



CITY OF WESTFIELD, IN

City Council Meeting Agenda

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, July 28, 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: Kirk Welch, Pastor at Cornerstone Bible Church

OPENING OF MEETING

Note the presence of a quorum

Approval of Minutes from July 14, 2025

Approval of Claims

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Swearing in of new Westfield Firefighters- Mayor Willis

Council Appointment to the Fire Merit Board

Comprehensive Plan Update from Rundell Ernstberger Associates

OLD BUSINESS

Ordinance 25-30: 2025 Golf Cart Ordinance

Presented by: Jon Dartt

First Reading: May 12, 2025

Adoption Consideration: July 28, 2025

Ordinance 25-36: 2025 First Amended Salary Ordinance

Presented by: Danielle Carey-Tolan

First Reading: May 27, 2025

Adoption Consideration: July 28, 2025

Ordinance 25-42: Approving Economic Development Bonds for the Jersey 32 Project
Presented by: Dustin Meeks, Barnes and Thornburg
First Reading: July 14, 2025
Adoption Consideration: July 28, 2028

NEW BUSINESS

Resolution 25-143: Confirmatory Resolution-Creation of Eagletown Revitalization Area and i3 Investors, LLC Real Property Tax Abatement
Presented by: Claire Gelinas
Public Hearing: July 28, 2025
Adoption Consideration: July 28, 2025

Resolution 25-145: Common Council of the City of Westfield, Indiana Declaring Interest in and Authorizing the Purchase of Specified Land
Presented by: Chris McConnell
Adoption Consideration: July 28, 2025

Ordinance 25-44: Northpoint II Phase II Annexation
Presented by: Ryan Collingwood/Council Sponsor: Joe Duepner
First Reading: July 28, 2025
Public Hearing: July 28, 2025
Adoption Consideration: August 11, 2025

Ordinance 25-45: Chatham Hills PUD Amendment X (Ivy Ridge Preserve)
Presented by: Daine Crabtree/Council Sponsor: Joe Duepner
First Reading: July 28, 2025
APC Public Hearing: August 4, 2025
APC Workshop: September 15, 2025
APC Recommendation: October 6, 2025
Adoption Consideration: October 13, 2025

Ordinance 25-46: Lantern Commons PUD Amendment II
Presented by: Lauren Gillingham-Teague/Council Sponsor: Noah Herron
First Reading: July 28, 2025
APC Public Hearing: August 4, 2025
APC Workshop: September 15, 2025
APC Recommendation: October 6, 2025
Adoption Consideration: October 13, 2025

CITY COUNCIL COMMENTS

MAYOR COMMENTS

ADJOURNMENT

CALL TO ORDER

The meeting was called to order by Mayor Scott Willis at 7 PM.

Pledge of Allegiance

Invocation by: Iman Osama Saad, Leader & Director of Al-Azhar Foundation

OPENING OF MEETING

Note the presence of a quorum

All councilors were in attendance, excluding Noah Herron. Councilor Dartt attended virtually. Also in attendance were Mayor Willis, and Chief of Legal, Kaitlin Glazier. Clerk-Treasurer, Marla Ailor attended virtually.

Approval of Minutes for June 23, 2025

Motion to approve made by: Kurt Wanninger
Seconded by: Victor McCarty
Vote: Yes-6; No-0. Motion carried.

Approval of Claims

Motion to approve made by: Kurt Wanninger
Seconded by: Victor McCarty
Vote: Yes-6; No-0. Motion carried.

Announce any changes to Agenda

None

RESIDENTS WHO WISH TO ADDRESS COUNCIL

Nancy Abbott, who lives in Willow Creek, asked to address the council. She is fearful that the Council intends to wait until October to address the Golf Course Ordinance. Mrs. Abbott explained that she was almost hit by a golf cart recently in the parking lot at Kroger. She would like them to move swiftly on the ordinance, but is asking that they make appropriate corrections to it.

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Fire Department Presentation by Chief Gaylor

Chief Rob Gaylor of Westfield Fire asked for a study on the performance of WFD. The purpose was to study WFD's response time and future growth of the city related to both budgeting and capital planning. WFD covers all of Westfield's 56.8 square miles and covers more than the Westfield Police Department because often the WPD works within the city limits while the Sheriff's office covers the county. They receive more than 5,000 calls annually and are projected to receive more than 5,500 this year. By 2030, it is expected that the population of Westfield may be 90,000 residents.

Their incidents and call volumes are trending upward. The national standard (NFPA standard) that identifies the make-up of events or incidents has to do with a four-minute travel time. WFD made the standard only 14-18% of the time. As the population continues to grow, stations and personnel must be added to keep up with the demand.

Key gaps are included in the presentation. A low-hazard event is a typical 2,000-square-foot house. Apartments are

considered a medium hazard class. The 90th-95th percentile is achievable. The study did not take into consideration new growth and development. Other areas may need to be considered going forward. Three locations were identified as needing fire stations based on the recommendations and are included in the slides. Historically, the darker colored areas were identified through the use of heat maps. New stations in these areas would help substantially increase response times throughout Westfield-Washington Township. The standard indicates a four-man crew for all teams is necessary to achieve the statistical data presented.

The chief discussed ISO ratings, which has to do with insurance grading. The best score is 1 (one). Currently, Westfield is at a 2 (two). The city's ISO rating directly impacts residents' personal insurance bills. Today, Westfield is the same size as Noblesville was six years ago. The data collected was gathered in pre-2024. Adding more stations and personnel will help increase the ratings.

The fire department is asking for support from the council, administration, and residents to support the growth. The link to the report will be available to all.

Councilor Wanninger thanked the Chief for the presentation, but asked if he would touch briefly on how the staff are helping those with mental health calls and needs. Westfield employs a social worker who helps assist with the incidents of repeat callers and other services provide help by putting together resources for those with certain needs. 300-500 runs have occurred from 911 through this special program. The training facility is a great addition, providing training and education for the public safety staff.

Mayor Willis asked about the cost of the annual operation of one fire station. Chief Gaylor estimated that it's approximately \$7,000,000 dollars. SB-1 has flattened the budget out, but Mayor Willis is unsure of how it will be staffed at this juncture. He wanted to plant a seed with everyone to tenure the fire department staff would receive reasonable pay and care going forward.

Councilor Tamm noted that not a single individual has failed the EMS test on their first try due to the extraordinary help and education. Councilor Tamm asked Chief Gaylor to point out the hot spots that are linked to residential care facilities which will be touched on later in the meeting.

OLD BUSINESS

Ordinance 25-34: Jersey/32 PUD

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

Council Introduction: May 27, 2025

APC Public Hearing: June 2, 2025

APC Workshop: Waived

APC Recommendation: July 7, 2025

Adoption Consideration: July 14, 2025

Lauren Gillingham-Teague presented the adoption consideration of the Jersey 32 PUD. This mixed-use development includes the headquarters of a business, as well as multi-family, and retail and commercial spaces. A sidewalk was removed in favor of landscaping at the back of the Shuck property. The minimum size of the spaces were reduced in some places. The Planning Commission gave it a favorable recommendation.

Mayor Willis presented a spreadsheet offered by Economic Development Director, Jenell Fairman. Parking space sizes were reduced to accommodate more vehicles to make up for a deficit of 321 parking spaces. The Jersey Street project will help offer a surplus of 67 spots. When Grand Millennium comes online and the library is closed (when the full downtown is built-out), there should be plenty of extra parking in the downtown area. A parking consultant was hired to ensure the vision for this area meets the demands. The City will bring \$8.5 million cash in hand and the total cost of the project is 27.1 million dollars. Mayor Willis is concerned about a narrative he believes is "out there" and spoke about the additional tax revenues that will be paid to Westfield-Washington Schools and believes it will bring \$1.4 million dollars per year in additional tax revenues.

Motion to approve made by: Kurt Wanninger

Seconded by: Chad Huff

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

Ordinance 25-35: Trailside Business Park PUD

Staff Planner: Weston Rogers/Council Sponsor: Patrick Tamm

Council Introduction: May 27, 2025

APC Public Hearing: June 2, 2025

APC Workshop: Waived

Recommendation: July 7, 2025

Adoption Consideration: July 14, 2025

Weston Rogers described the approximately 26-acre business park located at 947 W SR 32, called Trailside Business Park. A trailhead built along the Midland Trace Trail would be a requirement of the project. It received a unanimous favorable recommendation from the Planning Commission.

Motion to approve made by: Kurt Wanninger

Seconded by: Victor McCarty

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

Ordinance 25-40: Wheeler Landing PUD Amendment X (Police Headquarters)

Staff Planner: Ryan Collingwood/Council Sponsor: Victor McCarty

Council Introduction: June 23, 2025

APC Hearing: July 7, 2025

APC Recommendation: July 7, 2025

Adoption Consideration: July 14, 2025

Ryan Collingwood presented an amendment to the Wheeler Landing PUD. The subject parcel is approximately 11.7 acres in size and is located on the west side of Grand Park Blvd, 1,000 feet north of the intersection at 181st and Grand Park Blvd. Westfield's Police Headquarters is planned to be built at this location. The proposed amendment incorporates architectural exhibits and monument sign character exhibits into the PUD District (specific to this area). A unanimous favorable recommendation was received from the Planning Commission.

Motion to approve made by: Victor McCarty

Seconded by: Kurt Wanninger

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

NEW BUSINESS

Resolution 25-138: Declaratory Resolution-Creation of Eagletown Revitalization Area and i3

Investors, LLC Real Property Tax Abatement

Presented by: Claire Gelinis

Adoption Consideration: July 14, 2025

Claire Gelinis presented her presentation. The resolution is a request to create a new economic revitalization area known as the Eagletown ERA. The ERA would include two parcels where the Trailside Business Park project will be constructed. This designation would allow the Council to consider real and personal property tax abatements on the two parcels, which leads to the second part of tonight's Declaratory Resolution, which is for preliminary approval of a real property abatement for the project. The confirmatory resolution and a public hearing will be heard/held at the July 28th council meeting.

Phase one will begin on the west side of the property and will include two speculative industrial buildings totaling approximately 145,700 square feet of industrial speculative buildings with an anticipated \$10.5 million dollars of real property investment. There will be site improvements that include trail-oriented public amenities and infrastructure upgrades to support phases one and two and enhanced landscaping and pedestrian-oriented connections between the businesses and the trail. Phase one will begin in April 2026 and be complete by December 2027. The second phase will be on the east side of the property and will include two speculative industrial buildings, totaling approximately 182,238 SF with an anticipated \$13 million in real property improvements. Phase two will begin in April 2028 and be completed in December 2029. Based on today's numbers, when the project is fully complete, it will generate approximately \$21.3 million in assessed value, whereas today they generate \$253,500 in AV.

Ms. Gelinis stated it fills in a gap and is a catalyst for more industrial development to make Westfield more competitive.

Councilmember Wanninger asked for an explanation of the redline in the center of the map. Weston Rogers explained that the redline is indicative of traffic access. As part of the planning process on the property, there would be a cross-access easement that Public Works would require as part of the development. Jenell Fairman confirmed this is a tax abatement for the developer building improvements on the site, not for future business that may come in.

Motion to approve made by: Victor McCarty
Seconded by: Kurt Wanninger
Vote: Yes-6; No-0. Motion carried.

Resolution 25-139: Approving Amendment to the Declaratory Resolution and the Economic Development Plan for the Grand Junction Economic Development Area and the Creation of the Jersey Street Allocation Area

Presented by: Adam Steuerwald, Barnes and Thornburg

Adoption Consideration: July 14, 2025

Adam Steuerwald from Barnes and Thornburg presented the declaratory resolution, stating that this involves the Jersey 32 project that Mayor Willis spoke about tonight. This approves the Redevelopment Commission's Declaratory Resolution, separating out the project area into a new allocation area.

Motion to approve made by: Victor McCarty
Seconded by: Kurt Wanninger
Vote: Yes-6; No-0. Motion carried.

Ordinance 25-42: Approving Economic Development Bonds for the Jersey 32 Project

Presented by: Adam Steuerwald, Barnes and Thornburg

Council Introduction: July 14, 2025

Adoption Consideration: July 28, 2025

Adam Steuerwald presented the Ordinance for introduction which approves the economic development bonds for the Jersey 32 project, which are a maximum of \$16 million dollars, and a max of 8% interest for 25 years. The Economic Development Commission will hold a public hearing, and then it will be brought back to council for final approval.

Ordinance 25-43: An Ordinance of the Common Council of the City of Westfield, Indiana Implementing a Fee for Non-Emergency Responses and Lift Assistance at Residential Care Facilities

Presented by: Fire Chief, Rob Gaylor/Council Sponsor: Jon Dartt and Patrick Tamm

Council Introduction: July 14, 2025

Adoption Consideration: July 28, 2025

Chief Gaylor clarified that this ordinance has nothing to do with a reduction in services to the community. The WFD will always take care of sick people to the best of their abilities. This ordinance is about the use of fire and emergency services in a way that they are not intended to be used for. In 2024, there were 3200 EMS calls, of which 783 were to residential care facilities. He explained that the emergency response teams are called 24.39% of the time to residential care facilities. In Indiana, once 911 is called, they must go on the run, which is not the issue. The problem is that 1/3 of their time is spent in residential care facilities on non-emergency calls. With the city's growing population, there is a high chance that there is an overlapping, possibly high activity, call that is being missed somewhere else in the city. Chief Gaylor explained this fee is no different to the alarm fee that is in place. The first couple of times they are told to address the problem, then if it continues a fee will be assessed.

Mayor Willis hopes this is a no-brainer rather than something controversial. Several residential care facilities (regardless of the care needed) transfer the liability of clients who have fallen to the Westfield Fire Department. He commented that we would be the first in Indiana, but certainly not the last, to institute a policy like this one. He believes once the policy is implemented, the calls will be reduced. For the record, WFD will always respond to calls; it is just if we determine the need to assess a fee. There are currently five agencies who are willing to transfer patients from residential care to the hospital for no fee. Facilities will be educated as to how the ordinance will be applied. Our paramedics will fill out a form if they feel a fee is warranted, submit it to administration, and an invoice will be sent to the facility.

There is an appeal process written in the ordinance that gives facilities, ten days after receiving the invoice, the right to

dispute it. If a dispute is filed, the city's legal team will decide if there are any discrepancies.

Councilor Wanninger wanted to know how this differs from residents who live in a home in Westfield rather than residential care facilities. Chief Gaylor pointed out that this is a completely different situation. The question was asked if the facility or the patient was going to be charged. It is the facility, not the patient, that will be charged. The invoice will not have the patient's name, only the date and time the call occurred. Councilor Wanninger then asked Kaitlyn Glazier if the rules could be by-passed. Given that the ordinance wouldn't be implemented until October 1st, a suspension of the rules is not necessary.

Councilor Duepner is concerned about facilities advancing these fees to their residents. Mayor Willis agreed with him and sincerely hopes this is not the case because it certainly isn't the intention.

Councilor Tamm reiterated how much these situations tie up fire personnel. Chief Gaylor explained service times tend to be about 42 minutes on a run.

Councilor McCarty offered his unequivocal support.

Motion to suspend the rules made by: Joe Duepner

Seconded by: Victor McCarty

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

Motion to approve Ordinance 25-43 made by: Victor McCarty

Seconded by: Chad Huff

Vote: Yes-5; No-0. Motion carried.

* IC § 5-14-1.5-3.5 states that a member of a governing body who is attending by electronic communication may not vote on an item that establishes a fee, or establishes an increased penalty. Councilor Dartt's vote can not be counted on the ordinance as he was attending virtually. Having 5 council members present and voting "Yes", the motion carried.

Resolution 25-141: Common Council Correcting a Scrivener's Error in Ord 24-63

Presented by Ryan Collingwood

Adoption Consideration: July 14, 2025

Ryan Collingwood presented. A parcel approved in Ordinance 24-63 had an incorrect legal description and this resolution remedies the situation.

Motion to approve made by: Kurt Wanninger

Seconded by: Victor McCarty

Vote: Yes-5; No-0. Motion carried.

* Councilor Dartt left the call.

CITY COUNCIL COMMENTS

Victor McCarty gave an APC update.

Councilor Tamm thanked the Westfield Welcome Team and all Westfield staff for their hard work on Westfield Rocks the 4th.

MAYOR COMMENTS

Mayor Willis has asked Community Development to update residents with apartment occupancy rates. He has developed a Key to the City Ceremony and will be giving former mayor Andy Cook the inaugural award.

At Grand Park tomorrow, around 11 AM, a big development will be announced.

ADJOURNMENT

Meeting Adjourned at: 8:32 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>

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.

July 28, 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 14 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 28 day of July, 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: 07/10/25..07/23/25

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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									
VEN001537	Payroll	APP129639	7/16/2025	101001111	ADM-SALARY	July 17th payroll	30,499.34		
VEN001537	Payroll	APP129639	7/16/2025	101001120	ADM-FICA /MEDICARE	July 17th payroll	1,818.88		
VEN001537	Payroll	APP129639	7/16/2025	101001120	ADM-FICA /MEDICARE	July 17th payroll	425.39		
VEN001537	Payroll	APP129639	7/16/2025	101001121	ADM-PERF	July 17th payroll	4,306.61		
VEN011840	C L Coonrod and Co	APP129818	7/23/2025	101001331	ADM-CONSULTING	June services	3,090.00		
VEN011840	C L Coonrod and Co	APP129819	7/23/2025	101001331	ADM-CONSULTING	June services	8,218.00		
VEN011754	Bondry Management Consulting LLC	APP129820	7/23/2025	101001331	ADM-CONSULTING	Q2 retainer	21,000.00		
VEN011754	Bondry Management Consulting LLC	APP129820	7/23/2025	101001331	ADM-CONSULTING	Consulting services	9,000.00		
VEN012320	Copeland Law LLC	APP129821	7/23/2025	101001330	ADM-	May and June services	637.50		
VEN001953	Thomson West	APP129822	7/23/2025	101001331	ADM-CONSULTING	June services	272.00		
VEN011840	C L Coonrod and Co	APP129823	7/23/2025	101001331	ADM-CONSULTING	Services through March 15	16,423.00		
VEN010606	Westfield Student Impact	APP129826	7/23/2025	101001347	ADM-PROMOTIONS	Polo at Sunset donation	1,500.00		
Subtotal for Administration							97,190.72		
Police									
VEN001537	Payroll	APP129639	7/16/2025	101002111	POLICE-SALARY	July 17th payroll	344,431.46		
VEN001537	Payroll	APP129639	7/16/2025	101002120	POLICE-FICA/MEDICARE	July 17th payroll	5,288.66		
VEN001537	Payroll	APP129639	7/16/2025	101002120	POLICE-FICA/MEDICARE	July 17th payroll	4,806.44		
VEN001537	Payroll	APP129639	7/16/2025	101002121	POLICE-PERF	July 17th payroll	12,616.58		
VEN001537	Payroll	APP129639	7/16/2025	101002121	POLICE-PERF	July 17th payroll	49,278.08		
VEN001341	MES-Indiana	APP129870	7/23/2025	101002229	POLICE-UNIFORMS	Oregon City Carrier	662.00		
VEN010627	T-Mobile USA	APP129871	7/23/2025	101002349	POLICE-SERVICES	LE Tracking for CID	50.00		
VEN006222	SuperFleet Master Card	APP129874	7/23/2025	101002226	POLICE-VEHICLE	Vehicle Gas	2,061.74		
VEN001629	Radar Man Inc	APP129875	7/23/2025	101002349	POLICE-SERVICES	Python PYT Processor board	405.00		
VEN010995	Ciox Health	APP129876	7/23/2025	101002349	POLICE-SERVICES	Copying Fee for Records for	46.25		
Subtotal for Police							419,646.21		
Economic and Community Development									
VEN001537	Payroll	APP129639	7/16/2025	101003111	ECD-SALARY	July 17th payroll	56,954.59		
VEN001537	Payroll	APP129639	7/16/2025	101003120	ECD-FICA/MEDICARE	July 17th payroll	3,435.62		
VEN001537	Payroll	APP129639	7/16/2025	101003120	ECD-FICA/MEDICARE	July 17th payroll	803.50		
VEN001537	Payroll	APP129639	7/16/2025	101003121	ECD-PERF	July 17th payroll	7,917.14		
Subtotal for Economic and Community Development							69,110.85		

Purchase Invoice Register

City of Westfield

Report Date Range: 07/10/25..07/23/25

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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									
VEN000676	Fabulously Fun Co	APP129570	7/14/2025	101004347	F AND E-PROMOTIONS	JAJ June 16th and 19th	742.50		
VEN001537	Payroll	APP129639	7/16/2025	101004111	F AND E-SALARY	July 17th payroll	31,819.77		
VEN001537	Payroll	APP129639	7/16/2025	101004120	F AND E-FICA/MEDICARE	July 17th payroll	1,874.40		
VEN001537	Payroll	APP129639	7/16/2025	101004120	F AND E-FICA/MEDICARE	July 17th payroll	438.36		
VEN001537	Payroll	APP129639	7/16/2025	101004121	F AND E-PERF	July 17th payroll	4,384.53		
VEN001677	Rje Business Interiors	APP129656	7/15/2025	101004349	F AND E-SERVICES	CSC remodel	14,324.01		
VEN000589	Duke Energy	APP129659	7/16/2025	101004341	F AND E-ELECTRIC	City Hall	13.91	81505	7/17/2025
VEN009231	CenterPoint Energy	APP129661	7/16/2025	101004328	F AND E-HEAT/GAS	Sta 82	74.55	81503	7/17/2025
VEN011808	PIP Printing	APP129714	7/21/2025	101004349	F AND E-SERVICES	Signs	8,497.51		
VEN000469	Crawford Water Care	APP129715	7/21/2025	101004343	F AND E-BUILDING MAINT	Sta 81 salt	738.95		
VEN000589	Duke Energy	APP129856	7/23/2025	101004341	F AND E-ELECTRIC	CSC	3,546.85	81516	7/23/2025
VEN012035	Wiss Janney Elstner Assoc Inc	APP129877	7/23/2025	101004349	F AND E-SERVICES	Union Square parking garage	4,350.00		
VEN012035	Wiss Janney Elstner Assoc Inc	APP129877	7/23/2025	101004349	F AND E-SERVICES	Union Square parking garage	625.00		
VEN011417	Joseph Christianson	APP129881	7/23/2025	101004347	F AND E-PROMOTIONS	JAJ	600.00		
VEN001257	Logo USA	APP129882	7/23/2025	101004347	F AND E-PROMOTIONS	Staff tees	1,673.94		
VEN002259	Central Indiana Hardware	APP129883	7/23/2025	101004343	F AND E-BUILDING MAINT	PW exit door	3,970.64		
Subtotal for F and E							77,674.92		
Parks									
VEN001537	Payroll	APP129639	7/16/2025	101005111	PARKS-SALARY	July 17th payroll	20,233.97		
VEN001537	Payroll	APP129639	7/16/2025	101005120	PARKS-FICA/MEDICARE	July 17th payroll	1,215.82		
VEN001537	Payroll	APP129639	7/16/2025	101005120	PARKS-FICA/MEDICARE	July 17th payroll	284.34		
VEN001537	Payroll	APP129639	7/16/2025	101005121	PARKS-PERF	July 17th payroll	2,873.23		
VEN000589	Duke Energy	APP129856	7/23/2025	101005341	PARKS-ELECTRIC	Parks	510.70	81516	7/23/2025
VEN012453	Landscape Select	APP129884	7/23/2025	101005349	PARKS-SERVICES	169h and Spring Mill Rd RAB	57,776.00		
VEN007684	Perfection Group Inc	APP129885	7/23/2025	101005343	PARKS-BUILDING	GRJN	628.00		
VEN012557	Jazzercise Carmel Westfield	APP129886	7/23/2025	101005347	PARKS-PROMOTION	GRJN	200.00		
Subtotal for Parks							83,722.06		
Economic Dev									
VEN000832	Hamilton Co Leadership Academy	APP129601	7/14/2025	101006334	ECONOMIC DEV-	HCLA class 2026 tuition	2,250.00		
VEN011964	JS Held	APP129602	7/14/2025	101006349	ECONOMIC DEV-SERVICE	Union Square	1,980.00		
VEN001537	Payroll	APP129639	7/16/2025	101006111	ECONOMIC DEV-SALARY	July 17th payroll	24,047.77		
VEN001537	Payroll	APP129639	7/16/2025	101006120	ECONOMIC DEV-	July 17th payroll	1,429.35		

Purchase Invoice Register

City of Westfield

Report Date Range: 07/10/25..07/23/25

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WESTFIELD\KGAGNON

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Fund No. Fund Name									
101 General									
Economic Dev									
VEN001537	Payroll	APP129639	7/16/2025	101006120	ECONOMIC DEV-	July 17th payroll	334.29		
VEN001537	Payroll	APP129639	7/16/2025	101006121	ECONOMIC DEV-PERF	July 17th payroll	3,390.49		
VEN012265	The International Center	APP129828	7/23/2025	101006349	ECONOMIC DEV-SERVICE	June services	1,000.00		
VEN010114	Rundell Ernstberger Assoc Inc	APP129843	7/22/2025	101006349	ECONOMIC DEV-SERVICE	Park St	5,400.00		
Subtotal for Economic Dev							39,831.90		
Informatics									
VEN001537	Payroll	APP129639	7/16/2025	101007111	IT-SALARY	July 17th payroll	26,621.53		
VEN001537	Payroll	APP129639	7/16/2025	101007120	IT-FICA/MEDICARE	July 17th payroll	1,564.70		
VEN001537	Payroll	APP129639	7/16/2025	101007120	IT-FICA/MEDICARE	July 17th payroll	365.92		
VEN001537	Payroll	APP129639	7/16/2025	101007121	IT-PERF	July 17th payroll	3,780.25		
Subtotal for Informatics							32,332.40		
Clerk Treasurer									
VEN004297	ADP-Payroll	APP129572	7/14/2025	101008331	CT-CONSULTING	June services	7,250.30	500001191	7/16/2025
VEN001537	Payroll	APP129639	7/16/2025	101008111	CT-SALARY	July 17th payroll	20,946.84		
VEN001537	Payroll	APP129639	7/16/2025	101008120	CT-FICA/MEDICARE	July 17th payroll	1,245.87		
VEN001537	Payroll	APP129639	7/16/2025	101008120	CT-FICA/MEDICARE	July 17th payroll	291.37		
VEN001537	Payroll	APP129639	7/16/2025	101008121	CT-PERF	July 17th payroll	2,509.63		
VEN001826	Staples	APP129657	7/15/2025	101008223	CT-OFFICE SUPPLIES	Office supplies	173.11		
VEN000847	Hamilton County Recorder	APP129668	7/17/2025	101008338	CT-LEGAL NOTICES	Ordinances	125.00	81502	7/17/2025
VEN001469	O W Krohn and Associates	APP129817	7/23/2025	101008331	CT-CONSULTING	June Services	4,030.00		
VEN011526	Minuteman Press	APP129846	7/23/2025	101008337	CT-PRINTING	Window envelopes	976.57		
Subtotal for Clerk Treasurer							37,548.69		
Mayor									
VEN001537	Payroll	APP129639	7/16/2025	101009111	MAYOR-SALARY	July 17th payroll	4,948.92		
VEN001537	Payroll	APP129639	7/16/2025	101009120	MAYOR- FICA/MEDICARE	July 17th payroll	288.25		
VEN001537	Payroll	APP129639	7/16/2025	101009120	MAYOR- FICA/MEDICARE	July 17th payroll	67.41		
VEN001537	Payroll	APP129639	7/16/2025	101009121	MAYOR-PERF	July 17th payroll	702.75		
Subtotal for Mayor							6,007.33		
Public Works									
VEN001537	Payroll	APP129639	7/16/2025	101013111	PW-SALARY	July 17th payroll	71,793.68		
VEN001537	Payroll	APP129639	7/16/2025	101013120	PW-FICA/MEDICARE	July 17th payroll	4,364.38		
VEN001537	Payroll	APP129639	7/16/2025	101013120	PW-FICA/MEDICARE	July 17th payroll	1,020.71		

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Fund No.	Fund Name									
101	General									
	Public Works									
	VEN001537	Payroll	APP129639	7/16/2025	101013121	PW-PERF	July 17th payroll	9,829.20		
	VEN000589	Duke Energy	APP129660	7/16/2025	101013341	PW-ELECTRIC	PW	114.24	81506	7/17/2025
	VEN000847	Hamilton County Recorder	APP129752	7/22/2025	101013349	PW-CONTRACTUAL	Agreements	50.00		
	VEN000402	Cintas	APP129754	7/22/2025	101013229	PW-UNIFORMS	Uniforms	83.40		
	VEN000402	Cintas	APP129756	7/22/2025	101013229	PW-UNIFORMS	Gloves	150.00		
	VEN000402	Cintas	APP129773	7/22/2025	101013229	PW-UNIFORMS	Uniforms	83.40		
	VEN000402	Cintas	APP129836	7/23/2025	101013224	PW-OPERATING SUPPLIES	Rubber gloves	150.00		
	VEN002019	United Consulting	APP129845	7/22/2025	101013433	PW-INFRAST REPAIR	Monon Tunnel at 161st PE	34,472.84		
	VEN002019	United Consulting	APP129845	7/22/2025	101013433	PW-INFRAST REPAIR	Monon Tunnel at 161st PE	6,818.98		
	VEN000589	Duke Energy	APP129854	7/23/2025	101013341	PW-ELECTRIC	PW	88.37	81515	7/23/2025
	VEN000589	Duke Energy	APP129856	7/23/2025	101013341	PW-ELECTRIC	Streets	1,732.17	81516	7/23/2025
	Subtotal for Public Works							130,751.37		
	Communications									
	VEN001537	Payroll	APP129639	7/16/2025	101020111	COMM-SALARY	July 17th payroll	12,445.50		
	VEN001537	Payroll	APP129639	7/16/2025	101020119	COMM-HEALTH/DENTAL	July 17th payroll	734.10		
	VEN001537	Payroll	APP129639	7/16/2025	101020120	COMM-FICA/MEDICARE	July 17th payroll	171.69		
	VEN001537	Payroll	APP129639	7/16/2025	101020121	COMM-PERF	July 17th payroll	1,767.26		
	VEN011253	Wander Marketing	APP129849	7/23/2025	101020347	COMM-PROMOTIONS	Monlty plan	833.00		
	VEN012555	Engraving Awards and Gifts	APP129850	7/23/2025	101020347	COMM-PROMOTIONS	Ceremonial Key Plaque	202.40		
	VEN000480	CSI Signs	APP129851	7/23/2025	101020337	COMM-PRINTING	Zoning Variance signs	3,987.55		
	VEN000229	Beth Maier Photography	APP129852	7/23/2025	101020347	COMM-PROMOTIONS	WR4	310.00		
	Subtotal for Communications							20,451.50		
	Human Resources									
	VEN001537	Payroll	APP129639	7/16/2025	101022111	HR -SALARY	July 17th payroll	8,808.37		
	VEN001537	Payroll	APP129639	7/16/2025	101022119	HR-HEALTH/DENTAL	July 17th payroll	13,500.00		
	VEN001537	Payroll	APP129639	7/16/2025	101022120	HR-FICA/MEDICARE	July 17th payroll	539.36		
	VEN001537	Payroll	APP129639	7/16/2025	101022120	HR-FICA/MEDICARE	July 17th payroll	126.14		
	VEN001537	Payroll	APP129639	7/16/2025	101022121	HR-PERF	July 17th payroll	1,250.79		
	VEN000534	Delta Dental	APP129701	7/18/2025	101022119	HR-HEALTH/DENTAL	July Ins	26,468.43	81508	7/18/2025
	VEN012337	Standard Insurance Company	APP129706	7/18/2025	101022119	HR-HEALTH/DENTAL	July Ins	3,463.59	81509	7/18/2025
	VEN012337	Standard Insurance Company	APP129707	7/18/2025	101022119	HR-HEALTH/DENTAL	June Ins	3,064.86	81510	7/18/2025
	VEN012269	Standard Insurance Company	APP129781	7/22/2025	101022119	HR-HEALTH/DENTAL	July Life ins	3,483.03	81511	7/22/2025

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Fund No.	Fund Name									
101	General									
	Human Resources									
	VEN012269	Standard Insurance Company	APP129782	7/22/2025	101022119	HR-HEALTH/DENTAL	June Life Ins	3,380.81	81512	7/22/2025
	VEN012269	Standard Insurance Company	APP129785	7/22/2025	101022119	HR-HEALTH/DENTAL	May Life Ins	3,324.89	81513	7/22/2025
	VEN011787	Anchors Edge Media LLC	APP129825	7/23/2025	101022349	HR-SERVICE	June services	1,500.00		
	VEN012010	United States Treasury	APP129827	7/23/2025	101022119	HR-HEALTH/DENTAL	Form 720-PCORI fees	1,651.72		
	VEN001988	Travelers	APP129853	7/23/2025	101022339	HR-INSURANCE	July Inst	72,749.32	81517	7/23/2025
	Subtotal for Human Resources							143,311.31		
Subtotal for Fund 101 General								1,157,579.26		
Fund No.	Fund Name									
103	Fire Operating									
	Fire									
	VEN001537	Payroll	APP129639	7/16/2025	103012111	FIRE-SALARY	July 17th payroll	531,858.56		
	VEN001537	Payroll	APP129639	7/16/2025	103012111	FIRE-SALARY	July 17th payroll	4,485.19		
	VEN001537	Payroll	APP129639	7/16/2025	103012120	FIRE-FICA AND MEDICARE	July 17th payroll	5,659.66		
	VEN001537	Payroll	APP129639	7/16/2025	103012120	FIRE-FICA AND MEDICARE	July 17th payroll	7,478.04		
	VEN001537	Payroll	APP129639	7/16/2025	103012121	FIRE-PERF	July 17th payroll	13,078.56		
	VEN001537	Payroll	APP129639	7/16/2025	103012121	FIRE-PERF	July 17th payroll	82,012.00		
	VEN011571	StudioAxis	APP129719	7/21/2025	103012349	FIRE-SERVICES	st84	18,775.73		
	VEN000065	Airgas Mid America	APP129721	7/21/2025	103012224	FIRE-OPERATING	cylinder rental	840.68		
	VEN000266	Bound Tree Medical	APP129722	7/21/2025	103012224	FIRE-OPERATING	ems supplies	2,054.62		
	VEN011793	Keystone Cooperative Inc	APP129723	7/21/2025	103012226	FIRE-VEHICLE	fleet fuel	1,676.00		
	VEN007709	MacQueen Emergency Group	APP129725	7/21/2025	103012360	FIRE-VEHICLE MAINT	aircart/E383	1,871.35		
	VEN001676	Riverview Hospital	APP129726	7/21/2025	103012224	FIRE-OPERATING	apr/may ems supplies	1,488.60		
	VEN012549	Henry C Lee	APP129727	7/21/2025	103012334	FIRE-	arson training	549.00		
	VEN000065	Airgas Mid America	APP129728	7/21/2025	103012224	FIRE-OPERATING	all stations oxy/cylinder	2,160.82		
	VEN002326	OREILLY AUTO	APP129729	7/21/2025	103012360	FIRE-VEHICLE MAINT	veh maint	1,940.21		
	VEN007352	Gear Wash LLC	APP129824	7/23/2025	103012229	FIRE-UNIFORMS	gear rental	12,171.77		
	VEN012089	Stryker Flex Financial	APP129838	7/23/2025	103012349	FIRE-SERVICES	contract	160,991.60		
	VEN012551	Nekoda Witsken	APP129839	7/23/2025	103012349	FIRE-SERVICES	mural	6,500.00		
	VEN000266	Bound Tree Medical	APP129840	7/23/2025	103012224	FIRE-OPERATING	oxygen hose	114.99		
	VEN002371	Federal Signal Corp	APP129841	7/23/2025	103012346	FIRE-TORNADO SIREN	tornado siren	25,305.00		

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Fund No. Fund Name									
103 Fire Operating									
Fire									
VEN008147	Move Over Outfitters Inc	APP129842	7/23/2025	103012472	FIRE-EQUIP	F-150,F-250	24,480.83		
Subtotal for Fire							905,493.21		
Subtotal for Fund 103 Fire Operating							905,493.21		
Fund No. Fund Name									
111 Food and Beverage Tax									
Grand Park									
VEN011679	The Laundry Co	APP129603	7/15/2025	111015349	FOOD/BEV GP-CONSTRUCT	Pre camp	729.35		
VEN006329	Bullpen Tournaments	APP129878	7/23/2025	111015349	FOOD/BEV GP-CONSTRUCT	Colts Camp	114.24		
Subtotal for Grand Park							843.59		
Subtotal for Fund 111 Food and Beverage Tax							843.59		
Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN001537	Payroll	APP129639	7/16/2025	201013111	MVH-SALARY	July 17th payroll	12,130.32		
VEN001537	Payroll	APP129639	7/16/2025	201013120	MVH-FICA/MEDICARE	July 17th payroll	708.59		
VEN001537	Payroll	APP129639	7/16/2025	201013120	MVH-FICA/MEDICARE	July 17th payroll	165.72		
VEN001537	Payroll	APP129639	7/16/2025	201013121	MVH-PERF	July 17th payroll	1,722.50		
VEN009426	Best One of Tipton	APP129755	7/22/2025	201013345	MVH-EQUIP REPAIR	Tire repair on payloader	202.50		
VEN004182	The Hoosier Co	APP129757	7/22/2025	201013472	MVH-EQUIP	Slimline cone	1,202.50		
VEN001384	Milestone Contractors LP	APP129762	7/22/2025	201013231	MVH-SUBGRADE	Surface	1,382.07		
VEN009426	Best One of Tipton	APP129763	7/22/2025	201013345	MVH-EQUIP REPAIR	Truck 1791	547.75		
VEN011793	Keystone Cooperative Inc	APP129764	7/22/2025	201013226	MVH-VEHICLE GAS/	Fuel	1,360.63		
VEN001708	RPM Machinery	APP129765	7/22/2025	201013345	MVH-EQUIP REPAIR	Asphalt hot box repair	287.51		
VEN006426	DISA Inc	APP129766	7/22/2025	201013349	MVH-CONTRACTUAL SERV	Drug testing	317.50		
VEN009426	Best One of Tipton	APP129767	7/22/2025	201013345	MVH-EQUIP REPAIR	Tire for Tymco Sweeper	140.50		
VEN001705	Roudebush Equipment	APP129768	7/22/2025	201013345	MVH-EQUIP REPAIR	Tires for Massey tractor	575.30		
VEN001384	Milestone Contractors LP	APP129774	7/22/2025	201013231	MVH-SUBGRADE	Surface	238.05		
VEN002123	Westfield-Washington Schools	APP129775	7/22/2025	201013226	MVH-VEHICLE GAS/	Diesel	3,317.02		
VEN004589	United Feeds Transit Inc	APP129776	7/22/2025	201013345	MVH-EQUIP REPAIR	Dump truck repair	3,337.38		

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Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN001384	Milestone Contractors LP	APP129829	7/23/2025	201013226	MVH-VEHICLE GAS/	Surface	207.00		
VEN011793	Keystone Cooperative Inc	APP129833	7/23/2025	201013226	MVH-VEHICLE GAS/	Fuel	1,394.82		
VEN009426	Best One of Tipton	APP129834	7/23/2025	201013345	MVH-EQUIP REPAIR	Tire replacement 2491	532.75		
VEN003889	Indiana Sign and Barricade	APP129844	7/23/2025	201013378	MVH-STREET STRIPING	2025 Pavement Striping	120,815.50		
Subtotal for Public Works							150,585.91		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							150,585.91		
Fund No. Fund Name									
202 Local Road and Street (LRS)									
Public Works									
VEN007593	A 1 Concrete Leveling	APP129753	7/22/2025	202013432	LRS-SIDEWALK	Countryside	1,685.00		
VEN001829	Stello Products Inc	APP129759	7/22/2025	202013228	LRS-SIGNS AND POSTS	Signs	454.65		
VEN000921	Huston Electric	APP129760	7/22/2025	202013349	LRS-SERVICES	Monon Trail and 191st	566.65		
VEN007292	GAI Consultants	APP129771	7/22/2025	202013349	LRS-SERVICES	Pedestrian Trail over J	533.70		
Subtotal for Public Works							3,240.00		
Subtotal for Fund 202 Local Road and Street (LRS)							3,240.00		
Fund No. Fund Name									
204 Park Impact									
Parks									
VEN006748	V3 Companies	APP129610	7/14/2025	204005349	PARK IMPACT-SERVICES	Simon Moon Exp Design CO	14,937.50		
Subtotal for Parks							14,937.50		
Subtotal for Fund 204 Park Impact							14,937.50		
Fund No. Fund Name									
244 Redevelopment District Capital									
RDC									
VEN011964	JS Held	APP129616	7/15/2025	244018349	REDEVELOP DISTRICT	COW Program Mang	1,009.50		
VEN011964	JS Held	APP129616	7/15/2025	244018349	REDEVELOP DISTRICT	COW Program Mang	662.50		
VEN011964	JS Held	APP129616	7/15/2025	244018349	REDEVELOP DISTRICT	COW Program Mang	1,175.00		
VEN005897	Hamilton County Reporter	APP129617	7/15/2025	244018349	REDEVELOP DISTRICT	Wood Wind	41.42		
VEN005897	Hamilton County Reporter	APP129618	7/15/2025	244018349	REDEVELOP DISTRICT	RFQP	84.32		
VEN011870	LVR International	APP129619	7/15/2025	244018349	REDEVELOP DISTRICT	Park and Poplar	390.00		

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Fund No. Fund Name									
244 Redevelopment District Capital									
RDC									
VEN011870	LVR International	APP129619	7/15/2025	244018349	REDEVELOP DISTRICT	Union Square	168.75		
VEN011870	LVR International	APP129619	7/15/2025	244018349	REDEVELOP DISTRICT	Jersey	446.25		
VEN011870	LVR International	APP129619	7/15/2025	244018349	REDEVELOP DISTRICT	Grand Millenneum	112.50		
VEN011870	LVR International	APP129619	7/15/2025	244018349	REDEVELOP DISTRICT	Citywide District Rest	112.50		
VEN011870	LVR International	APP129619	7/15/2025	244018349	REDEVELOP DISTRICT	Union Square	12,160.00		
VEN005661	Barnes and Thornburg LLP	APP129620	7/15/2025	244018330	REDEVELOP DISTRICT	May services	1,170.00		
VEN005661	Barnes and Thornburg LLP	APP129620	7/15/2025	244018330	REDEVELOP DISTRICT	May services	1,040.00		
VEN005661	Barnes and Thornburg LLP	APP129620	7/15/2025	244018330	REDEVELOP DISTRICT	May services	861.00		
VEN012262	GANGGANG	APP129621	7/15/2025	244018349	REDEVELOP DISTRICT	May services	6,666.00		
VEN011754	Bondry Management Consulting LLC	APP129622	7/15/2025	244018349	REDEVELOP DISTRICT	Pay 2026 Pass	1,000.00		
VEN011754	Bondry Management Consulting LLC	APP129622	7/15/2025	244018349	REDEVELOP DISTRICT	Wood Wind	5,000.00		
VEN011754	Bondry Management Consulting LLC	APP129622	7/15/2025	244018349	REDEVELOP DISTRICT	Lantern	3,000.00		
VEN011754	Bondry Management Consulting LLC	APP129622	7/15/2025	244018349	REDEVELOP DISTRICT	Park and Poplar	5,000.00		
VEN011964	JS Held	APP129623	7/15/2025	244018349	REDEVELOP DISTRICT	COW Program Mang	2,142.50		
VEN011964	JS Held	APP129623	7/15/2025	244018349	REDEVELOP DISTRICT	COW Program Mang	1,042.50		
VEN005897	Hamilton County Reporter	APP129624	7/15/2025	244018349	REDEVELOP DISTRICT	East side Ec Dev area	37.47		
VEN000919	Hunden Strategic Partners	APP129625	7/15/2025	244018349	REDEVELOP DISTRICT	General	225.00		
VEN000919	Hunden Strategic Partners	APP129625	7/15/2025	244018349	REDEVELOP DISTRICT	General	197.50		
VEN000919	Hunden Strategic Partners	APP129625	7/15/2025	244018349	REDEVELOP DISTRICT	BEST Analysis	750.00		
VEN000919	Hunden Strategic Partners	APP129625	7/15/2025	244018349	REDEVELOP DISTRICT	BEST Analysis	750.00		
VEN000919	Hunden Strategic Partners	APP129625	7/15/2025	244018349	REDEVELOP DISTRICT	Downtown Dev	250.00		
VEN000919	Hunden Strategic Partners	APP129626	7/15/2025	244018349	REDEVELOP DISTRICT	General	225.00		
VEN000919	Hunden Strategic Partners	APP129626	7/15/2025	244018349	REDEVELOP DISTRICT	General	1,580.00		
VEN000919	Hunden Strategic Partners	APP129626	7/15/2025	244018349	REDEVELOP DISTRICT	General	500.00		
VEN000919	Hunden Strategic Partners	APP129626	7/15/2025	244018349	REDEVELOP DISTRICT	Jersey	500.00		
VEN000103	American Structurepoint Inc	APP129627	7/15/2025	244018349	REDEVELOP DISTRICT	SR 32 parcels	2,475.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	BW Jersey	862.12		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Camilla	357.18		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	June Services	935.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Edge Rock	1,100.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	June Services	220.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	General	7,095.00		

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Fund No. Fund Name									
244 Redevelopment District Capital									
RDC									
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Gr Millen	275.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Gr Mill So	55.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Gr Park	5,940.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Gr Park South	1,532.50		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Gr Univ	55.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Ice Fac	2,200.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Latern	110.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Lan Hote	550.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Level 2	715.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	June Services	220.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	McClure	55.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	North Point	165.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Park St	3,905.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Spring Mill	110.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Towne Run	110.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Union	5,830.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Village P	165.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Wheeler	55.00		
VEN011751	Wallack Somers and Haas PC	APP129637	7/16/2025	244018330	REDEVELOP DISTRICT	Wood Wind	2,477.50		
Subtotal for RDC							85,869.01		
Subtotal for Fund 244 Redevelopment District Capital							85,869.01		
Fund No. Fund Name									
255 F and E Programming/Events									
F and E									
VEN005709	Service Sanitation Inc	APP129571	7/14/2025	255004347	F AND E-EVENT PROG	WR4	6,535.00		
VEN012550	Molly OConnor	APP129577	7/15/2025	255004347	F AND E-EVENT PROG	Reimbursement	41.57	81501	7/16/2025
VEN004382	Wilkinson Bros	APP129606	7/15/2025	255004349	F AND E-EVENT PROG	May and June Farmers	300.00		
VEN012447	Brad Kleinschmidt	APP129607	7/15/2025	255004349	F AND E-EVENT PROG	July 10th Farmers Market	150.00		
VEN012439	Richard Armada	APP129879	7/23/2025	255004349	F AND E-EVENT PROG	Farmers Market July 12	150.00		

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Fund No. Fund Name									
255 F and E Programming/Events									
F and E									
VEN012450	Todd Severson	APP129880	7/23/2025	255004349	F AND E-EVENT PROG	Farmers Market July 24	150.00		
Subtotal for F and E							7,326.57		
Subtotal for Fund 255 F and E Programming/Events							7,326.57		
Fund No. Fund Name									
264 Road and Street Improvement (Road Impact)									
Public Works									
VEN012503	Calumet Civil Contractors Inc	APP129611	7/14/2025	264013474	ROAD IMPACT-	Construction of 181st Street &	199,650.07		
VEN012547	Raymond Heffern	APP129758	7/22/2025	264013400	ROAD IMPACT-LAND	132 Main St	60,000.00		
VEN007716	United Rentals	APP129772	7/22/2025	264013474	ROAD IMPACT-	Fencing around Erikas	792.00		
VEN009455	STAR Financial Bank	APP129778	7/22/2025	264013131	ROAD IMPACT-TSF	AECOM RIF pmt to	14,282.00		
VEN009455	STAR Financial Bank	APP129779	7/22/2025	264013131	ROAD IMPACT-TSF	2022B Wheeler Landing	146,768.00		
Subtotal for Public Works							421,492.07		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							421,492.07		
Fund No. Fund Name									
269 Training Facility Center									
Public Safety (Police and Fire)									
VEN000589	Duke Energy	APP129658	7/16/2025	269014341	TRAINING FAC-ELECTRIC	Training Facility	14.53	81504	7/17/2025
VEN000434	Comcast Cable	APP129663	7/16/2025	269014350	TRAINING FAC-	Training Facility	315.20	81507	7/17/2025
VEN000405	Citizens Energy Group	APP129855	7/23/2025	269014342	TRAINING FAC-	Training Facility	48.03	81514	7/23/2025
Subtotal for Public Safety (Police and Fire)							377.76		
Subtotal for Fund 269 Training Facility Center							377.76		
Fund No. Fund Name									
301 Eastside TIF									
RDC									
VEN008529	First Financial Bank	APP129604	7/15/2025	301018380	EASTSIDE TIF PRINCIPAL	2017 Bond	260,000.00	500001192	7/16/2025
VEN008529	First Financial Bank	APP129604	7/15/2025	301018381	EASTSIDE TIF INTEREST	2017 Bond	40,745.00	500001192	7/16/2025
Subtotal for RDC							300,745.00		
Subtotal for Fund 301 Eastside TIF							300,745.00		

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Fund No.	Fund Name								
305	Grand Junction TIF								
	RDC								
VEN010981	AIR Co	APP129600	7/14/2025	305018474	GRAND JUNCT TIF-	Asbestos demo Park St	900.00		
VEN010981	AIR Co	APP129608	7/14/2025	305018474	GRAND JUNCT TIF-	Asbesto removal Park	1,200.00		
	Subtotal for RDC						2,100.00		
Subtotal for Fund 305 Grand Junction TIF							2,100.00		
Fund No.	Fund Name								
328	Wheeler Landing TIF								
	RDC								
VEN009455	STAR Financial Bank	APP129779	7/22/2025	328018131	WHEELER LANDING TIF-	2021A Wheeler Landing	243,250.00		
VEN009455	STAR Financial Bank	APP129779	7/22/2025	328018131	WHEELER LANDING TIF-	2021A Wheeler Landing	18,795.13		
VEN009455	STAR Financial Bank	APP129779	7/22/2025	328018131	WHEELER LANDING TIF-	2022B Wheeler Landing	517.00		
	Subtotal for RDC						262,562.13		
Subtotal for Fund 328 Wheeler Landing TIF							262,562.13		
Fund No.	Fund Name								
352	Go Bond 2022								
	Public Works								
VEN007292	GAI Consultants	APP129614	7/14/2025	352013474	GO BOND 2022 PW	Cherry Street	37,855.19		
	Subtotal for Public Works						37,855.19		
Subtotal for Fund 352 Go Bond 2022							37,855.19		
Fund No.	Fund Name								
427	Cum. Capital Development								
	Police								
VEN012036	Dewberry Architects Inc	APP129872	7/23/2025	427002474	CCD-PD CONSTR COST	Const Docs, Telecom and	132,828.97		
VEN011312	Veridus Group	APP129873	7/23/2025	427002474	CCD-PD CONSTR COST	Owners Rep Phase II-V	11,940.10		
	Subtotal for Police						144,769.07		
	Public Works								
VEN001666	Reynolds Farm Equipment	APP129837	7/23/2025	427013472	CCD-PW EQUIPMENT	John Deere	13,045.34		
	Subtotal for Public Works						13,045.34		
Subtotal for Fund 427 Cum. Capital Development							157,814.41		

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Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN012501	Hamilton County Fire Fighters 4416	APP129629	7/16/2025	701008141	PAYROLL-UNION DUES	Union Dues 4416	6,008.05	18816	7/17/2025
VEN012501	Hamilton County Fire Fighters 4416	APP129630	7/16/2025	701008141	PAYROLL-UNION DUES	Union Dues WFD	119.00	18817	7/17/2025
VEN000920	Huntington National Bank	APP129631	7/16/2025	701008131	PAYROLL-EMPLOYER'S	FICA	31,464.77	701000122	7/17/2025
VEN000920	Huntington National Bank	APP129631	7/16/2025	701008132	PAYROLL-EMPLOYER'S	Medicare	17,082.66	701000122	7/17/2025
VEN000920	Huntington National Bank	APP129631	7/16/2025	701008921	PAYROLL-FEDERAL	Federal	116,438.12	701000122	7/17/2025
VEN000920	Huntington National Bank	APP129631	7/16/2025	701008922	PAYROLL-EMPLOYEE FICA	FICA	31,464.75	701000122	7/17/2025
VEN000920	Huntington National Bank	APP129631	7/16/2025	701008922	PAYROLL-EMPLOYEE FICA	Medicare	17,082.69	701000122	7/17/2025
VEN000959	Indiana Dept Of Revenue	APP129632	7/16/2025	701008923	PAYROLL-STATE	State	33,399.06	701008119	7/16/2025
VEN000959	Indiana Dept Of Revenue	APP129632	7/16/2025	701008923	PAYROLL-STATE	COIT	16,219.59	701008119	7/16/2025
VEN000948	IN Family and Social Services	APP129633	7/16/2025	701008140	PAYROLL-SUPPORT	Child Support	1,996.00	701000118	7/16/2025
VEN004836	Nationwide Retirement Solutions	APP129634	7/16/2025	701008931	PAYROLL-401A MATCHING-	Contributions and loans	10,671.14	18819	7/17/2025
VEN001390	MiSDU	APP129635	7/16/2025	701008140	PAYROLL-SUPPORT	Child Support	443.45	18818	7/17/2025
VEN001864	Supporting Heroes	APP129636	7/16/2025	701008991	PAYROLL-MISC	Supporting Heroes	63.90	18820	7/17/2025
VEN007701	DiMartino Associates	APP129662	7/16/2025	701008930	PAYROLL-INS. DED	July LTD	5,025.97	18821	7/17/2025
VEN000008	77 Police and Fire Fund	APP129666	7/17/2025	701008133	PAYROLL-PERF	Non Civilian PERF	149,887.36	701000120	7/17/2025
VEN001550	PERF	APP129667	7/17/2025	701008133	PAYROLL-PERF	Civilian PERF	73,053.82	701000121	7/17/2025
VEN011484	Daniel Lambert	APP129669	7/18/2025	701008110	PAYROLL-NET SALARIES	Overtime	411.64	18822	7/18/2025
VEN000534	Delta Dental	APP129702	7/18/2025	701008930	PAYROLL-INS. DED	July Ins Retirees	468.33	18823	7/18/2025
VEN002177	Indiana Members Credit Union	APP129703	7/18/2025	701008930	PAYROLL-INS. DED	HSA	200.00	18824	7/18/2025
VEN012337	Standard Insurance Company	APP129704	7/18/2025	701008930	PAYROLL-INS. DED	June Ins Retirees	49.04	18825	7/18/2025
VEN012337	Standard Insurance Company	APP129705	7/18/2025	701008930	PAYROLL-INS. DED	July Ins Retirees	49.04	18826	7/18/2025
VEN012269	Standard Insurance Company	APP129780	7/22/2025	701008930	PAYROLL-INS. DED	July Ins	2,240.57	18827	7/22/2025
VEN012269	Standard Insurance Company	APP129783	7/22/2025	701008930	PAYROLL-INS. DED	June Life Ins	2,307.72	18828	7/22/2025
VEN012269	Standard Insurance Company	APP129784	7/22/2025	701008930	PAYROLL-INS. DED	May Life Ins	2,256.24	18829	7/22/2025
VEN002177	Indiana Members Credit Union	APP129787	7/22/2025	701008930	PAYROLL-INS. DED	Employer HSA	13,500.00	18830	7/22/2025
VEN000163	Aul Retirement	APP129788	7/22/2025	701008931	PAYROLL-401A MATCHING-	SS Opt Out	41,578.36		
VEN000163	Aul Retirement	APP129789	7/22/2025	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	57,047.98		
VEN000058	AFLAC	APP129790	7/22/2025	701008930	PAYROLL-INS. DED	June Ins	6,756.92	18831	7/22/2025
VEN005722	Aflac Premium Holding	APP129791	7/22/2025	701008930	PAYROLL-INS. DED	June Ins	3,832.10	18832	7/22/2025
Subtotal for Clerk Treasurer							641,118.27		
Subtotal for Fund 701 Payroll							641,118.27		

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Fund No. Fund Name									
900 Stormwater									
Stormwater									
VEN002193	Christopher Burke Engineering	APP129613	7/14/2025	900016309	STORM-CONSULTING FEES	On Call	2,980.00		
VEN001537	Payroll	APP129638	7/16/2025	900016111	STORM-SALARY	July 17th payroll	22,013.12		
VEN001537	Payroll	APP129638	7/16/2025	900016120	STORM-FICA/MEDICARE	July 17th payroll	1,297.13		
VEN001537	Payroll	APP129638	7/16/2025	900016120	STORM-FICA/MEDICARE	July 17th payroll	303.37		
VEN001537	Payroll	APP129638	7/16/2025	900016121	STORM-PERF	July 17th payroll	3,125.85		
VEN000608	Eco-Infrastruicture Solution	APP129761	7/22/2025	900016473	STORM-VEHICLE LEASES	Ascot Hills storm drain	810.00		
VEN002424	IUPPS	APP129769	7/22/2025	900016309	STORM-CONSULTING FEES	June tickets	1,381.30		
VEN003987	Indiana Reclamation and Excavating	APP129770	7/22/2025	900016433	STORM-INFRASTRUCTURE	Storm repairs	38,706.46		
VEN012484	Westfield Golf Club LLC	APP129777	7/22/2025	900016370	STORMWATER-REFUND	0 W 161ST ACCT 000	5.28		
VEN012484	Westfield Golf Club LLC	APP129777	7/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT ACCT 000	5.28		
VEN012484	Westfield Golf Club LLC	APP129777	7/22/2025	900016370	STORMWATER-REFUND	0 BRIGHAM LN ACCT 001	5.28		
VEN012484	Westfield Golf Club LLC	APP129777	7/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT ACCT 001	5.28		
VEN012484	Westfield Golf Club LLC	APP129777	7/22/2025	900016370	STORMWATER-REFUND	2302 W 161ST ACCT 002	643.44		
VEN012484	Westfield Golf Club LLC	APP129777	7/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT ACCT 002	643.44		
VEN012484	Westfield Golf Club LLC	APP129777	7/22/2025	900016370	STORMWATER-REFUND	0 W 156TH ACCT 003	15.99		
VEN012484	Westfield Golf Club LLC	APP129777	7/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT ACCT 003	15.99		
VEN012484	Westfield Golf Club LLC	APP129777	7/22/2025	900016370	STORMWATER-REFUND	2302 W 161ST ACCT 004	5.28		
VEN012484	Westfield Golf Club LLC	APP129777	7/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT ACCT 004	5.28		
VEN003987	Indiana Reclamation and Excavating	APP129830	7/23/2025	900016433	STORM-INFRASTRUCTURE	Box and casting	1,009.32		
VEN012520	Jeff Miller	APP129857	7/23/2025	900016370	STORMWATER-REFUND	COW	2.95		
VEN012520	Jeff Miller	APP129857	7/23/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	15.99		
VEN012523	Mike Stuard Jr	APP129858	7/23/2025	900016370	STORMWATER-REFUND	COW	20.68		
VEN012528	Kim Rubendunst	APP129859	7/23/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	8.01		
VEN012529	Kristen Sanders	APP129860	7/23/2025	900016370	STORMWATER-REFUND	COW	20.16		
VEN012530	Susan Wallace	APP129861	7/23/2025	900016370	STORMWATER-REFUND	COW	19.99		
VEN012531	Jason Edelman	APP129862	7/23/2025	900016370	STORMWATER-REFUND	COW	19.12		
VEN009879	Rich Montague	APP129863	7/23/2025	900016370	STORMWATER-REFUND	COW	5.74		
VEN012541	Hongyu Liang	APP129864	7/23/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	18.04		
VEN012543	Walter G and Linda K Wilson	APP129865	7/23/2025	900016370	STORMWATER-REFUND	COW	16.65		
VEN012544	Benjamin Carter	APP129866	7/23/2025	900016370	STORMWATER-REFUND	COW	27.46		
VEN012544	Benjamin Carter	APP129866	7/23/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	15.99		
VEN012543	Walter G and Linda K Wilson	APP129867	7/23/2025	900016370	STORMWATER-REFUND	COW	17.74		

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Fund No. Fund Name									
900	Stormwater								
	Stormwater								
VEN012545	Kenneth Williams	APP129868	7/23/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	12.02		
VEN012546	William Pierson	APP129869	7/23/2025	900016370	STORMWATER-REFUND	COW	17.03		
	Subtotal for Stormwater						73,214.66		
	Subtotal for Fund 900 Stormwater						73,214.66		
	Posted Invoices Total						4,223,154.54		

Credit Memos									
Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description		Amount	
Fund No.	Fund Name								
101	General								
	Police								
VEN002035	US Uniform and Supply	ACP002993	7/15/2025	101002229	Police-Uniforms	Police-Uniforms		662.00	
	Subtotal for								662.00
Subtotal by Fund 101 General								662.00	
Credit Memo Total								662.00	

Firefighter Oath of Office

I, STATE YOUR NAME, do solemnly swear, that I will support, uphold, and defend, the Constitution of the United States and the Constitution of the State of Indiana; and that I will honestly, faithfully and impartially execute the duties assigned to me as a Member of the Westfield Fire Department for the City of Westfield, Indiana, to the best of my ability and always in accordance with existing law and policies, so help me God.

ORDINANCE 25-30

2025 GOLF CART ORDINANCE

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 § 9-21-1-3.3, the City may adopt by ordinance traffic regulations concerning the use of golf carts on a highway (as defined by Ind. Code § 9-13-2-73) under the jurisdiction of the City;

WHEREAS, the Council has the responsibility and the duty to respond to requests from the citizens of the City who have requested the ability to operate golf carts within the City limits; and

WHEREAS, to address the possible public safety concerns and desires of the citizens of the City, the Council finds that an amendment of sections of the City of Westfield, Indiana Code of Ordinances (incorporating prior City Ordinances 10-23, 11-16, and 18-50) concerning the use of golf carts is necessary.

NOW, THEREFORE BE IT ORDAINED BY THE WESTFIELD COMMON COUNCIL THAT:

RECITALS

Section 1.

The foregoing recitals are fully incorporated herein by reference.

APPLICATION

Section 2.

This Ordinance shall apply to the operation of golf carts on City roadways, City multi-use paths, and authorized City named trails within the corporate limits of the City of Westfield. Only operation pursuant to the conditions contained herein, Ind. Code § 9-21-1-3.3, and other applicable laws shall be permitted.

DEFINITION AND SPECIFICATIONS

Section 3.

"Golf cart" shall be defined as a four (4) wheeled motor vehicle originally and

specifically designed and intended to transport one (1) or more individuals and golf clubs for the purpose of playing the game of golf on a golf course.

This definition does not include all-terrain vehicles (ATVs), low-speed vehicles (LSVs) (as defined in Ind. Code § 9-13-2-94.5), utility vehicles, or any other motorized vehicle, as determined by applicable law or generally accepted definitions.

The Westfield Police Department shall have discretion to determine whether a motor vehicle is considered a “golf cart” for purposes of this Ordinance.

Section 4.

Golf carts shall be equipped with adequate and functioning headlights, rearview mirrors, taillights, brake lights, and turn signals. A golf cart may only accommodate as many passengers as originally designed.

No child less than eight (8) years of age is permitted to ride on a golf cart unless they are safely secured in the golf cart, with an appropriate safety device, when the golf cart is in motion. A golf cart operator shall ensure that all passengers under eight (8) years of age are safely secured in the golf cart when it is in motion.

Section 5.

All golf carts to be operated on City roadways, City multi-use paths, and authorized City named trails must be inspected by the Westfield Police Department for compliance with this Ordinance before such operation.

The Westfield Chief of Police is authorized to create and administer inspection procedures, permit issuance, permit renewals, enforcement protocols, forms, and use of technology required to implement this Ordinance and to ensure compliance. The Westfield Chief of Police is specifically authorized to develop policies and procedures necessary to maximize the safety of people and property, including the implementation of visible golf cart registration stickers or decals that shall meet minimum size and location requirements determined by the Chief of Police.

Section 6.

The initial inspection of a golf cart will remain valid until December 31st of the second calendar year following the year in which the inspection is conducted (up to two (2) years). Golf carts that pass the initial inspection and are accompanied by proof of sufficient insurance pursuant to this Ordinance are eligible for a permit, consistent with

this Ordinance. Golf cart owners shall display a permit/decal, issued by the Westfield Police Department. The cost of the initial permit is \$100 dollars, and all permits have a set expiration date of December 31st of the second calendar year following the year in which the inspection is conducted, which date shall be prominently noted on each permit/decal.

A subsequent two-year permit for the permitted golf cart can be acquired by a golf cart owner by paying a \$50 dollar registration fee and passing a subsequent inspection by the Westfield Police Department, including the provision of proof of sufficient insurance. If, at any time, an owner purchases a new golf cart, an initial inspection shall occur prior to the issuance of a permit and operation, consistent with this Ordinance.

Registration and permit fees collected shall be deposited in a Westfield Police Department fund and shall be used to offset costs associated with golf cart inspection procedures, permit creation and issuance, permit renewals, enforcement protocols, and golf cart and equipment acquisitions.

Section 7.

Only golf carts described, equipped, insured, and displaying a valid permit, as described herein, shall be allowed to operate within the Westfield City limits on City roadways, City multi-use paths, and authorized City named trails.

OPERATION

Section 8.

Operators of golf carts within the corporate City limits and consistent with the requirements of this Ordinance must possess a valid driver's license, in accordance with Ind. Code § 9-24-1-7(b). Should Ind. Code § 9-24-1-7(b) be revised or amended, this Ordinance shall automatically incorporate such additional revisions or amendments.

Section 9.

All privately owned golf carts operated on City roadways, City multi-use paths, and authorized City named trails must be insured by liability insurance in an amount not less than the minimum required by applicable law for automobiles, including but not limited to Ind. Code § 9-25-2-3. A valid certificate of insurance shall remain in effect, always be carried by a golf cart owner or operator, and must be produced by the owner or operator of a golf cart at the time of an initial, and any subsequent, inspection and when requested by a Westfield Police Officer.

Section 10.

Operators of golf carts within the corporate City limits shall obey all Indiana traffic laws, yield the right of way to all pedestrians and bicycles, and are only permitted to operate upon City roadways and perimeter paths at a speed limit of 25 MPH or less and upon authorized named trails at a speed limit of 15 MPH or less.

Crossing roadways with speed limits more than 25 MPH is permitted only when directly crossing to reach a roadway with a speed limit of 25 MPH or less, or to reach a City multi-use path, or authorized City named trail. Such crossings must be at right angles only.

Golf carts may also be operated on City asphalt multi-use perimeter paths and authorized City named trails included in Exhibit "A", attached hereto and incorporated herein.

Golf carts may not be operated on any concrete sidewalk, non-authorized City named trail, multi-use trails less than five (5) feet in width, or any Westfield City Park not included in Exhibit "A", attached hereto and incorporated herein. Golf carts may be operated in City parking lots as depicted in Exhibit "A".

Section 11.

The Department of Public Works is hereby authorized to place all necessary signage for regulation and access requirements for City roadways, City multi-use paths or authorized City named trails.

EXCLUSIONS

Section 12.

This Ordinance shall not apply to golf cart operation on public or private golf courses, construction sites, retail golf cart outlets, or upon private property.

This Ordinance shall not apply to City owned or leased golf carts, or other motorized vehicles when used for official business including enforcement, maintenance work, and special events.

This Ordinance shall not apply to Grand Park Sports & Entertainment, LLC owned or leased golf carts, or other motorized vehicles when used for official business, maintenance work, and special events, while being operated on or around the Grand Park properties.

Section 13.

Golf carts may not be operated on public roadways, City multi-use paths, or authorized City named trails during inclement weather such as rain, fog, or when there is an accumulation of ice or snow on the ground.

ENFORCEMENT AND PENALTIES

Section 14.

Any operator of a golf cart in violation of this Ordinance may be issued a citation to appear in City court or a court of competent jurisdiction.

Any violation of any of the conditions imposed by this Ordinance shall be punishable by a fine not to exceed \$100 for a first offense, \$150 for a second offense, and \$300 for a third or subsequent offense, as well as all fees associated with the enforcement of this Ordinance.

Upon a third offense or violation of this Ordinance, including a violation of Section 15 herein, the Westfield Police Department shall have the right to revoke an issued permit, for a period of one (1) year from the date of revocation.

The City shall provide the following procedures for revocation of a permit:

- All revocations shall be in writing, shall state the effective date of the revocation and the reason for the same, and shall be served by U.S. certified mail or personal service at the address contained in the permit application.
- Not later than twenty (20) days from the date on which the revocation notice is served, the permit holder may deliver a written request for a hearing to the Clerk Treasurer's office within such time period.
- If a timely appeal is not made, the permit revocation is final.
- If a timely appeal is made, the Board of Public Works and Safety shall hear the appeal during a public meeting which shall begin no more than thirty (30) days from the date of the receipt of the appeal by the Clerk Treasurer's office. The permit holder shall be notified of the date, time, and location of the hearing at least ten (10) days prior to the hearing.
- At the hearing, the permit holder, as well as City staff, may appear and may present evidence in support of or in opposition to the revocation of the permit.
- A person may not communicate with any member of the Board of Public Works and Safety before the hearing with an intent to influence the member's action regarding the permit revocation. However, the City staff may file with the Board of Public Works and Safety a written statement setting forth any facts or opinions relating to the matter.

- The Board of Public Works and Safety shall issue written findings of fact on the appeal and revocation no more than ten (10) days from the ending date of the hearing, which decision shall be final.

A fine assessed for a violation of this Ordinance shall be deposited into the City's general fund pursuant to Ind. Code § 9-21-1-3.3.

PERMITTING A VIOLATION

Section 15.

A parent, adult, or guardian may not authorize or knowingly allow a golf cart owned by the person or under the person's control to be operated by a person who does not have a legal right to do so in violation of Section 8 of this Ordinance. A person who violates this and allows an Ordinance violation to occur, commits an ordinance violation which shall be punishable by a fine not to exceed \$100 for a first offense, \$150 for a second offense, and \$300 for a third or subsequent offense, as well as all fees associated with enforcement of this Ordinance, and may be issued a citation to appear in City Court or a court of competent jurisdiction.

IMPOUNDMENT

Section 16.

In addition to other penalties established herein, golf carts operating in violation of Section 15 of this Ordinance shall be subject to removal and impoundment in accordance with this Ordinance, as well as any fees incurred by the golf cart towing and storage.

Any officer of the Westfield Police Department may cause the subject golf cart to be removed and impounded due to a violation of Section 15 of this Ordinance by an authorized towing service. When the owner or operator of a golf cart appears personally at the site of the Ordinance violation, before the golf cart has been towed, the golf cart shall not be towed, nor shall any towing fee be charged. However, when the owner of the golf cart arrives at the site of the Ordinance violation when the golf cart is already in the process of being towed, the authorized towing service shall give the owner either oral or written notification that the owner or operator may pay a fee in the amount that is not greater than half of the amount of the fee the authorized towing service would normally charge for the immediate release of a golf cart. For purposes of this section, a golf cart is in the process of being towed when it is on the tow truck or trailer of the towing vehicle.

Section 17.

This Ordinance shall be in full force and effect on November 1st, 2025, after passage by the Council and approval by the Mayor, publication in accordance with law, and upon the passage of any applicable waiting period (if any), all in accordance with applicable Indiana law.

All ordinances or parts thereof in conflict herewith are hereby repealed. Should any part of this Ordinance be found in conflict with Title 9 (Motor Vehicles) of the Indiana Code, the terms of Title 9 (Motor Vehicles) of the Indiana Code, as may be amended or revised from time to time, shall prevail.

Should any parts of this Ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect. Any portion of this Ordinance later deemed invalid, or void shall not operate as to invalidate the remaining portions.

All acts undertaken to create this Ordinance are hereby ratified.

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 ORDINANCE 25-30 was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-30

this _____ day of _____,
2025.

Scott A. Willis, Mayor

I hereby VETO ORDINANCE 25-30

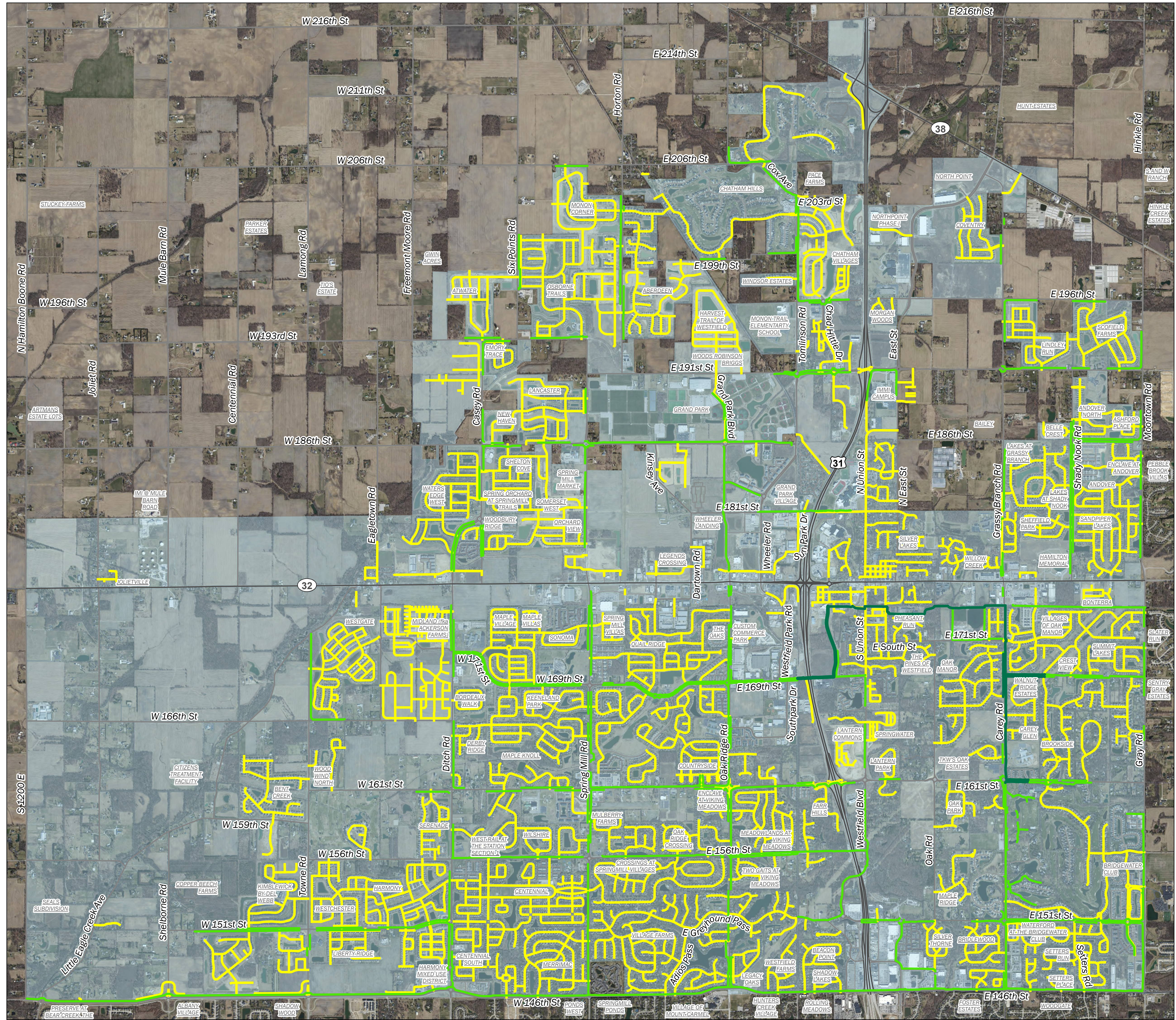
this _____ day of _____,
2025.

Scott A. Willis, Mayor

Proposed Golf Cart Routes

7/22/2025

- Perimeter Trails
- Existing Golf Cart Paths
- Streets <= 25 MPH





CITY OF
Westfield
INDIANA

City Council Meeting
July 28, 2025

HISTORY

- ❖ The City of Westfield established a Golf Cart Ordinance in 2010 (Ordinance 10-23) which has been revised twice (Ord. 11-23, 18-50)
- ❖ No updates or revisions since 2018
- ❖ Nearly 1,000 registered golf carts in the city
- ❖ City Council Members hosted four (4) Town Hall listening tours with the Parks and Police Department
- ❖ Residents have provided feedback via email, phone calls, text messages, Mayor's Town Hall meetings, and social media

GOALS

- ❖ Provide for better permit identification of ownership
- ❖ Provide transparent and enforceable regulations, fines, and accountability for misuse
- ❖ Eliminate use by minors and those that do not have a valid drivers license
- ❖ Enhanced safety requirements for those under the age of 8 years old
- ❖ Enhance police presence and interaction with residents and trail users
- ❖ Increase connectivity between subdivisions and roadways under 25mph
- ❖ Ensure golf carts are street legal
- ❖ Educate the public and golf cart users where carts are allowed

WHAT THIS ORDINANCE DOES NOT PERMIT

- ❖ Does not allow the use of golf carts on the Monon Trail, Asa Bales Trail, Natalie Wheeler Trail, or use in City Owned Parks
- ❖ Does not allow those under the age of 16 years old or a non-licensed driver to operate a golf cart
- ❖ Does not restrict the use of other e-devices on roads, sidewalks, multi-use paths, or named trails (Parks Ordinance)
- ❖ Does not allow golf carts on sidewalks less than 5-feet, on private property, or private residential trails, or on trails in Grand Park
- ❖ Hours of operation on named trails (Parks Ordinance)

CURRENT PROPOSED ORDINANCE

- ❖ Ordinance follows Indiana State Code 9-21-1-3.3
- ❖ Designates all roads under 25mph, multi-use paths, also known as perimeter trails, and authorized named trails at 15mph or less
- ❖ Adds rearview mirror to the list of required equipment
- ❖ No child less than eight (8) years old permitted to ride on a golf cart unless safely secured with appropriate safety device
- ❖ Required initial inspection (\$100) and bi-annual inspections (\$50)
- ❖ Police department administers inspections & permit

CURRENT PROPOSED ORDINANCE

- ❖ Operators must be at least 16 years of age and possess a valid driver's license
- ❖ Carry liability insurance in an amount not less than the minimum the State of Indiana requires for automobiles
- ❖ Operators shall obey all Indiana traffic laws, yield the right of way to all pedestrians and bicycles
- ❖ Golf carts may not be operated on roadways during inclement weather (rain, fog, ice, snow)
- ❖ Golf carts may only accommodate as many passengers as the golf cart is designed for

CURRENT PROPOSED ORDINANCE - ENFORCEMENT

- ❖ Any violation of the ordinance shall be punishable by a fine not to exceed that for a Class C Infraction as defined by Indiana Code
- ❖ Any violation shall be punishable by a fine not to exceed \$100 for a first offense, \$150 for a second offense, and \$300 for a third or subsequent offense, as well as all fees associated with the enforcement of this Ordinance.
- ❖ Any operator who is issued a 3rd offense or violation of this Ordinance, shall have their permit revoked for a period of one (1) year from the date of revocation

CURRENT PROPOSED ORDINANCE - ENFORCEMENT

- ❖ A parent, adult, or guardian may not authorize or knowingly allow a golf cart owned by the person or under the person's control to be operated by a person who does not have a legal right to do so
- ❖ Carts are subject to impoundment and all fees associated with the enforcement of this Ordinance
- ❖ Any operator of a golf cart in violation of this Ordinance may be issued a citation to appear in city court or a court of competent jurisdiction

FUTURE CONSIDERATIONS

- ❖ Review this Ordinance regularly and make improvements and additions to the existing Ordinance
- ❖ Review and update Parks Ordinance
- ❖ Address other issues that are identified that currently occur on trails and with other electric equipment devices, ie e-bikes, e-motorcycles, e-scooters, e-skate boards, e-uni-bikes, segways, other.
- ❖ Develop metrics
- ❖ Continue to receive input from citizens, city staff, Police and Parks departments

The background features a dark blue field with a repeating pattern of lighter blue diamonds. On the left side, there are several bright green diagonal stripes and a small light blue triangle in the top-left corner.

WESTFIELD.IN.GOV

ORDINANCE NUMBER 25-36

2025 First Amended Salary Ordinance

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD AMENDING ORDINANCE 24-52 SETTING THE SALARIES, WAGES, BENEFITS, STIPENDS AND OTHER COMPENSATION FOR APPOINTED OFFICERS AND EMPLOYEES FOR THE 2025 CALENDAR YEAR

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, the Council passed Ordinance Number 24-52 setting salaries, wages, benefits, stipends, and other compensation for appointed officers and employees for the 2025 calendar year (“2025 Salary Ordinance”); and

WHEREAS, the Council now desires to amend the 2025 Salary Ordinance.

NOW, THEREFORE, BE IT ORDAINED 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 salaries, wages, benefits, stipends, and other compensation for appointed officers and employees of the City of Westfield, except for the Clerk Treasurer’s Office, are described on **Attachment A**, which is incorporated herein by reference, or described in this ordinance.

The salaries, wages, benefits, stipends, and other compensation for employees of the Clerk Treasurer’s Office are described on **Attachment B**, which is incorporated herein by reference, or described in this ordinance.

Section 3.

The employee contribution to the Public Employee's Retirement Fund (PERF) will be paid for the employees by the City of Westfield.

Section 4.

The retirement contributions and other benefit programs offered by the City of Westfield on behalf of the employees are described on **Attachment C**, which is incorporated herein by reference.

Section 5.

The amendments set forth above supersede any inconsistent provisions in the 2025 Salary Ordinance. All other City ordinances, code sections, resolutions, or parts thereof in conflict with the provisions and intent of this Ordinance are hereby repealed. Should any parts of this Ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

ADOPTED AND PASSED THIS _____ DAY OF _____, 2025, BY THE
WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

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

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 A. Willis, Mayor

Scott A. Willis, Mayor

2025 Salary Ordinance

Attachment A

Title	Grade	Maximum Bi-Weekly Base Salary	Paid Annual Hours	Status - Exempt or Non-Exempt
Administration				
Chief of Legal/City Attorney	25	\$8,612	2080	E
Deputy Mayor/Chief of Staff	23	\$7,770	2080	E
Assistant City Attorney	21	\$6,929	2080	E
Enterprise Development Director	20	\$6,508	2080	E
Financial Strategist	17	\$5,092	2080	E
Executive Operations Manager	7	\$3,036	2080	NE
Executive Assistant	7	\$3,036	2080	NE
Communications				
Director of Communications	16	\$4,930	2080	E
Branding and Creative Lead	8	\$3,246	2080	NE
Graphic Designer I	7	\$3,036	2080	NE
Communications Specialist	6	\$2,825	2080	NE
Intern			1000	NE
Community Development				
Director of Community Development	19	\$6,087	2080	E
Long-Range Planning Manager	14	\$4,509	2080	E
Current Planning Manager	14	\$4,509	2080	E
Assistant Director of Community Development	13	\$4,298	2080	E
Building Commissioner	13	\$4,298	2080	E
Senior Planner	12	\$4,088	2080	NE
Administrative Specialist Manager	11	\$3,877	2080	E
Compliance Manager	11	\$3,877	2080	NE
Assistant Building Commissioner	10	\$3,667	2080	NE
Senior Associate Planner	9	\$3,457	2080	NE
Senior Building Inspector	7	\$3,036	2080	NE
Associate Planner	6	\$2,825	2080	NE
Building Inspector	6	\$2,825	2080	NE
Compliance Inspector	5	\$2,615	2080	NE
Administrative Specialist	4	\$2,404	2080	NE
Part-Time Employee			1300	NE
Intern			1000	NE
Economic Development				
Economic Development Director	19	\$6,087	2080	E
Redevelopment Manager	14	\$4,509	2080	E
Redevelopment Strategist	11	\$3,877	2080	NE
Economic Development Strategist	11	\$3,877	2080	NE
Project Manager/Office Administrator	11	\$3,877	2080	NE

Facilities and Events

Facilities and Events Director	19	\$6,087	2080	E
Facilities Manager	13	\$4,298	2080	E
Westfield Welcome Manager	11	\$3,877	2080	E
Senior Community Events Coordinator	10	\$3,667	2080	NE
Facilities Coordinator	8	\$3,246	2080	NE
Community Events Coordinator	7	\$3,036	2080	NE
Social Media & Marketing Specialist	7	\$3,036	2080	NE
Hospitality Coordinator	6	\$2,825	2080	NE
Facilities Maintenance Assistant	4	\$2,404	2080	NE
Temporary/Seasonal Staff			2000	NE
Part-Time Community Events Coordinator			1300	NE
Intern			1000	NE

Fire Department

Fire Chief	21	\$6,929	2080	E
Deputy Chief	19	\$6,087	2080	E
Division Chief	18	\$5,666	2080	NE
Deputy Fire Marshal	17	\$5,092	2080	NE
*Battalion Chief	17	\$5,092	2756	NE
*Captain	16	\$4,930	2756	NE
*Field Resource Paramedic	16	\$4,930	2756	NE
*Lieutenant	15	\$4,719	2756	NE
*Engineer	14	\$4,509	2756	NE
*1st Class Firefighter	13	\$4,298	2756	NE
*Senior Firefighter	13	\$4,298	2756	NE
*Paramedic	13	\$4,298	2756	NE
Fire Mechanic	10	\$3,667	2080	NE
*2nd Class Firefighter	10	\$3,667	2756	NE
Emergency Response Social Worker	10	\$3,667	2080	NE
*3rd Class Firefighter	9	\$3,457	2756	NE
Community Risk Reduction Specialist	9	\$3,457	2080	NE
Fire Inspector	8	\$3,246	2080	NE
*Probationary Firefighter	8	\$3,246	2756	NE
Office Manager	8	\$3,246	1950	NE
Operations Manager	8	\$3,246	1950	NE
Administrative Coordinator	5	\$2,615	1950	NE

***Positions based on union salary guidelines.**

Grand Park

Director of Grand Park	19	\$6,087	2080	E
Facility Operations Manager	12	\$4,088	2080	E
Grounds Manager	12	\$4,088	2080	E
Facility Maintenance Manager	9	\$3,457	2080	E
Client Services Manager	9	\$3,457	2080	E
Client Services Assistant	5	\$2,615	2080	NE
Grounds Irrigation Specialist	5	\$2,615	2080	NE
Grounds Assistant	3	\$2,194	2080	NE
Operations Assistant	3	\$2,194	2080	NE
Facility Maintenance Assistant	3	\$2,194	2080	NE
Temporary/Seasonal Staff			2000	NE
Part-Time Employees			1300	NE
Intern			1000	NE

Human Resources

Human Resources Director	17	\$5,092	2080	E
Human Resources Benefits Manager	11	\$3,877	2080	E
Human Resources Generalist	8	\$3,246	2080	NE
Intern			1000	NE

Informatics

Director of Informatics	18	\$5,666	2080	E
GIS Manager	13	\$4,298	2080	E
Project Manager	13	\$4,298	2080	NE
IT Infrastructure Manager	13	\$4,298	2080	NE
Senior Business Analyst	11	\$3,877	2080	NE
Systems Analyst	9	\$3,457	2080	NE
GIS Technician	8	\$3,246	2080	NE
Helpdesk Coordinator	6	\$2,825	2080	NE
Helpdesk Technician	5	\$2,615	2080	NE
Intern			1000	NE

Parks and Recreation

Parks and Recreation Director	17	\$5,092	2080	E
Parks Manager	8	\$3,246	2080	NE
Landscape Manager	8	\$3,246	2080	NE
Grand Junction Plaza Coordinator	7	\$3,036	2080	NE
Recreation Program Manager	7	\$3,036	2080	NE
Parks Foreman	7	\$3,036	2080	NE
Urban Forestry Specialist	5	\$2,615	2080	NE
Park Laborer	3	\$2,194	2080	NE
Temporary/Seasonal Staff			2000	NE
Part-Time Employees			1300	NE
Intern			1000	NE

Police Department

Chief of Police	21	\$6,929	2080	E
Assistant Chief	19	\$6,087	2080	E
Captain	16	\$4,930	2080	E
Lieutenant	14	\$4,509	2080	NE
Administrative Lieutenant	14	\$4,509	2080	NE
Patrol Lieutenant	14	\$4,509	2080	NE
Detective Lieutenant	14	\$4,509	2080	NE
Sergeant	13	\$4,298	2080	NE
Patrol Sergeant	13	\$4,298	2080	NE
Detective	12	\$4,088	2080	NE
Criminalist - Property Room Manager	11	\$3,877	2080	NE
Patrol 1st Class	11	\$3,877	2080	NE
School Resource Officer	11	\$3,877	2080	NE
Training Coordinator	11	\$3,877	2080	NE
Special Services Officer	11	\$3,877	2080	NE
Records Manager	10	\$3,667	2080	NE
Patrol 2nd Class	10	\$3,667	2080	NE
Probationary Patrol	9	\$3,457	2080	NE
Civilian Criminalist	9	\$3,457	2080	NE
Community Service Officer	8	\$3,246	2080	NE
Records Quality Control Assistant	6	\$2,825	2080	NE
Records Assistant	5	\$2,615	2080	NE

Public Works

PW Administration

Public Works Director	20	\$6,508	2080	E
Assistant Public Works Director	13	\$4,298	2080	E
Community, Fleet, and Safety Officer	13	\$4,298	2080	E
Billing Manager	7	\$3,036	2080	NE
Public Works Administrator	5	\$2,615	2080	NE

City Maintenance

Street Superintendent	13	\$4,298	2080	E
Street Supervisor	9	\$3,457	2080	NE
Foreman	7	\$3,036	2080	NE
Facility Handyman	6	\$2,825	2080	NE
Equipment Operator/Mechanic	5	\$2,615	2080	NE
Crew Leader	5	\$2,615	2080	NE
Sign Maintenance Technician	5	\$2,615	2080	NE
Street Laborer	3	\$2,194	2080	NE
Temporary/Seasonal Laborer			2000	NE

Engineering

City Engineer	18	\$5,666	2080	E
Assistant City Engineer	15	\$4,719	2080	E
Capital Program Manager	15	\$4,719	2080	E
Senior Project Manager	13	\$4,298	2080	NE
Project Engineer	11	\$3,877	2080	NE
Stormwater Coordinator	10	\$3,667	2080	NE
Planning Coordinator	10	\$3,667	2080	NE
Plan Reviewer	6	\$2,825	2080	NE
Senior Inspector	6	\$2,825	2080	NE
Inspector	5	\$2,615	2080	NE
Encroachment Inspector	5	\$2,615	2080	NE
Erosion Inspector	5	\$2,615	2080	NE
Intern			1300	NE

Other

Interns	Up to \$14,000 annually
Part-Time Employees	\$15-\$30 per hour
Advisory Plan Commission	\$400 per quarter
Board of Public Works	\$262.50 per quarter
Department Stipends	Up to \$5,000 per year
Fire Merit Commission	\$50 per meeting
Police Merit Commission	\$50 per meeting
Vehicle Stipends	Up to \$5,000 per year

Longevity Pay (Police Only)

Years 1-10	\$200 per year
Years 11-25	\$250 per year
Maximum Longevity	\$5,750 per year

Incentive/Specialty Pays**Community Development**

Inspector Certification	\$1,000 per certification
-------------------------	---------------------------

Fire

Fire Mechanic	\$2000 per year
Autotech	\$2000 per year
PIO	\$2000 per year
Field Training Officer	\$1200 per year
SCBA Technician	\$1000 per year
Spec Committee	\$1000 per year
Radio Maintenance	\$1000 per year
Hazmat Coordinator	\$1000 per year
Water Rescue Coordinator	\$1000 per year
Technical Rescue Coordinator	\$1000 per year
Multi-lingual	\$1000 per year
Peer Fitness Trainers	\$750 per year

Police

Physical Fitness ILEA Exit Standard	\$1250 semi-annually
ILEA Instructor	\$2000 per year
Spanish Language / Certified	\$2000 per year
Field Training Manager	\$500 per year
K9 Care, Feeding, Maintenance	\$25 per day
Detective On-Call	\$50 per day
Criminalist On-Call	\$50 per day
Field Training Officer	\$10 per hour

2025 Salary Ordinance		Attachment B	
Title	Maximum Bi-Weekly Base Salary	Paid Annual Hours	Status - Exempt or Non- Exempt
Clerk Treasurer's Office			
Financial Analyst/Deputy Clerk	\$4,509	1950	NE
Chief Deputy	\$4,088	1950	NE
Payroll Manager/Deputy Clerk	\$3,667	1950	NE
Accounting Manager/Deputy Clerk	\$3,457	1950	NE
Records Manager/Deputy Clerk	\$3,036	1950	NE

Benefit Summaries 2025

Civilian Personnel

INSURANCE

HEALTH, DENTAL, VISION, LIFE, WORKERS COMPENSATION, VOLUNTARY LIFE, VOLUNTARY SUPPLEMENTAL POLICES THROUGH AFLAC, AND VOLUNTARY LONG-TERM DISABILITY –
As available for all employees.

CITY CONTRIBUTION FOR HEALTH SAVINGS ACCOUNT (HSA)- To encourage participation with the Know Your Numbers program, the City of Westfield contributes to the employee's HSA in the amount of \$500 (if on the employee only plan) and \$1,500 (if on the employee plus spouse, employee plus child(ren) or employee plus family plan) in the year of 2025. All employees will automatically receive half of their HSA contribution in January 2025. The other half of the HSA contribution will be received in July 2025 only if the employee participates in the Know Your Numbers program (and the spouse of the employee, if they are on the medical plan). Also, the Know Your Numbers program must be completed by the given deadline in 2025 in order to receive the second half of the HSA contribution.

SOCIAL SECURITY / MEDICARE CONTRIBUTIONS - As provided for all employees.

EMPLOYEE ASSISTANCE PROGRAM AND RIVERVIEW BEHAVIORAL HEALTH - As provided for all employees.

RETIREMENT

Civilian PERF – 14.2% (2025) of the employee's gross salary is contributed by the City for the PERF program (Public Employees Retirement Fund).

1. 3% of the employee's gross salary is contributed on behalf of the employee (employee's contribution) by the City and identified in a private PERF account for the employee. This money is available to the employee if they would resign from the city. Once the employee begins to draw a retirement check from PERF this fund may be used to supplement that monthly retirement or received in full at retirement.
2. 11.2% of the employee's gross salary is contributed for the employee (City's contribution) and is added to the general state retirement fund that supports all state employees through the PERF retirement program.

ATTACHMENT C

401(a)/457(b) Plan (Supplemental Retirement Plan)

The City of Westfield offers one supplemental 457 retirement plan to all employees. Employees may contribute a maximum amount authorized by law into the 457(b) plan.

City Matching Contribution

To encourage employee participation in the 457 plans, the City makes a matching contribution of \$.667 for each \$1.00 contributed up to 6% of base pay for all civilian employees into the 401(a) side.

HOLIDAY PAY SCHEDULE

As approved by the City Council. Pay for actual days approved by Council coordinated with approval with supervision.

ATTACHMENT C

Certain Professional Police Personnel

INSURANCE

HEALTH, DENTAL, VISION, LIFE, WORKERS COMPENSATION VOLUNTARY LIFE, VOLUNTARY SUPPLEMENTAL POLICES THROUGH AFLAC, AND VOLUNTARY LONG-TERM DISABILITY - As available for all employees.

CITY CONTRIBUTION FOR HEALTH SAVINGS ACCOUNT (HSA)- To encourage participation with the Know Your Numbers program, the City of Westfield contributes to the employee's HSA in the amount of \$500 (if on the employee only plan) and \$1,500 (if on the employee plus spouse, employee plus child(ren) or employee plus family plan) in the year of 2025. All employees will automatically receive half of their HSA contribution in January 2025. The other half of the HSA contribution will be received in July 2025 only if the employee participates in the Know Your Numbers program (and the spouse of the employee, if they are on the medical plan). Also, the Know Your Numbers program must be completed by the given deadline in 2025 in order to receive the second half of the HSA contribution.

SOCIAL SECURITY / MEDICARE CONTRIBUTIONS – As provided for all police employees on Civilian PERF.

MEDICARE CONTRIBUTIONS ONLY – As provided for all police employees on 1977 Police Officers' and Firefighters Retirement Fund ('77 Fund).

EMPLOYEE ASSISTANCE PROGRAM AND RIVERVIEW BEHAVIORAL HEALTH – As provided for all employees.

PROTEAM WELLNESS– As provided for all first responders.

RETIREMENT

Civilian PERF – 14.2% (2025) of the employee's gross salary is contributed by the City for the PERF program (Public Employees Retirement Fund).

1. 3% of the employee's gross salary is contributed on behalf of the employee (employee's contribution) by the City and identified in a private PERF account for the employee. This money is available to the employee if they would resign from the City. Once the employee begins to draw a retirement check from PERF this fund may be used to supplement that monthly retirement or received in full at retirement.

ATTACHMENT C

2. 11.2% of the employee's gross salary is contributed for the employee (City's contribution) and is added to the general state retirement fund that supports all state employees through the PERF retirement program.

1977 Police Officers' and Firefighters Retirement Fund (77 Fund)

Certain Professional Police personnel are covered by a state sponsored retirement plan that is referred to as the 1977 Police Officers' and Firefighters Retirement Fund ('77 Fund) program.

1. 21.30% of the "Patrolman 1st Class" base salary plus 20 years longevity pay is contributed by the City to the 77 FUND plan for those in the 1977 Police Officers' and Firefighters Retirement Fund.
2. 5% of the "Patrolman 1st Class" base salary plus 20 years longevity pay is deducted from each police personnel's bi-weekly pay to make an additional contribution to this plan.

401(a)/457(b) Supplemental Retirement Plan for Certain Police Officers

To supplement retirement (because certain police officers are not in the 1977 Police Officers' and Firefighters Retirement Fund ('77 Fund) plan, the City contributes 13% of the officer's base pay into the 401(a) side.

401(a)/457(b) Supplemental Retirement Plan for Police Officers on the 1977 Police Officers' and Firefighters Retirement Fund ('77 Fund)

The City makes a contribution of 6.2% of a police officer's pay into the 401(a) plan.

401(a)/457(b) Supplemental Retirement Plan

Professional police officers can contribute additional funds into their 457(b) plan to further supplement their retirement if they so desire.

City Matching Contribution

There is no matching program for this category of Professional police personnel.

HOLIDAY PAY SCHEDULE -

Police officers are permitted to "select" their "Holidays" as additional time scheduled with their supervisor. The number of holidays (equal in number of hours) approved by the council is the same number of hours offered to police officers.

ATTACHMENT C

Certain Professional Fire Personnel

INSURANCE

HEALTH, DENTAL, VISION, LIFE, WORKERS COMPENSATION VOLUNTARY LIFE, VOLUNTARY SUPPLEMENTAL POLICES THROUGH AFLAC, AND LONG-TERM DISABILITY - As available for all employees.

CITY CONTRIBUTION FOR HEALTH SAVINGS ACCOUNT (HSA)- To encourage participation with the Know Your Numbers program, the City of Westfield contributes to the employee's HSA in the amount of \$500 (if on the employee only plan) and \$1,500 (if on the employee plus spouse, employee plus child(ren) or employee plus family plan) in the year of 2025. All employees will automatically receive half of their HSA contribution in January 2025. The other half of the HSA contribution will be received in July 2025 **only** if the employee participates in the Know Your Numbers program (and the spouse of the employee, if they are on the medical plan). Also, the Know Your Numbers program must be completed by the given deadline in 2025 in order to receive the second half of the HSA contribution.

POST EMPLOYMENT HEALTH PLAN

All Fire department employees, professional and civilian are included in Post-Employment Health Plan (PEHP) which is a tax-free investment plan to provide funding for individual healthcare after separation from ones employer. The city contributes 2% of the pension base to all employees at the Fire Department. It's calculated by figuring 2% of the pension base at the beginning of the year and dividing it in half, those halves are distributed.

SOCIAL SECURITY / MEDICARE CONTRIBUTIONS – As provided for all fire employees on Civilian PERF.

MEDICARE CONTRIBUTIONS ONLY – As provided for all fire employees on 1977 Police Officers' and Firefighters Retirement Fund ('77 Fund).

EMPLOYEE ASSISTANCE PROGRAM AND RIVERVIEW BEHAVIORAL HEALTH – As provided for all employees.

PROTEAM WELLNESS– As provided for all first responders.

RETIREMENT

Civilian PERF – 14.2% (2025) of the employee's gross salary is contributed by the City for the PERF program (Public Employees Retirement Fund).

ATTACHMENT C

1. 3% of the employee's gross salary is contributed on behalf of the employee (employee's contribution) by the City and identified in a private PERF account for the employee. This money is available to the employee if they would resign from the City. Once the employee begins to draw a retirement check from PERF this fund may be used to supplement that monthly retirement or received in full at retirement.
2. 11.2% of the employee's gross salary is contributed for the employee (City's contribution) and is added to the general state retirement fund that supports all state employees through the PERF retirement program.

1977 Police Officers' and Firefighters Retirement Fund ('77 Fund)

Certain Professional Fire personnel are covered by a state sponsored retirement plan that is referred to as the 1977 Police Officers' and Firefighters Retirement Fund ('77 Fund) program.

1. 21.30% of the "1st Class Firefighter" base salary plus 20 years longevity pay is contributed by the City to the 77 FUND plan for those in the 1977 Police Officers' and Firefighters Retirement Fund.
2. 5% of the "1st Class Firefighter" base salary plus 20 years longevity pay is deducted from each fire personnel's bi-weekly pay to make an additional contribution to this plan.

401(a)/457(b) Supplemental Retirement Plan for Certain Firefighters and Paramedics

To supplement retirement because certain fire personnel and paramedics are not in the 1977 Police Officers' and Firefighters Retirement Fund ('77 Fund) plan the City contributes 13% of the fire personnel's base pay into the 401(a) plan.

401(a)/457(b) Supplemental Retirement Plan for Police Officers on the 1977 Police Officers' and Firefighters Retirement Fund ('77 Fund)

The City makes a contribution of 6.2% of a firefighter's pay into the 401(a) plan.

401(a)/457(b) Supplemental Retirement Plan

Professional fire personnel can contribute additional funds into their 457(b) plan to further supplement their retirement if they so desire.

City Matching Contribution

There is no matching program for Professional fire personnel.

HOLIDAY PAY SCHEDULE

Fire personnel are permitted to "select" their Holidays as additional time scheduled with their supervisor. The number of days approved by the council for professional fire personnel is four (4) 24-hour days.

**Schedule 1
Longevity**

<u>Hire Year</u>	<u>Years Longevity in</u>	<u>Longevity Pay in</u>	<u>Per Hour based on 2080 Hours</u>	<u>Per Hour based on 1950 Hours</u>	<u>Approximately</u>	
2024	0	\$0.00	\$0.00	\$0.00	Years 1-10	\$200/Year
2023	1	\$200.00	\$0.10	\$0.10	Years 11-25	\$250/Year
2022	2	\$400.00	\$0.19	\$0.21		
2021	3	\$600.00	\$0.29	\$0.31		
2020	4	\$800.00	\$0.38	\$0.41		
2019	5	\$1,000.00	\$0.48	\$0.51		
2018	6	\$1,200.00	\$0.58	\$0.62		
2017	7	\$1,400.00	\$0.67	\$0.72		
2016	8	\$1,600.00	\$0.77	\$0.82		
2015	9	\$1,800.00	\$0.87	\$0.92		
2014	10	\$2,000.00	\$0.96	\$1.03		
2013	11	\$2,250.00	\$1.08	\$1.15		
2012	12	\$2,500.00	\$1.20	\$1.28		
2011	13	\$2,750.00	\$1.32	\$1.41		
2010	14	\$3,000.00	\$1.44	\$1.54		
2009	15	\$3,250.00	\$1.56	\$1.67		
2008	16	\$3,500.00	\$1.68	\$1.79		
2007	17	\$3,750.00	\$1.80	\$1.92		
2006	18	\$4,000.00	\$1.92	\$2.05		
2005	19	\$4,250.00	\$2.04	\$2.18		
2004	20	\$4,500.00	\$2.16	\$2.31		
2003	21	\$4,750.00	\$2.28	\$2.44		
2002	22	\$5,000.00	\$2.40	\$2.56		
2001	23	\$5,250.00	\$2.52	\$2.69		
2000	24	\$5,500.00	\$2.64	\$2.82		
1999 and Previous	25	\$5,750.00	\$2.76	\$2.95		

Schedule only applies to Police Department employees.



2025 Holiday Schedule for Civilian Employees

New Year's Day	Wednesday	January 1, 2025
Martin Luther King Jr. Day	Monday	January 20, 2025
Presidents' Day	Monday	February 17, 2025
Memorial Day	Monday	May 26, 2025
Independence Day	Friday	July 4, 2025
Labor Day	Monday	September 1, 2025
Thanksgiving Day	Thursday	November 27, 2025
Day after Thanksgiving	Friday	November 28, 2025
Christmas Eve	Wednesday	December 24, 2025
Christmas Day	Thursday	December 25, 2025
New Year's Eve	Wednesday	December 31, 2025
Two Floating Holidays		

ORDINANCE NO. 25-42

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD,
INDIANA, AUTHORIZING THE ISSUANCE OF ECONOMIC DEVELOPMENT TAX
INCREMENT REVENUE BONDS TO SUPPORT THE JERSEY 32, LLC PROJECT,
AND AUTHORIZING AND APPROVING OTHER ACTIONS
IN RESPECT THERETO**

WHEREAS, the City of Westfield, Indiana (the “City”), is a municipal corporation and political subdivision of the State of Indiana and by virtue of I.C. 36-7-11.9 and I.C. 36-7-12 (collectively, the “Act”), is authorized and empowered to adopt this ordinance (this “Bond Ordinance”) and to carry out its provisions;

WHEREAS, Jersey 32, LLC or an affiliate thereof (the “Company”), desires to finance the design and construction of certain improvements described in Exhibit A hereto which will be located in the Grand Junction Economic Development Area (collectively, the “Projects”);

WHEREAS, the Company has advised the City of Westfield Economic Development Commission (the “Commission”) and the City that it proposes that the City issue its taxable or tax-exempt Economic Development Tax Increment Revenue Bonds, Series 20__ (Jersey 32, LLC Project), in one or more series, with the series designation to be completed with the year in which a series of bonds are issued and with such different or additional series designation determined to be necessary or appropriate, in an aggregate amount not to exceed Sixteen Million Dollars (\$16,000,000) (the “Bonds”), under the Act and provide the proceeds of such Bonds to the Company for the purpose of financing the Projects;

WHEREAS, the completion of the Projects will result in the diversification of industry, the creation of jobs and the creation of business opportunities in the City;

WHEREAS, pursuant to I.C. § 36-7-12-24, the Commission published notice of a public hearing (the “Public Hearing”) on the proposed issuance of the Bonds to finance the Projects;

WHEREAS, on the date specified in the notice of the Public Hearing, the Commission held the Public Hearing on the Projects; and

WHEREAS, the Commission has performed all actions required of it by the Act preliminary to the adoption of this Bond Ordinance and has approved and forwarded to the Common Council the forms of: (1) a Financing Agreement between the City and the Company (the “Financing Agreement”); (2) a Trust Indenture between a trustee to be selected by the Clerk-Treasurer of the City (the “Trustee”) and the City (the “Indenture”); (3) the Bonds; and (4) this Bond Ordinance (the Financing Agreement, the Indenture, the Bonds, and this Bond Ordinance, collectively, the “Financing Agreements”);

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE
CITY OF WESTFIELD, INDIANA, THAT:**

Section 1. Findings; Public Benefits. The Common Council hereby finds and determines that the Projects involve the acquisition, construction and equipping of an “economic

development facility” as that phrase is used in the Act; that the Projects will increase employment opportunities and increase diversification of economic development in the City, will improve and promote the economic stability, development and welfare in the City, will encourage and promote the expansion of industry, trade and commerce in the City and the location of other new industries in the City; that the public benefits to be accomplished by this Bond Ordinance, in tending to overcome insufficient employment opportunities and insufficient diversification of industry, are greater than the cost of public services (as that phrase is used in the Act) which will be required by the Projects; and, therefore, that the financing of the Projects by the issue of the Bonds under the Act: (i) will be of benefit to the health and general welfare of the City; and (ii) complies with the Act.

Section 2. Approval of Financing. The proposed financing of the Projects by the issuance of the Bonds under the Act, in the form that such financing was approved by the Commission, is hereby approved.

Section 3. Authorization of the Bonds. The issuance of the Bonds, payable solely from revenues and receipts derived from the Financing Agreements, is hereby authorized.

Section 4. Terms of the Bonds. (a) The Bonds, in the aggregate principal amount not to exceed Sixteen Million Dollars (\$16,000,000), shall (i) be executed at or prior to the closing date by the manual or facsimile signatures of the Mayor and the Clerk of the City; (ii) be dated as of the date of their delivery; (iii) for each series of the Bonds, mature on a date not later than twenty-five (25) years after the date of the first draw of principal on such series of the Bonds; (iv) bear interest at such rates as determined with the purchaser thereof (the “Purchaser”) in an amount not to exceed eight percent (8.00%) per annum, with such interest payable as provided in the Financing Agreements, and which interest may be taxable or tax-exempt, as determined by the Mayor of the City, with the advice of the City’s bond counsel, prior to the issuance of the Bonds; (v) be issuable in such denominations as set forth in the Financing Agreements; (vi) be issuable only in fully registered form; (vii) be subject to registration on the bond register as provided in the Indenture; (viii) be payable in lawful money of the United States of America; (ix) be payable at an office of the Trustee as provided in the Indenture; (x) be subject to optional redemption prior to maturity and subject to redemption as otherwise provided in the Financing Agreements; (xi) be issued in one or more series; and (xii) contain such other terms and provisions as may be provided in the Financing Agreements.

(b) The Bonds and the interest thereon do not and shall never constitute an indebtedness of, or a charge against the general credit or taxing power of, the City, but shall be special and limited obligations of the City, payable solely from revenues and other amounts derived from the Financing Agreements. Forms of the Financing Agreements are before this meeting and are by this reference incorporated in this Bond Ordinance, and the Clerk of the City is hereby directed, in the name and on behalf of the City, to insert them into the minutes of the Common Council and to keep them on file.

Section 5. Sale of the Bonds. The Mayor is hereby authorized and directed, in the name and on behalf of the City, to sell the Bonds to the Purchaser at such prices as are determined on the date of sale and approved by the Mayor of the City.

Section 6. Execution and Delivery of Financing Agreements. The Mayor and the Clerk of the City are hereby authorized and directed, in the name and on behalf of the City, to execute or endorse and deliver the Financing Agreement, the Indenture, and the Bonds, submitted to the Common Council, which are hereby approved in all respects.

Section 7. Changes in Financing Agreements. The Mayor and the Clerk of the City are hereby authorized, in the name and on behalf of the City, without further approval of the Common Council or the Commission, to approve such changes in the Financing Agreements as may be permitted by Act, such approval to be conclusively evidenced by their execution thereof. In particular, at the request of the Company, the Mayor, the Clerk-Treasurer and any other officer of the City are hereby authorized and directed, in the name and on behalf of the City, to execute, attest and deliver a Loan Agreement with the Company (in lieu of the Financing Agreement), in such form as such officers shall approve, such approval to be conclusively evidenced by their execution thereof.

Section 8. Reimbursement from Bond Proceeds. The City hereby declares its intent to issue the Bonds for the purpose of financing the Projects, which Bonds will not exceed Sixteen Million Dollars (\$16,000,000), and pursuant to Treas. Reg. §1.150-2 and IC 5-1-14-6(c), to reimburse costs of the Projects (including costs of issuing the Bonds) from proceeds of the sale of such Bonds.

Section 9. General. The Mayor and any other officer of the City, and each of them, are hereby authorized and directed, in the name and on behalf of the City, to execute or endorse any and all agreements, documents and instruments, perform any and all acts, approve any and all matters, and do any and all other things deemed by them, or either of them, to be necessary or desirable in order to carry out and comply with the intent, conditions and purposes of this Bond Ordinance (including the preambles hereto and the documents mentioned herein), the Projects, the issuance and sale of the Bonds, and the securing of the Bonds under the Financing Agreements, and any such execution, endorsement, performance or doing of other things heretofore effected be, and hereby is, ratified and approved.

Section 10. Binding Effect. The provisions of this Bond Ordinance and the Financing Agreements shall constitute a binding contract between the City and the holders of the Bonds, and after issuance of the Bonds this Bond Ordinance shall not be repealed or amended in any respect which would adversely affect the rights of the holders of the Bonds as long as the Bonds or interest thereon remains unpaid.

Section 11. Repeal. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 12. Effective Date. This Bond Ordinance shall be in full force and effect immediately upon adoption and compliance with I.C. § 36-4-6-14.

Section 13. Copies of Financing Agreements on File. Two copies of the Financing Agreements incorporated into this Bond Ordinance were duly filed in the office of the Clerk of the City, and are available for public inspection in accordance with I.C. § 36-1-5-4.

[Signature Page Follows]

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 ORDINANCE NO. 25-42 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 Ordinance No. 25-42
this _____ day of _____, 2025.

I hereby VETO Ordinance No. 25-42
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.

EXHIBIT A

DESCRIPTION OF THE PROJECTS

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 (as defined herein), 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 “Projects”), located in, physically connected to, or directly serving or benefitting the Jersey Street Allocation Area (the “Allocation Area”) within the Grand Junction Economic Development Area (the “Area”), all in support of a mixed-use development in the Area which 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 570-space public parking garage to benefit and serve the development and the adjacent Grand Junction Plaza.

RESOLUTION NO. 25-143

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA CONFIRMING THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND APPROVING THE DEDUCTION FROM ASSESSED VALUE OF NEW REAL PROPERTY IMPROVEMENTS

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 has studied that area of the City described by the parcels listed in Exhibit A attached hereto and made a part hereof, which is also depicted on the map attached as Exhibit B hereto and made a part hereof (the “Area”), and desires to declare the Area to be an economic revitalization area under the Act, in which property owners and lessees in the 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; and

WHEREAS, i3 Investors, LLC, and/or one or more subsidiaries, affiliates or joint ventures thereof (collectively, the “Applicant”) is proposing to develop the Trailside Business Center within the Area, which consists of a combined 27.71 acres located at or near the intersection of 947 W. State Road 32 and 0 W. State Road 32 (the “Project Site”), in two separate phases as follows:

(a) Phase 1 (Buildings 1 and 2) will consist of the design, construction, ownership, and operation of two (2) speculative industrial buildings totaling approximately 145,700 square feet with a total estimated cost for the redevelopment of the property as described in the Applicant’s statute of benefits for the Phase 1 buildings, together with site improvement plans that include trail-oriented public amenities, site infrastructure upgrades to support Phases 1 and 2, enhanced landscaping and pedestrian-oriented connections between businesses and trails as more particularly described in the Trailside Business Center PUD ordinance adopted by the Council with respect to the Area, which phase shall commence by April 1, 2026 and be substantially complete by December 31, 2027 (the “Phase 1 Project”); and

(b) Phase 2 (Buildings 3 and 4) will consist of the design, construction, ownership, and operation of two (2) additional speculative industrial buildings totaling

approximately 182,238 square feet with a total estimated cost for the redevelopment of the property as described in the Applicant's statement of benefits for the Phase 2 buildings, together with State Road 32 traffic improvements as required based upon a traffic study and INDOT warrants as more particularly described in the Trailside Business Center PUD ordinance adopted by the Council with respect to the Area, which phase shall commence by April 1, 2028 and be substantially complete by December 31, 2029 (the "Phase 2 Project" and, together with the Phase 1 Project, the "Project"); and

WHEREAS, the Applicant has advised the Council that the Project will involve significant investment in real property redevelopment or rehabilitation; and

WHEREAS, the Applicant has submitted to the Council separate Forms SB-1/Real Property (Statement of Benefits, Real Estate Improvements), attached as Exhibit C hereto, in connection with each of the buildings for the Project, and provided all information and documentation necessary for the Council to make an informed decision regarding such requests (collectively, the "Statement of Benefits"); and

WHEREAS, the Council has considered the Statement of Benefits submitted by the Applicant and has conducted a complete and proper investigation of the Area; and

WHEREAS, pursuant to Indiana Code § 6-1.1-12.1-2, on July 14, 2025, the Council adopted a resolution (the "Declaratory Resolution"), which designated the Area as an "economic revitalization area" pursuant the Act and preliminarily approved real property tax deductions under Indiana Code § 6-1.1-12.1-3 for redevelopment or rehabilitation in the Area with respect to each phase of the Project for seven (7) years; and

WHEREAS, in compliance with Indiana Code § 6-1.1-12.1-2.5, the Council published notice (the "Notice") describing the adoption and substance of the Declaratory Resolution and stating that, on July 28, 2025, the Council would hold a public hearing (the "Public Hearing") at which it will receive and hear all remonstrances and objections from interested persons, with respect to the Declaratory Resolution; and

WHEREAS, in compliance with Indiana Code § 6-1.1-12.1-2.5, the Council filed, with each taxing unit that has authority to levy property taxes in the Area, a copy of the Notice and the Statement of Benefits; and

WHEREAS, in compliance with Indiana Code § 6-1.1-12.1-2.5, on July 28, 2025, the Council held the Public Hearing at which it received, heard and considered evidence concerning the Declaratory Resolution and any remonstrances or objections with respect to the Declaratory Resolution; and

WHEREAS, pursuant to Indiana Code § 6-1.1-12.1-2.5, the Council desires to take final action confirming the Declaratory Resolution;

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

1. The Council hereby finds that (i) the Area is within the City and (ii) the 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 Area is hereby declared to be an “economic revitalization area” pursuant to Indiana Code 6-1.1-12.1. The period for real property tax deductions under Indiana Code § 6-1.1-12.1-3 for redevelopment or rehabilitation in the Area shall be seven (7) years with respect to each phase of the Project, subject to the conditions described herein.

3. Based on the information in the Statement of Benefits describing the Project, the Council makes the following findings:

(a) That the estimate of the value of the Project and the redevelopment or rehabilitation of the Area is reasonable for projects of that nature.

(b) That the estimate of the number of individuals who will be employed or whose employment will be retained as a result of the proposed the Project and the redevelopment or rehabilitation of the Area can reasonably be expected to result from the proposed Project and the redevelopment or rehabilitation of the Area.

(c) That the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project and the redevelopment or rehabilitation of the Area.

(d) That the number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the acquisition and construction of improvements as a result of the Project, create benefits of the type and quality anticipated by the Council within the Area and can reasonably be expected to result from the proposed Project and the redevelopment or rehabilitation of the Area.

(e) That the benefits described in the Statement of Benefits can reasonably be expected to result from the proposed Project and the redevelopment or rehabilitation of the Area.

(f) That the totality of benefits from the proposed Phase 1 Project and the redevelopment or rehabilitation of the Area therefrom is sufficient to justify a 7-year real property tax deduction period with respect to the real property comprising the Phase 1 Project.

(g) That the totality of benefits from the proposed Phase 2 Project and the redevelopment or rehabilitation of the Area therefrom is sufficient to justify a 7-year real property tax deduction period with respect to the real property comprising the Phase 2 Project.

(h) That the deduction schedule factors described in the Declaratory Resolution in connection with each phase of the Project justify granting the deduction schedules for the Area under I.C. 6-1.1-12.1-17 as specified herein.

4. Based on the information in the Statement of Benefits and the foregoing findings, the Council, pursuant to Indiana Code 6-1.1-12.1, hereby approves and allows the Applicant real property tax deductions for (a) seven (7) years with respect to the real property comprising the Phase 1 Project located in the Area, as set forth in Section 5 of the Project, subject to the conditions described herein, and (b) seven (7) years with respect to the real property comprising the Phase 2 Project located in the Area, as set forth in Section 6 of the Project, subject to the conditions described herein.

5. Subject to: (i) the commencement and completion of the Phase 1 Project in accordance with the dates specified herein; and (ii) the completion of the Phase 1 Project in accordance with the final site plan approved by the City; the Applicant is entitled to real property tax deductions for the proposed redevelopment or rehabilitation of real property comprising the Phase 1 Project located in the Area for a period of seven (7) years as allowed in I.C. 6-1.1-12.1-4 (as in effect on the date hereof), in accordance with the following abatement schedule, hereby adopted pursuant to I.C. 6-1.1-12.1-17 (as in effect on the date hereof):

Year of Deduction	Percentage of Deduction
1	100%
2	86%
3	72%
4	58%
5	44%
6	30%
7	16%

6. Subject to: (i) the completion of the Phase 1 Project in accordance with the final site plan approved by the City; (ii) the commencement and completion of the Phase 2 Project in accordance with the dates specified herein; and (iii) the completion of the Phase 2 Project in accordance with the final site plan approved by the City; the Applicant is entitled to real property tax deductions for the proposed redevelopment or rehabilitation of real property comprising the Phase 2 Project located in the Area for a period of seven (7) years as allowed in I.C. 6-1.1-12.1-4 (as in effect on the date hereof), in accordance with the following abatement schedule, hereby adopted pursuant to I.C. 6-1.1-12.1-17 (as in effect on the date hereof):

Year of Deduction	Percentage of Deduction
1	100%
2	86%
3	72%
4	58%
5	44%
6	30%
7	16%

7. For the avoidance of doubt, it is hereby recited and memorialized that the Applicant's commitments to (i) commence and complete the Phase 1 Project and the Phase 2 Project in accordance with the dates specified herein and (ii) construct the site improvements described herein, are the essential basis upon which the Council has agreed to provide the tax deductions to be granted hereby. Therefore, it is hereby acknowledged and understood that the Applicant's failure either to complete the Project within the scope presented to the City, or to commence and complete the phases of the Project by the dates specified herein, shall be considered a material breach of the Applicant's commitments, and the Council may take any and all such actions described in the Act to terminate the Applicant's real property tax deductions granted hereby.

8. The Council hereby confirms the Declaratory Resolution, and the actions set forth in this Resolution are final, except for the limited rights of appeal provided under Indiana Code § 6-1.1-12.1-2.5.

9. Each of the Mayor and the Clerk-Treasurer is hereby authorized to make all filings necessary or desirable and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.

10. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor as 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-____ 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-____
this ____ day of _____, 2025.

Scott A. Willis, Mayor

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

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

EXHIBIT A

Description of Parcels in the Area

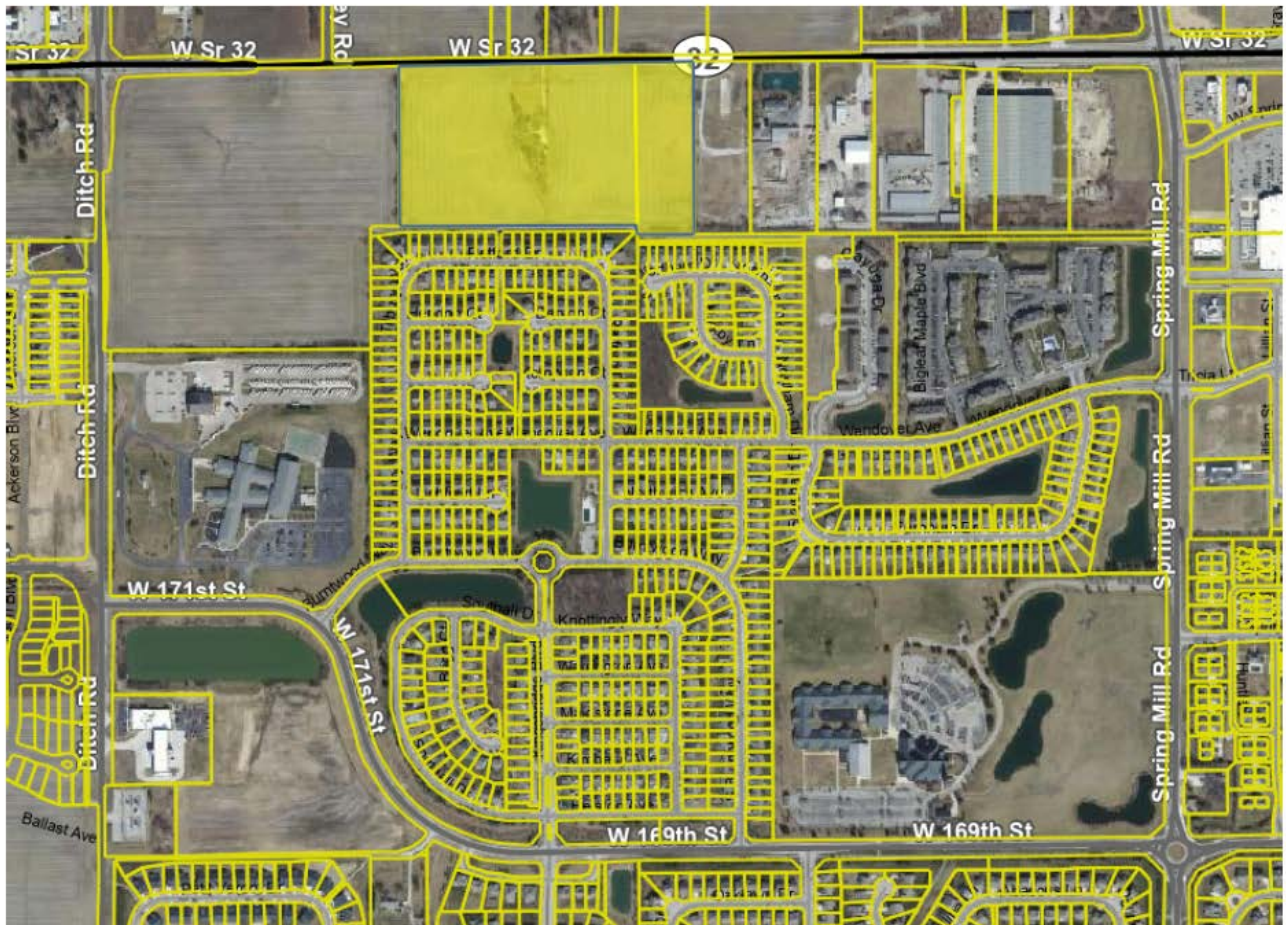
New ERA	Eagletown ERA
08-09-03-00-00-003.000	
08-09-03-00-00-004.000	

EXHIBIT B

Map of Area

Eagletown - ERA

 = New Eagletown ERA



Eagletown - ERA Area Closeup

 = New Eagletown ERA



EXHIBIT C

Phase 1 Statement of Benefits



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-7

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer i3 Investors, LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 1075 Broad Ripple Ave, Suite 309, Indianapolis, Indiana 46220		
Name of contact person Ryan Hahn	Telephone number (317) 721-6720	E-mail address rhahn@i3investors.com

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body City of Westfield - City Council		Resolution number
Location of property approximately 947 W. SR 32, Westfield, IN 46074	County Hamilton	DLGF taxing district number 29-0644
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Trailside Business Center - Building One - Proposed project consists of a multi-tenant flex office/ industrial building of approximately 70,500sf in gross floor area constructed on a speculative basis.		Estimated start date (month, day, year) 4/1/2026
		Estimated completion date (month, day, year) 4/1/2027

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number 0.00	Salaries 0.00	Number Retained 0.00	Salaries 0.00	Number Additional 35-70 (est)	Salaries >\$2,100,000 (est)
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SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		\$210,800
Plus estimated values of proposed project		
Less values of any property being replaced		
Net estimated values upon completion of project		

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

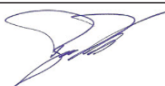
Estimated solid waste converted (pounds) N/A	Estimated hazardous waste converted (pounds) N/A
---	---

Other benefits
The project includes overall ancillary improvements associated with development of the business park, including enhancement of the adjacent public trail system, extension of public utilities to the property and traffic improvements to State Road 32.

SECTION 6

TAXPAYER CERTIFICATION

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

Signature of authorized representative 	Date signed (month, day, year) June 11, 2025
Printed name of authorized representative Ryan Hahn	Title Vice President - Development

Digitally signed by Ryan Hahn
DN: cn=Ryan Hahn, c=US, o=i3 Investors, LLC, email=ryan@i3investors.com
Location: 3209 W. Smith Valley Road, Suite #239, Greenwood, IN 46142
Date: 2025.06.11 14:27:26 -0400

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (*see below*). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (*specify*) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-7

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer i3 Investors, LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 1075 Broad Ripple Ave, Suite 309, Indianapolis, Indiana 46220		
Name of contact person Ryan Hahn	Telephone number (317) 721-6720	E-mail address rhahn@i3investors.com

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body City of Westfield - City Council		Resolution number
Location of property approximately 947 W. SR 32, Westfield, IN 46074	County Hamilton	DLGF taxing district number 29-0644
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Trailside Business Center - Building Two - Proposed project consists of a multi-tenant flex office/ industrial building of approximately 75,200sf in gross floor area constructed on a speculative basis.		Estimated start date (month, day, year) 4/1/2026
		Estimated completion date (month, day, year) 12/31/2027

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number 0.00	Salaries 0.00	Number Retained 0.00	Salaries 0.00	Number Additional 38-75 (est)	Salaries >\$2,250,000 (est)
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SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		\$210,800
Plus estimated values of proposed project		
Less values of any property being replaced		
Net estimated values upon completion of project		

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) N/A	Estimated hazardous waste converted (pounds) N/A
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Other benefits
The project includes overall ancillary improvements associated with development of the business park, including enhancement of the adjacent public trail system, extension of public utilities to the property and traffic improvements to State Road 32.

SECTION 6

TAXPAYER CERTIFICATION

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

Signature of authorized representative 	Date signed (month, day, year) June 11, 2025
Printed name of authorized representative Ryan Hahn	Title Vice President - Development

Digitally signed by Ryan Hahn
DN: cn=Ryan Hahn, c=US, o=i3 Investors, LLC, email=ryan@i3investors.com
Location: 3209 W. Smith Valley Road, Suite #239, Greenwood, IN 46142
Date: 2025.06.11 14:28:54 -04'00'

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to \$ _____.

D. Other limitations or conditions (specify) _____

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

EXHIBIT C

Phase 2 Statement of Benefits



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer i3 Investors, LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 1075 Broad Ripple Ave, Suite 309, Indianapolis, Indiana 46220		
Name of contact person Ryan Hahn	Telephone number (317) 721-6720	E-mail address rhahn@i3investors.com

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body City of Westfield - City Council		Resolution number
Location of property approximately 947 W. SR 32, Westfield, IN 46074	County Hamilton	DLGF taxing district number 29-0644
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Trailside Business Center - Building Three - Proposed project consists of a multi-tenant flex office/ industrial building of approximately 88,600sf in gross floor area constructed on a speculative basis.		Estimated start date (month, day, year) 4/1/2028
		Estimated completion date (month, day, year) 4/1/2029

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number 0.00	Salaries 0.00	Number Retained 0.00	Salaries 0.00	Number Additional 44-88 (est)	Salaries >\$2,650,000 (est)
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SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		\$210,800
Plus estimated values of proposed project		
Less values of any property being replaced		
Net estimated values upon completion of project		

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) N/A	Estimated hazardous waste converted (pounds) N/A
---	---

Other benefits
The project includes overall ancillary improvements associated with development of the business park, including enhancement of the adjacent public trail system, extension of public utilities to the property and traffic improvements to State Road 32.

SECTION 6

TAXPAYER CERTIFICATION

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

Signature of authorized representative 	Date signed (month, day, year) June 11, 2025
Printed name of authorized representative Ryan Hahn	Title Vice President - Development

Digitally signed by Ryan Hahn
DN: cn=Ryan Hahn, c=US, o=i3 Investors, LLC, email=ryan@i3investors.com
Location: 3208 W. Smith Valley Road, Suite #239, Greenwood, IN 46142
Date: 2025.06.11 14:28:07 -04'00'

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
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- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-7

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer i3 Investors, LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 1075 Broad Ripple Ave, Suite 309, Indianapolis, Indiana 46220		
Name of contact person Ryan Hahn	Telephone number (317) 721-6720	E-mail address rhahn@i3investors.com

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body City of Westfield - City Council		Resolution number
Location of property approximately 947 W. SR 32, Westfield, IN 46074	County Hamilton	DLGF taxing district number 29-0644
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Trailside Business Center - Building Four - Proposed project consists of a multi-tenant flex office/ industrial building of approximately 93,600sf in gross floor area constructed on a speculative basis.		Estimated start date (month, day, year) 4/1/2028
		Estimated completion date (month, day, year) 12/31/2029

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number 0.00	Salaries 0.00	Number Retained 0.00	Salaries 0.00	Number Additional 47-94 (est)	Salaries >\$2,820,000 (est)
-------------------------------	-------------------------	--------------------------------	-------------------------	---	--

SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		\$210,800
Plus estimated values of proposed project		
Less values of any property being replaced		
Net estimated values upon completion of project		

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) N/A	Estimated hazardous waste converted (pounds) N/A
---	---

Other benefits
The project includes overall ancillary improvements associated with development of the business park, including enhancement of the adjacent public trail system, extension of public utilities to the property and traffic improvements to State Road 32.

SECTION 6

TAXPAYER CERTIFICATION

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

Signature of authorized representative 	Digitally signed by Ryan Hahn DN: cn=Ryan Hahn, o=US, ou=i3 Investors, LLC, email=ryan@i3investors.com Location: 3029 W. Smith Valley Road, Suite #239, Greenwood, IN 46142 Date: 2025.06.11 14:26:36 -04'00'	Date signed (month, day, year) June 11, 2025
Printed name of authorized representative Ryan Hahn	Title Vice President - Development	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to \$ _____.

D. Other limitations or conditions (specify) _____

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

RESOLUTION 25-145

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA DECLARING INTEREST IN AND AUTHORIZING THE PURCHASE OF SPECIFIED LAND

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, Ind. Code § 36-1-10.5 *et seq.* authorizes the City, through its purchasing agent, to purchase land or structures;

WHEREAS, the City may purchase land only after compliance with various procedures, including the Council's passage of a Resolution expressing interest in purchasing specified land;

WHEREAS, the City, in the exercise of its functions and furtherance of its operations, desires to purchase specified land, currently owned by the Mary Ann White Revocable Living Trust dated October 8, 1996 and described generally as State Parcel No. 08-05-27-00-00-013.000; consisting of +/- 22.19 acres; commonly known as 1206 West 186th Street, Westfield, Indiana 46074 ("Property");

WHEREAS, the Council has determined that the Property is needed for public purposes and that the City's purchase of the Property is in the best interests of the citizens of the City; and

WHEREAS, the Council wishes to declare the interest that the City has in purchasing the Property, as required by Ind Code § 36-1-10.5-5, and authorize further action.

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 hereby declares interest in, and authorizes, the City's purchase of the Property described generally as State Parcel No. 08-05-27-00-00-013.000;

consisting of +/- 22.19 acres; commonly known as 1206 West 186th Street, Westfield, Indiana 46074.

Section 3. The Council further authorizes the City, including its purchasing agents, Mayor, consultants, and legal counsel, to take all necessary and appropriate action to purchase the Property, including but not limited to, negotiating, purchasing, obtaining appraisals, surveys, environmental, and other property reports, entering into assignment of, assuming, paying the purchase price, engaging brokers, subdividing existing parcels, conducting due diligence, executing documents, paying closing costs, paying crop damage, and performing such other matters as may be appropriate in furtherance of the purchase of the Property, provided that such actions and costs are reasonably and appropriately within the scope of applicable funding and attempting wherever proper to conserve taxpayer funds. Such actions shall be subject to the terms and conditions of a negotiated purchase and sale agreement. Purchase of the Property shall be undertaken in accordance with applicable laws, including but not limited to Ind. Code § 36-1-10.5 *et seq.*

Section 4. 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

Voting For

Voting Against

Abstain

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 25-145 was delivered to the Mayor of Westfield on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby
APPROVE RESOLUTION 25-145

this _____ day of _____,
2025.

Scott A. Willis, Mayor

I hereby
VETO RESOLUTION 25-145

this _____ day of _____,
2025.

Scott A. Willis, Mayor

This document was prepared by Kaitlin Glazier, City of Westfield, 2728 East 171st Street, Westfield, IN 46074.

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

ORDINANCE 25-44

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

WHEREAS, the Westfield City Council (the “Council”) has the authority and desires to annex lands into the municipality as defined by Indiana Code 36-4-3; and,

WHEREAS, one hundred percent (100%) of the owners of the parcels proposed for annexation as identified in **Exhibit A** and **Exhibit B** (the “Annexation Area”) have filed a petition with the Council; and,

WHEREAS, the Council has conducted a public hearing on July 28, 2025 as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 25-140); and,

WHEREAS, the Annexation Area meets the contiguity requirements of Indiana Code 36-4-3-1.5; and,

WHEREAS, the Council now finds that the statutory criteria for annexation have been met; and,

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-515 OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:

Section 1. The Annexation Area, generally located on the north side of State Road 38, and adjacent to the existing corporate limits along Southwestern boundary of the parcels, is hereby annexed to and declared to be a part of the City.

Section 2. The Annexation Area is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the annexation area per Indiana Code 36-4-3-2.5.

Section 3. The Annexation Area is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this Ordinance.

Section 4. This Ordinance shall be in full force and effect upon its passage by the Council, its publication, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF AUGUST, 2025.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-44** was delivered to the Mayor of Westfield
on the _____ day of August, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-44

this _____ day of August, 2025.

Scott A. Willis, Mayor

I hereby VETO Ordinance 25-44

this _____ day of August,
2025.

Scott A. Willis, Mayor

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: Ryan Collingwood

Prepared by: Ryan Collingwood, Associate Planner
City of Westfield Community Development Department
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A

Annexation Area

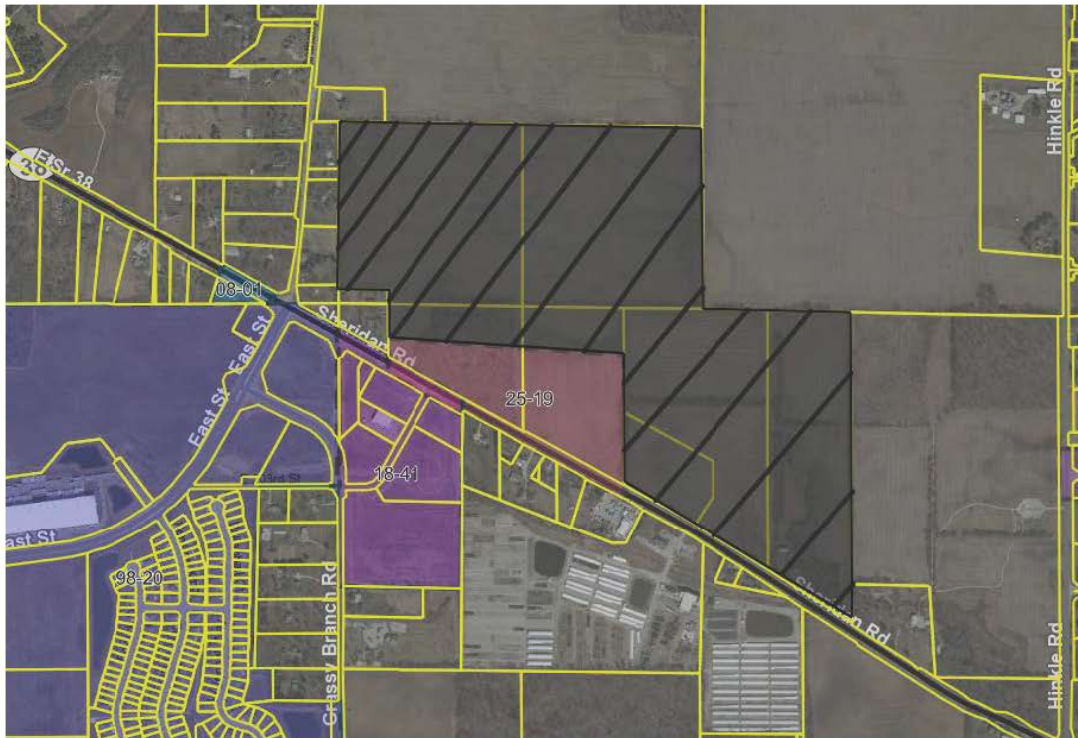


EXHIBIT LEGEND

	ANNEXATION AREA		PARCELS
	EXISTING CITY LIMITS		STREETS

Not To Scale

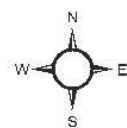


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes portions of seven (7) parcels of land:

LAND DESCRIPTION

A part of the Southwest Quarter of Section 17, and a part of the Northwest Quarter of Section 20, both being in Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the South half of the Southwest Quarter of said Section 17; thence South 88 degrees 39 minutes 34 seconds East, along the North line of said South Half 2,666.11 feet to the East line of said Southwest Quarter; thence South 00 degrees 21 minutes 20 seconds West 1327.71 feet along said East line to the Southeast corner of said Southwest Quarter; thence South 88 degrees 26 minutes 52 seconds East 1083.99 feet along the North line of the Northeast Quarter in said Section 20 ; thence South 00 degrees 07 minute 42 seconds West 2278.22 feet to the North right of way of State Road 38 per INDOT Project STP-5229 (008); thence along said right of way the following three (3) courses: 1) North 56 degrees 59 minutes 24 seconds West 1031.18 feet; 2) 603.22 feet along an arc to the left having a radius of 8732.36 feet and subtended by a chord bearing North 58 degrees 58 minutes 08 seconds West 603.10 feet; 3) North 60 degrees 56 minutes 52 seconds West 318.82 feet; thence North 00 degrees 02 minutes 56 seconds East 947.86 feet; thence North 85 degrees 27 minutes 06 seconds West 1728.65 feet to the east line of the land described in Instrument 2019025668 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 24 minutes 08 seconds East 346.11 feet along said east line to the north line of said tract; thence North 88 degrees 19 minutes 29 seconds West 361.22 feet along said north line to the west line of the Southwest Quarter of said Section 17; thence North 00 degrees 15 minutes 44 seconds East 1228.55 feet along said west line to the Point of Beginning; containing 159.75 acres, more or less.

Annexation Area

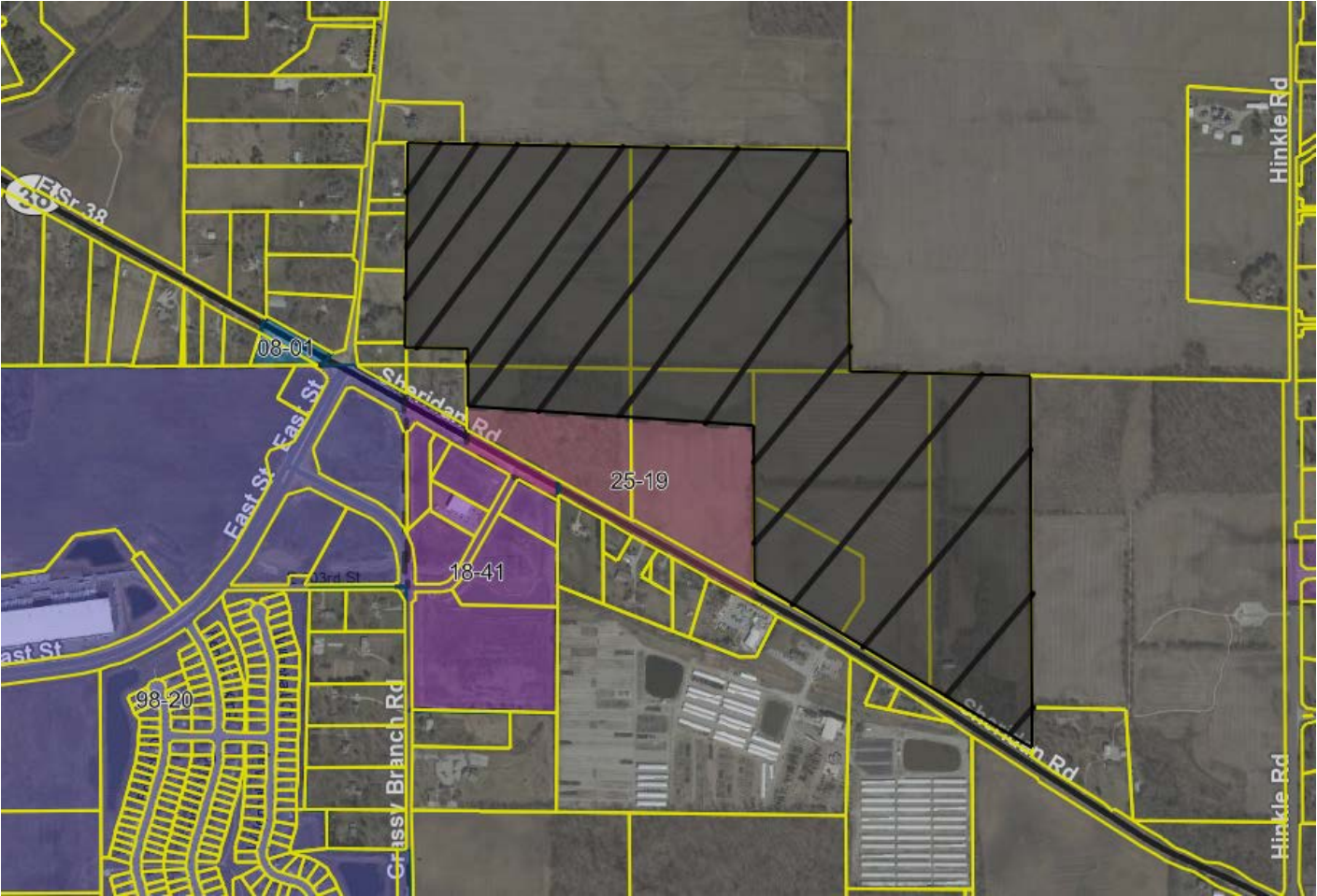


EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

ORDINANCE NUMBER 25-45

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

“Chatham Hills PUD District – Amendment X”

This is a Planned Unit Development District Ordinance (to be known as the "**Chatham Hills PUD District – Amendment X**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "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, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 13-24, Chatham Hills Planned Unit Development Ordinance on January 23, 2014 amended by (i) Ordinance 15-28, enacted by the Common Council on October 12, 2015; (ii) Ordinance 16-46, enacted by the Common Council on December 12, 2016; (iii) Ordinance 17-24, enacted by the Common Council on September 11, 2017; (iv) Ordinance 18-51, enacted by the Common Council on February 11, 2019; (v) Ordinance 19-11, enacted by the Common Council on June 10, 2019; (vi) Ordinance 19-51, enacted by the Common Council on November 11, 2019; (vii) Ordinance 22-07, enacted by the Common Council on May 9, 2022; (viii) Ordinance 22-15, enacted by the Common Council on June 13, 2022 (collectively, the "**Chatham Hills PUD**");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2508-PUD-16**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate"); and graphically depicted in **Exhibit B** attached hereto (the "Concept Plan");

WHEREAS, the Commission forwarded **Petition No. 2508-PUD-16** to the Common Council with a _____ recommendation (**-**) 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 the Common Council on _____, 2025;

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 Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the Chatham Hills Planned Unit Development District (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Chatham Hills Planned Unit Development, 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 or the Chatham Hills Planned Unit Development.
- 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 Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. District Area Assignment. The Real Estate is hereby assigned to District I: Residential District of Ordinance 13-24 (the “Assigned Area”). The standards of the Chatham Hills Planned Unit Development applicable to the Assigned Area shall apply to the Development of the Real Estate unless otherwise modified by this Ordinance.

Section 3. Concept Plan. The Concept Plan (Conceptual Plan), attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan and Section 5 of the Chatham Hills PUD.

- 3.1 The Real Estate may be divided into a maximum of four (4) lots.
- 3.2 Development of the Lots shall be regulated as set forth in this Ordinance.
- 3.3 Accessory Buildings shall be permitted and constructed in accordance with the applicable standards of the UDO and shall match the architectural style of the dwelling on the Lot.

Section 4. Permitted Uses. The permitted uses shall be as set forth in Section 7 of the Chatham Hills PUD.

Section 5. Bulk and Density Standards. The standards of Section 9 of the Chatham Hills

PUD, shall not apply to the development of the Real Estate, rather the following shall apply.

5.1 Single family detached residential requirements:

Standard	
Minimum Lot Area	90,000 square feet
Minimum Lot Frontage	None, provided access to a street is provided.
*Minimum Building Setbacks	
Front Yard (south perimeter of Real Estate)	20'
Front Yard (State Road 38 frontage)	25'
Side Yard (between lots)	10'
Side Yard (perimeter of Real Estate)	20'
Rear Yard	20'
Minimum Lot Width	80'
Maximum Building Height	45'
Minimum Living Area (Total)	2,000sqft

*As illustrated on the Detailed Development Plan.

Section 6. Landscaping and Screening. Section 11 of the Chatham Hills PUD shall apply, except as otherwise modified below.

- A. External Street Frontage Landscaping (Road Frontage Standards in Section 11.3 of the Chatham Hills PUD): Article 6.8(M) shall not apply to the Real Estate.
- B. Buffer Yards (Section 11.4 of the Chatham Hills PUD): Article 6.8(N) Buffer Yard Requirements and shall not apply to the Real Estate.

Section 7. Open Space and Amenity Standards. The standards of Section 12 of the Chatham Hills PUD shall apply, except as otherwise modified below.

- A. Section 12.2 of the Chatham Hills PUDs shall not apply to the real estate.

Section 8. **Pedestrian and Bicycle Connectivity.** The standards of Section 15 of the Chatham Hills PUD shall apply, except as otherwise modified below.

- A. Pedestrian Network Standards: Sidewalks and trails shall be installed as generally depicted on **Exhibit B.**

Section 9. **Single Family Architectural Design Standards.** The standards of Section 16 of the Chatham Hills PUD shall apply.

Section 10. **Fence Standards.** Section 19 of the Chatham Hills PUD shall apply, except as otherwise modified below.

- A. There shall be no restriction on location and linear feet of fence provided the style is similar to fence styles currently approved and existing within Chatham Hills.
- B. A private gate(s) shall be permitted on the Real Estate.

Section 11. **Infrastructure Standards.** Section 20 of the Chatham Hills PUD shall apply, except as otherwise modified below.

- A. One individual residential driveway access shall be permitted on State Road 38.

Section 12. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 13. **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.

Section 14. **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 intentionally left blank, signature page follows]

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-45** was delivered to the Mayor of Westfield

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

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-45

this _____ day of _____, 2025.

Scott A. Willis, Mayor

I hereby VETO Ordinance 25-45

this _____ day of _____, 2025.

Scott A. Willis, Mayor

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: Jon C. Dobosiewicz

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 11350 N. Meridian St., Suite 320, Carmel, IN 46032 (317) 844-0106.

Chatham Hills PUD Amend X - 4 071125

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

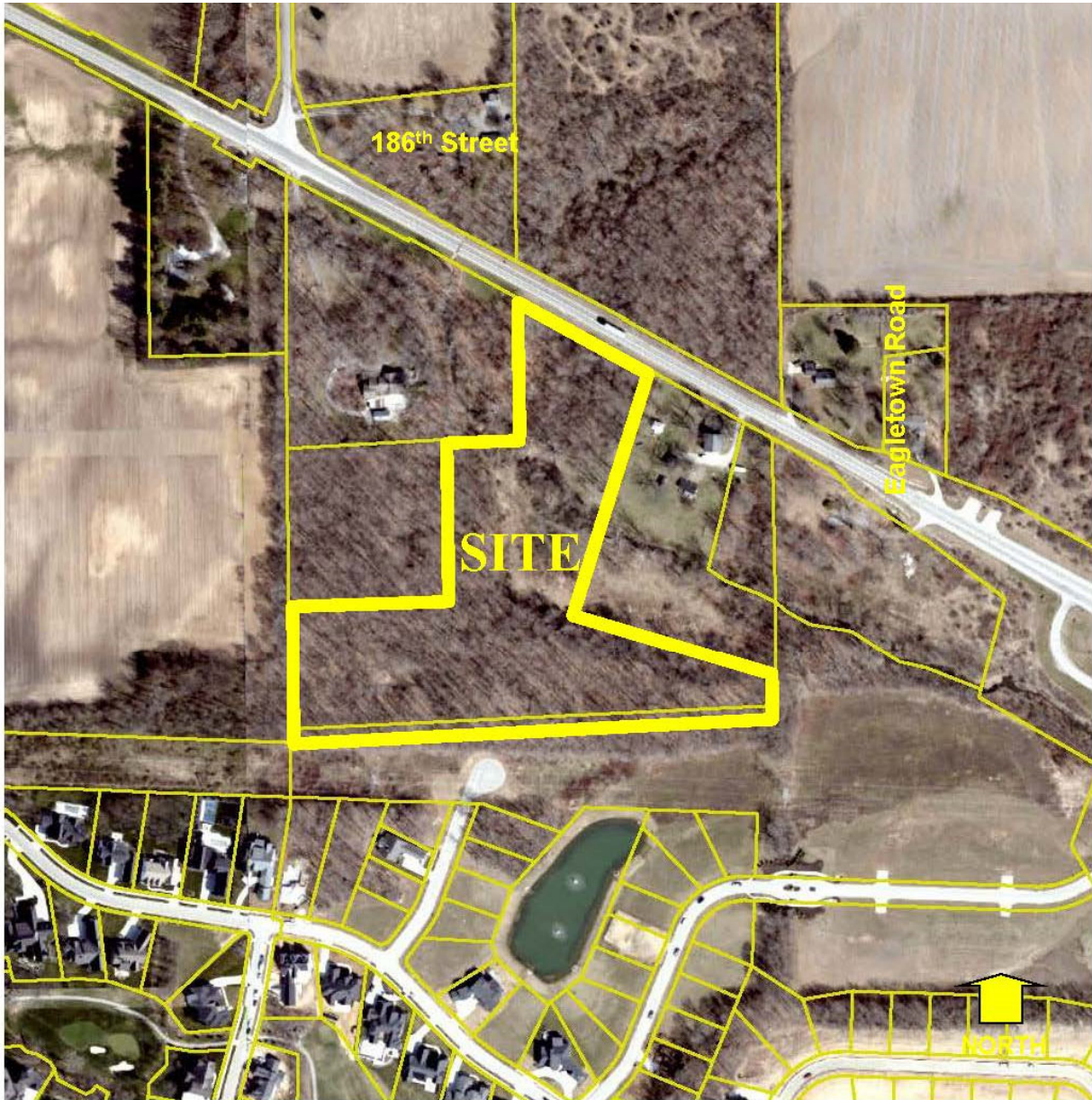
EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A part of the Northeast Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of Block 1 of Chatham Hills – Section 7A as recorded as Instrument Number 2021011797 in Plat Cabinet 6, Slide 58 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 12 minutes 16 seconds East (basis of bearings is Indiana State Plane, East Zone, Grid Bearing) along the West line of the Northwest Quarter 317.14 feet; thence North 87 degrees 56 minutes 44 seconds East 361.50 feet; thence North 00 degrees 12 minutes 16 seconds East 361.81 feet; thence North 87 degrees 53 minutes 50 seconds East 166.44 feet; thence North 00 degrees 12 minutes 16 seconds East 362.91 feet; thence South 60 degrees 57 minutes 20 seconds East 379.77 feet; thence South 18 degrees 16 minutes 30 seconds West 618.09 feet; thence South 73 degrees 00 minutes 42 seconds East 266.09 feet; thence South 70 degrees 45 minutes 10 seconds East 120.39 feet; thence South 71 degrees 24 minutes 39 seconds East 95.26 feet; thence South 00 degrees 12 minutes 16 seconds West 97.99 feet to the North boundary of said Chatham Hills Section 7A; thence South 87 degrees 46 minutes 26 seconds West along the said North line 1128.44 feet to the POINT OF BEGINNING, containing 11.895 acres, more or less.

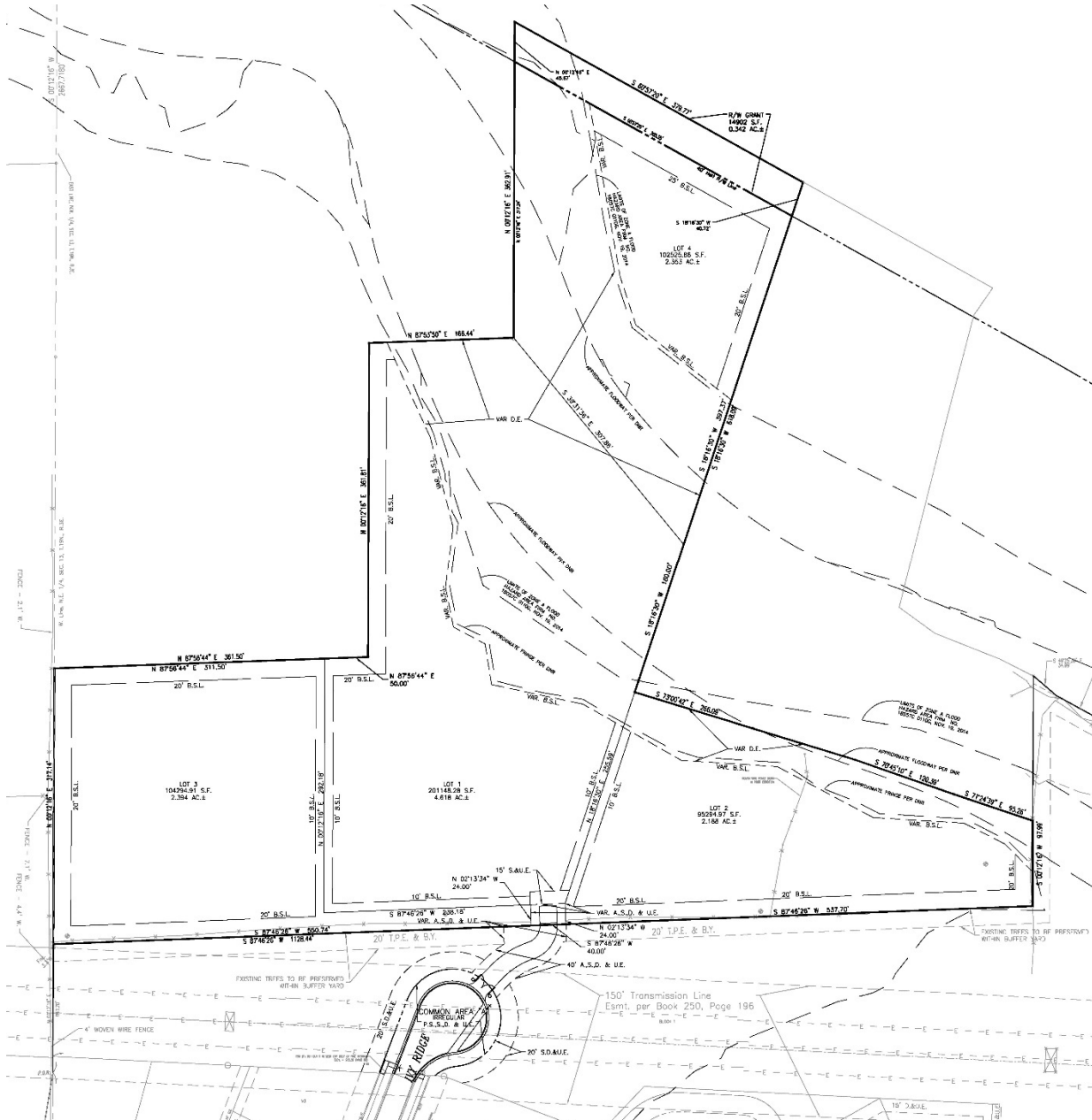
EXHIBIT A

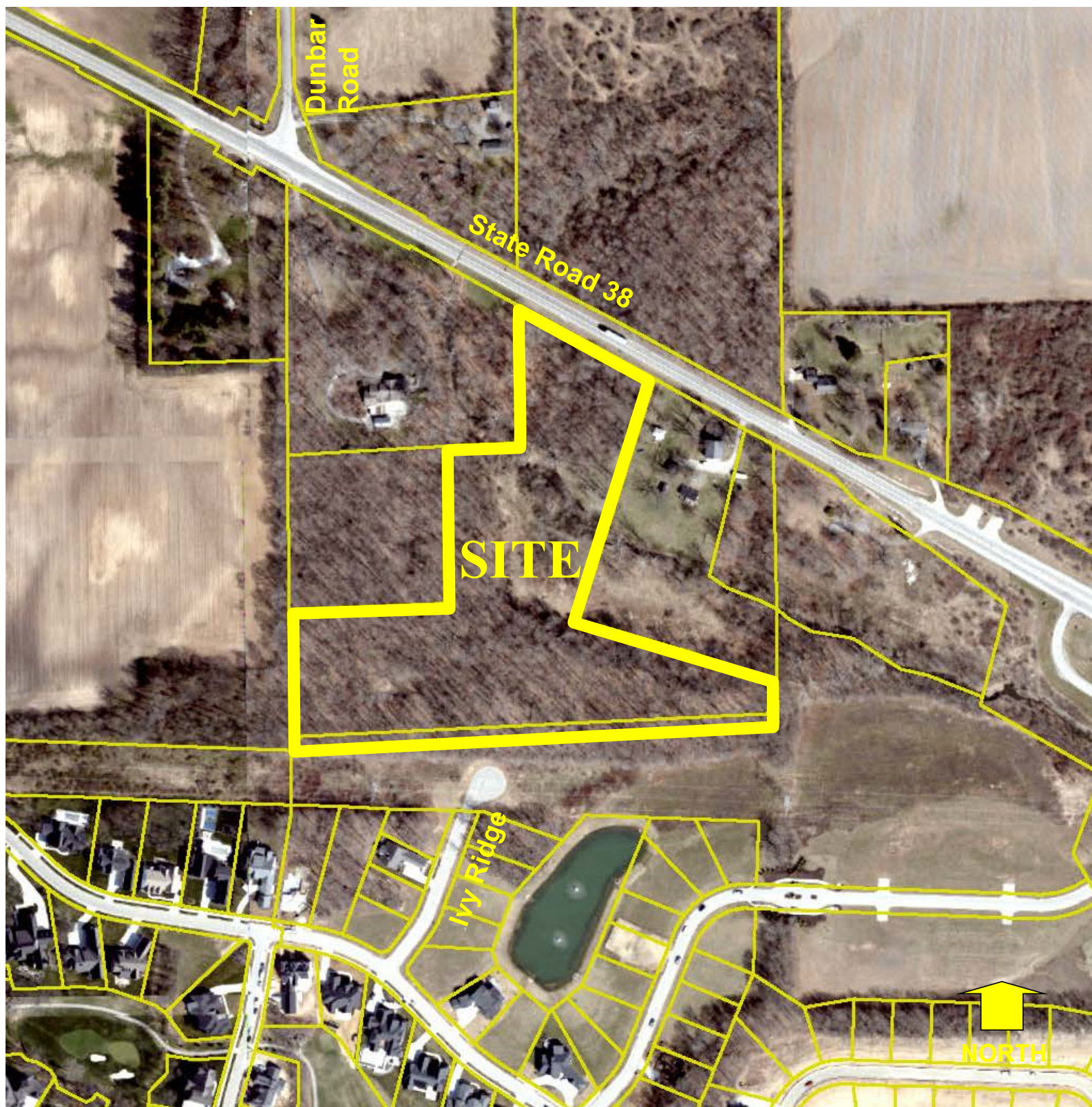
REAL ESTATE
(Page 2 of 2)



Ivy Ridge Preserve
Site Location Map

EXHIBIT B **CONCEPT PLAN** (Page 1 of 1)





**Ivy Ridge Preserve
Site Location Map**

ORDINANCE NUMBER 25-46

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE
TEXT OF THE LANTERN COMMONS PLANNED UNIT DEVELOPMENT BEING THAT
OF ORDOINACE 19-21 AND TITEL 16 – LAND USE CONTROLS**

“Lantern Commons PUD Amendment 2”

This amendment to a Planned Unit Development District Ordinance (the “**Amendment**”), known as the LANTERN COMMONS PLANNED UNIT DEVELOPMENT (Ordinance 21-04, the “**Lantern Commons Ordinance**”), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “**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, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. 2508-PUD-17), filed with the Commission requesting an amendment to Ordinance 21-04, enacted by the Common Council of the City of Westfield (the “**Council**”) on April 12, 2021;

WHEREAS, the Amendment pertains to the subject real estate located on the northwest corner of 161st Street and Westfield Boulevard, and more particularly identified as Lot 2 of the Lantern Commons Block C Subdivision, a legal subdivision recorded as Instrument No. 2024014481 in the Office of the Recorder, Hamilton County, Indiana on April 26, 2024 (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. 2508-PUD-17 to the Council with a favorable recommendation (Vote: __ in favor, __ opposed) 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 the Council on _____, 2025;

WHEREAS, the 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 Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Lantern Commons Ordinance is hereby amended for the Real Estate. In all other respects, the Lantern Commons Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Lantern Commons Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Amendment and any exhibits attached hereto, and (ii) the Lantern Commons Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Real estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO 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 Amendment.

Section 2. Concept Plan. Development of the Real Estate shall be regulated as set forth in this Amendment.

- 2.1 The concept plans, attached hereto as Exhibit A (the “**Concept Plan**”), are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 3. Permitted Uses.

- 3.1 Multi-Family Dwellings shall be permitted on the Real Estate in substantial compliance with the architectural character exhibits attached hereto as Exhibit B (the “**Architectural Character Exhibits**”).
- 3.2 Drive-thru facilities shall not be permitted on the Real Estate.

Section 4. General Regulations. The standards of Section 6 of the Lantern Commons Ordinance, as applicable to Area C of the Lantern Commons PUD, shall apply to the development of the Real Estate, except as otherwise modified below.

- 4.1 Section 6.1(A)(3) of the Lantern Commons Ordinance shall not apply. Building setbacks shall be permitted in substantial compliance with those depicted in the Concept Plan. Trash enclosures shall be constructed in substantial compliance with the depictions attached hereto as Exhibit C (the “**Enclosure Exhibit**”).

- 4.2 Section 6.1(B)(3) of the Lantern Commons Ordinance is amended to permit building heights in substantial compliance with those indicated in the Architectural Character Exhibits.

Section 5. Overlay District. The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO shall not apply to Area C. Instead, the Buildings on the Real Estate shall be constructed in substantial compliance with the Architectural Character Exhibits.

Section 6. Development Standards. The standards of Section 8 of the Lantern Commons Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 6.1 Accessory Buildings: Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be amended to permit an enclosure to be located within the Established Front Yard along 161st Street on the Real Estate. Enclosures on the Real Estate shall be permitted in substantial compliance with the Concept Plan and the Enclosure Exhibit.

6.2 Architectural Standards:

- A. Section 8.2(B)(3) of the Lantern Commons Ordinance is hereby replaced and restated as follows for the Real Estate: The Buildings on the Real Estate shall be constructed in substantial compliance with the Architectural Requirements.
- B. Article 6.3(E) of the UDO shall not apply to the Real Estate. Instead, the Buildings on the Real Estate shall be constructed in substantial compliance with the Architectural Requirements.

- 6.3 Parking. Section 8.3 of the Lantern Commons PUD is hereby amended to permit Parking Space requirements for the mixed uses on the Real Estate to be determined by the Director, based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

- 6.4. Landscaping Standards. The standards of Article 6.8 of UDO shall apply to the development of the Real Estate, except as otherwise modified below.

- A. Minimum Lot Landscaping Requirements. Article 6.8(K) of the UDO shall not be applicable to the Real Estate. Instead, the Real Estate shall be developed in substantial compliance with the Concept Plan and in compliance with Article 6.8(O) of the UDO.
- B. Foundation Plantings. Article 6.8(L) of the UDO shall not be applicable to the Real Estate in order to accommodate plazas and pedestrian ways. Instead, planting

beds and planters shall be utilized to accomplish the intent of Article 6.8(L) as determined by the Director at the time of Detailed Development Plan review.

- C. External Street Frontage Landscaping Requirements. Article 6.8(M) of the UDO shall not be applicable to the Real Estate. Instead, the Real Estate shall be developed in substantial compliance with the Concept Plan and in compliance with Article 6.8(O) of the UDO.
- D. Buffer Yard Requirements. Article 6.8(N) of the UDO shall not be applicable to the Real Estate. Instead, the Real Estate shall be developed in substantial compliance with the Concept Plan and in compliance with Article 6.8(O) of the UDO.
- E. Parking Area Landscaping. For the purposes of applying Section 8.4 of the Lantern Commons PUD to the Real Estate, the Real Estate shall not be considered a “Multi-Family use”. Perimeter Parking Area Landscaping shall not be required along the west property line of the Real Estate.

- 6.5 Open Space and Amenity Standards. Article 8.6 of the UDO and Section 8.5 of the Lantern Commons PUD shall not apply to Area C. Instead, open space and amenities shall be provided on the Real Estate in substantial compliance with the depictions in the Concept Plan and the descriptions attached hereto as Exhibit D (the “**Amenities**”). Minor modifications may be made to the Amenities consistent with the intent set forth in Exhibit D, as determined by the Director at the time of Detailed Development Plan review.

Section 7. 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.

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

WESTFIELD CITY 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 **ORDINANCE 25-46** was delivered to the Mayor of Westfield on the ____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk Treasurer

I hereby APPROVE **ORDINANCE 25-46**

this _____ day of _____, 2025.

I hereby VETO **ORDINANCE 25-46**

this _____ day of _____, 2025.

Scott Willis, Mayor

Scott Willis, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

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: Matthew S. Skelton.

Exhibit A

“Concept Plan”

The Concept Plan appears on the following page of this exhibit.

DOG PARK

MIXED-USE BUILDING

PLAZAS

MIXED-USE BUILDING

PLAZA

RESTAURANT

161ST ST

UNION ST

Scale 1" = 80'-0"

North

Exhibit B

“Architectural Character Exhibits”

The Architectural Character Exhibits appear on the following fifteen (15) pages of this exhibit.









View 4 5

JULY 21, 2025



View 5 6

JULY 21, 2025







View 8 9

JULY 21, 2025



View 9 10

JULY 21, 2025

Roofing



Asphalt Shingles

Siding



Lap Siding
8" Exposure

BoxRib Siding

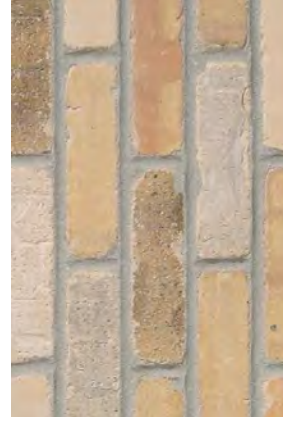


MASONRY



Cast Stone Accents

Modular Brick
General Shale - Silverstone Velour



Modular Brick
Blond, tumbled

Exterior Legend

M1	Medium Brick
M2	Medium Brick
C1	Dark Slate
P1	Medium Brick
P2	Medium Brick
B1	Medium Brick
B2	Medium Brick
R1	Medium Brick

Superior materials are specified in detail and suggested for reference.
 Exterior materials to be verified in field with a water-tight metal connection.

WESTFIELD

MIXED-USE

WESTFIELD, INDIANA

317.9.07522

317.9.07522

CONCEPTUAL

DESIGN

JULY 15, 2025

C_24068

BUILDING A -

EXTERIOR

ELEVATIONS

A-A201



02

BUILDING A

NORTH ELEVATION

SCALE 3/32" = 1'-0"



01

BUILDING A

SOUTH ELEVATION

SCALE 3/32" = 1'-0"

Exterior Legend	
M1	Medium Brick Running Bond Dark Brown
M2	Medium Brick Running Bond Dark Brown
C1	Dark Stone Split
P1	Medium Brick Running Bond Dark Brown
P2	Medium Brick Running Bond Dark Brown
B1	Flat Concrete Light Gray Non-Reflective
B2	Flat Concrete Vertical Fines Light Gray Non-Reflective
R1	Asphalt Road Bridge Dark Gray Non-Reflective

Exterior materials are specified in detail & exterior materials to be verified in field with a water mark and color.



02 BUILDING A
WEST ELEVATION
SCALE 3/32" = 1'-0"

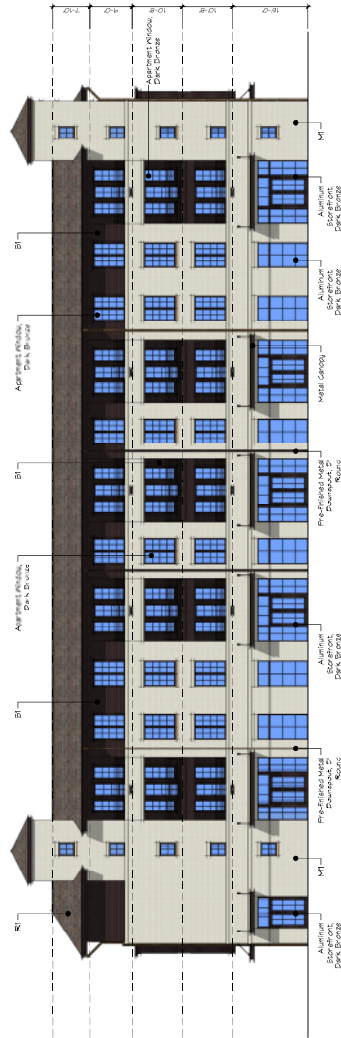


01 BUILDING A
EAST ELEVATION
SCALE 3/32" = 1'-0"

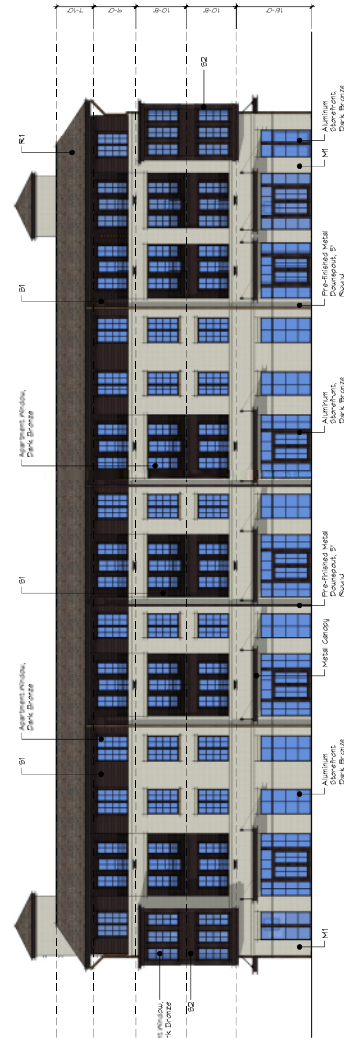
Exterior Legend

M1	Medium Brick Running Bond Dark Bronze
M2	Medium Brick Running Bond Dark Bronze
G1	Dark Stone Split
P1	Medium Stone Running Bond Dark Bronze
P2	Medium Stone Running Bond Dark Bronze
B1	Flat Concrete Light Gray Non-Reflective
B2	Flat Concrete Vertical Fines Light Gray Non-Reflective
R1	Asphalt Road Bridge Dark Gray Non-Reflective

Exterior materials are indicated in blue &
and applied to the building.
Exterior materials to be verified in field
with a color-matched material.

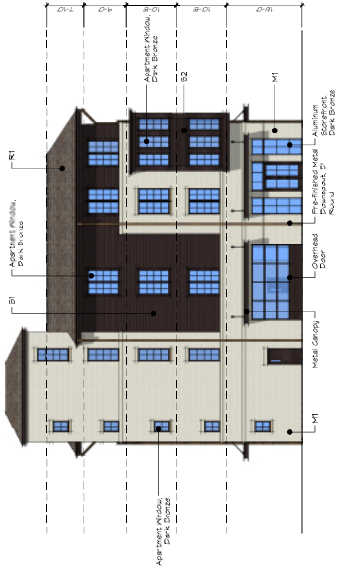


02 | BUILDING B
SOUTHWEST ELEVATION
| SCALE 3/32" = 1'-0"



01 | BUILDING B
NORTHEAST ELEVATION
| SCALE 3/32" = 1'-0"

Exterior Legend	
M1	Modular Brick Running Bond Dark Brown Size 8x4x8x8 Grout: Dark Brown
M2	Modular Brick Running Bond Dark Brown Size 8x4x8x8 Grout: Dark Brown
G1	Dark Stone Grout: Dark Brown
P1	Modular Brick Running Bond Dark Brown Size 8x4x8x8 Grout: Dark Brown
P2	Modular Brick Running Bond Dark Brown Size 8x4x8x8 Grout: Dark Brown
B1	Flat Concrete Light Gray Non-Slip Non-Slip
B2	Flat Concrete Vertical Fins Light Gray Non-Slip
R1	Asphalt Road Bridge Dark Gray Non-Slip Non-Slip
Exterior materials are specified in detail and subject to change. Exterior materials to be verified in field with a walk-through inspection.	



02 | BUILDING B
SOUTHEAST ELEVATION
| SCALE 3/32" = 1'-0"



01 | BUILDING B
NORTHWEST ELEVATION
| SCALE 3/32" = 1'-0"

WESTFIELD
MIXED-USE

WESTFIELD, INDIANA

NO. 1234567890 DATE 1/24/2024

CONCEPTUAL
DESIGN
JULY 15, 2025
C_24068

BUILDING B -
EXTERIOR
ELEVATIONS

B-A202

Exterior Legend

V1	Vertical Groove Solid Bronze Steel Dark Bronze
V2	Vertical Groove Solid Bronze Steel Dark Bronze
G1	Dark Stone Dark Bronze
P1	Medium Stone Dark Bronze Dark Bronze
P2	Medium Stone Dark Bronze Dark Bronze
B1	Fluted Bronze Dark Bronze Dark Bronze
E1	Fluted Bronze Dark Bronze Dark Bronze
R1	Fluted Bronze Dark Bronze Dark Bronze

Exterior materials are specified in detail &
building materials to be verified building
with an approved material sample.

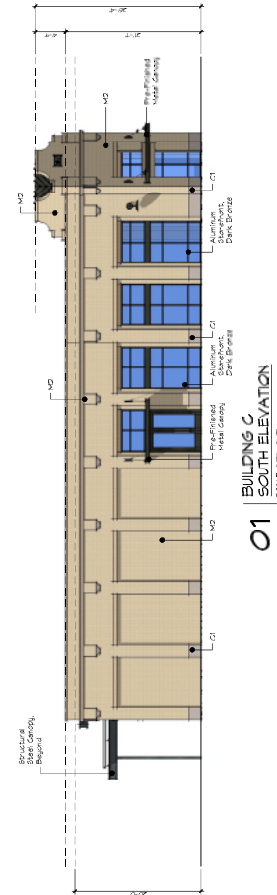
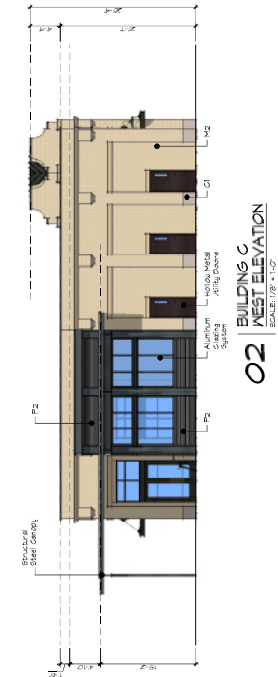
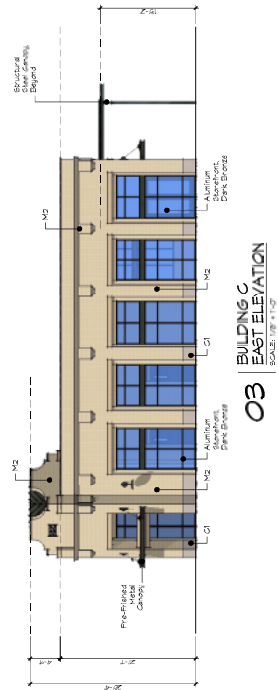
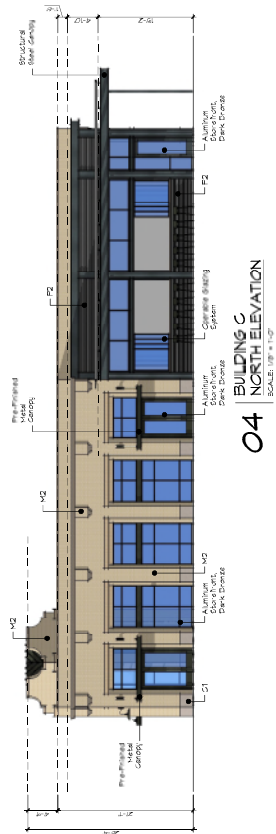


Exhibit C

“Enclosure Exhibit”

The Enclosure Exhibit appears on the following page of this exhibit.

0 40' 80' 160'

Scale 1" = 80'-0"

North

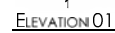


Exhibit D

“Amenities”

The Amenities descriptions are included below, and the Amenities depictions appear on the following four (4) pages of this exhibit.

Site Narrative

The exterior amenities include over 24,000sf of public plaza space for residents and visitors as well as a 1,300sf dog park. The public plazas aim to enhance with the restaurants and retail by providing layered experiences, from arrival to engagement to relaxation. The public spaces curate a dynamic, pedestrian friendly destination that promotes connectivity, placemaking, and community interaction.

Arrival Plaza

The triangular plaza serves as the front door to the development. A prominent public art beacon acts as a focal point and gathering element. Visitors are collected here with multi-modal transportation connections. A dynamic shade structure with integrated seating provides a comfortable pick-up and drop-off experience. With an emphasis on movement and motion, the plaza design directs arriving visitors to the adjacent retail plazas.

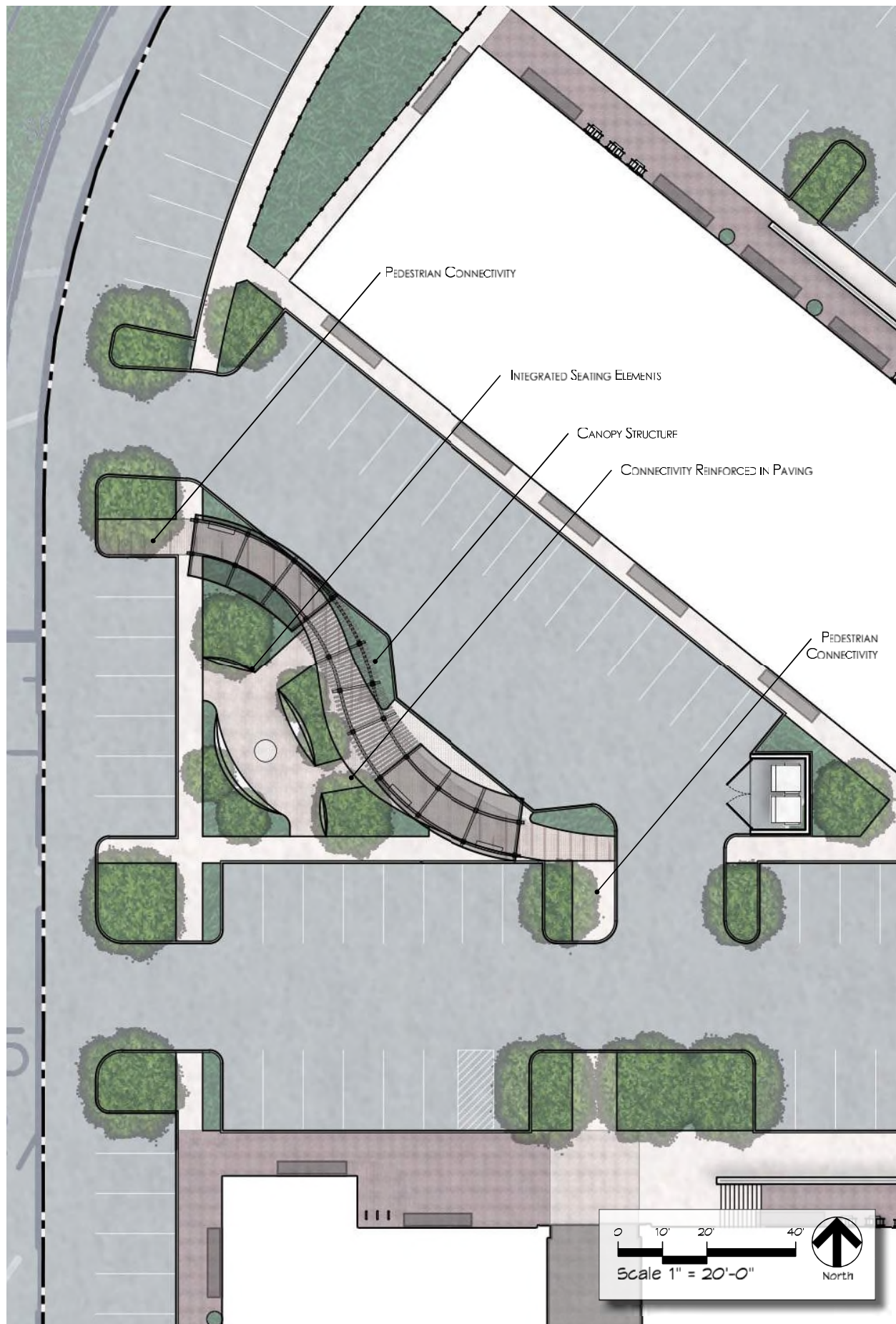
Central Plaza

The southern plaza, the largest of the public spaces, is a dynamic destination designed to support outdoor dining, socializing, and community events. Anchored by a standalone restaurant, the plaza is activated by multiple retailers and restaurants. The grade transition of this sloping site is celebrated as a design feature by integrating terraced seating, stairs, and ramps that focus inward on a broad synthetic turf area that is punctuated by a large video board.

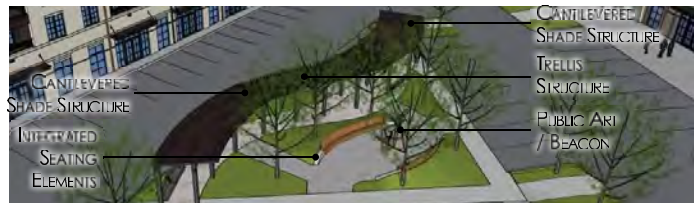
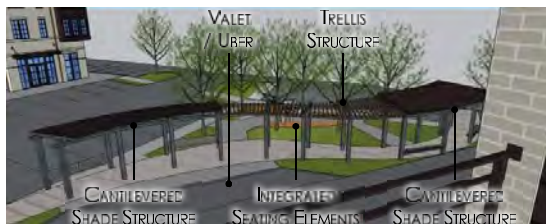
Building B Retail Plaza

The northern mixed-use building is bookended by a dog park and a public plaza. Elevated from the adjacent road, this plaza offers a unique vantage point and delivers a more casual and relaxed dining and social experience than the Central Plaza. Overhead catenary lighting and architectural shade sails add ambiance and enclosure to this public space.

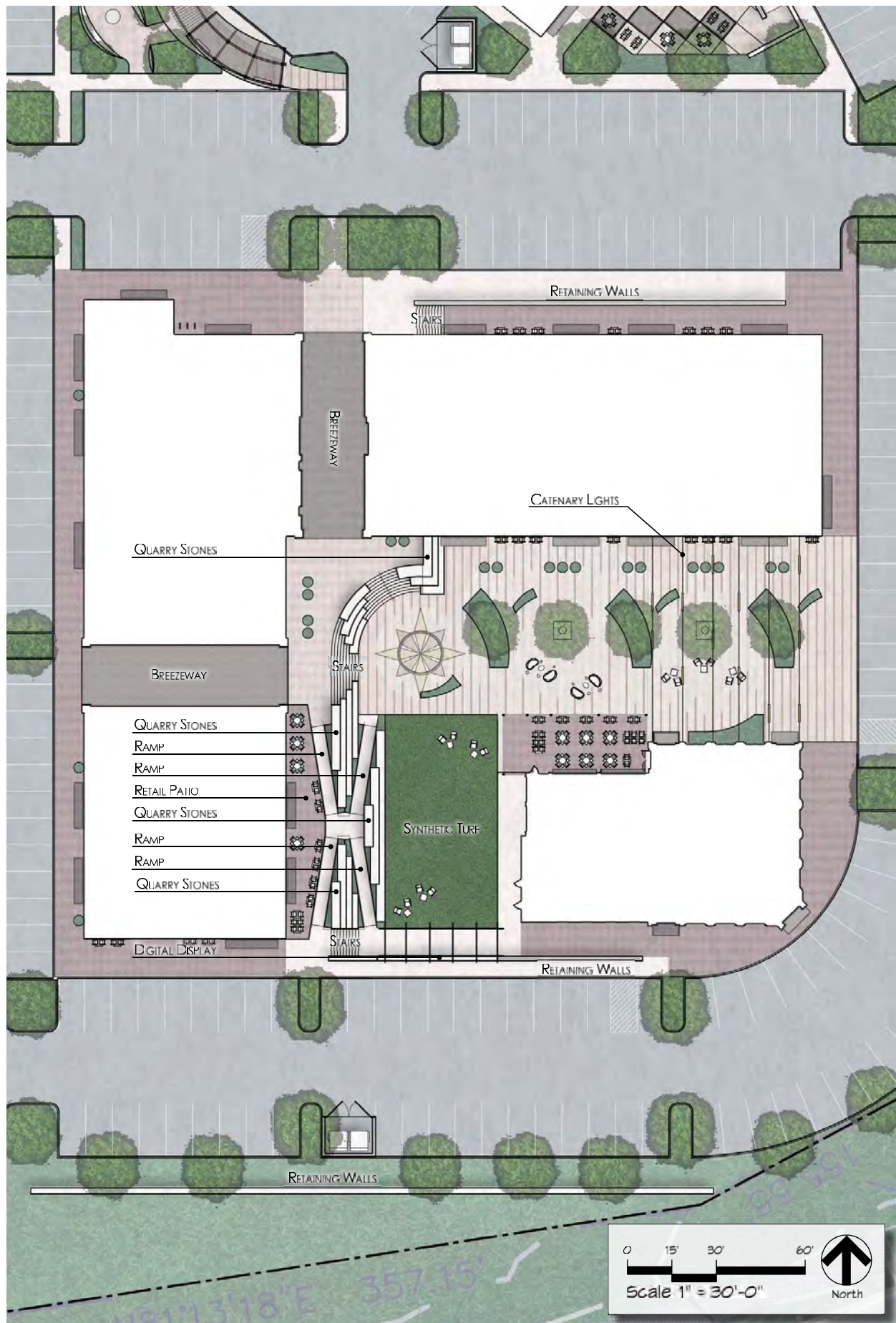
ARRIVAL PLAZA



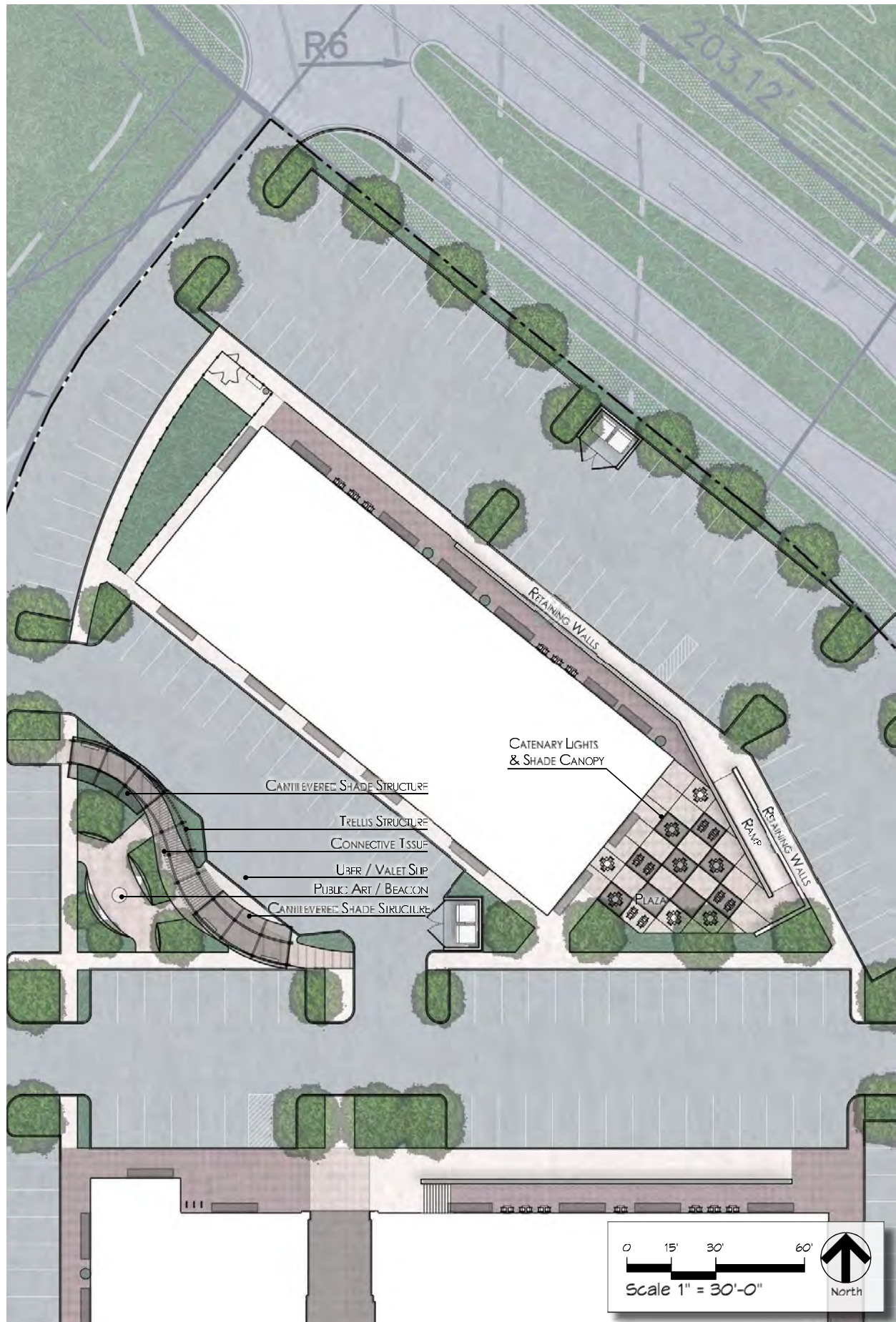
ARRIVAL PLAZA VIEW



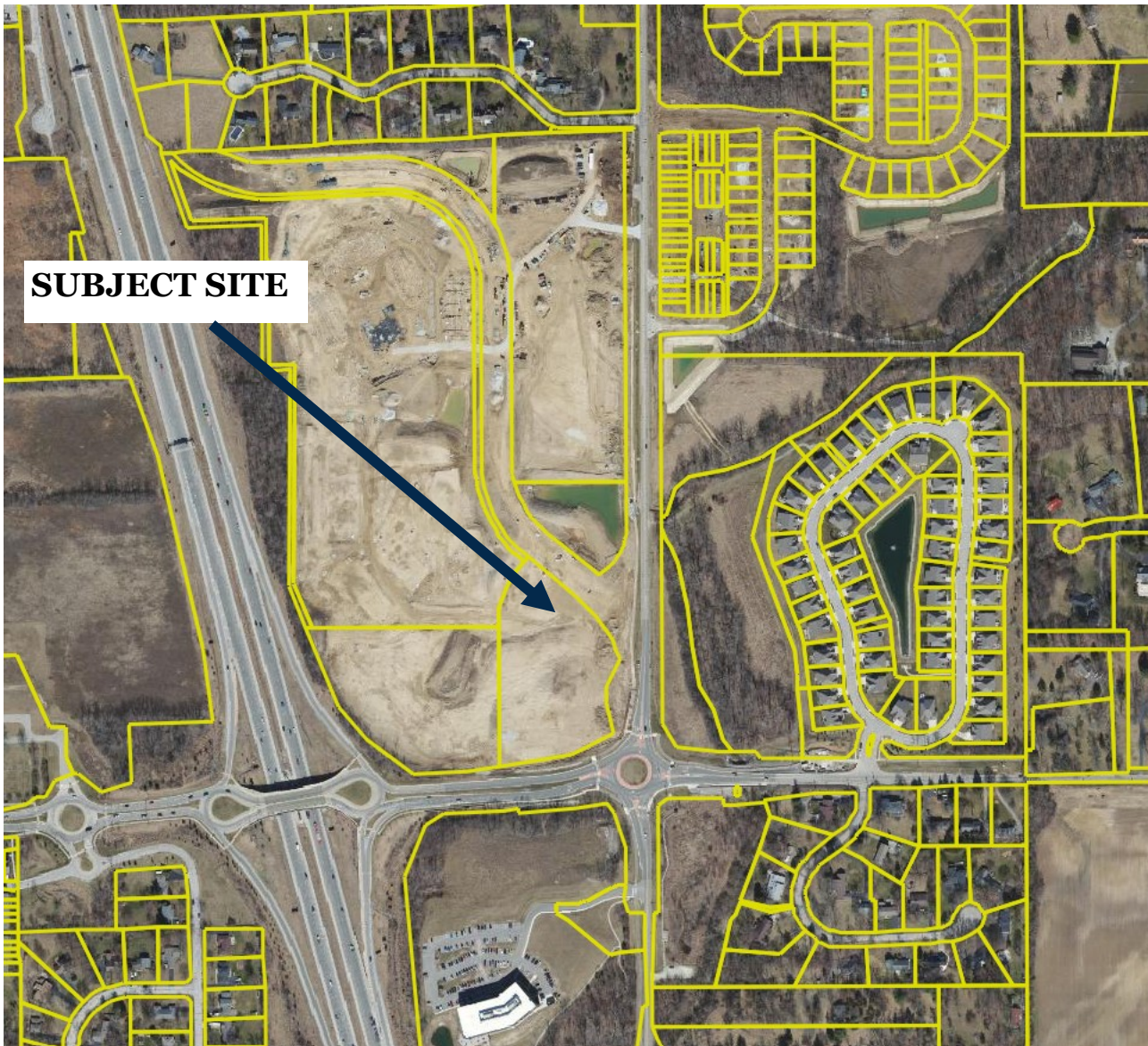
CENTRAL PLAZA



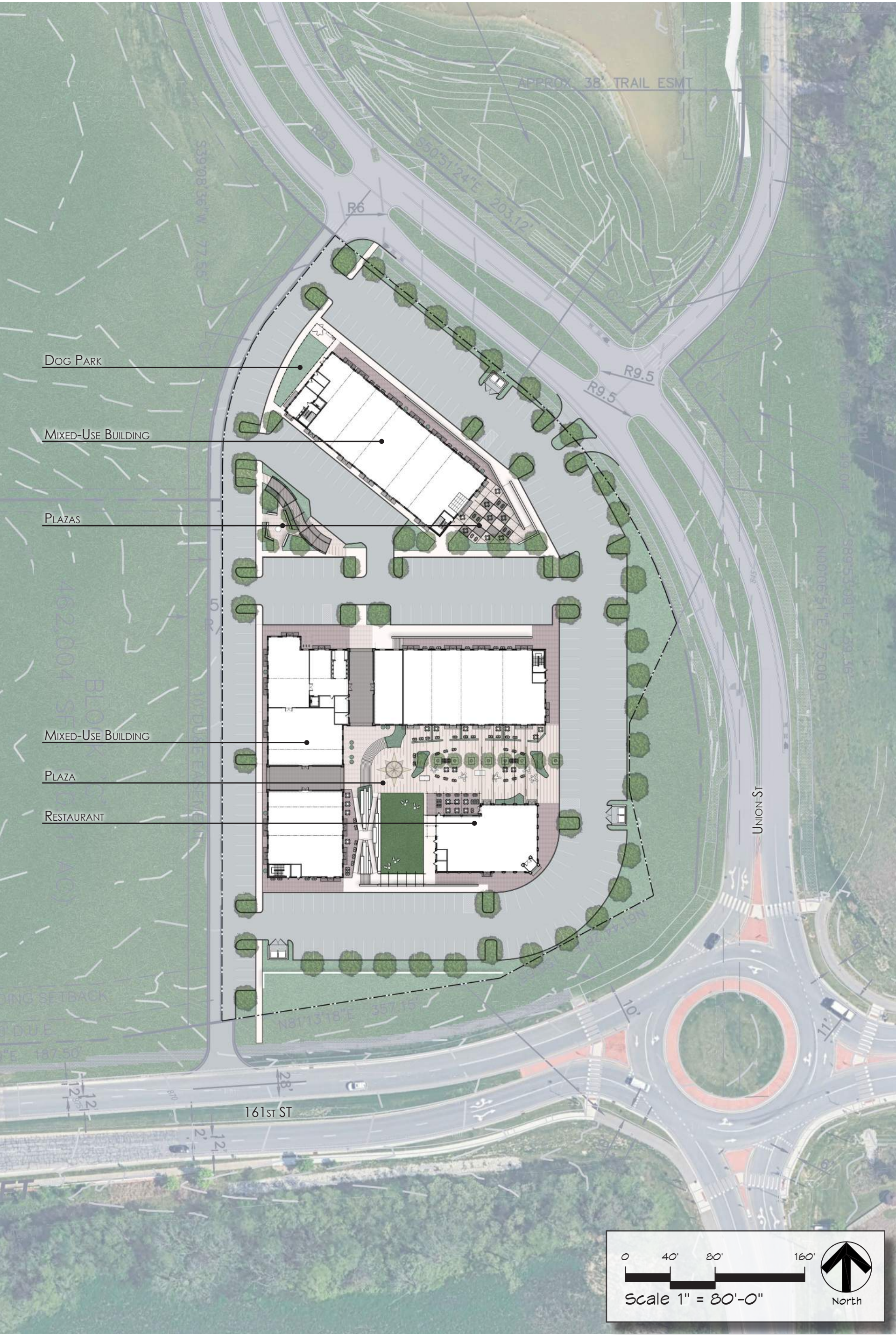
BUILDING B RETAIL PLAZA

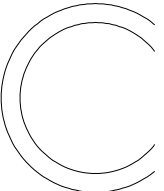
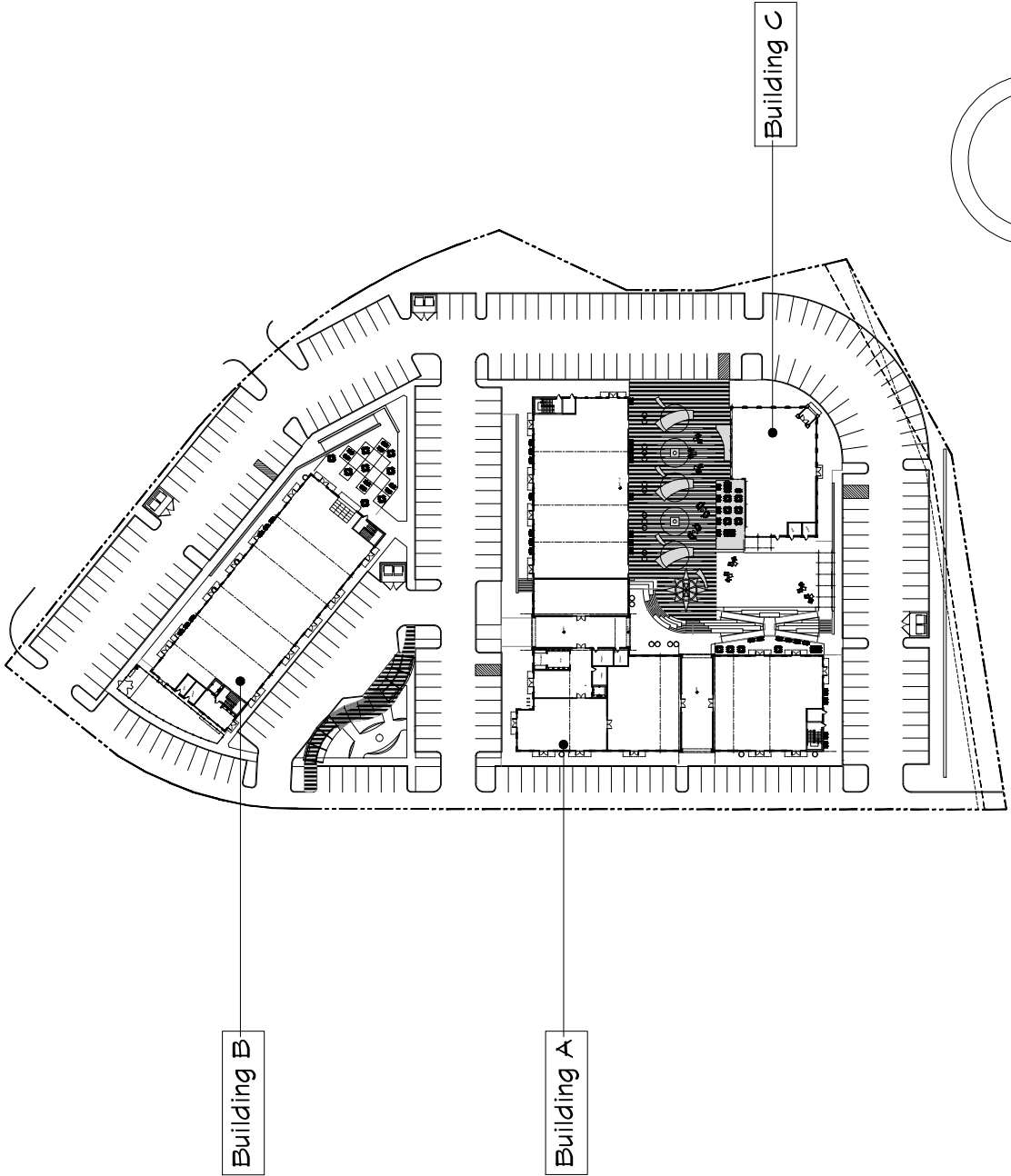


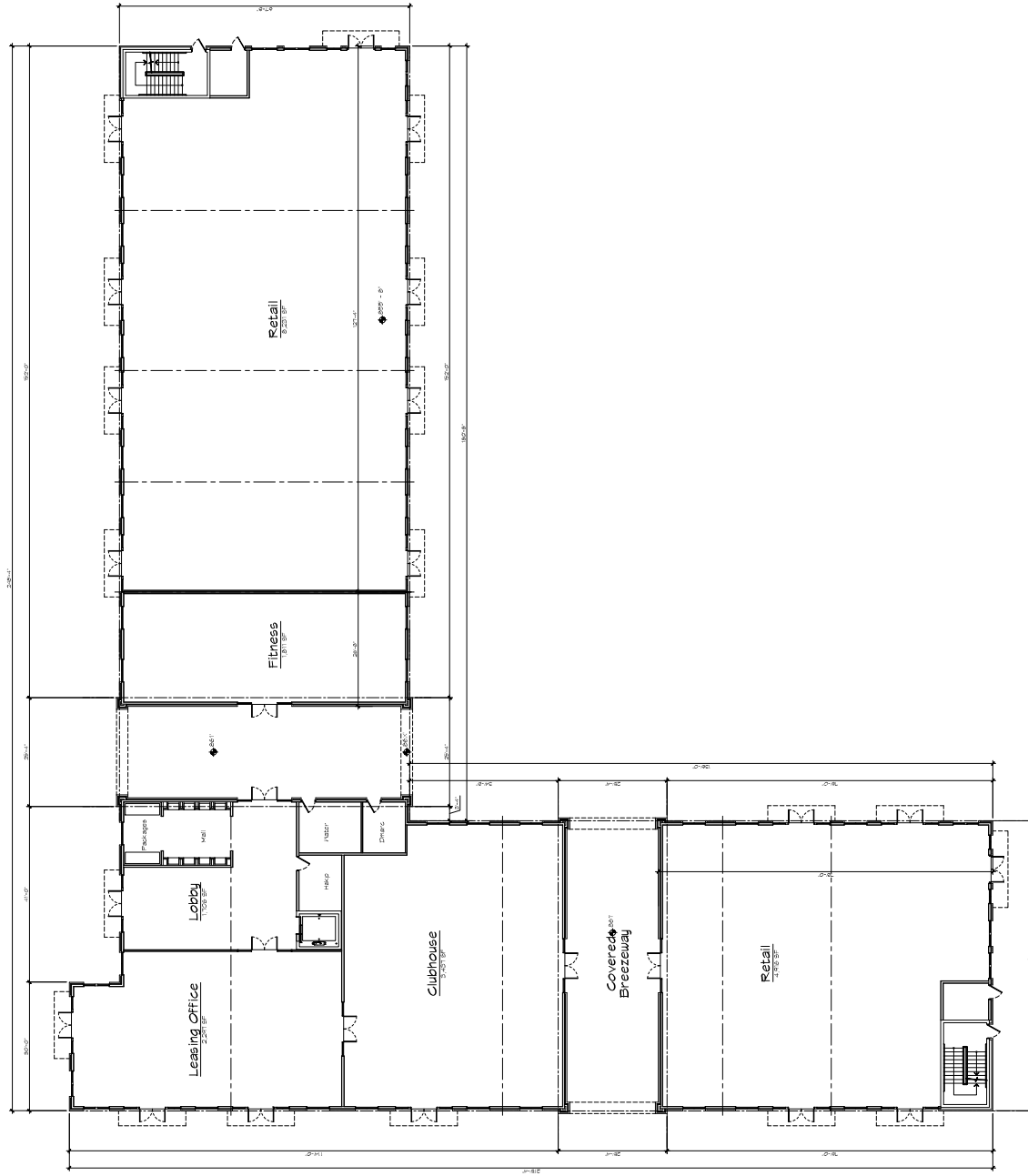
VICINITY MAP
16170 Westfield Boulevard
Lantern Commons



CONCEPT PLAN

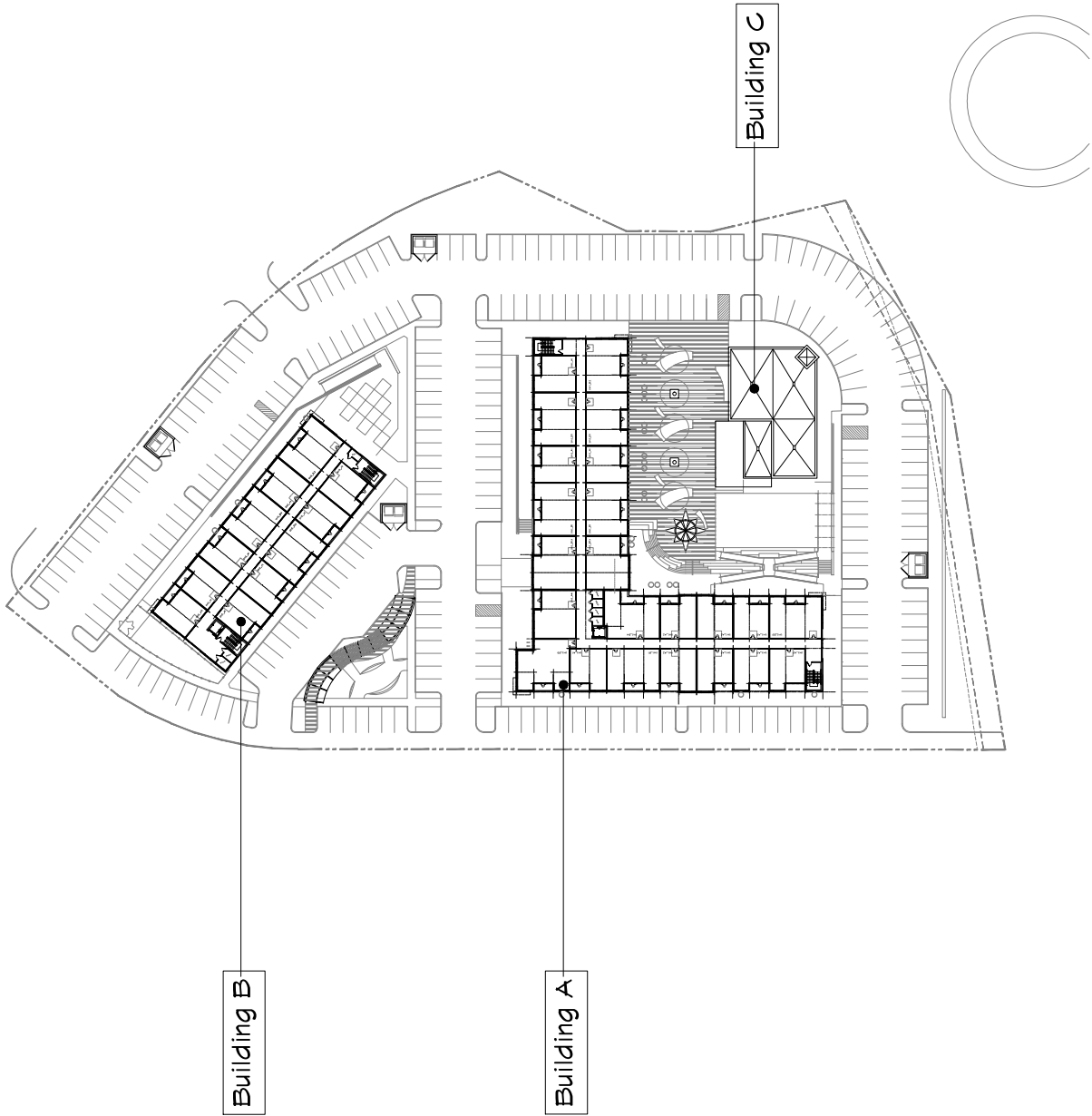




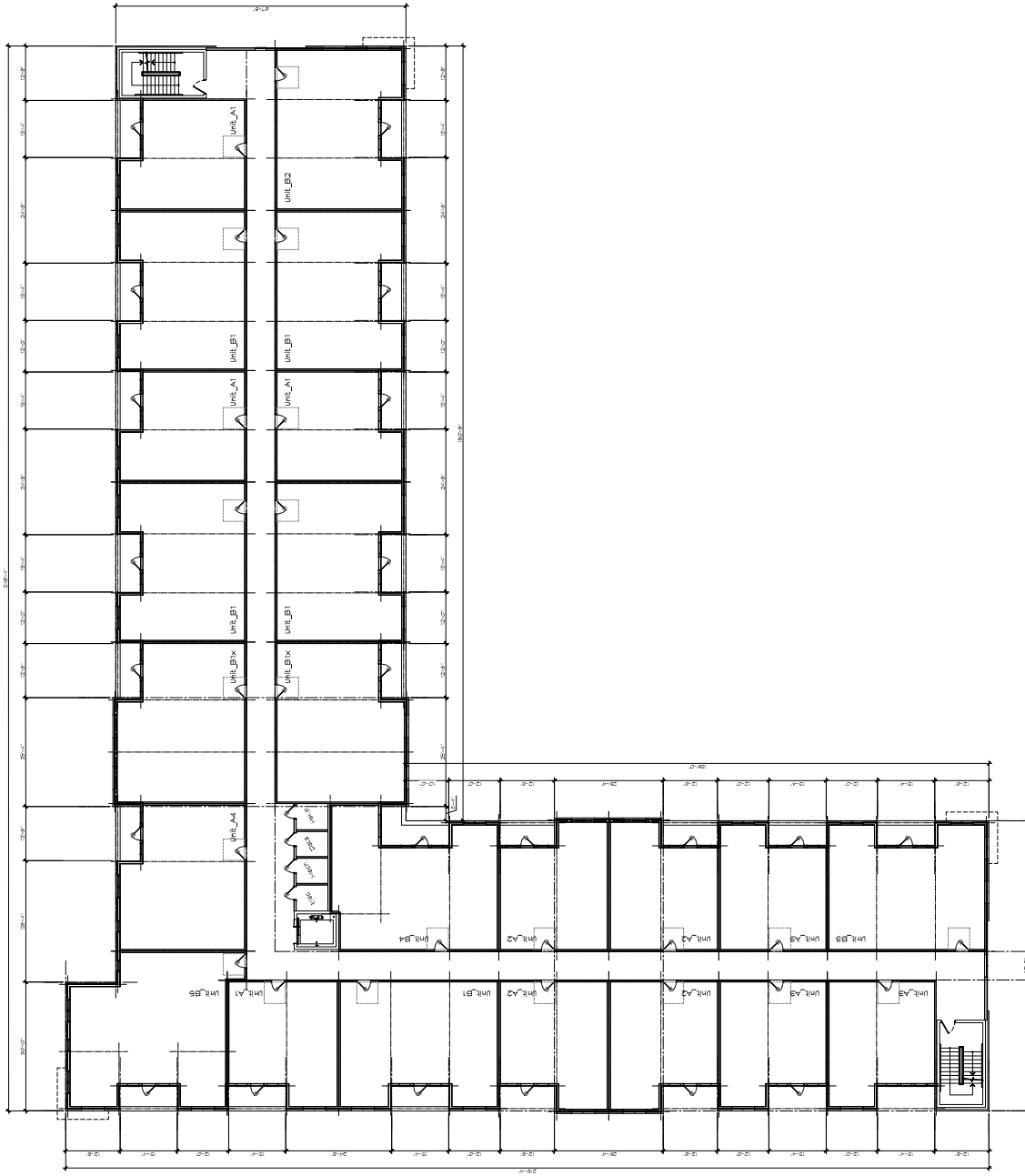


01 | BUILDING A
FIRST FLOOR
SCALE 3/32" = 1'-0"

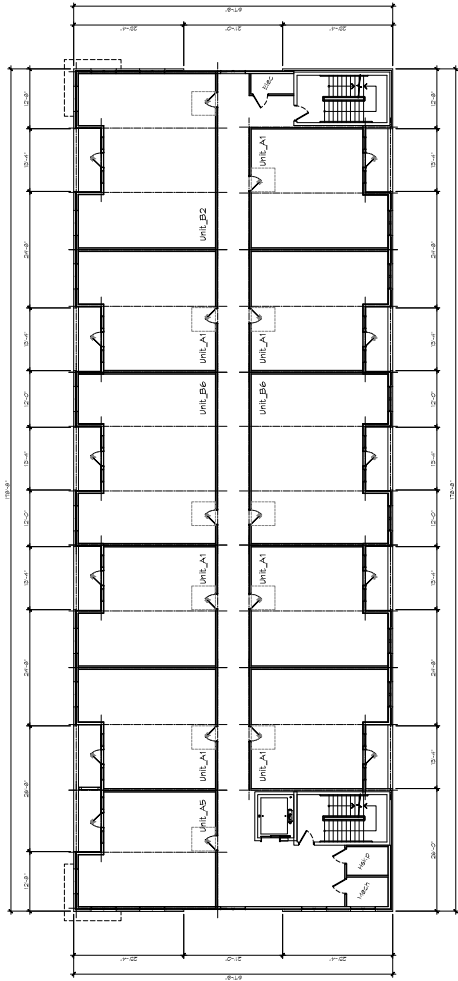




01 | SECOND FLOOR
SCALE: 1/32" = 1'-0"



01 | BUILDING A
TYPICAL UPPER FLOOR
SCALE 3/32" = 1'-0"



01 | BUILDING B
TYPICAL UPPER FLOOR
SCALE 3/32" = 1'-0"



Exterior Legend	
M1	Modular Brick Weathered Dark Slate Dark Bronze
M2	Modular Brick Weathered Dark Slate Dark Bronze
C1	Dark Stone Dark Bronze
P1	Wood Siding Dark Bronze Weathered Dark Slate
P2	Wood Siding Dark Bronze Weathered Dark Slate
B1	Flint Concrete Dark Bronze Weathered Dark Slate
S2	Flint Concrete Dark Bronze Weathered Dark Slate
R1	Asphalt Shingles Dark Bronze Weathered Dark Slate

Exterior materials are indicated in future
and suggested to be utilized in future
and suggested to be utilized in future
with an owner-approved add-on.



02 | BUILDING B
SOUTHWEST ELEVATION
SCALE 3/32" = 1'-0"

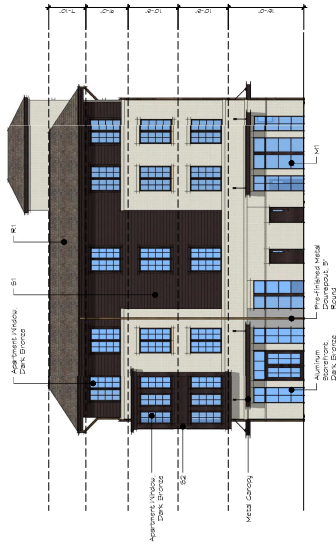


01 | BUILDING B
NORTHEAST ELEVATION
SCALE 3/32" = 1'-0"

Exterior Legend	
M1	Medium Brick Weathered Dark Brown Dark Brown Dark Brown Dark Brown
M2	Medium Brick Weathered Dark Brown Dark Brown Dark Brown Dark Brown
G1	Dark Stone Dark Stone Dark Stone Dark Stone
P1	Wood Siding Dark Brown Dark Brown Dark Brown Dark Brown
P2	Wood Siding Dark Brown Dark Brown Dark Brown Dark Brown
B1	Flat Concrete Dark Brown Dark Brown Dark Brown Dark Brown
S2	Flat Concrete Dark Brown Dark Brown Dark Brown Dark Brown
R1	Asphalt Shale Dark Brown Dark Brown Dark Brown Dark Brown



02 | BUILDING B
SOUTHEAST ELEVATION
SCALE 3/32" = 1'-0"



01 | BUILDING B
NORTHWEST ELEVATION
SCALE 3/32" = 1'-0"

WESTFIELD
MIXED-USE

WESTFIELD INDIANA
10000 WESTFIELD
10000 WESTFIELD
10000 WESTFIELD

CONCEPTUAL
DESIGN
JULY 15, 2025
C_24068

BUILDING B -
EXTERIOR
ELEVATIONS

B-A202

Mixed-Use Development - Schematic Design Package

Westfield, Indiana

Studio M Project No. C_24068

















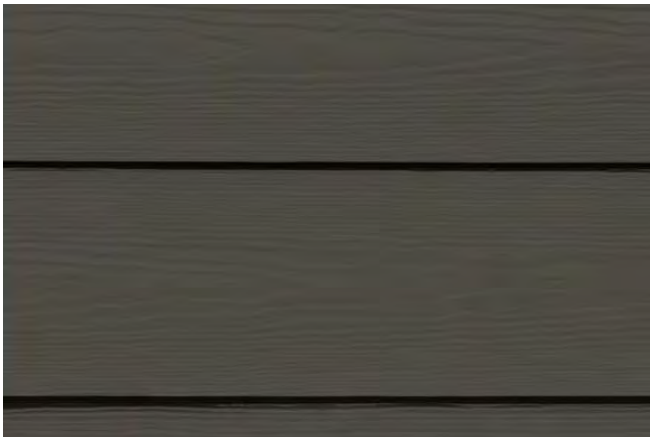


Roofing



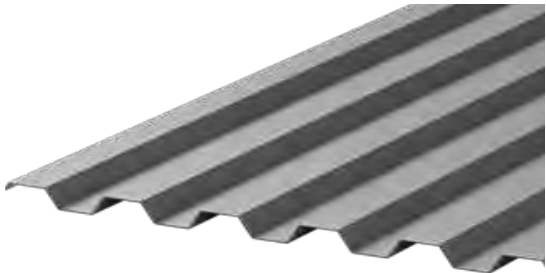
Asphalt Shingles

Siding



Lap Siding
8" Exposure

BoxRib Siding



MASONRY



Cast Stone Accents

Modular Brick
General Shale - Silverstone Velour



Modular Brick
Blond, tumbled