



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Agenda

BOARD OR COMMISSION: Redevelopment Commission Meeting
MEETING DATE: Monday, August 18, 2025 at 6:00 PM
MEETING PLACE: Westfield City Hall- Assembly Room

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

Joe Plankis, President | Mayor Appointed | 1-year term | 1/1/25-12/31/25
Jon Dartt, Vice President | City Council Appointed | 1-year term | 1/1/25-12/31/25
Brian Tomamichel, Secretary | City Council Appointed | 1-year term | 1/1/25-12/31/25
Larry Kemper | Mayor Appointed | 1-year term | 1/1/25-12/31/25
Steve Latour | Mayor Appointed | 1-year term | 1/1/25-12/31/25
Carrie Larrison | School Board Appointed | 2-year term | 1/1/25-12/31/26 | (non-voting)

CALL TO ORDER

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

APPROVAL OF MINUTES

Documents:

- Minutes from June 16, 2025
- Minutes from July 28, 2025

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from June 16, 2025

FINANCIAL MATTERS

Clerk Treasurer's Reports

Documents:

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

EXECUTIVE DIRECTOR REPORT

OLD BUSINESS

NEW BUSINESS

- a. Ice Hockey Facility BOT Presentation
- b. Public Hearing on the Adoption of Declaratory Resolution for East Side EDA and Park & Poplar Allocation Area
- c. Action Item #1 - Resolution 31-2025 re: Confirmatory Resolution - East Side EDA and Park & Poplar Allocation Area
Document: Resolution 31-2025
- d. Public Hearing on the Adoption of Declaratory Resolution for Grand Junction EDA and Jersey Street Allocation Area
- e. Action Item #2 - Resolution 32-2025 re: Confirmatory Resolution - Grand Junction EDA and Jersey Street Allocation Area
Document: Resolution 32-2025
- f. Action Item #3 - Resolution 33-2025 re: Jersey 32 Project Agreement Authorization and Grant to DWCDC
Document: Resolution 33-2025
- g. Action Item #4 - Resolution 34-2025 re: Jersey 32 - TIF Pledge
Document: Resolution 34-2025
- h. Public Hearing on the Lease Agreements for Road Projects Bonds
- i. Action Item #5 - Resolution 35-2025 re: Road Projects Bonds - Approving Lease Agreement, Forms of Docs, and Authorize Execution of Lease
Document: Resolution 35-2025
- j. Public Hearing on the Lease Agreements for Grand Park District Land Acquisition BAN
- k. Action Item #6 - Resolution 36-2025 re: Grand Park District Land Acquisition BAN - Approving Form and Authorize Execution of Lease
Document: Resolution 36-2025
- l. Action Item #7 - Resolution 37-2025 re: Wood Wind Project Grant Authorization
Document: Resolution 37-2025
- m. Action Item #8 - Resolution 38-2025 re: Wood Wind Project (Wood Wind East / Phase 1) Reimbursement
Document: Resolution 38-2025

OTHER BUSINESS

- a. **Next Regular Meeting: Monday, September 15th, 2025, 6:00 PM**

ADJOURNMENT



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 6/16/2025
Monday, June 16, 2025 at 6:00 PM

CALL TO ORDER

Attendance:

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

a. Declaration of quorum and opening of meeting

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

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

c. Announce any Changes to Agenda

1) Addition of Action Item #4 Resolution 30-2025 re: Termination of Standby Land Transfer Agreements

APPROVAL OF MINUTES

Document: Minutes from May 19, 2025

May 19, 2025, minutes were presented.

Motion to Approve: Jon Dartt

Seconded: Brian Tomamichel

Yes: Joe Plankis, Jon Dartt, Brian Tomamichel

No: None

Abstain: None

Motion Determination: Passed

Document: Minutes from Special Meeting June 2, 2025

June 2, 2025, Special Meeting minutes were presented.

Motion to Approve: Jon Dartt

Seconded: Brian Tomamichel

Yes: Joe Plankis, Jon Dartt, Brian Tomamichel

No: None

Abstain: None

Motion Determination: Passed

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from May 19, 2025

May 19, 2025, Executive Session Memorandum was presented.

Motion to Approve: Brian Tomamichel
Seconded: Jon Dartt

Yes: Joe Plankis, Jon Dartt, Brian Tomamichel
No: None
Abstain: None

Motion Determination: Passed

FINANCIAL MATTERS

Clerk Treasurer's Reports

Documents:

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

The Clerk Treasurer was unable to attend the meeting and sent the monthly reports early for the commissioners' review prior to the meeting. The commissioners will follow up with the Clerk Treasurer with any questions outside the meeting.

b. Approval of Claims

Document: Claims for June 16, 2025

Motion to Approve: Brian Tomamichel
Seconded: Jon Dartt

Yes: Joe Plankis, Jon Dartt, Brian Tomamichel
No: None
Abstain: None

Motion Determination: Passed

EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman provided several construction updates across key development sites. Union Square continues to progress, with residential leasing underway and commercial contracts being finalized. H Steakhouse is advancing on its facade work, aiming for a year-end opening. The Portal Diabetes project is 75% complete and expects a ribbon cutting soon, marking the relocation of a California-based R&D headquarters. Ambrose on Main and Grand Millennium Center have both received approvals and are moving toward bond closings and fall groundbreakings. A new headquarters relocation project in North Point will bring over 50 jobs with plans for tax abatement. The Trailside Business Center and Park & Poplar developments are progressing through planning and approval stages, including trailhead features, mixed-use buildings, and structured parking. Wood Wind East proposes expanding the golf course and constructing homes, with plans for a city-backed bond. The \$105 million Jersey Street project is advancing through approvals, featuring high-value mixed-use development, parking, retail, public art, and a new headquarters for Skender Construction. Lastly, plans for a new parking garage at Grand Park are underway, with a bond closing expected soon.

OLD BUSINESS

NEW BUSINESS

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

Public Meeting Open: 6:20 PM
Public Meeting Close: 6:21 PM

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

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

Documents: Resolution 27-2025

Executive Director Jenell Fairman and Dustin Meeks of Barnes & Thornburg LLP presented the confirmatory resolution approving

the declaratory resolution and development plan for the Wood Wind EDA, including several TIF allocation areas. This marks the final step in a four-step approval process involving the RDC, Plan Commission, City Council, and a public hearing. The resolution includes four TIF allocation areas: Ravinia, Wood Wind East, Wood Wind South, and Kimblewick. The first three are 20-year residential TIFs with a full pass-through of taxes to local schools, anticipating family populations. The Kimblewick allocation area, a 55+ community, has a 25-year TIF with no school pass-through due to the assumed absence of school-aged children. The differing durations and terms are based on statutory distinctions between general residential TIFs and those for age-restricted communities.

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

Documents: Resolution 28-2025

Executive Director Jenell Fairman presented the resolution authorizing the transfer of land from the RDC to the Downtown Westfield Community Development Corporation (DWCDC). The parcels, acquired from INDOT for \$95,000, are located near the roundabout at Poplar and State Road 32 and were deemed excess land following INDOT's road expansion. The land will support the Jersey Street development, allowing for the inclusion of an art plaza and enhanced landscaping along State Road 32, contributing to the project's role as a gateway into downtown Westfield.

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

Documents: Resolution 29-2025

Executive Director Jenell Fairman presented the declaratory resolution to amend the Grand Junction EDA. The amendment includes two changes: first, the addition of newly acquired parcels (recently granted to the DWCDC) to the EDA to create a site-specific allocation area for the Jersey Street project. This will enable the use of TIF to support construction of a parking garage on the site. Second, a cleanup modification was proposed to remove a city-owned parcel which will be the site of the new Fire Station on 191st Street from the EDA to allow it to be combined with an adjacent non-EDA parcel for replatting. This adjustment ensures proper parcel consolidation with no impact on collected TIF revenue and marks the beginning of a four-step approval process.

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

Documents: Resolution 30-2025

Executive Director Jenell Fairman presented the resolution to terminate the standby land transfer agreement between the RDC, 31/32 Investors, and Community First Bank, originally established to facilitate land transactions within the Grand Millennium project area. Over time, 31/32 Investors entered into unauthorized financial arrangements, including a second mortgage, that increased the RDC's potential financial exposure. With both mortgages now matured and a pending land sale to CRG on the northern portion of the site, there is concern that the RDC could be required to purchase the remaining land under unfavorable terms. The proposed resolution, offered by Community First, would eliminate that obligation by terminating the agreement—releasing both the RDC and the City of Westfield from any further liability. Although this would result in forfeiting credit enhancement fees originally owed to the RDC, the termination is seen as financially beneficial and a way to avoid future risk.

OTHER BUSINESS

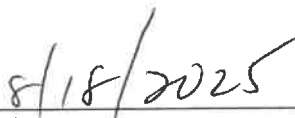
a. Next Regular Meeting: Monday, July 21st, 2025, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 6:35 PM



Joe Flankis, RDC President



Date



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 7/28/2025
Monday, July 28, 2025 at 5:30 PM

CALL TO ORDER

Attendance:

- President: Joe Plankis - Present
- Vice President: Jon Dartt - Virtual
- Secretary: Brian Tomamichel - Present
- Commissioner: Larry Kemper - Present
- Commissioner: Brian Pawlowski - Absent
- Commissioner: Carrie Larrison - Absent
- Executive Director: Jenell Fairman - Present
- Office Administrator: David Brock - Present
- Legal Counsel Wallack Somers & Haas, P.C. : Adam Collins - Virtual

Declaration of quorum and opening of meeting

President Plankis noted the presence of a quorum and called the meeting to order at 5:30 PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

FINANCIAL MATTERS

Approval of Claims

Document: Claims for July 21, 2025
 Motion to Approve: Brian Tomamichel
 Seconded: Larry Kemper

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

Motion Determination: Passed

OTHER BUSINESS

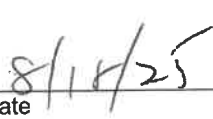
a. Next Regular Meeting: Monday, August 18th, 2025, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 5:31 PM



 Joe Plankis, RDC President



 Date



Executive Session Memorandum

City of Westfield Redevelopment Commission

June 16, 2025

MEMBERS PRESENT: Joe Plankis, Jon Dartt, Brian Tomamichel

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

The Executive Session was called to order at 5:48 PM at Westfield City Hall pursuant to IC 5-14-1.5-6.1 (b)(2)(D) and with respect to that subject matter only.

No other subject matter was discussed.

The meeting adjourned at 5:52 PM.

Joe Plankis, RDC President

Brian Tomamichel, Secretary

Summary of Fund Cash & Investment Balances-June 2025

Fund No.-Name	Description	June Beginning Balance		Claims Approved & Applied	Investment	June Ending Balances
244-RDC Capital Fund		\$ 3,373,878.36				
	Wallack Somers & Haas			\$ (33,867.50)		
	Barnes & Thornburg LLP			\$ (12,999.00)		
	Hunden Strategic Partners			\$ (56,090.00)		
	Hamilton County			\$ (79.88)		
	JS Held			\$ (4,903.40)		
	American Structurepoint			\$ (4,950.00)		
	INDOT			\$ (95,025.00)		
	Total of 244	\$ 3,373,878.36		\$ (207,914.78)		\$ 3,165,963.58
266-GF Capital Projects		\$ 13,872,717.75				
266018474	Envoy Construction			\$ (804,711.32)		
266018474	Compound Maple*			\$ (900,000.00)		
266018474	Daniel Duffer*			\$ (720,000.00)		
	Total of 266	\$ 13,872,717.75		\$ (2,424,711.32)		\$ 11,448,006.43
			Revenue	Expense		
301-Eastside		\$ 50,798.35	\$ 1,472,579.45		\$ 1,300,000.00	\$ 2,823,377.80
302-Aurora		\$ 242,855.62	\$ 280,457.62		\$ 500,000.00	\$ 1,023,313.24
303-Lantern Commons		\$ -			\$ -	\$ -
304-Southside		\$ -			\$ -	\$ -
305-Grand Juntion		\$ 880,681.74	\$ 1,938,146.71	\$ (874,000.00)	\$ 1,000,000.00	\$ 2,944,828.45
306-Osborne Trails		\$ (18,156.19)	\$ 514,609.49		\$ 400,000.00	\$ 896,453.30
308-Osborne Trails South		\$ 89,231.90	\$ 186.07			\$ 89,417.97
309-Eagletown		\$ 19,120.44	\$ 1,368,341.26	\$ (174,902.50)	\$ 400,000.00	\$ 1,612,559.20
310-SEP		\$ 180,355.01	\$ 139,841.91		\$ -	\$ 320,196.92
311-Spring Mill Centre		\$ -	\$ 44,491.03	\$ (30,500.00)	\$ -	\$ 13,991.03
314-Spring Mill Station SWC		\$ 13,079.92	\$ 14,975.59			\$ 28,055.51
316-Mainstreet		\$ 36,962.64	\$ 950,417.56		\$ 250,000.00	\$ 1,237,380.20
317-146th Street		\$ 65,800.61	\$ 600,611.71		\$ 3,300,000.00	\$ 3,966,412.32
318-Gigabit		\$ (0.02)	\$ 64,470.45		\$ -	\$ 64,470.43
319-Spring Mill Station		\$ 471,576.41	\$ 573,265.75	\$ (305,140.47)	\$ 2,800,000.00	\$ 3,539,701.69
324-Eagletown DSR		\$ -			\$ -	\$ -
327-Union Square**		\$ 28,359.53	\$ 13,925.63	\$ (28,359.53)	\$ -	\$ 13,925.63
328-Wheeler Landing		\$ (2,533.29)	\$ 265,095.42			\$ 262,562.13
Sutotal of TIF-Cash		\$ 2,058,132.67	\$ 8,241,415.65	\$ (1,412,902.50)	\$ 9,950,000.00	\$ 18,836,645.82
Total Cash & Investment		\$ 19,304,728.78				\$ 33,450,615.83

*Expenditures related to the Jersey Street condemnations, dated April 22, 2025, were erroneously omitted from prior reporting. **Expenditure related to a bond payment disbursed on May 6, 2025, with costs allocated between two funds.

2024 Applied & Reinvested Interest Income		2025 Interest Income-June												Life-to-Date Interest (2023- 2024) Only	
Fund No.-Name		January	February	March	April	May	June	July	August	September	October	Novmeber	December	Y-T-D Total	
301-Eastside	\$ 7,012.33			\$ 4,756.78	\$ 4,744.36	\$ 5,133.06	\$ 4,750.81							\$ 19,385.01	\$ 16,717.53
302-Aurora	\$ 26,627.75	\$ 1,993.53	\$ 2,358.94	\$ 1,829.53	\$ 1,824.75	\$ 1,974.25	\$ 1,827.23							\$ 11,808.23	\$ 29,993.71
303-Lantern Commons															
304-Southside															
305-Grand Juntion	\$ 17,530.86			\$ 3,659.06	\$ 3,649.51	\$ 3,948.51	\$ 3,654.47							\$ 14,911.55	\$ 53,041.79
306-Osborne Trails				\$ 1,463.62	\$ 1,459.80	\$ 1,579.40	\$ 1,461.79							\$ 5,964.61	
309-Eagletown	\$ 5,259.23			\$ 2,927.25	\$ 2,919.61	\$ 1,579.40	\$ 1,461.79							\$ 8,888.05	\$ 38,301.78
310-SEP															
311-Spring Mill Centre															
316-Mainstreet	\$ 5,200.60			\$ 2,378.39	\$ 2,372.18	\$ 987.13	\$ 913.62							\$ 6,651.32	\$ 24,554.90
317-146th Street	\$ 159,771.88	\$ 11,961.16	\$ 14,153.61	\$ 13,721.46	\$ 13,685.66	\$ 13,030.07	\$ 12,059.75							\$ 78,611.71	\$ 187,821.59
318-Gigabit															
319-Spring Mill Station	\$ 92,221.14	\$ 6,379.29	\$ 7,548.59	\$ 10,245.37	\$ 10,218.63	\$ 11,055.83	\$ 10,232.51							\$ 55,680.22	\$ 109,050.96
324-Eagletown DSR	\$ 4,818.13	\$ 1,312.77	\$ 1,182.93	\$ 1,304.56	\$ 1,262.46	\$ 1,297.41	\$ 1,256.05							\$ 7,616.18	\$ 4,818.13
327-Union Square															
328-Wheeler Landing															
Total Interest from TIF Investments		\$ 21,646.75	\$ 25,244.07	\$ 42,286.02	\$ 42,136.96	\$ 40,585.06	\$ 37,618.02							\$ 209,516.88	\$ 464,300.39

Docket Date	Vendor	Fund No.	Amount
1/16/2025	Wallack Somers & Haas	244	\$ 35,096.00
1/16/2025	Barnes & Thornburg	244	\$ 1,948.50
1/16/2025	Taft Stettinius & Hollister	305	\$ 159,387.35
2/12/2025	Wallack Somers & Haas	244	\$ 38,805.00
2/12/2025	Taft Stettinius & Hollister	244	\$ 5,567.00
2/12/2025	Taft Stettinius & Hollister	305	\$ 24,153.00
3/12/2025	Wallack Somers & Haas	244	\$ 25,809.50
3/12/2025	Barnes & Thornburg	244	\$ 2,730.00
3/12/2025	Taft Stettinius & Hollister	244	\$ 10,004.00
4/17/2025	Wallack Somers & Haas	244	\$ 23,355.43
4/17/2025	Barnes & Thornburg	244	\$ 5,171.30
4/17/2025	Taft Stettinius & Hollister	244	\$ 6,104.50
5/13/2025	Wallack Somers & Haas	244	\$ 24,729.63
5/13/2025	Barnes & Thornburg	244	\$ 4,705.00
5/13/2025	Taft Stettinius & Hollister	244	\$ 3,375.50
6/10/2025	Wallack Somers & Haas	244	\$ 33,867.50
6/10/2025	Barnes & Thornburg	244	\$ 12,999.00
Total-Legal			\$ 417,808.21

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

Grand Total			\$ 487,767.21
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2024 Applied & Reninvested Interest Income					
Fund No.-Name		January	February	March	April
301-Eastside	\$ 7,012.33			\$ 4,756.78	\$ 4,744.36
302-Aurora	\$ 26,627.75	\$ 1,993.53	\$ 2,358.94	\$ 1,829.53	\$ 1,824.75
303-Lantern Commons					
304-Southside					
305-Grand Juntion	\$ 17,530.86			\$ 3,659.06	\$ 3,649.51
306-Osborne Trails				\$ 1,463.62	\$ 1,459.80
309-Eagletown	\$ 5,259.23			\$ 2,927.25	\$ 2,919.61
310-SEP					
311-Spring Mill Centre					
316-Mainstreet	\$ 5,200.60			\$ 2,378.39	\$ 2,372.18
317-146th Street	\$ 159,771.88	\$ 11,961.16	\$ 14,153.61	\$ 13,721.46	\$ 13,685.66
318-Gigabit					
319-Spring Mill Station	\$ 92,221.14	\$ 6,379.29	\$ 7,548.59	\$ 10,245.37	\$ 10,218.63
324-Eagletown DSR	\$ 4,818.13	\$ 1,312.77	\$ 1,182.93	\$ 1,304.56	\$ 1,262.46
327-Union Square					
328-Wheeler Landing					
Total Interest from TIF Investments		\$ 21,646.75	\$ 25,244.07	\$ 42,286.02	\$ 42,136.96

2025 Interest Income-June

May	June	July	August	September	October	Novmeber	December
\$ 5,133.06	\$ 4,750.81	\$ 4,935.89					
\$ 1,974.25	\$ 1,827.23	\$ 1,898.42					
\$ 3,948.51	\$ 3,654.47	\$ 3,796.84					
\$ 1,579.40	\$ 1,461.79	\$ 1,518.73					
\$ 1,579.40	\$ 1,461.79	\$ 1,518.73					
\$ 987.13	\$ 913.62	\$ 949.21					
\$ 13,030.07	\$ 12,059.75	\$ 12,529.56					
\$ 11,055.83	\$ 10,232.51	\$ 10,631.14					
\$ 1,297.41	\$ 1,256.05	\$ 1,305.00					
\$ 40,585.06	\$ 37,618.02	\$ 39,083.52					

	Life-to-Date Interest (2023- 2024) Only
Y-T-D Total	
\$ 24,320.90	\$ 16,717.53
\$ 13,706.65	\$ 29,993.71
\$ 18,708.39	\$ 53,041.79
\$ 7,483.34	
\$ 10,406.78	\$ 38,301.78
\$ 7,600.53	\$ 24,554.90
\$ 91,141.27	\$ 187,821.59
\$ 66,311.36	\$ 109,050.96
\$ 8,921.18	\$ 4,818.13
\$ 248,600.40	\$ 464,300.39

Docket Date	Vendor	Fund No.	Amount
1/16/2025	Wallack Somers & Haas	244	\$ 35,096.00
1/16/2025	Barnes & Thornburg	244	\$ 1,948.50
1/16/2025	Taft Stettinius & Hollister	305	\$ 159,387.35
2/12/2025	Wallack Somers & Haas	244	\$ 38,805.00
2/12/2025	Taft Stettinius & Hollister	244	\$ 5,567.00
2/12/2025	Taft Stettinius & Hollister	305	\$ 24,153.00
3/12/2025	Wallack Somers & Haas	244	\$ 25,809.50
3/12/2025	Barnes & Thornburg	244	\$ 2,730.00
3/12/2025	Taft Stettinius & Hollister	244	\$ 10,004.00
4/17/2025	Wallack Somers & Haas	244	\$ 23,355.43
4/17/2025	Barnes & Thornburg	244	\$ 5,171.30
4/17/2025	Taft Stettinius & Hollister	244	\$ 6,104.50
5/13/2025	Wallack Somers & Haas	244	\$ 24,729.63
5/13/2025	Barnes & Thornburg	244	\$ 4,705.00
5/13/2025	Taft Stettinius & Hollister	244	\$ 3,375.50
6/10/2025	Wallack Somers & Haas	244	\$ 33,867.50
6/10/2025	Barnes & Thornburg	244	\$ 12,999.00
7/16/2025	Wallack Somers & Haas	244	\$ 35,094.30
7/16/2025	Barnes & Thornburg	244	\$ 3,071.00
Total-Legal			\$ 455,973.51

2/12/2025	Bondry Management Consulting	244	\$ 20,000.00
4/17/2025	CL Coonrod LLC	244	\$ 2,678.00
5/13/2025	Bondry Management Consulting	244	\$ 47,000.00
5/13/2025	CL Coonrod LLC	244	\$ 281.00
7/16/2025	Bondry Management Consulting	244	\$ 14,000.00
Total-Municipal Advisor			\$ 83,959.00

Grand Total			\$ 539,932.51
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Summary of Fund Cash & Investment Balances-July 2025

Fund No.-Name	Description	July Beginning Balance	July Revenue	Claims Approved & Applied	Investment	July Ending Balances
244-RDC Capital Fund	Circle Property Group-Credit	\$ 3,165,963.58	\$ 600.00			
	Wallack Somers & Haas			\$ (35,094.30)		
	Barnes & Thornburg LLP			\$ (3,071.00)		
	Hunden Strategic Partners			\$ (4,977.50)		
	Hamilton County Reporter			\$ (163.21)		
	JS Held			\$ (6,032.00)		
	American Structurepoint			\$ (2,475.00)		
	LVR International			\$ (13,390.00)		
	Bondry Management			\$ (14,000.00)		
	GangGang			\$ (6,666.00)		
	Total of 244	\$ 3,165,963.58	\$ 600.00	\$ (85,869.01)		\$ 3,080,694.57
266-GF Capital Projects	Total of 266	\$ 11,448,006.43				\$ 11,448,006.43
			Revenue	Expense		
301-Eastside		\$ 1,523,377.80		\$ (300,745.00)	\$ 1,300,000.00	\$ 2,522,632.80
302-Aurora		\$ 523,313.24			\$ 500,000.00	\$ 1,023,313.24
303-Lantern Commons		\$ -			\$ -	\$ -
304-Southside		\$ -			\$ -	\$ -
305-Grand Juntion		\$ 1,944,828.45		\$ (2,100.00)	\$ 1,000,000.00	\$ 2,942,728.45
306-Osborne Trails		\$ 496,453.30			\$ 400,000.00	\$ 896,453.30
308-Osborne Trails South		\$ 89,417.97				\$ 89,417.97
309-Eagletown		\$ 1,212,559.20			\$ 400,000.00	\$ 1,612,559.20
310-SEP		\$ 320,196.92		\$ (111,873.53)	\$ -	\$ 208,323.39
311-Spring Mill Centre		\$ 13,991.03			\$ -	\$ 13,991.03
314-Spring Mill Station SWC		\$ 28,055.51				\$ 28,055.51
316-Mainstreet		\$ 987,380.20		\$ (47,764.25)	\$ 250,000.00	\$ 1,189,615.95
317-146th Street		\$ 666,412.32			\$ 3,300,000.00	\$ 3,966,412.32
318-Gigabit*		\$ 64,470.43		\$ (64,470.43)	\$ -	\$ -
319-Spring Mill Station		\$ 739,701.69			\$ 2,800,000.00	\$ 3,539,701.69
324-Eagletown DSR		\$ -			\$ -	\$ -
327-Union Square**		\$ 13,925.63			\$ -	\$ 13,925.63
328-Wheeler Landing		\$ 262,562.13		\$ (262,562.13)		\$ -
Sutotal of TIF-Cash		\$ 8,886,645.82	\$ -	\$ (789,515.34)	\$ 9,950,000.00	\$ 18,047,130.48
Total Cash & Investment		\$ 23,500,615.83				\$ 32,575,831.48

*This expenditure was inadvertently omitted from the June Report.

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.

August 18, 2025

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 2 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$386,806.77 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 18 day of August, 2025

Larry Kemper

Jon Dartt

Joe Plankis

Steve Latour

Brian Tomamichel

Signatures of Governing Board

Approved by State Board of Accounts for the City of Westfield, 2013

Purchase Invoice Register

City of Westfield

Report Date Range: 07/17/25 .08/14/25

8/14/2025 2:13 PM

Page 1 of 2

WESTFIELD/TOLLEY

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								
244	Redevelopment District Capital								
RDC									
VEN005661	Barnes and Thornburg LLP	APP130515	8/14/2025	244018330	REDEVELOP DISTRICT	June services	8,027.80		
VEN005661	Barnes and Thornburg LLP	APP130516	8/14/2025	244018330	REDEVELOP DISTRICT	June services	2,145.00		
VEN005661	Barnes and Thornburg LLP	APP130517	8/14/2025	244018330	REDEVELOP DISTRICT	June services	2,880.00		
VEN005897	Hamilton County Reporter	APP130518	8/14/2025	244018349	REDEVELOP DISTRICT	Jersey 32 Hearing	38.46		
VEN001881	Taft Stettinius and Hollister	APP130519	8/14/2025	244018330	REDEVELOP DISTRICT	June Services	1,353.00		
VEN001881	Taft Stettinius and Hollister	APP130520	8/14/2025	244018330	REDEVELOP DISTRICT	June Services	1,406.50		
VEN006811	HWC Engineering	APP130521	8/14/2025	244018349	REDEVELOP DISTRICT	GP Tract	675.00		
VEN000919	Hunden Strategic Partners	APP130522	8/14/2025	244018349	REDEVELOP DISTRICT	General	450.00		
VEN000919	Hunden Strategic Partners	APP130522	8/14/2025	244018349	REDEVELOP DISTRICT	General	395.00		
VEN000919	Hunden Strategic Partners	APP130522	8/14/2025	244018349	REDEVELOP DISTRICT	Jersey	625.00		
VEN011870	LVR International	APP130523	8/14/2025	244018349	REDEVELOP DISTRICT	Keystone	2,812.50		
VEN011870	LVR International	APP130523	8/14/2025	244018349	REDEVELOP DISTRICT	Union Square	1,395.00		
VEN011964	JS Held	APP130524	8/14/2025	244018349	REDEVELOP DISTRICT	July services	483.50		
VEN011964	JS Held	APP130524	8/14/2025	244018349	REDEVELOP DISTRICT	July services	4,505.50		
VEN005897	Hamilton County Reporter	APP130527	8/14/2025	244018349	REDEVELOP DISTRICT	RDA Lease	71.00		
VEN005897	Hamilton County Reporter	APP130528	8/14/2025	244018349	REDEVELOP DISTRICT	Add Appropriation	34.52		
VEN005897	Hamilton County Reporter	APP130529	8/14/2025	244018349	REDEVELOP DISTRICT	Declaratory Resolutions	37.47		
VEN005897	Hamilton County Reporter	APP130529	8/14/2025	244018349	REDEVELOP DISTRICT	Declaratory Resolutions	41.42		
VEN005897	Hamilton County Reporter	APP130530	8/14/2025	244018349	REDEVELOP DISTRICT	Declaratory Resolution 16	75.44		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	BW Jersey	8,295.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	Camilla	55.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	CDC	660.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	ECR	275.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	July services	55.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	General	1,430.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	Gr Millen	1,540.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	Gr Park	6,435.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	Gr Park BOT	1,320.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	Gr Park South	1,322.50		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	July services	935.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	Ice Fac	2,420.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	Latern	165.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 07/17/25-.08/14/25

8/14/2025 2:13 PM

Page 2 of 2

WESTFIELD/TOLLEY

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

RDC									
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	Level 2	55.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	Market	5,812.50		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	Park St	97.53		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	Towne Run	55.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	Union	2,915.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	Village Park	220.00		
VEN011751	Wallack Somers and Haas PC	APP130532	8/14/2025	244018330	REDEVELOP DISTRICT	WoodWind	1,980.00		
VEN011754	Bondry Management Consulting LLC	APP130537	8/14/2025	244018349	REDEVELOP DISTRICT	Jersey	5,000.00		
VEN011754	Bondry Management Consulting LLC	APP130537	8/14/2025	244018349	REDEVELOP DISTRICT	Jersey	5,000.00		
VEN011754	Bondry Management Consulting LLC	APP130537	8/14/2025	244018349	REDEVELOP DISTRICT	Feasibility	5,000.00		
VEN011754	Bondry Management Consulting LLC	APP130537	8/14/2025	244018349	REDEVELOP DISTRICT	2025 Neutralizations	28,500.00		
VEN011785	Speck Dempsey LLC	APP130538	8/14/2025	244018349	REDEVELOP DISTRICT	June services	17,250.00		
Subtotal for RDC							124,244.64		
Subtotal for Fund 244 Redevelopment District Capital							124,244.64		

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	500001197	7/22/2025
VEN009455	STAR Financial Bank	APP129779	7/22/2025	328018131	WHEELER LANDING TIF-	2021A Wheeler Landing	18,795.13	500001197	7/22/2025
VEN009455	STAR Financial Bank	APP129779	7/22/2025	328018131	WHEELER LANDING TIF-	2022B Wheeler Landing	517.00	500001197	7/22/2025
Subtotal for RDC							262,562.13		
Subtotal for Fund 328 Wheeler Landing TIF							262,562.13		
Posted Invoices Total							386,806.77		

Vendor No.	Vendor Name	Cr. Memo No.	Date	G/L Acct.	G/L Account Name	Description	Amount
Credit Memos							
Credit Memo Total							

BARNES & THORNBURG LLP

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

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

Invoice 3444347

Page 2

July 18, 2025
Brian L. Burdick
00099516-00000006

PAYABLE UPON RECEIPT

00099516-00000006

**OLD TOWN PROPERTIES LLC PROJECTS
AT WOOD WIND**

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

Fees for Services	\$	7,948.00
Other Charges	\$	<u>79.80</u>
Total This Invoice	\$	8,027.80

BARNES & THORNBURG LLP

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

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

Invoice 3444349

Page 2

July 18, 2025
Brian L. Burdick
00099516-00000008

PAYABLE UPON RECEIPT

00099516-00000008

TAX ABATEMENT MATTERS

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

Fees for Services	\$	<u>2,145.00</u>
Total This Invoice	\$	2,145.00

BARNES & THORNBURG LLP

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

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

Invoice 3444348

Page 2

July 18, 2025
Brian L. Burdick
00099516-00000001

PAYABLE UPON RECEIPT

00099516-00000001

REDEVELOPMENT MATTERS

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

Fees for Services	\$	<u>2,880.00</u>
Total This Invoice	\$	2,880.00



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

Invoice

Date	Invoice#
7/21/2025	R 6505

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

Description	Amount
Hearing (JERSEY 32, LLC PROJECT)	\$38.46
Ad Ran: 7/17/2025 7/21/2025	
PLEASE INCLUDE YOUR INVOICE NUMBER (R6505) ON YOUR CHECK	

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

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield
(Governmental Unit)

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

Hamilton County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

39 lines, 2 columns wide equals 78 equivalent lines at 0.49307 cents per line \$38.46
Additional charges for notices containing rule or tabular work (50 per cent of above amount) \$0.00
Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM \$38.46

DATA FOR COMPUTING COST

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

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

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times. The dates of publication being as follows:

7/17/2025 7/21/2025

Additionally, the statement checked below is true and correct:

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

Date Monday, July 21, 2025


Title Public Notice Advertising

244-018-330
Project Code 24012



Taft Stettinius & Hollister LLP
One Indiana Square, Suite 3500 / Indianapolis, IN 46204-2023
Tel: 317.713.3500 / Fax: 317.713.3699
www.taftlaw.com
FEIN#: 31-0541755

July 22, 2025
Invoice #: 6728516

CITY OF WESTFIELD
Kaitlin Glazier
City Attorney
2728 E 171st Street
WESTFIELD, IN 46074

INVOICE SUMMARY

Client/File No. WES14/GN161 CILE

For professional services rendered and costs advanced through June 30, 2025:

RE: Compound Maple LLC - Condemnation

Professional Services	1,353.00
Costs Advanced	<u>.00</u>
TOTAL THIS INVOICE	1,353.00

DUE UPON RECEIPT



Taft Stettinius & Hollister LLP
 One Indiana Square, Suite 3500 / Indianapolis, IN 46204-2023
 Tel: 317.713.3500 / Fax: 317.713.3699
 www.taftlaw.com
 FEIN#: 31-0541755

July 22, 2025
 Invoice #: 6728515

CITY OF WESTFIELD
 Kaitlin Glazier
 City Attorney
 2728 E 171st Street
 WESTFIELD, IN 46074

INVOICE SUMMARY

Client/File No. WES14/GN160 CILE

For professional services rendered and costs advanced through June 30, 2025:

RE: Daniel Lee Duffer - Condemnation

Professional Services	2,641.50
Costs Advanced	<u>.00</u>
TOTAL THIS INVOICE	2,641.50

DUE UPON RECEIPT 101-001-330: \$1,235.00
 244-018-330 (Project Code 24012): \$1,406.50



Confidence in the built environment
601 South 3rd Street
Terre Haute, Indiana 47807
www.hwcengineering.com

Westfield Redevelopment Commission
2728 E 171st St.
Westfield, IN 46074

July 31, 2025
Invoice No: 2025-015-S - 0000002

Project 2025-015-S Westfield RC-17 Ac-Grand Park Tract

Professional Services from June 30, 2025 to July 27, 2025

Phase 10 ALTA & Topo Survey*LS

Fee

Total Fee	13,500.00			
Percent Complete	100.00	Total Earned	13,500.00	
		Previous Fee Billing	12,825.00	
		Current Fee Billing	675.00	
		Total Fee		675.00
		Total this Phase		\$675.00
		TOTAL THIS INVOICE		\$675.00

Billings to Date

	Current	Prior	Total
Fee	675.00	12,825.00	13,500.00
Totals	675.00	12,825.00	13,500.00



Invoice

Date: August 6, 2025
 Invoice #: 13012

To: Westfield Redevelopment Commission
 Jenell Fairman, Executive Director

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

Qty (Hrs)	Description	Unit Price	Line Total	Project Code
July 1-31, 2025 Hourly (Total Contract Value: \$49,000)				
1.00	Project Executive/EVP - General Westfield Hourly Work (100%)	\$ 450.00	\$ 450.00	24000
1.00	Project Director - General Westfield Hourly Work (100%)	\$ 395.00	\$ 395.00	24000
2.50	Analyst - Jersey 32 (100%)	\$ 250.00	\$ 625.00	24012

Previously Billed-to-Date: \$11,067.50; Remaining Contract Value: \$36,462.50

Subtotal \$ 1,470.00
 Sales Tax
 Total \$ 1,470.00

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



LVR INTERNATIONAL

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

INVOICE

Date 8-Aug-25
 INVOICE # 200.401.00
 P.O. # N/A
 Reference # N/A
 Vendor # N/A

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

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

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

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

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

Period: June

A. PROGRESS PAYMENT	Project Code	Total Billed:	Total Paid To Date:	Amount Due:
A.1: Keystone- Parking Demand	25001	2,812.50	\$ - \$	2,812.50
A.2: Union Square- Site Assess, Finalizing Smart Tech Integration Devel	24020	1,395.00	\$ - \$	1,395.00
A.3:	\$	-	\$ - \$	-
A.4:	\$	-	\$ - \$	-
A.5:	\$	-	\$ - \$	-
A.6:	\$	-	\$ - \$	-
Fee Due:			\$	4,207.50

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

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

AMOUNT DUE: \$ 4,207.50

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

We appreciate your support and business!

Month	Project	Detail	Citywide-General	Park & Poplar	Union Square	Jersey Street	Keysotne	TOTAL
JUNE	Keystone	Parking Demand					\$ 2,812.50	\$ 2,812.50
								\$ -
	Union Garage	Parking Smart Technology System Development			\$ 1,395.00			\$ 1,395.00
								\$ -
			\$ -	\$ -	\$ 1,395.00	\$ -	\$ 2,812.50	\$ 4,207.50



Invoice No: INV-01US-0294090
Date: 8/11/2025
Due date: 8/11/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 7/31/2025

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

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

Phone: 516.621.2900
 Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

INVOICE FOR DISTRIBUTION ONLY TO City of Westfield Indiana

This Invoice Represents Your 100% Share

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0294090** WHEN REMITTING PAYMENT
 J.S. Held and its affiliates and subsidiaries are not a certified public accounting firm and do not provide audit, attest, or any other public accounting services. J.S. Held is not a law firm and does not provide legal advice. All rights reserved.



Invoice No: INV-01US-0294090
Date: 8/11/2025
Due date: 8/11/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 7/31/2025

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

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

Phone: 516.621.2900
 Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

Professional Services Rendered:	USD	\$ 4,487.50
Expenses:	USD	\$ 501.50
Invoice Total	USD	\$ 4,989.00

Rounding differences may exist compared to the detail pages

Project Code 25001: \$483.50
 Project Code 25005: \$4,505.50

TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT VIA ACH TO

Bank Name:	JP Morgan Chase Bank
ABA#:	021000021
Swift Code:	CHASUS33
Account:	328833006
Branch address:	4 New York Plaza, New York, NY, 10004
Beneficiary:	J.S. Held LLC - US
Reference (Mandatory):	Invoice No: INV-01US-0294090

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

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

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

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

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

[Click here to make your payment](#)

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



Invoice No: INV-01US-0294090
Date: 8/11/2025
Due date: 8/11/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 7/31/2025

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

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

Phone: 516.621.2900
 Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
PROJECT SUPPORT SERVICES			
Deb Kunce	17.70	250.00	4,425.00
Susan Drattlo	0.50	125.00	62.50
TOTAL PROJECT SUPPORT SERVICES	18.20		4,487.50
TOTAL PROFESSIONAL SERVICES RENDERED:	18.20		\$ 4,487.50 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
7/7/2025	Deb Kunce	Keystone mtg + follow-up	1.00
7/9/2025	Susan Drattlo	Invoice documentation	0.30
7/11/2025	Deb Kunce	Westfield mtg coord and schedule	0.80
7/14/2025	Deb Kunce	Development coord mtg	0.50
7/16/2025	Susan Drattlo	Ice Facility Addendum upload and emails to Reprographics	0.20
7/18/2025	Deb Kunce	Hunden mtg	1.00
7/21/2025	Deb Kunce	BOT review	1.50
7/22/2025	Deb Kunce	BOT RfQP	2.00
7/23/2025	Deb Kunce	BOT schedule	0.50
7/24/2025	Deb Kunce	BOT development	3.00
7/25/2025	Deb Kunce	BOT development	3.50

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0294090** WHEN REMITTING PAYMENT
 J.S. Held and its affiliates and subsidiaries are not a certified public accounting firm and do not provide audit, attest, or any other public accounting services. J.S. Held is not a law firm and does not provide legal advice. All rights reserved.



Invoice No: INV-01US-0294090
Date: 8/11/2025
Due date: 8/11/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 7/31/2025

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

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

Phone: 516.621.2900
 Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

Date	Staff Member	Description	Hours
7/28/2025	Deb Kunce	Westfield RFQ and team mtg	3.50
7/31/2025	Deb Kunce	Westfield RFQ	0.40
TOTAL:			18.20

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Invoice No: INV-01US-0294090
Date: 8/11/2025
Due date: 8/11/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 7/31/2025

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

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

Phone: 516.621.2900
 Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

SUMMARY OF EXPENSES:

Staff Member	Amount
OTHER	
File Administration	179.50
OTHER TOTALS	179.50
PROJECT SUPPORT SERVICES	
	322.00
PROJECT SUPPORT SERVICES TOTALS	322.00
TOTAL EXPENSES:	501.50 USD

EXPENSE DETAIL

Date	Source	Description	Amount
7/31/2025		Other Direct Project Expense: Professional Services Rendered by Reprographix - INV126671	322.00
8/8/2025		File Administration	179.50
TOTAL EXPENSES:			501.50 USD

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0294090** WHEN REMITTING PAYMENT
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Remit To:
 PO Box 44026
 Indianapolis, IN 46244

Invoice No. INV126671		
Company	J.S. Held	
Account NO.	CA000000442	
Contact	Susan Drattlo	
Phone	317-903-7363	
Email	sdrattlo@jsheld.com	
Department	Plans and Specs Department	
Amount	Invoice Date	Due Date
\$280.00	07/31/25	08/30/25

Page: 1 of 1

Bill To: J.S. Held
 50 Jericho Quadrangle
 Suite 117
 Jericho NY 11753
 United States

Ship To: Susan Drattlo
 J.S. Held
 429 N. Pennsylvania St.
 Suite 304
 Indianapolis IN 46204
 United States

P.O. Number	Terms	Reference	Ordered By	Delivery Date
	Net 30	J131184	Susan Drattlo	07/31/25

Project			
Description	Qty	Unit Price	Total Price
City of Westfield - Westfield Ice Facility RFQ	1	\$280.00	\$280.00
File Work: Addendum(s) - 02 Addendums x 28 Planholders			

Subtotal \$280.00
Tax \$0.00
Total Due \$280.00

PAYMENT VIA CREDIT CARD ACCEPTED ONLY AT TIME OF TRANSACTION. INVOICES BILLED NET 30 ON ACCOUNT MAY BE PAID ONLY BY CHECK.
 Net 30 Terms, interest charged at 1.5% per month (18% per annum) will be added to accounts over 30 days past due.
 For invoice questions please contact AR @reprographix.com

STAY CONNECTED FOR
 GRAPHIC INSPIRATION

@ReproGraphix



WBI Certified City & State
 Established 1985



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

Invoice

Date	Invoice#
8/11/2025	R 6609

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

Description	Amount
RDA Lease	\$71.00
Ad Ran: 8/7/2025 8/11/2025	
<p>PLEASE INCLUDE YOUR INVOICE NUMBER (R6609) ON YOUR CHECK</p>	

Total	\$71.00
Amount Paid	\$0.00
Balance Due	\$71.00

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield
(Governmental Unit)

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

Hamilton County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

.....72 lines,2..... columns wide equals .144.. equivalent lines at0.49307 cents per line \$71.00
Additional charges for notices containing rule or tabular work (50 per cent of above amount) \$0.00
Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM \$71.00

DATA FOR COMPUTING COST

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

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

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

.....
8/7/2025 8/11/2025
.....

Additionally, the statement checked below is true and correct:

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

Date Monday, August 11, 2025


Title..... Public Notice Advertising



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

Invoice

Date	Invoice#
8/11/2025	R 6606

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

Description	Amount
Additional Appropriation	\$34.52
Ad Ran: 8/7/2025 8/11/2025	
PLEASE INCLUDE YOUR INVOICE NUMBER (R6606) ON YOUR CHECK	

Total	\$34.52
Amount Paid	\$0.00
Balance Due	\$34.52

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield
(Governmental Unit)
Hamilton County, Indiana

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

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

35 lines, 2 columns wide equals 70 equivalent lines at 0.49307 cents per line \$34.52
Additional charges for notices containing rule or tabular work (50 per cent of above amount) \$0.00
Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM \$34.52

DATA FOR COMPUTING COST

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

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

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times. The dates of publication being as follows:

8/7/2025 8/11/2025

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- Newspaper has a Web site, but due to technical problem or error, public notice was posted on
- Newspaper has a Web site but refuses to post the public notice.

Date Monday, August 11, 2025


Title Public Notice Advertising



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

Invoice

Date	Invoice#
8/11/2025	R 6608

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

Description	Amount
DECLARATORY RESOLUTION Ad Ran: 8/7/2025 8/11/2025	\$37.47
PLEASE INCLUDE YOUR INVOICE NUMBER (R6608) ON YOUR CHECK	

Total	\$37.47
Amount Paid	\$0.00
Balance Due	\$37.47

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield
(Governmental Unit)
Hamilton County, Indiana

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

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

.....38 lines, ..2..... columns wide equals ..76... equivalent lines at ..0.49307 cents per line \$37.47
Additional charges for notices containing rule or tabular work (50 per cent of above amount) \$0.00
Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM \$37.47

DATA FOR COMPUTING COST

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

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

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

.....
8/7/2025 8/11/2025
.....

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Date Monday, August 11, 2025


Title..... Public Notice Advertising



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

Invoice

Date	Invoice#
8/11/2025	R 6607

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

Description	Amount
DECLARATORY RESOLUTION Ad Ran: 8/7/2025 8/11/2025	\$41.42
<p>PLEASE INCLUDE YOUR INVOICE NUMBER (R6607) ON YOUR CHECK</p>	

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

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield
(Governmental Unit)
Hamilton County, Indiana

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

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

42 lines, 2 columns wide equals .84 equivalent lines at .049307 cents per line \$41.42
Additional charges for notices containing rule or tabular work (50 per cent of above amount) \$0.00
Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM \$41.42

DATA FOR COMPUTING COST

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

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

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times. The dates of publication being as follows:

8/7/2025 8/11/2025

Additionally, the statement checked below is true and correct:

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- Newspaper has a Web site, but due to technical problem or error, public notice was posted on
- Newspaper has a Web site but refuses to post the public notice.

Date Monday, August 11, 2025

Title Public Notice Advertising



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

Invoice

Date	Invoice#
8/11/2025	R 6557

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

Description	Amount
Resolution No. 16-2025	\$75.44
Ad Ran: 7/30/2025 8/4/2025 8/6/2025 8/11/2025	
PLEASE INCLUDE YOUR INVOICE NUMBER (R6557) ON YOUR CHECK	

Total	\$75.44
Amount Paid	\$0.00
Balance Due	\$75.44

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield
(Governmental Unit)

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

Hamilton County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

51 lines, 2 columns wide equals 102 equivalent lines at 0.73961 cents per line \$75.44
Additional charges for notices containing rule or tabular work (50 per cent of above amount) \$0.00
Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM \$75.44

DATA FOR COMPUTING COST

Width of single column in picas 9.375 Size of type 7 point.
Number of insertions 2

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

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 2 times. The dates of publication being as follows:

7/30/2025 8/4/2025 8/6/2025 8/11/2025

Additionally, the statement checked below is true and correct:

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

Date Monday, August 11, 2025


Title Public Notice Advertising



SOMERS & HAAS PC

ARTHUR ZWILLER
 JAMES W. WILSON
 HARRY F. TULL
 RICHARD R. HENNING
 ADAM W. COLLINS
 KATHLEEN M. BURKE
 JOYCE M. STREIB
 KAREN L. HARRIS
 08/03/2017

City of Westfield
Billing Statement Summary
July 31, 2025

Project Code
 24012
 24000
 24000
 25010
 25011
 24000
 24006
 25001
 25003
 25003
 25012
 25005
 24015
 25006
 25009
 24017
 24019
 24020
 25007
 24022

Matter	Invoice Date	Invoice#	Current Fees	30 Days	Total Due
COW-BWJersey	08/05/2025	38169	\$8,295.00		\$8,295.00
COW-Camilla	08/05/2025	38170	\$ 55.00		\$ 55.00
COW-CDC	08/05/2025	38171	\$660.00		\$660.00
COW-ECR	08/05/2025	38172	\$ 275.00		\$ 275.00
COW [REDACTED]	08/05/2025	38173	\$ 55.00		\$ 55.00
COW-General	08/05/2025	38174	\$1,430.00		\$1,430.00
COW-GrMillen	08/05/2025	38175	\$1,540.00		\$1,540.00
COW-GrPark	08/05/2025	38176	\$6,435.00		\$6,435.00
COW-GrPBOT	08/07/2025	38232	\$1,320.00		\$1,320.00
COW-GrPSouth	08/05/2025	38177	\$1,322.50		\$1,322.50
COW [REDACTED]	08/05/2025	38178	\$935.00		\$935.00
COW-IceFac	08/05/2025	38179	\$2,420.00		\$2,420.00
COW-Latern	08/05/2025	38180	\$165.00		\$165.00
COW-Level2	08/05/2025	38181	\$ 55.00		\$ 55.00
COW-Market	08/05/2025	38182	\$5,812.50		\$5,812.50
COW-ParkSt	08/05/2025	38183	\$ 97.53		\$ 97.53
COW-Towne Run	08/05/2025	38184	\$ 55.00		\$ 55.00
COW-Union	08/05/2025	38185	\$2,915.00		\$2,915.00
COW-VillageP	08/05/2025	38186	\$220.00		\$220.00
COW-WoodWind	08/05/2025	38187	\$1,980.00		\$1,980.00
		Totals:	\$36,042.53		\$36,042.53

June 30, 2025

City of Westfield
Attn: Micha Farrar
Attn: Jim Treat

RE: City of Westfield, IN Taxable Economic Development Tax Increment Bonds, Series 2021A
(Wheeler Landing Project)

INVOICE

Semi-annual payment due July 25, 2025

Principal	\$ 70,000.00
Interest	\$173,250.00
Total	\$243,250.00

*7-9-25
Kerr:
Please wire
\$ 409,330.13
wired
7/9/25*

Please **ACH** or **WIRE** funds to: STAR Financial Bank
ABA #074901672
FFC: STAR Wealth Management
Acct #51015451

If by check, mail to: STAR Financial Bank
Attn: Rachael Rice
215 W. Main Street
Fort Wayne, IN 46802

*2021A INV ✓
Xtra pmt
328 018131 = 243,250.00
328 018131 = 18,795.13
262,045.13*

Total = 409,330.13



Bank | Insurance | Private Advisory

June 30, 2025

City of Westfield
Attn: Micha Farrar
Attn: Jim Treat

RE: City of Westfield, IN Taxable Economic Development Subordinate Tax Increment Revenue Bonds, Series 2022B (Wheeler Landing Project)

INVOICE

TIF Funds payment due July 25, 2025

Principal	\$35,000.00
Interest	\$61,875.00
Outstanding Balance	\$50,410.00
Total	\$147,285.00

Please **ACH** or **WIRE** funds to: STAR Financial Bank
ABA #074901672
FFC: STAR Wealth Management
Acct #51015451

If by check, mail to: STAR Financial Bank
Attn: Rachael Rice
215 W Main Street
Fort Wayne, IN 46802

2022B INV

Jc Hart Pmt	264 018 131	=	146,768.00
From Fund 328	328 018 131	=	517.00
			<u>147,285.00</u>

Total = 409,330.13

Micha Farrar

From: Nathan Fox <nfox@owkcpa.com>
Sent: Thursday, July 3, 2025 12:24 PM
To: marisa.martin@starfinancial.com; Rachael Rice
Cc: Micha Farrar; Maria Ailor
Subject: RE: City of Westfield - Wheeler Landing Bond Payments

Categories: DEBT PMT

WARNING: This external email is from nfox@owkcpa.com.

Hi Marisa and Rachel,

The City will be sending \$409,330.13 in TIF and Taxpayer Payments (\$262,562.13 in TIF and \$146,768 in Taxpayer payments). The City will also be sending a RIF payment of \$18,887.50. See below for how the money should be deposited in the 2021A and 2022B Bond Funds. Also see how the deposit balance in each account should be applied to 2021A and 2022B debt service.

We did not have June 2025 bank statement so I did not include interest income from June 2025 in the analysis below. Let me know if you have any questions or need anything else.

Thanks!

	2021A Bond Fund	2022B Bond Fund	Total
5/31/2025 Balance	403,134.26	21.87	403,156.13
TIF/TPP	261,330.13	148,000.00	409,330.13
RIF	18,887.50		18,887.50
Debt Service - Principal	(70,000.00)	(35,000.00)	(105,000.00)
Debt Service - Interest	(173,250.00)	(112,285.00)	(285,535.00)
Principal Redemption	(425,000.00)		(425,000.00)
Ending projected balance	15,101.89	736.87	15,838.76

Handwritten notes:
 - 243,250.00 + 18,795.13 + 517.00
 - 262,562.13 + 146,768.00
 ← 7/3/25
 *6 wired

Nathan J. Fox, CPA
 Project Manager



Krohn & Associates LLP
 231 East Main Street
 Westfield, IN 46074

Bondry Management Consultants
35 E Main St Ste 200
Carmel, IN US
+13175379555
oscar@bondryconsulting.com
bondryconsulting.com



INVOICE

BILL TO
Jennell Fairman
Westfield RDC
2728 E 171st Street
Westfield, Indiana 46074

INVOICE # 00297
DATE 08/07/2025
DUE DATE 09/21/2025
TERMS Net 45

DESCRIPTION	Project Code	AMOUNT
Jersey Tax Impact Statement	24012	5,000.00
Jersey Memo Feasibility (Round 3)	24012	5,000.00
██████████ Feasibility	24025	5,000.00
2025 Neutralizations	24000	28,500.00

We appreciate your business and look forward to assisting you again!

BALANCE DUE **\$43,500.00**

[Pay invoice](#)

Check Remittance Address

35 East Main St. Suite 200
Carmel, IN 46032

Wire or ACH Electronic Payment

Bank: Community First Bank of Indiana
Bank Account: 5601034
Routing Number: 074914407

If you have any questions regarding the above transfer instructions or you would like to confirm receipts of wired funds, please contact Julie Riess at (317) 490-6113 email julie@vandyaccounting.com

Speck Dempsey LLC

257 Walnut Street #1
Brookline, MA 02445 US
info@speckdempsey.com
http://www.speckdempsey.com



INVOICE

BILL TO
City of Westfield, IN / Westfield Redevelopment Commission
Amendment to June 17, 2024 Agreement Dated May 19, 2025

INVOICE 1198
DATE 07/07/2025
TERMS Net 30
DUE DATE 08/06/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
06/30/2025	Jeff Speck Hours April/May/June	5	450.00	2,250.00
06/30/2025	Perkins & Will Invoice for April/May/June/July	1	15,000.00	15,000.00

Payment may be made via check to address on invoice.
ACH Information
Bank Name: Brookline Bank
Routing: 211371489
Account number is: 1011076633

BALANCE DUE

\$17,250.00

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 31-2025**

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

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

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

WHEREAS, pursuant to Section 16(a) of the Act, on June 2, 2025, the Westfield-Washington Advisory Plan Commission approved and adopted a resolution (the “Plan Commission Order”) approving the Amending Resolution and the 2025 Plan Supplement and determining that the Amending Resolution and the 2025 Plan Supplement conform to the plan of development for the City; and

WHEREAS, pursuant to Section 16(b) of the Act, the Common Council of the City on June 9, 2025, adopted its Resolution No. 25-132 approving the Amending Resolution, the 2025 Plan Supplement and the Plan Commission Order; and

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

WHEREAS, pursuant to Section 17 of the Act, the Commission also filed with each taxing unit located wholly or partially within the New Allocation Area; and

WHEREAS, at the public hearing held by the Commission on August 18, 2025 (the “Public Hearing”), the Commission heard all persons interested in the proceedings and considered written remonstrances and objections, if any; and

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

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

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


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

3. The Amending Resolution is hereby confirmed.

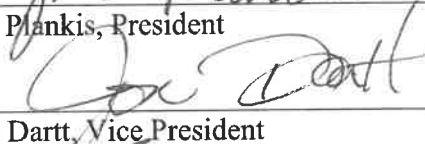
4. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the proposed projects and confirming the Amending Resolution.

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


DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION
this 18th day of August, 2025.



Joe Plankis, President




Jon Dartt, Vice President



Brian Tomamichel, Secretary

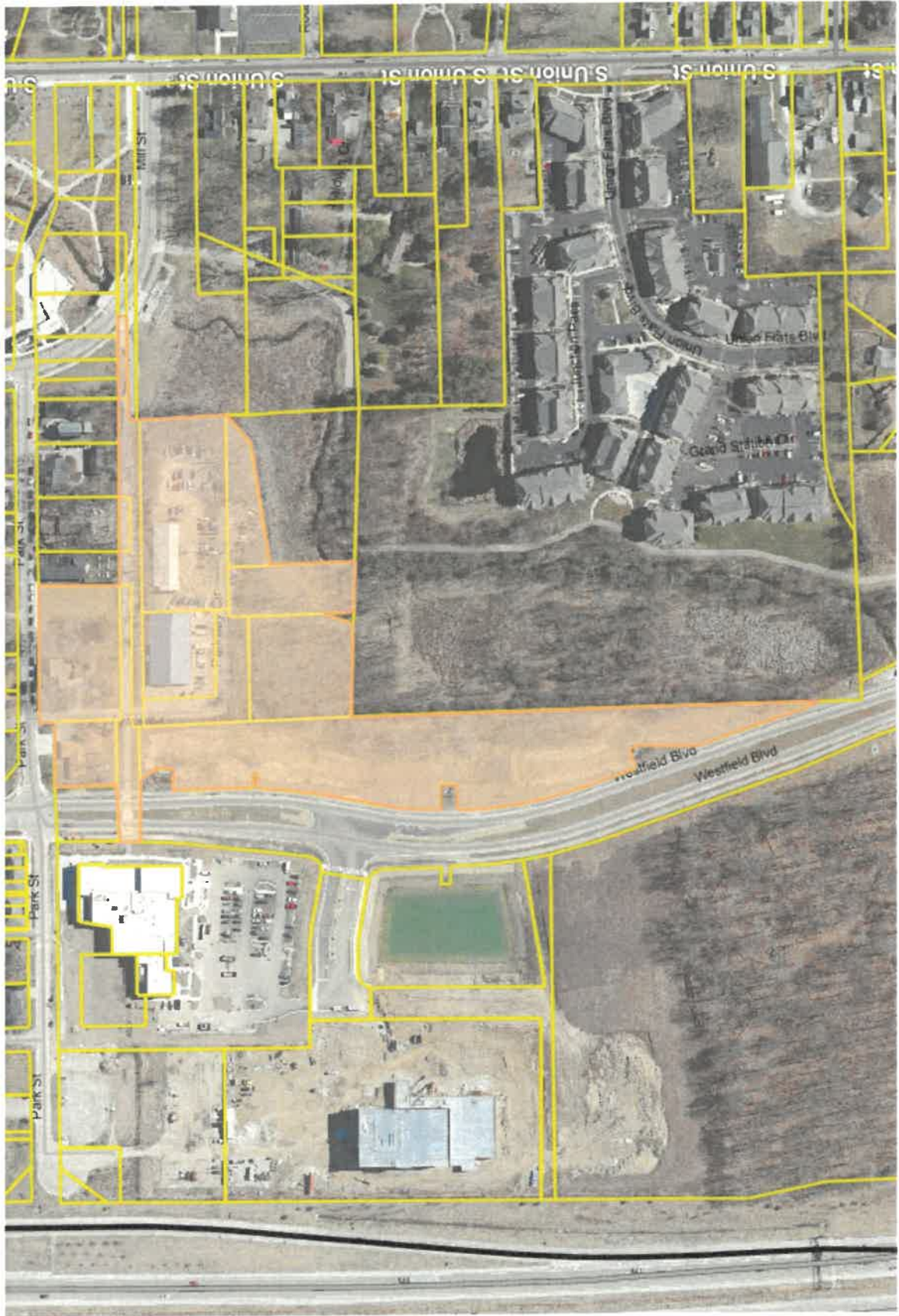
Abstain

Larry Kemper, Member



Steve Latour, Member

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



**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 32-2025**

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

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

WHEREAS, on June 16, 2025, the Commission approved and adopted Resolution No. 29-2025 (the “Amending Resolution”) that amended the Declaratory Resolution to (i) designate certain additional area described in Exhibit A of the Amending Resolution (comprised of INDOT excess land) as an economic development area under the Act (the “2025 Area”), and consolidate the 2025 Area with the Original Area (collectively, the “Area”), (ii) remove the parcels described in Exhibit B of the Amending Resolution from the Existing Allocation Area, and designate the parcels so removed, together with all of the 2025 Area, as a separate allocation area within the Area, to be known as the “Jersey Street Allocation Area,” pursuant to Section 39 of the Act, (iii) remove the parcel described in Exhibit C of the Amending Resolution from the Area and the Existing Allocation Area, and (iv) adopt the Plan, together with a supplement thereto (the “2025 Plan Supplement”), as the development plan for the 2025 Area; and

WHEREAS, pursuant to Section 16(a) of the Act, on July 7, 2025, the Westfield-Washington Advisory Plan Commission approved and adopted a resolution (the “Plan Commission Order”) approving the Amending Resolution and the 2025 Plan Supplement and determining that the Amending Resolution and the 2025 Plan Supplement conform to the plan of development for the City; and

WHEREAS, pursuant to Section 16(b) of the Act, the Common Council of the City on July 14, 2025, adopted its Resolution No. 25-139 approving the Amending Resolution, the 2025 Plan Supplement and the Plan Commission Order; and

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

WHEREAS, pursuant to Section 17 of the Act, the Commission also filed with each taxing unit located wholly or partially within the Existing Allocation Area and the Jersey Street

Allocation Area a copy of the Notice of Public Hearing and a statement disclosing the impact of the Existing Allocation Area and the Jersey Street Allocation Area; and

WHEREAS, at the public hearing held by the Commission on August 18, 2025 (the “Public Hearing”), the Commission heard all persons interested in the proceedings and considered written remonstrances and objections, if any; and

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

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

1. The Commission hereby modifies the Amending Resolution as follows. Exhibits A and B to the Amending Resolution are hereby modified to include the following Parcels, which comprise the 2025 Area (as defined in the Amending Resolution) which consists of INDOT excess land:

- 09-09-01-02-03-021.000
- 09-09-01-02-03-022.000
- 09-09-01-02-03-023.000
- 09-09-01-02-03-024.000
- 09-09-01-02-03-025.000
- 09-09-01-02-03-026.000
- 09-09-01-02-03-027.000
- 09-09-01-02-03-028.000

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


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

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


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

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


DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION
this 18th day of August, 2025.



Joe Plankis, President



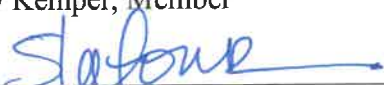
Jon Dartt, Vice President



Brian Tomamichel, Secretary

Abstain

Larry Kemper, Member



Steve Latour, Member

Grand Junction EDA Jersey Street Allocation Area (New)



RESOLUTION NO. 33-2025
A RESOLUTION OF
THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION
REGARDING JERSEY STREET PROJECT AGREEMENT AND GRANTS

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

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

WHEREAS, Jersey 32, LLC, an Indiana limited liability company, or its affiliate (the “**Developer**”), owns or controls, or will own or control, approximately 2.87 acres located generally at the southeast corner of US 31 and Main Street/S.R. 32 in Westfield, Indiana, as more particularly depicted on Exhibit A attached hereto and incorporated herein by reference (the “**Real Estate**”); and

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

WHEREAS, the Developer has proposed developing or redeveloping the Real Estate into a mixed-use development (the “**Project**”) consisting of: (a) approximately 225 luxury apartments totaling approximately 219,000 square feet; (b) approximately 15,000 square feet of office space; (c) approximately 43,000 square feet of retail, restaurant, or other commercial space; (d) a parking garage containing approximately 574 parking spaces with public restrooms and nursing station (the “**Garage**”); (e) one or more significant public art installations; (f) public plazas, patios, and/or pocket parks, golf cart parking, and other public amenities; and (g) related improvements; all as generally depicted on Exhibit A; provided that the Commission acknowledges that the portion of the Project identified on Exhibit A as the “**Restaurant**” may be constructed and delivered pursuant to a leasing structure from the City to DWCDC to the ultimate restaurant operator or its affiliate or designee; and

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

WHEREAS, the Commission has previously approved a project agreement with the Developer concerning the development of the Project (the “**Project Agreement**”); and

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

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

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

WHEREAS, the Commission has determined that, subject to the Commission’s adoption of a declaratory resolution, confirmatory resolution, and all other approvals necessary or desirable to issue tax increment financing or other bonds in support of the Project (collectively, the “**Bond Approvals**”); and (b) the grant or transfer by the Common Council of the City of funds, or the otherwise availability of funds to the Commission (the “**Availability of Grant Funds**”); it is now in the best interests of the Commission to enter into: (a) a project agreement (the “**Project Agreement**”) with the Developer pursuant to which: (i) the Developer shall: (A) construct and complete the Project; (B) maintain electric vehicle charging capabilities for approximately 5% of the total parking spaces in the Garage; and (C) grant easements in favor of the Commission and/or the City for the public use of: (1) 111 parking spaces in the Garage, plus 70% of the remaining parking spaces in the Garage, exclusive of two parking spaces reserved for expectant mothers; and (2) to the extent not dedicated to the City, the other public improvements with the Project owned by the Developer (if any); and (ii) the Commission shall use commercially reasonable efforts to cause: (A) the City to issue the tax increment financing or other bonds supported by the Project; and (B) DWCDC to make one or more grants to the Developer for the construction of the Garage in an aggregate grant amount of not more than \$8,450,000.00; and (b) enter into an agreement (the “**Grant Agreement**”) with DWCDC pursuant to which the Commission will make one or more grants to DWCDC in an amount not to exceed \$8,450,000.00 for the purpose of granting the same to the Developer for the construction of the Garage; all as authorized by Indiana Code 36-7-14-12.2 and other applicable law.

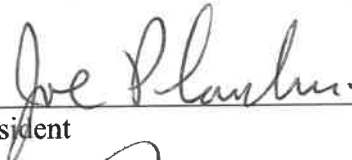
NOW, THEREFORE, BE IT HEREBY RESOLVED by the Commission that:

1. The foregoing Recitals are fully incorporated herein by this reference.
2. The Commission, subject to the receipt of all Bond Approvals and the Availability of Grant Funds, will execute and deliver: (a) the Project Agreement, which Project Agreement shall include such other terms previously authorized by the Commission and such other terms, and be otherwise in a form, approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission; and (b) the Grant Agreement, which Grant Agreement shall include such other terms, and be otherwise in a form, approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.

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

Adopted this 18th day of August, 2025.

**CITY OF WESTFIELD
REDEVELOPMENT COMMISSION**



 President Joe Plankis



 Vice President Jon Dartt



 Secretary Brian Tomamichel



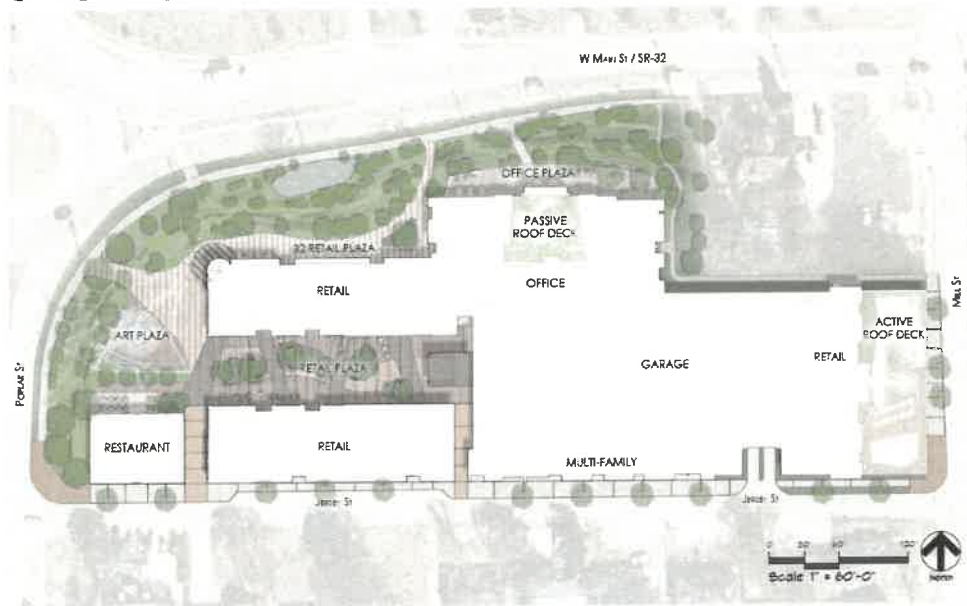
 Member Steve Latour

Member Abstain Larry Kemper

EXHIBIT A

The Real Estate

CONCEPTUAL SITE PLAN RENDERING



STUDIO M

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 34-2025**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION PLEDGING
CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF ECONOMIC
DEVELOPMENT REVENUE BONDS OF THE CITY OF WESTFIELD, INDIANA
(JERSEY 32, LLC PROJECT)**

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

WHEREAS, Jersey 32, LLC, or an affiliate thereof (collectively, the “Company”) intends to finance all or a portion of the costs of the design and construction of the projects listed in Exhibit A hereto (collectively, the “Projects”), which will be located in or will directly serve or benefit the Allocation Area; and

WHEREAS, the City of Westfield Economic Development Commission and Common Council of the City of Westfield, Indiana, have approved the issuance of the taxable or tax-exempt City of Westfield, Indiana, Economic Development Tax Increment Revenue Bonds, Series 20__ (Jersey 32, LLC Project) (with the series designation to be completed with the year in which a series of bonds are issued and with such further or different series designation as may be necessary or appropriate), which are expected to be issued in one or more series in an aggregate principal amount not to exceed Sixteen Million Dollars (\$16,000,000) (the “Bonds”), the proceeds of which will be provided to the Company and applied to costs of the Projects; and

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

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

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


3. Pursuant to IC 36-7-14-39(b)(4)(D) and IC 5-1-14-4, the Commission hereby pledges and assigns, for the benefit of the City, all of its rights, title and interest in the Pledged TIF Revenues deposited into the Allocation Fund to the Trustee for disposition in accordance with the Indenture. Furthermore, pursuant to IC 36-7-25-6 and IC 5-1-14-4, if it is determined to be necessary for the Company or an affiliate thereof to enter into one or more taxpayer agreements (each, a "Taxpayer Agreement"), which provides for payments thereunder to guarantee, enhance or otherwise further secure the payment of debt service on the Bonds when due (collectively, the "Taxpayer Payments"), the Commission is authorized to enter into such Taxpayer Agreement, and hereby pledges and assigns, for the benefit of the City, all of its rights, title and interest in the Taxpayer Payments to the Trustee for disposition in accordance with the Indenture.

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

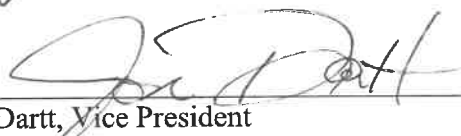
5. The officers of the Commission and the Department are hereby authorized and directed to take such further actions and execute such further documents as they deem necessary or appropriate to effectuate the issuance of any series of the Bonds, the pledges made herein, and the construction of the Projects,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

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

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 18th day of August, 2025.



Joe Plankis, President



Jon Dartt, Vice President



Brian Tomamichel, Secretary

Abstain

Larry Kemper, Member



Steve Latour, Member

EXHIBIT A

DESCRIPTION OF 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. 35-2025

RESOLUTION OF THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF A PROPOSED LEASE AGREEMENT WITH THE CITY OF WESTFIELD REDEVELOPMENT AUTHORITY, APPROVING THE ISSUANCE OF AD VALOREM PROPERTY TAX LEASE RENTAL BONDS BY THE CITY OF WESTFIELD REDEVELOPMENT AUTHORITY, AND OTHER MATTERS RELATING THERETO

WHEREAS, the Westfield Redevelopment Authority (the "Authority") has been created pursuant to Indiana Code 36-7-14.5 as a separate body corporate and politic and as an instrumentality of the City of Westfield, Indiana (the "City"), to finance local public improvements for lease to the Westfield Redevelopment Commission (the "Commission"), as the governing body of the City of Westfield Department of Redevelopment (the "Department") and Redevelopment District of the City of Westfield, Indiana (the "District"), under the provisions of Indiana Code 36-7-14, as amended from time to time (the "Act"); and

WHEREAS, the Authority has adopted, or is expected to adopt, a resolution indicating its intent to issue one or more series of its ad valorem property tax lease rental bonds in the maximum original principal amount of Forty Million Dollars (\$40,000,000) (collectively, the "Bonds"), to provide funds for the purposes of: (a) financing the acquisition by the Authority from the City of all or any portion of the Leased Premises (as defined in the hereinafter defined Lease), and the use by the Commission, on behalf of the City and the Department, of the proceeds of such sale to finance or reimburse the cost of the design, construction and improvement of local road, street systems and arterial road improvements including road widening, roundabout construction and road and street resurfacing improvements, all as more particularly identified in the ordinance anticipated to be adopted by the Common Council of the City approving the Lease (as defined herein) and the Bonds, which is incorporated herein by reference thereto (clause (a), collectively, the "Road Projects"); (b) paying capitalized interest on any series of the Bonds, if necessary; and (c) paying all costs incurred on account of or in connection with the issuance and sale of the Bonds, including the premiums for any credit enhancement or credit facility purchased in connection with the issuance of the Bonds (clauses (a) through and including (c), collectively, the "Costs of the Projects"); and

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

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

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

WHEREAS, after publishing notice of a public hearing in accordance with Indiana law, the Commission held a public hearing on August 18, 2025, regarding the Lease and the Bonds at which the Commission provided all interested parties the opportunity to be heard at such hearing; and

WHEREAS, pursuant to the terms of the Lease, the Commission intends to pay fixed annual lease rental payments to the Authority (the "Rental Payments") at a maximum aggregate annual rate of Seven Million Five Hundred Thousand Dollars (\$7,500,000), which Rental Payments shall be payable in semi-annual installments, with a term beginning on the date the first series of Bonds are issued and ending on the day prior to a date not more than twenty (20) years thereafter; and

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

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

Section 1. The Commission hereby finds and determines that the terms of the Lease are based upon the value of the Leased Premises; that the Rental Payments to be paid by the Commission, pursuant to the terms of the Lease, at a maximum aggregate annual rate of Seven Million Five Hundred Thousand Dollars (\$7,500,000), in any given year, which Rental Payments shall be payable in semi-annual installments, with a term beginning on the date the first series of Bonds are issued and ending on the day prior to a date not more than twenty (20) years thereafter, are fair and reasonable; and that the service to be provided throughout the term of the Lease will serve the public purpose of the City and is in the best interests of its residents. Notwithstanding the foregoing, if necessary to secure the repayment of the BANs, at the option of the Commission, the term of the Lease may commence on the date a series of BANs are issued, but in no event may the term of the Lease extend beyond the date that is twenty (20) years thereafter. Notwithstanding anything herein to the contrary, the Authority and the Commission may execute one or more separate leases in order to effectuate the intent of this Resolution, so long as the terms and conditions of all such leases, in the aggregate, are consistent with the terms and conditions of this Resolution.

Section 2. The Rental Payments during the term of the Lease shall be secured solely from a special benefits tax levied on all of the property of the District by the Commission under Section 27 of the Act, as amended (the "Special Benefits Tax"). The Commission shall levy in each calendar year pursuant to Section 27 of the Act during the term of the Lease the Special Benefits Tax upon all of the taxable property in the District in a total amount necessary to pay all Lease Rental Payments payable in the 12-month bond year ending January 15 of the year following such calendar year pursuant to Section 2 of the Lease; provided, however, the Commission reserves the right and may pay any amounts due under the Lease from any other revenues legally available to the Commission, but the Commission shall be under no obligation to

pay any amounts due under the Lease from any moneys or properties of the Commission, except the Special Benefits Tax received by the Commission.

Section 3. The Commission hereby approves the Road Projects and the issuance by the Authority of its bonds (the “Bonds”) and, if necessary, bond anticipation notes (the “BANs”), in one or more series in the aggregate principal amount not to exceed Forty Million Dollars (\$40,000,000) to finance (i) the cost of the design, construction and improvement of local road, street systems and arterial road improvements including road widening, roundabout construction and road and street resurfacing improvements, (ii) capitalized interest on the Bonds and BANs, if necessary, and (iii) paying all costs incurred on account of or in connection with the issuance and sale of the Bonds, including the premiums for any credit enhancement or credit facility purchased in connection with the issuance of the Bonds.

Section 4. Subject to and in accordance with the provisions of Section 7 of this Resolution, the Addendum to Lease, to be dated as of the date of delivery of the Bonds (the “Addendum to Lease”), between the Authority, as lessor, and the Commission, as lessee, is hereby approved substantially in the form submitted at this meeting, a copy of which Addendum to Lease is attached to the Lease as an exhibit and incorporated herein and in the minute books of the Authority.

Section 5. Subject to and in accordance with the provisions of Section 7 of this Resolution, (i) the bond purchase agreement with respect to the Bonds (the “Purchase Agreement”), between a purchaser to be selected by the President of the Authority and Commission, with the advice of the Authority’s and Commission’s financial advisor, and the Authority and Commission, and (ii) the Continuing Disclosure Undertaking Agreement of the Commission (the “Continuing Disclosure Agreement”), are authorized and approved in forms and substance as may be deemed necessary or appropriate by the President and Secretary of the Commission. The President and Secretary of the Commission, with the advice of the Commission’s bond counsel, are hereby authorized to execute a purchase agreement in connection with the sale of any BANs in such form as substantially complies with the terms of this Resolution.

Section 6. The President and Secretary of the Commission are hereby authorized to approve, deem “nearly final” for purposes of Rule 15c2-12 of the Securities and Exchange Commission (the “SEC Rule”), as amended, and further authorize the distribution of an Official Statement with respect to the Bonds without further action by the Commission, such approval evidenced by the execution of the Official Statement. In addition, such officers are authorized to take such actions as herein provided in connection with any other forms of offering documents related to the Bonds if such Bonds will be sold through a private placement.

Section 7. The form of the Lease, the Addendum to Lease, the Purchase Agreement, the Continuing Disclosure Agreement, the Preliminary Official Statement and Official Statement as described herein are hereby approved and adopted, and the Commission hereby authorizes the President and Secretary to approve such changes in form or substance to such instruments and documents as may be necessary or appropriate to accomplish the purposes of this Resolution, with any such approval to be conclusively evidenced by such authorized execution of such instruments or documents, and with respect to the Preliminary Official Statement by the certification of the President.

Section 8. The President and Secretary of the Commission are hereby authorized and empowered to approve such amendments, additions, deletions and changes to the Lease and such other documents and instruments as they deem necessary or advisable, and their approval shall be signified by their execution thereof.


Section 9. On behalf of the Commission, the President is authorized to execute and deliver, and the Secretary is authorized to attest, the Lease, the Addendum to Lease, the Purchase Agreement and the Official Statement, each in substantially the form described herein and, as applicable, presented to this meeting, with such changes in form or substance as are acceptable to the President and the Secretary as provided in Section 7 of this Resolution.

Section 10. Upon execution of the Lease, the Secretary of the Commission is hereby directed to publish notice of the execution of the Lease and its approval in accordance with Indiana Code 5-3-1 and pursuant to the provisions of Indiana Code 36-7-14-25.2.

Section 11. This Resolution shall take effect, and be in full force and effect from and after its passage and approval by the Commission, in conformance with applicable law.

DULY ADOPTED AND PASSED by the City of Westfield Redevelopment Commission on this 18th day of August, 2025.

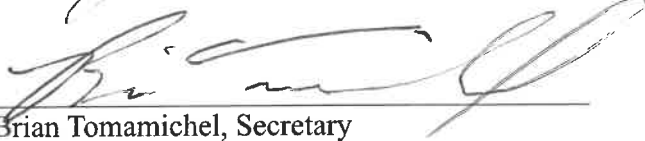
**CITY OF WESTFIELD
REDEVELOPMENT COMMISSION**



Joe Plankis, President



Jon Dartt, Vice President



Brian Tomamichel, Secretary



Larry Kemper, Member



Steve Latour, Member

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 36-2025**

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

WHEREAS, the City of Westfield Redevelopment Commission (the "Commission"), as the governing body for the City of Westfield Redevelopment Department and the City of Westfield Redevelopment District (the "District"), exists and operates under the provisions of Indiana Code 36-7-14, as amended from time to time (the "Act"); and

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

WHEREAS, the Commission has given consideration to undertaking certain local public improvement projects in the District consisting of the acquisition of approximately forty-eight (48) acres of real property to be used by the Commission in furthering the development of the South Development Area of the Grand Park District within the City (the "Projects"); and

WHEREAS, the Commission has given consideration to (i) financing the cost of funding all or any portion of the costs of the Projects and related expenses; and (ii) paying costs incurred in connection with the issuance of certain bonds, including, if necessary, paying capitalized interest, funding a debt service reserve fund, refunding certain bond anticipation notes, if issued, and/or paying the premiums for any credit enhancement or credit facility purchased in connection with such financing; and

WHEREAS, the Commission, being duly advised, now finds that it is in the best interests of the City and its citizens for the purpose of financing all or any portion of the costs of the Projects and other costs set forth above, to enter into negotiations with the Authority to enter into a lease (the "Lease") with the Authority, as lessee, for all or a portion of certain existing roads and streets within the City, which are described in Exhibit B to the proposed Lease (the "Leased Premises"), in order to provide for increased redevelopment and economic development and job creation opportunities for the residents of the City; and

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

WHEREAS, the Authority has adopted, or is expected to adopt, a resolution indicating its intent to issue one or more series of its lease rental revenue bonds, all or any portion of which may be taxable or tax-exempt for federal income tax purposes, in the maximum original principal amount of \$33,345,000 (collectively, the "Bonds"), to provide funds for the purposes of: (a) financing the acquisition by the Authority from the City of all or any portion of the Leased Premises, and the use by the Commission, on behalf of the City and the Department, of the

proceeds of such sale to finance or reimburse the cost of the Projects; (b) funding a debt service reserve fund for the Bonds, if necessary; (c) paying capitalized interest on any series of the Bonds, if necessary; (d) refunding the BANs (as hereinafter defined), if issued; and (e) paying all costs incurred on account of or in connection with the issuance and sale of the Bonds, including the premiums for any credit enhancement or credit facility purchased in connection with the issuance of the Bonds (clauses (a) through and including (d), collectively, the “Costs of the Projects”); and

WHEREAS, pending the issuance of the Bonds, the Authority may issue one or more series of bond anticipation notes, in a maximum aggregate principal amount of \$33,345,000 (collectively, the “BANs”), all or any portion of which may be taxable or tax-exempt for federal income tax purposes, to provide interim financing to pay Costs of the Projects, including capitalized interest on any series of the BANs, if necessary and costs of issuance of the BANs; and

WHEREAS, the Commission now desires to approve (a) the Lease for the purpose of paying the principal and interest on the Bonds issued pursuant to Indiana Code 36-7-14.5 to finance the Costs of the Projects, and (b) certain other actions related thereto; and

WHEREAS, pursuant to Section 25.2 of the Act, the Commission may, only after a public hearing by the Commission at which all interested parties are provided the opportunity to be heard, authorize the execution of the proposed Lease on behalf of the City if it finds that the service to be provided throughout the term of the proposed Lease will serve the public purpose of the City and is in the best interests of its residents, and that the Lease rentals provided for are fair and reasonable; and

WHEREAS, after publishing notice of a public hearing in accordance with Indiana law, the Commission held a public hearing on August 18, 2025, regarding the Lease and the Bonds at which the Commission provided all interested parties the opportunity to be heard at such hearing; and

WHEREAS, pursuant to the terms of the Lease, the Commission intends to pay fixed annual lease rental payments to the Authority (the “Rental Payments”) at a maximum aggregate annual rate of Five Million Dollars (\$5,000,000), which Rental Payments shall be payable in semi-annual installments, with a term beginning on the date the first series of Bonds are issued and ending on the day prior to a date not more than twenty-five (25) years thereafter; and

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

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

1. The Commission hereby finds and determines that the terms of the Lease are based upon the value of the Leased Premises; that the Rental Payments to be paid by the Commission, pursuant to the terms of the Lease, at a maximum aggregate annual rate of Five Million Dollars (\$5,000,000), which Rental Payments shall be payable in semi-annual installments, with a term beginning on the date the first series of Bonds are issued and ending on the day prior to a date not

more than twenty-five (25) years thereafter, are fair and reasonable; and that the service to be provided throughout the term of the Lease will serve the public purpose of the City and is in the best interests of its residents. Notwithstanding the foregoing, if necessary to secure the repayment of the BANs, at the option of the Commission, the term of the Lease may commence on the date a series of BANs are issued, but in no event may the term of the Lease extend beyond the date that is twenty-five (25) years thereafter. Notwithstanding anything herein to the contrary, the Authority and the Commission may execute one or more separate leases in order to effectuate the intent of this Resolution, so long as the terms and conditions of all such leases, in the aggregate, are consistent with the terms and conditions of this Resolution.

2. The Rental Payments during the term of the Lease shall be secured solely from legally available revenues held in any funds or accounts of the City that may be used for the purpose of making payments of rentals under the Lease, after accounting for any prior claims thereon or any other outstanding obligations payable from all or any portion of such general revenues (collectively, the "City General Revenues"), which will be pledged and assigned by the City, transferred to and received by the Commission, on parity with the pledge thereof to certain other outstanding obligations; *provided, however*, the Commission reserves the right and may pay any amounts due under the Lease from any other revenues legally available to the Commission, but the Commission shall be under no obligation to pay any amounts due under the Lease from any moneys or properties of the Commission, except the City General Revenues received by the Commission.

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

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

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

6. The Commission hereby ratifies the publication, in accordance with Indiana Code 36-7-14-25.2, of a Notice of a Public Hearing on the Lease.


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

8. The President, Vice President and Secretary of this Commission, and each of them, is hereby authorized and directed to take any and all such further actions and to execute all such instruments, documents or certificates as may be necessary, desirable or appropriate to carry out

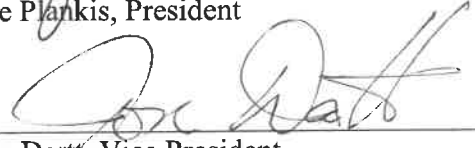
the intent of this Resolution and the transactions contemplated by this Resolution, in such forms as the President, Vice President or Secretary executing the same shall deem proper, such desirability to be conclusively evidenced by the execution thereof, and any and all actions previously taken by any member of the Commission or representatives of the Commission in connection with the foregoing resolutions, including, but not limited to, publication of the notice of the public hearing held in connection with such resolutions, be, and hereby are, ratified and approved.

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


DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION
this 18th day of August, 2025.



Joe Plankis, President



Jon Dartt, Vice President



Brian Tomamichel, Secretary

Abstain

Larry Kemper, Member



Steve Latour, Member

RESOLUTION NO. 37-2025
A RESOLUTION OF
THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION
REGARDING GRANTS FOR WOOD WIND PROJECT

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

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

WHEREAS, WW Land Development, LLC, an Indiana limited liability company, or its affiliate (the “**Developer**”), owns or controls, or will own or control, approximately 136 acres (Phase 1) and bounded by 166th Street to the north; 161st Street to the south; Ditch Road to the east; and Wood Wind Golf Course to the west, and up to approximately 20 acres (Phase 2) where the existing Wood Wind Golf Course holes 2, 3, and 4 are located or such other location determined by the Developer and the Commission, all in Westfield, Indiana as previously authorized by the Commission (the “**Real Estate**”); and

WHEREAS, the Developer has proposed developing or redeveloping the Real Estate into a residential development (the “**Project**”) consisting of: (a) a total of approximately 229 single-family home lots to support the sale and construction of homes with an average sales price of at least \$1,000,000; (b) the construction or reconstruction of six golf holes at Wood Wind Golf Course; and (c) public infrastructure improvements including: (i) stormwater management and regional detention; and (ii) trail and park landscaping; all as generally depicted on Exhibit B attached hereto and incorporated herein by reference; and

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

WHEREAS, the Commission has previously approved a project agreement with the Developer concerning the development of the Project (the “**Project Agreement**”); and

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

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

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

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

WHEREAS, the Commission has determined that it is now in the best interests of the Commission to: (a) include in the Project Agreement, as an alternative to, or pending the issuance of, the City’s issuance of tax increment financing or other bonds, the right of DWCDC to make one or more grants to the Developer for the construction, repair, and/or rehabilitation of: (i) three new golf holes as part of Phase 1 of the Project (the “**Phase 1 Golf Holes**”), in a total amount not to exceed \$3,500,000.00 for the Phase 1 Golf Holes; and (ii) three existing golf holes as part of Phase 2 of the Project (the “**Phase 2 Golf Holes**”), in a total grant amount not to exceed \$1,500,000.00 for the Phase 2 Golf Holes; and (b) enter into an agreement (the “**Grant Agreement**”) with DWCDC pursuant to which the Commission will make a grant to DWCDC in an amount not to exceed \$5,000,000.00 for the purpose of constructing, rehabilitating, and/or repairing the Phase 1 Golf Holes and the Phase 2 Golf Holes; all as authorized by Indiana Code 36-7-14-12.2 and other applicable law.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Commission that:

1. The foregoing Recitals are fully incorporated herein by this reference.
2. The Commission will execute and deliver: (a) the Project Agreement, which Project Agreement shall include, as an alternative to, or pending the issuance of, the City’s issuance of tax increment financing or other bonds, for DWCDC to make one or more grants to the Developer for the construction, repair, and/or rehabilitation of the Phase 1 Golf Holes and/or the Phase 2 Golf Holes, which Project Agreement shall include such other terms previously authorized by the Commission and such other terms, and be otherwise in a form, approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission; and (b) the Grant Agreement, which Grant Agreement shall include such other terms, and be otherwise in a form, approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.
3. The Commission will execute and deliver such instruments, certificates, and other agreements and documents, and perform and observe such other actions, covenants, and obligations, as necessary or desirable in connection with the Project Agreement and the Grant Agreement.
4. Each agreement, instrument, certificate, and other document contemplated by this Resolution to be executed and delivered by the Commission shall be in a form approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by

the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.

5. The President and Executive Director of the Commission are authorized to execute and deliver all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Commission. In the absence of the President and/or Executive Director, the Vice President and/or Secretary of the Commission shall be authorized to execute and deliver any or all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Commission. The President, Executive Director, Vice President, and/or Secretary are further authorized take all other lawful actions necessary in connection with the Project Agreement, the Grant Agreement, and the other matters contemplated by this Resolution.

Adopted this 18th day of August, 2025.

**CITY OF WESTFIELD
REDEVELOPMENT COMMISSION**




President Joe Plankis



Vice President Jon Dart



Secretary Brian Tomamichel



Member Steve Latour

Abstain
Member Larry Kemper

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 38-2025**

**RESOLUTION OF THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION
DECLARING AN OFFICIAL INTENT TO REIMBURSE PROJECT EXPENDITURES
WITH BOND PROCEEDS**

WHEREAS, the City of Westfield Redevelopment Commission (the “Commission”), being the governing body of the Department of Redevelopment (the “Department”) of the City of Westfield, Indiana (the “City”) and the City of Westfield, Indiana Redevelopment District (the “District”), proposes to issue or cause the issuance of one or more series of tax-exempt bonds on behalf of the District and the City (the “Bonds”) to finance the design, construction, installation and/or equipping of (a) three new golf holes and related improvements, (b) related stormwater management and regional detention, and (c) related trail and park landscaping improvements (collectively, the “Wood Wind East Projects”), all at the Wood Wind Golf Course within the City; and

WHEREAS, it is anticipated that the Commission shall cause the District or the City to advance all or a portion of the costs of the Wood Wind East Projects prior to the issuance of the Bonds, with such advance to be repaid from proceeds of the Bonds upon the issuance thereof; and

WHEREAS, Section 1.150-2 of the Treasury Regulations on Income Tax (the “Reimbursement Regulations”) specifies conditions under which a reimbursement allocation may be treated as an expenditure of bond proceeds, and the Commission intends by this Resolution to qualify amounts advanced by the District or the City to the Wood Wind East Projects for reimbursement from proceeds of the Bonds in accordance with the requirements of the Reimbursement Regulations;

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

1. The maximum principal amount of Bonds expected to be issued for the Wood Wind East Projects is \$3,500,000.

2. The Commission, on behalf of the District and the City, hereby declares its official intent to issue the Bonds to finance the costs of the Wood Wind East Projects, and hereby declares that it reasonably expects to reimburse the District’s or the City’s advances to the Wood Wind East Projects as anticipated by this Resolution. Such advances are anticipated to be made from the one or more of the following funds of the District, including without limitation: (i) the Redevelopment District Capital Fund, (ii) the Wood Wind East Allocation Area Allocation Fund, (iii) the Wood Wind South Allocation Area Allocation Fund, (iv) Ravinia Allocation Area Allocation Fund, (v) Kimblewick Allocation Area Allocation Fund, and/or (vi) 146th Street Allocation Area Fund. The Commission hereby finds and determines that the accomplishment of the Wood Wind East Projects will directly serve or benefit each of the Wood Wind East Allocation Area, the Wood Wind South Allocation Area, the Ravinia Allocation Area, the Kimblewick Allocation Area and the 146th Street Allocation Area. To the extent the Commission advances amounts from the 146th Street Allocation

Fund, the Commission may, but is not legally required to, use any tax increment revenue hereafter derived from the Wood Wind East Allocation Area, the Wood Wind South Allocation Area, the Ravinia Allocation Area, and/or the Kimblewick Allocation Area, if and to the extent any such tax increment revenues are available, to reimburse the 146th Street Allocation Fund for such advances in lieu of issuing the Bonds for such purpose.

3. The Bonds shall be authorized by proper proceedings subsequent to this Resolution.

4. All prior resolutions and parts of resolutions insofar as they may be in conflict with this Resolution are hereby rescinded.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION
this 18th day of August, 2025



Joe Plankis, President



Jon Dart, Vice President



Brian Tomamichel, Secretary

Abstain

Larry Kemper, Member



Steve Latour, Member