal by Fund 950 Trash								56.53
Credit Memo Total								94.68

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Fund No. Fund Name									
101 General									
Administration									
770510487	PAYPAL	GJPCARD0115075	6/5/2025	101001350	Adm-Sub/Dues/Members	IMCA MEMBERSHIP	1,189.00		
VEN000384	CHICK-FIL-A CORP	GJPCARD0115079	6/5/2025	101001347	Adm-Promotions	DIRECTORS MEETING	98.79		
364342896	LEGACY.COM	GJPCARD0115094	6/5/2025	101001347	Adm-Promotions	REQUESTED REFUND	-22.58		
364342896	LEGACY.COM	GJPCARD0115134	6/5/2025	101001347	Adm-Promotions	JOHN DART'S MOTHER'S	150.02		
VEN001820	SQUARE, INC.	GJPCARD0115160	6/5/2025	101001347	Adm-Promotions	MEETING	37.73		
VEN007922	Kroger Limited Partnership	GJPCARD0115170	6/5/2025	101001347	Adm-Promotions	MEETING SODA	36.98		
833963782	TOAST INC	GJPCARD0115181	6/5/2025	101001347	Adm-Promotions	MAYOR AND DCT -	61.27		
843458915	MIRADA ENTERPRISES LLC	GJPCARD0115189	6/5/2025	101001347	Adm-Promotions	DIRECTORS MEETING	24.95		
237330575	FOUNDERS 1905 COFFEE COMP	GJPCARD0115214	6/5/2025	101001347	Adm-Promotions	CONFERENCE	60.00		
981107693	CANVA PTY LTD	GJPCARD0115221	6/5/2025	101001349	Adm-Services	CANVA SUBSCRIPTION -	30.00		
202936165	AMAZON.COM, INC.	GJPCARD0115340	6/5/2025	101001347	Adm-Promotions	OFFICE SUPPLIES	58.19		
202936165	AMAZON.COM, INC.	GJPCARD0115345	6/5/2025	101001347	Adm-Promotions	OFFICE SUPPLIES	27.97		
202936165	AMAZON.COM, INC.	GJPCARD0115346	6/5/2025	101001347	Adm-Promotions	OFFICE SUPPLIES	26.05		
202936165	AMAZON.COM, INC.	GJPCARD0115347	6/5/2025	101001347	Adm-Promotions	OFFICE SUPPLIES	16.26		
454168768	TOAST, INC.	GJPCARD0115365	6/5/2025	101001347	Adm-Promotions	CONFERROOM/BREAKR	45.16		
VEN000944	IN ASSN CITIES & TOWNS	GJPCARD0115380	6/5/2025	101001334	Adm-	K. GLAZIER AND N.	640.00		
VEN012363	Linkedin Corp	GJPCARD0115430	6/5/2025	101001350	Adm-Sub/Dues/Members	LINKEDIN	74.89		
VEN011808	PIP Printing	GJPCARD0115434	6/5/2025	101001349	Adm-Services	WESTFIELD	136.04		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0115435	6/5/2025	101001347	Adm-Promotions	SUPPLY ITEMS FOR THE	36.81		
541387365	DOLLAR TREE STORES, INC.	GJPCARD0115436	6/5/2025	101001347	Adm-Promotions	BOOTH	156.40		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0115437	6/5/2025	101001334	Adm-	CITY CAR - FUEL REFILL.	29.76		
202936165	AMAZON.COM, INC.	GJPCARD0115457	6/5/2025	101001223	Adm-Office Supplies	OFFICE SUPPLIES	25.73		
202936165	AMAZON.COM, INC.	GJPCARD0115458	6/5/2025	101001223	Adm-Office Supplies	OFFICE SUPPLIES	12.14		
237330575	FOUNDERS 1905 COFFEE COMP	GJPCARD0115461	6/5/2025	101001347	Adm-Promotions	CONFERENCE	80.00		
820544687	AMAZON.COM, INC.	GJPCARD0115462	6/5/2025	101001347	Adm-Promotions	DIRECTOR MEETING	19.66		
202936165	AMAZON.COM, INC.	GJPCARD0115502	6/5/2025	101001223	Adm-Office Supplies	OFFICE SUPPLIES	178.80		
237330575	FOUNDERS 1905 COFFEE COMP	GJPCARD0115518	6/5/2025	101001347	Adm-Promotions	CITY CONFERENCE	100.00		
042723701	PANERA, LLC	GJPCARD0115524	6/5/2025	101001347	Adm-Promotions	DIRECTOR'S MEETING	68.93		
814468532	PKA LLC	GJPCARD0115553	6/5/2025	101001347	Adm-Promotions	FINANCE MEETING	70.65		
VEN007922	Kroger Limited Partnership	GJPCARD0115558	6/5/2025	101001347	Adm-Promotions	SODA/CANDY MAYOR	36.12		
VEN011808	PIP Printing	GJPCARD0115609	6/5/2025	101001347	Adm-Promotions	BULK TRASH DAY SIGNS	254.67		

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Fund No. Fund Name									
101 General									
Administration									
VEN003132	Starbucks	GJPCARD0115613	6/5/2025	101001347	Adm-Promotions	STARBUCKS	50.00		
Subtotal for Administration							3,810.39		
Police									
841502119	MAGPUL INDUSTRIES CORP	GJPCARD0115053	6/5/2025	101002472	Police-Equipment	ESU EQUIPMENT	59.80		
VEN006898	Supply Warehouse Inc	GJPCARD0115057	6/5/2025	101002224	Police-Operating Supplies	CUPS, FOLGERS,	213.28		
820544687	AMAZON.COM, INC.	GJPCARD0115058	6/5/2025	101002472	Police-Equipment	AMAZON -	37.47		
VEN001810	SOUTHWEST AIRLINES CO	GJPCARD0115078	6/5/2025	101002334	Police-	FLIGHT TO PHOENIX	594.60		
VEN011710	TireHub	GJPCARD0115081	6/5/2025	101002360	Police-Vehicle Repair	TIRE HUB - 2 TIRES	265.04		
VEN011710	TireHub	GJPCARD0115082	6/5/2025	101002360	Police-Vehicle Repair	TIRE HUB - 2	265.04		
VEN001810	SOUTHWEST AIRLINES CO	GJPCARD0115083	6/5/2025	101002334	Police-	FLIGHT FOR ECHELON	594.60		
646000818	THE UNIVERSITY OF SOUTHE	GJPCARD0115086	6/5/2025	101002334	Police-	LEARNWORLD COURSE	199.00		
874180750	CHARWEST LLC	GJPCARD0115092	6/5/2025	101002347	Police-Promotions	RETIREMENT LUNCH-	78.67		
611443499	5.11 INC	GJPCARD0115135	6/5/2025	101002229	Police-Uniforms	DINE CLOTHING FOR FBI	450.00		
910656890	RECREATIONAL EQUIPMENT IN	GJPCARD0115136	6/5/2025	101002229	Police-Uniforms	DINE CLOTHING ITEMS	185.00		
861088458	BIG HOFFAS SMOKEHOUSE BAR	GJPCARD0115137	6/5/2025	101002347	Police-Promotions	LUNCH FOR LAST DAY	94.12		
VEN001883	Target Corporation	GJPCARD0115141	6/5/2025	101002334	Police-	FOOD WHILE AT	29.72		
311537655	MARATHON PETROLEUM COMPAN	GJPCARD0115145	6/5/2025	101002334	Police-	FOOD FOR TRAINING-	8.70		
934690029	PAR PAYMENT SERVICES, LLC	GJPCARD0115146	6/5/2025	101002334	Police-	FOOD WHILE AT	17.02		
VEN012476	GDOTSIMMUNITION	GJPCARD0115150	6/5/2025	101002334	Police-	REFUND FOR	-755.00		
VEN000388	CHIPOTLE MEXICAN GRILL	GJPCARD0115161	6/5/2025	101002334	Police-	FOOD WHILE AT	9.58		
873248774	TOAST INC	GJPCARD0115162	6/5/2025	101002334	Police-	FOOD WHILE AT	27.81		
384061754	ARLO TECHNOLOGIES, INC.	GJPCARD0115171	6/5/2025	101002350	Police-Subscriptions/Dues	MONTHLY	61.95		
710415188	WAL-MART STORES, INC.	GJPCARD0115180	6/5/2025	101002334	Police-	FOOD FOR TRAINING-	20.85		
VEN001820	SQUARE, INC.	GJPCARD0115183	6/5/2025	101002334	Police-	FOOD WHILE AT	13.90		
VEN001815	Speedway Superamerica	GJPCARD0115184	6/5/2025	101002334	Police-	FOOD FOR TRAINING-	8.34		
VEN001820	SQUARE, INC.	GJPCARD0115192	6/5/2025	101002347	Police-Promotions	BREAKFAST AND RIDE	13.95		
VEN002022	UNITED STATES POSTAL SERV	GJPCARD0115196	6/5/2025	101002349	Police-Services	SHIPPING FOR BMV	14.95		
853814330	WESTFIELD DONUTS INC	GJPCARD0115205	6/5/2025	101002334	Police-	FOOD WHILE AT	13.62		
VEN001504	Paddacks Wrecker Service	GJPCARD0115213	6/5/2025	101002360	Police-Vehicle Repair	TOWING FOR	87.75		
VEN000946	IN BMV VEHICLE SER	GJPCARD0115233	6/5/2025	101002334	Police-	WHEELER INSTRUCTOR	51.38		
202088474	SAND SPRINGS INC	GJPCARD0115245	6/5/2025	101002334	Police-	FOOD FOR POLICE	89.22		

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Fund No. Fund Name									
101 General									
Police									
911325671	STARBUCKS CORPORATION	GJPCARD0115248	6/5/2025	101002334	Police-	FOOD FOR POLICE	10.34		
VEN000384	CHICK-FIL-A CORP	GJPCARD0115251	6/5/2025	101002347	Police-Promotions	REFUND FOR	-10.33		
880373817	CRACKER BARREL OLD COUNTR	GJPCARD0115270	6/5/2025	101002334	Police-	FOOD DURING POLICE	21.28		
113665028	FEDERAL CENTER HOTEL ASC	GJPCARD0115271	6/5/2025	101002334	Police-	HOTEL FOR POLICE	1,530.00		
VEN000384	CHICK-FIL-A CORP	GJPCARD0115277	6/5/2025	101002334	Police-	FOOD FOR POLICE	23.79		
113665028	FEDERAL CENTER HOTEL ASC	GJPCARD0115278	6/5/2025	101002334	Police-	FOOD FOR POLICE	126.53		
113665028	FEDERAL CENTER HOTEL ASC	GJPCARD0115279	6/5/2025	101002334	Police-	HOTEL FOR POLICE	1,530.00		
113665028	FEDERAL CENTER HOTEL ASC	GJPCARD0115280	6/5/2025	101002334	Police-	HOTEL FOR POLICE	1,766.00		
113665028	FEDERAL CENTER HOTEL ASC	GJPCARD0115281	6/5/2025	101002334	Police-	HOTEL FOR POLICE	1,294.00		
113665028	FEDERAL CENTER HOTEL ASC	GJPCARD0115282	6/5/2025	101002334	Police-	REFUND FOR OVER	-236.00		
832398984	AMPLER BURGERS OHIO	GJPCARD0115283	6/5/2025	101002334	Police-	FOOD FOR POLICE	29.46		
883095437	TOAST INC	GJPCARD0115291	6/5/2025	101002334	Police-	FOOD FOR POLICE	28.02		
911325671	STARBUCKS CORPORATION	GJPCARD0115295	6/5/2025	101002334	Police-	FOOD FOR POLICE	18.55		
911325671	STARBUCKS CORPORATION	GJPCARD0115296	6/5/2025	101002334	Police-	FOOD FOR POLICE	14.96		
883095437	TOAST INC	GJPCARD0115297	6/5/2025	101002334	Police-	FOOD FOR POLICE	16.49		
520905918	WALRUS COMPANY LLC	GJPCARD0115298	6/5/2025	101002334	Police-	FOOD FOR POLICE	317.57		
911325671	STARBUCKS CORPORATION	GJPCARD0115299	6/5/2025	101002334	Police-	FOOD FOR POLICE	23.99		
883095437	TOAST INC	GJPCARD0115300	6/5/2025	101002334	Police-	FOOD FOR POLICE	70.73		
473175020	CHICALL, LLC	GJPCARD0115307	6/5/2025	101002349	Police-Services	SHIPPING FOR RADAR	28.07		
454168768	TOAST, INC.	GJPCARD0115310	6/5/2025	101002334	Police-	FOOD FOR POLICE	92.74		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0115311	6/5/2025	101002360	Police-Vehicle Repair	INSURANCE	5,000.00		
VEN000384	CHICK-FIL-A CORP	GJPCARD0115312	6/5/2025	101002347	Police-Promotions	ACCIDENTAL CHARGE-	10.33		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0115319	6/5/2025	101002360	Police-Vehicle Repair	INSURANCE	2,000.00		
550871115	SKYLARK PRODUCTIONS, INC	GJPCARD0115321	6/5/2025	101002350	Police-Subscriptions/Dues	SIGN UP GENIUS	539.89		
205196222	THE HAMILTON RESTAURANT	GJPCARD0115325	6/5/2025	101002334	Police-	FOOD FOR POLICE	131.22		
VEN001820	SQUARE, INC.	GJPCARD0115327	6/5/2025	101002334	Police-	TRANSFER SOAR CLASS	66.00		
911325671	STARBUCKS CORPORATION	GJPCARD0115330	6/5/2025	101002334	Police-	FOOD FOR POLICE	51.45		
113665028	FEDERAL CENTER HOTEL ASC	GJPCARD0115331	6/5/2025	101002334	Police-	FOOD FOR POLICE	180.42		
561874931	COMPASS GROUP USA, INC	GJPCARD0115332	6/5/2025	101002334	Police-	FOOD FOR POLICE	139.97		
470979240	MEYER DISTRIBUTING PARTNE	GJPCARD0115341	6/5/2025	101002360	Police-Vehicle Repair	WIPERS AND	319.81		
202936165	AMAZON.COM, INC.	GJPCARD0115348	6/5/2025	101002345	Police-Equip Repair	GUN CLEANING	99.98		
874411182	BARTACO WHARF, LLC	GJPCARD0115361	6/5/2025	101002334	Police-	FOOD FOR POLICE	191.48		

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Fund No. Fund Name									
101 General									
Police									
263911532	ORACLE AMERICA INC	GJPCARD0115363	6/5/2025	101002334	Police-	FOOD FOR POLICE	20.50		
113665028	FEDERAL CENTER HOTEL ASC	GJPCARD0115364	6/5/2025	101002334	Police-	FOOD FOR POLICE	80.40		
202936165	AMAZON.COM, INC.	GJPCARD0115368	6/5/2025	101002345	Police-Equip Repair	GUN CLEANING	105.39		
934852589	ETS DIGITAL LLC	GJPCARD0115369	6/5/2025	101002334	Police-	FAA TEST FOR BOWELL	175.00		
934852589	ETS DIGITAL LLC	GJPCARD0115373	6/5/2025	101002334	Police-	REFUND FOR	-175.00		
231743283	BFS FOODS #41	GJPCARD0115385	6/5/2025	101002226	Police-Vehicle Gas/Supplies	VEHICLE GAS	79.07		
VEN001815	Speedway Superamerica	GJPCARD0115386	6/5/2025	101002226	Police-Vehicle Gas/Supplies	VEHICLE GAS	60.13		
231743283	BFS FOODS #41	GJPCARD0115388	6/5/2025	101002226	Police-Vehicle Gas/Supplies	VEHICLE GAS	38.54		
880373817	CRACKER BARREL OLD COUNTR	GJPCARD0115390	6/5/2025	101002334	Police-	FOOD FOR POLICE	97.20		
231743283	BFS FOODS #41	GJPCARD0115396	6/5/2025	101002226	Police-Vehicle Gas/Supplies	VEHICLE GAS	35.28		
VEN001815	Speedway Superamerica	GJPCARD0115397	6/5/2025	101002226	Police-Vehicle Gas/Supplies	VEHICLE GAS	43.68		
352065605	PUERTO VALLARTA MEXICAN R	GJPCARD0115400	6/5/2025	101002334	Police-	LUNCH DURING ESU	24.49		
VEN001820	SQUARE, INC.	GJPCARD0115415	6/5/2025	101002347	Police-Promotions	BREAKFAST AND RIDE	19.52		
931175150	ADIDAS AMERICA INC.	GJPCARD0115416	6/5/2025	101002229	Police-Uniforms	SHOES FOR CHIU	80.25		
351548416	STEELE-WEDDLE RUNNING CEN	GJPCARD0115417	6/5/2025	101002229	Police-Uniforms	RUNNING SHOES FOR	251.90		
820544687	AMAZON.COM, INC.	GJPCARD0115421	6/5/2025	101002224	Police-Operating Supplies	FLASH DRIVES	225.92		
912161503	PV MEXICAN REST CONCEPTS	GJPCARD0115422	6/5/2025	101002334	Police-	LUNCH WHILE AT	25.36		
202936165	AMAZON.COM, INC.	GJPCARD0115423	6/5/2025	101002224	Police-Operating Supplies	FLASH DRIVES	64.99		
271802743	MY BATTERY SUPPLIER	GJPCARD0115432	6/5/2025	101002345	Police-Equip Repair	BATTERY ORDER FOR	536.92		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0115439	6/5/2025	101002349	Police-Services	RADAR REPAIR	405.00		
352065605	PUERTO VALLARTA MEXICAN R	GJPCARD0115447	6/5/2025	101002334	Police-	LUNCH DURING ESU	22.45		
352065605	PUERTO VALLARTA MEXICAN R	GJPCARD0115448	6/5/2025	101002334	Police-	LUNCH DURING ESU	19.43		
352065605	PUERTO VALLARTA MEXICAN R	GJPCARD0115449	6/5/2025	101002334	Police-	LUNCH DURING ESU	19.41		
352065605	PUERTO VALLARTA MEXICAN R	GJPCARD0115452	6/5/2025	101002334	Police-	LUNCH DURING ESU	22.45		
202597227	GOOGLE PAYMENT CORP.	GJPCARD0115465	6/5/2025	101002349	Police-Services	MONTHLY STATEMENT	92.98		
352065605	PUERTO VALLARTA MEXICAN R	GJPCARD0115478	6/5/2025	101002334	Police-	LUNCH DURING	18.21		
352065605	PUERTO VALLARTA MEXICAN R	GJPCARD0115479	6/5/2025	101002334	Police-	LUNCH FOR ESU	16.05		
352065605	PUERTO VALLARTA MEXICAN R	GJPCARD0115483	6/5/2025	101002334	Police-	LUNCH DURING ESU	19.40		
383147321	MANCINOS TEAM II INC	GJPCARD0115491	6/5/2025	101002334	Police-	LUNCH WHILE AT	11.70		
352065605	PUERTO VALLARTA MEXICAN R	GJPCARD0115492	6/5/2025	101002334	Police-	LUNCH DURING ESU	22.45		
352065605	PUERTO VALLARTA MEXICAN R	GJPCARD0115497	6/5/2025	101002334	Police-	LUNCH DURING ESU	16.06		
352065605	PUERTO VALLARTA MEXICAN R	GJPCARD0115498	6/5/2025	101002334	Police-	LUNCH DURING ESU	17.24		

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Fund No. Fund Name									
101 General									
Police									
352065605	PUERTO VALLARTA MEXICAN R	GJPCARD0115499	6/5/2025	101002334	Police-	LUNCH DURING ESU	18.21		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0115521	6/5/2025	101002334	Police-	DUGGER TRAINING-	450.00		
VEN007922	Kroger Limited Partnership	GJPCARD0115529	6/5/2025	101002334	Police-	FOOD FOR ESU	72.28		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0115540	6/5/2025	101002334	Police-	SNACKS FOR HOSTED	80.33		
480906414	MARLOW WHITE UNIFORMS, I	GJPCARD0115541	6/5/2025	101002229	Police-Uniforms	HONOR GUARD	249.95		
261186682	SIRCHIE ACQUISITION COMPA	GJPCARD0115543	6/5/2025	101002224	Police-Operating Supplies	EVIDENCE BAGS FOR	251.53		
250698270	GIANT EAGLE INC	GJPCARD0115561	6/5/2025	101002334	Police-	FOOD FOR ESU	56.02		
VEN006898	Supply Warehouse Inc	GJPCARD0115562	6/5/2025	101002224	Police-Operating Supplies	BUILDING SUPPLIES-	146.25		
237326896	INDIANA ASSOCIATION OF CH	GJPCARD0115570	6/5/2025	101002334	Police-	IACP SUMMER	340.00		
710938319	AMAZON.COM, INC.	GJPCARD0115584	6/5/2025	101002350	Police-Subscriptions/Dues	BUSINESS PRIME	129.00		
237326896	INDIANA ASSOCIATION OF CH	GJPCARD0115602	6/5/2025	101002334	Police-	SUMMER CONFERENCE	340.00		
VEN001815	Speedway Superamerica	GJPCARD0115614	6/5/2025	101002360	Police-Vehicle Repair	SPEEDWAY	4.29		
Subtotal for Police							22,807.33		
Economic and Community Development									
770510487	PAYPAL	GJPCARD0115073	6/5/2025	101003338	ECD-Legal	LEGAL_HCR_PUBLICNO	20.71		
770510487	PAYPAL	GJPCARD0115074	6/5/2025	101003338	ECD-Legal	LEGAL_HCR_PUBLICNO	29.58		
473426661	CAVA HOLDING COMPANY	GJPCARD0115108	6/5/2025	101003334	ECD-	WALKABILITY	19.80		
462852392	PALO ALTO DELIVERY INC.	GJPCARD0115111	6/5/2025	101003334	ECD-	WALKABILITY	49.22		
042323989	MASSACHUSETTS BAY TRANSP	GJPCARD0115112	6/5/2025	101003334	ECD-	WALKABILITY	22.50		
454168768	TOAST, INC.	GJPCARD0115113	6/5/2025	101003334	ECD-	WALKABILITY	19.68		
VEN000533	DELTA AIRLINES INC	GJPCARD0115114	6/5/2025	101003334	ECD-	WALKABILITY	483.48		
522055918	MARRIOTT INTERNATIONAL AD	GJPCARD0115116	6/5/2025	101003334	ECD-	WALKABILITY	276.44		
VEN002045	VANGAURD RENTAL CAR	GJPCARD0115117	6/5/2025	101003334	ECD-	WALKABILITY	314.18		
231743283	BFS FOODS #41	GJPCARD0115153	6/5/2025	101003334	ECD-	WALKABILITY	39.86		
770510487	PAYPAL	GJPCARD0115158	6/5/2025	101003350	ECD-Subscriptions/Dues	MEMBERSHIP_APA_SHE	112.62		
VEN000533	DELTA AIRLINES INC	GJPCARD0115176	6/5/2025	101003334	ECD-	WALKABILITY	-531.97		
231743283	BFS FOODS #41	GJPCARD0115177	6/5/2025	101003334	ECD-	WALKABILITY	43.29		
942802192	TRIMBLE INC.	GJPCARD0115179	6/5/2025	101003349	ECD-Services	SERVICES_TRIMBLE_PL	749.00		
VEN007922	Kroger Limited Partnership	GJPCARD0115216	6/5/2025	101003334	ECD-	WALKABILITY	28.62		
VEN000670	EXPEDIA, INC.	GJPCARD0115219	6/5/2025	101003334	ECD-	WALKABILITY	162.83		
811400623	UPCODES, INC.	GJPCARD0115258	6/5/2025	101003334	ECD-	TRAINING_UPCODES_S	708.00		
834341641	COTTON MILL, LLC	GJPCARD0115401	6/5/2025	101003334	ECD-	HOTEL ROOM - FOR	149.00		

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Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Economic and Community Development									
880392667	EXPEDIA, INC.	GJPCARD0115451	6/5/2025	101003334	ECD-	WALKABILITY	1,116.60		
452342647	SOUTHERN ROCK RESTAURANT	GJPCARD0115489	6/5/2025	101003347	ECD-Promotions	PROMO_MCALISTERS_N	371.62		
452342647	SOUTHERN ROCK RESTAURANT	GJPCARD0115490	6/5/2025	101003347	ECD-Promotions	PROMO_MCALISTERS_N	27.26		
770510487	PAYPAL	GJPCARD0115515	6/5/2025	101003338	ECD-Legal	LEGAL_HCR_ANNEX_21.	21.70		
VEN000533	DELTA AIRLINES INC	GJPCARD0115556	6/5/2025	101003334	ECD-	WALKABILITY	531.97		
VEN001030	International Code Council	GJPCARD0115573	6/5/2025	101003334	ECD-	TRAINING_ICC_BCLINE_	240.00		
770510487	PAYPAL	GJPCARD0115589	6/5/2025	101003338	ECD-Legal	LEGAL_HCR_APC_5.5.25	39.45		
Subtotal for Economic and Community Development							5,045.44		
F and E									
VEN006898	Supply Warehouse Inc	GJPCARD0115056	6/5/2025	101004343	F and E-Building Maint	PW SUPPLIES	200.65		
202936165	AMAZON.COM, INC.	GJPCARD0115169	6/5/2025	101004349	F and E-Services	IT DEPT. - CHAIR	89.97		
VEN001337	Menards	GJPCARD0115174	6/5/2025	101004343	F and E-Building Maint	WASHERS	4.87		
351364858	WGS DAYTON	GJPCARD0115178	6/5/2025	101004343	F and E-Building Maint	FAUCETT PART CS	25.71		
871795926	SWEETGREEN INDIANA LLC	GJPCARD0115194	6/5/2025	101004347	F and E-Promotions	TEAM LUNCH	154.55		
351759190	FLAG AND BANNER CO INC	GJPCARD0115197	6/5/2025	101004343	F and E-Building Maint	FLAGS CS	509.55		
814356778	4040 LLC	GJPCARD0115224	6/5/2025	101004343	F and E-Building Maint	FILTERS FOR HQ	690.48		
610310025	PLUMBERS SUPPLY COMPANY	GJPCARD0115225	6/5/2025	101004343	F and E-Building Maint	MOTOR ST84	904.83		
610310025	PLUMBERS SUPPLY COMPANY	GJPCARD0115226	6/5/2025	101004343	F and E-Building Maint	COUPLING ST84	46.98		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0115246	6/5/2025	101004343	F and E-Building Maint	HQ DISHWASHER	524.34		
VEN001337	Menards	GJPCARD0115249	6/5/2025	101004343	F and E-Building Maint	SPLIT -WALL DECOR CS	24.89		
VEN001337	Menards	GJPCARD0115250	6/5/2025	101004343	F and E-Building Maint	SPLIT -PUSH	49.22		
560748358	LOWES COMPANIES, INC.	GJPCARD0115286	6/5/2025	101004343	F and E-Building Maint	DRAIN REPAIR	21.59		
800678125	BPI ENTERPRISES, LLC	GJPCARD0115378	6/5/2025	101004343	F and E-Building Maint	12VOLT 10AHLEAD	97.90		
VEN001183	Kirby Risk	GJPCARD0115393	6/5/2025	101004343	F and E-Building Maint	PSB CHILLER REPAIR	105.49		
202936165	AMAZON.COM, INC.	GJPCARD0115427	6/5/2025	101004347	F and E-Promotions	WIF CANDY FOR	86.29		
VEN001820	SQUARE, INC.	GJPCARD0115438	6/5/2025	101004347	F and E-Promotions	LUNCH AT WESTFIELD	18.40		
202936165	AMAZON.COM, INC.	GJPCARD0115460	6/5/2025	101004349	F and E-Services	OFFICE FURNITURE	222.60		
VEN001337	Menards	GJPCARD0115464	6/5/2025	101004343	F and E-Building Maint	WW GOLF BARN	33.96		
463192881	METAL MAN LLC	GJPCARD0115468	6/5/2025	101004343	F and E-Building Maint	BARN AT WOOD WIND	111.68		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0115470	6/5/2025	101004347	F and E-Promotions	WATER FOR WIF	29.52		
274444984	FACEBOOK	GJPCARD0115475	6/5/2025	101004347	F and E-Promotions	FACEBOOK ADS FOR	168.00		

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Fund No. Fund Name									
101 General									
F and E									
202936165	AMAZON.COM, INC.	GJPCARD0115501	6/5/2025	101004349	F and E-Services	OFFICE FURNITURE	273.60		
202936165	AMAZON.COM, INC.	GJPCARD0115514	6/5/2025	101004347	F and E-Promotions	OFFICE SUPPLIES FOR	105.14		
844332073	WESTFIELD ACE, LLC	GJPCARD0115527	6/5/2025	101004343	F and E-Building Maint	PARK PADLOCK	18.61		
844332073	WESTFIELD ACE, LLC	GJPCARD0115528	6/5/2025	101004343	F and E-Building Maint	RETURN	-9.71		
274444984	FACEBOOK	GJPCARD0115544	6/5/2025	101004347	F and E-Promotions	FACEBOOK ADS FOW	152.00		
274444984	FACEBOOK	GJPCARD0115546	6/5/2025	101004347	F and E-Promotions	FACEBOOK PAID ADS	39.62		
VEN001337	Menards	GJPCARD0115554	6/5/2025	101004343	F and E-Building Maint	LIGHTS IN PW BARN	180.75		
VEN001337	Menards	GJPCARD0115560	6/5/2025	101004343	F and E-Building Maint	LIGHTS IN PW BARN	70.65		
274444984	FACEBOOK	GJPCARD0115579	6/5/2025	101004347	F and E-Promotions	FACEBOOK ADS FOR	138.00		
VEN001337	Menards	GJPCARD0115583	6/5/2025	101004343	F and E-Building Maint	LIGHTS IN PW BARN	83.92		
202936165	AMAZON.COM, INC.	GJPCARD0115593	6/5/2025	101004347	F and E-Promotions	WIF EVENT SUPPLIES	301.89		
770510487	PAYPAL	GJPCARD0115594	6/5/2025	101004347	F and E-Promotions	WIF CRAFT STATION	1,500.00		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0115595	6/5/2025	101004347	F and E-Promotions	SHIRTS FOR MARKET	1,110.84		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0115596	6/5/2025	101004347	F and E-Promotions	SHIRTS FOR MARKET	553.58		
Subtotal for F and E							8,640.36		
Parks									
VEN000946	IN BMV VEHICLE SER	GJPCARD0115080	6/5/2025	101005343	Parks-Building Maintenance	DUMBWAITER PERMIT	131.32		
933355248	PERSEUS PAYMENTS	GJPCARD0115352	6/5/2025	101005224	Parks-Operating Supplies	VENT FOR BLOWER	7.87		
844332073	WESTFIELD ACE, LLC	GJPCARD0115411	6/5/2025	101005224	Parks-Operating Supplies	CABLE TIES	46.10		
202936165	AMAZON.COM, INC.	GJPCARD0115419	6/5/2025	101005224	Parks-Operating Supplies	ZIP TIES FOR EVENTS	132.98		
844332073	WESTFIELD ACE, LLC	GJPCARD0115480	6/5/2025	101005224	Parks-Operating Supplies	CABLE TIES	29.11		
844332073	WESTFIELD ACE, LLC	GJPCARD0115506	6/5/2025	101005224	Parks-Operating Supplies	ELECTRICAL TAPE	10.52		
901016978	ASPIRE PROPERTY INTELLIGE	GJPCARD0115526	6/5/2025	101005224	Parks-Operating Supplies	PROPERTY INTEL	64.35		
Subtotal for Parks							422.25		
Economic Dev									
VEN000539	DENISON PARKING INC	GJPCARD0115067	6/5/2025	101006334	Economic Dev-Travel/Training	TRAVEL - PARKING	20.00		
231664232	ARAMARK SPORTS AND ENTERT	GJPCARD0115198	6/5/2025	101006347	Economic Dev-Promotions	LUNCH AT THE	19.60		
VEN001820	SQUARE, INC.	GJPCARD0115235	6/5/2025	101006347	Economic Dev-Promotions	MEETING WITH REAL	6.18		
814695314	CHIBA WESTFIELD LLC	GJPCARD0115259	6/5/2025	101006347	Economic Dev-Promotions	LUNCH WITH INDIANA	52.27		
VEN001820	SQUARE, INC.	GJPCARD0115262	6/5/2025	101006334	Economic Dev-Travel/Training	COFFEE AT	9.50		
463749559	ARC INNOVATIONS, INC.	GJPCARD0115264	6/5/2025	101006334	Economic Dev-Travel/Training	HOTEL AT	483.28		
452703352	JBK HOTELS, LLC	GJPCARD0115267	6/5/2025	101006334	Economic Dev-Travel/Training	TRAVEL - HOTEL	1,111.20		

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Fund No. Fund Name									
101 General									
Economic Dev									
454168768	TOAST, INC.	GJPCARD0115273	6/5/2025	101006334	Economic Dev-Travel/Training	TRAVEL - MEALS	31.25		
460508666	TOAST INC	GJPCARD0115274	6/5/2025	101006334	Economic Dev-Travel/Training	TRAVEL - MEALS	17.22		
VEN000539	DENISON PARKING INC	GJPCARD0115275	6/5/2025	101006334	Economic Dev-Travel/Training	TRAVEL _ PARKING	13.00		
841499448	THE HAPA GROUP, INC.	GJPCARD0115287	6/5/2025	101006334	Economic Dev-Travel/Training	TRAVEL - MEALS	45.36		
452647441	UBER TECHNOLOGIES, INC.	GJPCARD0115293	6/5/2025	101006334	Economic Dev-Travel/Training	TRAVEL -	42.79		
581202840	PARK PLACE OPERATIONS, I	GJPCARD0115294	6/5/2025	101006334	Economic Dev-Travel/Training	TRAVEL - PARKING	46.20		
VEN001820	SQUARE, INC.	GJPCARD0115338	6/5/2025	101006334	Economic Dev-Travel/Training	COFFEE AT	9.50		
462908664	GRUBHUB HOLDINGS INC.	GJPCARD0115339	6/5/2025	101006334	Economic Dev-Travel/Training	DINNER AT	16.08		
463749559	ARC INNOVATIONS, INC.	GJPCARD0115358	6/5/2025	101006334	Economic Dev-Travel/Training	DINNER AT	15.96		
VEN001820	SQUARE, INC.	GJPCARD0115387	6/5/2025	101006334	Economic Dev-Travel/Training	TRAVEL - MEALS	16.19		
452647441	UBER TECHNOLOGIES, INC.	GJPCARD0115399	6/5/2025	101006334	Economic Dev-Travel/Training	TRAVEL -	101.89		
VEN001821	SSP AMERICA INC	GJPCARD0115403	6/5/2025	101006334	Economic Dev-Travel/Training	TRAVEL - MEALS	19.29		
431810684	OHM CONCESSION GROUP LLC	GJPCARD0115404	6/5/2025	101006334	Economic Dev-Travel/Training	TRAVEL - MEALS	8.53		
VEN000667	EVENTBRITE INC.	GJPCARD0115418	6/5/2025	101006334	Economic Dev-Travel/Training	INDY CHAMBER EVENT -	55.20		
VEN001820	SQUARE, INC.	GJPCARD0115426	6/5/2025	101006347	Economic Dev-Promotions	COFFEE MEETING WITH	3.82		
770510487	PAYPAL	GJPCARD0115484	6/5/2025	101006347	Economic Dev-Promotions	SWAG BAG ITEM FOR	12.00		
VEN000416	CLANCYS INC	GJPCARD0115500	6/5/2025	101006347	Economic Dev-Promotions	LUNCH MEETING WITH	38.70		
861088458	BIG HOFFAS SMOKEHOUSE BAR	GJPCARD0115559	6/5/2025	101006347	Economic Dev-Promotions	BIG HOFFA'S	76.19		
814695314	CHIBA WESTFIELD LLC	GJPCARD0115578	6/5/2025	101006347	Economic Dev-Promotions	LUNCH WITH MIBOR	41.22		
VEN001820	SQUARE, INC.	GJPCARD0115603	6/5/2025	101006347	Economic Dev-Promotions	COFFEE MEETING WITH	8.63		
Subtotal for Economic Dev							2,321.05		
Informatics									
VEN012150	INTERNATIONAL CHARGE	GJPCARD0115050	6/5/2025	101007334	IT-Travel/Training/Seminars	ROTARY CONFERENCE	3.60		
VEN001403	MULDOONS OF CARMEL, INC	GJPCARD0115060	6/5/2025	101007334	IT-Travel/Training/Seminars	ADVISA LEADERSHIP	62.26		
980197096		GJPCARD0115061	6/5/2025	101007334	IT-Travel/Training/Seminars	ROTARY CONFERENCE	359.59		
202936165	AMAZON.COM, INC.	GJPCARD0115099	6/5/2025	101007451	IT-Computer/Equip	SERVER CACHE	40.24		
202936165	AMAZON.COM, INC.	GJPCARD0115138	6/5/2025	101007451	IT-Computer/Equip	GROUNDING CABLE	-137.49		
042723701	PANERA, LLC	GJPCARD0115148	6/5/2025	101007334	IT-Travel/Training/Seminars	DRONE TRAINING WITH	70.33		
862147545	MILEIQ	GJPCARD0115149	6/5/2025	101007389	IT-Software Licensing	MONTHLY MILE	230.00		
820544687	AMAZON.COM, INC.	GJPCARD0115163	6/5/2025	101007451	IT-Computer/Equip	5X WEBCAMS	190.70		
202936165	AMAZON.COM, INC.	GJPCARD0115165	6/5/2025	101007451	IT-Computer/Equip	5X PACKS OF IPHONE	34.80		
202936165	AMAZON.COM, INC.	GJPCARD0115173	6/5/2025	101007451	IT-Computer/Equip	USB ETHERNET	18.99		

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Fund No. Fund Name									
101 General									
Informatics									
203290210	BARCODES, LLC	GJPCARD0115185	6/5/2025	101007451	IT-Computer/Equip	25X 10 PACKS OF ID	1,199.75		
202936165	AMAZON.COM, INC.	GJPCARD0115193	6/5/2025	101007451	IT-Computer/Equip	GROUNDED CABLE	220.49		
202936165	AMAZON.COM, INC.	GJPCARD0115203	6/5/2025	101007451	IT-Computer/Equip	50X ID CARD HOLDERS	59.99		
202936165	AMAZON.COM, INC.	GJPCARD0115204	6/5/2025	101007451	IT-Computer/Equip	5X IPHONE DEFENDER	170.00		
VEN000388	CHIPOTLE MEXICAN GRILL	GJPCARD0115217	6/5/2025	101007334	IT-Travel/Training/Seminars	PHOST REPAIR	40.28		
952043126	FAA	GJPCARD0115218	6/5/2025	101007350	IT-Subscriptions/Dues	DRONE REGISTRATION	5.00		
VEN000388	CHIPOTLE MEXICAN GRILL	GJPCARD0115244	6/5/2025	101007347	IT-Promotion	SETUP FOR CROSSFIT	54.72		
VEN001360	MICROSOFT CORPORATION	GJPCARD0115252	6/5/2025	101007389	IT-Software Licensing	GPSE MS 365 LICENSE	240.75		
202936165	AMAZON.COM, INC.	GJPCARD0115253	6/5/2025	101007451	IT-Computer/Equip	GROUNDED CABLE	379.69		
453481385	GO DADDY OPERATING COMPAN	GJPCARD0115254	6/5/2025	101007389	IT-Software Licensing	WEBSITE FEE:	22.17		
820544687	AMAZON.COM, INC.	GJPCARD0115272	6/5/2025	101007451	IT-Computer/Equip	10X DISPLAYPORT	69.00		
710938319	AMAZON.COM, INC.	GJPCARD0115314	6/5/2025	101007389	IT-Software Licensing	ANNUAL PRIME	779.00		
351281154	NOBLE ROMANS INC	GJPCARD0115315	6/5/2025	101007347	IT-Promotion	WORKING LUNCH:	50.86		
611648780	ZOOM VIDEO COMMUNICATIONS	GJPCARD0115316	6/5/2025	101007389	IT-Software Licensing	MAY ZOOM	140.00		
820544687	AMAZON.COM, INC.	GJPCARD0115342	6/5/2025	101007451	IT-Computer/Equip	ARUBA MOUNTING	193.62		
862147545	MILEIQ	GJPCARD0115353	6/5/2025	101007389	IT-Software Licensing	MONTHLY COST FOR	3.03		
202936165	AMAZON.COM, INC.	GJPCARD0115371	6/5/2025	101007451	IT-Computer/Equip	USB C TO LIGHTNING	9.99		
473175020	CHICALL, LLC	GJPCARD0115374	6/5/2025	101007349	IT-Services	CAMERA SHIPPING	22.11		
843871927	LOS AGAVE	GJPCARD0115409	6/5/2025	101007347	IT-Promotion	WORKING LUNCH:	100.42		
811335285	WASABI TECHNOLOGIES	GJPCARD0115410	6/5/2025	101007389	IT-Software Licensing	MONTHLY FEE FOR HOT	351.22		
820544687	AMAZON.COM, INC.	GJPCARD0115481	6/5/2025	101007451	IT-Computer/Equip	POE INJECTORS	98.20		
820544687	AMAZON.COM, INC.	GJPCARD0115482	6/5/2025	101007451	IT-Computer/Equip	POE INJECTORS	117.72		
301074923	FS COM INC	GJPCARD0115495	6/5/2025	101007451	IT-Computer/Equip	FIBER SFP	484.00		
202936165	AMAZON.COM, INC.	GJPCARD0115505	6/5/2025	101007451	IT-Computer/Equip	CRADLEPOINT GPIO	39.95		
202936165	AMAZON.COM, INC.	GJPCARD0115508	6/5/2025	101007451	IT-Computer/Equip	BADGE ENROLLMENT	230.22		
202936165	AMAZON.COM, INC.	GJPCARD0115509	6/5/2025	101007334	IT-Travel/Training/Seminars	TRAINING MATERIAL:	41.92		
VEN000388	CHIPOTLE MEXICAN GRILL	GJPCARD0115530	6/5/2025	101007347	IT-Promotion	IT-Promotion	33.63		
202936165	AMAZON.COM, INC.	GJPCARD0115531	6/5/2025	101007451	IT-Computer/Equip	BADGE ENROLLMENT	644.49		
202936165	AMAZON.COM, INC.	GJPCARD0115534	6/5/2025	101007334	IT-Travel/Training/Seminars	TRAINING MATERIAL:	84.80		
820544687	AMAZON.COM, INC.	GJPCARD0115545	6/5/2025	101007451	IT-Computer/Equip	5X WIRELESS MICE	69.75		
202936165	AMAZON.COM, INC.	GJPCARD0115555	6/5/2025	101007451	IT-Computer/Equip	YEALINK WIRELESS	159.99		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0115557	6/5/2025	101007451	IT-Computer/Equip	CONTRACTOR INVOICE:	450.00		

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Fund No. Fund Name									
101 General									
Informatics									
453481385	GO DADDY OPERATING COMPAN	GJPCARD0115576	6/5/2025	101007389	IT-Software Licensing	WEBSITE FEE:	35.16		
770493581	GOOGLE LLC	GJPCARD0115586	6/5/2025	101007389	IT-Software Licensing	GSUITE LICENSE	15.68		
VEN000416	CLANCYS INC	GJPCARD0115588	6/5/2025	101007347	IT-Promotion	TEAM APPRECIATION	251.20		
VEN008837	CODETWO	GJPCARD0115611	6/5/2025	101007389	IT-Software Licensing	ANNUAL OUTLOOK 365	2,072.89		
Subtotal for Informatics							9,814.71		
Clerk Treasurer									
853082781	OPENAI, LLC	GJPCARD0115128	6/5/2025	101008350	CT-	MAY SUBSCRIPTION	20.00		
770510487	PAYPAL	GJPCARD0115151	6/5/2025	101008334	CT-Travel/Training/Seminars	DEBBY ONLINE CLASS	75.00		
770510487	PAYPAL	GJPCARD0115152	6/5/2025	101008334	CT-Travel/Training/Seminars	DEBBY ONLINE CLASS	75.00		
331115440	BUILD A SIGN LLC	GJPCARD0115232	6/5/2025	101008347	CT-Promotions	FRAMED ARTICLE	69.52		
VEN001261	LOS TOROS MEXICAN RESTAU	GJPCARD0115276	6/5/2025	101008347	CT-Promotions	STAFF BIRTHDAY	155.48		
VEN003901	EMBASSY SUITES	GJPCARD0115324	6/5/2025	101008334	CT-Travel/Training/Seminars	ONGOING DISPUTE	1,148.12		
362512408	INTERNATIONAL INSTITUTE O	GJPCARD0115375	6/5/2025	101008350	CT-	MEMBERSHIP FOR	235.00		
202936165	AMAZON.COM, INC.	GJPCARD0115405	6/5/2025	101008224	CT-Operating Supplies	SOAP, PLEDGE, ADDING	43.08		
VEN001616	PUCCINI'S	GJPCARD0115406	6/5/2025	101008347	CT-Promotions	RICK WITTGREN	41.07		
546001758	VIRGINIA COMMONWEALTH UNI	GJPCARD0115407	6/5/2025	101008334	CT-Travel/Training/Seminars	CONTINUING ED	100.00		
VEN000946	IN BMV VEHICLE SER	GJPCARD0115533	6/5/2025	101008334	CT-Travel/Training/Seminars	NOTARY RENEWAL	49.37		
VEN012474	KIRKLANDS	GJPCARD0115615	6/5/2025	101008223	CT-Office Supplies	KIRKLANDS	41.18		
Subtotal for Clerk Treasurer							2,052.82		
Mayor									
350239810	THE COLUMBIA CLUB INC	GJPCARD0115306	6/5/2025	101009334	Mayor-	PARKING FEE - MAYOR	20.00		
911325671	STARBUCKS CORPORATION	GJPCARD0115349	6/5/2025	101009347	Mayor-Promotions	BREAKFAST MEETING -	20.95		
VEN000944	IN ASSN CITIES & TOWNS	GJPCARD0115366	6/5/2025	101009334	Mayor-	AIM ICOM ANNUAL	199.00		
853032661	TICKETLEAP	GJPCARD0115433	6/5/2025	101009347	Mayor-Promotions	2025 INTERNATIONAL	50.46		
812915912	KEDGE LLC	GJPCARD0115459	6/5/2025	101009347	Mayor-Promotions	WPD MEETING - 2023	74.73		
VEN001913	The Bridgewater Club LLC	GJPCARD0115463	6/5/2025	101009347	Mayor-Promotions	MAYOR WILLIS LUNCH	47.49		
462967004	FINNER LLC	GJPCARD0115494	6/5/2025	101009347	Mayor-Promotions	LUNCH MEETING -	32.15		
VEN000090	AMERICAN AIRLINES	GJPCARD0115537	6/5/2025	101009334	Mayor-	MAYOR WILLIS 2025	435.97		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0115610	6/5/2025	101009347	Mayor-Promotions	DIVERSITY COALITION	19.68		
VEN012475	PMUSA	GJPCARD0115616	6/5/2025	101009334	Mayor-	PMUSA PARKING	10.35		
Subtotal for Mayor							910.78		

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Fund No. Fund Name									
101 General									
Public Works									
844332073	WESTFIELD ACE, LLC	GJPCARD0115072	6/5/2025	101013224	PW-Operating Supplies	TOOLS, BATTERIES,	370.39		
560748358	LOWES COMPANIES, INC.	GJPCARD0115093	6/5/2025	101013224	PW-Operating Supplies	TOOLS	185.16		
VEN000992	INDIANAPOLIS AIRPORT AUTH	GJPCARD0115098	6/5/2025	101013334	PW-Travel/Training/Seminars	WALKABLE CITY CLASS	45.00		
473426661	CAVA HOLDING COMPANY	GJPCARD0115130	6/5/2025	101013347	PW-Promotions	WALKABLE CITY CLASS	19.80		
454168768	TOAST, INC.	GJPCARD0115131	6/5/2025	101013347	PW-Promotions	WALKABLE CITY CLASS	19.69		
933355248	PERSEUS PAYMENTS	GJPCARD0115164	6/5/2025	101013224	PW-Operating Supplies	BAR CHAIN OIL	126.75		
208809830	LYFT.COM/CHARGES	GJPCARD0115167	6/5/2025	101013334	PW-Travel/Training/Seminars	WALKABLE CITY CLASS	37.06		
381747023	SPIRIT AIRLINES INC	GJPCARD0115172	6/5/2025	101013334	PW-Travel/Training/Seminars	FLIGHT TO AND FROM	75.98		
880392667	EXPEDIA, INC.	GJPCARD0115186	6/5/2025	101013334	PW-Travel/Training/Seminars	BOOKING FEE FOR	0.44		
VEN001987	Transportation Research Board	GJPCARD0115191	6/5/2025	101013334	PW-Travel/Training/Seminars	INTERNATIONAL	995.00		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115208	6/5/2025	101013224	PW-Operating Supplies	SHOP SUPPLIES - INV.	45.43		
VEN001337	Menards	GJPCARD0115301	6/5/2025	101013345	PW-Equip Repair	SPLIT - CRACK SEAL	59.99		
843871927	LOS AGAVE	GJPCARD0115308	6/5/2025	101013347	PW-Promotions	STAFF BIRTHDAY	207.60		
842937741	EL SMITH INVESTMENTS INC	GJPCARD0115392	6/5/2025	101013229	PW-Uniforms	WORK BOOTS FOR	200.08		
VEN001820	SQUARE, INC.	GJPCARD0115420	6/5/2025	101013347	PW-Promotions	DONUTS FOR WORKERS	62.25		
522055918	MARRIOTT INTERNATIONAL AD	GJPCARD0115450	6/5/2025	101013334	PW-Travel/Training/Seminars	HOTEL - WALKABLE	1,268.52		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115456	6/5/2025	101013224	PW-Operating Supplies	SPLIT - MIRROR SMALL	72.54		
874180750	CHARWEST LLC	GJPCARD0115466	6/5/2025	101013347	PW-Promotions	PW LUNCH AS A THANK	803.11		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115469	6/5/2025	101013224	PW-Operating Supplies	DRILL BITS - INV. #4333-	31.98		
844332073	WESTFIELD ACE, LLC	GJPCARD0115485	6/5/2025	101013224	PW-Operating Supplies	SHOP SUPPLIES	12.95		
351845000	ROUDEBUSH EQUIPMENT INC	GJPCARD0115503	6/5/2025	101013224	PW-Operating Supplies	MOWER PARTS - INV.	264.18		
351845000	ROUDEBUSH EQUIPMENT INC	GJPCARD0115504	6/5/2025	101013224	PW-Operating Supplies	MOWER PARTS - INV.	110.95		
560748358	LOWES COMPANIES, INC.	GJPCARD0115513	6/5/2025	101013224	PW-Operating Supplies	TARP STRAPS IMPACT	217.98		
843871927	LOS AGAVE	GJPCARD0115548	6/5/2025	101013347	PW-Promotions	FAREWELL LUNCH -	312.66		
844332073	WESTFIELD ACE, LLC	GJPCARD0115605	6/5/2025	101013224	PW-Operating Supplies	PAINT RAKES	56.67		
VEN000533	DELTA AIRLINES INC	GJPCARD0115606	6/5/2025	101013334	PW-Travel/Training/Seminars	FLIGHT - WALKABLE	345.66		
Subtotal for Public Works							5,947.82		
Communications									
274444984	FACEBOOK	GJPCARD0115055	6/5/2025	101020347	Comm-Promotions	META ADVERTISING	70.00		
262104214	WIX.COM LUXEMBOURG SARL	GJPCARD0115076	6/5/2025	101020347	Comm-Promotions	PHOTOGRAPHY	300.00		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0115077	6/5/2025	101020347	Comm-Promotions	ADVERTISING WITH	258.75		
VEN002063	VISTAPRINT NETHERLANDS NV	GJPCARD0115084	6/5/2025	101020347	Comm-Promotions	CS ARTWORK	494.94		

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Fund No. Fund Name									
101 General									
Communications									
VEN002063	VISTAPRINT NETHERLANDS NV	GJPCARD0115090	6/5/2025	101020347	Comm-Promotions	CS ARTWORK	494.94		
VEN002063	VISTAPRINT NETHERLANDS NV	GJPCARD0115091	6/5/2025	101020347	Comm-Promotions	CS ARTWORK	560.94		
582554149	THE ROCKET SCIENCE GROUP,	GJPCARD0115129	6/5/2025	101020350	Comm-Dues membership	MONTHLY MAILCHIMP	110.00		
860280338	RENAISSANCE HOTEL OPERATI	GJPCARD0115143	6/5/2025	101020334	Comm- Training	HOTEL FOR	1,283.58		
VEN000992	INDIANAPOLIS AIRPORT AUTH	GJPCARD0115144	6/5/2025	101020334	Comm- Training	PARKING	45.00		
274444984	FACEBOOK	GJPCARD0115155	6/5/2025	101020347	Comm-Promotions	META ADVERTISING	63.00		
475653921	TOAST INC	GJPCARD0115182	6/5/2025	101020334	Comm- Training	TRAVEL EXPENSE	22.93		
310648608	OBERER'S FLOWERS	GJPCARD0115188	6/5/2025	101020347	Comm-Promotions	Comm-Promotions	51.80		
431810684	OHM CONCESSION GROUP LLC	GJPCARD0115202	6/5/2025	101020334	Comm- Training	TRAVEL EXPENSE	21.22		
993222316	TOAST INC	GJPCARD0115207	6/5/2025	101020334	Comm- Training	TRAVEL EXPENSE	31.52		
933355248	PERSEUS PAYMENTS	GJPCARD0115210	6/5/2025	101020347	Comm-Promotions	MEMORIAL DAY	200.00		
260138832	DROPBOX, INC	GJPCARD0115222	6/5/2025	101020350	Comm-Dues membership	ANNUAL SUBSCRIPTION	119.88		
VEN001820	SQUARE, INC.	GJPCARD0115230	6/5/2025	101020347	Comm-Promotions	BREAKFAST MEETING	23.56		
VEN007922	Kroger Limited Partnership	GJPCARD0115231	6/5/2025	101020347	Comm-Promotions	RETIREMENT GIFT	23.58		
VEN003841	4Imprint Inc	GJPCARD0115263	6/5/2025	101020347	Comm-Promotions	AWARD/PLAQUE	189.23		
274444984	FACEBOOK	GJPCARD0115268	6/5/2025	101020347	Comm-Promotions	META ADVERTISING	57.00		
VEN011967	Gannett Indiana Kentucky LocaliQ	GJPCARD0115269	6/5/2025	101020350	Comm-Dues membership	INDY STAR	19.99		
262104214	WIX.COM LUXEMBOURG SARL	GJPCARD0115289	6/5/2025	101020347	Comm-Promotions	PHOTOGRAPHY	200.00		
250698270	GIANT EAGLE INC	GJPCARD0115290	6/5/2025	101020347	Comm-Promotions	LUNCH WITH THE	11.19		
262104214	WIX.COM LUXEMBOURG SARL	GJPCARD0115323	6/5/2025	101020350	Comm-Dues membership	DOMAIN FOR	18.35		
274444984	FACEBOOK	GJPCARD0115326	6/5/2025	101020347	Comm-Promotions	META ADVERTISING	51.00		
VEN006667	Best Rentals	GJPCARD0115329	6/5/2025	101020347	Comm-Promotions	MEMORIAL DAY	396.00		
202936165	AMAZON.COM, INC.	GJPCARD0115360	6/5/2025	101020347	Comm-Promotions	EVENT SUPPLIES	29.98		
VEN002063	VISTAPRINT NETHERLANDS NV	GJPCARD0115362	6/5/2025	101020347	Comm-Promotions	CS ARTWORK	449.95		
274444984	FACEBOOK	GJPCARD0115382	6/5/2025	101020347	Comm-Promotions	FACEBOOK	46.00		
271771199	PRINTBEAR, LLC	GJPCARD0115383	6/5/2025	101020337	Comm-Printing	STICKERS	69.00		
VEN011808	PIP Printing	GJPCARD0115444	6/5/2025	101020337	Comm-Printing	BUSINESS CARDS	648.70		
VEN011808	PIP Printing	GJPCARD0115445	6/5/2025	101020337	Comm-Printing	BUSINESS CARDS	161.26		
820544687	AMAZON.COM, INC.	GJPCARD0115446	6/5/2025	101020347	Comm-Promotions	EVENT SUPPLIES	104.90		
202936165	AMAZON.COM, INC.	GJPCARD0115493	6/5/2025	101020347	Comm-Promotions	EVENT SUPPLIES	46.95		
274444984	FACEBOOK	GJPCARD0115496	6/5/2025	101020347	Comm-Promotions	FACEBOOK	41.00		
274444984	FACEBOOK	GJPCARD0115598	6/5/2025	101020347	Comm-Promotions	ADVERTISING	14.25		

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Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Communications									
853082781	OPENAI, LLC	GJPCARD0115599	6/5/2025	101020350	Comm-Dues membership	TEXT GENERATOR	20.00		
VEN001820	SQUARE, INC.	GJPCARD0115600	6/5/2025	101020347	Comm-Promotions	BREAKFAST MEETING	23.56		
820544687	AMAZON.COM, INC.	GJPCARD0115601	6/5/2025	101020347	Comm-Promotions	STANDING MAT	28.33		
Subtotal for Communications							6,802.28		
Human Resources									
452342647	SOUTHERN ROCK RESTAURANT	GJPCARD0115052	6/5/2025	101022334	HR- Training	LUNCH LEARNS:	693.60		
VEN002097	Westfield Chamber Of Commerce	GJPCARD0115087	6/5/2025	101022334	HR- Training	20250527 STATE OF	40.00		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0115139	6/5/2025	101022347	HR- Promotions	EMPLOYEE	55.77		
VEN007922	Kroger Limited Partnership	GJPCARD0115140	6/5/2025	101022347	HR- Promotions	EMPLOYEE	43.96		
452342647	SOUTHERN ROCK RESTAURANT	GJPCARD0115159	6/5/2025	101022334	HR- Training	LUNCH LEARNS:	320.09		
VEN001805	Society For Human Resource Mgmt	GJPCARD0115429	6/5/2025	101022350	HR-Dues membership	ANNUAL DUES: SHRM	299.00		
770510487	PAYPAL	GJPCARD0115550	6/5/2025	101022334	HR- Training	ADVISA PI TRAINING-	2,768.00		
Subtotal for Human Resources							4,220.42		
Subtotal for Fund 101 General							72,795.65		
Fund No. Fund Name									
103 Fire Operating									
Fire									
VEN006898	Supply Warehouse Inc	GJPCARD0115059	6/5/2025	103012224	Fire-Operating Supplies	OLIVE OIL	50.77		
820544687	AMAZON.COM, INC.	GJPCARD0115062	6/5/2025	103012224	Fire-Operating Supplies	EASEL PADS	88.21		
VEN012150	INTERNATIONAL CHARGE	GJPCARD0115068	6/5/2025	103012349	Fire-Services	INT CHARGE	0.22		
654706886		GJPCARD0115070	6/5/2025	103012350	Fire-Subscriptions/Dues	SUBSCRIPTION	21.78		
820544687	AMAZON.COM, INC.	GJPCARD0115071	6/5/2025	103012224	Fire-Operating Supplies	HIGHLIGHTERS	14.64		
VEN008520	Locality Media Inc	GJPCARD0115085	6/5/2025	103012334	Fire-Travel/Training/Seminars	FIRST DUE	610.38		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0115089	6/5/2025	103012334	Fire-Travel/Training/Seminars	GAS CANS/FUNELS	32.48		
465175040	THE TOWER AT WASHINGTON S	GJPCARD0115115	6/5/2025	103012334	Fire-Travel/Training/Seminars	HOTEL FOR	900.40		
820544687	AMAZON.COM, INC.	GJPCARD0115118	6/5/2025	103012224	Fire-Operating Supplies	COOKING SUPPLIES	36.28		
981107693	CANVA PTY LTD	GJPCARD0115119	6/5/2025	103012350	Fire-Subscriptions/Dues	SUBSCRIPTION	300.00		
202936165	AMAZON.COM, INC.	GJPCARD0115120	6/5/2025	103012244	Fire-Prevention/Public	SIDEWALK A-FRAMES'	518.80		
202936165	AMAZON.COM, INC.	GJPCARD0115121	6/5/2025	103012224	Fire-Operating Supplies	HOLE PUNCHER/LYSOL	32.88		
042896127	STAPLES INC	GJPCARD0115122	6/5/2025	103012224	Fire-Operating Supplies	PAIN RELIEVERS	55.30		
202936165	AMAZON.COM, INC.	GJPCARD0115123	6/5/2025	103012224	Fire-Operating Supplies	COOKING SPRAY/SALT	29.92		

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Fund No. Fund Name									
103 Fire Operating									
Fire									
VEN006898	Supply Warehouse Inc	GJPCARD0115124	6/5/2025	103012224	Fire-Operating Supplies	SUPPLIES FOR HQ	800.18		
202936165	AMAZON.COM, INC.	GJPCARD0115125	6/5/2025	103012224	Fire-Operating Supplies	CUPS/HOSE HANDLE	105.98		
853082781	OPENAI, LLC	GJPCARD0115127	6/5/2025	103012350	Fire-Subscriptions/Dues	SUBSCRIPTION	60.00		
202936165	AMAZON.COM, INC.	GJPCARD0115154	6/5/2025	103012224	Fire-Operating Supplies	SCREEN PROTECTORS	44.99		
832215061	LEBCULV LLC	GJPCARD0115156	6/5/2025	103012347	Fire-Promotions	BUSINESS LUNCH	27.23		
VEN000135	APPLE, INC. USA RETAIL	GJPCARD0115168	6/5/2025	103012350	Fire-Subscriptions/Dues	STORAGE	0.99		
VEN008520	Locality Media Inc	GJPCARD0115175	6/5/2025	103012334	Fire-Travel/Training/Seminars	CONFERENCE	610.38		
135613797	AMERICAN HEART ASSOC	GJPCARD0115187	6/5/2025	103012334	Fire-Travel/Training/Seminars	BLS ESSENTIALS	41.20		
VEN001820	SQUARE, INC.	GJPCARD0115190	6/5/2025	103012334	Fire-Travel/Training/Seminars	FOR TRAINING CLASS	54.42		
VEN001698	Rogue Fitness	GJPCARD0115234	6/5/2025	103012472	Fire-Equip	FITNESS BIKE ST82	1,650.00		
820544687	AMAZON.COM, INC.	GJPCARD0115240	6/5/2025	103012224	Fire-Operating Supplies	WATER JUG	17.99		
202936165	AMAZON.COM, INC.	GJPCARD0115241	6/5/2025	103012224	Fire-Operating Supplies	EXTINGUISHER PINS	43.12		
202936165	AMAZON.COM, INC.	GJPCARD0115242	6/5/2025	103012244	Fire-Prevention/Public	FIRE GOGGLES	135.00		
994237767	JUTEMA INVESTMENTS INC	GJPCARD0115247	6/5/2025	103012334	Fire-Travel/Training/Seminars	CTI TRAINING	77.21		
VEN001820	SQUARE, INC.	GJPCARD0115255	6/5/2025	103012472	Fire-Equip	ELEVATOR TOOLS	59.92		
042896127	STAPLES INC	GJPCARD0115256	6/5/2025	103012224	Fire-Operating Supplies	OFFICE SUPPLIES	273.98		
202936165	AMAZON.COM, INC.	GJPCARD0115257	6/5/2025	103012224	Fire-Operating Supplies	POST ITS, BATTERIES	52.77		
VEN001337	Menards	GJPCARD0115284	6/5/2025	103012334	Fire-Travel/Training/Seminars	RECRUIT CLASS	3,192.30		
821188614	FACTILE	GJPCARD0115285	6/5/2025	103012350	Fire-Subscriptions/Dues	SUBSCRIPTION	90.00		
VEN001301	MARRIOTT MANAGEMENT SRVC	GJPCARD0115288	6/5/2025	103012334	Fire-Travel/Training/Seminars	HOTEL	918.69		
131102020	THE NEW YORK TIMES COMPAN	GJPCARD0115305	6/5/2025	103012350	Fire-Subscriptions/Dues	SUBSCRIPTION	4.00		
VEN001922	THE HOME DEPOT	GJPCARD0115313	6/5/2025	103012334	Fire-Travel/Training/Seminars	RECRUIT CLASS	624.17		
202936165	AMAZON.COM, INC.	GJPCARD0115317	6/5/2025	103012224	Fire-Operating Supplies	WOMEN HYGIENE	283.12		
820544687	AMAZON.COM, INC.	GJPCARD0115318	6/5/2025	103012224	Fire-Operating Supplies	HYGIENE PRODUCTS	91.73		
VEN006898	Supply Warehouse Inc	GJPCARD0115320	6/5/2025	103012224	Fire-Operating Supplies	ST83 SUPPLIES	382.20		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0115328	6/5/2025	103012334	Fire-Travel/Training/Seminars	INVESTIGATOR CLASS	495.00		
581202840	PARK PLACE OPERATIONS, I	GJPCARD0115334	6/5/2025	103012334	Fire-Travel/Training/Seminars	PARKING	44.00		
820544687	AMAZON.COM, INC.	GJPCARD0115335	6/5/2025	103012224	Fire-Operating Supplies	BISSEL	179.00		
770510487	PAYPAL	GJPCARD0115344	6/5/2025	103012334	Fire-Travel/Training/Seminars	CCP CLASS R MOORE	285.00		
VEN001883	Target Corporation	GJPCARD0115350	6/5/2025	103012334	Fire-Travel/Training/Seminars	CTI TRAINING	62.52		
202936165	AMAZON.COM, INC.	GJPCARD0115354	6/5/2025	103012224	Fire-Operating Supplies	SPRINKLER	41.12		
202936165	AMAZON.COM, INC.	GJPCARD0115355	6/5/2025	103012244	Fire-Prevention/Public	GYM MATS	84.99		

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Fund No. Fund Name									
103 Fire Operating									
Fire									
VEN001301	MARRIOTT MANAGEMENT SRVC	GJPCARD0115357	6/5/2025	103012334	Fire-Travel/Training/Seminars	FOOD PER DIEM	22.54		
721601420	AFFINIPAY LLC	GJPCARD0115370	6/5/2025	103012350	Fire-Subscriptions/Dues	MEMBERSHIP	105.00		
VEN006898	Supply Warehouse Inc	GJPCARD0115376	6/5/2025	103012224	Fire-Operating Supplies	ST81 ROLL TOWEL,	492.12		
202936165	AMAZON.COM, INC.	GJPCARD0115377	6/5/2025	103012244	Fire-Prevention/Public	GYM MATS	109.98		
VEN001922	THE HOME DEPOT	GJPCARD0115379	6/5/2025	103012334	Fire-Travel/Training/Seminars	RECRUIT CLASS	59.98		
900391596	HMP COMMUNICATIONS HOLDIN	GJPCARD0115381	6/5/2025	103012334	Fire-Travel/Training/Seminars	REGISTRATION FOR	370.00		
VEN001820	SQUARE, INC.	GJPCARD0115384	6/5/2025	103012244	Fire-Prevention/Public	ACCIDENTAL CHARGE	189.75		
VEN001883	Target Corporation	GJPCARD0115394	6/5/2025	103012334	Fire-Travel/Training/Seminars	CTI TRAINING	162.99		
710415188	WAL-MART STORES, INC.	GJPCARD0115395	6/5/2025	103012334	Fire-Travel/Training/Seminars	CTI TRAINING	109.28		
454168768	TOAST, INC.	GJPCARD0115398	6/5/2025	103012334	Fire-Travel/Training/Seminars	FOOD PER DIEM	20.52		
202936165	AMAZON.COM, INC.	GJPCARD0115408	6/5/2025	103012244	Fire-Prevention/Public	TRAFFIC SIGNS FOR	206.99		
721601420	AFFINIPAY LLC	GJPCARD0115412	6/5/2025	103012334	Fire-Travel/Training/Seminars	CONFERENCE	650.00		
204745737	ALLEGIAN T TRAVEL COMPANY	GJPCARD0115413	6/5/2025	103012334	Fire-Travel/Training/Seminars	AIRFARE	181.00		
223407945	AUDIBLE, INC.	GJPCARD0115424	6/5/2025	103012350	Fire-Subscriptions/Dues	SUBSCRIPTION	16.00		
VEN001922	THE HOME DEPOT	GJPCARD0115428	6/5/2025	103012334	Fire-Travel/Training/Seminars	RECRUIT CLASS	423.70		
770510487	PAYPAL	GJPCARD0115431	6/5/2025	103012334	Fire-Travel/Training/Seminars	R MOORE NAEMT	40.00		
VEN000135	APPLE, INC. USA RETAIL	GJPCARD0115440	6/5/2025	103012350	Fire-Subscriptions/Dues	STORAGE	0.99		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0115441	6/5/2025	103012224	Fire-Operating Supplies	GORILLA GLUE	12.29		
900391596	HMP COMMUNICATIONS HOLDIN	GJPCARD0115442	6/5/2025	103012334	Fire-Travel/Training/Seminars	REGISTRATION FOR	370.00		
900391596	HMP COMMUNICATIONS HOLDIN	GJPCARD0115443	6/5/2025	103012334	Fire-Travel/Training/Seminars	EMS CONFERENCE	3,105.00		
202936165	AMAZON.COM, INC.	GJPCARD0115471	6/5/2025	103012334	Fire-Travel/Training/Seminars	LABLES	25.98		
471768896	FISHERS FLOWER BASKET	GJPCARD0115472	6/5/2025	103012347	Fire-Promotions	SYMPATHY FLOWERS	88.00		
VEN006898	Supply Warehouse Inc	GJPCARD0115473	6/5/2025	103012224	Fire-Operating Supplies	ST83 DISINFEC WIPES,	137.55		
VEN007922	Kroger Limited Partnership	GJPCARD0115474	6/5/2025	103012224	Fire-Operating Supplies	GLUE	4.48		
844332073	WESTFIELD ACE, LLC	GJPCARD0115476	6/5/2025	103012334	Fire-Travel/Training/Seminars	RECRUIT CLASS	194.24		
770510487	PAYPAL	GJPCARD0115477	6/5/2025	103012244	Fire-Prevention/Public	PUB ED GOGGLES	189.75		
202597227	GOOGLE PAYMENT CORP.	GJPCARD0115486	6/5/2025	103012350	Fire-Subscriptions/Dues	YOUTUBE TV	133.96		
VEN006898	Supply Warehouse Inc	GJPCARD0115487	6/5/2025	103012224	Fire-Operating Supplies	ST83 OLIVE OIL	50.77		
202936165	AMAZON.COM, INC.	GJPCARD0115488	6/5/2025	103012224	Fire-Operating Supplies	TURTLE WAX,MARKING	43.94		
202936165	AMAZON.COM, INC.	GJPCARD0115511	6/5/2025	103012224	Fire-Operating Supplies	PLASTIC FOLDERS	39.99		
202936165	AMAZON.COM, INC.	GJPCARD0115512	6/5/2025	103012224	Fire-Operating Supplies	TRUCK DETAILING	50.86		
135613797	AMERICAN HEART ASSOC	GJPCARD0115520	6/5/2025	103012334	Fire-Travel/Training/Seminars	HEARTSAVER,PALS,ACL	76.80		

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Fund No. Fund Name									
103 Fire Operating									
Fire									
852055324	THAI DELIGHT RESTAURANT L	GJPCARD0115525	6/5/2025	103012347	Fire-Promotions	BUSINESS LUNCH	71.91		
202936165	AMAZON.COM, INC.	GJPCARD0115532	6/5/2025	103012224	Fire-Operating Supplies	JUMP ROPE,CAST IRON	130.87		
820544687	AMAZON.COM, INC.	GJPCARD0115535	6/5/2025	103012224	Fire-Operating Supplies	MANILA FOLDERS	15.99		
VEN006898	Supply Warehouse Inc	GJPCARD0115536	6/5/2025	103012224	Fire-Operating Supplies	SUPPLIES STATION 82	146.48		
580839094	THE PARADIES SHOPS, LLC	GJPCARD0115542	6/5/2025	103012334	Fire-Travel/Training/Seminars	BOOKS	53.52		
VEN001135	Jones and Bartlett Learning LLC	GJPCARD0115549	6/5/2025	103012334	Fire-Travel/Training/Seminars	EMT/MEDIC STUDY	201.75		
452647441	UBER TECHNOLOGIES, INC.	GJPCARD0115552	6/5/2025	103012224	Fire-Operating Supplies	ACCIDENTAL	16.56		
VEN000384	CHICK-FIL-A CORP	GJPCARD0115563	6/5/2025	103012347	Fire-Promotions	LUNCH FOR ENG	102.06		
462967004	FINNER LLC	GJPCARD0115564	6/5/2025	103012347	Fire-Promotions	LUNCH FOR ENG	162.96		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0115565	6/5/2025	103012224	Fire-Operating Supplies	PLASTIC	32.09		
202936165	AMAZON.COM, INC.	GJPCARD0115566	6/5/2025	103012334	Fire-Travel/Training/Seminars	TRAINING TUNNEL	179.98		
770467272	NETFLIX, INC.	GJPCARD0115567	6/5/2025	103012350	Fire-Subscriptions/Dues	NETFLIX	33.98		
593024028	STATE OF FLORIDA DEPARTM	GJPCARD0115568	6/5/2025	103012334	Fire-Travel/Training/Seminars	FL TOLL	3.50		
202936165	AMAZON.COM, INC.	GJPCARD0115569	6/5/2025	103012224	Fire-Operating Supplies	MICROFIBER TOWELS	9.99		
202936165	AMAZON.COM, INC.	GJPCARD0115577	6/5/2025	103012224	Fire-Operating Supplies	CLIPBOARDS, DRY	133.98		
237159433	IAAI	GJPCARD0115580	6/5/2025	103012334	Fire-Travel/Training/Seminars	TRAINING CLASS	400.00		
VEN001476	Office Depot	GJPCARD0115581	6/5/2025	103012334	Fire-Travel/Training/Seminars	RECRUIT SCHOOL	36.68		
844332073	WESTFIELD ACE, LLC	GJPCARD0115582	6/5/2025	103012224	Fire-Operating Supplies	SUPPLIES ST83	19.93		
202597227	GOOGLE PAYMENT CORP.	GJPCARD0115585	6/5/2025	103012350	Fire-Subscriptions/Dues	YOUTUBE	122.97		
041653090	NATL FIRE PROTECTION ASSO	GJPCARD0115587	6/5/2025	103012350	Fire-Subscriptions/Dues	YEARLY SUBSCRIPTION	129.99		
453039314	EMS SUCCESS, INC.	GJPCARD0115590	6/5/2025	103012334	Fire-Travel/Training/Seminars	EMS INSTRUCTOR	250.00		
202936165	AMAZON.COM, INC.	GJPCARD0115591	6/5/2025	103012224	Fire-Operating Supplies	RULERS	26.97		
VEN000384	CHICK-FIL-A CORP	GJPCARD0115607	6/5/2025	103012347	Fire-Promotions	FOOD FOR BINGO	251.79		
VEN011967	Gannett Indiana Kentucky LocaliQ	GJPCARD0115608	6/5/2025	103012350	Fire-Subscriptions/Dues	INDY STAR	19.99		
820544687	AMAZON.COM, INC.	GJPCARD0115612	6/5/2025	103012224	Fire-Operating Supplies	HARD HAT	11.16		
VEN001337	Menards	GJPCARD0115617	6/5/2025	103012347	Fire-Promotions	MENARDS	407.68		
Subtotal for Fire							24,182.49		
Subtotal for Fund 103 Fire Operating							24,182.49		

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Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115066	6/5/2025	201013345	MVH-Equip Repair	SPINDLE NUT TRUCK	18.14		
133139732	TRACTOR SUPPLY CO	GJPCARD0115109	6/5/2025	201013345	MVH-Equip Repair	STEEL FOR BRACKET	59.98		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115147	6/5/2025	201013360	MVH-Vehicle Repair	WHEEL HUB	154.39		
VEN002001	Truck Service	GJPCARD0115166	6/5/2025	201013345	MVH-Equip Repair	REPAIRS TO #1991 - INV.	2,045.33		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115211	6/5/2025	201013345	MVH-Equip Repair	CABIN AIR FILTER -	31.86		
VEN001465	Northside Trailer LLC	GJPCARD0115212	6/5/2025	201013345	MVH-Equip Repair	REPAIRS ON #2393	92.28		
630362926	ALTEC INDUSTRIES, INC	GJPCARD0115215	6/5/2025	201013345	MVH-Equip Repair	EQUIPMENT REPAIR ON	-979.48		
202936165	AMAZON.COM, INC.	GJPCARD0115220	6/5/2025	201013472	MVH-Equip	BLIND CURVE MIRROR	85.35		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115236	6/5/2025	201013360	MVH-Vehicle Repair	TRUCK #1961 BRAKE	39.00		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115237	6/5/2025	201013360	MVH-Vehicle Repair	BRAKES #1961 OIL DRY	50.18		
VEN002001	Truck Service	GJPCARD0115238	6/5/2025	201013345	MVH-Equip Repair	TRUCK #1891 REPAIR	2,160.71		
VEN002001	Truck Service	GJPCARD0115333	6/5/2025	201013360	MVH-Vehicle Repair	TRUCK #1892	282.28		
844332073	WESTFIELD ACE, LLC	GJPCARD0115343	6/5/2025	201013345	MVH-Equip Repair	DUMP TRK SIDE BOARD	14.30		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115391	6/5/2025	201013360	MVH-Vehicle Repair	BRAKE JOB #1721 - INV.	144.99		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115402	6/5/2025	201013360	MVH-Vehicle Repair	TIRE SHINE -	18.98		
202936165	AMAZON.COM, INC.	GJPCARD0115425	6/5/2025	201013345	MVH-Equip Repair	STEERING WHEEL	39.58		
VEN008108	Kimball Midwest	GJPCARD0115453	6/5/2025	201013360	MVH-Vehicle Repair	COUPLERS - INV.	126.46		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115454	6/5/2025	201013226	MVH-Vehicle Gas/ Supplies	FLUID - INV. #4333-	19.79		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115455	6/5/2025	201013360	MVH-Vehicle Repair	SPLIT - OIL FILTERS	68.77		
844332073	WESTFIELD ACE, LLC	GJPCARD0115507	6/5/2025	201013231	MVH-Subgrade Materials	PROPANE FOR HOT BOX	42.25		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115522	6/5/2025	201013360	MVH-Vehicle Repair	BRAKE JOB DANIELLE'S	118.00		
381909144	BELLE TIRE DISTRIBUTORS I	GJPCARD0115523	6/5/2025	201013360	MVH-Vehicle Repair	TIRES FOR TJS	1,075.95		
844332073	WESTFIELD ACE, LLC	GJPCARD0115551	6/5/2025	201013345	MVH-Equip Repair	REPAIR ON MUD FLAP	25.57		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0115574	6/5/2025	201013360	MVH-Vehicle Repair	MAYOR'S JEEP OIL	147.80		
VEN009768	WESTFIELD ACE HARDWARE	GJPCARD0115618	6/5/2025	201013345	MVH-Equip Repair	WESTFIELD ACE	61.21		
VEN001337	Menards	GJPCARD0115619	6/5/2025	201013345	MVH-Equip Repair	MENARDS	186.36		
Subtotal for Public Works							6,130.03		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							6,130.03		

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Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
202	Local Road and Street (LRS)								
Public Works									
560748358	LOWES COMPANIES, INC.	GJPCARD0115063	6/5/2025	202013432	LRS-Sidewalk	CONCRETE TOOLS	19.96		
VEN007920	Carroll Construction Supply	GJPCARD0115064	6/5/2025	202013432	LRS-Sidewalk	CONCRETE SUPPLIES-	959.69		
VEN007920	Carroll Construction Supply	GJPCARD0115065	6/5/2025	202013432	LRS-Sidewalk	REFUND - INV	-23.82		
844332073	WESTFIELD ACE, LLC	GJPCARD0115209	6/5/2025	202013228	LRS-Signs and Posts	FASTENERS - SIGN	12.48		
VEN007920	Carroll Construction Supply	GJPCARD0115239	6/5/2025	202013432	LRS-Sidewalk	CONCRETE SUPPLIES-	164.60		
VEN001337	Menards	GJPCARD0115292	6/5/2025	202013228	LRS-Signs and Posts	SIGN DEPT TOOLS	19.97		
844332073	WESTFIELD ACE, LLC	GJPCARD0115575	6/5/2025	202013228	LRS-Signs and Posts	SIGN BRACKET PAINT	23.30		
Subtotal for Public Works							1,176.18		
Subtotal for Fund 202 Local Road and Street (LRS)							1,176.18		
Fund No. Fund Name									
239	Law Enforcement								
Police									
061578063	HIGHER ONE INC.	GJPCARD0115132	6/5/2025	239002334	Law Enforce-Travel/Train	LISA OTTENWELLER	3,266.23		
061578063	HIGHER ONE INC.	GJPCARD0115133	6/5/2025	239002334	Law Enforce-Travel/Train	WILL OTTENWELLER	378.08		
Subtotal for Police							3,644.31		
Subtotal for Fund 239 Law Enforcement							3,644.31		
Fund No. Fund Name									
255	F and E Programming/Events								
F and E									
VEN003841	4Imprint Inc	GJPCARD0115069	6/5/2025	255004347	F and E-Event Prog	WESTFIELD FARMERS	3,246.68		
274444984	FACEBOOK	GJPCARD0115100	6/5/2025	255004347	F and E-Event Prog	FACEBOOK ADS FOR	273.00		
202936165	AMAZON.COM, INC.	GJPCARD0115126	6/5/2025	255004347	F and E-Event Prog	TOUCH A TRUCK EVENT	174.43		
VEN000894	HOBBY LOBBY STORES INC	GJPCARD0115142	6/5/2025	255004347	F and E-Event Prog	CRAFT SUPPLIES FOR	27.20		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0115157	6/5/2025	255004347	F and E-Event Prog	FARMERS MARKET	15.81		
202936165	AMAZON.COM, INC.	GJPCARD0115195	6/5/2025	255004347	F and E-Event Prog	TOUCH A TRUCK	19.10		
VEN001820	SQUARE, INC.	GJPCARD0115199	6/5/2025	255004347	F and E-Event Prog	VENDOR PAYMENT FOR	550.00		
202936165	AMAZON.COM, INC.	GJPCARD0115200	6/5/2025	255004347	F and E-Event Prog	BALLOONS FOR WFM	43.91		
274444984	FACEBOOK	GJPCARD0115201	6/5/2025	255004347	F and E-Event Prog	FACEBOOK ADS FOR	248.00		
010571869	JH SPECIALTY	GJPCARD0115206	6/5/2025	255004347	F and E-Event Prog	DORA CUPS	754.30		
202936165	AMAZON.COM, INC.	GJPCARD0115223	6/5/2025	255004347	F and E-Event Prog	TOUCH A TRUCK	335.85		
VEN001820	SQUARE, INC.	GJPCARD0115227	6/5/2025	255004347	F and E-Event Prog	VENDOR PAYMENT FOR	500.00		

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Fund No. Fund Name									
255 F and E Programming/Events									
F and E									
VEN001820	SQUARE, INC.	GJPCARD0115228	6/5/2025	255004347	F and E-Event Prog	VENDOR PAYMENT FOR	353.50		
202936165	AMAZON.COM, INC.	GJPCARD0115229	6/5/2025	255004347	F and E-Event Prog	WFM BALLOONS FOR	68.05		
202936165	AMAZON.COM, INC.	GJPCARD0115243	6/5/2025	255004347	F and E-Event Prog	TOUCH A TRUCK	31.98		
VEN000894	HOBBY LOBBY STORES INC	GJPCARD0115260	6/5/2025	255004347	F and E-Event Prog	STORAGE BINS FOR	23.51		
274444984	FACEBOOK	GJPCARD0115261	6/5/2025	255004347	F and E-Event Prog	FACEBOOK ADS FOR	225.00		
202936165	AMAZON.COM, INC.	GJPCARD0115265	6/5/2025	255004347	F and E-Event Prog	CRAFT SUPPLIES FOR	103.50		
202936165	AMAZON.COM, INC.	GJPCARD0115266	6/5/2025	255004347	F and E-Event Prog	DECOR SUPPLIES FOR	43.85		
202936165	AMAZON.COM, INC.	GJPCARD0115309	6/5/2025	255004347	F and E-Event Prog	WESTFIELD ROCKS THE	359.80		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0115322	6/5/2025	255004347	F and E-Event Prog	GREEN ROOM	332.42		
202936165	AMAZON.COM, INC.	GJPCARD0115336	6/5/2025	255004347	F and E-Event Prog	OFFICE CHAIRS FOR	264.51		
274444984	FACEBOOK	GJPCARD0115337	6/5/2025	255004347	F and E-Event Prog	FACEBOOK ADS FOR	204.00		
770510487	PAYPAL	GJPCARD0115351	6/5/2025	255004347	F and E-Event Prog	WIF CRAFT STATION	1,217.83		
274444984	FACEBOOK	GJPCARD0115356	6/5/2025	255004347	F and E-Event Prog	FACEBOOK ADS FOR	185.00		
VEN011808	PIP Printing	GJPCARD0115359	6/5/2025	255004347	F and E-Event Prog	VENDOR WINDOW TAGS	289.93		
202936165	AMAZON.COM, INC.	GJPCARD0115467	6/5/2025	255004347	F and E-Event Prog	WESTFIELD ROCKS THE	338.85		
VEN011808	PIP Printing	GJPCARD0115510	6/5/2025	255004347	F and E-Event Prog	WESTFIELD	289.33		
560748358	LOWES COMPANIES, INC.	GJPCARD0115519	6/5/2025	255004347	F and E-Event Prog	SAND BAGS FOR	24.31		
202936165	AMAZON.COM, INC.	GJPCARD0115538	6/5/2025	255004347	F and E-Event Prog	WESTFIELD ROCKS THE	677.70		
250698270	GIANT EAGLE INC	GJPCARD0115539	6/5/2025	255004347	F and E-Event Prog	CAKE FOR HERBERT	4.99		
VEN011808	PIP Printing	GJPCARD0115547	6/5/2025	255004347	F and E-Event Prog	WINDOW CLINGS FOR	932.08		
274811963	ORIENTAL TRADING COMPANY	GJPCARD0115571	6/5/2025	255004347	F and E-Event Prog	TOUCH A TRUCK	818.09		
274444984	FACEBOOK	GJPCARD0115572	6/5/2025	255004347	F and E-Event Prog	FACEBOOK ADS FOR	53.47		
853032661	TICKETLEAP	GJPCARD0115592	6/5/2025	255004347	F and E-Event Prog	CARD READER	63.13		
Subtotal for F and E							13,093.11		
Subtotal for Fund 255 F and E Programming/Events							13,093.11		
Fund No. Fund Name									
427 Cum. Capital Development									
Police									
820544687	AMAZON.COM, INC.	GJPCARD0115088	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	22.68		
202936165	AMAZON.COM, INC.	GJPCARD0115095	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	72.47		
465488940	ZERO9 SOLUTIONS LLC	GJPCARD0115096	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	109.12		

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Fund No.	Fund Name								
427	Cum. Capital Development								
	Police								
412220604	URBAN ERT SLINGS LLC	GJPCARD0115097	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	114.44		
833744214	FLATLINE FIBER CO.	GJPCARD0115101	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	157.00		
460687588	HSG, LLC	GJPCARD0115102	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	124.33		
833744214	FLATLINE FIBER CO.	GJPCARD0115103	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	157.00		
465488940	ZERO9 SOLUTIONS LLC	GJPCARD0115104	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	48.14		
464009825	KORE ESSENTIALS INC.	GJPCARD0115105	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	139.95		
843216694	THE X BELTS A B3CK COMP	GJPCARD0115106	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	120.00		
460687588	HSG, LLC	GJPCARD0115107	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	293.84		
202936165	AMAZON.COM, INC.	GJPCARD0115367	6/5/2025	427002472	CCD-PD Equipment Vehicle	OPTICS AND SCOPE-	693.92		
994295081	SHOOTING ACADEMY, LLC	GJPCARD0115516	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	319.99		
364873973	CABELA'S WHOLESALE, LLC	GJPCARD0115517	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	324.99		
202936165	AMAZON.COM, INC.	GJPCARD0115597	6/5/2025	427002472	CCD-PD Equipment Vehicle	ESU EQUIPMENT	29.92		
Subtotal for Police							2,727.79		
Subtotal for Fund 427 Cum. Capital Development							2,727.79		
Posted Invoices Total							123,749.56		

RESOLUTION NO. 25-129

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA REGARDING THE AMENDMENT OF AN ECONOMIC REVITALIZATION AREA

WHEREAS, pursuant to Indiana Code 6-1.1-12.1-1, et. seq., as amended (the “Act”), the City of Westfield, Indiana (the “City”), by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the “Council”), has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an “economic revitalization area”, as defined in the Act, and to also abate the payment of personal property taxes within such economic revitalization area; and

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an economic revitalization area and, after preparing maps and plats or a description of the boundaries of the area, may by adoption of a resolution declare such area to be an economic revitalization area, which resolution, following notice and a public hearing thereon, may be confirmed, modified and confirmed, or rescinded; and

WHEREAS, the Council previously adopted its Resolution No. 19-121 on September 9, 2019, as subsequently confirmed by Resolution No. 19-125 adopted by the Council on October 14, 2019, following a public hearing, designating an area whose boundaries are located within the corporate boundaries of the City generally located on the northeast corner of 196th Street and East Street, Westfield, Indiana, to be an economic revitalization area under the Act, known as the Northpoint Business Park Economic Revitalization Area (the “Original Area”), in which property owners and lessees making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act; and

WHEREAS, the Council has studied that area of the City surrounding the Original Area, which is more particularly described in Exhibit A attached hereto and made a part hereof (the “Expansion Area”), which is also depicted on the map attached as Exhibit B hereto and made a part hereof, and desires to declare the Expansion Area to be an economic revitalization area under the Act, in which property owners and lessees in the Expansion Area making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Westfield, Indiana, as follows:

1. The Council hereby finds that (i) the Expansion Area is within the corporate boundaries of the City and (ii) the Expansion Area has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard

buildings, or other factors which have impaired values and prevented a normal development of property and use of property.

2. The Expansion Area is hereby declared to be an “economic revitalization area” pursuant to the Act for purposes of permitting such real and personal property tax deductions, if subsequently approved by the Council, pursuant to the Act. For the avoidance of doubt, the Expansion Area shall only include that portion of existing tax parcel number 08-06-30-00-00-006.000 that is located to the east of East Street.

3. A public hearing shall be held at the time and place of the regular meeting of the Council. The Council shall publish, or cause to be published, pursuant to the Act, a notice of the adoption and substance of this Resolution (the “Notice”) in accordance with Indiana Code 5-3-1, as amended, one (1) time at least ten (10) days before the date of the public hearing on this matter (the “Public Hearing”), which Notice shall state the date and time for the Public Hearing, that the Council will hear all remonstrance's and objections from interested persons at the Public Hearing, that at the conclusion of the Public Hearing the Council may take final action on the proposed designation determining whether the qualifications for an economic revitalization area have been met and confirming, modifying and confirming, or rescinding this Resolution, and that a copy of this Resolution, including the description of the Expansion Area, has been filed with and shall be available for inspection in the office of the Hamilton County Assessor.

4. Pursuant to Section 2.5(b) of the Act, a copy of this Resolution shall be filed with the Hamilton County Assessor.

5. Pursuant to Section 2.5(c) of the Act, at least ten (10) days prior to the date of the Public Hearing, the Council shall file with each taxing unit that has authority to levy property taxes in the geographic area where the Expansion Area is located, the following documents: (a) a copy of the Notice, and (b) a statement containing substantially the same information as a statement of benefits filed with the designating body before the hearing required by this section under section 3, 4.5, or 4.8 of the Act. Such information shall be filed with the officers of each taxing unit who are authorized to fix budgets, tax rates, and tax levies under Indiana Code 6-1.1-17-5.

6. This Resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor as required by law.

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

ALL OF WHICH IS HEREBY ADOPTED BY THE COMMON COUNCIL OF THE
CITY OF WESTFIELD, INDIANA, THIS ____ DAY OF _____, 2025.

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Victor McCarty

Victor McCarty

Victor McCarty

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Kurt J. Wanninger

Kurt J. Wanninger

Kurt J. Wanninger

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that RESOLUTION NO. 25-129 was delivered by me to the Mayor of the City of
Westfield, Indiana, on the ____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Resolution No. 25-129
this ____ day of _____, 2025.

Scott A. Willis, Mayor

I hereby VETO Resolution No. 25-129
this ____ day of _____, 2025.

Scott A. Willis, Mayor

Prepared by: Bradley J. Bingham, Esq.
 Barnes & Thornburg LLP
 11 South Meridian Street
 Indianapolis, IN 46204

EXHIBIT A

Description of Expansion Area

Existing Parcels	Northpoint Business Park EPA
08-06-19-00-00-006.000	
08-06-19-00-00-007.000	
08-06-19-00-00-008.000	
08-06-19-00-00-009.000	
08-06-19-00-02-003.000	
08-06-19-00-02-004.000	
08-06-19-00-02-005.000	
08-06-19-00-02-005.001	
08-06-20-00-00-001.002	
08-06-20-00-00-001.102	
08-06-20-00-00-001.112	
08-06-20-00-00-001.122	
08-06-20-00-00-001.132	
08-06-20-00-00-001.142	
08-06-20-00-00-001.222	
08-06-20-00-00-001.232	
09-06-19-00-00-004.000	
09-06-19-00-00-004.001	
09-06-19-00-00-004.102	
09-06-19-00-00-004.202	
09-06-19-00-00-004.302	
09-06-19-00-00-004.402	
09-06-19-00-01-001.004	
09-06-19-00-01-001.115	
09-06-19-00-01-001.125	
09-06-19-00-01-001.205	
09-06-19-00-01-001.206	
Added Parcel	Northpoint Business Park EPA
08-06-30-00-00-006.000	Parcel to be split (1- West of East Street 2- East of East Street)

LEGAL DESCRIPTION OF EXPANSION AREA

The following is a legal description of the Expansion Area which is located east of East Street, and is expected to be split into two separate tax parcels from the existing tax parcel 08-06-30-00-00-006.000.

A part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 19 North, Range 4 East, Hamilton County, Indiana

Commencing at the Northwest Quarter of said Northeast Quarter of the Northwest Quarter of Section 30, Township 19 North Range 4 East; thence North 89 degrees 54 minutes 02 seconds East (basis of bearing Hamilton County Zone of the Indiana Geospatial Coordinate System) 664.21 feet along the North line of said Northeast Quarter of the Northwest Quarter to the Northeast corner of a tract of land granted to the City of Westfield, Indiana in Instrument No. 2019060992 in the Office of the Recorder of Hamilton County, Indiana, said point being the Point of Beginning of this description; thence continue North 89 degrees 54 minutes 02 seconds East 658.29 feet along said North Line to the Northeast Corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 24 minutes 55 seconds East 649.46 feet along the East Line of said Northeast Quarter of the Northwest Quarter to the southern boundary line of a tract of land granted to David Maurice Chance in Instrument Nos. 2023033466 & 2023033399 and Affidavit of Correction in Instrument No. 2023033853; thence North 89 degrees 54 minutes 08 seconds West 1006.84 feet along said southern boundary line to the eastern right of way line of East Street as described in Instrument No. 2013056342; the next two (2) courses are along said eastern right of way line; (1) thence North 34 degrees 43 minutes 09 seconds East 89.04 feet to the point of curvature of a curve concave westerly; (2) thence northerly along said curve having a radius of 885.34 feet and an arc length of 540.82 feet being subtended by a long chord with a bearing of North 17 degrees 18 minutes 18 seconds East and a chord length of 532.45 feet; then next three (3) courses are along said City of Westfield Tract; (1) thence North 43 degrees 16 minutes 31 seconds East 50.97 feet; (2) thence North 89 degrees 35 minutes 58 seconds East 100.00 feet; (3) North 00 degrees 24 minutes 02 seconds West 27.22 feet to the point of beginning, containing 12.632 acres more or less.

ORDINANCE NUMBER 25-27

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,
HAMILTON COUNTY, INDIANA CONCERNING
AMENDMENT TO UNIFIED DEVELOPMENT ORDINANCE

Cross Reference the following Instrument Numbers: 2021027349, 20220262,
2023006573, and 2021076504 as recorded in the Hamilton County Recorder's Official
Records

This is an ordinance to amend the Westfield Washington Township UDO of the city of Westfield and Washington Township, Hamilton County, Indiana UDO enacted by the city of Westfield pursuant to its authority under the laws of the state of Indiana, Ind. Code § 36-7-4 et seq., as amended

WHEREAS, the city of Westfield IN (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to a unified development ordinance;

WHEREAS, the common council enacted ordinance number 21-10, the Woods Robinson Briggs Planned Unit Development ("PUD") on March 22, 2021;

WHEREAS, the Westfield Washington Advisory Plan Commission (the "Commission") enacted ordinance 22-29 the Woods Robinson Briggs PUD Amendment I on May 11, 2022

WHEREAS, the Westfield Washington Advisory Plan Commission enacted ordinance 22-29 the Woods Robinson Briggs PUD Amendment II on February 15, 2023.

WHEREAS, THE Commission considered a petition (2505-PUD-09), requesting: (i) an amendment to the Unified Development ordinance and the Zoning Map with regard to the subject real estate more particularly described in Exhibits A which is a legal description of the 10.98 acres of the northern, residential area of the westernmost parcel in District 4 of the Woods Robinson Briggs PUD (the "Real Estate"), Exhibit B, which shows the Briggs Parcel, Exhibit C which is legal description from the Original Woods Robinson Briggs PUD real estate, Exhibit D the concept plan for this Amendment III and Exhibit E which are the illustrative renderings of the homes proposed in the Amendment III to the Woods Robinson Briggs PUD Ordinance;

WHEREAS, the Commission forwarded Petition No. 2505-PUD-09 to the Common Council with a favorable recommendation (seven (7) in favor, one (1) against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the secretary of the Commission certified the action of the commission to Common Council on June 3, 2025;

WHEREAS, the common council is subject to the provisions of the Indiana Code § 36-7-4' et seq., as amended and Indiana Code § 36-7-4-15'12 concerning and action on this request.

Now, Therefore, Be it Ordained by the common Council of the City of Westfield, Hamilton County Indiana, meeting in regular session that the Woods Robinson Briggs PUD Ordinance, Unified Development ordinance, and The zoning Map are hereby amendment as follows:

- Section 1 Applicability of Ordinance.
- 1.1 'This PUD District Ordinance Amendment (this “Ordinance”) applies to the subject Real Estate,
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Amendment and its exhibits, (ii) the provisions of the Woods Robinson Briggs PUD as amended, and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Amendment to the Woods Robinson Briggs Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance,
- Section 2 Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.
- Section 3 Concept Plan, attached hereto as Exhibit D, is hereby incorporated in accordance with Article 10.9(E)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial conformance with the Concept Plan as determined by the Director of Community Development. This Concept Plan shall supersede any Concept Plans previously presented for the Real Estate.
- Section 4 Section 8.4 of Ordinance 21-10, District 4, Small Lot Single-Family (South) District shall be amended as follows:
- | | |
|------------------------------------|----------|
| Minimum Lot area | 2,100 SF |
| Minimum Lot Frontage | 22 Feet |
| Minimum Lot Width at Building Line | 27 Feet |
| Minimum Living Area | 1590 SF |
| Maximum Number of Lots | 270 Lots |
- Character exhibits, attached hereto as Exhibit E, are to be incorporated herein for illustrative purposes. Exhibit E shall supplement the character exhibits incorporated as part of Sec. 8.4 of Ordinance 21-10, Exhibit G.
- Section 5 Section 5 Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:
- 5.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below:
- A. Open Space: The minimum open space required shall be 15% and may include ponds.
- B. Amenities: An overall amenity plan shall be designed to provide amenities and foster connectivity throughout the Real Estate as generally depicted on the Concept Plan Exhibit D. These open space amenities, which shall include two (2) pickleball courts, one (1) playground, one (1) covered picnic shelter, and one (1) fire pit/gathering area shall be constructed in substantially similar design as shown on the Concept Plan Exhibit D as determined by the Director of Community

Development.

- Section 6 Section 6 of Ordinance 22-05, landscape buffering standards shall be amended as follows:
- 6.1 In addition to the perimeter Buffer Yard plan standards made part of Ordinance 22-05, landscape plantings consisting of three (3) Shade Trees, three (3) Evergreen Trees, and 10 Shrubs per every one-hundred (100) lineal feet shall be provided along the south and east perimeters of the Real Estate abutting District 1 of the Woods Robinson Briggs PUD.
- Section 7 Duration. Failure to obtain the first Improvement Location Permit for a new Building on the Real Estate by June 9, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification to revert to the previous zoning).
- Section 8 Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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SIGNATURE PAGE FOLLOWS

ALL OF WHICH IS ORDAINED / RESOLVED THIS ____ DAY OF _____, 2025

WESTFIELD CITY COUNCIL

Voting For	Voting Against	Abstain
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ATTEST:

_____, Clerk Treasurer

This document prepared by:
Ed Freeman, David Weekley Homes, Indianapolis, Indiana 46260

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Ed Freeman.

I hereby certify that ORDINANCE _____ was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____.

_____, Clerk-Treasurer

I hereby APPROVE ORDINANCE _____ on this the _____ day of _____, 2025.

Scott Willis, Mayor of Westfield, Indiana

I hereby VETO ORDINANCE _____ on this the _____ day of _____, 2025.

Scott Willis, Mayor of Westfield, Indiana

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description of the Briggs Property a portion of “District 4”
Exhibit B	Depiction of the Residential Area of Briggs
Exhibit C	Overall Woods Robinson Brigg's Real Estate
Exhibit D	Concept Plan for the Cottages at Harvest Trail.
Exhibit E	Illustrative Renderings of the homes at the Cottages at Harvest-Trail

EXHIBIT A

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING A PART OF THAT 20 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON AUGUST 30, 2022 BY ANDREW D. BAXTER JR., -INDIANA PROFESSIONAL SURVEYOR NUMBER LS20400029 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W200155 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION BEING MARKED BY A MAG NAIL; THENCE ON AND ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST (BEARINGS ARE DERIVED FROM COORDINATES BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011) EPOCH 2010.0) 1323.22 FEET TO THE SOUTHEAST CORNER OF A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2021076504 MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012"; THENCE ON AND ALONG SAID WARRANTY DEED NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST 462.01 FEET TO THE **POINT OF BEGINNING**; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST 661.66 FEET TO A POINT ON THE WEST LINE OF SAID WARRANTY DEED BEING MARKED BY A 5/8-INCH DIAMETER REBAR WITH CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS "WEIHE" REBAR); PROCEED THENCE ON AND ALONG THE PERIMETER OF SAID WARRANTY DEED FOR THE FOLLOWING THREE (3) CALLS: 1) THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 723.04 FEET TO THE NORTHWEST CORNER THEREOF BEING MARKED BY A WEIHE REBAR; 2) THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 661.74 FEET TO THE NORTHEAST CORNER THEREOF BEING MARKED BY AN IRON PIPE; 3) THENCE SOUTH 00 DEGREES 13 MINUTES 50 SECONDS WEST 723.04 FEET TO THE **POINT OF BEGINNING** CONTAINING 10.98 ACRES, MORE OR LESS.

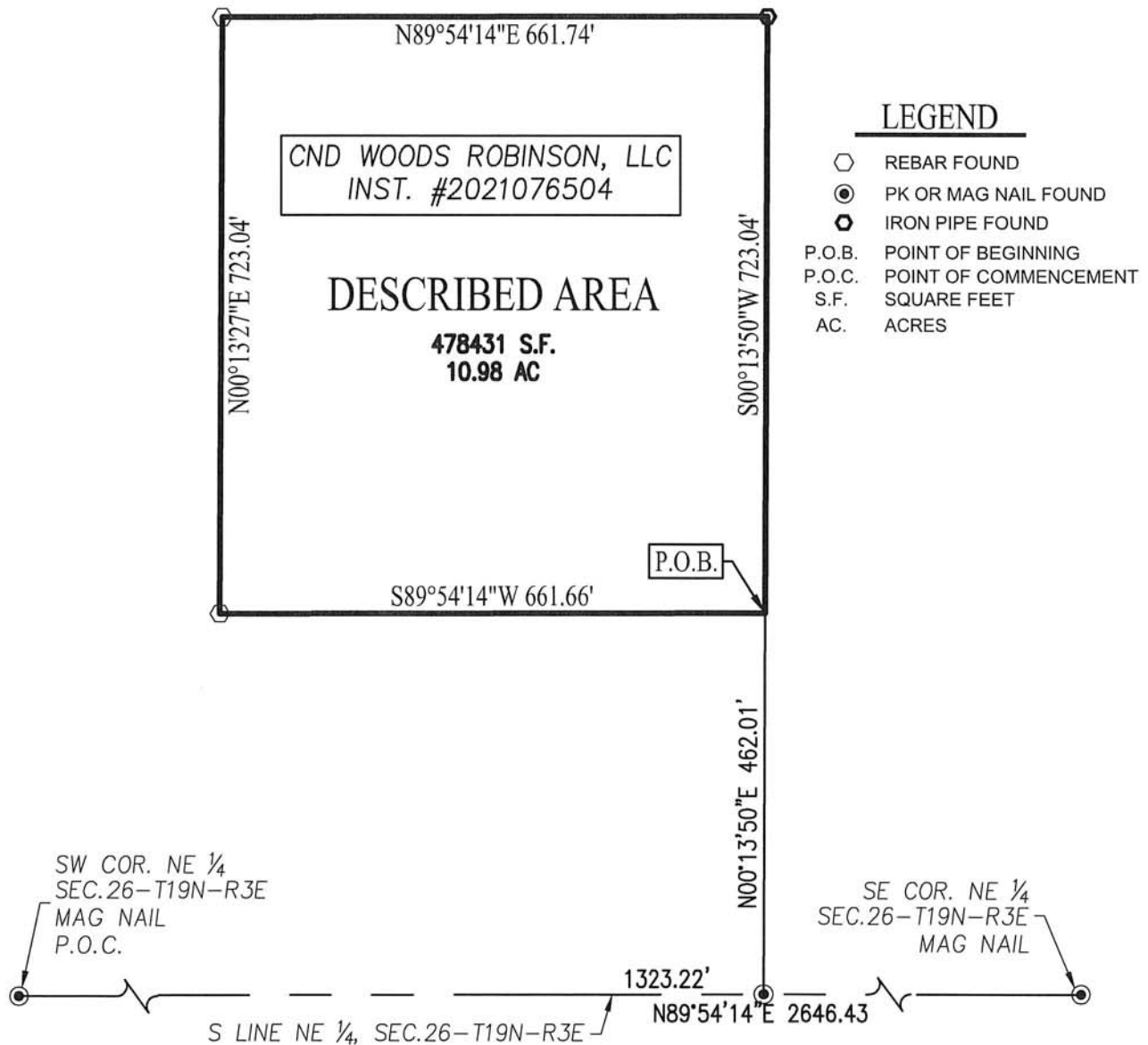
This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

BRIGGS PROPERTY LEGAL 1
PAGE 1 OF 2

DATE: JANUARY 15, 2025



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611



This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

BRIGGS PROPERTY LEGAL 1
PAGE 2 OF 2

DATE: JANUARY 15, 2025

WEIHE
 ENGINEERS

10505 N. College Avenue
 Indianapolis, Indiana 46280
 weihe.net
 317 | 846 - 6611

SCALE: 1" = 200'

0 50 150 200



EXHIBIT B



BRIGGS PROPERTY

PAGE 1 OF 1

DATE: MARCH 06, 2025

WEIHE
ENGINEERS

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

This drawing is not
survey, or a Survey

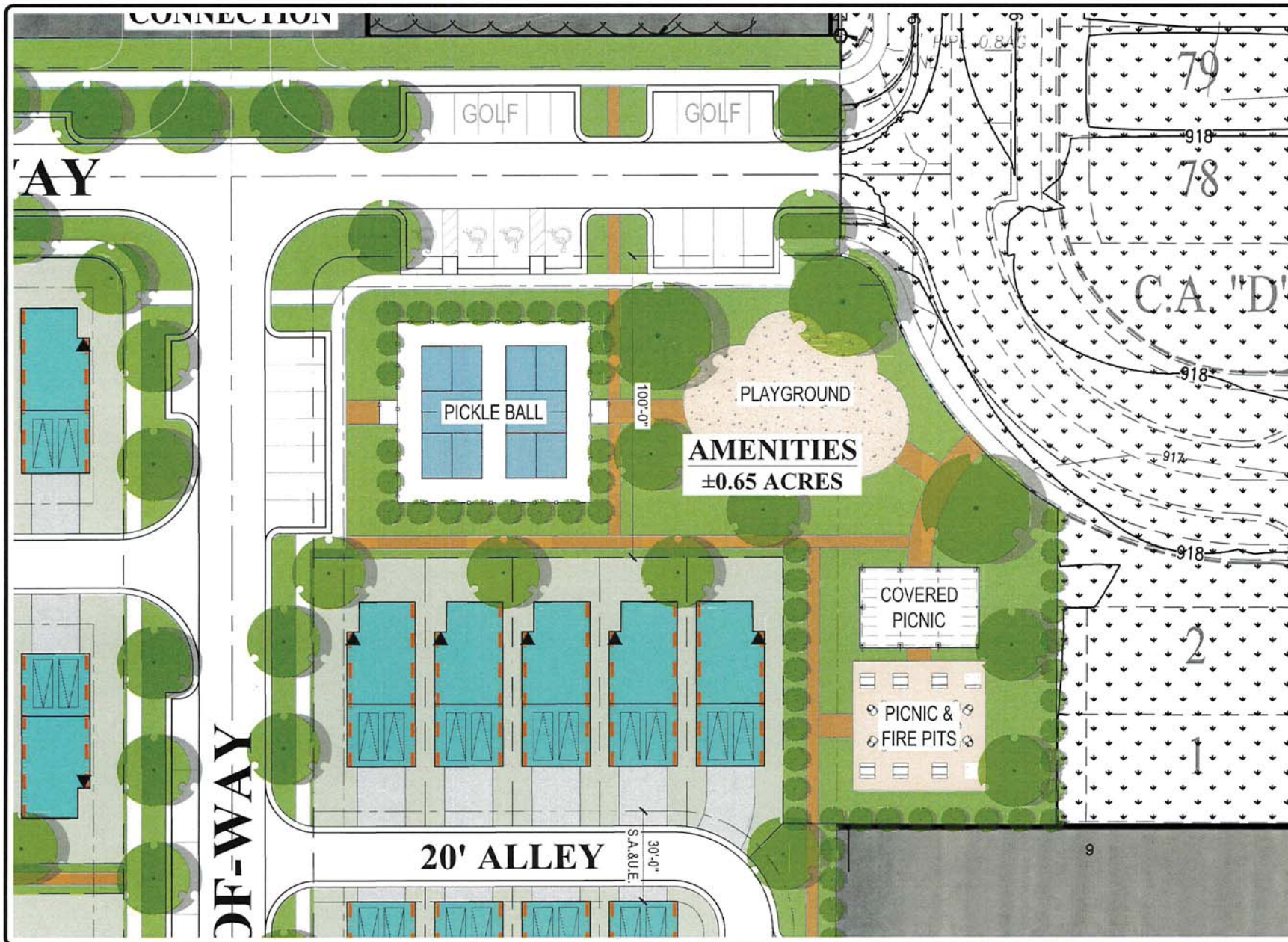
EXHIBIT C

EXHIBIT A
REAL ESTATE

A part of the Southeast Quarter of Section 23, part of the Northwest Quarter of Section 25, and part of the Northeast Quarter of Section 26 all in Township 19 North, Range 3 East Hamilton County, Indiana, described as follows:

BEGINNING at the Southeast Corner of the Northeast Quarter of Section 26; thence along the south line of said Quarter South 89 degrees 54 minutes 14 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) a distance of 1323.22 feet to the Southeast Corner of the West Half of said northeast Quarter; thence continue along the south line of said Quarter Section South 89 degrees 54 minutes 14 seconds West 850.18 feet to a point 188.57 feet west of the Southwest Corner of the East Half of said Half Quarter Section; thence parallel with the west line of said East Half of said West Half Quarter Section North 00 degree 13 minutes 27 seconds East 462.01 feet; thence parallel with aforesaid south line North 89 degrees 54 minutes 14 seconds East 188.57 feet to the west line of the East Half of said West Half; thence along said west line North 00 degree 13 minutes 27 seconds East 723.04 feet to the northwest corner of 18 acres off the entire south end of said Half Half Quarter Section; thence along the north line of said 18 acres North 89 degrees 54 minutes 14 seconds East 661.74 feet to the northeast corner of said 18 acres; thence along the west line of the East Half of said Northeast Quarter North 00 degrees 13 minutes 50 seconds East 1463.08 feet to the Southwest Corner of the South Half of the of the Southeast Quarter of the Southeast Quarter of said Section 23; thence along the west line of said Half Quarter Quarter of said Section 23 North 00 degrees 01 minute 08 seconds West 663.50 feet to the Northwest Corner of the South Half of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Half Quarter Quarter Section North 89 degrees 39 minutes 04 seconds East 866.88 feet to the westerly line of the lands of the City of Westfield (Former Monon Railroad); thence along said westerly line South 33 degrees 30 minutes 30 seconds East 2461.68 feet to the east northeast corner of the lands of the Wood Family Farm of Hamilton County, LLC as described in Instrument No. 2015012811; thence along the east line of Wood South 00 degrees 16 minutes 39 seconds East 1242.37 feet to the south line of the Northwest Quarter of said Section 25; thence along said south line South 88 degrees 46 minutes 09 seconds West 919.30 feet to the place of beginning, containing 157.53 acres, more or less.

EXHIBIT D



David Weekley Homes



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PRODUCT INFO.

Similar Community and/or Plans			
GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / 8762)			
Plot Size	22'-8" x 55'	Typical Lot Size	29' x 75' / 90'
Number of Floors	2 STORIES	Target Living Area	±1600 - 1900 sqft
Living/Dining/Kitchen	1st	Master Suite	2nd

TOTAL UNIT COUNT

83

COMMUNITY INFO.

TOTAL SITE AREA:	±881,889 sqft / 20.24 acres
E 19th ST. ROW DEDICATION:	±64,188 sqft / 1.47 acres
COMMERCIAL PARCEL:	±328,666 sqft / 7.45 acres
EFFECTIVE D.V.H. SITE:	±488,034 sqft / 11.22 acres
JOINT DETENTION AREA:	±122,762 sqft / 2.82 acres (±15% OF COMBINED COMMERCIAL & D.V.H. SITE AREAS)
D.V.H. SITE DENSITY:	7.40 D.U./acre
MAX. DENSITY (per ZONING):	88.88 D.U./acre
DIST. BETWEEN RESIDENCES (detached):	8'
DIST. BETWEEN MULTI-FAMILY (detached):	125'
RESIDENT & GUEST PARKING:	±302 spaces (4.6 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
CHA-RENT SPACES:	256 spaces (3.1 per UNIT)
AMENITY PARKING:	30 spaces
CAR PARKING:	14 spaces (10 standard + 4 ADA)
GOLF CART PARKING:	15 spaces

AMENITY AREA

WESTFIELD - BRIGGS

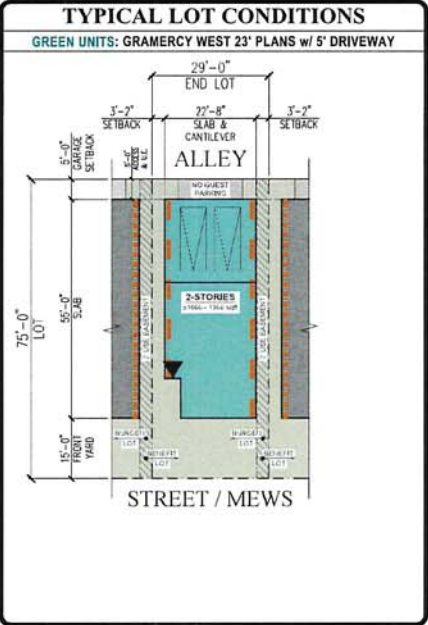
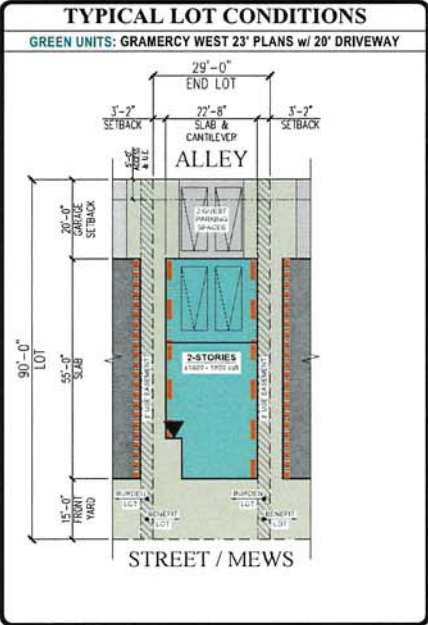
IND-0024

612 EAST 19th STREET

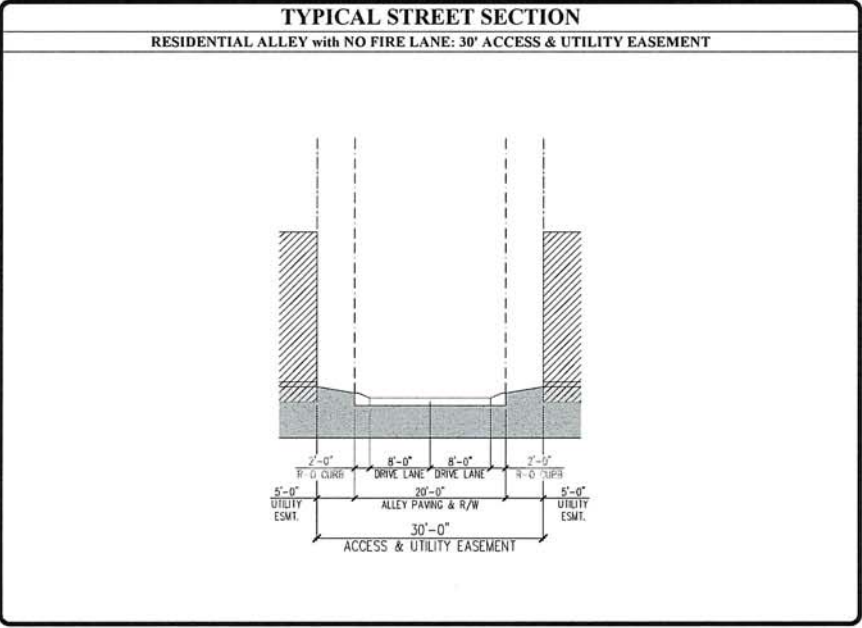
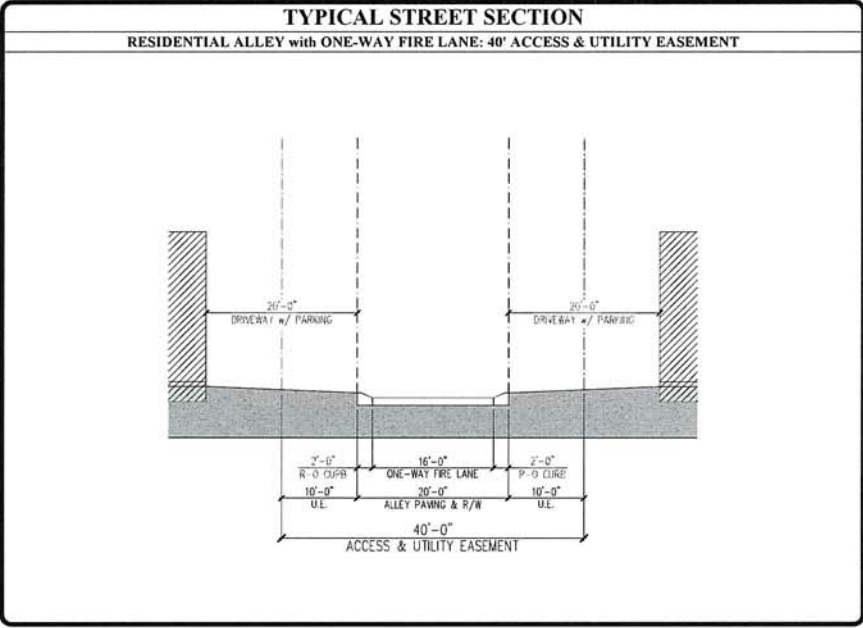
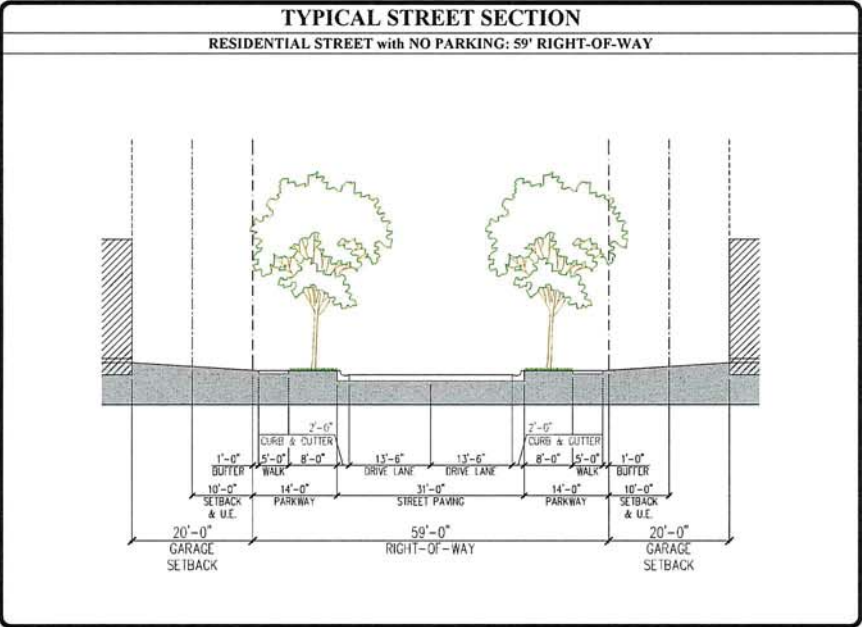
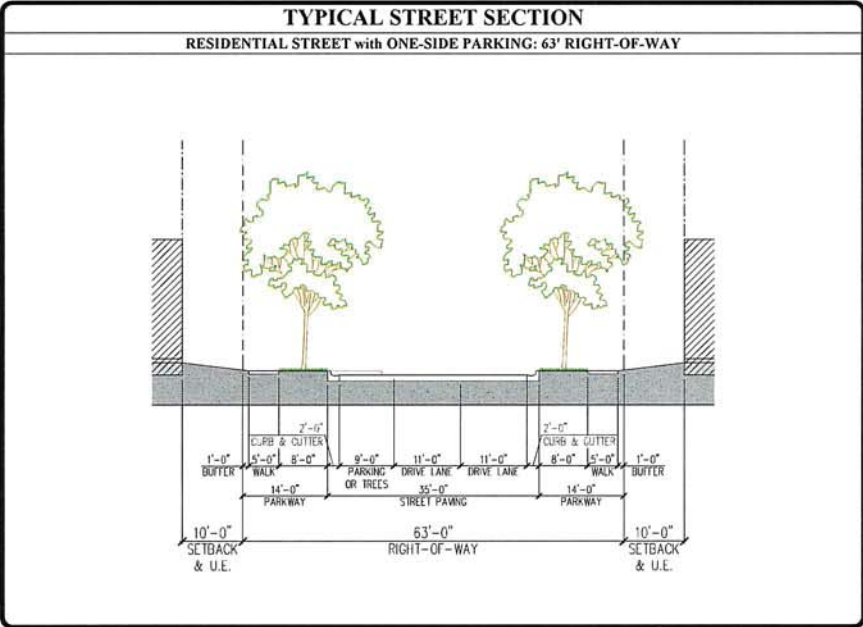
WESTFIELD, IN

Version	Author	Author
V14	02-07-2025	PE
Media @ 11'-11"	Media @ 22'-11"	

SCALE: 1" = 30'-0" SCALE: 1" = 15'-0"



David Weekley Homes		
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PRODUCT INFO.		
Product / E-Code GREEN 83	Similar Community and/or Plans GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / 8762)	
	Post Size 22'-8" x 55'	Typical Lot Size 29' x 75' / 90'
	Number of Floors 2 STORIES	Target Living Area ±1600 - 1900 sqft
	Living/Dining/Kitchen 1st	Master Suite 2nd
TOTAL UNIT COUNT		
83		
COMMUNITY INFO.		
TOTAL SITE AREA: ±881,689 sqft / 20.24 acres		
E 19th St. R/W DEDICATION: ±54,185 sqft / 1.24 acres		
COMMERCIAL PARCEL: ±128,656 sqft / 2.95 acres		
EFFECTIVE D.V.H. SITE: ±488,854 sqft / 11.22 acres		
SHARED DETENTION AREA: ±123,265 sqft / 2.83 acres (±15% OF COMBINED COMMERCIAL & D.V.H. SITE AREAS)		
D.V.H. SITE DENSITY: 7.40 D.U./acre		
MAX. DENSITY (per ZONING): 88.88 D.U./acre		
DIST. BETWEEN RESIDENCE (detached): 8'		
DIST. BETWEEN MULTI-FAMILY (attached): 10'		
RESIDENT & GUEST PARKING: ±374 spaces (4.5 per unit)		
DRIVEWAY SPACES: 150 spaces (1.8 per unit)		
GARAGE SPACES: 166 spaces (2.0 per unit)		
ON-STREET SPACES: ±58 spaces (0.7 per unit)		
AMENITY PARKING: 27 spaces		
CAR PARKING: 15 spaces (11 standard + 4 ADA)		
GOLF CART PARKING: 12 spaces		
EXHIBITS		
WESTFIELD - BRIGGS IND-0024 612 EAST 19th STREET WESTFIELD, IN		
Version V15	Issue Date 04-02-2025	Author PE
Media @ 11"x17" VARIES	Media @ 22"x34" VARIES	



David Weekley Homes

N-C-B-D-C

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PRODUCT INFO.

Similar Community and/or Plans
GRAMERCY WEST 23' PLANS
(9799 / 9800 / 9801 / 8762)

Product / City / New Count	Green 83
Pod Size	22'-8" x 55'
Typical Lot Size	29' x 75' / 90'
Number of Floors	2 STORIES
Target Living Area	±1600 - 1900 sqft
Living/Dining/Kitchen	1st
Master Suite	2nd

TOTAL UNIT COUNT
83

COMMUNITY INFO.

TOTAL SITE AREA: ±881,688 sqft / 20.24 acres
E 191st ST. ROW DEDICATION: ±54,189 sqft / 1.47 acres
COMMERCIAL PARCEL: ±338,606 sqft / 7.45 acres
EFFECTIVE D.U.V.H. SITE: ±488,694 sqft / 11.22 acres

SHARED DETENTION AREA: ±123,205 sqft / 2.83 acres
(±15% OF COMBINED COMMERCIAL & D.U.V.H. SITE AREAS)

D.V.H. SITE DENSITY: 7.40 D.U./acre
MAX. DENSITY (per ZONING): 88.88 D.U./acre

DIST. BETWEEN RESIDENCE (detached): 6'
DIST. BETWEEN MULTI-FAMILY (detached): 10'

RESIDENT & GUEST PARKING: ±374 spaces (4.5 per UNIT)
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ON-STREET SPACES: ±58 spaces (0.7 per UNIT)
AMENITY PARKING: 27 spaces
CAR PARKING: 15 spaces (11 standard + 4 ADA)
GOLF CART PARKING: 12 spaces

EXHIBITS
WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V15	04-02-2025	PE
Media @ 11' x 17'		Media @ 22' x 34'
VARIES		VARIES

EXHIBIT E















The
Sterling





AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,
HAMILTON COUNTY, INDIANA CONCERNING
AMENDMENT TO UNIFIED DEVELOPMENT ORDINANCE

Cross Reference the following Instrument Numbers: 2021027349, 20220262,
2023006573, and 2021076504 as recorded in the Hamilton County Recorder's Official
Records

This is an ordinance to amend the Westfield Washington Township UDO of the city of Westfield and Washington Township, Hamilton County, Indiana UDO enacted by the city of Westfield pursuant to its authority under the laws of the state of Indiana, Ind. Code § 36-7-4 et seq., as amended

WHEREAS, the city of Westfield IN (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to a unified development ordinance;

WHEREAS, the common council enacted ordinance number 21-10, the Woods Robinson Briggs Planned Unit Development ("PUD") on March 22, 2021;

WHEREAS, the Westfield Washington Advisory Plan Commission (the "Commission") enacted ordinance 22-29 the Woods Robinson Briggs PUD Amendment I on May 11, 2022

WHEREAS, the Westfield Washington Advisory Plan Commission enacted ordinance 22-29 the Woods Robinson Briggs PUD Amendment II on February 15, 2023.

WHEREAS, THE Commission considered a petition (2505-PUD-09), requesting: (i) an amendment to the Unified Development ordinance and the Zoning Map with regard to the subject real estate more particularly described in Exhibits A which is a legal description of the 10.98 acres of the northern, residential area of the westernmost parcel in District 4 of the Woods Robinson Briggs PUD (the "Real Estate Property"), Exhibit B, which shows the Briggs Parcel, Exhibit C which is legal description from the Original Woods Robinson Briggs PUD real estate, Exhibit D the concept plan for this Amendment III and Exhibit E which are the illustrative renderings of the homes proposed in the Amendment III to the Woods Robinson Briggs PUD Ordinance;

WHEREAS, the Commission forwarded Petition No. 2505-PUD-09 to the Common Council with a _____ recommendation (____() in favor, _____ () against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the secretary of the Commission certified the action of the commission to Common Council on _____, 2025;

WHEREAS, the common council is subject to the provisions of the Indiana Code § 36-7-4' et seq., as amended and Indiana Code § 36-7-4-15'12 concerning and action on this request.

Now, Therefore, Be it Ordained by the common Council of the City of Westfield, Hamilton County Indiana, meeting in regular session that the Woods Robinson Briggs PUD Ordinance, Unified Development ordinance, and The zoning Map are hereby amendment as follows:

- Section 1 Applicability of Ordinance.
- 1.1 'This PUD District Ordinance Amendment (this “Ordinance”) applies to the subject Real Estate,
 - 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Amendment and its exhibits, (ii) the provisions of the Woods Robinson Briggs PUD as amended, and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
 - 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
 - 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Amendment to the Woods Robinson Briggs Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance,
- Section 2 Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.
- Section 3 Concept Plan, attached hereto as Exhibit D, is hereby incorporated in accordance with Article 10.9(E)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial conformance with the Concept Plan as determined by the Director of Community Development. This Concept Plan shall supersede any Concept Plans previously presented for the Real Estate.
- Section 4 Section 8.4 of Ordinance 21-10, District 4, Small Lot Single-Family (South) District shall be amended as follows:
- | | |
|------------------------------------|----------|
| Minimum Lot area | 2,100 SF |
| Minimum Lot Frontage | 22 Feet |
| Minimum Lot Width at Building Line | 27 Feet |
| Minimum Living Area | 1590 SF |
| Maximum Number of Lots | 270 Lots |
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- Section 5 Section 5 Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:
- 5.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below:
 - A. Open Space: The minimum open space required shall be 15% and may include ponds.
 - B. Amenities: An overall amenity plan shall be designed to provide amenities and foster connectivity throughout the Real Estate as generally depicted on the Concept Plan Exhibit D. These open space amenities, which shall include two (2) pickleball courts, one (1) playground, one (1) covered picnic shelter, and one (1) fire pit/gathering area shall be constructed in substantially similar design as shown on the Concept Plan Exhibit D as determined by the Director of Community

Development.

Section 6 Section 6 of Ordinance 22-05, landscape buffering standards shall be amended as follows:

6.1 In addition to the perimeter Buffer Yard plan standards made part of Ordinance 22-05, landscape plantings consisting of three (3) Shade Trees, three (3) Evergreen Trees, and 10 Shrubs per every one-hundred (100) lineal feet shall be provided along the south and east perimeters of the Real Estate abutting District 1 of the Woods Robinson Briggs PUD.

Section 7 Duration. Failure to obtain the first Improvement Location Permit for a new Building on the Real Estate by June 9, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification to revert to the previous zoning).

Section 8 Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

SIGNATURE PAGE FOLLOWS

ALL OF WHICH IS ORBAINED/RESOLVED THIS _____ DAT OF _____, 2025

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

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ATTEST:

_____, Clerk Treasurer

I affirm under the penalties for perjury, that I have taken reasonable oars to redact each Social Security Number in this document, unless required by law: Ed Freeman

This Instrument prepared by: Ed Freeman, David Weekley Homes, Indianapolis, Indiana 46260

I hereby certify that ORDINANCE _____ was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____.

_____, Clerk-Treasurer

I hereby APPROVE ORDINANCE _____ on this the _____ day of _____, 2025.

Scott Willis, Mayor of Westfield, Indiana

I hereby VETO ORDINANCE _____ on this the _____ day of _____, 2025.

Scott Willis, Mayor of Westfield, Indiana

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description of the Briggs Property a portion of “District 4”
Exhibit B	Depiction of the Residential Area of Briggs
Exhibit C	Overall Woods Robinson Brigg's Real Estate
Exhibit D	Concept Plan for the Cottages at Harvest Trail.
Exhibit E	Illustrative Renderings of the homes at the Cottages at Harvest-Trail

EXHIBIT A

LEGAL DESCRIPTION

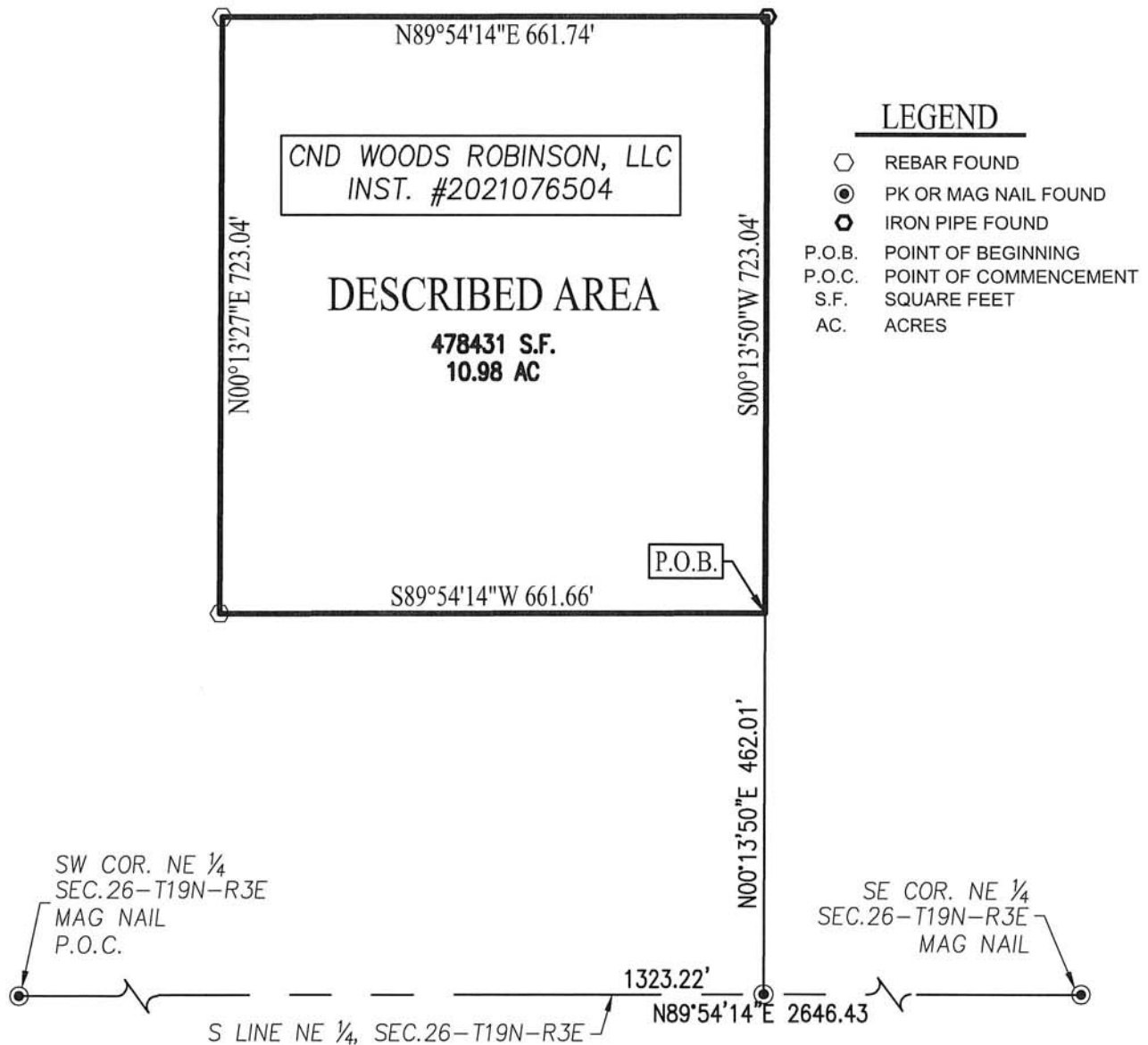
PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING A PART OF THAT 20 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON AUGUST 30, 2022 BY ANDREW D. BAXTER JR., -INDIANA PROFESSIONAL SURVEYOR NUMBER LS20400029 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W200155 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION BEING MARKED BY A MAG NAIL; THENCE ON AND ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST (BEARINGS ARE DERIVED FROM COORDINATES BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011) EPOCH 2010.0) 1323.22 FEET TO THE SOUTHEAST CORNER OF A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2021076504 MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012"; THENCE ON AND ALONG SAID WARRANTY DEED NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST 462.01 FEET TO THE **POINT OF BEGINNING**; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST 661.66 FEET TO A POINT ON THE WEST LINE OF SAID WARRANTY DEED BEING MARKED BY A 5/8-INCH DIAMETER REBAR WITH CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS "WEIHE" REBAR); PROCEED THENCE ON AND ALONG THE PERIMETER OF SAID WARRANTY DEED FOR THE FOLLOWING THREE (3) CALLS: 1) THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 723.04 FEET TO THE NORTHWEST CORNER THEREOF BEING MARKED BY A WEIHE REBAR; 2) THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 661.74 FEET TO THE NORTHEAST CORNER THEREOF BEING MARKED BY AN IRON PIPE; 3) THENCE SOUTH 00 DEGREES 13 MINUTES 50 SECONDS WEST 723.04 FEET TO THE **POINT OF BEGINNING** CONTAINING 10.98 ACRES, MORE OR LESS.

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

BRIGGS PROPERTY LEGAL 1
PAGE 1 OF 2

DATE: JANUARY 15, 2025



This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

BRIGGS PROPERTY LEGAL 1
PAGE 2 OF 2

DATE: JANUARY 15, 2025

WEIHE
 ENGINEERS

10505 N. College Avenue
 Indianapolis, Indiana 46280
 weihe.net
 317 | 846 - 6611

SCALE: 1" = 200'

0 50 150 200



EXHIBIT B



BRIGGS PROPERTY

PAGE 1 OF 1

DATE: MARCH 06, 2025

WEIHE
ENGINEERS

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

This drawing is not
survey, or a Survey

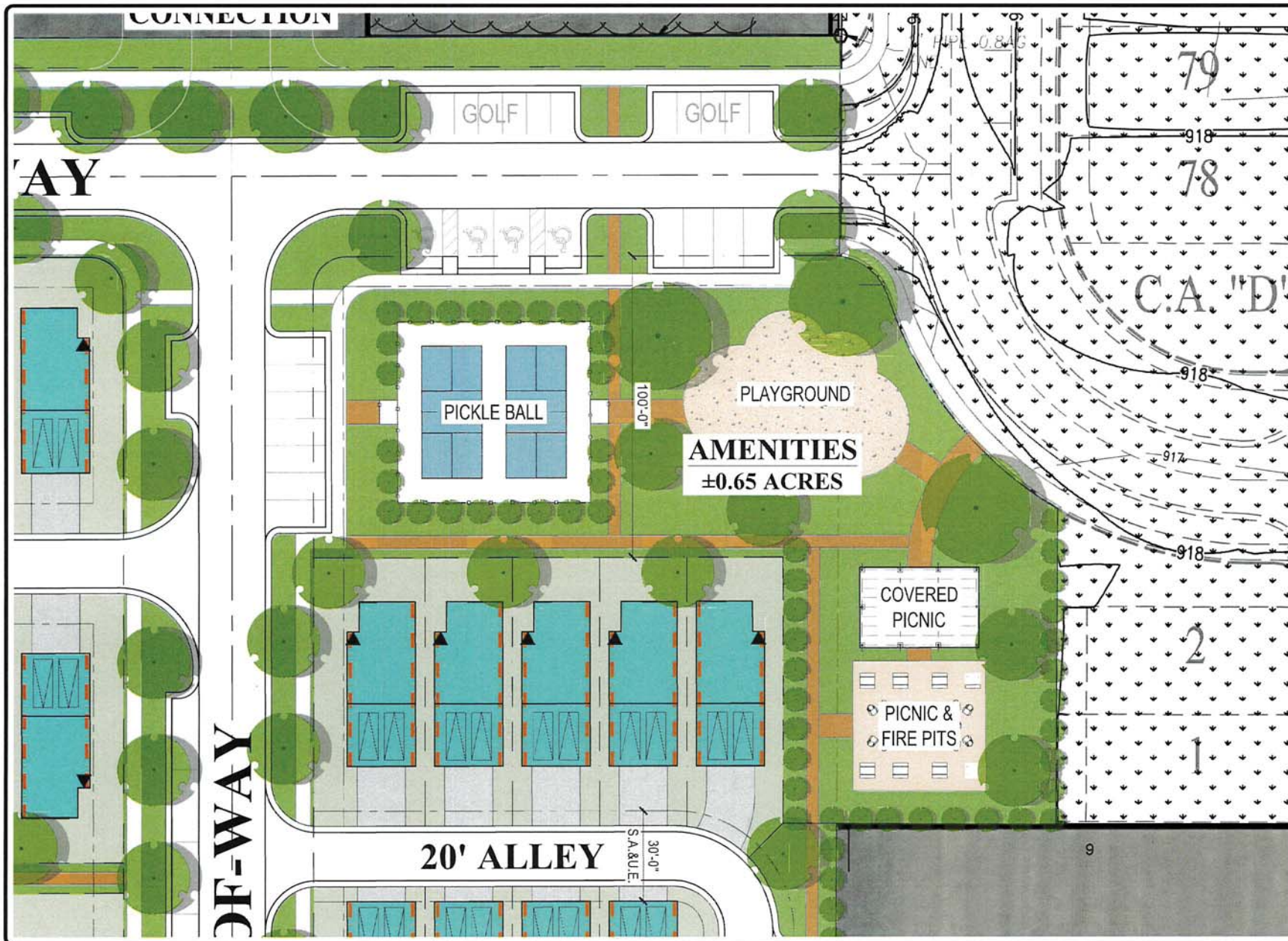
EXHIBIT C

EXHIBIT A
REAL ESTATE

A part of the Southeast Quarter of Section 23, part of the Northwest Quarter of Section 25, and part of the Northeast Quarter of Section 26 all in Township 19 North, Range 3 East Hamilton County, Indiana, described as follows:

BEGINNING at the Southeast Corner of the Northeast Quarter of Section 26; thence along the south line of said Quarter South 89 degrees 54 minutes 14 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) a distance of 1323.22 feet to the Southeast Corner of the West Half of said northeast Quarter; thence continue along the south line of said Quarter Section South 89 degrees 54 minutes 14 seconds West 850.18 feet to a point 188.57 feet west of the Southwest Corner of the East Half of said Half Quarter Section; thence parallel with the west line of said East Half of said West Half Quarter Section North 00 degree 13 minutes 27 seconds East 462.01 feet; thence parallel with aforesaid south line North 89 degrees 54 minutes 14 seconds East 188.57 feet to the west line of the East Half of said West Half; thence along said west line North 00 degree 13 minutes 27 seconds East 723.04 feet to the northwest corner of 18 acres off the entire south end of said Half Half Quarter Section; thence along the north line of said 18 acres North 89 degrees 54 minutes 14 seconds East 661.74 feet to the northeast corner of said 18 acres; thence along the west line of the East Half of said Northeast Quarter North 00 degrees 13 minutes 50 seconds East 1463.08 feet to the Southwest Corner of the South Half of the of the Southeast Quarter of the Southeast Quarter of said Section 23; thence along the west line of said Half Quarter Quarter of said Section 23 North 00 degrees 01 minute 08 seconds West 663.50 feet to the Northwest Corner of the South Half of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Half Quarter Quarter Section North 89 degrees 39 minutes 04 seconds East 866.88 feet to the westerly line of the lands of the City of Westfield (Former Monon Railroad); thence along said westerly line South 33 degrees 30 minutes 30 seconds East 2461.68 feet to the east northeast corner of the lands of the Wood Family Farm of Hamilton County, LLC as described in Instrument No. 2015012811; thence along the east line of Wood South 00 degrees 16 minutes 39 seconds East 1242.37 feet to the south line of the Northwest Quarter of said Section 25; thence along said south line South 88 degrees 46 minutes 09 seconds West 919.30 feet to the place of beginning, containing 157.53 acres, more or less.

EXHIBIT D



David Weekley Homes

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PRODUCT INFO.

Similar Community and/or Plans
 GRAMERCY WEST 23' PLANS
 (9799 / 9800 / 9801 / 8762)

Plot Size 22'-8" x 55'	Typical Lot Size 29' x 75' / 90'
Number of Floors 2 STORIES	Target Living Area ±1600 - 1900 sqft
Living/Dining/Kitchen 1st	Master Suite 2nd

TOTAL UNIT COUNT

83

COMMUNITY INFO.

TOTAL SITE AREA: ±881,889 sqft / 20.24 acres
 E 19th ST. ROW DEDICATION: ±64,168 sqft / 1.47 acres
 COMMERCIAL PARCEL: ±328,666 sqft / 7.45 acres
 EFFECTIVE DVAH. SITE: ±488,054 sqft / 11.22 acres

JOINT DETENTION AREA: ±122,762 sqft / 2.82 acres
 (±15% OF COMBINED COMMERCIAL & DVAH SITE AREAS)

DVAH SITE DENSITY: 7.40 D.U./acre
 MAX. DENSITY (per ZONING): 88.88 D.U./acre

DIST. BETWEEN RESIDENCE (detached): 8'
 DIST. BETWEEN MULTI-FAMILY (detached): 10'

RESIDENT & GUEST PARKING: ±302 spaces (4.6 per UNIT)
 DRIVEWAY SPACES: 150 spaces (1.8 per UNIT)
 GARAGE SPACES: 166 spaces (2.0 per UNIT)
 ON-STREET SPACES: 255 spaces (3.0 per UNIT)

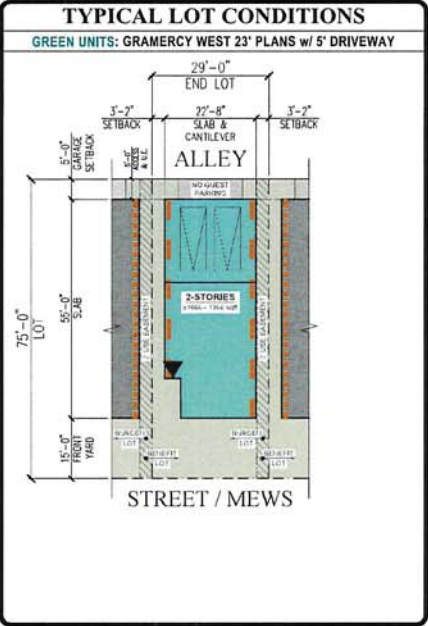
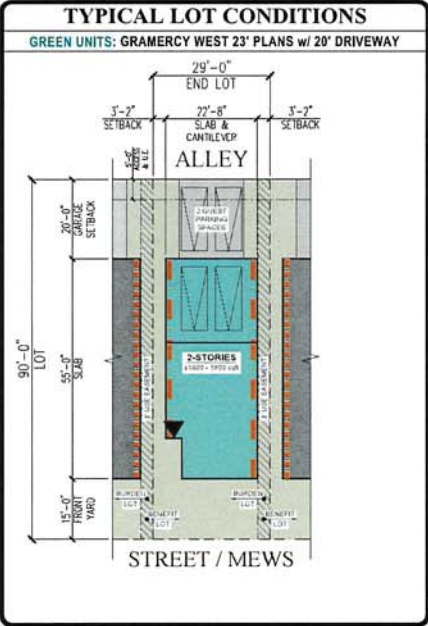
AMENITY PARKING: 30 spaces
 CAR PARKING: 14 spaces (10 standard + 4 ADA)
 GOLF CART PARKING: 15 spaces

AMENITY AREA

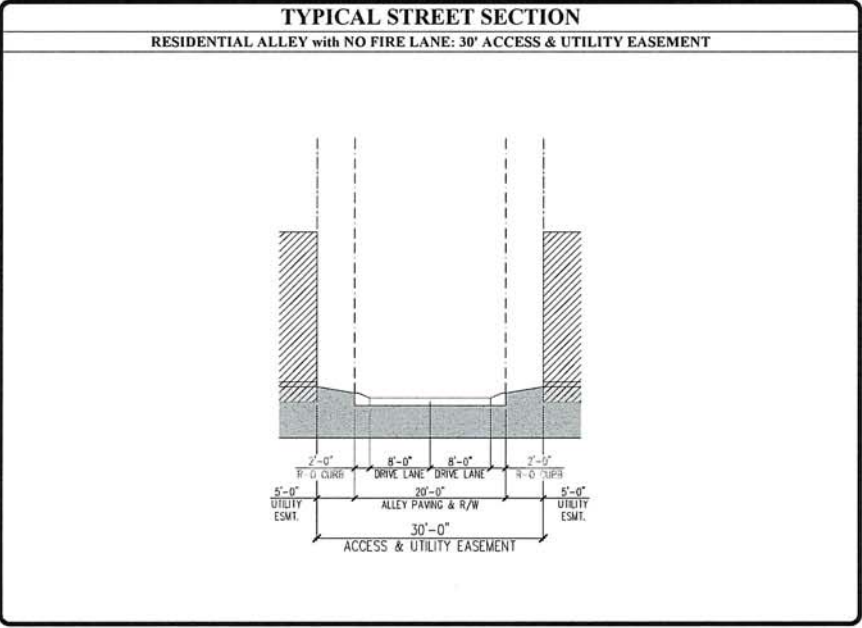
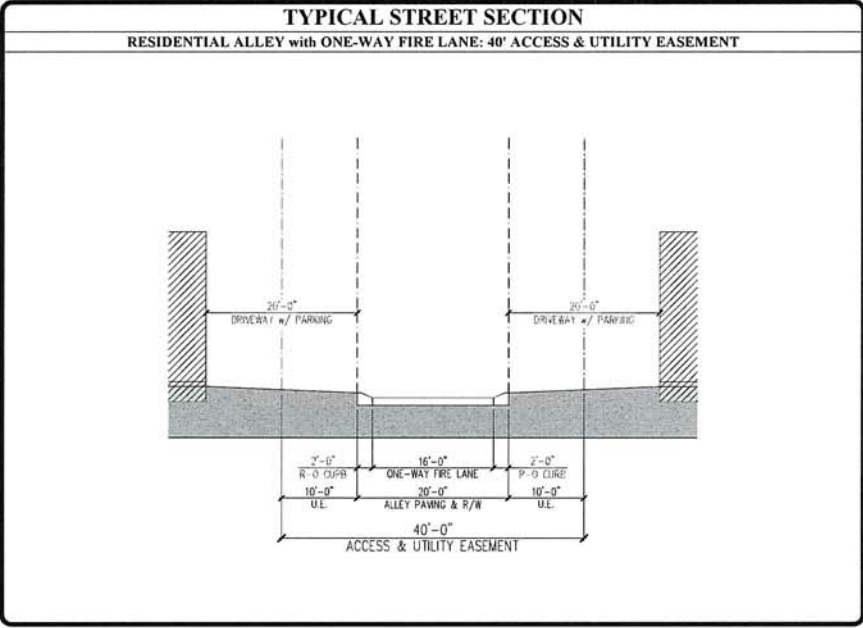
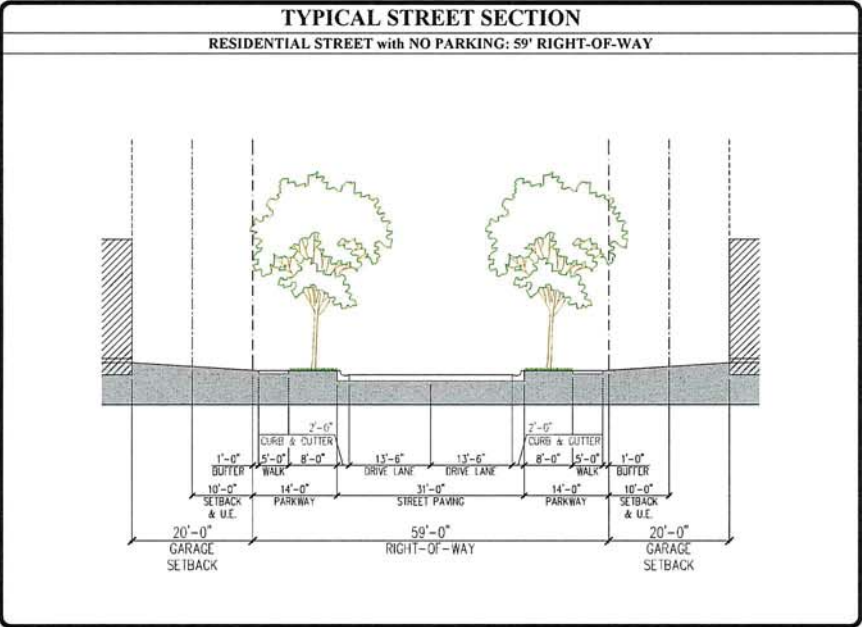
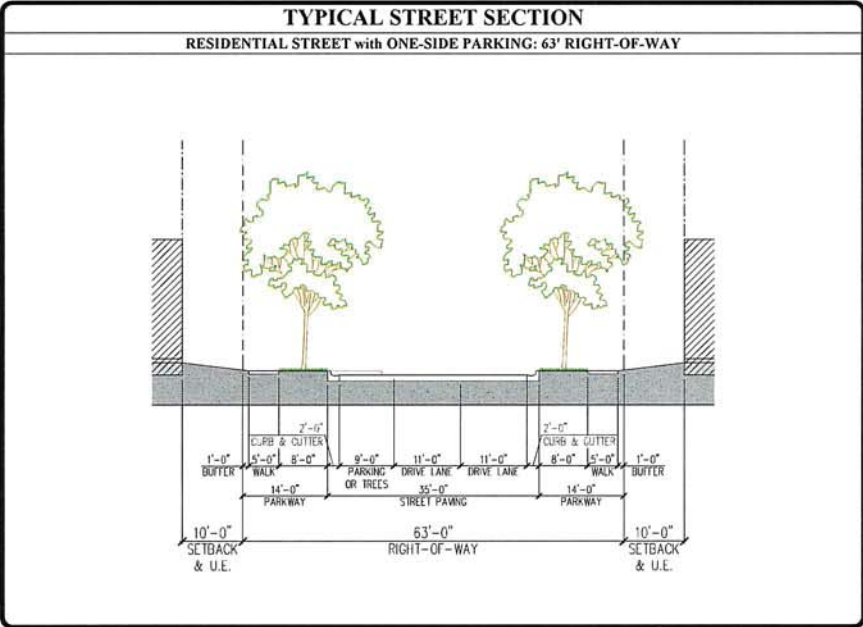
WESTFIELD - BRIGGS
 IND-0024
 612 EAST 19th STREET
 WESTFIELD, IN

Version V14	Date 02-07-2025	Author PE
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SCALE: 1" = 30'-0" SCALE: 1" = 15'-0"



David Weekley Homes		
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PRODUCT INFO.		
Product / E-Code GREEN 83	Similar Community and/or Plans GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / 8762)	
	Post Size 22'-8" x 55'	Typical Lot Size 29' x 75' / 90'
	Number of Floors 2 STORIES	Target Living Area ±1600 - 1900 sqft
	Living/Dining/Kitchen 1st	Master Suite 2nd
TOTAL UNIT COUNT		
83		
COMMUNITY INFO.		
TOTAL SITE AREA: ±881,689 sqft / 20.24 acres		
E 19th St. R/W DEDICATION: ±54,185 sqft / 1.24 acres		
COMMERCIAL PARCEL: ±128,656 sqft / 2.95 acres		
EFFECTIVE D.U.V.H. SITE: ±488,894 sqft / 11.22 acres		
SHARED DETENTION AREA: ±123,265 sqft / 2.83 acres (±15% OF COMBINED COMMERCIAL & D.U.V.H. SITE AREAS)		
D.U.V.H. SITE DENSITY: 7.40 D.U./acre		
MAX. DENSITY (per ZONING): 88.88 D.U./acre		
DIST. BETWEEN RESIDENCE (detached): 8'		
DIST. BETWEEN MULTI-FAMILY (attached): 10'		
RESIDENT & GUEST PARKING: ±374 spaces (4.5 per unit)		
DRIVEWAY SPACES: 150 spaces (1.8 per unit)		
GARAGE SPACES: 166 spaces (2.0 per unit)		
ON-STREET SPACES: ±58 spaces (0.7 per unit)		
AMENITY PARKING: 27 spaces		
CAR PARKING: 15 spaces (11 standard + 4 ADA)		
GOLF CART PARKING: 12 spaces		
EXHIBITS		
WESTFIELD - BRIGGS IND-0024 612 EAST 19th STREET WESTFIELD, IN		
Version V15	Issue Date 04-02-2025	Author PE
Media @ 11"x17" VARIES	Media @ 22"x34" VARIES	



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PRODUCT INFO.

Similar Community and/or Plans
GRAMERCY WEST 23' PLANS
(9799 / 9800 / 9801 / 8762)

Pod Size	22'-8" x 55'	Typical Lot Size	29' x 75' / 90'
Number of Floors	2 STORIES	Target Living Area	±1600 - 1900 sqft
Living/Dining/Kitchen	1st	Master Suite	2nd

TOTAL UNIT COUNT
83

COMMUNITY INFO.

TOTAL SITE AREA: ±881,688 sqft / 20.24 acres
E 191st ST. ROW DEDICATION: ±54,189 sqft / 1.47 acres
COMMERCIAL PARCEL: ±338,606 sqft / 7.45 acres
EFFECTIVE D.U./H. SITE: ±488,894 sqft / 11.22 acres

SHARED DETENTION AREA: ±123,205 sqft / 2.83 acres
(±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)

DWH SITE DENSITY: 7.40 D.U./acre
MAX. DENSITY (per ZONING): 88.88 D.U./acre

DIST. BETWEEN RESIDENCE (detached): 6'
DIST. BETWEEN MULTI-FAMILY (attached): 10'

RESIDENT & GUEST PARKING: ±374 spaces (4.5 per UNIT)
DRIVEWAY SPACES: 150 spaces (1.8 per UNIT)
GARAGE SPACES: 166 spaces (2.0 per UNIT)
ON-STREET SPACES: ±58 spaces (0.7 per UNIT)
AMENITY PARKING: 27 spaces
CAR PARKING: 15 spaces (11 standard + 4 ADA)
GOLF CART PARKING: 12 spaces

EXHIBITS
WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V15	04-02-2025	PE
Media @ 11"x17"	Media @ 22"x34"	
VARIES	VARIES	

EXHIBIT E







817













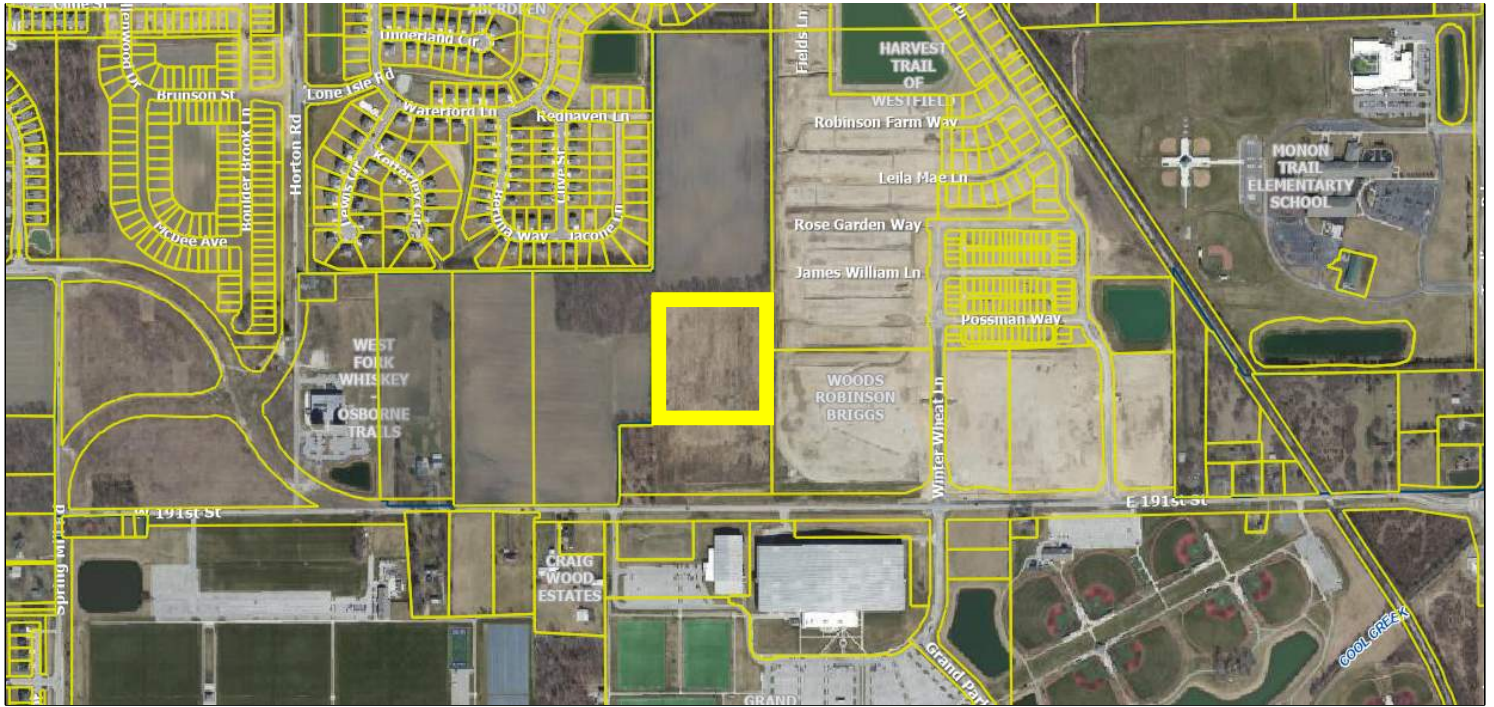
Property Location Map

Woods Robinson Briggs PUD Amendment III

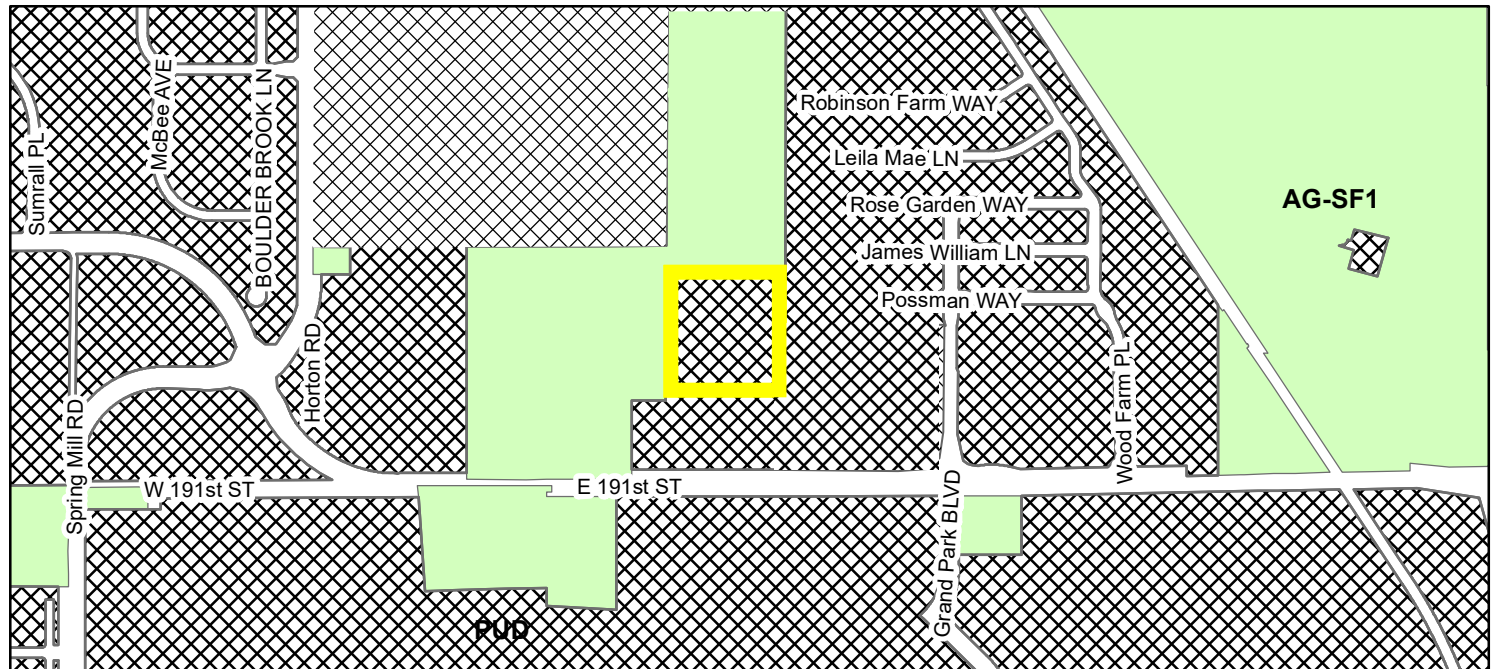
2505-PUD-09



Aerial Location Map



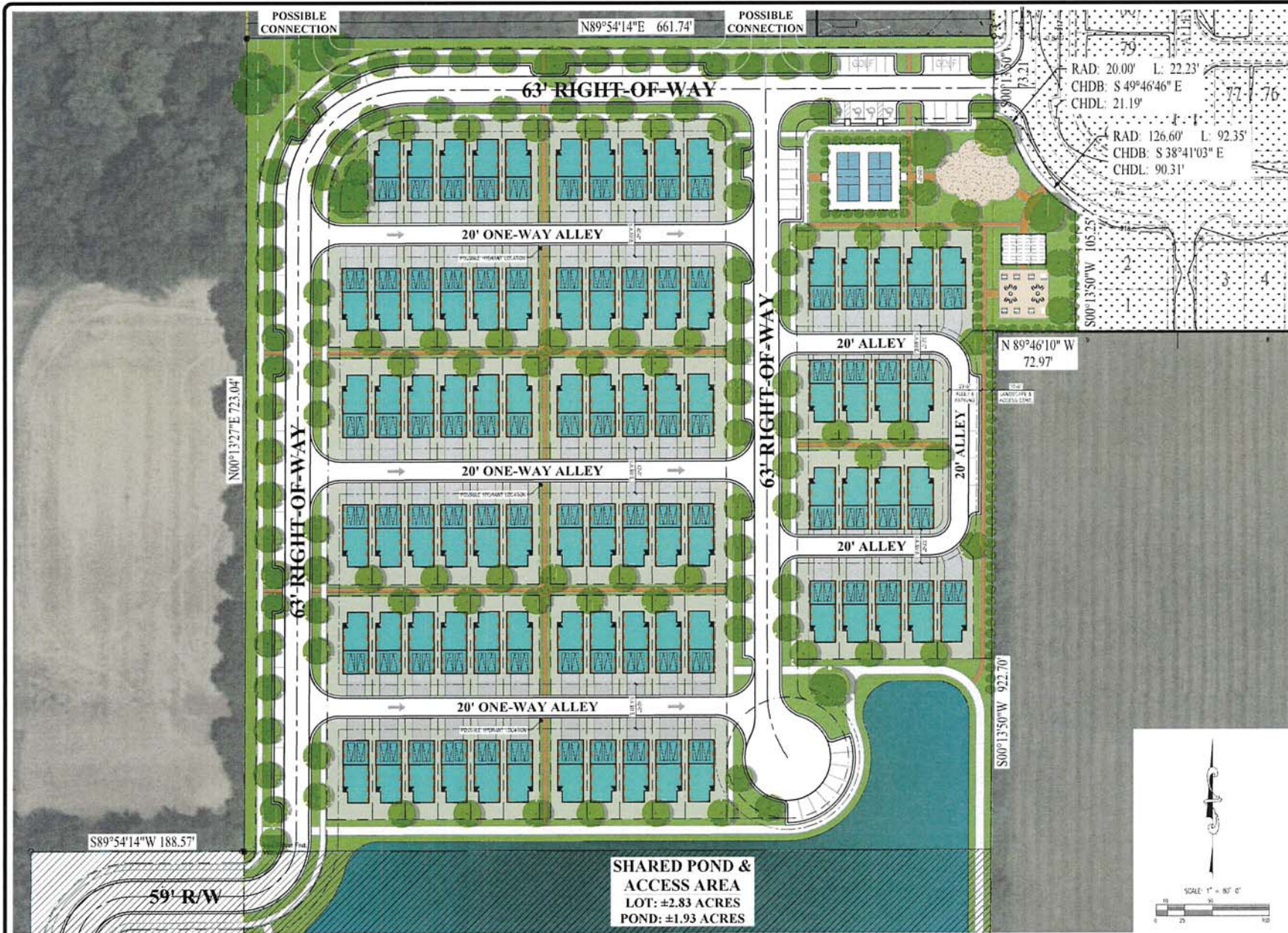
Zoning Map



Zoning

 PUD (Planned Unit Development)

 AG-SF1 (Agriculture - Single Family - 1)



David Weekley Homes

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PRODUCT INFO.

Similar Community and/or Plans
GRAMERCY WEST 23' PLANS
(9799 / 9800 / 9801 / 9762)

Fast Size	Typical Lot Size
22'-8" x 55'	29' x 75' / 90'
Number of Floors	Target Living Area
2 STORIES	±1600 - 1900 sqft
Living/Dining/Kitchen	Master Suite
1st	2nd

TOTAL UNIT COUNT

83

COMMUNITY INFO.

TOTAL SITE AREA: ±881,669 sqft / 20.24 acres
E 19th ST. PARK DEDICATION: ±54,168 sqft / 1.47 acres
COMMERCIAL PARCEL: ±328,608 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE: ±488,994 sqft / 11.22 acres

JOINT DETENTION AREA: ±122,702 sqft / 2.82 acres
(±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)

DWH SITE DENSITY: 7.40 D.U./acre
MAX. DENSITY (per ZONING): ## ## D.U./acre

DIST. BETWEEN RESIDENCE (detached): 6'
DIST. BETWEEN MULTI-FAMILY (attached): 10'

RESIDENT & GUEST PARKING: ±382 spaces (4.6 per UNIT)
DRIVEWAY SPACES: 150 spaces (1.8 per UNIT)
GARAGE SPACES: 166 spaces (2.0 per UNIT)
ON-STREET SPACES: ±66 spaces (0.8 per UNIT)
AMENITY PARKING: 30 spaces
CAR PARKING: 14 spaces (10 standard + 4 ADA)
GOLF CART PARKING: 16 spaces

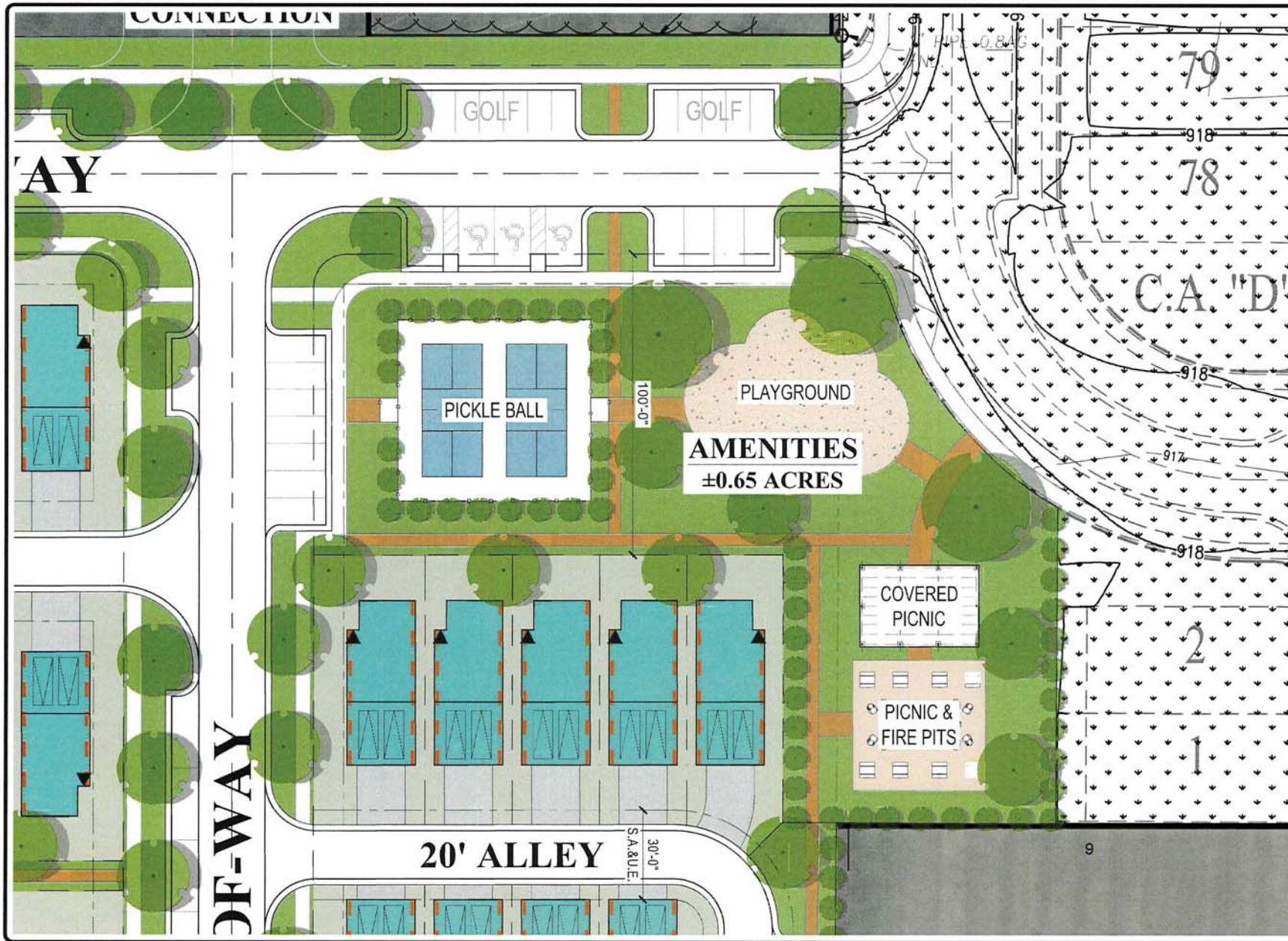
SITE PLAN

WESTFIELD - BRIGGS
IND-0024
612 EAST 19th STREET
WESTFIELD, IN

Version	Issue Date	Author
V14	02-07-2025	PE

Media @ 11"x17" Media @ 22"x34"

SCALE: 1" = 80'-0" SCALE: 1" = 40'-0"



David Weekley Homes

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Product / Color
GREEN 83

Line Count
83

PRODUCT INFO.
Similar Community and/or Plans
GRAMERCY WEST 23' PLANS
(9799 / 9800 / 9801 / 8762)
Pod Size
22'-8" x 55"
Typical Lot Size
29' x 75' / 90'
Number of Floors
2 STORIES
Target Living Area
±1600 - 1900 sqft
Living/Dining/Kitchen
1st
Master Suite
2nd

TOTAL UNIT COUNT
83

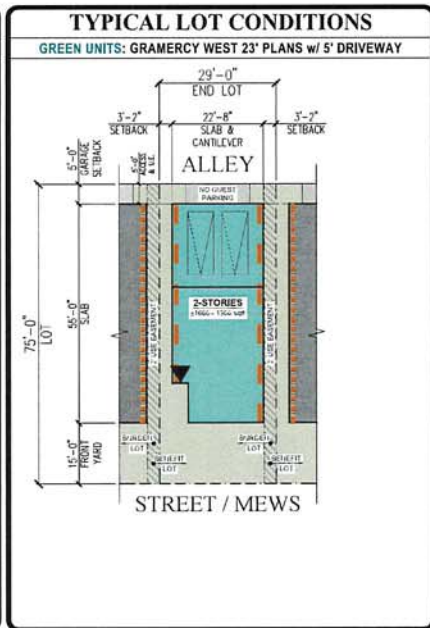
COMMUNITY INFO.
TOTAL SITE AREA: ±881,688 sqft / 20.24 acres
E 19th ST. ROW DEDICATION: ±64,189 sqft / 1.47 acres
COMMERCIAL PARCEL: ±338,006 sqft / 7.45 acres
EFFECTIVE DUVH SITE: ±488,894 sqft / 11.22 acres
JOINT DETENTION AREA: ±122,702 sqft / 2.82 acres
(±15% OF COMBINED COMMERCIAL & DUVH SITE AREAS)
DUVH SITE DENSITY:
MAX. DENSITY (per 2018 IAD): 7.40 D.U./acre
#/# #/# D.U./acre
DIST. BETWEEN RESIDENCE (detached): 6'
DIST. BETWEEN MAX. 15'-4" MAX. 15'-4" (detached): 15'-4"

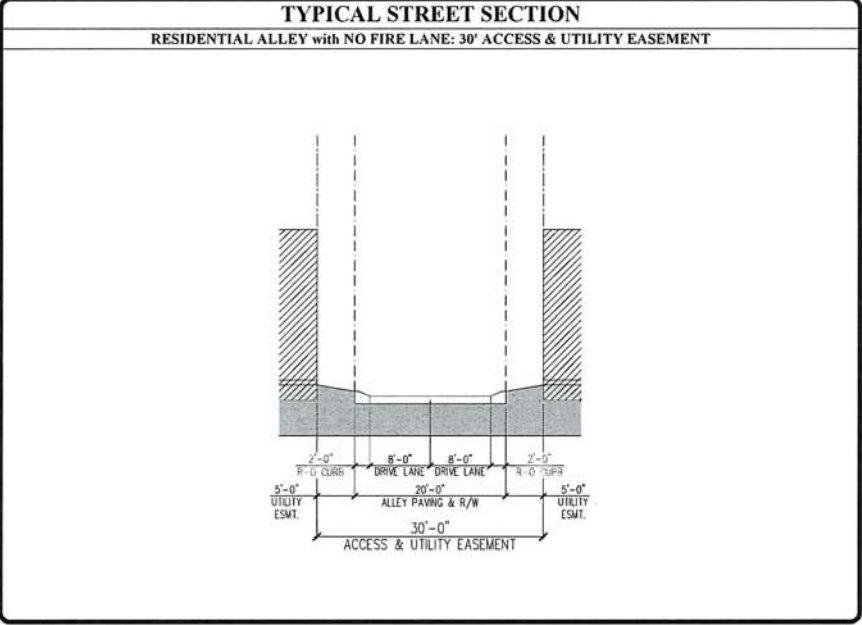
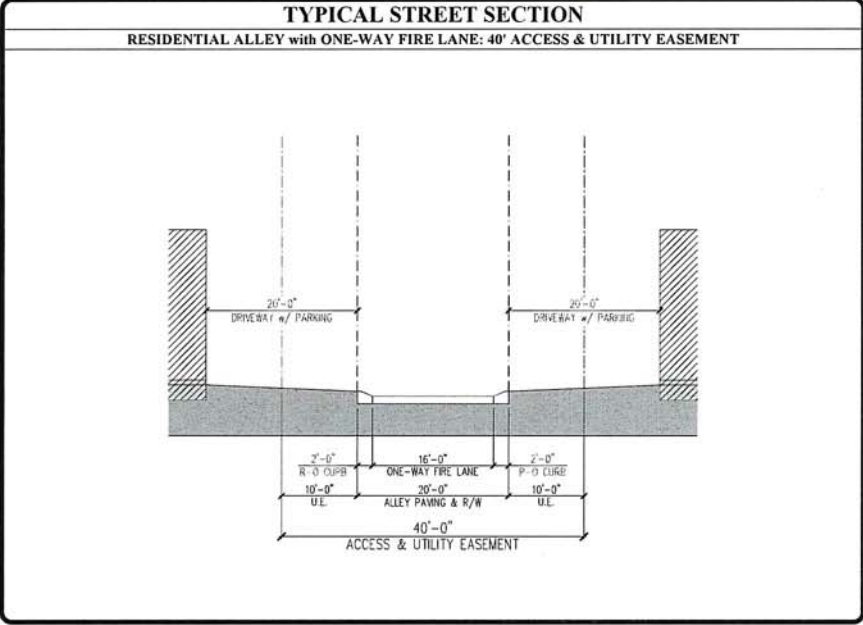
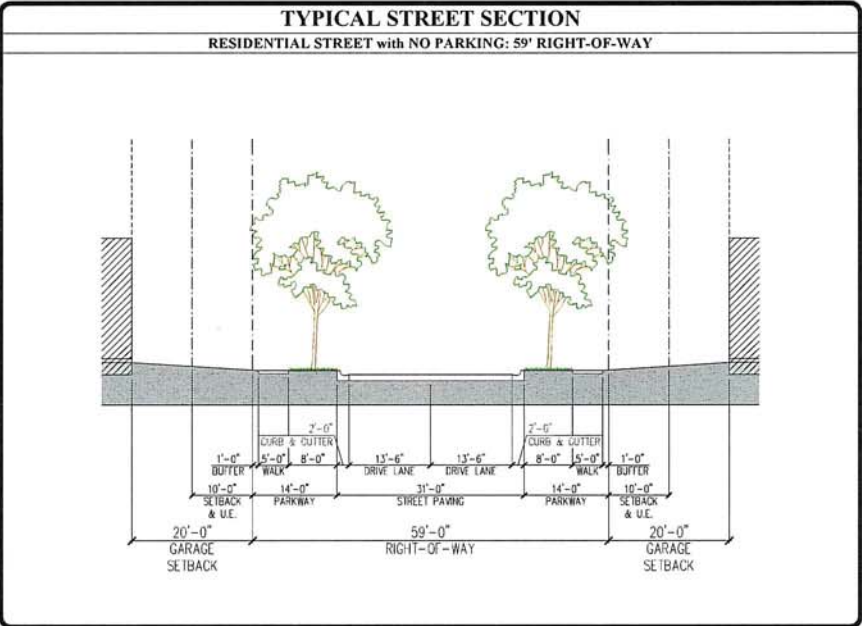
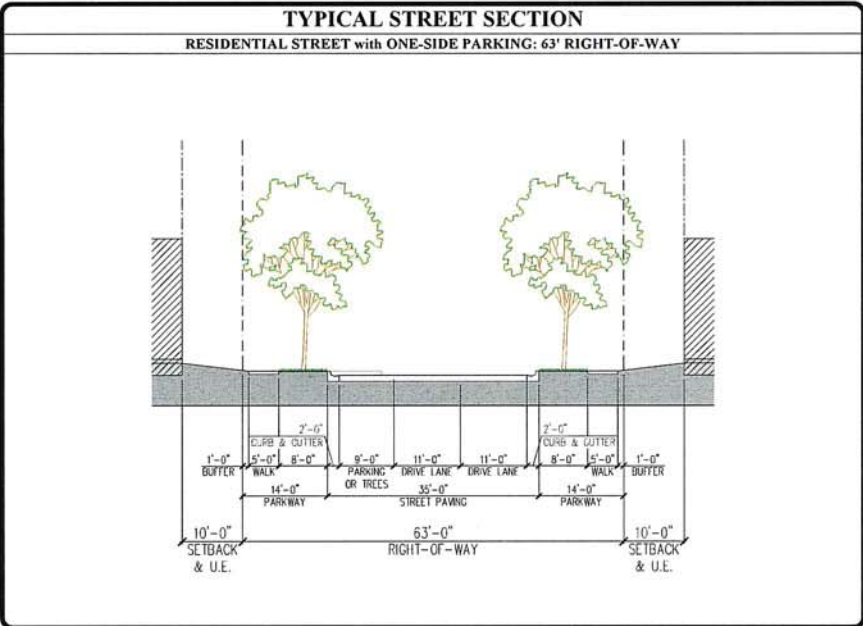
RESIDENT & GUEST PARKING: ±382 spaces (4.6 per Unit)
DRIVEWAY SPACES: 150 spaces (1.6 per Unit)
GARAGE SPACES: 166 spaces (2.0 per Unit)
COURT YARD SPACES: 555 spaces (6.6 per Unit)
AMENITY PARKING: 30 spaces
CAR PARKING: 14 spaces (10 standard + 4 ADA)
GOLF CART PARKING: 16 spaces

AMENITY AREA
WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version
V14
10-07-2025
Media @ 11"x17"
Scale: 1" = 30'-0"

Author
PE
Media @ 22"x34"
Scale: 1" = 15'-0"





David Weekley Homes

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PRODUCT INFO.

Similar Community and/or Plans
GRAMERCY WEST 23 PLANS
(9799 / 9800 / 9801 / B762)

Product Line	GREEN	Product Count	83
Plot Size	22'-8" x 55'	Typical Lot Size	28' x 75' / 90'
Number of Floors	2 STORIES	Target Living Area	±1600 - 1900 sqft
Living/Dining/Kitchen	1st	Master Suite	2nd

TOTAL UNIT COUNT
83

COMMUNITY INFO.

TOTAL SITE AREA: ±881,589 sqft / 20.24 acres
E 10th ST. R/W DEDICATION: ±54,169 sqft / 1.47 acres
COMMERCIAL PARCELS: ±228,606 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE: ±488,864 sqft / 11.22 acres

SHARED DETENTION AREA: ±123,205 sqft / 2.83 acres
(±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)

DWH SITE DENSITY: 7.40 D.U./acre
MAX. DENSITY (per ZONING): 88.88 D.U./acre

DIST. BETWEEN RESIDENCE (detached): 8'
DIST. BETWEEN MULTI-FAMILY (attached): 10'

RESIDENT & GUEST PARKING: ±374 spaces (4.5 per UNIT)
DRIVEWAY SPACES: 150 spaces (1.8 per UNIT)
GARAGE SPACES: 166 spaces (2.0 per UNIT)
ON-STREET SPACES: ±58 spaces (0.7 per UNIT)
AMENITY PARKING: 27 spaces
CAR PARKING: 15 spaces (11 standard + 4 ADA)
GOLF CART PARKING: 12 spaces

EXHIBITS

WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

version	V15	Issue Date	04-02-2025	Author	PE
Media	11"x17"	Media	22"x34"		
	VARIES		VARIES		

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument Nos. 2021-27349, 2022-26290 and 2023-06573

WHEREAS, the City of Westfield, Indiana (“City”) and Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Unified Development Ordinance (“UDO”); and

WHEREAS, the Developer filed a petition under Docket Number 2505-PUD-09 (Ordinance 25-27) with the Plan Commission and City Council to amend the Unified Development Ordinance and the Zoning Map with regard to that certain real estate consisting of 10.98 acres out of the northern, residential area of the westernmost parcel in District 4 of the Woods Robinson Briggs PUD, which is legally described on **Exhibit A** (the “Real Estate”) along with the proposed concept plan for the Real Estate; and

WHEREAS, the Developer is requesting the Westfield-Washington Township Advisory Plan Commission (the “Plan Commission”) to consider approval of the Woods Robinson Briggs PUD Amendment III subject to the following commitments (the “Commitments”).

NOW THEREFORE, the Developer makes the following Commitments to the Plan Commission regarding the use and development of the Real Estate:

Section 1. **Commitments.** The Real Estate is subject to the following Commitments:

A. **Renting and Leasing:** The following text shall be included in Covenants, Conditions and Restrictions (the “CCR’s”) applicable to the Real Estate:

Renting and Leasing. Notwithstanding anything to the contrary herein, at least Eighty-five percent (85%) of the Residential Units shall be owner occupied. No additional renting or leasing of the Residential Units to a third party for income shall be permitted except in the case of: (i) hardship as defined in this paragraph; and, (ii) acquisition of a Residential Unit by a lender through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the owner shall be entitled to lease the Residential Unit for residential purposes. Hardship is defined as a personal or financial situation that, without allowing renting or leasing of a Residential Unit, would result in significant financial harm to the owner. The owner must inform the homeowner association (“Association”) of the specific circumstances of the hardship and provide the Association with a copy of the lease. All lease or rental agreements must be in writing, and they shall be immediately provided to the Association. Residential Units shall not be leased for an initial term of less than one (1) year, nor for less than thirty (30) days for any term thereafter.

Section 2. Definitions.

1. Developer. CND Woods Robinson, LLC, and its successors and assigns.
2. Department. The Community Development Department of the City of Westfield.

Section 3. Modification of Commitments. The Commitments shall continue in effect until modified or terminated. The Commitments shall only be modified or terminated by the Plan Commission in accordance with the Section 10.6 (F) of the UDO.

Section 4. Effective Date. The Commitments shall be effective upon the City Council's approval of the Woods Robinson Briggs PUD Amendment III.

Section 5. Recording. The Commitments shall be recorded in the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the City Council's approval of the Woods Robinson Briggs PUD Amendment III. Within fifteen (15) days after recording the Commitments, the Developer shall provide a recorded copy of the Commitments to the Department.

Section 6. Enforcement. The Commitments may be enforced by the Department and/or the Plan Commission.

Section 7. Binding on Successors. The Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, the Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

IN WITNESS WHEREOF, CND Woods Robinson, LLC have caused the Commitments to be executed as of the dates identified below.

"Developer"

CND Woods Robinson, LLC

By: _____
Name: _____
Title: _____
Date: _____, 2025

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, _____, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2025 for and on behalf of said entity.

My Commission Expires: _____
Notary Public

Residing in _____
County of _____ Printed Name _____

This instrument prepared by Richard K. Anderson of Weekley Homes, LLC.

Return to: Edward Freeman, Weekley Homes, LLC, 9310 N. Meridian Street, Suite 100,
Indianapolis, Indiana 46260.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. Richard K. Anderson

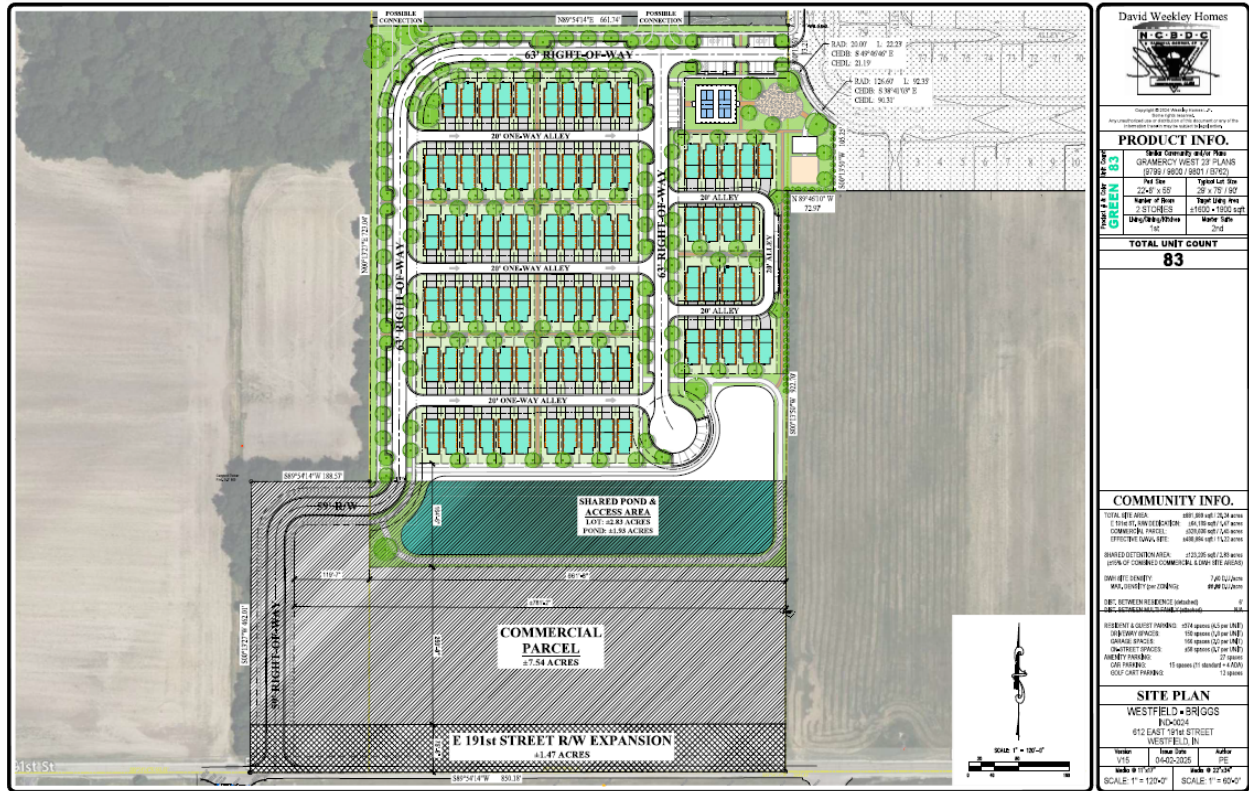
EXHIBIT A REAL ESTATE

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING A PART OF THAT 20 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON AUGUST 30, 2022 BY ANDREW D. BAXTER JR., -INDIANA PROFESSIONAL SURVEYOR NUMBER LS20400029 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W200155 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION BEING MARKED BY A MAG NAIL; THENCE ON AND ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST (BEARINGS ARE DERIVED FROM COORDINATES BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011) EPOCH 2010.0) 1323.22 FEET TO THE SOUTHEAST CORNER OF A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2021076504 MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012"; THENCE ON AND ALONG SAID WARRANTY DEED NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST 462.01 FEET TO THE **POINT OF BEGINNING**; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST 661.66 FEET TO A POINT ON THE WEST LINE OF SAID WARRANTY DEED BEING MARKED BY A 5/8-INCH DIAMETER REBAR WITH CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS "WEIHE" REBAR); PROCEED THENCE ON AND ALONG THE PERIMETER OF SAID WARRANTY DEED FOR THE FOLLOWING THREE (3) CALLS: 1) THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 723.04 FEET TO THE NORTHWEST CORNER THEREOF BEING MARKED BY A WEIHE REBAR; 2) THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 661.74 FEET TO THE NORTHEAST CORNER THEREOF BEING MARKED BY AN IRON PIPE; 3) THENCE SOUTH 00 DEGREES 13 MINUTES 50 SECONDS WEST 723.04 FEET TO THE **POINT OF BEGINNING** CONTAINING 10.98 ACRES, MORE OR LESS.

EXHIBIT A CONCEPT PLAN



**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, May 5, 2025, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2505-PUD-09
Ordinance No.	25-27
Petitioner	David Weekley Homes
Description	Amendment to the Woods Robinson Briggs Planned Unit Development (PUD) district to increase the permitted number of single-family detached residential units on 10.98 acres +/- within District 4 of the PUD.

On June 2, 2025, the Advisory Plan Commission forwarded a favorable recommendation to the City Council regarding this petition with the following condition – that the recommendation includes the proposed developer commitments regarding rental restrictions.

(Vote: 7 in favor, 1 opposed)

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Kevin M. Todd, Secretary

June 3, 2025

Date

Westfield City Council Report

Petition Number:	2505-PUD-09
Project Name:	Woods Robinson Briggs PUD Amendment III
Subject Site Address:	Generally located northwest of the intersection at E 191st Street and Winter Wheat Lane (the "Property")
Petitioner:	David Weekley Homes
Representative:	David Weekley Homes
Request:	Amendment to the Woods Robinson Briggs Planned Unit Development (PUD) district to increase the permitted number of single-family detached residential units
Current Zoning:	Woods Robinson Briggs Planned Unit Development (PUD) (linked here)
Current Land Use:	Agriculture / Vacant
Approximate Acreage:	10.98 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 25-27 4. Red-line Ordinance 25-27 5. Concept Plan 6. Proposed Developer Commitments re: Rental Restrictions 7. APC Certification
Staff Reviewer:	Weston Rogers, Senior Planner

PETITION HISTORY

The petition (Ord. 25-27) received its first reading on the April 28, 2025, City Council meeting. Discussion regarding this petition can be viewed [here](#).

A public hearing was held at the May 5, 2025, Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall. The workshop meeting requirement was waived at this meeting. Discussion regarding this item can be viewed [here](#).

This item received a favorable recommendation (7-1) at the June 2, 2025, APC meeting. Discussion regarding this item can be viewed [here](#).

This item is eligible for adoption consideration at the June 9, 2025, City Council meeting.

PROJECT OVERVIEW

Location:

The 10.98 acre +/- Property is generally located northwest of the intersection at E 191st Street and Winter Wheat Lane, see **Exhibit 2, Location Map**.

Property Description:

The Property is currently zoned as part of the Woods Robinson Briggs Planned Unit Development (PUD) district. The Property is currently vacant and used primarily for agricultural purposes.

Project Description:

The petitioner is requesting to amend 10.98-acres of the Woods Robinson Briggs PUD, specifically the District 4 section of the PUD. As described in submitted Project Narrative supplied by the applicant, the proposed ordinance would allow for the development of up to thirty-five (35) additional single-family residential lots (currently 235 are permitted in District 4 of the PUD), integrate proposed on-site resident amenities, and modify existing development standards. In addition, the proposed ordinance would require the Property to be developed in substantial conformance with the submitted Concept Plan.

ORDINANCE DETAILS

Concept Plan:

- The proposed Ordinance would require the Property to be developed in substantial conformance with the submitted Concept Plan as determined by the Director of Community Development.

Maximum Dwellings:

- The proposed Ordinance would permit an additional thirty-five (35) Dwellings to be developed within District 4 of the existing Woods Robinson Briggs PUD. The requested increase would allow for a total of two-hundred and seventy (270) units within District 4.



General Regulations:

The proposed ordinance would amend the following standards within existing PUD Ordinance 21-10:

Standard	Proposed PUD Ordinance Amendment Standard	Existing PUD Ordinance Standard
Minimum Lot Area	2,100 SF	2,880 SF
Minimum Lot Frontage	22 Feet	30 Feet
Minimum Lot Width at Building Line	27 Feet	36 Feet
Minimum Living Area	1590 SF	1,700 SF
Maximum Number of Lots	270 Lots	235 Lots

Development Standards:

Architectural Standards

- The proposed ordinance would incorporate the submitted Home *Character Imagery* and supplement the existing architectural Character Exhibits made part of the existing Woods Robinson Briggs PUD ordinance 21-10.

Design Standards:

Open Space and Amenity Standards

- The proposed ordinance would modify the following UDO Open Space and Amenity Standards applicable to Single-family Districts (Residential Uses) as noted below:
 - o Minimum Open Space
 - The UDO requires 15% open space by default.
 - Proposed ordinance would concur with this standard and require 15% of the Property to be Open Space as generally depicted on the Concept Plan which requires substantial conformance at time of development plan review.
 - o Amenities
 - The UDO does not currently require specific amenities to be installed as part of a single-family development.
 - Proposed ordinance would require the following amenities as shown on the submitted amenities site plan.

CHANGES SINCE COUNCIL INTRODUCTION

Since the item was last before the City Council on April 28, 2025, the petitioner has incorporated the following changes into the proposed ordinance:

- Landscape plantings consisting of three (3) Shade Trees, three (3) Evergreen Trees, and 10 Shrubs per every one-hundred (100) lineal feet shall be provided along the south and east perimeters of the Real Estate abutting District 1 of the Woods Robinson Briggs PUD
- Developer proposed a voluntary zoning commitment that would require 85% of the proposed units on the real estate to be owner occupied. The remaining 15% could be rental units subject to the conditions outlined in the proposed commitment language.

COMPREHENSIVE PLAN

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the “New Suburban” land use as the appropriate land use for the Property. However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the “Addendum”), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the May 5, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation:

At its June 2, 2025, meeting, the Plan Commission forwarded a favorable recommendation to the Council (Vote: 7 in favor, 1 opposed).

City Council:

Introduction:	April 28, 2024
Eligible for Adoption:	June 9, 2025
Submitted by:	Weston Rogers, Senior Planner

ORDINANCE NUMBER 25-28

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO OSBORNE TRAILS PLANNED UNIT DEVELOPMENT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance (this “Ordinance”) to amend the Osborne Trails Planned Unit Development District that of Ordinance 16-44 (as amended) (“Osborne Trails Ordinance”) and the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “Unified Development Ordinance”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the City of Westfield, Indiana (the “City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “UDO”);

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted the Osborne Trails Ordinance as Ordinance 16-44, which has been amended on five (5) occasions through Ordinances 17-21, 20-29, 21-60, 21-23, and 22-10;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (“Commission”) considered a petition (**Petition No. 2505 - PUD - 11**) filed with the Commission requesting an amendment to the Unified Development Ordinance, and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** (“Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 2505 - PUD - 11** to the Common Council with a favorable recommendation (eight (8) in favor, zero (0) against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Osborne Trails Ordinance, the Unified Development Ordinance, and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Osborne Trails Ordinance except as revised, modified supplemented or expressly made inapplicable hereby; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District,

except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 **Real Estate.** The real estate, as described in **Exhibit A** to the Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial conformance with the Concept Plan as determined by the Director of Community Development and subject to minor deviations required or based on final engineering or compliance with City engineering or public works standards; this shall include, but is not limited to, the size and scope of buildings, parking area, vehicular ways, and general design of Commercial Area. This Concept Plan shall supersede any Concept Plans previously presented for the Real Estate. The area shown as Commercial Area on the concept plan shall be utilized only for uses permitted in Area A of Osborne Trails Ordinance (as amended).

Section 4. **Uses.** Section 5 of the Osborne Trails Ordinance (as amended) shall apply to the Real Estate, except as otherwise modified below:

- A. **Additional uses:** The following uses shall be added to Section 5.1 and 5.3 of the Osborne Trails Ordinance (Area A) and permitted in the areas shown on the Concept Plan attached hereto:
 1. Townhouse Dwellings. A maximum of 104 Townhouse Dwellings shall be permitted on the Real Estate.
 - a. Home Businesses shall be permitted in Townhouse Dwellings. However, no standalone commercial use shall be permitted in a Townhouse Dwelling.
 2. A permanent stage or amphitheater installation for use in conjunction with a Temporary Use and Event.
 3. Commercial Recreational Facility, including indoor and outdoor operations.

B. Prohibited uses: The following uses shall be prohibited on the Real Estate:

1. Assisted Living Facility
2. Childcare/daycare center
3. Civic Club
4. Private Club
5. Tavern/nightclub, as a standalone use
 - Microbrewery shall be permitted
6. Takeout and Deli-style restaurant, with drive-thru facilities
7. The following Medium-Intensity Retail Uses: Auto parts sales, auto rental, building finishes store, coin shop, discount store, furrier shop, locksmith shop, liquor sales, pawn shop, tobacco shop
 - Cigar shop/cigar bar shall be permitted

Section 5. General Regulations . Section 6 of the Osborne Trails Ordinance (Ord. 16-44 (as amended)) and Chapter 4 of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

A. The following standards shall apply to the development of Townhouse Dwellings in the residential area depicted on the Concept Plan:

Standard	Residential Area
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback	
Front Yard	0'
Side Yard	0'
Rear Yard	0'
Minimum Distance Between Buildings	10'
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	5
Maximum Building Height	35'
Minimum Building Height	25'

Minimum Living Area (Total) Per Dwelling Unit	1400 SF
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- B. The following standards shall apply to the development of the commercial area depicted on the Concept Plan:

Standard	Commercial Area
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum*
* however all lots shall have vehicular access to a street	
Minimum Building Setback	
Front Yard	60'
Side Yard	15'
Rear Yard	20'
Minimum Lot Width	No Minimum
Maximum Building Height	45'
Maximum Building Size	35,000 SF

- C. Project perimeter Proximity Slope Line setback shall not apply.

Section 6. **Development Standards.** Section 7 of the Osborne Trails Ordinance (Ord. 16-44 (as amended)) and Chapter 6 of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

- A. Article 6.3 Architectural Standards: Residential Area:

- i. Section 6.3 of UDO shall not apply to the development of Townhouse Dwellings on the Real Estate, rather, the following shall apply:
 - a. Townhouse Elevations: The Townhouse Dwellings are intended to complement the architecture style of Westfork Distillery building utilizing a Modern Farmhouse Architecture. All of the buildings may be permitted to have identical exterior architecture and may utilize the same colors to each other. The Townhouses shall be constructed in substantial compliance with **Exhibit C** (the “**Townhouse Elevations**”). To the extent the applicable architectural standards of the UDO conflict with the Townhouse Elevations, the Townhouse Elevations shall prevail.
 - b. Building Materials: Vinyl and aluminum siding shall be prohibited. The Townhouse Elevations shall include the following materials: masonry, fiber cement siding and

aluminum gutters.

- c. Garages: All Townhouse Dwellings shall have a minimum two (2) car attached garage.

C. Article 6.3 Architectural Standards: Commercial Area:

- i. As to any Commercial Recreational Facility, Section 7.1 of the Osborne Trails Ordinance (as Amended) shall not apply. Rather, the following architectural standards shall apply:

- a. Facade Materials.

- i) Permitted building finish materials include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural concrete block (textured, ground face or other architectural finish) wood, and EIFS (Dryvit) wall systems steel (for areas above eight (8) feet from ground elevation) and pre-finished metal panel systems.

- ii) Prohibited building finish materials include: plywood, unfinished concrete or unfinished concrete panels, plastics, vinyl siding and reflective glass.

- iii) Primary Facades may have window glazing or glass storefronts.

- iv) Permitted building trim and accent materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, pre-finished metal panels and EIFS (Dryvit).

- v) Colors used on building facades must be complementary.

- vi) Overhead doors utilized for indoor/outdoor restaurant and entertainment space shall utilize at least one decorative feature (e.g. decorative windows, decorative hardware) in substantial compliance with the character images shown on **Exhibit D** hereto. There shall be no more than one (1) overhead door utilized for deliveries/loading/unloading, which may only be located on a façade screened in accordance with Section 6.8(H) of the UDO.

- b. Screening requirements. Any loading spaces or loading docks located on an External Façade, shall be screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards.

- ii. As to any non-Commercial Recreational Facility, Section 7.1 of the Osborne Trails Ordinance (as Amended) shall apply to the Commercial Area on the Concept Plan, except as modified hereby:
 - a. References to State Road 32 Right of Way within Article 5.3(K) shall apply to the 191st Street Right of Way.
 - b. Sections 5.3(G)(1), 5.3(I) and 5.3(M) shall apply.
- iii. Commercial Recreational Facility buildings and/or improvements to be located on the Commercial Area as shown on the Concept Plan shall be developed in substantial compliance with the images and design features shown **Exhibit D** as determined by the Director of Community Development. In the event that a proposed building/improvement is deemed as substantially compliant with the images and design features in **Exhibit D** but is in conflict with the architectural standards hereof, the character images in **Exhibit D** shall control.

D. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:

- i. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply to the Townhouse Dwellings except as modified and enhanced below:
 - a. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - b. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling.
 - c. Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Tree in either Front Yard.
 - d. No Street Trees shall be required for in front of a Townhouse Building which landscaping plantings meet the requirements herein.
- ii. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply except as modified and enhanced below.
 - a. North Property Line Buffer Yard landscaping shall be provided per the following:
 - 1. Existing trees within 10 feet of the property line shall remain undisturbed with the exception of diseased, dying or invasive instances. Trees may also be removed to accommodate required drainage easements required for approved engineering plans at the discretion of the Public Works Department.
 - 2. A minimum of 5 trees (2 Shade Trees and 3 Ornamental Trees) per each linear 100 feet as measured along the property line.
 - 3. The minimum landscape buffer width shall be 40 feet.

b. No internal buffer yards shall be required on the Real Estate between different uses, except as specifically provided herein.

1. A ten (10) foot buffer yard shall be located on the north boundary of the Commercial Area in the areas shown on **Exhibit E** attached hereto. This buffer yard shall be improved with three (3) trees (either Shade Tree or Evergreen Trees) and five (5) Shrubs per one hundred lineal feet. No mounding shall be required.

c. Perimeter buffer yards in the areas shown on **Exhibit E** attached hereto shall be required to be at least ten (10) feet in depth. This buffer yard shall be improved with three (3) trees (either Shade Trees or Evergreen Trees) and five (5) Shrubs per one hundred lineal feet.

d. Buffering consisting of plantings of at least one (1) Shade Tree and four (4) Shrubs shall be planted at the east and west end of Alley A, the west end of Alley C and D, and the south end of Alley B as shown on the Concept Plan and as shown on **Exhibit E** hereto.

E. Parking. Article 6.14(G)(11) of the UDO shall apply, except as modified below:

i. Attached garages shall count toward the required off-street parking spaces for Townhouse Dwellings. On-street parking shall still be required and available for Townhouse Dwelling visitors and guests on Streets A and B adjacent to lots developed with Townhouse Dwellings.

i. Subject to final engineering, on-street parking areas adjacent to Townhouse Dwellings for Streets A and B shall be developed as shown on the Concept Plan with the bump out areas being required to be provided no less than every six (6) parking spaces on Street A and B in the area adjacent to the Townhouse Dwellings.

Section 6. **Infrastructure Standards:** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise modified below, or approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 7. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

7.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below:

- A. Open Space: The minimum Open Space required shall be 15% and may include ponds.
- B. Amenities: An overall amenity plan shall be designed to provide amenities and foster connectivity to the West Fork Distillery and adjacent Townhouse Dwellings. The Concept Plan shows approximate locations of the proposed open space amenities.

Images made a part of **Exhibit F** are hereby incorporated to show intended design and quality of improvements to be constructed as open space amenities. These open space amenities, which shall include an auxiliary building/rack house, permanent stage, multiple seating areas, and gathering areas shall be constructed in substantially similar design as shown in these exhibits as determined by the Director of Community Development.

Open spaces will be connected through the use of sidewalks, walking paths and/or trails. In addition to sidewalks adjacent to public rights-of-way required by City of Westfield Construction Standards, a multi-modal path shall be constructed on the Property that has the ability to accommodate pedestrian, bicycle, and golf cart traffic. This path shall provide connectivity to all commercial and residential areas on the Property.

There shall be other passive recreational facilities such as bocce ball and bean bag toss. The locations of amenities are approximate and are subject to utility and drainage conflicts. If the amenities cannot be located in the areas shown in on the Concept Plan due to a conflict, the Director of Community Development shall determine an alternate location. The amenity plan shall be reviewed as part of a Detailed Development Plan for the Townhouse Development.

Section 8. **Annexation.** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate. A Minor Subdivision for the purpose of Annexation is exempt from this standard.

Section 9. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

John Dartt

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Victor McCarty

Victor McCarty

Victor McCarty

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Kurt J. Wanninger

Kurt J. Wanninger

Kurt J. Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that ORDINANCE 25-__ was delivered to the Mayor of Westfield
on the ____ day of ____, 2025, at ____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-____
this ____ day of ____, 2025.

I hereby VETO Ordinance 25-____
this ____ day of ____, 2025.

Scott Willis, Mayor

Scott Willis, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahm, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis,
Indiana 46204

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in
this document, unless required by law. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Townhouse Elevations
Exhibit D	Representative Commercial Recreational Facility Buildings and Improvements
Exhibit E	Landscaping Exhibit
Exhibit F	Amenity Character Exhibits

EXHIBIT A
REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST (ASSUMED BEARING) 448.39 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF A 3.01 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 2005-025459, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE 371.78 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 60.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST 14.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 703.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 654.43 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE, SAID POINT BEING SOUTH 53 DEGREES 07 MINUTES 11 SECONDS WEST 703.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 53 DEGREES 07 MINUTES 11 SECONDS EAST 260.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 76.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 260.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 464.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 124.29 FEET TO THE POINT OF REVERSE CURVATURE OF SAID CURVE, SAID POINT BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 464.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 60.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 34.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 87 DEGREES 38 MINUTES 33 SECONDS WEST 60.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 02 DEGREES 21 MINUTES 27 SECONDS WEST 44.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 38 DEGREES 29 MINUTES 17 SECONDS WEST 389.38 FEET FROM SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE 129.45 FEET TO A POINT OF NON-TANGENCY ON SAID CURVE, SAID POINT BEING SOUTH 57 DEGREES 32 MINUTES 09 SECONDS EAST 389.38 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 31 DEGREES 53 MINUTES 28 SECONDS EAST 141.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 58 DEGREES 06 MINUTES 32 SECONDS WEST 570.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 315.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 89 DEGREES 49 MINUTES 52 SECONDS EAST 570.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 58.06 FEET TO THE SOUTH LINE OF THE 0.75-ACRE PARCEL DESCRIBED IN INSTRUMENT NO. 2017-024590 RECORDED IN SAID RECORDER'S OFFICE; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY LINES OF

SAID 0.75 ACRE PARCEL: (1) NORTH 89 DEGREES 43 MINUTES 27 SECONDS EAST 160.92 FEET; (2) NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 150.00 FEET TO THE NORTH LINE OF A 16.10 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NUMBER 200000015416 IN SAID RECORDER'S OFFICE; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY OF SAID 16.10 ACRE PARCEL: (1) NORTH 89 DEGREES 48 MINUTES 11 SECONDS EAST 651.16 FEET; (2) SOUTH 00 DEGREES 03 MINUTES 26 SECONDS WEST 1,319.97 FEET TO THE PLACE OF BEGINNING, CONTAINING 25.413 ACRES, MORE OR LESS.

LESS:

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26; THENCE SOUTH 89 DEGREES 47 MINUTES 03 SECONDS WEST (BASIS OF BEARINGS IS INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83)) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER 448.39 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NO. 2018007905, RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA (THE FOLLOWING SIXTEEN COURSES ARE ALONG THE SOUTHERN, WESTERN, AND NORTHERN BOUNDARY OF SAID DESCRIBED LAND); (1) THENCE SOUTH 89 DEGREES 47 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE 371.78 FEET; (2) THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS WEST 60.00 FEET; (3) THENCE SOUTH 89 DEGREES 47 MINUTES 03 SECONDS WEST 14.83 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 703.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 00 DEGREES 12 MINUTES 57 SECONDS WEST; (4) THENCE WESTERLY ALONG SAID CURVE 22.43 FEET TO THE POINT OF BEGINNING AND A CURVE TO THE RIGHT HAVING A RADIUS OF 703.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 01 DEGREES 36 MINUTES 45 SECONDS EAST; (5) THENCE NORTHWESTERLY ALONG SAID CURVE 632.00 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 260.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 53 DEGREES 07 MINUTES 16 SECONDS EAST; (6) THENCE NORTHWESTERLY ALONG SAID CURVE 76.41 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 464.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 69 DEGREES 57 MINUTES 30 SECONDS WEST; (7) THENCE NORTHWESTERLY ALONG SAID CURVE 124.29 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 60.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 54 DEGREES 36 MINUTES 39 SECONDS EAST; (8) THENCE NORTHERLY ALONG SAID CURVE 34.59 FEET TO A POINT WHICH BEARS SOUTH 87 DEGREES 38 MINUTES 38 SECONDS WEST FROM SAID RADIUS POINT; (9) THENCE NORTH 02 DEGREES 21 MINUTES 22 SECONDS WEST 44.63 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 389.38 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 38 DEGREES 29 MINUTES 12 SECONDS WEST; (10) THENCE NORTHEASTERLY ALONG SAID CURVE 129.45 FEET TO A POINT WHICH BEARS SOUTH 57 DEGREES 32 MINUTES 04 SECONDS EAST FROM SAID RADIUS POINT; (11) THENCE NORTH 31 DEGREES 53 MINUTES 33 SECONDS EAST 141.97 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 58 DEGREES 06 MINUTES 27 SECONDS WEST; (12) THENCE NORTHERLY ALONG SAID CURVE 315.58 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 49 MINUTES 47 SECONDS EAST FROM SAID RADIUS POINT; (13) THENCE NORTH 00 DEGREES 10 MINUTES 13 SECONDS EAST 58.03 FEET; (14) THENCE NORTH 89 DEGREES 45 MINUTES 36 SECONDS EAST 160.92 FEET; (15) THENCE NORTH 00 DEGREES 11 MINUTES

33 SECONDS EAST 151.64 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; (16) THENCE NORTH 89 DEGREES 45 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE 226.74 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 26 SECONDS EAST 1261.47 FEET TO THE POINT OF BEGINNING, CONTAINING 12.828 ACRES, MORE OR LESS.

ALSO

BLOCK “A” IN WEST FORK WHISKEY – OSBORNE TRAILS, AN ADDITION TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, AS PER MINOR PLAT THEREOF RECORDED MAY 12, 2021 IN PLAT CABINET 6, SLIDE 106, AS INSTRUMENT 2021039145, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

EXHIBIT B
WEST FORK DISTRICT CONCEPT PLAN



WEST FORK DISTRICT
CONCEPTUAL SITE PLAN - SCALE: 1" = 60'-0"



EXHIBIT C
TOWNHOUSE ELEVATIONS



EXHIBIT D

REPRESENTATIVE COMMERCIAL RECREATIONAL FACILITY BUILDINGS AND IMPROVEMENTS

Design Elements

Modern approach and styling to miniature golf.

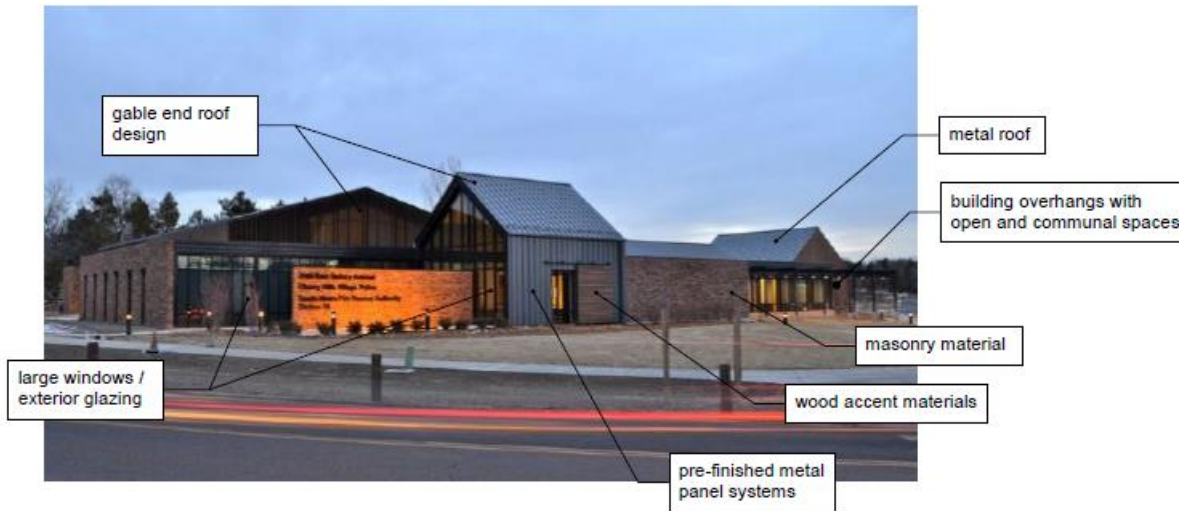
Open and family appropriate spaces that are incorporated into overall site design.

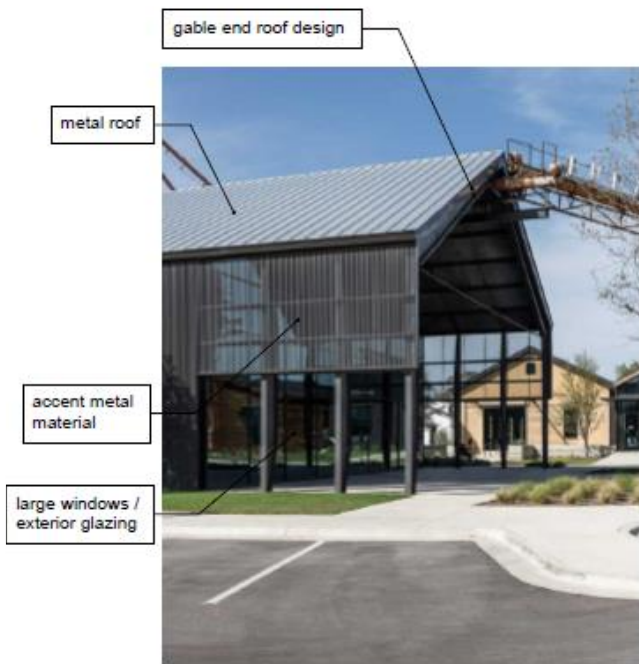
Active spaces for both day and night, allowing for different experiences and use-groups.





Commercial Recreational Facility Design Features





Use of overhead doors in restaurant/bar area

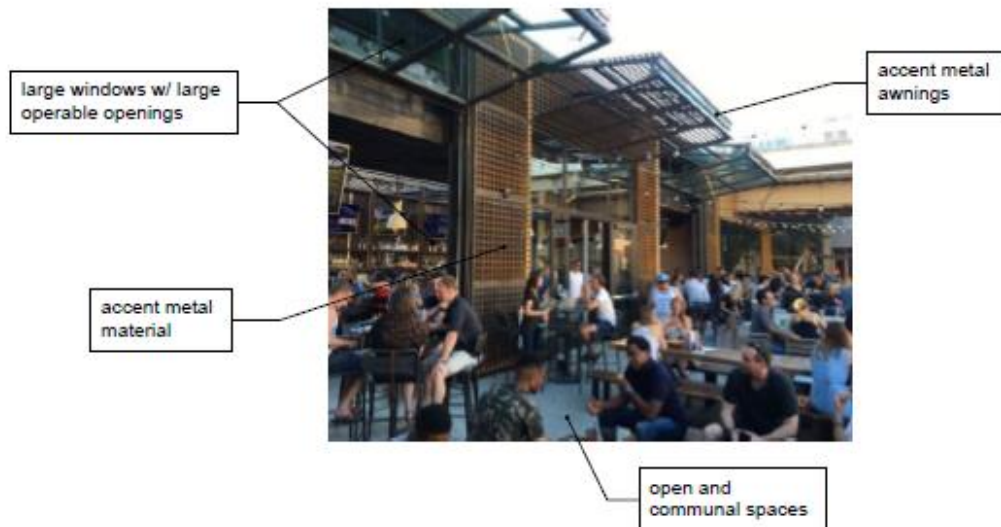
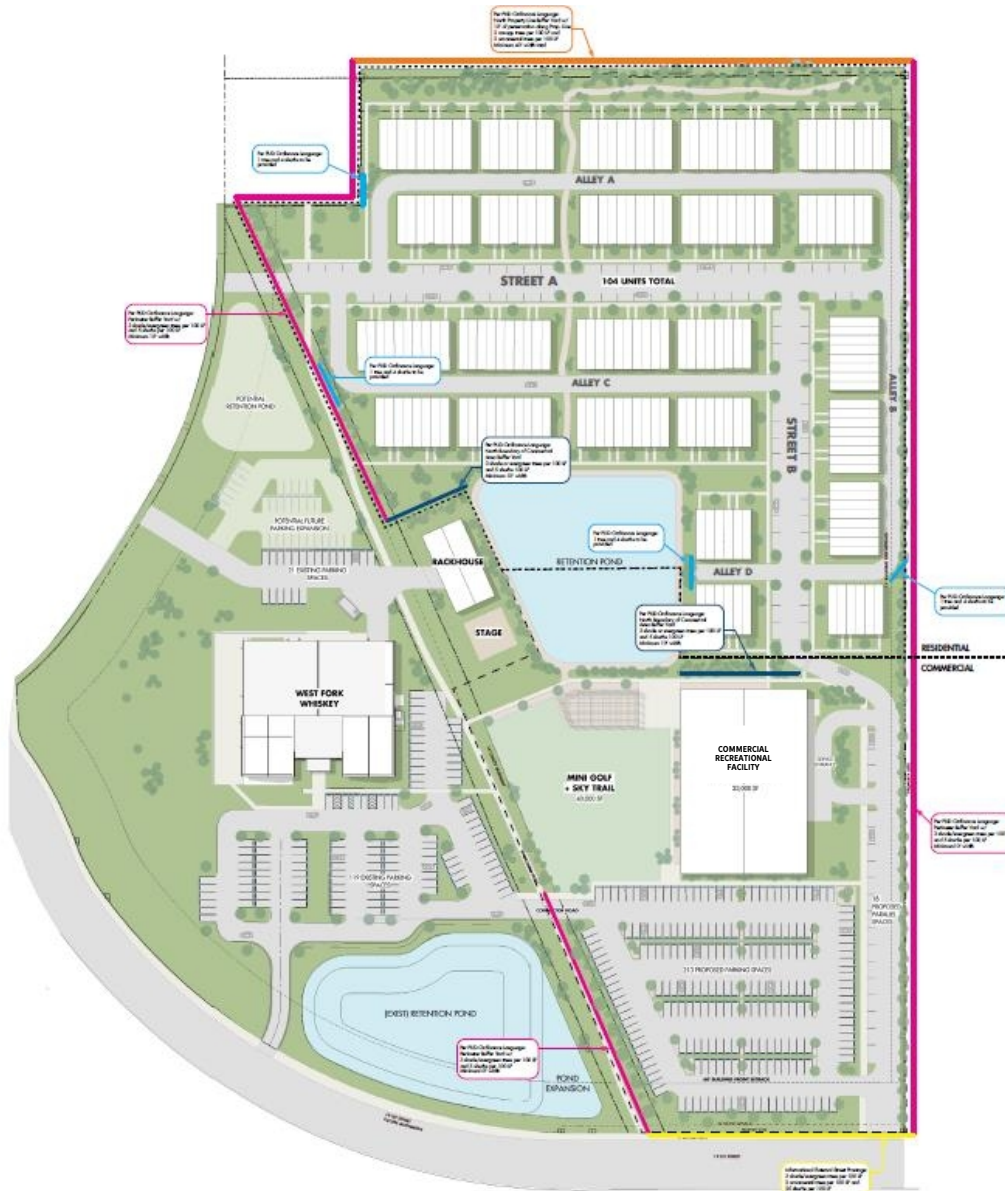


EXHIBIT E

LANDSCAPING EXHIBIT



WEST FORK DISTRICT
LANDSCAPING EXHIBIT SCALE: 1" = 60'-0"



EXHIBIT F
AMENITY CHARACTER EXHIBITS



ORDINANCE NUMBER 25~~—2505~~-28

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING
AN AMENDMENT TO OSBORNE TRAILS PLANNED UNIT DEVELOPMENT AND
THE UNIFIED DEVELOPMENT ORDINANCE**

This is an Ordinance (this “Ordinance”) to amend the Osborne Trails Planned Unit Development District that of Ordinance 16-44 (as amended) (“Osborne Trails Ordinance”) and the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “Unified Development Ordinance”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the City of Westfield, Indiana (the “City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “UDO”);

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted the Osborne Trails Ordinance as Ordinance 16-44, which has been amended on five (5) occasions through Ordinances 17-21, 20-29, 21-60, 21-23, and 22-10;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (“Commission”) considered a petition (**Petition No. 25~~—2505~~ - PUD - ~~—~~11**) filed with the Commission requesting an amendment to the Unified Development Ordinance, and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** (“Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 25~~—2505~~ - PUD - ~~—~~11** to the Common Council with a _____ recommendation (_____() in favor, ____ () against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Osborne Trails Ordinance, the Unified Development Ordinance, and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Osborne Trails Ordinance except as revised, modified supplemented or expressly made inapplicable hereby; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District,

except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 **Real Estate.** The real estate, as described in **Exhibit A** to the Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial conformance with the Concept Plan as determined by the Director of Community Development and subject to minor deviations required or based on final engineering or compliance with City engineering or public works standards; this shall include, but is not limited to, the size and scope of buildings, parking area, vehicular ways, and general design of Commercial Area. This Concept Plan shall supersede any Concept Plans previously presented for the Real Estate. The area shown as Commercial Area on the concept plan shall be utilized only for uses permitted in Area A of Osborne Trails Ordinance (as amended).

Section 4. **Uses.** Section 5 of the Osborne Trails Ordinance (as amended) shall apply to the Real Estate, except as otherwise modified below:

- A. **Additional uses:** The following uses shall be added to Section 5.1 and 5.3 of the Osborne Trails Ordinance (Area A) and permitted in the areas shown on the Concept Plan attached hereto:
 1. Townhouse Dwellings. A maximum of 104 Townhouse Dwellings shall be permitted on the Real Estate.
 - a. Home Businesses shall be permitted in Townhouse Dwellings. However, no standalone commercial use shall be permitted in a Townhouse Dwelling.
 2. A permanent stage or amphitheater installation for use in conjunction with a Temporary Use and Event.
 3. Commercial Recreational Facility, including indoor and outdoor operations.

- B. Prohibited uses: The following uses shall be prohibited on the Real Estate:
1. Assisted Living Facility
 2. Childcare/daycare center
 3. Civic Club
 4. Private Club
 5. Tavern/nightclub, as a standalone use
 - Microbrewery shall be permitted
 6. Takeout and Deli-style restaurant, with drive-thru facilities
 7. The following Medium-Intensity Retail Uses: Auto parts sales, auto rental, building finishes store, coin shop, discount store, furrier shop, locksmith shop, liquor sales, pawn shop, tobacco shop
 - Cigar shop/cigar bar shall be permitted

Section 5. General Regulations . ~~Section 6 of the Osborne Trails Ordinance (Ord. 16-44 (as amended)) and Chapter 4 of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.~~

~~**Section 5. Section 1. Development Standards.** ~~Section 7 of the Osborne Trails Ordinance (Ord. 16-44 (as amended)) and Chapter 6 of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.~~~~

- A. The following standards shall apply to the development of ~~Townhome~~Townhouse Dwellings in the ~~areas~~residential area depicted on the Concept Plan:

Standard	2-Story Townhomes <u>Residential Area</u>
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback	
Front Yard	0'
Side Yard	0'
Rear Yard	0'
Minimum Distance Between Buildings	10'

Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	5
Maximum Building Height	35'
Minimum Building Height	25'
Minimum Living Area (Total) Per Dwelling Unit	1400 SF

B. The following standards shall apply to the development of the commercial area depicted on the Concept Plan:

<u>Standard</u>	<u>Commercial Area</u>
<u>Minimum Lot Area</u>	<u>No Minimum</u>
<u>Minimum Lot Frontage</u>	<u>No Minimum*</u>
<u>* however all lots shall have vehicular access to a street</u>	
<u>Minimum Building Setback</u>	
<u>Front Yard</u>	<u>60'</u>
<u>Side Yard</u>	<u>15'</u>
<u>Rear Yard</u>	<u>20'</u>
<u>Minimum Lot Width</u>	<u>No Minimum</u>
<u>Maximum Building Height</u>	<u>45'</u>
<u>Maximum Building Size</u>	<u>35,000 SF</u>

C. Project perimeter Proximity Slope Line setback shall not apply.

Section 6. Development Standards. Section 7 of the Osborne Trails Ordinance (Ord. 16-44 (as amended)) and Chapter 6 of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

A. B. Article 6.3 Architectural Standards: Residential Area:

i. Section 6.3 of UDO shall not apply to the development of ~~Townhome~~Townhouse Dwellings on the Real Estate, rather, the following shall apply:

a. ~~Townhome~~Townhouse Elevations: The Townhouse Dwellings

are intended to complement the architecture style of Westfork Distillery building utilizing a Modern Farmhouse Architecture. All of the buildings may be permitted to have identical exterior architecture and may utilize the same colors to each other. The ~~townhomes~~Townhouses shall be constructed in substantial compliance with **Exhibit C** (the “~~Townhome~~Townhouse Elevations”). To the extent the applicable architectural standards of the UDO conflict with the ~~Townhome~~Townhouse Elevations, the ~~Townhome~~Townhouse Elevations shall prevail.

- b. Building Materials: Vinyl and aluminum siding shall be prohibited. The ~~Townhome~~Townhouse Elevations shall include the following materials: masonry, fiber cement siding and aluminum gutters~~..~~.
- c. Garages: All Townhouse Dwellings shall have a minimum two (2) car attached garage.

C. Article 6.3 Architectural Standards: Commercial Area:

- i. As to any Commercial Recreational Facility, Section 7.1 of the Osborne Trails Ordinance (as Amended) shall ~~comply with not apply. Rather,~~ the following architectural standards shall apply:

a. Facade Materials.

~~1. Primary Façade Materials.~~

i) Permitted building finish materials ~~for the Primary Façade~~ include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural concrete block (textured, ground face or other architectural finish) ~~wood~~, and EIFS (Dryvit) wall systems steel (for areas above eight (8) feet from ground elevation) and pre-finished metal panel systems.

ii) Prohibited building finish materials ~~on the Primary Facades~~ include: ~~wood~~, plywood, unfinished concrete or unfinished concrete panels, plastics, vinyl siding and reflective glass.

iii) Primary Facades may have window glazing or glass storefronts.

iv) Permitted building trim and accent materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, pre-finished metal panels and EIFS (Dryvit).

v) Colors used on building facades must be complementary.

~~A. vi) Overhead doors may be permitted on the Primary Façade elevations, but utilized for indoor/outdoor restaurant and entertainment space shall not be utilized for deliveries/loading/unloading. Overhead doors in a Primary Façade shall have utilize at least one decorative feature (e.g. decorative windows, decorative hardware).~~

~~2. Secondary Façades Materials.~~

~~A. Materials permitted for the Primary Façade) in substantial compliance with the character images shown on **Exhibit D** hereto. There shall be no more than one (1) overhead door utilized for deliveries/loading/unloading, which shall also be located on a façade which may only be permitted on the Secondary Façade.~~

~~Prohibited building finish materials located on the Secondary Façades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass and vinyl siding, a façade screened in accordance with Section 6.8(H) of the UDO.~~

~~B. Overhead doors for deliveries/loading/unloading are permitted on Secondary Façade elevations.~~

~~b. Screening requirements. Any loading spaces or loading docks located on an External Façade, shall be screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards.~~

- ii. As to any non-Commercial Recreational Facility, Section 7.1 of the Osborne Trails Ordinance (as Amended) shall apply to the Commercial Area on the Concept Plan, except as modified hereby:
 - a. References to State Road 32 Right of Way within Article 5.3(K) shall apply to the 191st Street Right of Way.
 - b. Sections 5.3(G)(1), 5.3(I) and 5.3(M) shall apply.

- iii. ~~The following shall apply regardless of the use on the Commercial Area:~~
 - ~~a. Project Perimeter Setback: None.~~
 - ~~b. Minimum Side Yard Setback: 15 feet.~~
 - ~~c. Minimum Rear Yard Setback: 20 feet.~~
 - ~~d. No Minimum Lot Frontage shall apply. However, all lots shall have vehicular access to a Street.~~

~~iv. Commercial Recreational Facility buildings and/or improvements to be located on the Commercial Area as shown on the Concept Plan shall be developed in general~~substantial ~~compliance with the images~~ and design

features shown **Exhibit D** as determined by the Director of Community Development. In the event that a proposed building/improvement is deemed as generallysubstantially compliant with the images and design features in **Exhibit D** but is in conflict with the architectural standards hereof, the character images in **Exhibit D** shall control.

D. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:

- i. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply to the ~~Townhome~~Townhouse Dwellings except as modified and enhanced below:
 - a. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - b. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling.
 - c. Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Tree in either Front Yard.
 - d. No Street Trees shall be required for in front of a Townhouse Building which landscaping plantings meet the requirements herein.
- ii. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply except as modified and enhanced below.
 - a. North Property Line Buffer Yard landscaping shall be provided per the following:
 1. Existing trees within 10 feet of the property line shall remain undisturbed with the exception of diseased, dying or invasive instances. Trees may also be removed to accommodate required drainage easements required for approved engineering plans at the discretion of the Public Works Department.
 2. A minimum of 5 trees (2 ~~canopy trees~~Shade Trees and 3 ~~ornamental trees~~Ornamental Trees) per each linear 100 feet as measured along the property line.
 3. The minimum landscape buffer width shall be 40 feet.
 - b. No internal buffer yards shall be required on the Real Estate between different uses, except as specifically provided herein.
 1. A ten (10) foot buffer yard shall be located on the north boundary of the Commercial Area: in the areas shown on Exhibit E attached hereto. This buffer yard shall be improved with three (3) trees (either ~~shade tree~~Shade Tree or ~~evergreen trees~~Evergreen Trees) and five (5) ~~shrubs~~Shrubs per one hundred lineal feet. No mounding shall be required.

c. Perimeter buffer yards in the areas shown on Exhibit E attached hereto shall be required to be at least ten (10) feet in depth. This buffer yard shall be improved with three (3) trees (either ~~shade tree~~Shade Trees or ~~evergreen trees~~Evergreen Trees) and five (5) ~~shrubs~~Shrubs per one hundred lineal feet.

d. Buffering consisting of plantings of at least one (1) ~~tree~~Shade Tree and four (4) ~~bushes~~Shrubs shall be planted at the east and west end of Alley A, the west end of Alley C and D, and the south end of Alley B as shown on the Concept Plan and as shown on Exhibit E hereto.

E. Parking. Article 6.14(G)(11) of the UDO shall apply, except as modified below:

i. Attached garages shall count toward the required off-street parking spaces for ~~Townhome~~Townhouse Dwellings. On-street parking shall still be required and available for ~~Townhome~~Townhouse Dwelling visitors and guests on Streets A and B adjacent to lots developed with ~~Townhome~~Townhouse Dwellings.

i. Subject to final engineering, on-street parking areas adjacent to ~~Townhome~~Townhouse Dwellings for Streets A and B shall be developed as shown on the Concept Plan with the bump out areas being required to be provided no less than every six (6) parking spaces on Street A and B in the area adjacent to the ~~Townhome~~Townhouse Dwellings.

Section 6. **Infrastructure Standards:** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise modified below, or approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 7. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

7.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below:

A. Open Space: The minimum Open Space required shall be 15% and may include ponds.

B. Amenities: An overall amenity plan shall be designed to provide amenities and foster connectivity to the West Fork Distillery and adjacent Townhouse

Dwellings. The Concept Plan shows approximate locations of the proposed open space amenities.

Images made a part of Exhibit EF are hereby incorporated to show intended design and quality of improvements to be constructed as open space amenities. These open space amenities, which shall include an auxiliary building/rack house, permanent stage, multiple seating areas, and gathering areas shall be constructed in substantially similar design as shown in these exhibits as determined by the Director of Community Development.

Open spaces will be connected through the use of sidewalks, walking paths and/or trails. In addition to sidewalks adjacent to public rights-of-way required by City of Westfield Construction Standards, a multi-modal path shall be constructed on the Property that has the ability to accommodate pedestrian, bicycle, and golf cart traffic. This path shall provide connectivity to all commercial and residential areas on the Property.

There shall be other passive recreational facilities such as bocce ball and bean bag toss. The locations of amenities are approximate and are subject to utility and drainage conflicts. If the amenities cannot be located in the areas shown in on the Concept Plan due to a conflict, the Director of Community Development shall determine an alternate location. The amenity plan shall be reviewed as part of a Detailed Development Plan for the ~~Townhome~~Townhouse Development.

Section 8. **Annexation.** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate. A Minor Subdivision for the purpose of Annexation is exempt from this standard.

Section 9. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

John Dartt

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Victor McCarty

Victor McCarty

Victor McCarty

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Kurt J. Wanninger

Kurt J. Wanninger

Kurt J. Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that ORDINANCE 25-__ was delivered to the Mayor of Westfield
on the ____ day of ____, 2025, at ____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-____
this ____ day of ____, 2025.

I hereby VETO Ordinance 25-____
this ____ day of ____, 2025.

Scott Willis, Mayor

Scott Willis, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahm, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis,
Indiana 46204

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in
this document, unless required by law. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C ~~Townhome~~Townhouse Elevations

Exhibit D Representative Commercial Recreational Facility Buildings and
Improvements

Exhibit E Landscaping Exhibit

Exhibit F Amenity Character Exhibits

EXHIBIT A
REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST (ASSUMED BEARING) 448.39 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF A 3.01 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 2005-025459, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE 371.78 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 60.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST 14.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 703.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 654.43 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE, SAID POINT BEING SOUTH 53 DEGREES 07 MINUTES 11 SECONDS WEST 703.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 53 DEGREES 07 MINUTES 11 SECONDS EAST 260.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 76.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 260.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 464.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 124.29 FEET TO THE POINT OF REVERSE CURVATURE OF SAID CURVE, SAID POINT BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 464.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 60.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 34.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 87 DEGREES 38 MINUTES 33 SECONDS WEST 60.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 02 DEGREES 21 MINUTES 27 SECONDS WEST 44.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 38 DEGREES 29 MINUTES 17 SECONDS WEST 389.38 FEET FROM SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE 129.45 FEET TO A POINT OF NON-TANGENCY ON SAID CURVE, SAID POINT BEING SOUTH 57 DEGREES 32 MINUTES 09 SECONDS EAST 389.38 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 31 DEGREES 53 MINUTES 28 SECONDS EAST 141.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 58 DEGREES 06 MINUTES 32 SECONDS WEST 570.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 315.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 89 DEGREES 49 MINUTES 52 SECONDS EAST 570.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 58.06 FEET TO THE SOUTH LINE OF THE 0.75-ACRE PARCEL DESCRIBED IN INSTRUMENT NO. 2017-024590 RECORDED IN SAID RECORDER'S OFFICE; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY LINES OF

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ALSO

BLOCK “A” IN WEST FORK WHISKEY – OSBORNE TRAILS, AN ADDITION TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, AS PER MINOR PLAT THEREOF RECORDED MAY 12, 2021 IN PLAT CABINET 6, SLIDE 106, AS INSTRUMENT 2021039145, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

EXHIBIT B
WEST FORK DISTRICT CONCEPT PLAN



WEST FORK DISTRICT
CONCEPTUAL SITE PLAN - SCALE: 1" = 60'-0"





WEST FORK DISTRICT
CONCEPTUAL SITE PLAN • SCALE: 1" = 60'-0"



EXHIBIT C
~~TOWNHOME~~TOWNHOUSE ELEVATIONS





EXHIBIT D

REPRESENTATIVE COMMERCIAL RECREATIONAL FACILITY BUILDINGS AND IMPROVEMENTS



Design Elements

Modern approach and styling to miniature golf.

Open and family appropriate spaces that are incorporated into overall site design.

Active spaces for both day and night, allowing for different experiences and use-groups.

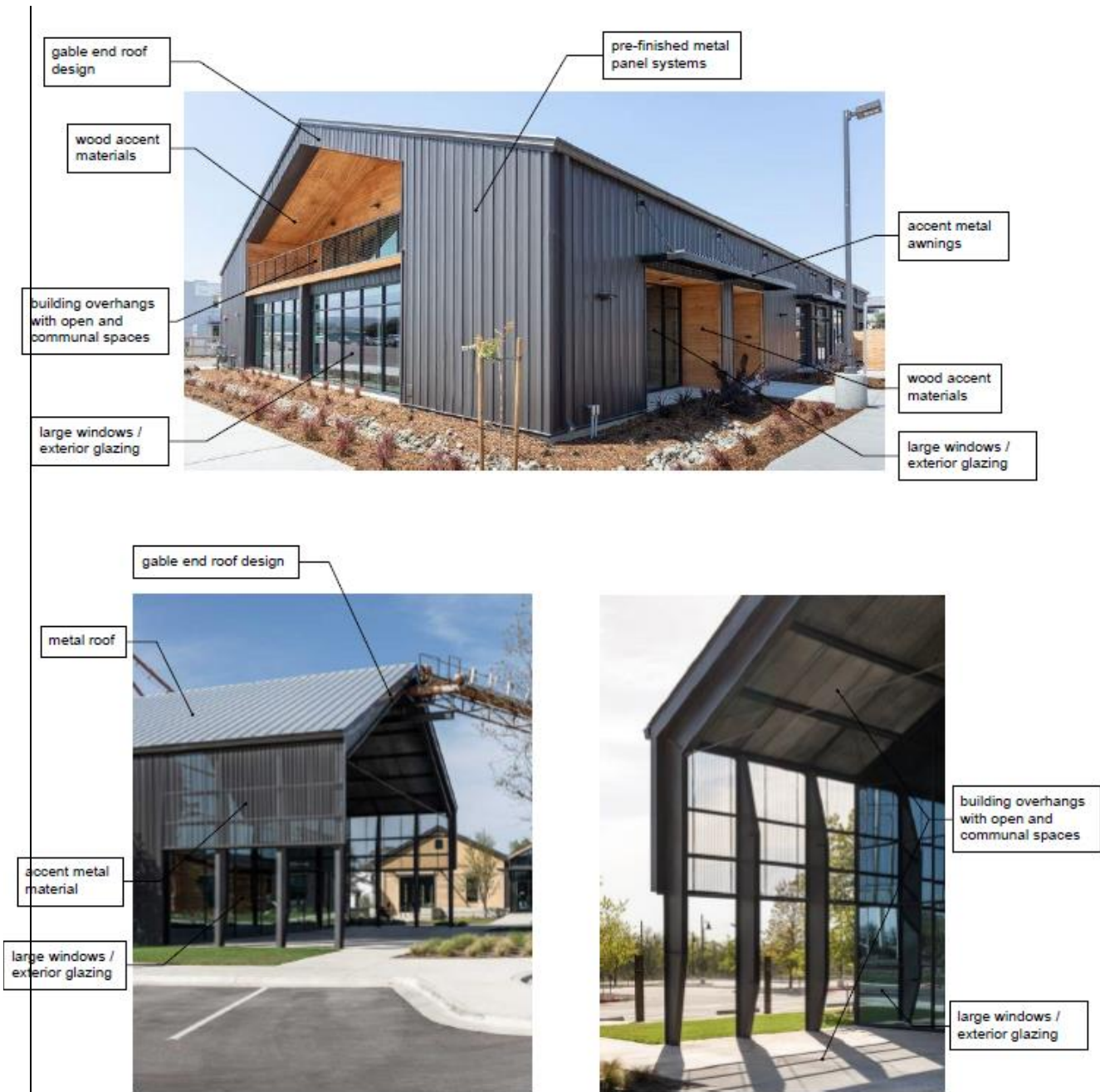






Commercial Recreational Facility Design Features





Use of overhead doors in restaurant/bar area

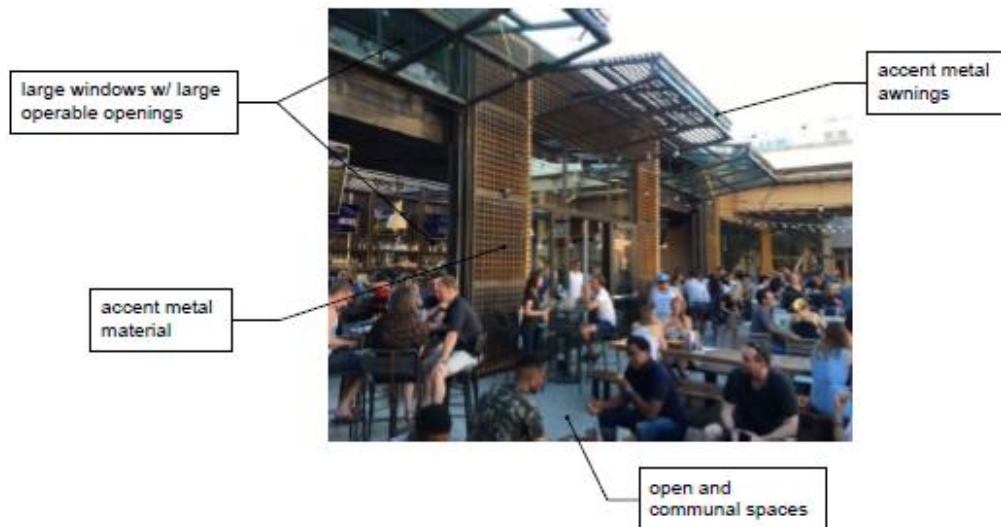


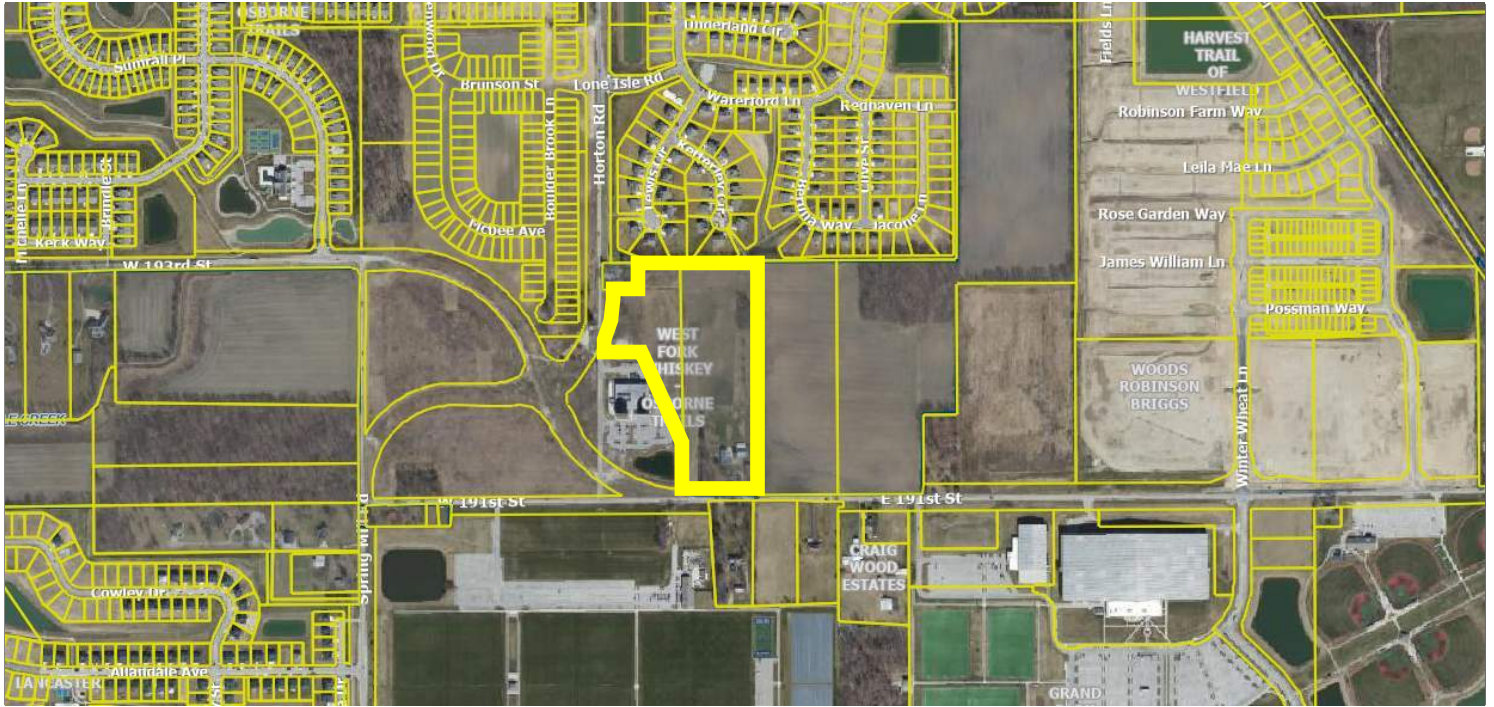
EXHIBIT F

AMENITY CHARACTER EXHIBITS

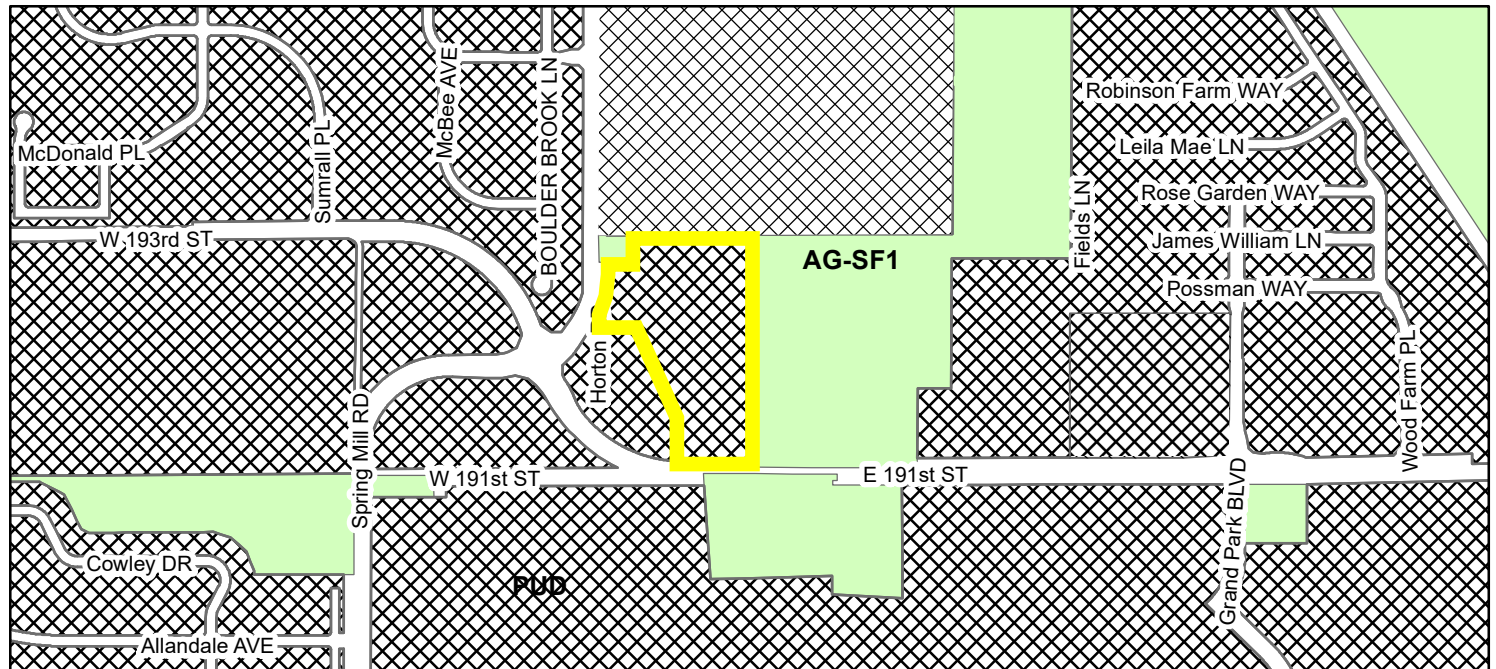




Aerial Location Map



Zoning Map



Zoning

 PUD (Planned Unit Development)

 AG-SF1 (Agriculture - Single Family - 1)



**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, May 5, 2025, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2505-PUD-11
Ordinance No.	25-28
Petitioner	West Fork Whiskey Real Estate JV
Description	Amendment to the Osborne Trails Planned Unit Development (PUD) district for the development of a Commercial Recreational Facility and residential townhome community on 24.93 acres +/-.

On June 2, 2025, the Advisory Plan Commission forwarded a favorable recommendation to the City Council regarding this petition with the following condition – that the recommendation includes the proposed developer commitments regarding rental restrictions.

(Vote: 8 in favor, 0 opposed)

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Kevin M. Todd, Secretary

June 3, 2025

Date

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument Nos. 2005-25459 and 2018-07905

WHEREAS, the City of Westfield, Indiana (“City”) and Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Unified Development Ordinance (“UDO”); and

WHEREAS, the Developer filed a petition under Docket Number 2505-PUD-11 (Ordinance 25-28) with the Plan Commission and City Council to amend the Unified Development Ordinance and the Zoning Map with regard to that certain real estate consisting of 24.93 acres within Area A of the Osborne Trails PUD, which is legally described on **Exhibit A** (the “Real Estate”) along with the proposed concept plan for the residential development located on the Real Estate; and

WHEREAS, the Developer is requesting the Westfield-Washington Township Advisory Plan Commission (the “Plan Commission”) to consider approval of the Osborne Trails PUD Amendment VI subject to the following commitments (the “Commitments”).

NOW THEREFORE, the Developer makes the following Commitments to the Plan Commission regarding the use and development of the Real Estate:

Section 1. **Commitments.** The Real Estate is subject to the following Commitments:

A. Renting and Leasing: The following text shall be included in Covenants, Conditions and Restrictions (the “CCR’s”) applicable to the Real Estate:

Renting and Leasing. Notwithstanding anything to the contrary herein, at least Eighty-five percent (85%) of the Residential Units shall be owner occupied. No additional renting or leasing of the Residential Units to a third party for income shall be permitted except in the case of: (i) hardship as defined in this paragraph; and, (ii) acquisition of a Residential Unit by a lender through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the owner shall be entitled to lease the Residential Unit for residential purposes. Hardship is defined as a personal or financial situation that, without allowing renting or leasing of a Residential Unit, would result in significant financial harm to the owner. The owner must inform the homeowner association (“Association”) of the specific circumstances of the hardship and provide the Association with a copy of the lease. All lease or rental agreements must be in writing, and they shall be immediately provided to the Association. Residential Units shall not be leased for an initial term of less than one (1) year, nor for less than thirty (30) days for any term thereafter.

Section 2. Definitions.

1. Developer. West Fork Whiskey Real Estate JV, LLC, and its successors and assigns.
2. Department. The Community Development Department of the City of Westfield.

Section 3. Modification of Commitments. The Commitments shall continue in effect until modified or terminated. The Commitments shall only be modified or terminated by the Plan Commission in accordance with the Section 10.6 (F) of the UDO.

Section 4. Effective Date. The Commitments shall be effective upon the City Council's approval of the Osborne Trails PUD Amendment VI.

Section 5. Recording. The Commitments shall be recorded in the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the City Council's approval of the Osborne Trails PUD Amendment VI. Within fifteen (15) days after recording the Commitments, the Developer shall provide a recorded copy of the Commitments to the Department.

Section 6. Enforcement. The Commitments may be enforced by the Department and/or the Plan Commission.

Section 7. Binding on Successors. The Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, the Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

IN WITNESS WHEREOF, West Fork Whiskey Real Estate JV, LLC, have caused the Commitments to be executed as of the dates identified below.

"Developer"

West Fork Whiskey Real Estate JV, LLC

By: _____
Name: _____
Title: _____
Date: _____, 2025

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ as _____ of West Fork Whiskey Real Estate JV, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2025 for and on behalf of said entity.

My Commission Expires: _____
Notary Public

Residing in _____
County of _____ Printed Name _____

This instrument prepared by Russell L. Brown, Clark Quinn Moses Scott & Grahn, LLP

Return to: Edward Freeman, Weekley Homes, LLC, 9310 N. Meridian Street, Suite 100, Indianapolis, Indiana 46260.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. Russell L. Brown

**EXHIBIT A
REAL ESTATE**

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EXHIBIT A
CONCEPT PLAN



WEST FORK DISTRICT
CONCEPTUAL SITE PLAN - SCALE: 1" = 60'-0"





Westfield City Council Report

Petition Number:	2505-PUD-11
Project Name:	Osborne Trails PUD Amendment VI
Subject Site Address:	Generally located northeast of the intersection at E 191st Street and Horton Road (the "Property")
Petitioner:	West Fork Whiskey Real Estate JV, LLC
Representative:	Clark Quinn Law
Request:	Amendment to the Osborne Trails Planned Unit Development (PUD) district for the development of a Commercial Recreational Facility and residential townhome community
Current Zoning:	Osborne Trails Planned Unit Development (PUD) (linked here)
Current Land Use:	Agriculture / Vacant
Approximate Acreage:	24.93 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 25-28 4. Red-line Ordinance 25-28 5. Concept Plan 6. Proposed Developer Commitments re: Rental Restrictions 7. APC Certification
Staff Reviewer:	Weston Rogers, Senior Planner

PETITION HISTORY

The petition (Ord. 25-28) received its first reading at the April 28, 2025, City Council meeting. Discussion regarding this petition can be viewed [here](#).

The petition received a public hearing at the May 5, 2025, Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall. At this meeting the workshop meeting requirement was waived. Discussion regarding this petition can be viewed [here](#).

This item received a favorable recommendation (8-0) at the June 2, 2025, Plan Commission meeting. Discussion regarding this item can be viewed [here](#).

This item is eligible for adoption consideration at the June 9, 2025, City Council meeting.

PROJECT OVERVIEW

Location:

The 24.93 acre +/- Property is generally located northeast of the intersection at E 191st Street and Horton Road, see **Exhibit 2**, *Location Map*.

Property Description:

The Property is currently zoned as part of the Osborne Trails PUD. The Property is currently vacant and used primarily for agricultural purposes.

Project Description:

The petitioner is requesting to amend the 24.93 acres +/- of the Osborne Trails PUD for the development of a residential townhome community and Commercial Recreational Facility. As described in the submitted Project Narrative supplied by the applicant, the proposed ordinance would permit up to one-hundred and four (104) Townhome Dwellings, require the Property to be developed in substantial conformance with the submitted Concept Plan and require specific architectural, landscape, open space, and amenity standards. Specific ordinance details are outlined below.

ORDINANCE DETAILS

Concept Plan:

The proposed Ordinance would require the Property to be developed in substantial conformance with the submitted Concept Plan as determined by the Director of Community Development.

Permitted Uses:

The original Osborne Trails PUD (Ord. 16-44) identified the Property as part of “Area A” of the PUD. The underlying zoning district of Area A is LB: Local and Neighborhood Business District.

As such, all the uses permitted in the LB zoning district of the UDO are also permitted on the Property. In addition, Commercial Recreational Facilities and Assisted Living Facilities were added as additional uses.

Through the second amendment to the PUD (Ord. 20-29), a distillery use and light industrial uses which are specifically ancillary to a distillery use were also permitted on the Property.

The Proposed Amendment would add Townhouse Dwelling Units to be permitted on the Real Estate (a maximum of 104 dwelling units) as well as a permanent stage/amphitheater as part of the amenities for the area.

The aforementioned Assisted Living Facility use is requested to be removed as a permitted use on the Property through the Proposed Amendment. In addition the following uses would no longer be permitted on the property: Childcare/daycare center, Civic Club, Private Club, Tavern / nightclub, as a stand alone use (microbrewery shall be permitted), takeout and Deli-style restaurant, and the following Medium-Intensity Retail Uses: Auto parts sales, auto rental, building finishes store, coin shop, discount store, furrier shop, locksmith shop, liquor sales, pawn shop, tobacco shop (cigar shop / cigar bar shall be permitted).

Maximum Dwellings:

- The proposed Ordinance would permit a maximum of one-hundred and four (104) Townhome Dwellings to be developed on the Property.

General Regulations:

The proposed amendment would specify the following general regulations on the Property.

Townhome Area:

Standard	Proposed PUD Standard	Default PUD Standard
Minimum Lot Area	No minimum	No minimum
Minimum Lot Frontage	No minimum	50 feet
Minimum Building Setback Lines		
Front Yard	0 feet	60 feet
Side Yard	0 feet	15 feet
Rear Yard	0 feet	20 feet
Minimum Lot Width	No minimum	n/a
Maximum Bldg. Height	35 feet	45 feet
Minimum Bldg. Height	25 feet	18 feet
Minimum Living Area (Total)	1,400 square feet	n/a
Maximum Lot Coverage	No maximum	n/a
Minimum Distance between buildings	10 feet	n/a
Maximum Dwelling Units / building	5 dwelling units	n/a

Commercial Area:

Standard	Proposed PUD Standard	Default PUD Standard
Minimum Lot Area	No minimum	No minimum
Minimum Lot Frontage	None	50 feet
Minimum Building Setback Lines		
Front Yard	60 feet	60 feet
Side Yard	15 feet	15 feet
Rear Yard	20 feet	20 feet
Project Perimeter Setback	None	1:3 proximity slope
Maximum Building Height	45 feet	45 feet
Minimum Business (Bldg.) Size	800 square feet	800 square feet
Maximum Business (Bldg.) Size	35,000 square feet	30,000 square feet

Development Standards:

As proposed, the PUD amendment would default to the existing PUD ordinance and any underlying UDO standards unless otherwise noted below:

Article 6.3 – Architectural Standards

- The Original Osborne Trails PUD made the architectural standards of the State Highway 32 Overlay (Article 5.3(K)) applicable to the Property. These are not proposed to be modified (except as further mentioned below).
 - Residential Area Architectural Standards:
 - Townhome Dwellings would be required to be developed in substantial compliance with the submitted Townhome Architectural Character Exhibits.
 - The proposed ordinance would incorporate specific architectural standards to be applicable in regard to permitted and prohibited building materials.
 - In addition, all Townhouse Dwellings would be required to have a minimum 2-car garage.
 - Commercial Area Architectural Standards
 - Recreational Facility Standards
 - Recreational Facilities buildings and/or improvements would be required to be developed in substantial compliance with the submitted Commercial Recreational Facility Character Exhibits.
 - The proposed ordinance would incorporate specific architectural standards to be applicable in regards to permitted and prohibited building materials for primary and secondary facades.
 - Non-Recreational Facility Standards
 - Non-Recreational Facility buildings and/or improvements would be required to be developed per the State Road 32 Overlay architectural standards.

Article 6.8 – Landscaping Standards

- The Original Osborne Trails PUD made specific landscaping standards applicable to Area C of the PUD, which is the residential area. No modifications were made to Area A. As such, landscaping standards of the UDO will continue to be applicable with the exception of the items noted below:
 - Lot Landscaping
 - The proposed ordinance would specify one (1) Shade Tree and four (4) Shrubs per Townhouse Dwelling. Corner lots shall have one (1) additional Shade Tree.
 - Street trees would not be required in front of Townhouse Dwellings that meet the standards noted above.
 - Buffer Yard Landscaping
 - The proposed ordinance would specify the following Buffer Yard landscaping:
 - North Property Line of Development
 - 5 trees (2 Shade Trees and 3 Ornamental Trees / 100 LF)

- Existing trees within 10 feet of property line shall remain undisturbed.
- North Boundary of Commercial Area
 - 3 Shade or Evergreen Trees and 5 Shrubs / 100 LF
- Perimeter Buffer Yards
 - 3 Shade or Evergreen Trees and 5 Shrubs / 100 LF

Design Standards:

As proposed, the PUD amendment would default to the existing PUD ordinance and any underlying UDO standards unless otherwise noted below:

Article 8.6 – Open Space and Amenity Standards

- The proposed ordinance require the following Open Space and Amenity Standards
 - The proposed ordinance would require over 15% of the Property to be Open Space as generally depicted on the Concept Plan which requires substantial compliance at time of development plan review.
 - The proposed ordinance would require the following amenities – auxiliary building / rack house, permanent stage, seating areas, gathering areas, sidewalks, walking paths, and yard games as generally shown on the Concept Plan and as generally depicted in the submitted Amenity Character Exhibits.

ANNEXATION

The proposed ordinance would require the property to be annexed into the City of Westfield prior to the recording of a Secondary Plat for the property.

CHANGES SINCE COUNCIL INTRODUCTION

Since the item was introduced to the Council on April 28, 2025, the petitioner has incorporated the following changes into the proposed ordinance:

- General Regulations and Development Standards language was further organized for clarity purposes within the proposed ordinance
- Maximum building size within commercial area noted as 35,000 square feet
- Commercial Area architectural design language refined and updated to demonstrate better clarity on proposed design quality and intent along with additional commercial recreational facility architectural character images provided
- Landscape buffering further defined and clarified via the introduction of Exhibit 6, Landscape Plan Exhibit
- Concept Plan updated to reflect further refinement of “S”-Curve in north / south roadway
- Developer proposed a voluntary zoning commitment that would require 85% of the proposed units on the real estate to be owner occupied. The remaining 15% could be rental units subject to the conditions outlined in the proposed commitment language.

COMPREHENSIVE PLAN

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the “New Suburban” land use as the appropriate land use for the Property. Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area.

However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the “Addendum”), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the May 5, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation:

At its June 2, 2025, meeting, the Plan Commission forwarded a favorable recommendation to the Council (Vote: 8 in favor, 0 opposed).

City Council:

Introduction:	April 28, 2024
Eligible for Adoption:	June 9, 2025
Submitted by:	Weston Rogers, Senior Planner

RESOLUTION NO. 25-132

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE EAST SIDE ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield Redevelopment Commission (the “Redevelopment Commission”), governing body of the City of Westfield Department of Redevelopment, pursuant to Indiana Code 36-7-14, as amended (the “Act”), has previously adopted and confirmed resolutions (collectively, the “Original Resolution”) which (i) established and expanded an economic development area known as the “East Side Economic Development Area” (the “Area”), (ii) designated portions of the Area to be separate allocation areas pursuant to Section 39 of the Act, one of which is known as the East Side Economic Development Allocation Area (the “Existing Allocation Area”), and (iii) approved an economic development plan for the Area (the “Plan”) pursuant to the Act; and

WHEREAS, the Redevelopment Commission adopted its Resolution No. 17-2025 on May 19, 2025 (the “2025 Amending Resolution”), which further amended the Original Resolution by (i) removing the parcel identified on Exhibit A to the 2025 Amending Resolution from the Existing Allocation Area, (ii) designating the parcels so removed from the Existing Allocation Area, together with certain additional parcels located within the Area, all as identified on Exhibit B to the 2025 Amending Resolution, as a separate allocation area within the Area pursuant to Section 39 of the Act, to be known as the “Park & Poplar Allocation Area,” and (iii) adopting a supplement to the Plan attached to the 2025 Amending Resolution as Exhibit C (the “2025 Plan Supplement”); and

WHEREAS, the Westfield-Washington Advisory Plan Commission, on June 2, 2025, approved and adopted its Resolution No. 25-05 (the “Plan Commission Order”) determining that the 2025 Amending Resolution and the 2025 Plan Supplement conform to the plan of development for the City of Westfield, Indiana (the “City”), and approving the 2025 Amending Resolution and the 2025 Plan Supplement; and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the 2025 Amending Resolution, the 2025 Plan Supplement and the Plan Commission Order to the Common Council of the City (the “Common Council”).

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Westfield, Indiana, as follows:

1. Pursuant to Section 16(b) of the Act, the Common Council determines that the 2025 Amending Resolution and the 2025 Plan Supplement conform to the plan of development for the City, and approves the 2025 Amending Resolution, the 2025 Plan Supplement and the Plan Commission Order.
2. This Resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor as required by law.

**ALL OF WHICH IS HEREBY ADOPTED BY THE COMMON COUNCIL OF THE
CITY OF WESTFIELD, INDIANA, THIS 9th DAY OF JUNE, 2025.**

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Victor McCarty

Victor McCarty

Victor McCarty

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Kurt J. Wanninger

Kurt J. Wanninger

Kurt J. Wanninger

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that RESOLUTION NO. 25-132 was delivered by me to the Mayor of the City of Westfield, Indiana, on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Resolution No. 25-132
this _____ day of _____, 2025.

I hereby VETO Resolution No. 25-132
this _____ day of _____, 2025.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

Prepared by: Bradley J. Bingham, Esq.
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. /s/ Bradley J. Bingham

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 17-2025**

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

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

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

WHEREAS, the Commission now desires to further amend the Declaratory Resolution and Plan in order to (i) remove the parcels identified on Exhibit A hereto from the Existing Allocation Area, (ii) designate the parcels so removed from the Existing Allocation Area, together with certain additional parcels, all as identified on Exhibit B hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the “Park & Poplar Allocation Area” (the “Park & Poplar Allocation Area”), and (iii) adopt a supplement to the Plan attached hereto as Exhibit C (the “2025 Plan Supplement”) (clauses (i) through and including (iii), collectively, the “2025 Amendments”); and

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

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

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

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

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

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

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

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

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

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

5. The accomplishment of the Plan, as supplemented by the 2025 Plan Supplement, 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.

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

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

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

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

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

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

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

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

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

14. The foregoing allocation provision shall apply to the Park & Poplar Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in of the Park & Poplar Allocation Area that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit C. The base assessment date for the Park & Poplar Allocation Area is January 1, 2025.

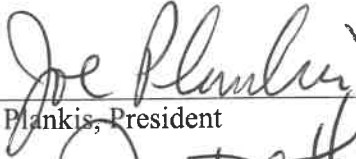
15. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provision herein relating to the Park & Poplar Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Park & Poplar Allocation Area.

16. This Resolution, together with any supporting data, shall be submitted to the Westfield-Washington Area Plan Commission (the “Plan Commission”) and the Common Council of the City (the “Council”) as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

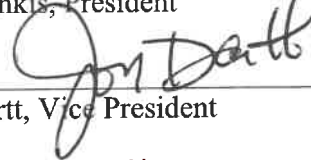
17. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

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

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION
this 19th day of May, 2025, by a vote of 3 in favor and 0 opposed.



Joe Plankis, President



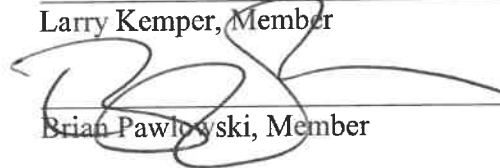
Jon Dartt, Vice President

Absent

Brian Tomamichel, Secretary

Abstain

Larry Kemper, Member



Brian Pawlowski, Member

EXHIBIT A

Parcels Removed from the Existing East Side Allocation Area

The following parcels are removed from the existing East Side Allocation Area, and will become part of the Park & Poplar Allocation Area.

PARCEL ID NUMBER:

09-09-01-00-00-006.003
09-09-01-02-09-002.000
09-09-01-02-09-002.001

EXHIBIT B

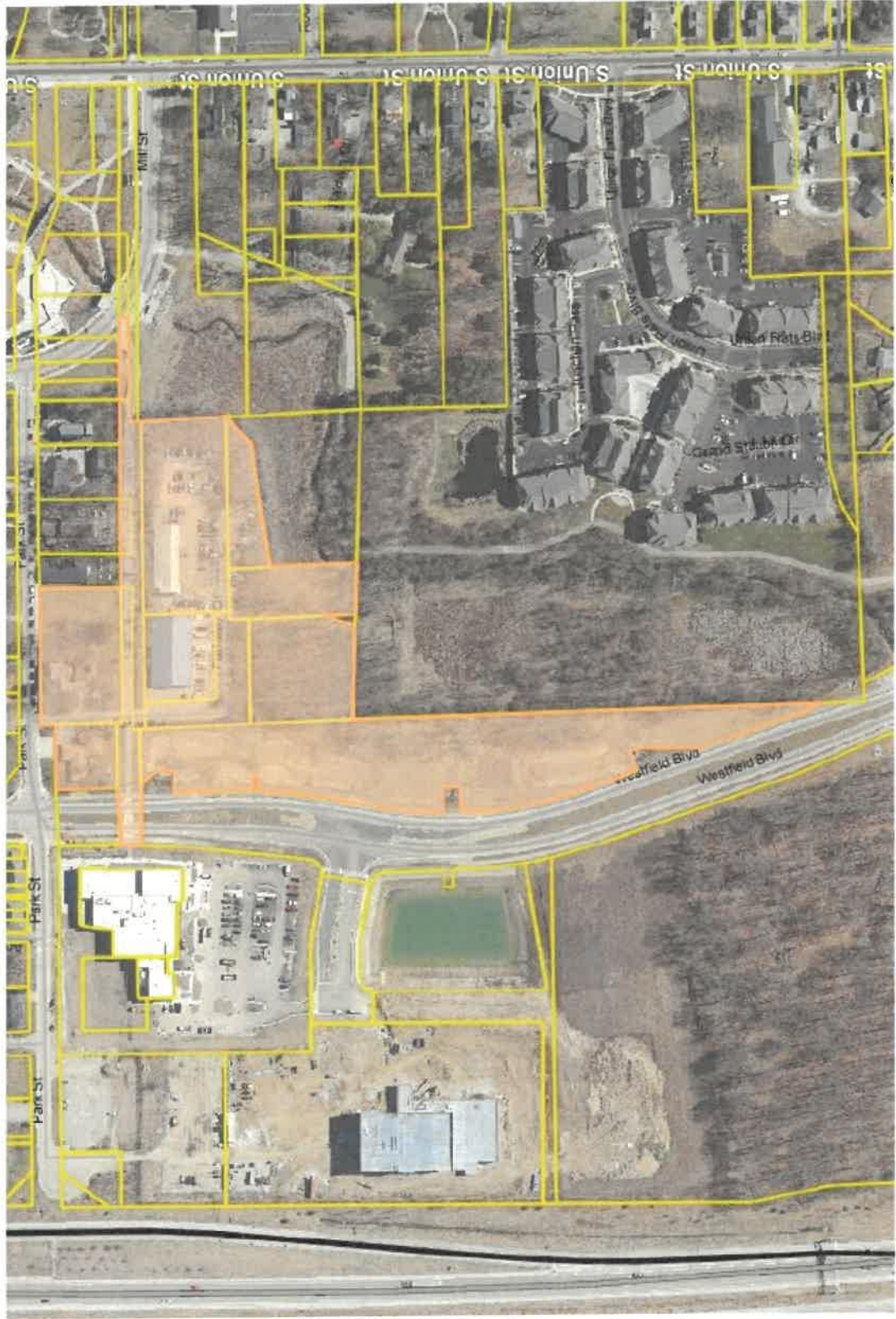
Description of the Park & Poplar Allocation Area

The Park & Poplar Allocation Area consists of the following parcels depicted in the orange-shaded area of the map on the following page, generally located south of Park Street and east of Westfield Boulevard.

PARCEL ID NUMBERS:

09-09-01-00-00-006.003
09-09-01-02-07-006.000
09-09-01-02-07-007.000
09-09-01-02-07-008.000
09-09-01-02-07-008.001
09-09-01-02-07-025.000
09-09-01-02-09-001.000
09-09-01-02-09-002.000
09-09-01-02-09-002.001

East Side - EDA
Park and Poplar Allocation Area (New)



B-2

EXHIBIT C

2025 Plan Supplement

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

Park & Poplar Project

Old Town Properties, L.L.C. or an affiliate thereof (the “Park & Poplar Developer”) is developing a 9-acre area within the downtown core of the City of Westfield generally described as being bounded by Park Street to the north, along the Midland Trace Trail, and between Westfield Boulevard to the west and Mill Street to the east. Such mixed-use development will occur in phases and includes: (i) approximately 240 apartments, (ii) approximately 56 for-rent brownstones, (iii) an approximately 40,000 square foot office building with three-stories, (iv) a three-story building with approximately 29,200 square feet of retail and restaurant space, and (v) a 523-space public parking garage to benefit and serve the development and the adjacent Grand Junction Plaza (collectively, the “Park & Poplar Development”). The Park & Poplar Development has a current estimated total development cost of \$123,000,000.

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 Park & Poplar Allocation Area, 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 “Park & Poplar Projects”). The Park & Poplar Projects are estimated to cost the Commission approximately \$22,000,000; however, such estimated costs will be refined as specific details and timing of the Park & Poplar Projects are determined. The Park & Poplar Projects will support the Park & Poplar Development. The Commission anticipates capturing tax increment revenues from the Park & Poplar Allocation Area, and applying such tax increment revenues, either directly or through bonding, to pay or reimburse all or a portion of the costs of the Park & Poplar 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 Park & Poplar Allocation Area and purchased by the Park & Poplar 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 Park & Poplar Projects.

Findings of Fact

Based on representations of the Park & Poplar Developer, the Commission has determined that the full development of the Park & Poplar Allocation Area will not proceed along the timeframe or scope as planned without the contribution of tax increment revenues to be derived from the Park & Poplar Allocation Area to the Park & Poplar Projects due to the lack of adequate infrastructure and other local public improvements in or serving the Park & Poplar Allocation Area. The establishment of the Park & Poplar Allocation Area is planned as part of the

Commission's strategy to contribute tax increment revenues derived from Park & Poplar Allocation Area to the proposed Park & Poplar Projects, and is a necessary component to allow the Commission to be reimbursed for a portion of the costs of the Park & Poplar 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 Park & Poplar 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 Park & Poplar Allocation Area. The Commission hereby finds that designating the Park & Poplar Allocation Area 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 Park & Poplar Projects) located in or serving or benefitting the Park & Poplar Allocation Area, thereby facilitating new investment in the Area that would otherwise not occur.

RESOLUTION 25-135

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA FINDING THAT PROPERTY OWNERS ARE IN SUBSTANTIAL COMPLIANCE FOR TAX ABATEMENT PURPOSES

WHEREAS, the City of Westfield, Indiana ("City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council");

WHEREAS, pursuant to Ind. Code § 6-1.1-12.1-1, *et. seq.* (the "Act"), the City, acting by and through the Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act, has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area;

WHEREAS, pursuant to the Act, not later than forty-five (45) days after receipt of Compliance with Statement of Benefits forms ("Form CF-1"), attached hereto as Exhibit A, the Council may determine whether the property owners have substantially complied with Statement of Benefits forms ("Form SB-1") previously approved by the Council.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Westfield, Indiana, that:

Section 1. The foregoing recitals are fully incorporated herein by reference.

Section 2. The Council has reviewed Exhibit "A" and finds that the property owners are in substantial compliance with their respective Form SB-1s.

Section 3. The President of the Council is hereby authorized to certify compliance with the respective Form SB-1s.

Section 4. The City's administrative staff is hereby directed to file the certified Form CF-1s with the appropriate Hamilton County office on behalf of the Council.

Section 5. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS _____ DAY OF _____, 2025 BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Kurt J Wanninger	_____ Kurt J Wanninger	_____ Kurt J Wanninger
_____ Chad Huff	_____ Chad Huff	_____ Chad Huff
_____ Patrick T. Tamm	_____ Patrick T. Tamm	_____ Patrick T. Tamm
_____ Joe Duepner	_____ Joe Duepner	_____ Joe Duepner
_____ Jon Dartt	_____ Jon Dartt	_____ Jon Dartt
_____ Noah Herron	_____ Noah Herron	_____ Noah Herron
_____ Victor McCarty	_____ Victor McCarty	_____ Victor McCarty

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that RESOLUTION 25-__ was delivered to the Mayor of Westfield on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE RESOLUTION 25-
this _____ day of _____,
2025.

I hereby VETO RESOLUTION 25-
this _____ day of _____,
2025.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

This document was prepared by Kaitlin Glazier; City of Westfield; 2728 E. 171st Street, Westfield, IN.

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. /s/ Kaitlin Glazier

Exhibit A



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential
information pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6**FORM CF-1 / PP**

20__ Pay 20__

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1)

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Abbott laboratories	County Hamilton	
Address of Taxpayer (number and street, city, state, and ZIP code) Tax Div D367-AP6D 100 Abbott Park Rd. Abbott Park, IL 60064-6057	DLGF Taxing District Number 29-015	
Name of Contact Person Richard A. Wright	Telephone Number (224) 668-5280	Email Address Propertytax@abbott.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Westfield City Council	Resolution Number 19-127	Estimated State Date (month, day, year) 11/01/2023
Location of Property Lot 2 in Secondary Plat for Northpoint Phase 1 1820 Bastian Ct, Westfield, IN 46074	Actual Start Date (month, day, year) 11/1/2023	
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. Machinery and fixtures for the manufacturing of a first-in-class technologically advanced medical device. Equipment is to include proprietary manufacturing equipment, QA lab equipment, special tools, dies and molds, as well as axillary office and computing equipment	Estimated Completion Date (month, day, year) 12/31/2023	
	Actual Completion Date (month, day, year) 12/31/2023	

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		355
Salaries		30,217,146
Number of Employees Retained		355
Salaries		30,217,146
Number of Additional Employees	477	161
Salaries	25,000,000	17,684,109

SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title Sr. Tax Manager	Date Signed (month, day, year) 3/28/25

*** OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner, (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The property owner IS in substantial compliance		
☐	The property owner IS NOT in substantial compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
☐ Approved		☐ Denied (see Instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20____ PAY 20____

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Abbott Laboratories		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) Tax Div D367-AP6D 100 Abbott Park Rd. Abbott Park, IL 60064-6057		DLGF Taxing District Number 29-015
Name of Contact Person Richard A. Wright	Telephone Number (224) 668-5280	Email Address Propertytax@abbott.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Westfield City Council	Recreation Number 19-126	Estimated Start Date (month, day, year) 11/01/2019
Location of Property Lot 2 in Secondary Plat for Northpoint Phase 1 1820 Bastian Ct, Westfield, IN 46074		Actual Start Date (month, day, year) 11/01/2023
Description of Real Property Improvements Lot 2 in Secondary Plat for Northpoint - Phase 1, as per plat thereof recorded on December 29, 2017 as instrument number 2017063934, in Plat Cabinet 5, Slide 776, on the Office of the Recorder of Hamilton County Indiana. Construction of new 123,000 SF office and manufacturing facility on approximately 20 acres.		Estimated Completion Date (month, day, year) 4/30/2022 Actual Completion Date (month, day, year) 4/30/2022
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		355
Salaries		30,217,146
Number of Employees Retained		355
Salaries		30,217,146
Number of Additional Employees	477	161
Salaries	25,000,000	17,684,109
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ [REDACTED]	\$
Plus: Values of Proposed Project	\$ [REDACTED]	\$
Less: Values of Any Property Being Replaced	\$ [REDACTED]	\$
Net Values Upon Completion of Project	\$	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ [REDACTED]	\$
Plus: Values of Proposed Project	\$ [REDACTED]	\$ 13,701,900
Less: Values of Any Property Being Replaced	\$ [REDACTED]	\$
Net Values Upon Completion of Project	\$	\$
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative [Signature]	Title Sr. Tax Manager	Date Signed (month, day, year) 3/28/25

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The Property Owner IS in Substantial Compliance		
☐	The Property Owner IS NOT in Substantial Compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
☐ Approved		☐ Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20____ PAY 20____

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer AgReliant Genetics, LLC		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 1122 E 169th Street, Westfield, IN 46074		DLGF Taxing District Number
Name of Contact Person Michele Goff, Sr Accounting Manager	Telephone Number (317)-896-0337	Email Address accounting@agreliant.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Westfield, Indiana	Resolution Number 15-104	Estimated Start Date (month, day, year) 05/01/2015
Location of Property 1122 E 169th Street, Westfield, IN 46074		Actual Start Date (month, day, year) 07/01/2015
Description of Real Property Improvements Rehabilitation of existing structures to become corporate headquarters.		Estimated Completion Date (month, day, year) 06/01/2016
		Actual Completion Date (month, day, year) 04/01/2016
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	54	87
Salaries	4,900,000	12,324,158
Number of Employees Retained	54	54
Salaries	4,900,000	4,900,000
Number of Additional Employees	31	33
Salaries	2,290,000	7,424,158
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$ 1,239,800
Plus: Values of Proposed Project	\$	\$ 3,000,000
Less: Values of Any Property Being Replaced	\$	\$ (748,600)
Net Values Upon Completion of Project	\$	\$ 3,491,200
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 716,600
Plus: Values of Proposed Project	\$	\$ 3,267,200
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 3,983,800
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title Sr Accounting Manager	Date Signed (month, day, year) 02/25/2025

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The Property Owner IS in Substantial Compliance		
☐	The Property Owner IS NOT in Substantial Compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)

☐	Approved		☐	Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)					
Signature of Authorized Member				Date Signed (month, day, year)	
Attested By			Designating Body		
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]					
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.					



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential
information pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

20__ Pay 20__

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1		TAXPAYER INFORMATION						
Name of Taxpayer Aptiv Services US, LLC		County Hamilton						
Address of Taxpayer (number and street, city, state, and ZIP code) 5725 Innovation Drive		DLGF Taxing District Number 29-015						
Name of Contact Person Alex Tighe	Telephone Number (617) 634-9162	Email Address alex.tighe@aptiv.com						
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY						
Name of Designating Body Westfield City Council		Resolution Number 19-123	Estimated State Date (month, day, year) Aug 9, 2019					
Location of Property 17001 Oak Ridge Road, Westfield, IN- 46074		Actual Start Date (month, day, year) Aug 9, 2019						
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. R&D equipment for test/analyze products in various environmental conditions.		Estimated Completion Date (month, day, year) Dec 31, 2020						
		Actual Completion Date (month, day, year) Dec 31, 2020						
SECTION 3		EMPLOYEES AND SALARIES						
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL					
Current Number of Employees								
Salaries								
Number of Employees Retained		50	33					
Salaries		\$86,143	\$86,667					
Number of Additional Employees								
Salaries								
SECTION 4		COST AND VALUES						
	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT	LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT		
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL					
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative <i>Alexander Tighe</i>		Title Sr. Tax Director Americas	Date Signed (month, day, year) 4-4-2025					

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**INSTRUCTIONS:** (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☐ The property owner **IS** in substantial compliance
- ☐ The property owner **IS NOT** in substantial compliance
- ☐ Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of Hearing

☐

AM

Date of Hearing (month, day, year)

Location of Hearing

☐

PM

HEARING RESULTS (to be completed after the hearing)☐

Approved

☐

Denied (see Instruction 5 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R8 / 4-23)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Ego Enterprises, LLC f/b/o Automatic Pool Covers		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 17397 Oak Ridge Road, Suite 300, Westfield, IN 46074		DLGF Taxing District Number 29015
Name of Contact Person John Menne	Telephone Number (317) 804-2800	Email Address JMenne@apc-mfg.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Westfield, Redevelopment Commission/City Council	Resolution Number 16-112	Estimated Start Date (month, day, year) 9/18/2016
Location of Property Approx. 8.48 acres, Sec. 1, Twp 18, Range 3, Lot3 of Custom Commerce Park		Actual Start Date (month, day, year) 9/18/2016
Description of Real Property Improvements Addition of approximately 30,000 SF of warehouse and 2,500 SF of office space onto the existing property located at 17397 Oak Ridge Road.		Estimated Completion Date (month, day, year) 5/31/2017
Actual Completion Date (month, day, year)		
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	49	137
Salaries	3,185,000.00	11,730,604
Number of Employees Retained	49	49
Salaries	3,185,000.00	4,195,618
Number of Additional Employees	47	88
Salaries	2,418,582.40	7,534,986
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$ 2,515,100
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 2,515,100
Plus: Values of Proposed Project	\$	\$ 2,338,300
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 4,853,400
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title MEMBER	Date Signed (month, day, year) 2/3/25

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The Property Owner IS in Substantial Compliance		
☐	The Property Owner IS NOT in Substantial Compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
☐ Approved		☐ Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)
Prescribed by the Department of Local Government Finance

2025 PAY 2026

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Bastian Solutions LLC		County Hamilton
Address of Taxpayer (number and street, city, state and ZIP code) 10585 North Meridian Street Carmel IN 46032		DLGF Taxing District Number 29-015
Name of Contact Person Travis Hudak	Telephone Number	Email Address thudak@bastiansolutions.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Westfield	Resolution Number 17-133	Estimated Start Date (month, day, year) 11/15/2017
Location of Property 1821 Bastian Ct. Westfield IN 4674		Actual Start Date (month, day, year)
Description of Real Property Improvements: See attached		Estimated Completion Date (month, day, year) 06/01/2018
		Actual Completion Date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	5	105
Salaries	500,000	6,992,763
Number of Employees Retained	5	5
Salaries	500,000	423,342
Number of Additional Employees	46	100
Salaries	2,300,000	6,569,421

SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project		
Plus: Values of Proposed Project		
Less: Values of Any Property Being Replaced		
Net Values Upon Completion of Project		
ACTUAL	COST	ASSESSED VALUE
Values Before Project		
Plus: Values of Proposed Project		7,861,100
Less: Values of Any Property Being Replaced		
Net Values Upon Completion of Project		7,861,100

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative Travis Hudak	Title CFO	Date Signed (month, day, year) 3/25/2025

Name of taxpayer Bastian Solutions LLC	
SECTION 2	LOCATION AND DESCRIPTION OF PROPERTY
Description of real property improvements and/or new manufacturing equipment to be acquired Building a new 70,000 sf factory plus 20,000 sf of office space for the manufacturing of conveyor and other automation equipment.	

Bastian Solutions LLC

LOCATION AND DESCRIPTION OF PROPERTY

Building a new 70,000 sf factory plus 20,000 sf of office space for the manufacturing of conveyor and other automation equipment.

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The Property Owner IS In Substantial Compliance		
☐	The Property Owner IS NOT In Substantial Compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing
HEARING RESULTS (to be completed after the hearing)			
☐ Approved		☐ Denied (see instruction 4 above)	
Reasons for Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R8 / 4-23)

Prescribed by the Department of Local Government Finance

20____ PAY 20____

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer	BNCP, LLC		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code)		DLGF Taxing District Number	
7132 Zionsville Rd. Indianapolis, IN 46268		15	
Name of Contact Person	Telephone Number	Email Address	
Matt Brauer	(317) 767-1144	mbrauer@thepetersonco.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body	Resolution Number	Estimated Start Date (month, day, year)	
City of Westfield	19-113	8/1/2019	
Location of Property		Actual Start Date (month, day, year)	
2101 Bastian Ct. Westfield, IN		8/1/2019	
Description of Real Property Improvements		Estimated Completion Date (month, day, year)	
67,430 SF Light Industrial Facility		6/30/2020	
		Actual Completion Date (month, day, year)	
		9/30/2020	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees			
Salaries			
Number of Employees Retained			
Salaries			
Number of Additional Employees		110	166
Salaries		\$6,500,000	\$14,209,810.72
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values Before Project	\$		\$ 12,500
Plus: Values of Proposed Project	\$		\$
Less: Values of Any Property Being Replaced	\$		\$
Net Values Upon Completion of Project	\$		\$
ACTUAL		COST	ASSESSED VALUE
Values Before Project	\$		\$
Plus: Values of Proposed Project	\$		\$ 6,068,900
Less: Values of Any Property Being Replaced	\$		\$
Net Values Upon Completion of Project	\$		\$ 6,068,900
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative		Title	Date Signed (month, day, year)
		Property Manager	2/11/2025

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The Property Owner IS in Substantial Compliance		
☐	The Property Owner IS NOT in Substantial Compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
☐	Approved	☐	Denied (see Instruction 4 above)
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20____ PAY 20____

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Dearringer Buildings, LLC / NewPro Corp.		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 16460 Southpark DR, Westfield, IN 46074		DLGF Taxing District Number 29-105
Name of Contact Person Jeremy R. Dearringer	Telephone Number (317) 294-3803	Email Address jeremy@newprocontainers.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body The City of Westfield	Resolution Number 17-100	Estimated Start Date (month, day, year) July 3, 2017
Location of Property 16460 Southpark DR, Westfield, IN 46074		Actual Start Date (month, day, year) July 2017
Description of Real Property Improvements Approximately 51,000 Sq Ft building on 3.4 acres		Estimated Completion Date (month, day, year) January 2018
		Actual Completion Date (month, day, year) February 2018
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	14	29
Salaries	625,000	2,064,708
Number of Employees Retained	14	29
Salaries	625,000	2,064,708
Number of Additional Employees	2	4
Salaries	75,000	150,002
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ 0	\$
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ 0	\$ 476,000
Plus: Values of Proposed Project	\$	\$ 2,914,500
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 3,390,500
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title Manager Director	Date Signed (month, day, year) 4-14-25

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The Property Owner IS in Substantial Compliance		
☐	The Property Owner IS NOT in Substantial Compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)

☐	Approved		☐	Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)					
Signature of Authorized Member				Date Signed (month, day, year)	
Attested By			Designating Body		

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20____ PAY 20____

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Dearranger Buildings, LLC / NewPro Corp.		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 16460 Southpark DR, Westfield, IN 46074		DLGF Taxing District Number 29-105
Name of Contact Person Jeremy R. Dearranger	Telephone Number (317) 294-3803	Email Address jeremy@newprocontainers.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body The City of Westfield	Resolution Number 19-133	Estimated Start Date (month, day, year) March 2020
Location of Property 16460 Southpark DR, Westfield, IN 46074		Actual Start Date (month, day, year) October 2020
Description of Real Property Improvements Additional extension of 12,000 Sq Ft added on to original building		Estimated Completion Date (month, day, year) September 2020
		Actual Completion Date (month, day, year) May 2021
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	21	29
Salaries	1,014,624	2,064,708
Number of Employees Retained	21	29
Salaries	1,014,624	2,064,708
Number of Additional Employees	3	4
Salaries	115,000	150,002
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 476,000
Plus: Values of Proposed Project	\$	\$ 2,914,500
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 3,390,500
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title Managing Director	Date Signed (month, day, year) 4-14-25

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☐ The Property Owner **IS** in Substantial Compliance
- ☐ The Property Owner **IS NOT** in Substantial Compliance
- ☐ Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of Hearing

☐ AM

☐ PM

Date of Hearing (month, day, year)

Location of Hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see Instruction 4 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 5/1765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential
information pursuant to
IC 8-1-1-35-9 and IC 8-1-1-12-1-5-8

FORM CF-1 / PP

20__ Pay 20__

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 8-1-1-12-1-5-8)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 8-1-1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION									
Name of Taxpayer Grinds, LLC						County HAMILTON			
Address of Taxpayer (number and street, city, state, and ZIP code) 17065 OAK RIDGE ROAD						DLOF Taxing District Number 29-015			
Name of Contact Person BOB BRACALE				Telephone Number (317) 408-8910		Email Address bbracale@getgrinds.com			
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY									
Name of Designating Body CITY OF WESTFIELD						Resolution Number 19-102		Estimated State Date (month, day, year) 4/1/2019	
Location of Property 17065 OAK RIDGE ROAD WESTFIELD, IN 46074						Actual Start Date (month, day, year) 4/1/2019			
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. See Attached						Estimated Completion Date (month, day, year) 12/31/2024		Actual Completion Date (month, day, year) 10/01/24	
SECTION 3 EMPLOYEES AND SALARIES									
EMPLOYEES AND SALARIES				AS ESTIMATED ON SB-1			ACTUAL		
Current Number of Employees							43		
Salaries							2,139,475.52		
Number of Employees Retained							32		
Salaries							1,863,194.28		
Number of Additional Employees				56			11		
Salaries				2,230,592			276,281.24		
SECTION 4 COST AND VALUES									
	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
AS ESTIMATED ON SB-1									
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$	
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$	
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$	
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$	
ACTUAL									
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$	
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$	
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$	
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$	
NOTE: The COST of the property is confidential pursuant to IC 8-1-1-12-1-5-8(c).									
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
WASTE CONVERTED AND OTHER BENEFITS					AS ESTIMATED ON SB-1		ACTUAL		
Amount of Solid Waste Converted									
Amount of Hazardous Waste Converted									
Other Benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of Authorized Representative 					Title Co-Founder		Date Signed (month, day, year) 04/07/2025		

Grinds, LLC
Form CF-1/PP
For the Year Ended December 31, 2024

Section 2: Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.

Equipment will be specific to the production, fulfillment, and distribution of Grinds Coffee Pouches - a coffee-based alternative to chewing tobacco, including the installation and use of 3 Merz form fill and seal packaging machines, manufactured in Lich, Germany to produce the finished cans of Grinds pouches.

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The property owner IS in substantial compliance		
☐	The property owner IS NOT in substantial compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member		Date Signed (month, day, year)	
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
☐	Approved		☐ Denied (see Instruction 5 above)
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member		Date Signed (month, day, year)	
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (K) and (I).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer HeadFirst Holdings LLC		County Hamilton	
Address of Taxpayer (number and street, city, state, and ZIP code) 16708 Southpark Dr., Westfield, IN 46074		DLGF Taxing District Number 29015	
Name of Contact Person James C. Estep		Telephone Number (317) 896-2900	Email Address sue.r.estep@gmail.com
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body City of Westfield		Resolution Number 19-110	Estimated Start Date (month, day, year) 10/1/2019
Location of Property 16708 Southpark Dr., Westfield, IN 46074		Actual Start Date (month, day, year) 10/1/2019	
Description of Real Property Improvements Construction: added to approximately 27,000 sq ft to existing building with an updated entry, bathrooms, conference rooms, new kitchen/concession stand, spectator viewing decks, excavation of land to pour new footers, upgraded the indoor turf, installed energy efficient		Estimated Completion Date (month, day, year) 11/1/2019	
		Actual Completion Date (month, day, year) 3/1/2021	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	25		76
Salaries	\$477,293.77		\$1,075,992
Number of Employees Retained	25		18
Salaries	\$477,293.77		\$899,398
Number of Additional Employees	20		58
Salaries	\$400,000.00		\$176,594
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values Before Project		\$	
Plus: Values of Proposed Project		\$	
Less: Values of Any Property Being Replaced		\$	
Net Values Upon Completion of Project		\$	
ACTUAL	COST	ASSESSED VALUE	
Values Before Project		\$ 674,600.00	
Plus: Values of Proposed Project		\$ 1,947,200.00	
Less: Values of Any Property Being Replaced		\$	
Net Values Upon Completion of Project		\$ 2,621,800.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative James C. Estep		Title President	Date Signed (month, day, year) 4-1-25

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The Property Owner IS in Substantial Compliance		
☐	The Property Owner IS NOT in Substantial Compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body City of Westfield	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved	☐ Denied (see Instruction 4 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	Designating Body City of Westfield
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.	



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 16, 2022, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer Mueller Required, LLC	County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 2915 Post Oak Ct, Westfield, IN. 46074	DLGF taxing district number 015	
Name of contact person Tom Mueller	Telephone number (317) 445-9118	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body Westfield City Council	Resolution number 22-123	Estimated start date (month, day, year) 01/01/2023
Location of property 20376 Commerce Park Dr. Westfield, IN 46074	Actual start date (month, day, year) 03/01/2023	
Description of real property improvements 10,000 square foot manufacturing and research and development. 5,000 square feet of office and 5,000 square feet of warehouse.	Estimated completion date (month, day, year) 06/01/2023	
Actual completion date (month, day, year) 10/17/2023		
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	12	12
Salaries	\$58,333.00	706,881.76
Number of employees retained	12	12
Salaries	\$58,333.00	706,861.76
Number of additional employees	10	0
Salaries	583,333.00	0
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project		
Less: Values of any property being replaced		
Net values upon completion of project		
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project		
Less: Values of any property being replaced		
Net values upon completion of project		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title Owner	Date signed (month, day, year) 4/10/2025

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE

This form contains confidential
information pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

2025 PAY 2026

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer Isotopia USA Inc.						County Hamilton		
Address of Taxpayer (street and number, city, state and ZIP code) 17075 Oak Ridge Road Westfield IN 46074						DLGF Taxing District Number 29-015		
Name of Contact Person Todd Hockemeyer				Telephone Number 317-417-2860		Email Address thockemeyer@isotopia-global.co		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body City Council of Westfield				Resolution Number 24-101		Estimated Start Date (month, day, year) 01/01/2024		
Location of Property 17075 Oak Ridge Road Westfield IN 46074						Actual Start Date (month, day, year) 01/01/2024		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See attached						Estimated Completion Date(month, day, year) 12/31/2029		
						Actual Completion Date (month, day, year) / / Not Yet Completed		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL
Current Number of Employees						1		19
Salaries						██████████		2,270,403
Number of Employees Retained						1		1
Salaries						██████████		██████████
Number of Additional Employees						50		18
Salaries						4,638,400		1,970,405
SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project								
Plus: Values of Proposed Project	██████████		██████████		██████████		██████████	
Less: Values of Any Property Being Replaced	██████████		██████████		██████████		██████████	
Net Values Upon Completion of Project								
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project								
Plus: Values of Proposed Project			██████████				██████████	
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project								
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative 				Title CEO		Date Signed (month, day, year) May1, 2025		

Name of taxpayer
Isotopia USA Inc.

Isotopia USA Inc.

LOCATION AND DESCRIPTION OF PROPERTY

Equipment would include general office IT equipment as well as laboratory equipment for R&D of nuclear medicine and the advanced manufacturing equipment necessary for the manufacturing of such medicine.

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The property owner IS in substantial compliance		
☐	The property owner IS NOT in substantial compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing
HEARING RESULTS (to be completed after the hearing)			
☐ Approved		☐ Denied (see instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20____ PAY 20____

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer JBD Holding LLC		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 16450 Southpark Drive, Westfield, IN 46074		DLGF Taxing District Number 29-105
Name of Contact Person Bill Bussick	Telephone Number (317) 413-3888	Email Address brandon.mills@duramarkusa.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Westfield City Council	Resolution Number 16-115	Estimated Start Date (month, day, year) September 30 2015
Location of Property 16450 Southpark Drive, Westfield, IN 46074		Actual Start Date (month, day, year) September 30, 2015
Description of Real Property Improvements New construction of DuraMark Headquarters facility. The building will be approximately 18,000 square feet of office and production space.		Estimated Completion Date (month, day, year) December 31, 2016
		Actual Completion Date (month, day, year) November 10, 2016
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	22	43
Salaries	1,073,072	3,210002
Number of Employees Retained	22	22
Salaries	1,073,072	1,073,072
Number of Additional Employees	41	21
Salaries	2,686,320	2,136,930
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project		\$ 1,813,900
Less: Values of Any Property Being Replaced		\$
Net Values Upon Completion of Project		\$ 1,813,900
ACTUAL	COST	ASSESSED VALUE
Values Before Project		\$
Plus: Values of Proposed Project		\$ 1,416,600
Less: Values of Any Property Being Replaced		\$
Net Values Upon Completion of Project		\$ 1,416,600
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title President	Date Signed (month, day, year) 3/27/25

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The Property Owner IS in Substantial Compliance		
☐	The Property Owner IS NOT in Substantial Compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
☐ Approved		☐ Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1

TAXPAYER INFORMATION

Name of Taxpayer JJK Investments II, LLC		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 8361 Hunt Club Rd, Zionsville, IN 46074		DLGF Taxing District Number 09 Westfield
Name of Contact Person James Kent	Telephone Number (317) 867-1139	Email Address jkent@dacco.com

SECTION 2

LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body City of Westfield	Resolution Number 19-120	Estimated Start Date (month, day, year) 11/10/2019
Location of Property 16800 Southpark Dr. Westfield, IN 46074		Actual Start Date (month, day, year) 8/15/2020
Description of Real Property Improvements 9,600SF office/warehouse building on 1.03 acres		Estimated Completion Date (month, day, year) 12/31/2022
		Actual Completion Date (month, day, year) 04/01/2022

SECTION 3

EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	6	5
Salaries	30,000 avg/ \$180,000 total	\$84,000 avg. / \$420,000 total
Number of Employees Retained		
Salaries		
Number of Additional Employees		
Salaries		

SECTION 4

COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project		\$
Plus: Values of Proposed Project		\$
Less: Values of Any Property Being Replaced		\$
Net Values Upon Completion of Project		\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project		\$ 0
Plus: Values of Proposed Project		\$ 654,700
Less: Values of Any Property Being Replaced		\$ 0
Net Values Upon Completion of Project		\$ 654,700

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of Authorized Representative 	Title MEMBER	Date Signed (month, day, year) 3/5/2025
--	------------------------	---

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☐ The Property Owner **IS** in Substantial Compliance
- ☐ The Property Owner **IS NOT** in Substantial Compliance
- ☐ Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body
City of Westfield

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of Hearing

☐ AM

☐ PM

Date of Hearing (month, day, year)

Location of Hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see Instruction 4 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body
City of Westfield

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance or the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer New Pitch LLC (Sogility)		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 16500 Southpark Dr, Westfield, IN 46074		DLGF Taxing District Number 29-015
Name of Contact Person Shari McGrath	Telephone Number (317) 294-8741	Email Address shari@sogility.net
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body New Pitch	Resolution Number 22-120	Estimated Start Date (month, day, year) 09/01/2021
Location of Property 16500 Southpark Dr, Westfield, IN 46074		Actual Start Date (month, day, year) 09/15/2021
Description of Real Property Improvements Soccer training complex completed 2022. No additional material improvements		Estimated Completion Date (month, day, year) 06/01/2022
		Actual Completion Date (month, day, year) 08/31/2022
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	4	7
Salaries	\$111,000	\$334,753
Number of Employees Retained	4	3
Salaries	\$111,000	\$190,083
Number of Additional Employees	2	4
Salaries	\$95,000	\$144,670
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project		\$ 129,000
Plus: Values of Proposed Project		\$
Less: Values of Any Property Being Replaced		\$
Net Values Upon Completion of Project		\$ 129,000
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 344,400
Plus: Values of Proposed Project	\$	\$ 911,700
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 1,256,100
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Shari McGrath</i>	Title Owner	Date Signed (month, day, year) 3-20-23

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The Property Owner IS in Substantial Compliance		
☐	The Property Owner IS NOT in Substantial Compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
☐ Approved		☐ Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20²⁵ PAY 20²⁶

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 16, 2022, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer 202 NP LLC		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 3454 Douglas Rd., Suite 250, South Bend, IN 46635		DLGF taxing district number 015	
Name of contact person Jackie Green		Telephone number (574) 250-7820	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body City of Westfield	Resolution number 21-113	Estimated start date (month, day, year) 8/1/2021	
Location of property 20099 East St.		Actual start date (month, day, year) 7/1/2021	
Description of real property improvements The NorthPoint One project consists of a 182,500 square foot fully enclosed industrial building located on 15.41 acres within the NorthPoint PUD. The Building is constructed of precast concrete panels comparable in design to other NorthPoint industrial tenants including Bastian, Abbott, and Browning Chapman.		Estimated completion date (month, day, year) 9/30/2022	
		Actual completion date (month, day, year) 11/30/2022	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees			75
Salaries			\$4,650,000.00
Number of employees retained			92
Salaries			5,704,000.00
Number of additional employees		46	18
Salaries		\$2,200,640.00	\$1,202,000.00
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project			2025 Assessment Not Available As of 3/25/2025
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative Jackie Green		Title SVP of Property Management	Date signed (month, day, year) 03/25/2025

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20²⁵ PAY 20²⁶

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 16, 2022, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer		County	
Northpoint Two JV, LLC		Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code)		DLGF taxing district number	
3454 Douglas Road, Suite 250, South Bend, Indiana 46635		15	
Name of contact person		Telephone number	
Jackie Green		(574) 250-7820	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Resolution number	Estimated start date (month, day, year)	
City of Westfield	21-113	10/01/2021	
Location of property		Actual start date (month, day, year)	
20220 Fenside Xing, Westfield, Indiana 46074		07/01/2022	
Description of real property improvements		Estimated completion date (month, day, year)	
The Northpoint Two project originally was intended to be a 96,000 square foot, the final building now consists of 170,000 square feet and is a fully enclosed industrial building located on 8.36 acres within the Northpoint PUD. The building is constructed of precast concrete panels comparable in design to other NorthPoint industrial tenants including Bastian, Abbott, and Browing Chapman.		09/30/2022	
		Actual completion date (month, day, year)	
		12/31/2023	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees			27
Salaries			\$1,498,000.00
Number of employees retained			33
Salaries			\$1,807,000.00
Number of additional employees	24		3
Salaries	\$1,148,160.00		\$198,000.00
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project		Not available as of 3/26/2025	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative	Title	Date signed (month, day, year)	
Jackie Green	SVP of Property Management	03/27/2025	

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20____ PAY 20____

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer NX Westfield MOB LLC		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 1550 Market Street, Suite 200		DLGF Taxing District Number 29015
Name of Contact Person Nathan Golik	Telephone Number (303) 244-0700	Email Address nathan.golik@nexuscoregroup.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Westfield	Resolution Number 22-117	Estimated Start Date (month, day, year) 12/1/2022
Location of Property 17300 Westfield Blvd, Westfield, IN 46074		Actual Start Date (month, day, year) 6/1/2023
Description of Real Property Improvements 60,000 square foot medical office building with ambulatory surgery center.		Estimated Completion Date (month, day, year) 3/31/2024
		Actual Completion Date (month, day, year) 11/15/2024
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	0	0
Salaries	\$0	\$0
Number of Employees Retained	0	0
Salaries	\$0	\$0
Number of Additional Employees	32	50
Salaries	\$2,232,800	\$4,200,000
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project		\$ 488,800
Plus: Values of Proposed Project		\$
Less: Values of Any Property Being Replaced		\$
Net Values Upon Completion of Project		\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project		\$ 2,160,000
Plus: Values of Proposed Project		\$ 9,527,300
Less: Values of Any Property Being Replaced		\$
Net Values Upon Completion of Project		\$ 11,687,300
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative Greg Hundley	Title Authorized Signatory	Date Signed (month, day, year) 5/15/2025

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The Property Owner IS in Substantial Compliance		
☐	The Property Owner IS NOT in Substantial Compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
☐ Approved		☐ Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer OI Land Ventures II LLC		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 8450 Northwest Blvd., Indianapolis, Indiana 46278		DLGF Taxing District Number 29-015
Name of Contact Person Scott C. Frissell, Legal Representative	Telephone Number (317) 238-6246	Email Address sfrissell@kdlegal.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Common Council of the City of Westfield, Indiana	Resolution Number 21-139; 21-133	Estimated Start Date (month, day, year) 09/14/2021
Location of Property 288 East 175th Street, Westfield, Indiana 46074		Actual Start Date (month, day, year) 10/03/2021
Description of Real Property Improvements Medical Office Building to include clinic, physical therapy and other medical services.		Estimated Completion Date (month, day, year) 07/18/2022
Actual Completion Date (month, day, year) 8/29/2022		
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	15	41
Salaries	\$798,000.00	3,323,039.17
Number of Employees Retained	15	
Salaries	\$798,000.00	
Number of Additional Employees	8	
Salaries	\$576,000.00	
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ [REDACTED]	\$ 0.00
Plus: Values of Proposed Project	\$ [REDACTED]	\$ 0.00
Less: Values of Any Property Being Replaced	\$ [REDACTED]	\$ 0.00
Net Values Upon Completion of Project	\$ [REDACTED]	\$ 0.00
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ [REDACTED]	\$ 0.00
Plus: Values of Proposed Project	\$ [REDACTED]	\$ 6,893,700 (2024 pay 2025 AV for the new improvements)
Less: Values of Any Property Being Replaced	\$ [REDACTED]	\$ 0.00
Net Values Upon Completion of Project	\$ [REDACTED]	\$ 6,893,700 (2024 pay 2025 AV for the new improvements)
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title CFO of OrthoIndy	Date Signed (month, day, year) 3/28/2025

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☐ The Property Owner **IS** in Substantial Compliance
- ☐ The Property Owner **IS NOT** in Substantial Compliance
- ☐ Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

Common Council of the City of Westfield, Indiana

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of Hearing

☐

AM

Date of Hearing (month, day, year)

Location of Hearing

☐

PM

HEARING RESULTS (to be completed after the hearing)

☐ Approved☐ Denied (see Instruction 4 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

Common Council of the City of Westfield, Indiana

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE

This form contains confidential
information pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

20__ Pay 20__

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

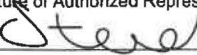
SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Portal Diabetes, Inc		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 16803 Southpark Drive, Westfield, Indiana 46074		DLGF Taxing District Number 015
Name of Contact Person Stacy Chambliss	Telephone Number (317) 934-5497	Email Address Stacy.Chambliss@portal.inc
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Westfield City Council	Resolution Number 24-147	Estimated State Date (month, day, year) 10/1/2024
Location of Property 16803 Southpark Drive, Westfield, Indiana 46074		Actual Start Date (month, day, year) 07/22/2024
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. See attached spreadsheet		Estimated Completion Date (month, day, year) 12/1/2028
		Actual Completion Date (month, day, year) In Progress

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	0	0
Salaries	0	0
Number of Employees Retained	0	0
Salaries	0	0
Number of Additional Employees	35	13
Salaries	\$4,734,284	\$2,469,196

SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$ 0	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted	0	
Amount of Hazardous Waste Converted	0	
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title CEO	Date Signed (month, day, year) 4/4/2025

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The property owner IS in substantial compliance		
☐	The property owner IS NOT in substantial compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)

☐	Approved		☐	Denied (see Instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)					
Signature of Authorized Member				Date Signed (month, day, year)	
Attested By			Designating Body		
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]					
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.					



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential
information pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6

FORM CF-1 / PP

2015 Pay 2016

INSTRUCTIONS:

1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer Roundtripper Baseball Academy Inc.						County Hamilton		
Address of Taxpayer (number and street, city, state, and ZIP code) 16708 Southpark Dr., Westfield, IN 46074						DLGF Taxing District Number 29015		
Name of Contact Person James C. Estep				Telephone Number (317) 896-2900		Email Address sue.r.estep@gmail.com		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body City of Westfield				Resolution Number 19-111		Estimated State Date (month, day, year) 10/1/2019		
Location of Property 16708 Southpark Dr, Westfield, IN 46074						Actual Start Date (month, day, year) 10/21/2019		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. Strength equipment, New turf, Media equipment, new netting, mats, Hardware						Estimated Completion Date (month, day, year) 11/1/2019		
						Actual Completion Date (month, day, year) 03/01/2021		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES			AS ESTIMATED ON SB-1			ACTUAL		
Current Number of Employees			25			76		
Salaries			\$477,923.77			\$1,075,992		
Number of Employees Retained			25			18		
Salaries			\$477,923.77			\$899,398		
Number of Additional Employees			20			58		
Salaries			\$400,000.00			\$176,594		
SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS				AS ESTIMATED ON SB-1		ACTUAL		
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative James C. Estep				Title President		Date Signed (month, day, year) 4-1-25		

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner, (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The property owner IS in substantial compliance		
☐	The property owner IS NOT in substantial compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved	☐ Denied (see Instruction 5 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	Designating Body
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.	



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

2025 PAY 2026

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Sealy Oak Ridge, LLC		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 333 Texas Street, Suite 1050, Shreveport, LA 71101		DLGF Taxing District Number 09 Westfield
Name of Contact Person Shelley Touchstone	Telephone Number (318) 698-3148	Email Address shelleyt@sealynet.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Common Council of the City of Westfield Indiana	Resolution Number 15-123	Estimated Start Date (month, day, year) 04/01/2016
Location of Property 17001 Oak Ridge Road, Westfield, IN 46074		Actual Start Date (month, day, year) 03/28/2018
Description of Real Property Improvements 133,000 sf shell warehouse on 8.57 acres		Estimated Completion Date (month, day, year) 12/31/2018
		Actual Completion Date (month, day, year) 07/01/2019
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		
Salaries		
Number of Employees Retained		
Salaries		
Number of Additional Employees	17	119
Salaries	530,400	5,143,455
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$ 3,500,000
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 3,500,000
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 1,107,400
Plus: Values of Proposed Project	\$	\$ 7,445,300
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 8,552,700
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Shelley Touchstone</i>	Title Insurance & Tax Administrator	Date Signed (month, day, year) 3/12/2025

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

☐ The Property Owner **IS** in Substantial Compliance☐ The Property Owner **IS NOT** in Substantial Compliance☐ Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of Hearing

☐

AM

☐

PM

Date of Hearing (month, day, year)

Location of Hearing

HEARING RESULTS (to be completed after the hearing)☐

Approved

☐

Denied (see Instruction 4 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

2025 PAY 2026

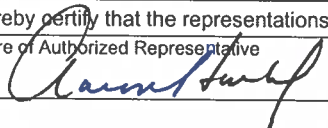
FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1		TAXPAYER INFORMATION			
Name of Taxpayer Shelby Gravel, Inc DBA Shelby Materials		County Hamilton			
Address of Taxpayer (number and street, city, state, and ZIP code) 157 East Rampart Street, Shelbyville IN 46176		DLGF Taxing District Number 29-015			
Name of Contact Person Aaron Haehl	Telephone Number (317) 392-5502	Email Address ahaehl@shelbymaterials.com			
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY			
Name of Designating Body The City of Westfield		Resolution Number 17-111	Estimated Start Date (month, day, year) 6/1/2017		
Location of Property 18050 Mule Barn Rd, Westfield, IN 46074		Actual Start Date (month, day, year) 3/1/2019			
Description of Real Property Improvements Paved lot, added office/maintenance building, ready mixed concrete plant and associated machinery and enclosed it in a building. Fenced and landscaped property, performed required drainage improvements on property & adjoining property and added required sewer.		Estimated Completion Date (month, day, year) 3/1/2018			
		Actual Completion Date (month, day, year) 3/31/2020			
SECTION 3		EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1		ACTUAL	
Current Number of Employees		16		24	
Salaries		860,000		2,218,000	
Number of Employees Retained		16		16	
Salaries		860,000		1,464,000	
Number of Additional Employees		10		8	
Salaries		626,000		754,000	
SECTION 4		COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS			
AS ESTIMATED ON SB-1		COST		ASSESSED VALUE	
Values Before Project		\$		\$ 15,100	
Plus: Values of Proposed Project		\$		\$	
Less: Values of Any Property Being Replaced		\$		\$	
Net Values Upon Completion of Project		\$		\$	
ACTUAL		COST		ASSESSED VALUE	
Values Before Project		\$		\$	
Plus: Values of Proposed Project		\$		\$	
Less: Values of Any Property Being Replaced		\$		\$	
Net Values Upon Completion of Project		\$		\$ 1,571,900	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1		ACTUAL	
Amount of Solid Waste Converted					
Amount of Hazardous Waste Converted					
Other Benefits:					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of Authorized Representative 		Title Chief Financial Officer			
		Date Signed (month, day, year) 2-5-2025			

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The Property Owner IS in Substantial Compliance		
☐	The Property Owner IS NOT in Substantial Compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
☐ Approved		☐ Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Thieneman Properties, LLC		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 17219 Foundation Parkway, Westfield, IN 46074		DLGF taxing district number 015-0007	
Name of contact person Kenneth D Thieneman		Telephone number (317) 867-3462	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Westfield City Council		Resolution number 14-129	Estimated start date (month, day, year) 10-15-14
Location of property Custom Commerce Park Lot 1 (17219 Foundation Parkway)		Actual start date (month, day, year) 07-08-15	
Description of real property improvements Commercial Office Building includes a walled in storage yard		Estimated completion date (month, day, year) 11/01/15	
		Actual completion date (month, day, year) 06-30-16	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		16	65
Salaries		1,275,000.00	6,890,977.00
Number of employees retained		16	16
Salaries		1,275,000.00	1,275,000.00
Number of additional employees		28	49
Salaries		2,000,000.00	5,615,977.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project		9,300.00	
Plus: Values of proposed project		1,949,600.00	
Less: Values of any property being replaced		0.00	
Net values upon completion of project		1,958,900.00	
ACTUAL	COST	ASSESSED VALUE	
Values before project		518,000.00	
Plus: Values of proposed project		3,307,800.00	
Less: Values of any property being replaced		0.00	
Net values upon completion of project		3,825,800.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title Member Thieneman Properties LLC	Date signed (month, day, year) 04/18/2025

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20____ PAY 20____

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer West Fork Whiskey Co.		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 10 E 191st St, Westfield, IN 46074		DLGF Taxing District Number 29-014
Name of Contact Person Blake Jones	Telephone Number (812) 583-8797	Email Address blake@westforkwhiskey.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Westfield	Resolution Number 21-100	Estimated Start Date (month, day, year) 01/01/2020
Location of Property 10 E 191st Street, Westfield, IN 46074		Actual Start Date (month, day, year) 01/01/2021
Description of Real Property Improvements The company has created a whiskey facility with offices, event, production, fermentation, racking and distillation, barrel handling, bottling and packaging, quality control and warehousing/ logistics spaces to make and distribute whiskey and other distilled products.		Estimated Completion Date (month, day, year) 01/01/2021 Actual Completion Date (month, day, year) 08/01/2022
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	7	79
Salaries	291,200	1,545,969.22
Number of Employees Retained	7	79
Salaries	291,200	1,545,969.22
Number of Additional Employees	52	39
Salaries	2437276.16	387,325.95
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$ 0
Net Values Upon Completion of Project	\$	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 1,298,100 - land
Plus: Values of Proposed Project	\$	\$ 3,896,200- CRE improvements
Less: Values of Any Property Being Replaced	\$	\$ 0
Net Values Upon Completion of Project	\$	\$ 5,194,300.00 as of 1/125
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted	NA	
Amount of Hazardous Waste Converted	NA	
Other Benefits:	NA	
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative	Title Co-Founder	Date Signed (month, day, year) 5/8/2025

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The Property Owner IS in Substantial Compliance		
☐	The Property Owner IS NOT in Substantial Compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)

☐	Approved		☐	Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)					
Signature of Authorized Member				Date Signed (month, day, year)	
Attested By			Designating Body		
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]					
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.					



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

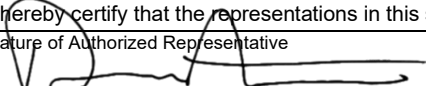
Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential
information pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

20__ Pay 20__

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1		TAXPAYER INFORMATION						
Name of Taxpayer West Fork Whiskey Co.		County Hamilton						
Address of Taxpayer (number and street, city, state, and ZIP code) 10 E 191st St, Westfield, IN 46074		DLGF Taxing District Number 29-014						
Name of Contact Person Blake Jones	Telephone Number (812) 583-8797	Email Address blake@westforkwhiskey.c						
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY						
Name of Designating Body City of Westfield		Resolution Number 21-100	Estimated State Date (month, day, year) 09/01/2021					
Location of Property 10 East 191st St. Westfield, IN 46074		Actual Start Date (month, day, year) 11/1/2021						
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. WFW produced more whiskey with placing a still into service most recently.		Estimated Completion Date (month, day, year) 09/1/2023						
		Actual Completion Date (month, day, year) 12/31/2024						
SECTION 3		EMPLOYEES AND SALARIES						
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL					
Current Number of Employees		7.0	79					
Salaries		291,200	1,545,969.22					
Number of Employees Retained		7.00	79					
Salaries		291,200	1,545,969.22					
Number of Additional Employees		52	39					
Salaries		2437276.16	387,325.95					
SECTION 4		COST AND VALUES						
	MANUFACTURING EQUIPMENT	RESEARCH & DEVELOPMENT EQUIPMENT	LOGISTICAL DISTRIBUTION EQUIPMENT	IT EQUIPMENT				
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL					
Amount of Solid Waste Converted		0	0					
Amount of Hazardous Waste Converted		0	0					
Other Benefits:		0	0					
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative 		Title Co-Founder	Date Signed (month, day, year) 4/15/25					

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**INSTRUCTIONS:** (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☐ The property owner **IS** in substantial compliance
- ☐ The property owner **IS NOT** in substantial compliance
- ☐ Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of Hearing

☐

AM

☐

PM

Date of Hearing (month, day, year)

Location of Hearing

HEARING RESULTS (to be completed after the hearing)☐

Approved

☐

Denied (see Instruction 5 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 16, 2022, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Wright/s Property Grand Park, LLC		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 360 E 186th St Westfield, IN 46074		DLGF taxing district number 015	
Name of contact person Casey Wright		Telephone number (317) 888-4805	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body City of Westfield		Resolution number 21-124	Estimated start date (month, day, year) 7/1/2021
Location of property 360 E 186th St Westfield, IN 46074 in Grand Park		Actual start date (month, day, year) 8/1/2021	
Description of real property improvements 2 story mixed use building with 37,500 sq ft +/- on 4 acres on Grand Park Sports Complex		Estimated completion date (month, day, year) 12/1/2021	
		Actual completion date (month, day, year) 6/1/2022	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		19	31
Salaries		1,001,156	1,644,065
Number of employees retained		15	10
Salaries		969,150	741,386
Number of additional employees		37	21
Salaries		1,366,868	899,479
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			99,800
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL		COST	ASSESSED VALUE
Values before project			638,400
Plus: Values of proposed project			2,980,300
Less: Values of any property being replaced			
Net values upon completion of project			3,618,700
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		n/a	
Amount of hazardous waste converted		n/a	
Other benefits: Mixed use building. Youth activity and learning center combined with corporate offices and product fulfillment center.			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative Casey Wright		Title President	Date signed (month, day, year) 3/14/25

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐	The Property Owner IS in Substantial Compliance		
☐	The Property Owner IS NOT in Substantial Compliance		
☐	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	☐ AM ☐ PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
☐ Approved		☐ Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

RESOLUTION NO. 25-136

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA PLEDGING AND ASSIGNING CERTAIN GENERAL REVENUES OF THE CITY TO THE WESTFIELD REDEVELOPMENT COMMISSION TO FURTHER SECURE THE PAYMENTS DUE UNDER A LEASE AGREEMENT WITH THE WESTFIELD REDEVELOPMENT AUTHORITY, AND REPEALING ALL RESOLUTIONS INCONSISTENT THEREWITH

WHEREAS, the City of 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 City of Westfield Redevelopment Commission (the “Commission”), as the governing body of the City of Westfield Department of Redevelopment (the “Department”) and the City of Westfield Redevelopment District; and

WHEREAS, the Common Council (the “Council”) of the City of Westfield, Indiana (the “City”) previously adopted its Ordinance No. 25-24 on April 28, 2025, which approved a form of, and authorized the execution of, the Lease (as defined herein) for the purpose of providing a source of revenue with which to pay the principal and interest on one or more series of the Authority’s lease rental revenue bonds in the maximum aggregate principal amount of Forty Million Dollars (\$40,000,000) (collectively, the “Bonds”) to be issued pursuant to Indiana Code 36-7-14.5 to provide funds for: (a) financing the acquisition by the Authority from the City of all or any portion of the real property described in Exhibit B to the form of the Lease (the “Real Property”), and the use by the Commission, on behalf of the Department and the City, of the proceeds of such sale to finance or reimburse the costs 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 (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, the Bonds to be issued by the Authority will be payable from lease rentals received by the Authority under the Lease Agreement, dated April 28, 2025 (the “Lease”), between the Authority, as lessor, and the Commission, as lessee, with respect to the real property comprising the “Leased Premises” under the Lease; and

WHEREAS, pursuant to the Ordinance, the Council has pledged and assigned the City’s share of county option income tax pursuant to IC 6-3.5-6 (repealed) on the adjusted gross income of Hamilton County, Indiana (the “County”) taxpayers, which now has been codified at IC 6-3.6 and reclassified as the certified shares component of additional revenue derived from the expenditure rate tax under IC 6-3.6 (the certified shares component thereof distributed to the City

as its share of each such monthly distribution referred to herein as the “Certified Shares”) to the Commission in order to secure the lease rentals due under the Lease; and

WHEREAS, due to certain changes in law and to facilitate the sale of and further secure the Bonds to be issued by the Authority to finance the Costs of the Projects, the Council finds that, in addition to the pledge of the City’s Certified Shares, it should pledge to the Commission for payment of lease rentals under the Lease any other legally available revenues of the City held in any funds or accounts of the City that may be used for the purpose of making payments of rentals under the Lease, after accounting for any prior claims thereon or any other outstanding obligations payable from all or any portion of such general revenues (collectively, the “City General Revenues”), and that such pledge shall be binding and effective pursuant to Indiana Code 36-7-14-25.5 and Indiana Code 5-1-14-4;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, THAT:

1. In addition to the pledge of Certified Shares to secure payments under the Lease, the City hereby pledges and assigns to the Commission, for payment of rentals due under the Lease, the City General Revenues, which pledge of City General Revenues shall be for a term equal to the term of the Lease and shall be binding and effective pursuant to Indiana Code 36-7-14-25.5 and Indiana Code 5-1-14-4. The City hereby reserves the right to make additional pledges of City General Revenues on parity with, or subordinate to, the pledge thereof to the Lease. The City General Revenues shall not in any event include revenues from “property taxes”, as defined in Indiana Code 6-1.1-20-1.6, which are exempt from the levy limitations of Indiana Code 6-1.1-18.5.

2. After the issuance of the Bonds, this resolution shall not be repealed or amended in any respect which would adversely affect the rights of the holders of the Bonds so long as the Bonds or the interest thereon remains unpaid.

3. This Resolution shall be in full force and effect from and after its passage and execution by the Mayor.

[Signature Page Follows]

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD,
INDIANA, THIS 9th DAY OF JUNE, 2025.

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Kurt J. Wanninger	_____ Kurt J. Wanninger	_____ Kurt J. Wanninger
_____ Chad Huff	_____ Chad Huff	_____ Chad Huff
_____ Patrick T. Tamm	_____ Patrick T. Tamm	_____ Patrick T. Tamm
_____ Joe Duepner	_____ Joe Duepner	_____ Joe Duepner
_____ Jon Dartt	_____ Jon Dartt	_____ Jon Dartt
_____ Noah Herron	_____ Noah Herron	_____ Noah Herron
_____ Victor McCarty	_____ Victor McCarty	_____ Victor McCarty

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that RESOLUTION 25-136 was delivered to the Mayor of Westfield on the _____ day of _____, 2025 at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE RESOLUTION 25-136
this _____ day of _____, 2025

I hereby VETO RESOLUTION 25-136
this _____ day of _____, 2025

Scott A. Willis, Mayor

Scott A. Willis, Mayor

Prepared by: Bradley J. Bingham, Esq.
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. /s/ Bradley J. Bingham