

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



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Agenda

BOARD OR COMMISSION: Redevelopment Commission Meeting
MEETING DATE: Monday, June 16, 2025 at 6:00 PM
MEETING PLACE: Westfield City Hall- Assembly Room

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

CALL TO ORDER

- a. Declaration of quorum and opening of meeting
- b. Pledge of Allegiance
- c. Announce any Changes to Agenda

APPROVAL OF MINUTES

Document: Minutes from May 19, 2025

Document: Minutes from Special Meeting June 2, 2025

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from May 19, 2025

FINANCIAL MATTERS

Clerk Treasurer's Reports

Documents:

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

b. Approval of Claims

Document: Claims for June 16, 2025

EXECUTIVE DIRECTOR REPORT

OLD BUSINESS

NEW BUSINESS

a. Public Hearing on the Adoption of Declaratory Resolution for Wood Wind EDA and Rivinia, Wood Wind, and Kimblewick Allocation Areas

b. Action Item #1 - Resolution 27-2025 re: Confirmatory Resolution - Wood Wind EDA and Rivinia, Wood Wind, and Kimblewick Allocation Areas

Documents: Resolution 27-2025

c. Action Item #2 - Resolution 28-2025 re: Jersey Street Parcels - Grant to DWCDC

Documents: Resolution 28-2025

d. Action Item #3 - Resolution 29-2025 re: Amendments to Declaratory Resolution - Grand Junction EDA and creation of Jersey Street Allocation Area

Documents: Resolution 29-2025

e. Action Item #4 - Resolution 30-2025 re: Termination of Standby Land Transfer Agreements

Documents: Resolution 30-2025

OTHER BUSINESS

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

ADJOURNMENT



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 5/19/2025
Monday, May 19, 2025 at 6:00 PM

CALL TO ORDER

Attendance:

President: Joe Plankis - Present
Vice President: Jon Dartt - Present
Secretary: Brian Tomamichel - Absent
Commissioner: Larry Kemper - Present
Commissioner: Brian Pawlowski - Present
Commissioner: Carrie Larrison - Present
Executive Director: Jenell Fairman - Present
Office Administrator: David Brock - Present
Legal Counsel Wallack Somers & Haas, P.C. : Ryan Wilmering - Present
Legal Counsel Barnes & Thornburg LLP : Adam Steuerwald - Present
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual

a. Declaration of quorum and opening of meeting

President Plankis noted the presence of a quorum and called the meeting to order at 6:00 PM.

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Document: Minutes from April 21, 2025

April 21, 2025, minutes were presented.

Motion to Approve: Jon Dartt
Seconded: Brian Pawlowski

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

Motion Determination: Passed

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from April 21, 2025

April 21, 2025, Executive Session Memorandum was presented.

Motion to Approve: Brian Pawlowski
Seconded: Larry Kemper

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

Motion Determination: Passed

FINANCIAL MATTERS

a. Clerk Treasurer's Reports

Documents:

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

The Clerk Treasurer was unable to attend the meeting and sent the monthly reports early for the commissioners' review prior to the meeting. The commissioners will follow up with the Clerk Treasurer with any questions outside the meeting. Executive Director Jenell Fairman noted that the 266 GF Capital Fund appears in the report because it is allocated to the redevelopment department, although it is actually part of the City of Westfield's general fund, not the Redevelopment Commission's taxing unit. This inclusion is due to the way the Clerk Treasurer runs the report. Currently, the Fire Station project is being temporarily funded from this 266 fund. Once the bond for the fire station is finalized, the fund will be reimbursed. As a point of clarification, because this is part of the general fund that is not part of the RDC fund, it will not show up in the RDC budget or cash flow.

b. Approval of Claims

Document: Claims for May 19, 2025

Motion to Approve: Brian Pawlowski

Seconded: Jon Dartt

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

No: None

Abstain: None

Motion Determination: Passed

EXECUTIVE DIRECTOR REPORT Executive Director Jenell Fairman provided updates on several development projects. Union Square is nearing completion, with residential units and a parking garage set to open by the end of June, and retail spaces coming soon. H Steakhouse is taking shape with active construction, though no opening date is confirmed. The Towne Run project, including a Lifetime Fitness and retail space, recently broke ground and is expected to be completed by late 2027. Ambrose on Main is moving toward financing closure and should begin construction in Q3 2025.

OLD BUSINESS

NEW BUSINESS

a. Action Item #1 - Amendment to Speck Dempsey Contract - Grand Park District

Additional Services

Documents: Amendment to Speck Dempsey Contract

Executive Director Jenell Fairman presented an amendment to the original contract with Speck Dempsey to allow for some additional services associated with peer review, including planned improvements to Grand Park Boulevard, traffic flow, infrastructure placement, and cost-saving alignment changes.

Motion to Approve: Brian Pawlowski

Seconded: Jon Dartt

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

No: None

Abstain: None

Motion Determination: Passed

b. Action Item #2 - Resolution 17-2025 re: Amendments to Declaratory Resolution - East Side EDA and creation of the Park and Poplar Allocation Area

Documents: Resolution 17-2025

Executive Director Jenell Fairman presented the first step in creating the Park and Poplar allocation area by amending the declaratory resolution for the East Side Economic Development Area (EDA). This involves removing three parcels from the existing East Side allocation area and incorporating them, along with several additional parcels, into the new Park and Poplar allocation area. The affected parcels are highlighted on a map, including some complex, multi-piece parcels along the Midland Trace Trail.

Cleanup and a land survey will be needed to finalize parcel boundaries and right-of-way designations as part of future trail and development work.

Motion to Approve: Brian Pawlowski
Seconded: Jon Dartt

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

Motion Determination: Passed

c. Action Item #3 - Resolution 18-2025 re: Union Square - Amendment and Restated Declaration

Documents: Resolution 18-2025

Executive Director Jenell Fairman presented the resolution which amends and restates the parking declaration for the city-owned Union Square garage. Per request by the developer, Old Town parking spaces will remain unreserved and available on a first-come, first-serve basis. However, residents and tenants will be able to purchase monthly parking passes, allowing them to park beyond three hours and overnight without daily charges. Public users can park for free for up to three hours, after which fees will apply. The system does not guarantee space availability for pass holders during peak times. Parking enforcement will rely on license plate readers and a parking management system operated by Denison. Fees collected from pass sales will fund garage maintenance, which remains the city's responsibility.

Motion to Approve: Brian Pawlowski
Seconded: Larry Kemper

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

Motion Determination: Passed

d. Action Item #4 - Resolution 19-2025 re: Park Street / Moyer Parcels - Accepting grant from the City

Documents: Resolution 19-2025

Executive Director Jenell Fairman presented the resolution, noting that this action item and the following one are associated with the same two parcels. These parcels will be transferred to the RDC, then from the RDC to the Downtown Westfield Community Development Corporation (DWCDC), ultimately ending up with Dan Moyer. This transfer is part of finalizing a 2018 development agreement tied to the US 31 project. The Park Street right-of-way in that area will also be vacated, giving Moyer a contiguous 8-acre property for potential development or sale. The two resolutions have identical legal descriptions and are part of a two-step process to complete the transfer.

Motion to Approve: Brian Pawlowski
Seconded: Larry Kemper

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

Motion Determination: Passed

e. Action Item #5 - Resolution 20-2025 re: Park Street / Moyer Parcels - Grant to DWCDC

Documents: Resolution 20-2025

Executive Director Jenell Fairman presented the resolution which was summarized in the previous action item as both are associated with the same two parcels.

Motion to Approve: Brian Pawlowski
Seconded: Larry Kemper

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

Motion Determination: Passed

f. Action Item #6 - Resolution 21-2025 re: Craig Wood Parcel - Grant to DWCDC

Documents: Resolution 21-2025

Executive Director Jenell Fairman presented the resolution to grant funds from the RDC to the DWCDC to purchase a 17-acre parcel owned by Craig Wood, located at the northwest corner of Grand Park Boulevard and 186th Street. The purchase aligns with the Grand Park Master Plan, with a closing set for later this summer. The purchase will be funded using proceeds from the Grand Park bond approved last month.

Motion to Approve: Brian Pawlowski
Seconded: Jon Dartt

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

Motion Determination: Passed

g. Action Item #7 - Resolution 22-2025 re: Wood Wind Project Agreement

Documents: Resolution 22-2025 Executive Director Jenell Fairman presented the resolution authorizing a project agreement for the Wood Wind Project with Old Town. The plan includes Phase One: Development of a 184-parcel residential neighborhood and construction of three new golf holes on land north of 161st Street. Phase Two: which would involve more residential development within the existing Wood Wind footprint.

The agreement anticipates a land swap between Wood Wind property and the land where the new golf holes are built. In return, the residential TIF from Phase Two would fund the reconstruction of three existing golf holes. However, there is uncertainty about Phase Two's approval since a PUD is not yet in place. As a backup, the City and developer are exploring alternatives, including swapping the land for another equivalent parcel elsewhere in the city, or the City purchasing the land where the new golf holes are built to retain the existing Wood Wind land. There is ongoing interest in adding a driving range at the Wood Wind Golf Course, and this project agreement keeps that option open. The final development plan may change depending on whether Phase Two and the driving range are approved.

Motion to Approve: Jon Dartt
Seconded: Brian Pawlowski

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

Motion Determination: Passed

h. Action Item #8 - Resolution 23-2025 re: TIF Pass-Throughs

Documents: Resolution 23-2025 Executive Director Jenell Fairman presented the resolution, noting there have been no changes to the pass-through amounts since they were presented a year ago. The document includes an exhibit listing all redevelopment and allocation areas in the city, along with a description of the funds being passed through to the taxing units.

Motion to Approve: Brian Pawlowski
Seconded: Jon Dartt

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

Motion Determination: Passed

OTHER BUSINESS

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

ADJOURNMENT

The Commission adjourned the meeting at 6:51 PM

Joe Plankis
Joe Plankis, RDC President

6/16/2025
Date



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 6/2/2025

Monday, June 2, 2025 at 6:00 PM

CALL TO ORDER

Attendance:

President: Joe Plankis - Present
Vice President: Jon Dartt - Present
Secretary: Brian Tomamichel - Absent
Commissioner: Larry Kemper - Present
Commissioner: Brian Pawlowski - Present
Executive Director: Jenell Fairman - Present
Office Administrator: David Brock - Present
Legal Counsel Wallack Somers & Haas, P.C. : Ryan Wilmering - Present
Legal Counsel Barnes & Thornburg LLP : Dustin Meeks - Present
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual

a. Declaration of quorum and opening of meeting

President Plankis noted the presence of a quorum and called the meeting to order at 6:00 PM.

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

c. Announce any Changes to Agenda

No changes to the agenda were identified.

OLD BUSINESS

NEW BUSINESS

a. Public Hearing on the Adoption of Declaratory Resolution for East Side EDA and Grand Millennium Center Allocation Areas

Public Meeting Open: 6:02 PM
Public Meeting Close: 6:02 PM

No in-person, email, or remote requests to speak before the Commission were received.

b. Action Item #1 - Resolution 24-2025 re: Confirmatory Resolution - East Side EDA and Grand Millennium Center Allocation Areas

Documents: Resolution 24-2025

Executive Director Jenell Fairman presented the resolution about a parcel within the Grand Junction EDA which is being incorporated into the Grand Millennium Center project by CRG. The area is divided into three sub-areas, allowing multiple bonds to be issued without starting the allocation period until the second phase begins. This was previously introduced as a declaratory resolution, and has gone through the Plan Commission and City Council, and is now returning for confirmatory approval.

Motion to Approve: Brian Pawlowski
Seconded: Brian Tomamichel

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

Motion Determination: Passed

c. Action Item #2 - Resolution 25-2025 re: TIF Pledge - Grand Millennium Center

Documents: Resolution 25-2025 Executive Director Jenell Fairman presented the resolution stating that as part of the Grand Millennium Center project by CRG, the RDC will pledge 100% of the TIF from the designated allocation area to repay economic development bonds. These will be developer-backed bonds, meaning the city's credit is not at risk. The developer will guarantee repayment, and there will be a taxpayer agreement with the lender ensuring payments come from the allocation area's TIF revenue first, with the developer's guarantee as a backup.

Motion to Approve: Brian Pawlowski
Seconded: Jon Dartt

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

Motion Determination: Passed

d. Action Item #3 - Resolution 26-2025 re: Grand Millennium Center Project Agreement

Documents: Resolution 26-2025

Executive Director Jenell Fairman presented the resolution authorizing the RDC to enter into a final development agreement with CRG for the Grand Millennium Center project. This agreement includes a reaffirmation of the 100% TIF pledge to repay developer-backed bonds, detailed obligations for CRG to construct luxury apartments, a parking garage, retail space, podium parking under a multifamily building, and a medical office building with surface parking. All project deliverables and associated requirements are outlined in the agreement. The agreement also involves coordination with the Parks Department and Board of Public Works regarding road and park impact fees, which will be included in the final project agreement.

Motion to Approve: Brian Tomamichel
Seconded: Jon Dartt

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

Motion Determination: Passed

OTHER BUSINESS

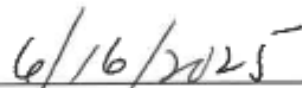
a. Next Regular Meeting: Monday, June 16th, 2025, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 6:11 PM



Joe Plankis, RDC President



Date



Executive Session Memorandum
City of Westfield Redevelopment Commission
May 19, 2025

MEMBERS PRESENT: Joe Plankis, Jon Dartt, Larry Kemper, Brian Pawlowski

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

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

No other subject matter was discussed.

The meeting adjourned at 5:56 PM.

A handwritten signature in cursive script, reading "Joe Plankis", written over a horizontal line.

Joe Plankis, RDC President

A handwritten signature in cursive script, reading "Jon Dartt", written over a horizontal line.

Jon Dartt, Vice President

Summary of Fund Cash & Investment Balances-May 2025

Fund No.-Name	Description	May Beginning Balance		Claims Approved & Applied	Investment	May Ending Balances
244-RDC Capital Fund		\$ 3,576,776.02				
	DWCDC-04/26/2025	\$ (100,000.00)				
	Wallack Somers & Haas			\$ (24,729.63)		
	Bondry Management			\$ (47,000.00)		
	GangGang			\$ (6,666.00)		
	Katelyn Winneroski			\$ (500.00)		
	Indy Auto Graphics			\$ (10,100.00)		
	Barnes & Thornburg LLP			\$ (4,705.00)		
	Hamilton County Reporter			\$ (86.78)		
	CL Coonrod and Co			\$ (281.00)		
	LVR International			\$ (3,153.75)		
	August Mack			\$ (2,300.00)		
	Taft Stettinius & Hollister			\$ (3,375.50)		
	Total of 244	\$ 3,476,776.02		\$ (102,897.66)		\$ 3,373,878.36
266-GF Capital Projects		\$ 14,507,318.00				
266018474	Envoy Construction			\$ (634,600.25)		
	Total of 266	\$ 14,507,318.00		\$ (634,600.25)		\$ 13,872,717.75
			Revenue	Expense		
301-Eastside		\$ 50,798.35			\$ 1,300,000.00	\$ 1,350,798.35
302-Aurora		\$ 242,855.62			\$ 500,000.00	\$ 742,855.62
303-Lantern Commons		\$ -			\$ -	\$ -
304-Southside		\$ -			\$ -	\$ -
305-Grand Juntion		\$ 880,681.74			\$ 1,000,000.00	\$ 1,880,681.74
306-Osborne Trails		\$ (18,156.19)			\$ 400,000.00	\$ 381,843.81
308-Osborne Trails South*		\$ 89,231.90				\$ 89,231.90
309-Eagletown		\$ 19,120.44		\$ (400,000.00)	\$ 400,000.00	\$ 419,120.44
310-SEP		\$ 180,355.01			\$ -	\$ 180,355.01
311-Spring Mill Centre		\$ -			\$ -	\$ -
314-Spring Mill Station SWC*		\$ 13,079.92				\$ 13,079.92
316-Mainstreet		\$ 36,962.64		\$ (400,000.00)	\$ 250,000.00	\$ 286,962.24
317-146th Street		\$ 16,800.61	\$ 450,000.00	\$ (401,000.00)	\$ 3,300,000.00	\$ 3,365,800.61
318-Gigabit		\$ (0.02)			\$ -	\$ (0.02)
319-Spring Mill Station		\$ 471,576.41		\$ (305,140.47)	\$ 2,800,000.00	\$ 2,966,435.94
324-Eagletown DSR		\$ -			\$ -	\$ -
327-Union Square		\$ 28,359.53		\$ (28,359.53)	\$ -	\$ -
328-Wheeler Landing		\$ (2,533.29)				\$ (2,533.29)
Sutotal of TIF-Cash		\$ 2,009,132.67	\$ 450,000.00	\$ (1,534,500.00)	\$ 9,950,000.00	\$ 11,674,632.27
Total Cash & Investment*		\$ 19,903,994.79				\$ 31,578,627.06

April's Total Cash & Investment balances were understated due to a formula error and have been corrected in May. Funds 308 and 314 have been added by request. The balances were received from the prior FY TIF disbursement.

2024 Applied & Renvested Interest Income		2025 Interest Income-May												Life-to-Date Interest (2023- 2024) Only	
		Fund No.-Name	January	February	March	April	May	June	July	August	September	October	Novmeber		December
301-Eastside	\$ 7,012.33			\$ 4,756.78	\$ 4,744.36	\$ 5,133.06								\$ 14,634.20	\$ 16,717.53
302-Aurora	\$ 26,627.75	\$ 1,993.53	\$ 2,358.94	\$ 1,829.53	\$ 1,824.75	\$ 1,974.25								\$ 9,981.00	\$ 29,993.71
303-Lantern Commons															
304-Southside															
305-Grand Juntion	\$ 17,530.86			\$ 3,659.06	\$ 3,649.51	\$ 3,948.51								\$ 11,257.08	\$ 53,041.79
306-Osborne Trails				\$ 1,463.62	\$ 1,459.80	\$ 1,579.40								\$ 4,502.82	
309-Eagletown	\$ 5,259.23			\$ 2,927.25	\$ 2,919.61	\$ 1,579.40								\$ 7,426.26	\$ 38,301.78
310-SEP															
311-Spring Mill Centre															
316-Mainstreet	\$ 5,200.60			\$ 2,378.39	\$ 2,372.18	\$ 987.13								\$ 5,737.70	\$ 24,554.90
317-146th Street	\$ 159,771.88	\$ 11,961.16	\$ 14,153.61	\$ 13,721.46	\$ 13,685.66	\$ 13,030.07								\$ 66,551.96	\$ 187,821.59
318-Gigabit															
319-Spring Mill Station	\$ 92,221.14	\$ 6,379.29	\$ 7,548.59	\$ 10,245.37	\$ 10,218.63	\$ 11,055.83								\$ 45,447.71	\$ 109,050.96
324-Eagletown DSR	\$ 4,818.13	\$ 1,312.77	\$ 1,182.93	\$ 1,304.56	\$ 1,262.46	\$ 1,297.41								\$ 6,360.13	\$ 4,818.13
327-Union Square															
328-Wheeler Landing															
Total Interest from TIF Investments		\$ 21,646.75	\$ 25,244.07	\$ 42,286.02	\$ 42,136.96	\$ 40,585.06								\$ 171,898.86	\$ 464,300.39

Docket Date	Vendor	Fund No.	Amount
1/16/2025	Wallack Somers & Haas	244	\$ 35,096.00
1/16/2025	Barnes & Thornburg	244	\$ 1,948.50
1/16/2025	Taft Stettinius & Hollister	305	\$ 159,387.35
2/12/2025	Wallack Somers & Haas	244	\$ 38,805.00
2/12/2025	Taft Stettinius & Hollister	244	\$ 5,567.00
2/12/2025	Taft Stettinius & Hollister	305	\$ 24,153.00
3/12/2025	Wallack Somers & Haas	244	\$ 25,809.50
3/12/2025	Barnes & Thornburg	244	\$ 2,730.00
3/12/2025	Taft Stettinius & Hollister	244	\$ 10,004.00
4/17/2025	Wallack Somers & Haas	244	\$ 23,355.43
4/17/2025	Barnes & Thornburg	244	\$ 5,171.30
4/17/2025	Taft Stettinius & Hollister	244	\$ 6,104.50
5/13/2025	Wallack Somers & Haas	244	\$ 24,729.63
5/13/2025	Barnes & Thornburg	244	\$ 4,705.00
5/13/2025	Taft Stettinius & Hollister	244	\$ 3,375.50
Total-Legal			\$ 370,941.71

2/12/2025	Bondry Management Consulting	244	\$ 20,000.00
4/17/2025	CL Coonrod LLC	244	\$ 2,678.00
5/13/2025	Bondry Management Consulting	244	\$ 47,000.00
5/13/2025	CL Coonrod LLC	244	\$ 281.00
Total-Municipal Advisor			\$ 69,959.00

Grand Total			\$ 440,900.71
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I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

June 16, 2025


Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 2 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$207,914.78 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 16 day of June, 2025


Absent
Jon Dartt

Larry Kemper


Absent
Joseph Plankis

Brian Pawlowski


Brian Tomamichel

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: 05/14/25..06/10/25

6/10/2025 2:06 PM

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WESTFIELD\DTOLLEY

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	GIL Acct.	GIL Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
244 Redevelopment District Capital									
RDC									
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Ambrose	2,970.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	BW Jersey	1,595.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Camilla	275.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Comm Hospital	55.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Gr Millen	1,705.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	General	6,332.50		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Gr Millen	2,035.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Gr Park	4,840.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Gr Park South	220.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Hann Cross	110.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Joe Fac	3,080.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Lantern	275.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	McClure	55.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	North	660.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Park St	1,430.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Regal	110.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Spring Mill	385.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Towne Run	110.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Union	6,360.00		
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Wood Wind	1,265.00		
VEN000103	American Structurepoint Inc	APP128569	6/10/2025	244018349	REDEVELOP DISTRICT	SR 32 parcels	4,950.00		
VEN0000961	Indiana Dept Of Transportation	APP128570	6/9/2025	244018400	REDEVELOP DISTRICT	Quitclaim Deed	95,025.00		
VEN0000919	Hunden Strategic Partners	APP128571	6/9/2025	244018349	REDEVELOP DISTRICT	General	675.00		
VEN0000919	Hunden Strategic Partners	APP128571	6/9/2025	244018349	REDEVELOP DISTRICT	General	790.00		
VEN0000919	Hunden Strategic Partners	APP128571	6/9/2025	244018349	REDEVELOP DISTRICT	Park and Polar	462.50		
VEN0000919	Hunden Strategic Partners	APP128572	6/9/2025	244018349	REDEVELOP DISTRICT	Bond Old Town Companies	4,162.50		
VEN0005897	Hamilton County Reporter	APP128573	6/9/2025	244018330	REDEVELOP DISTRICT	April services	41.42		
VEN0005661	Barnes and Thornburg LLP	APP128573	6/9/2025	244018330	REDEVELOP DISTRICT	April services	4,810.00		
VEN0005661	Barnes and Thornburg LLP	APP128573	6/9/2025	244018330	REDEVELOP DISTRICT	April services	780.00		
VEN0005661	Barnes and Thornburg LLP	APP128573	6/9/2025	244018330	REDEVELOP DISTRICT	April services	1,884.00		
VEN0005661	Barnes and Thornburg LLP	APP128573	6/9/2025	244018330	REDEVELOP DISTRICT	April services	4,355.00		
VEN0005661	Barnes and Thornburg LLP	APP128573	6/9/2025	244018330	REDEVELOP DISTRICT	April services	1,170.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/14/25..06/10/25

6/10/2025 2:06 PM

Page 2 of 2

WESTFIELD\DTOLLEY

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

RDC									
VEND005897	Hamilton County Reporter	APP128574	6/9/2025	244018349	REDEVELOP DISTRICT	Declaratory Resolution	38.46		
VEND011964	JS Held	APP128575	6/9/2025	244018349	REDEVELOP DISTRICT	COW Program Management	1,421.90		
VEND011964	JS Held	APP128575	6/9/2025	244018349	REDEVELOP DISTRICT	COW Program Management	3,481.50		
VEND000919	Hunden Strategic Partners	APP128576	6/9/2025	244018349	REDEVELOP DISTRICT	Ice Facility developer	50,000.00		
Subtotal for RDC							207,914.78		
Subtotal for Fund 244 Redevelopment District Capital							207,914.78		
Posted Invoices Total							207,914.78		

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

Credit Memo Total



City of Westfield
Billing Statement Summary
May 31, 2025

BARRY Z. WALLACK
 MICHAEL S. WALLACK
 HARRY F. TROTT
 RYAN R. JUMMERTING
 ADAM W. COLLINS
 KATIE WELCH RARICK
 GEORGE W. SOMERS
 EVAN TUS
 KARL P. HAAS
 (1.366.2012)

Project Code
 24004
 24012
 24000
 24023
 25004
 24000
 24006
 25001
 24003
 24000
 25005
 24015
 24000
 24017
 24000
 24000
 24019
 24020
 24022

Matter	Invoice Date	Invoice#	Current Fees	30 Days	Total Due
COW-Ambrose	06/02/2025	37853	\$2,970.00		\$2,970.00
COW-BWJersey	06/02/2025	37854	\$1,595.00		\$1,595.00
COW-Camilla	06/02/2025	37855	\$275.00		\$275.00
COW-██████████	06/02/2025	37856	\$55.00		\$55.00
COW-██████████	06/02/2025	37857	\$1,705.00		\$1,705.00
COW-General	06/02/2025	37858	\$6,332.50		\$6,332.50
COW-GrMillen	06/02/2025	37859	\$2,035.00		\$2,035.00
COW-GrPark	06/02/2025	37860	\$4,840.00		\$4,840.00
COW-GrPSouth	06/02/2025	37861	\$220.00		\$220.00
COW-HamCross	06/02/2025	37862	\$110.00		\$110.00
COW-IceFac	06/02/2025	37863	\$3,080.00		\$3,080.00
COW-Latern	06/02/2025	37864	\$275.00		\$275.00
COW-McClure	06/02/2025	37865	\$55.00		\$55.00
COW-Northpoi	06/02/2025	37866	\$660.00		\$660.00
COW-ParkSt	06/02/2025	37867	\$1,430.00		\$1,430.00
COW-Regal	06/02/2025	37868	\$110.00		\$110.00
COW-SpringMi	06/02/2025	37869	\$385.00		\$385.00
COW-Towne Run	06/02/2025	37870	\$110.00		\$110.00
COW-Union	06/02/2025	37871	\$6,360.00		\$6,360.00
COW-WoodWind	06/02/2025	37872	\$1,265.00		\$1,265.00
		Totals:	\$33,867.50		\$33,867.50

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

Tel: 317.231.9000

Fax: 317.231.9900



AMERICAN
STRUCTUREPOINT
INC.

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

June 9, 2025
Invoice No: 191230

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

Total Due This Invoice (see breakdown below):	\$4,950.00
--	-------------------

Project 0002025.01254.0001 SR 32 Parcels - Westfield
Services from May 1, 2025 through May 31, 2025
Fee

Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
ALTA/NSPS Land Title Survey	9,900.00	50.00	4,950.00	0.00	4,950.00
Total Fee	9,900.00		4,950.00	0.00	4,950.00
			Total Fee		4,950.00
				TOTAL DUE THIS INVOICE	\$4,950.00

Very truly yours,

Tracy McGill

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



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758-AR
Indianapolis, Indiana 46204-2216
PHONE (800) 745-4308
FAX (317) 234-7814

244-018-400

Mike Braun, Governor **Project Code 24012**
Lyndsay Quist, Commissioner

Bill To:
City of Westfield Redevelopment Comm.
2728 E. 171st Street
Westfield IN 46074

Customer No: CST000065883
Invoice: 000088723
Invoice Date: 5/20/2025
Invoice Type: MSC

AMOUNT DUE: \$95,025.00

***** Payment is Due Upon Receipt of Invoice *****

Line	Product Description	Quantity	Unit Amt	Net Amount
1	Sale of Excess Land	1.00	95,000.00	95,000.00
2	Recording Fees	1.00	25.00	25.00
Quitclaim Deed: Project: 0710215 Road: US 31 County: Hamilton Code: 5310 Parcel: 301-305,446				
Subtotal:				<u>\$95,025.00</u>
Amount Due:				<u><u>\$95,025.00</u></u>

Payment Options
See Reverse Side

For billing questions call 1-800-745-4308



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758-AR
Indianapolis, Indiana 46204-2216
PHONE (800) 745-4308
FAX (317) 234-7814

Mike Braun, Governor
Lyndsay Quist, Commissioner

- To make a credit card payment by telephone, call: 1-800-745-4308

- OR RETURN THIS PORTION WITH YOUR PAYMENT

Department of Transportation
Attention: Agent Cashier
IGC-N758-AR
100 N. Senate Ave.
Indianapolis, IN 46204

Invoice: 000088723

Amount Paid \$ _____

Visa Mastercard Discover Check/Money Order

Name on Card _____ Card Number _____

(Name must appear as exactly as on card)

CID (3 or 4 digit security code) _____ Expiration Date _____

Billing Address _____

Signature Required: _____ Date _____

For billing questions call 1-800-745-4308

Report Summary



Printed On: 5/20/2025

14:53:11 PM

Invoices: 1

Process Instance: 36679035

For billing questions call 1-800-745-4308



Invoice

Date: May 6, 2025
 Invoice #: 12857

To: Westfield Redevelopment Commission
 Jenell Fairman, Executive Director

Job	Payment Terms	PO #
City of Westfield – Development Advisory Services	Due upon receipt	

Qty	Description	Unit Price	Line Total	Project Code
April 1-30, 2025 Hourly (Total Contract Value: \$49,000)				
1.50	Project Executive/EVP - General Westfield Hourly Work (100%)	\$ 450.00	\$ 675.00	24000
2.00	Project Director - General Westfield Hourly Work (100%)	\$ 395.00	\$ 790.00	24000
1.85	Analyst - General Westfield Hourly Work (10%)	\$ 250.00	\$ 462.50	24000
16.65	Analyst - Park & Poplar Related Work (90%)	\$ 250.00	\$ 4,162.50	24017
Previously Billed-to-Date: \$0, Remaining Contract Balance: \$42,910				

Subtotal \$ 6,090.00
 Sales Tax
 Total \$ 6,090.00

Make all checks payable to Hunden Partners
15185 Hawthorne Lane Lakeside, MI 49116



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

Invoice

Date	Invoice#
5/19/2025	R 6180

Bill To
City of Westfield 130 Penn St. Westfield, IN 46074

Description	Amount
Bond (OLD TOWN COMPANIES)	\$41.42
Ad Ran: 5/16/2025 5/19/2025	
PLEASE INCLUDE YOUR INVOICE NUMBER (R6180) ON YOUR CHECK	

Total	\$41.42
Amount Paid	\$0.00
Balance Due	\$41.42

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield
(Governmental Unit)

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

Hamilton County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

.....42 lines,2..... columns wide equals .84... equivalent lines at0.49307 cents per line \$41.42
Additional charges for notices containing rule or tabular work (50 per cent of above amount) \$0.00
Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM \$41.42

DATA FOR COMPUTING COST

Width of single column in picas..... 9.375 Size of type.....7.....point.
Number of insertions.....1.....

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

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

.....
5/16/2025 5/19/2025
.....

Additionally, the statement checked below is true and correct:

- Newspaper does not have a Web site.
- ...X... Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.
- Newspaper has a Web site, but due to technical problem or error, public notice was posted on
- Newspaper has a Web site but refuses to post the public notice.

Date Monday, May 19, 2025


Title..... Public Notice Advertising

BARNES & THORNBURG LLP

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

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

Invoice 3417584

Page 2

May 20, 2025
Brian L. Burdick
00099516-00000001

PAYABLE UPON RECEIPT

00099516-00000001

REDEVELOPMENT MATTERS

For legal services rendered in connection with the above matter for the period ending April 30, 2025 as described on the attached detail.

Fees for Services	\$	<u>12,999.00</u>
Total This Invoice	\$	12,999.00



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

Invoice

Date	Invoice#
5/26/2025	R 6218

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

Description	Amount
<p>DECLARATORY RESOLUTION</p> <p>Ad Ran: 5/23/2025 5/26/2025</p>	\$38.46
<p>PLEASE INCLUDE YOUR INVOICE NUMBER (R6218) ON YOUR CHECK</p>	

Total	\$38.46
Amount Paid	\$0.00
Balance Due	\$38.46

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield
(Governmental Unit)

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

Hamilton County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

.....39 lines,2..... columns wide equals78... equivalent lines at0.49307 cents per line \$38.46
Additional charges for notices containing rule or tabular work (50 per cent of above amount) \$0.00
Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM \$38.46

DATA FOR COMPUTING COST

Width of single column in picas.....9.375..... Size of type.....7.....point.
Number of insertions.....1.....

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

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

.....
5/23/2025 5/26/2025
.....

Additionally, the statement checked below is true and correct:

- Newspaper does not have a Web site.
- ..X.. Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.
- Newspaper has a Web site, but due to technical problem or error, public notice was posted on
- Newspaper has a Web site but refuses to post the public notice.



Date Monday, May 26, 2025

Title..... Public Notice Advertising



Invoice No: INV-01US-0270462
Date: 5/27/2025
Due date: 5/27/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 4/28/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Jenell Fairman
 City of Westfield Indiana
 2728 East 171st Street
 Westfield, IN 46074
 United States

Phone: 516.621.2900
 Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

INVOICE FOR DISTRIBUTION ONLY TO City of Westfield Indiana

This Invoice Represents Your 100% Share

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0270462** WHEN REMITTING PAYMENT
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Invoice No: INV-01US-0270462
Date: 5/27/2025
Due date: 5/27/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 4/28/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Jenell Fairman
 City of Westfield Indiana
 2728 East 171st Street
 Westfield, IN 46074
 United States

Phone: 516.621.2900
 Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

Professional Services Rendered:	USD	\$ 4,700.00
Expenses:	USD	\$ 203.40
Invoice Total	USD	\$ 4,903.40

Rounding differences may exist compared to the detail pages

TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT VIA ACH TO

Bank Name:	JP Morgan Chase Bank
ABA#:	021000021
Swift Code:	CHASUS33
Account:	328833006
Branch address:	4 New York Plaza, New York, NY, 10004
Beneficiary:	J.S. Held LLC - US
Reference (Mandatory):	Invoice No: INV-01US-0270462

If ACH payments are not an option for your company, please mail all checks to

Mailing Address
J.S. Held US Lockbox
 P.O. Box 23368
 New York, NY 10087-3368

Overnight Mailing Address
JP Morgan Chase – Lockbox Processing
 Attn: J.S. Held US Lockbox #23368
 4 Chase Metrotech Center, 7th Fl East
 Brooklyn NY 11245

Please send your remittance statement at the time payment is processed to Payments@JSHeld.com

Payment via Credit Card: Please see below credit card link to process payment of your invoice. Please note that there will be a 4% processing fee added on to your charge for the process of the payment using this link.

[Click here to make your payment](#)

Please email CashApps@JSHeld.com with any questions you may have regarding invoice payments.

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0270462** WHEN REMITTING PAYMENT
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Invoice No: INV-01US-0270462
Date: 5/27/2025
Due date: 5/27/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 4/28/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Jenell Fairman
 City of Westfield Indiana
 2728 East 171st Street
 Westfield, IN 46074
 United States

Phone: 516.621.2900
 Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
PROJECT SUPPORT SERVICES			
Deb Kunce	18.40	250.00	4,600.00
Leidys Cervantes Restrepo	0.30	0.00	0.00
Susan Drattlo	0.80	125.00	100.00
TOTAL PROJECT SUPPORT SERVICES	19.50		4,700.00
TOTAL PROFESSIONAL SERVICES RENDERED:	19.50		\$ 4,700.00 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
3/31/2025	Leidys Cervantes Restrepo	Project research, including an internal conflict check & completing project creation in company systems.	0.30
3/31/2025	Susan Drattlo	New project setup	0.50
4/1/2025	Deb Kunce	Hunden mtg	1.00
4/3/2025	Deb Kunce	Grand Park Mtg + follow-up	1.50
4/10/2025	Deb Kunce	Hunden project	2.50
4/11/2025	Deb Kunce	Westfield BOT	0.50
4/14/2025	Deb Kunce	Keystone mtg, Hunden mtg	1.50
4/15/2025	Deb Kunce	Calls with Jenell, Adam, prep for rfq	1.20
4/16/2025	Deb Kunce	Development follow-up	0.50

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0270462** WHEN REMITTING PAYMENT
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Invoice No: INV-01US-0270462
Date: 5/27/2025
Due date: 5/27/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 4/28/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Jenell Fairman
 City of Westfield Indiana
 2728 East 171st Street
 Westfield, IN 46074
 United States

Phone: 516.621.2900
 Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

Date	Staff Member	Description	Hours
4/17/2025	Deb Kunce	RFQ review and public notice	3.30
4/17/2025	Susan Drattlo	Finalize contact and email	0.20
4/18/2025	Deb Kunce	Development discussion, public notice, rfq	1.90
4/21/2025	Deb Kunce	Development meeting and follow-up	1.00
4/21/2025	Susan Drattlo	Contract emails	0.10
4/22/2025	Deb Kunce	Call with Kelly	0.30
4/23/2025	Deb Kunce	BOT coordination	1.00
4/24/2025	Deb Kunce	Schedule	0.20
4/25/2025	Deb Kunce	Hunden Mtg	1.00
4/28/2025	Deb Kunce	Keystone meeting	1.00
TOTAL:			19.50

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0270462** WHEN REMITTING PAYMENT

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Invoice No: INV-01US-0270462
Date: 5/27/2025
Due date: 5/27/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 4/28/2025

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Jenell Fairman
 City of Westfield Indiana
 2728 East 171st Street
 Westfield, IN 46074
 United States

Phone: 516.621.2900
 Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

SUMMARY OF EXPENSES:

Staff Member	Amount
OTHER	
File Administration	188.00
OTHER TOTALS	188.00
PROJECT SUPPORT SERVICES	
Deb Kunce	15.40
PROJECT SUPPORT SERVICES TOTALS	15.40
TOTAL EXPENSES:	203.40 USD

EXPENSE DETAIL

Date	Source	Description	Amount
4/3/2025	Deb Kunce	Mileage - Use of Personal Car: Client Mtg 11 x 0.7 = 7.70	7.70
4/18/2025	Deb Kunce	Mileage - Use of Personal Car: Client meeting 11 x 0.7 = 7.70	7.70
5/27/2025		File Administration	188.00
TOTAL EXPENSES:			203.40 USD

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Invoice

Date: June 5, 2025
Invoice #: 12824

To: Westfield Redevelopment Commission
Jenell Fairman, Executive Director
Rachel Baker

	Job	Payment Terms	PO #
	City of Westfield - Ice Facility Developer Solicitation and Selection Services	Due upon receipt	

Qty	Description	Unit Price	Line Total
1.00	3rd Milestone: Upon Completion of Tasks 4-5 (Total Contract Value: \$175,000)	\$ 50,000.00	\$ 50,000.00

Subtotal	\$	50,000.00
Sales Tax		
Total	\$	50,000.00

Make all checks payable to Hunden Partners
15185 Hawthorne Lane Lakeside, MI 49116

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 27-2025**

**RESOLUTION OF THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION
CONFIRMING A RESOLUTION APPROVING A DECLARATORY RESOLUTION
AND DEVELOPMENT PLAN FOR THE
WOOD WIND ECONOMIC DEVELOPMENT AREA**

WHEREAS, on April 21, 2025, the Westfield Redevelopment Commission (the “Commission”), being the governing body of the City of Westfield Department of Redevelopment (the “Department”), approved and adopted Resolution No. 13-2025 (the “Declaratory Resolution”); and

WHEREAS, the Declaratory Resolution (i) designated an area known as the “Wood Wind Economic Development Area” (the “Area”) as an economic development area pursuant to Section 41 of Indiana Code 36-7-14 (the “Act”), (ii) designated a portion of the Area as the “Wood Wind East Residential Housing Allocation Area” under Sections 39 and 53 of the Act, (iii) designated a portion of the Area as the “Wood Wind South Residential Housing Allocation Area” under Sections 39 and 53 of the Act, (iv) designated a portion of the Area as the “Rivinia Residential Housing Allocation Area” under Sections 39 and 53 of the Act, (v) designated a portion of the Area as the “Kimblewick Residential Housing Allocation Area” under Sections 39 and 49 of the Act, and (vi) approved and adopted an economic development plan for the Area (the “Plan”), which Plan includes the establishment of a program for age-restricted housing in accordance with 42 U.S.C. 3607, pursuant to Section 49 of the Act, and the establishment of residential housing development programs pursuant to section 53 of the Act; and

WHEREAS, on May 5, 2025, the Westfield-Washington Township Advisory Plan Commission approved and adopted a resolution (the “Plan Commission Order”) approving the Declaratory Resolution and the Plan and determining that the Declaratory Resolution and the Plan conform to the plan of development for the City of Westfield, Indiana (the “City”); and

WHEREAS, pursuant to Section 16 and 41 of the Act, the Common Council of the City on May 12, 2025, adopted its Resolution No. 25-124 approving (i) the Declaratory Resolution, (ii) the Plan, (iii) the Plan Commission Order, (iv) the determination that the Area is an economic development area pursuant to the Act, (v) the establishment of a program for age-restricted housing with respect to the Kimblewick Residential Housing Allocation Area, and (vi) the establishment of separate residential housing development programs for each of the Wood Wind East Residential Housing Allocation Area, the Wood Wind South Residential Housing Allocation Area and the Rivinia Residential Housing Allocation Area; and

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

WHEREAS, pursuant to Section 17 of the Act, the Commission also filed with each taxing unit located wholly or partially within the Wood Wind East Residential Housing Allocation Area, the Wood Wind South Residential Housing Allocation Area, the Rivinia Residential Housing Allocation Area and the Kimblewick Residential Housing Allocation Area, a copy of the Notice of Public Hearing and a statement disclosing the impact of the area; and

WHEREAS, at the hearing held by the Commission on the June 16, 2025 (the “Public Hearing”), the Commission heard all persons interested in the proceedings and considered written remonstrances and objections, if any; and

WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the proposed development projects for the Area and confirming the Declaratory Resolution, in accordance with Section 17 of the Act.

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

1. After considering the evidence presented at the Public Hearing, the Commission hereby confirms the findings and determinations, designations and approving and adopting actions contained in the Declaratory Resolution.

2. The Commission hereby finds and determines that it will be of public utility and benefit to proceed with the Plan in the form approved by the Commission in the Declaratory Resolution.


3. The Declaratory Resolution is hereby confirmed.

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


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

[Signature Page Follows]

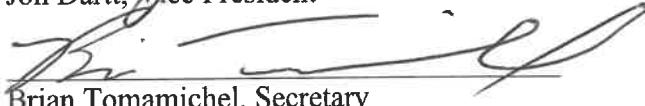
DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION
this 16th day of June, 2025.



Joe Plankis, President



Jon Dartt, Vice President



Brian Tomamichel, Secretary

Absent

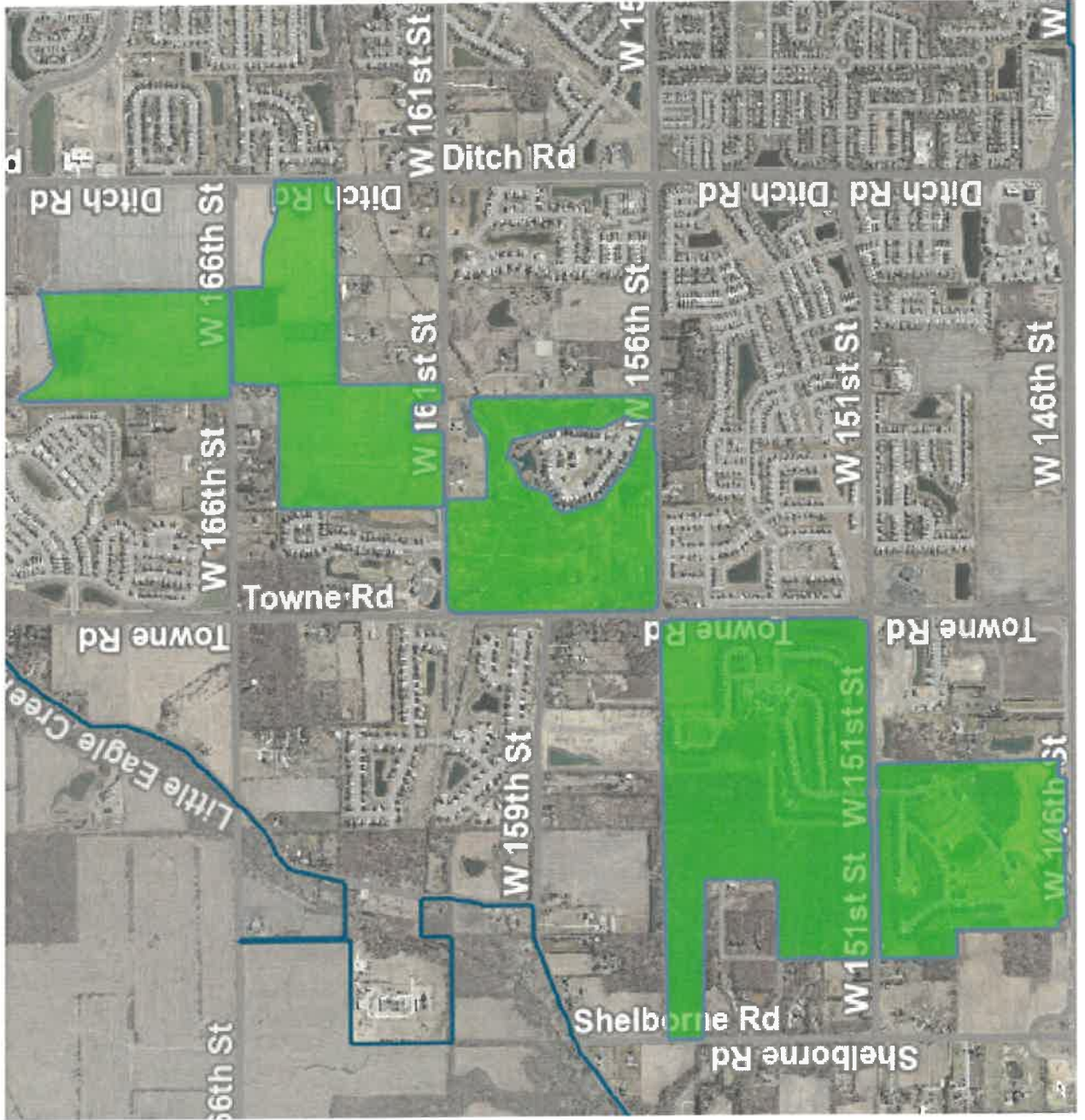
Larry Kemper, Member

Absent

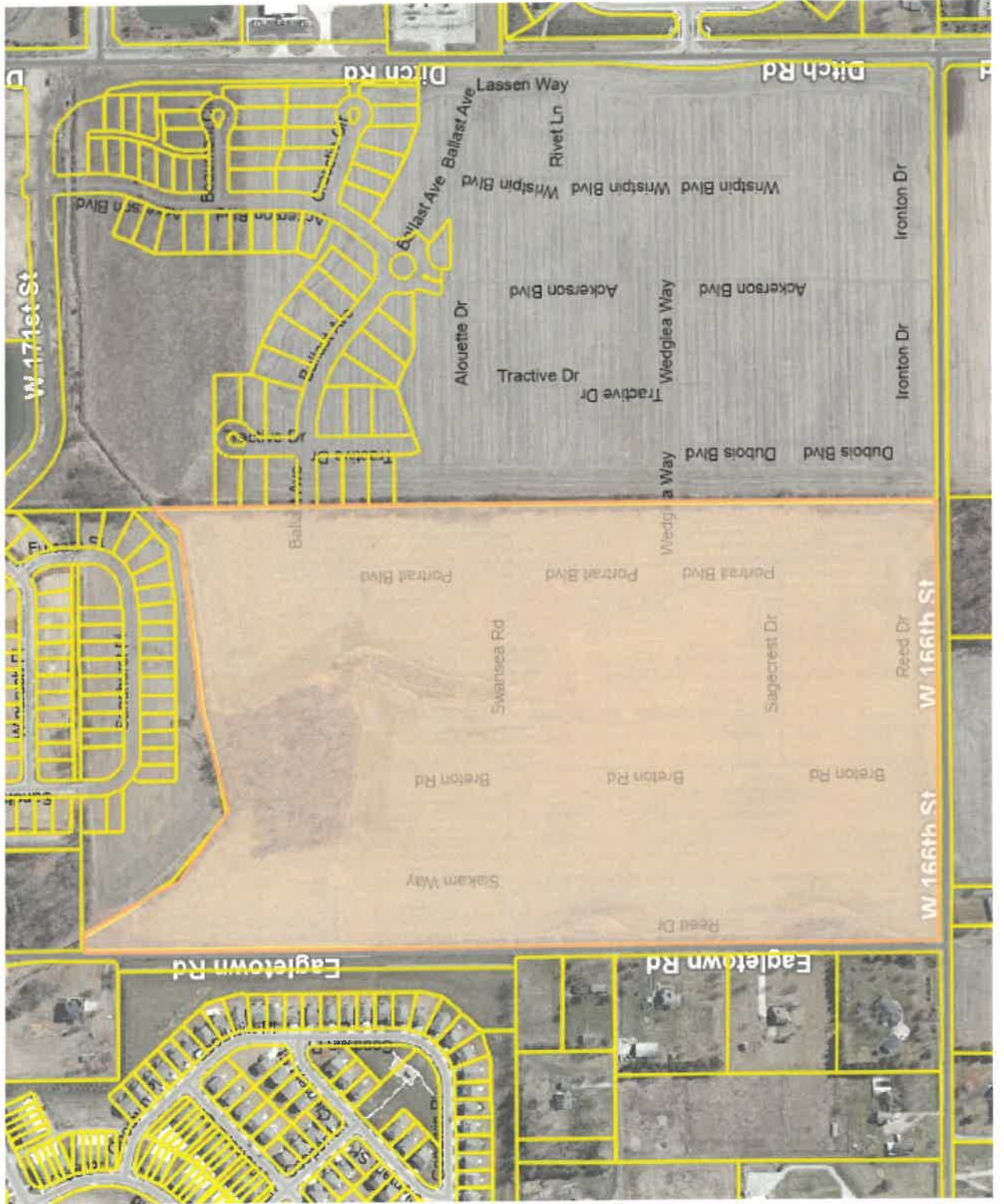
Brian Pawlowski, Member

Wood Wind - EDA New EDA Parcels

 = New Overall EDA



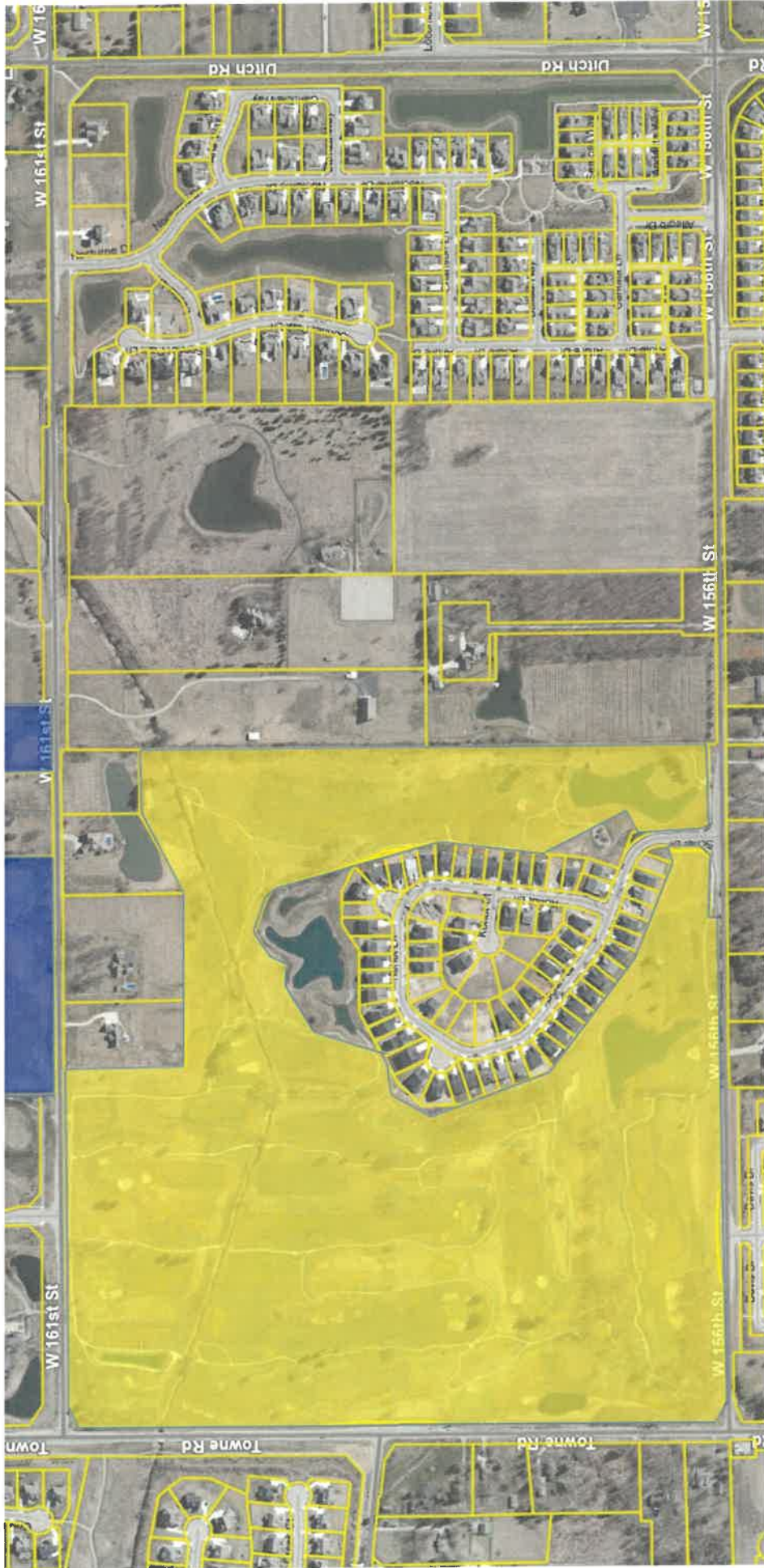
Wood Wind EDA
Ravinia Allocation Area (New)



Wood Wind EDA Wood Wind East Allocation Area (New)



Wood Wind EDA
Wood Wind South Allocation Area
(New)



Wood Wind EDA Kimblewick Allocation Area (New)



RESOLUTION NO. 28-2025
A RESOLUTION OF
THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION
REGARDING GRANT OF LAND TO
DOWNTOWN WESTFIELD COMMUNITY DEVELOPMENT CORPORATION

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

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

WHEREAS, the Commission owns or will own the real estate at the southeast corner of State Road 32/Main Street and Poplar Street/Westfield Boulevard and commonly known as Parcels 5310-301, 302, 303, 304, 305, and 446 in Westfield, Indiana, as more particularly depicted and/or described on Exhibit A attached hereto (the “Real Estate”); and

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

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

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

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

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

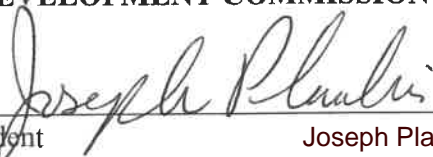
WHEREAS, the Commission has determined that, to the extent DWCDC determines that it is in the best interests of DWCDC and the City to acquire the Real Estate for the ultimate purpose of constructing, rehabilitating, and/or repairing the Real Estate and/or other commercial property within the district, it is now in the best interests of the Commission to enter into a grant agreement (the “Grant Agreement”) with DWCDC pursuant to which the Commission will grant the Real Estate to DWCDC for the ultimate purpose of constructing, rehabilitating, and/or repairing the Real Estate and/or other commercial property within the district, as authorized by Indiana Code 36-7-14-12.2 and other applicable law.

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


1. The foregoing Recitals are fully incorporated herein by this reference.
2. The Commission, to the extent DWCDC determines that it is in the best interests of DWCDC and the City to acquire the Real Estate for the ultimate purpose of constructing, rehabilitating, and/or repairing the Real Estate and/or other commercial property within the district, will execute and deliver the Grant Agreement, which Grant Agreement shall include such other terms, and be otherwise in a form, approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.
3. The Commission will execute and deliver such instruments, certificates, and other agreements and documents, and perform and observe such other actions, covenants, and obligations, as necessary or desirable in connection with the Grant Agreement.
4. Each agreement, instrument, certificate, and other document contemplated by this Resolution to be executed and delivered by the Commission shall be in a form approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.
5. The President and Executive Director of the Commission are authorized to execute and deliver all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Commission. In the absence of the President and/or Executive Director, the Vice President and/or Secretary of the Commission shall be authorized to execute and deliver any or all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Commission. The President, Executive Director, Vice President, and/or Secretary are further authorized take all other lawful actions necessary in connection with the Grant Agreement and the other matters contemplated by this Resolution.

Adopted this 16th day of June, 2025.


**CITY OF WESTFIELD
REDEVELOPMENT COMMISSION**



President Joseph Plankis



Vice President Jon Datt



Secretary Brian Tomamichel

Absent

Member Larry Kemper

Absent

Member Brian Pawlowski

EXHIBIT A

THE REAL ESTATE

Southeast Quadrant of Westfield Blvd & State Road 32
Westfield, IN

A part of the Northeast Quarter of Section 1. Township 18 North, Range 3 East, of the Second Principal Meridian, Hamilton County, Indiana, being that 1.363-acre parcel of land shown on the survey prepared by Tracy L. McGill, LS #20500009 on _____, 2025 as American Structurepoint, Inc. Project Number 2025.01254 (bearings and distances based upon the Indiana Geospatial Coordinate System's (InGCS) "Boone") said 1.363-acre parcel described as follows: Beginning at the northwest corner of Lot 3 in Robert's Addition in the Town, now City of Westfield, as per plat thereof, recorded in Deed Record 39, Page 433; thence South 0 degrees 57 minutes 6 seconds East 64.81 feet along the west line of said Lot 2, to the southwest corner thereof and the northeast corner of parcel of land described in the Special Warranty Deed recorded as Instrument No. 2024038440; thence South 89 degrees 30 minutes 24 seconds West 151.20 feet along the north line, and the extension thereof, of said parcel described in Instrument No. 2024038440 to the east line of Parcel II described in the Special Warranty Deed recorded as Instrument No. 2024035069; thence North 01 degree 25 minutes 53 seconds West 71.23 feet along the east line of said Parcel II to the northeast corner thereof; thence along the north line of said Parcel II and Parcels III, IV & V described in said Instrument No. 2024035069, South 89 degrees 36 minutes 1 second West 329.94 feet to the northwest corner of said Parcel V; thence South 0 degrees 49 minutes 40 seconds West 93.45 feet along the west line of said Parcel V to the northeast corner of Lot 35 in Abel Doan's addition to the Town, now City of Westfield, as per plat thereof, recorded in Deed Record 49, Pages 516 - 517; thence North 89 degrees 55 minutes 50 seconds West 74.62 feet along the north line of said Lot 35 to the easterly right-of-way of Westfield Boulevard (per INDOT Project No. 0710215); thence along the easterly right-of-way of Westfield Boulevard and the southerly right-of-way line of State Road 32/Main Street (per INDOT Project No. 0710215) the following three (3) courses: 1) North 4 degrees 3 minutes 5 seconds West 77.17 feet; 2) North 58 degrees 3 minutes 6 seconds East 230.26 feet; 3) North 89 degrees 36 minutes 6 seconds East 314.61 feet to the west line of the parcel of land described in the Quitclaim Deed recorded as Instrument No. 200300010642; thence South 0 degrees 16 minutes 17 seconds East 110.90 feet along the west line of said parcel described in Instrument No. 200300010642 to the southwest corner thereof; thence North 89 degrees 31 minutes 39 seconds East 52.73 feet along the south line of said parcel to the point of beginning and containing 1.363 acres, more or less.

EXCEPTING THEREFROM that portion of a 14.5' alley abutting the north side of Lot 36 in Ablel Doan's Addition to the Town of Westfield, as shown on the plat recorded in Deed Record 131, page 26, in the Office of the Recorder of Hamilton County, Indiana.



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room 5758
Indianapolis, Indiana 46204

Eric Holcomb, Governor
Michael Smith, Commissioner

5310-301,302,303,304,305,446,478; US 31, Hamilton County; Greenfield District



This aerial is not a precise representation of the parcel in question. For an exact depiction, please refer to the legal description.

www.in.gov/odot
An Equal Opportunity Employer



**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 29-2025**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC
DEVELOPMENT PLAN FOR THE GRAND JUNCTION
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 “Grand Junction Economic Development Area” (the “Area”), designated a portion of the Area as a consolidated allocation area known as the “Grand Junction 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 simultaneously (i) designate the area described on Exhibit A hereto (the “2025 Area”) as an economic development area under the Act, (ii) adopt an economic development plan for the 2025 Area, and (iii) consolidate the 2025 Area and the existing Area into a single economic development area (the “Consolidation”), at which time the 2025 Area will thereafter constitute a portion of the Area; and

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

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

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

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

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

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

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

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

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

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

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

5. The accomplishment of the Plan for the Area, as amended by the 2025 Amendments, 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 Amendments, 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 8 above, the Commission hereby adopts the specific findings set forth in the Plan, as amended by the 2025 Plan Supplement.

10. The 2025 Area is hereby designated as an “economic development area” under Section 41 of the Act, and consolidated with the Area into a single economic development area, and thereby constitutes a portion of the Area.

11. The Plan, as amended by the 2025 Plan Supplement, is hereby designated as the economic development plan for the Area, including the 2025 Area.

12. 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. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the 2025 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

13. 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.

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

15. 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 “Jersey Street 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 I.C. 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 Jersey Street Allocation Area hereby designated as the “Jersey Street Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission, except as otherwise permitted by the Act. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

16. The foregoing allocation provision shall apply to the Jersey Street Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in of the Jersey Street 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 D. The base assessment date for the Jersey Street Allocation Area is January 1, 2025.

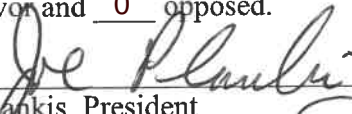
17. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provision herein relating to the Jersey Street Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred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

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

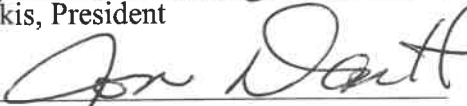
19. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

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


DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 16th day of June, 2025, by a vote of 3 in favor and 0 opposed.



Joe Plankis, President



Jon Dartt, Vice President



Brian Tomamichel, Secretary

Absent

Larry Kemper, Member

Absent

Brian Pawlowski, Member

EXHIBIT A

Map and Description of the 2025 Area

The 2025 Area consists of the area bordered in yellow on the following page, which is comprised of INDOT excess land, together with any and all public ways, streams or rights-of-way that physically connect any of the described areas to each other and to the existing Grand Junction Economic Development Area. The 2025 Area shall be consolidated with, and form a part of, the Grand Junction Economic Development Area. A map and a legal description of the 2025 Area is attached on the following page. The parcel identification number or numbers for the 2025 Area shall be determined and provided to the Hamilton County Auditor's Office within thirty (30) days after the Commission takes final action on this resolution, or as soon as practicable thereafter.

INDOT EXCESS LAND

Southeast Quadrant of Westfield Blvd & State Road 32
Westfield, IN

A part of the Northeast Quarter of Section 1. Township 18 North, Range 3 East, of the Second Principal Meridian, Hamilton County, Indiana, being that 1.363-acre parcel of land shown on the survey prepared by Tracy L. McGill, LS #20500009 on _____, 2025 as American Structurepoint, Inc. Project Number 2025.01254 (bearings and distances based upon the Indiana Geospatial Coordinate System's (InGCS) "Boone") said 1.363-acre parcel described as follows:

Beginning at the northwest corner of Lot 3 in Robert's Addition in the Town, now City of Westfield, as per plat thereof, recorded in Deed Record 39, Page 433; thence South 0 degrees 57 minutes 6 seconds East 64.81 feet along the west line of said Lot 2, to the southwest corner thereof and the northeast corner of parcel of land described in the Special Warranty Deed recorded as Instrument No. 2024038440; thence South 89 degrees 30 minutes 24 seconds West 151.20 feet along the north line, and the extension thereof, of said parcel described in Instrument No. 2024038440 to the east line of Parcel II described in the Special Warranty Deed recorded as Instrument No. 2024035069; thence North 01 degree 25 minutes 53 seconds West 71.23 feet along the east line of said Parcel II to the northeast corner thereof; thence along the north line of said Parcel II and Parcels III, IV & V described in said Instrument No. 2024035069, South 89 degrees 36 minutes 1 second West 329.94 feet to the northwest corner of said Parcel V; thence South 0 degrees 49 minutes 40 seconds West 93.45 feet along the west line of said Parcel V to the northeast corner of Lot 35 in Abel Doan's addition to the Town, now City of Westfield, as per plat thereof, recorded in Deed Record 49, Pages 516 - 517; thence North 89 degrees 55 minutes 50 seconds West 74.62 feet along the north line of said Lot 35 to the easterly right-of-way of Westfield Boulevard (per INDOT Project No. 0710215); thence along the easterly right-of-way of Westfield Boulevard and the southerly right-of-way line of State Road 32/Main Street (per INDOT Project No. 0710215) the following three (3) courses: 1) North 4 degrees 3 minutes 5 seconds West 77.17 feet; 2) North 58 degrees 3 minutes 6 seconds East 230.26 feet; 3) North 89 degrees 36 minutes 6 seconds East 314.61 feet to the west line of the parcel of land described in the Quitclaim Deed recorded as Instrument No. 200300010642; thence South 0 degrees 16 minutes 17 seconds East 110.90 feet along the west line of said parcel described in Instrument No. 200300010642 to the southwest corner thereof; thence North 89 degrees 31 minutes 39 seconds East 52.73 feet along the south line of said parcel to the point of beginning and containing 1.363 acres, more or less.

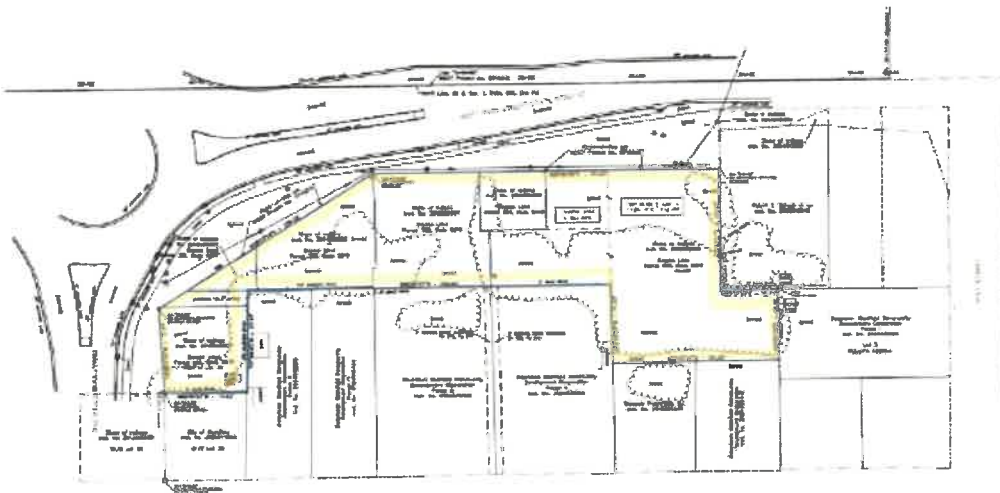


EXHIBIT B

Description of parcels removed from the existing Grand Junction Allocation Area and designated, together with the 2025 Area, as the Jersey Street Allocation Area

The following parcels are hereby removed from the existing Grand Junction Allocation Area and designated, together with the area comprising the 2025 Area, as a separate allocation area within the Grand Junction Economic Development Area, to be known as the “Jersey Street Allocation Area.” The Jersey Street Allocation Area consists of the orange-shaded parcels depicted in the map set forth on the following page of this Exhibit B,

PARCEL ID NUMBERS:

09-09-01-02-03-004.001
09-09-01-02-03-010.000
09-09-01-02-03-011.000
09-09-01-02-03-012.000
09-09-01-02-03-013.000
09-09-01-02-03-014.000
09-09-01-02-03-015.000
09-09-01-02-03-016.000
09-09-01-02-03-017.000
09-09-01-02-03-018.000

In addition, the parcel identification number or numbers for the 2025 Area (described in Exhibit A) shall be determined and provided to the Hamilton County Auditor’s Office within thirty (30) days after the Commission takes final action on this resolution, or as soon as practicable thereafter.

Grand Junction EDA
Jersey Street Allocation Area (New)



EXHIBIT C

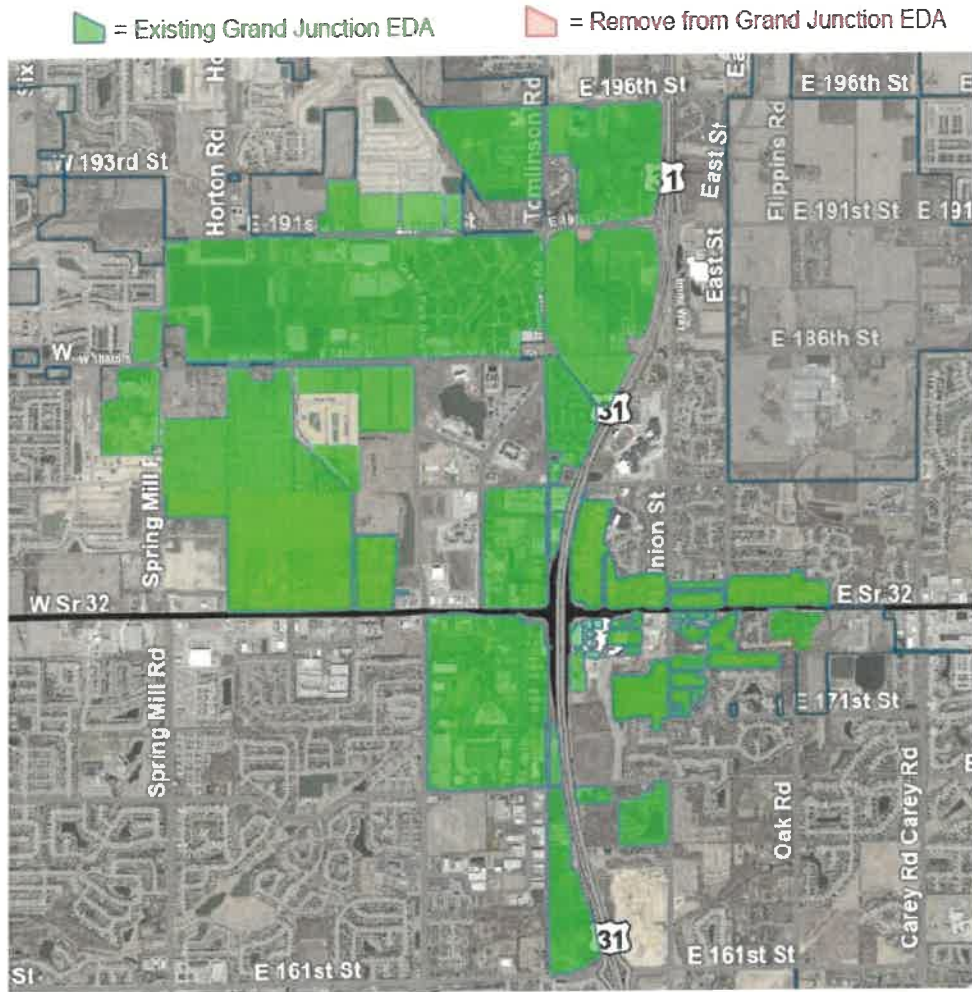
**Map and Description of Parcel to be removed from the Grand Junction Economic
Development Area and the Grand Junction Allocation Area**

The following parcel, as depicted in the red-shaded areas of the maps attached on the following pages, is removed from the Grand Junction Economic Development Area and the Grand Junction Allocation Area.

PARCEL ID NUMBERS:

08-05-25-00-00-054.001

Grand Junction - EDA 2025 Expansion Parcel Removed from EDA & TIF Allocation Area



Grand Junction - EDA 2025 Expansion Area Closeup (Northwest)

 = Existing Grand Junction EDA

 = Remove from Grand Junction EDA



EXHIBIT D

2025 Plan Supplement

The existing Plan for the Grand Junction Economic Development Area (the “Area”), together with a description of the projects described therein and herein, is hereby adopted as the economic development plan for the 2025 Area. The Plan is hereby further supplemented by adding the following projects to the Plan:

32 Jersey Project

Jersey 32, LLC or an affiliate thereof (the “Jersey 32 Developer”) is developing an area within the downtown core of the City of Westfield generally described as being located on the south side of State Road 32 on Jersey Street between Poplar Street and Mill Street. The mixed-use development is expected to include (i) an approximately 225-unit apartment complex, (ii) approximately 43,500 square feet of retail and restaurant space, and (iii) an approximate 5730-space public parking garage to benefit and serve the development and the adjacent Grand Junction Plaza (collectively, the “Jersey 32 Development”). The Jersey 32 Development has a current estimated total development cost of \$105,000,000.

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 Jersey Street 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 “Jersey 32 Projects”). The Jersey 32 Projects are estimated to cost the Commission approximately \$20,000,000; however, such estimated costs will be refined as specific details and timing of the Jersey 32 Projects are determined. The Jersey 32 Projects will support the Jersey 32 Development. The Commission anticipates capturing tax increment revenues from the Jersey Street 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 Jersey 32 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 the Jersey Street Allocation Area and purchased by the Jersey 32 Developer (or an affiliate thereof) or a third-party purchaser, 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 Jersey 32 Projects.

Findings of Fact

Based on representations of the Jersey 32 Developer, the Commission has determined that the full development of the Jersey Street Allocation Area will not proceed along the timeframe or scope as planned without the contribution of tax increment revenues to be derived from the Jersey Street Allocation Area to the Jersey 32 Projects due to the lack of adequate infrastructure and other local public improvements in or serving the Jersey Street Allocation Area. The establishment of the Jersey Street Allocation Area is planned as part of the Commission’s strategy to contribute tax

increment revenues derived from Jersey Street Allocation Area to the proposed Jersey 32 Projects, and is a necessary component to allow the Commission to be reimbursed for a portion of the costs of the Jersey 32 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 Jersey 32 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 Jersey Street Allocation Area. The Commission hereby finds that designating the Jersey Street 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 Jersey 32 Projects) located in or serving or benefitting the Jersey Street Allocation Area, thereby facilitating new investment in the Area that would otherwise not occur.

DMS 47835336.1

RESOLUTION NO. 30-2025
A RESOLUTION OF
THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION
REGARDING TERMINATION OF STANDBY LAND TRANSFER AGREEMENTS

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

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

WHEREAS, the Commission, 31/32 Investors, LLC (“31/32”), and Community First Bank of Indiana (“Community First”) have entered into: (a) that certain Standby Land Transfer Agreement dated July 19, 2019; and (b) that certain Standby Land Transfer Agreement dated March 17, 2022 (collectively, the “Standby Land Transfer Agreements”); and

WHEREAS, pursuant to the Standby Land Transfer Agreements, in connection with Community First making certain mortgage loans to 31/32, the Commission agreed, upon demand by Community First following default by 31/32, to purchase the real estate subject to such mortgage loans and the Standby Land Transfer Agreements for the then-current balance of such mortgage loans; and

WHEREAS, the Commission has determined that, subject to 31/32’s and Community First’s approval, it is now in the best interests of the Commission to enter into one or more termination agreements (collectively, the “Termination Agreement”) pursuant to which the Commission, 31/32, and Community First terminate the Standby Land Transfer Agreements in full without any further rights or obligations of the Commission thereunder, as authorized by Indiana Code 36-7-14-12.2 and other applicable law.

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

1. The foregoing Recitals are fully incorporated herein by this reference.
2. The Commission, subject to 31/32’s and Community First’s approval, will execute and deliver the Termination Agreement, which Termination Agreement shall include such other terms, and be otherwise in a form, approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.
3. The Commission will execute and deliver such instruments, certificates, and other agreements and documents, and perform and observe such other actions,

covenants, and obligations, as necessary or desirable in connection with the Termination Agreement.

4. Each agreement, instrument, certificate, and other document contemplated by this Resolution to be executed and delivered by the Commission shall be in a form approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.
5. The President and Executive Director of the Commission are authorized to execute and deliver all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Commission. In the absence of the President and/or Executive Director, the Vice President and/or Secretary of the Commission shall be authorized to execute and deliver any or all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Commission. The President, Executive Director, Vice President, and/or Secretary are further authorized take all other lawful actions necessary in connection with the Termination Agreement and the other matters contemplated by this Resolution.

Adopted this 16th day of June, 2025.

**CITY OF WESTFIELD
REDEVELOPMENT COMMISSION**



President Joseph Plankis



Vice President Jon Dartt



Secretary Brian Tomamichel

Absent
Member Larry Kemper

Absent
Member Brian Pawlowski