



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Agenda

BOARD OR COMMISSION: Redevelopment Commission Meeting
MEETING DATE: Monday, October 20, 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

Document: Minutes from September 15, 2025

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from September 15, 2025

FINANCIAL MATTERS

Clerk Treasurer's Reports

Documents: **Continued to November Meeting**

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

Approval of Claims

Document: Claims for October 20, 2025

EXECUTIVE DIRECTOR REPORT

OLD BUSINESS

NEW BUSINESS

a. Action Item #1 - Resolution 44-2025 re: Park and Poplar - Project Agreement and Grant

Document: Resolution 44-2025 **Continued to November Meeting**

b. Action Item #2 - Resolution 45-2025 re: Park and Poplar - TIF Pledge

Document: Resolution 45-2025 **Continued to November Meeting**

c. Action Item #3 - Resolution 46-2025 re: Master Development Agreement - Card & Associates

Document: Resolution 46-2025

d. Public Hearing on Grand Park District Infrastructure BOT Recommendation and Execution of PPA

e. Action Item #4 - Resolution 47-2025 re: Grand Park District - Infrastructure BOT Recommendation and Authorizing Execution of PPA

Document: Resolution 47-2025

OTHER BUSINESS

a. **Next Regular Meeting: Monday, November 17th, 2025, 6:00 PM**

ADJOURNMENT



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 9/15/2025
Monday, September 15, 2025 at 6:00 PM

CALL TO ORDER

Attendance:

President: Joe Plankis - Present
Vice President: Jon Dartt - Present
Secretary: Brian Tomamichel - Absent
Commissioner: Larry Kemper - Present
Commissioner: Steve Latour - Present
Commissioner: Carrie Larrison - Absent
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 - Present
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual
Keystone Group: Jen Pavlik - Present

a. Declaration of quorum and opening of meeting

President Plankis noted the presence of a quorum and called the meeting to order at 6:07 PM.

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

c. Announce any Changes to Agenda

No changes to the agenda were identified.

APPROVAL OF MINUTES

Document:

- **Minutes from August 18, 2025**

August 18, 2025, minutes were presented.

Motion to Approve: Steve Latour
Seconded: Jon Dartt

Yes: Joe Plankis, Jon Dartt, Larry Kemper, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from August 18, 2025
August 18, 2025, Executive Session Memorandum was presented.

Motion to Approve: Jon Dartt
Seconded: Larry Kemper

Yes: Joe Plankis, Jon Dartt, Larry Kemper, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

FINANCIAL MATTERS

Clerk Treasurer's Reports

Documents:

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

Approval of Claims

Document: Claims for September 15, 2025

Motion to Approve: Steve Latour

Seconded: Larry Kemper

Yes: Joe Plankis, Jon Dartt, Larry Kemper, Steve Latour

No: None

Abstain: None

Motion Determination: Passed

EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman provided an update on recent and ongoing initiatives. Major accomplishments include new headquarters announcements ECR and Vikan, land acquisitions including the 17 acre Wood Parcel at Grand Park, and progress on multiple redevelopment projects such as Park and Poplar, Grand Millennium Center, and the Grand on Main (formerly Jersey 32). The city finalized the Grand Park Master Plan and continues to work on the comprehensive and downtown plans, expected to conclude in late 2025. Marketing efforts include launching a new website and LinkedIn page, gaining national media exposure through Site Selector magazine and local outlets. Cultural and small business support has grown, with initiatives like the Underground Railroad Art RFQ and creative economy business booths at the Chamber Showcase. Several businesses have opened in Union Square, and downtown infrastructure like parking garages are coming online. At Grand Park, infrastructure improvements are underway, including a new parking garage and relocation of existing sports fields. A new ice facility is also being planned, with development proposals currently under review.

OLD BUSINESS

NEW BUSINESS

a. Action Item #1 - Resolution 39-2025 re: Acceptance of Grant from Fund 266

Document: Resolution 39-2025

Executive Director Jenell Fairman presented the resolution authorizing the acceptance of a \$13 million dollar grant from the City Council to the RDC, using funds allocated in the City's 2025 capital budget. Although the funds were designated for redevelopment, approval from the City Council was required because they originated from the General Fund. The grant will support two major parking garage projects: approximately \$4.5 million will go toward the Park and Poplar garage, supplementing an existing bond and an expected READI grant, while approximately \$8.5 million will fund the Jersey Street (The Grand on Main) parking garage.

Motion to Approve: Steve Latour

Seconded: Jon Dartt

Yes: Joe Plankis, Jon Dartt, Larry Kemper, Steve Latour

No: None

Abstain: None

Motion Determination: Passed

b. Action Item #2 - 2025 RDC Spending Plan Amended

Document: 2025 RDC Spending Plan Amended

Executive Director Jenell Fairman, and Oscar Gutierrez with Bondry Consulting presented the amended spending plan which is a state-required financial report detailing how TIF dollars are allocated and spent across Westfield's redevelopment areas. Unlike a simple compliance form, this version was designed to closely reflect actual cash flow and budget planning for the year. A key change included reallocating \$1.5 million from the 146th Street TIF to support the Wood Wind project. Additionally, the recently approved

\$13 million grant was added to the RDC's capital funds. While this document is primarily for transparency and reporting purposes, not a formal appropriation, it helps keep both the City Council and the public informed. It is posted through the city meeting agendas and submitted to the state for informational purposes only, with no penalties or formal approvals tied to it.

Motion to Approve: Joe Plankis
Seconded: Jon Dartt

Yes: Joe Plankis, Jon Dartt, Larry Kemper, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

c. Grand Park Infrastructure Memo Presentation

Executive Director Jenell Fairman presented a memorandum outlining the recommendation to select Keystone as the preferred private partner for a Build-Operate-Transfer (BOT) infrastructure project at Grand Park North. The project includes construction of a new parking garage, relocation of the D1 baseball diamond, and surrounding infrastructure such as streets, drainage, utilities, and landscaping. After issuing a Request for Proposals and Qualifications (RFPQ) and receiving three compliant proposals from Hagerman, Keystone Group, and Thenaman Construction, an evaluation committee, comprising city staff and technical consultants, unanimously selected Keystone based on their experience, proposal quality, financial capacity, and cost-effective fee structure. This BOT project was deemed the most effective delivery method by the city to ensure timely and cost-efficient completion. The final approval of the PPA with Keystone will be subject to a public hearing at the next RDC meeting in October. The GPSE team is also involved, providing input to ensure the development does not disrupt park operations.

d. Action Item #3 - Resolution 40-2025 re: Authorizing Grant of BAN proceeds to DWCDC to purchase 613 E. 191st Street

Document: Resolution 40-2025

Executive Director Jenell Fairman presented the resolution involving the use of proceeds from a previously approved \$40 million grant designated for land acquisition and parking garage construction at Grand Park. Specifically, this resolution authorizes the purchase of a 2-acre property at 613 East 191st Street for future parking development. To facilitate the purchase, funds will be granted to the DWCDC, which will handle the acquisition. The transaction is governed by a tri-party agreement between the City Council, the RDC, and the DWCDC.

Motion to Approve: Larry Kemper
Seconded: Jon Dartt

Yes: Joe Plankis, Jon Dartt, Larry Kemper, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

e. Action Item #4 - JS Held Contract Amendment - Grand Park Project Management Services

Document: JS Held Contract Amendment - GP Project Management Services

Executive Director Jenell Fairman presented the amendment to the existing contract with JS Held, a firm currently providing project management and ownership services for the Grand Park development, including areas north of 186th Street, such as the ECR garage and the planned ice facility. As the original budget for their services is nearly exhausted and the projects will continue into next year, the city is proposing to extend the contract through the end of 2026. The amendment outlines hourly rates for the personnel involved, and the extension ensures continued support for the ongoing development work.

Motion to Approve: Jon Dartt
Seconded: Larry Kemper

Yes: Joe Plankis, Jon Dartt, Larry Kemper, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

f. Action Item #5 - JS Held Contract - Other Projects Management Services

Document: JS Held Contract - Other Projects Management Services

Executive Director Jenell Fairman presented the contract with JS Held, separate from their existing agreement, because the original contract was specific to Grand Park projects. City legal requested a new agreement to cover work outside of Grand Park and to incorporate updated legal language. The new contract outlines hourly services for projects such as the Park Street streetscape improvements, work on Jersey Street in collaboration with the Jersey 32 project, and potential development of a startup incubator space at 18160 Market Court. The contract spans 2025 and 2026, with a maximum fee of \$151,408 and includes hourly rates for assigned staff. The separation of contracts ensures clarity in scope and legal compliance.

Motion to Approve: Steve Latour
Seconded: Jon Dartt

Yes: Joe Plankis, Jon Dartt, Larry Kemper, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

g. Action Item #6 - Resolution 41-2025 re: Amending Resolution 36-2025 - Grand Park District Land Acquisition

Document: Resolution 41-2025

Dustin Meeks with Barnes and Thornburg presented the resolution mirroring the one previously approved by the RDA and seeks to increase the maximum authorized par amount of bonds from \$33,345,000 to \$35 million. The adjustment is necessary because the property to be acquired with the bond proceeds was found to be larger than initially expected after a survey was completed. The increase ensures there is sufficient financial cushion to cover the larger land purchase and account for potential interest rate fluctuations. Importantly, the lease rental schedule remains unchanged, so the payments due every six months will not be affected.

Motion to Approve: Larry Kemper
Seconded: Jon Dartt

Yes: Joe Plankis, Jon Dartt, Larry Kemper, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

h. Action Item #7 - Resolution 42-2025 re: Authorizing the Grand Park Master Development Agreement

Document: Resolution 42-2025

Executive Director Jenell Fairman, and Jen Pavlik with Keystone presented the resolution authorizing the Grand Park Master Plan agreement. The master development agreement with Keystone for the Grand Park North area, marks a significant milestone in the district's transformation into a mixed-use development. This agreement outlines the collaborative process and timeline for executing individual development projects, starting with two mixed-use buildings near the Grand Park Event Center. These initial projects will include housing, retail, and parking garages, designed to replace existing surface parking. The development plan, based on a master vision created with multiple stakeholders—including Keystone, local landowners, and Hamilton County Tourism—is set to be completed by the end of 2026. While this master agreement establishes the framework and confirms that incentives will be used, each individual project will return to City Council and/or the RDC for bond approvals and further details. Zoning approvals are largely already in place, and the city is working toward a holistic planning approach to streamline future approvals.

Motion to Approve: Steve Latour
Seconded: Larry Kemper

Yes: Joe Plankis, Jon Dartt, Larry Kemper, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

OTHER BUSINESS

a. Next Regular Meeting: Monday, October 20th, 2025, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 6:56 PM



Joe Plankis, RDC President



Date



Executive Session Memorandum
City of Westfield Redevelopment Commission
September 15, 2025

MEMBERS PRESENT: Joe Plankis, Jon Dartt, Larry Kemper, Steve Latour

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

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

No other subject matter was discussed.

The meeting adjourned at 5:47 PM.



Joe Plankis, RDC President

Absent

Jon Dartt, RDC Vice President

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.

October 20, 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 3 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$3,579,566.45 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 20 day of October, 2025


Joseph Plankis

Absent

Brian Tomamichel


Larry Kemper

Absent

Jon Dartt


Steve Latour

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: 09/11/25..10/13/25

10/13/2025 12:26 PM

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WESTFIELD\DTOLLEY

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									
VEN011892	DWDCDC	APP131580	9/17/2025	244018474	REDEVELOP DISTRICT	Wood Wind Project	2,000,000.00	500001222	9/17/2025
VEN011964	JS Held	APP132262	10/13/2025	244018349	REDEVELOP DISTRICT	COW Program Mang	1,632.70		
VEN011964	JS Held	APP132262	10/13/2025	244018349	REDEVELOP DISTRICT	COW Program Mang	6,825.00		
VEN005897	Harrison County Reporter	APP132263	10/13/2025	244018349	REDEVELOP DISTRICT	Notice	49.31		
VEN011964	JS Held	APP132264	10/13/2025	244018349	REDEVELOP DISTRICT	Park St Jersey St CMC	370.00		
VEN005661	Barnes and Thornburg LLP	APP132265	10/13/2025	244018330	REDEVELOP DISTRICT	August Services	195.00		
VEN000919	Hunden Strategic Partners	APP132266	10/13/2025	244018349	REDEVELOP DISTRICT	Sept services	2,672.50		
VEN011754	Bondy Management Consulting LLC	APP132267	10/13/2025	244018349	REDEVELOP DISTRICT	PF	5,000.00		
VEN000103	American Structurepoint Inc	APP132268	10/13/2025	244018349	REDEVELOP DISTRICT	Grand Park	3,850.00		
VEN011964	JS Held	APP132269	10/13/2025	244018349	REDEVELOP DISTRICT	Westfield Program Mang	450.00		
VEN011964	JS Held	APP132269	10/13/2025	244018349	REDEVELOP DISTRICT	Westfield Program Mang	2,723.50		
VEN011964	JS Held	APP132269	10/13/2025	244018349	REDEVELOP DISTRICT	Westfield Program Mang	37.50		
VEN011964	JS Held	APP132270	10/13/2025	244018349	REDEVELOP DISTRICT	GP projects	500.00		
VEN011964	JS Held	APP132270	10/13/2025	244018349	REDEVELOP DISTRICT	GP projects	7,650.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Sept Services	1,595.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Sept Services	55.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	BW Jersey	605.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Camilla	550.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Card	4,560.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Sept Services	2,915.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Sept Services	2,695.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	General	2,420.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Gr Millen	990.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Gr PBOT	3,245.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Gr Park	2,970.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Gr Park Gen	495.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Ham Cross	55.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Ice Fac	5,500.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Jaffe	55.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Sept Services	110.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Latern	605.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Level 2	1,650.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 09/11/25..10/13/25

10/13/2025 12:26 PM

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WESTFIELD/TOLLEY

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	GIL Acct.	GIL Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
244 Redevelopment District Capital									
RDC									
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Market	1,595.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	McClure	55.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Mill St	440.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Newby	110.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	North Point	165.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Park St	881.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Regal	55.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Spring Mill	165.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Towne Run	1,265.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Sept Services	55.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Union	916.76		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	Sept Services	165.00		
VEN011751	Wallack Somers and Haas PC	APP132271	10/13/2025	244018330	REDEVELOP DISTRICT	WoodWind	550.00		
Subtotal for RDC							2,069,443.27		
Subtotal for Fund 244 Redevelopment District Capital							2,069,443.27		
Fund No. Fund Name									
305 Grand Junction TIF									
RDC									
VEN001277	Maccallister Machinery Co	APP131944	10/3/2025	305018474	GRAND JUNCT TIF-	Park St parking lot	2,302.15		
VEN009613	IMI Aggregates LLC	APP131945	10/3/2025	305018474	GRAND JUNCT TIF-	Park St parking lot	5,720.03		
VEN011794	Caldwells Inc	APP132260	10/13/2025	305018474	GRAND JUNCT TIF-	Debris on Park St demo	1,672.00		
VEN011794	Caldwells Inc	APP132261	10/13/2025	305018474	GRAND JUNCT TIF-	Dumpster Casey Rd	429.00		
Subtotal for RDC							10,123.18		
Subtotal for Fund 305 Grand Junction TIF							10,123.18		

Purchase Invoice Register

City of Westfield

Report Date Range: 09/11/25..10/13/25

10/13/2025 12:26 PM

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WESTFIELD/DI/TOLLEY

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	GL Acct.	GL Account Name	Description	Amount	Check No.	Check Date
Fund No. 317	Fund Name 146th St TIF								
	RDC								
	VEN011892	DWCDC					1,500,000.00	500001222	9/17/2025
		APP131580	9/17/2025	317018474	146TH ST TIF-CONSTR	Wood Wind Project	1,500,000.00		
							1,500,000.00		
							1,500,000.00		
							3,579,566.45		

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

Kerri Gagnon

From: Rachel Baker
Sent: Tuesday, September 16, 2025 10:07 AM
To: Marla Ailor; Micha Farrar; Kerri Gagnon
Cc: Jenell Fairman, PE, LEED AP
Subject: FW: RDC transfer to DWCDC
Attachments: RDC Resolution 37-2025 - Wood Wind Project - Grant Authorization (signed).pdf; Huntington DWCDCorp_ACHVerificationLetter.pdf; 2025 Westfield RDC TIF Spending Plan (Amended 9.8.25).pdf

Good morning,

The RDC approved the amended spending plan at last night's meeting, which reflects the grant previously authorized as described below. Please let me know if you need anything else in order to initiate the transfer.

Thanks,
Rachel



RACHEL BAKER
Redevelopment Manager
Economic Development
317-391-9773

www.westfield.in.gov
2728 E 171st St., Westfield IN 46074

Send Me a File
What's Building Here?
What's Happening Here?

From: Rachel Baker <rbaker@westfield.in.gov>
Sent: Friday, September 5, 2025 9:12 AM
To: Marla Ailor <mailor@westfield.in.gov>
Cc: Jenell Fairman, PE, LEED AP <jfairman@westfield.in.gov>
Subject: RDC transfer to DWCDC

Marla,

The attached resolution signed by the RDC at their August meeting authorizes a grant to the DWCDC for the Wood Wind Project for an amount not to exceed \$3,500,000.00 for Phase 1 and \$1,500,000.00 for Phase 2, for a total amount not to exceed \$5,000,000.00.

At this time, we would like to initiate the transfer of \$3,500,000.00 for Phase 1 from the RDC to the DWCDC. I have attached the wiring instructions. The breakdown of the sources of cash is as follows:

- \$2,000,000.00 – 244-018-474
- \$1,500,000.00 – 317-018-474

Please let me know if you have any questions.

Thank you,
Rachel



RACHEL BAKER
Redevelopment Manager
Economic Development
317-391-9773

www.westfield.in.gov
2728 E 171st St., Westfield IN 46074

Send Me a File
What's Building Here?
What's Happening Here?

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

Member Abstain Larry Kemper



Invoice No: INV-01US-0302886
Date: 9/9/2025
Due date: 9/9/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 8/29/2025

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-0302886** 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.



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J.S. Held LLC - US
50 Jericho Quadrangle
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Jericho, NY 11753
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Jenell Fairman
 City of Westfield Indiana
 2728 East 171st Street
 Westfield, IN 46074
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Phone: 516.621.2900
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INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

Professional Services Rendered:	USD	\$ 8,125.00
Expenses:	USD	\$ 332.70
Invoice Total	USD	\$ 8,457.70

Rounding differences may exist compared to the detail pages

Project Code:	Amount:
25003	\$1,632.70
25005	\$6,825.00

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-0302886

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](#)

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Page 2 of 5



Invoice No: INV-01US-0302886
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50 Jericho Quadrangle
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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	30.50	250.00	7,625.00
Susan Drattlo	4.00	125.00	500.00
TOTAL PROJECT SUPPORT SERVICES	34.50		8,125.00
TOTAL PROFESSIONAL SERVICES RENDERED:	34.50		\$ 8,125.00 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
8/1/2025	Deb Kunce	RFQ finalization, BOT prep	3.00
8/4/2025	Deb Kunce	Westfield Rink Interviews	7.00
8/5/2025	Deb Kunce	Westfield rink interviews	5.50
8/5/2025	Susan Drattlo	BOT proposals	2.00
8/6/2025	Deb Kunce	Westfield Rink RFP	3.00
8/12/2025	Deb Kunce	Pre-proposal mtg + follow-up	1.00
8/12/2025	Susan Drattlo	Invoice documentation	0.30
8/13/2025	Susan Drattlo	Addendum	0.50
8/14/2025	Deb Kunce	ECR mtg, project mtg, travel	2.50
8/14/2025	Susan Drattlo	Addendum Update	0.20
8/15/2025	Deb Kunce	Hunden mtg	1.50

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Phone: 516.621.2900
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INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

Date	Staff Member	Description	Hours
8/15/2025	Susan Drattlo	Invoice status for amendment	0.20
8/18/2025	Deb Kunce	Weekly mtg + coord with Lauren	1.50
8/19/2025	Susan Drattlo	Addendum /Amendment	0.40
8/20/2025	Deb Kunce	BOT review, RFP review	1.50
8/21/2025	Deb Kunce	RFP Review, project transition	2.00
8/21/2025	Susan Drattlo	Agreement	0.30
8/25/2025	Deb Kunce	Ice rink RFP, Westfield meeting	1.50
8/25/2025	Susan Drattlo	Amendment signature and email	0.10
8/29/2025	Deb Kunce	Hunden mtg	0.50
TOTAL:			34.50

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INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

SUMMARY OF EXPENSES:

Staff Member	Amount
OTHER	
File Administration	325.00
OTHER TOTALS	325.00
PROJECT SUPPORT SERVICES	
Deb Kunce	7.70
PROJECT SUPPORT SERVICES TOTALS	7.70
TOTAL EXPENSES:	332.70 USD

EXPENSE DETAIL

Date	Source	Description	Amount
8/14/2025	Deb Kunce	Mileage - Use of Personal Car: Client mtg 11 x 0.7 = 7.70	7.70
9/8/2025		File Administration	325.00
TOTAL EXPENSES:			332.70 USD

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

Invoice

Date	Invoice#
9/15/2025	R 6790

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

Description	Amount
APPROVAL OF LEASE Ad Ran: 9/12/2025 9/15/2025	\$49.31
PLEASE INCLUDE YOUR INVOICE NUMBER (R6790) ON YOUR CHECK	

Total	\$49.31
Amount Paid	\$0.00
Balance Due	\$49.31

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

50 lines, 2 columns wide equals 100 equivalent lines at 0.49307 cents per line \$49.31
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 \$49.31

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:

9/12/2025 9/15/2025

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, September 15, 2025


Title Public Notice Advertising



Invoice No: INV-01US-0306789
Date: 9/19/2025
Due date: 9/19/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 8/29/2025

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
250802146	City of Westfield Non-Grand Park Projects

INVOICE FOR DISTRIBUTION ONLY TO
City of Westfield Indiana

This Invoice Represents Your 100% Share



Invoice No: INV-01US-0306789
Date: 9/19/2025
Due date: 9/19/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 8/29/2025

J.S. Held LLC - US
50 Jericho Quadrangle
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Jericho, NY 11753
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Jenell Fairman
 City of Westfield Indiana
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 Westfield, IN 46074
 United States

Phone: 516.621.2900
 Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
250802146	City of Westfield Non-Grand Park Projects

Professional Services Rendered:	USD	\$ 370.00
Invoice Total	USD	\$ 370.00

Rounding differences may exist compared to the detail pages

TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT VIA ACH TO

Bank Name:	JP Morgan Chase Bank
ABA#:	021000021
Swift Code:	CHASUS33
Account:	328833006
Branch address:	4 New York Plaza, New York, NY, 10004
Beneficiary:	J.S. Held LLC - US
Reference (Mandatory):	Invoice No: INV-01US-0306789

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.

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Invoice No: INV-01US-0306789
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Due date: 9/19/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 8/29/2025

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
250802146	City of Westfield Non-Grand Park Projects

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
PROJECT SUPPORT SERVICES			
Deb Kunce	1.00	250.00	250.00
Lauren Metzger	0.50	115.00	57.50
Susan Drattlo	0.50	125.00	62.50
TOTAL PROJECT SUPPORT SERVICES	2.00		370.00
TOTAL PROFESSIONAL SERVICES RENDERED:	2.00		\$ 370.00 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
8/26/2025	Lauren Metzger	Contact list organization/research	0.50
8/26/2025	Susan Drattlo	New Project setup	0.50
8/28/2025	Deb Kunce	Park St. and Jersey St. CMc mtg	0.50
8/29/2025	Deb Kunce	CMc schedule	0.50
TOTAL:			2.00

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BARNES & THORNBURG LLP

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

Invoice 3469831

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

September 17, 2025
Brian L. Burdick
00099516-00000001

PAYABLE UPON RECEIPT

Fees for Services	\$	1,292.00
Other Charges	\$	0.00
Total This Invoice	\$	1,292.00

244-018-330: \$195.00
101-001-330: \$1,097.00

To remit payments by check, please return this page with remittance to:
Barnes & Thornburg LLP, 11 South Meridian Street, Indianapolis, Indiana 46204-3535 U.S.A.

To remit payments by ACH or Wire, send remittance advice to wireconfirmations@btlaw.com Send payment to:
Fifth Third Bank, Indianapolis, IN, Account Number: 7653510706 SWIFT CODE: FTBCUS3C
ABA #074908594 for ACH ABA #042000314 for Wires

We do not communicate changes to our bank account details by email. If you receive such a request, please call our office using a verified number before taking any action.



Invoice

Date: October 2, 2025
Invoice #: 13135

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
September 1-30, 2025 Hourly (Total Contract Value: \$49,000)			
0.25	Project Executive/EVP - General Westfield Hourly Work (100%)	\$ 450.00	\$ 112.50
3.00	Project Director - General Westfield Hourly Work (100%)	\$ 395.00	\$ 1,185.00
5.50	Analyst - ██████████ (100%)	\$ 250.00	\$ 1,375.00

(Previously Billed-to-Date: \$14,630; Remaining Contract Value: \$31,697.50)

Subtotal \$ 2,672.50
Sales Tax
Total \$ 2,672.50

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

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 # 00316
DATE 10/02/2025
DUE DATE 11/16/2025
TERMS Net 45

DESCRIPTION	AMOUNT
██████ Feasibility	5,000.00

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

BALANCE DUE **\$5,000.00**

[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



AMERICAN
STRUCTUREPOINT
INC.

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

October 7, 2025
Invoice No: 196091

Mr. David Brock
City of Westfield
130 Penn Street
Westfield, IN 46074

Total Due This Invoice (see breakdown below): \$3,850.00

Project 0002025.02690.0001 Grand Park - Lot 5
Services from September 1, 2025 through September 30, 2025
Fee

Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
ALTA/NSPS Land Title Survey	3,850.00	100.00	3,850.00	0.00	3,850.00
Total Fee	3,850.00		3,850.00	0.00	3,850.00
			Total Fee		3,850.00
			TOTAL DUE THIS INVOICE		\$3,850.00

Very truly yours,

Tracy McGill

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



Invoice No: INV-01US-0311375
Date: 10/9/2025
Due date: 10/9/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 9/29/2025

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

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 City of Westfield Indiana
 2728 East 171st Street
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INVOICE

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Phone: 516.621.2900
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INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

Professional Services Rendered:	USD	\$ 3,087.50
Expenses:	USD	\$ 123.50
Invoice Total	USD	\$ 3,211.00

Rounding differences may exist compared to the detail pages

Project Code:	Amount:
25003	\$450.00
25005	\$2,723.50
25013	\$37.50

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-0311375

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Mailing Address
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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	12.00	250.00	3,000.00
Susan Drattlo	0.70	125.00	87.50
TOTAL PROJECT SUPPORT SERVICES	12.70		3,087.50
TOTAL PROFESSIONAL SERVICES RENDERED:	12.70		\$ 3,087.50 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
9/3/2025	Deb Kunce	Ice Rink work	0.50
9/3/2025	Susan Drattlo	Scheduling emails - Jersey street	0.30
9/4/2025	Deb Kunce	Ice Rink PPA review	1.00
9/9/2025	Deb Kunce	Ice Rink coord and scheduling; BOT review	1.20
9/10/2025	Deb Kunce	Sports Conf	7.00
9/10/2025	Susan Drattlo	Invoice documentation	0.30
9/11/2025	Deb Kunce	BOT	0.50
9/17/2025	Susan Drattlo	Amendment agreement email to legal	0.10
9/24/2025	Deb Kunce	ECR layout discussion	0.50
9/26/2025	Deb Kunce	Ice Rink	0.50
9/29/2025	Deb Kunce	D-1 mtg	0.80

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0311375** 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-0311375
Date: 10/9/2025
Due date: 10/9/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 9/29/2025

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
TOTAL:			12.70

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0311375** WHEN REMITTING PAYMENT
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Invoice No: INV-01US-0311375
Date: 10/9/2025
Due date: 10/9/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 9/29/2025

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

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

Phone: 516.621.2900
 Tax ID #: 47-3291463

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

SUMMARY OF EXPENSES:

Staff Member	Amount
OTHER	
File Administration	123.50
OTHER TOTALS	123.50
TOTAL EXPENSES:	123.50 USD

EXPENSE DETAIL

Date	Source	Description	Amount
10/8/2025		File Administration	123.50
TOTAL EXPENSES:			123.50 USD



Invoice No: INV-01US-0309594
Date: 10/8/2025
Due date: 10/8/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 9/30/2025

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
250802146	City of Westfield Non-Grand Park Projects

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-0309594** WHEN REMITTING PAYMENT
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Invoice No: INV-01US-0309594
Date: 10/8/2025
Due date: 10/8/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 9/30/2025

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
250802146	City of Westfield Non-Grand Park Projects

Professional Services Rendered:	USD	\$ 8,150.00
Invoice Total	USD	\$ 8,150.00

Rounding differences may exist compared to the detail pages

Project Code:	Amount:
24000	\$500.00
25013	\$7,650.00

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-0309594

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

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

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

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

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

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

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0309594** WHEN REMITTING PAYMENT
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Page 2 of 4



Invoice No: INV-01US-0309594
Date: 10/8/2025
Due date: 10/8/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 9/30/2025

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
250802146	City of Westfield Non-Grand Park Projects

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
PROJECT SUPPORT SERVICES			
Deb Kunce	32.00	250.00	8,000.00
Susan Drattlo	1.20	125.00	150.00
TOTAL PROJECT SUPPORT SERVICES	33.20		8,150.00
TOTAL PROFESSIONAL SERVICES RENDERED:	33.20		\$ 8,150.00 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
9/2/2025	Deb Kunce	Park and Jersey St. schedule and correspondence	3.50
9/3/2025	Deb Kunce	Review legal agreement and Park St. Clarification Mtg	1.00
9/5/2025	Deb Kunce	Park and Jersey St work	1.00
9/8/2025	Deb Kunce	Park St: 2.25 hr Jersey St 2.25 hrs	4.50
9/9/2025	Deb Kunce	Market Court Project	1.00
9/11/2025	Deb Kunce	Park St	0.30
9/12/2025	Deb Kunce	Park St	2.00
9/15/2025	Deb Kunce	Jersey St RFP	1.00
9/16/2025	Deb Kunce	Jersey and Park St - RFP and public notice	1.00
9/17/2025	Deb Kunce	Park St and AE coord	0.20

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0309594** WHEN REMITTING PAYMENT
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Invoice No: INV-01US-0309594
Date: 10/8/2025
Due date: 10/8/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 9/30/2025

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
250802146	City of Westfield Non-Grand Park Projects

Date	Staff Member	Description	Hours
9/17/2025	Susan Drattlo	Agreement email to legal	0.10
9/18/2025	Deb Kunce	Jersey St and Park St RFP	1.50
9/19/2025	Deb Kunce	Jersey St and Park St RFP's	1.50
9/19/2025	Susan Drattlo	Invoice documentation, Upload RFP's for Jersey Street and Park Street CM's	0.60
9/22/2025	Deb Kunce	RFP for Jersey and Park, Econ Dev mtg	2.00
9/24/2025	Deb Kunce	Jersey and Park St design and CMC solicitation	1.50
9/25/2025	Deb Kunce	Jersey and Park Street CMC contract and pre-proposal mtg	5.50
9/26/2025	Deb Kunce	Jersey and Park St .5 hr Sports Tech Incubator 1 hr	1.50
9/29/2025	Deb Kunce	Park St mtg 1 hr Econ mtg 1 hr Park and Jersey St CMC solicitation 1 hr	3.00
9/30/2025	Susan Drattlo	CMC Addendums prep and post to Repro	0.50
TOTAL:			33.20

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0309594** WHEN REMITTING PAYMENT
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BARRY Z. WALLACK
 MICHAEL S. WALLACK
 HARRY F. TIED
 RYAN R. WILMERING
 ADAM W. COLLINS
 KATHIE WELCH RARICK

City of Westfield

Billing Statement Summary

GEORGE W. SOMERS
 EMERITUS

September 30, 2025

ARL P. HAAS
 (1990-2017)

Project Code

	Matter	Invoice Date	Invoice#	Current Fees	30 Days	Total Due
24000	COW [REDACTED]	10/7/2025	38573	\$1,595.00		\$1,595.00
24000	COW [REDACTED]	10/06/2025	38470	\$ 55.00		\$ 55.00
24012	COW-BWJersey	10/06/2025	38471	\$ 605.00		\$ 605.00
24000	COW-Camilla	10/06/2025	38472	\$ 550.00		\$ 550.00
25002	COW-Card	10/06/2025	38473	\$4,560.00		\$4,560.00
24023	COW [REDACTED]	10/06/2025	38474	\$2,915.00		\$2,915.00
25011	COW [REDACTED]	10/06/2025	38475	\$2,695.00		\$2,695.00
24000	COW-General	10/06/2025	38476	\$2,420.00		\$2,420.00
24006	COW-GrMillen	10/06/2025	38477	\$ 990.00		\$ 990.00
25003	COW-GrPBOT	10/06/2025	38478	\$3,245.00		\$3,245.00
25001	COW-GrPark	10/06/2025	38479	\$2,970.00		\$2,970.00
25003	COW-GrPGen	10/06/2025	38480	\$ 495.00		\$ 495.00
25008	COW-HamCross	10/06/2025	38481	\$ 55.00		\$ 55.00
25005	COW-IceFac	10/06/2025	38482	\$5,500.00		\$5,500.00
24011	COW-Jaffe	10/06/2025	38483	\$ 55.00		\$ 55.00
24000	COW [REDACTED]	10/06/2025	38484	\$ 110.00		\$ 110.00
24013	COW-Latern	10/06/2025	38485	\$ 605.00		\$ 605.00
25006	COW-Level2	10/06/2025	38486	\$1,650.00		\$1,650.00
25009	COW-Market	10/06/2025	38487	\$1,595.00		\$1,595.00
24000	COW-McClure	10/06/2025	38488	\$ 55.00		\$ 55.00
24000	COW-MillSt	10/06/2025	38489	\$ 440.00		\$440.00
24027	COW-Newby	10/06/2025	38490	\$ 110.00		\$ 110.00
24000	COW-Northpoi	10/06/2025	38491	\$ 165.00		\$ 165.00
24017	COW-ParkSt	10/06/2025	38492	\$ 881.00		\$ 881.00
25007	COW-Regal	10/06/2025	38493	\$ 55.00		\$ 55.00
24025	COW-SpringMi	10/06/2025	38494	\$ 165.00		\$ 165.00
24019	COW-Towne Run	10/06/2025	38495	\$1,265.00		\$1,265.00
24000	COW [REDACTED]	10/06/2025	38496	\$ 55.00		\$ 55.00
24020	COW-Union	10/08/2025	38497	\$ 916.76		\$ 916.76
24000	COW [REDACTED]	10/06/2025	38498	\$ 165.00		\$ 165.00
24022	COW-WoodWind	10/06/2025	38499	\$ 550.00		\$ 550.00
			Totals:	\$37,487.76		\$37,487.76

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

Tel: 317.231.9000

Fax: 317.231.9900



Pay Online at <https://secure.macallister.com/MAC4Rig/sign>
 (800) 382-1896 M-F 8-5 EST
 Mail Your Payment: MacAllister
 Dept. 78731
 P.O. Box 78000
 Detroit, MI 48278-0000

1107 E. 181ST
 WESTFIELD, IN 46074
 317-399-7739

New Park St. Parking Lot
Rental Equipment

Contract No. 67569
 Invoice No. R786756955
 Date 9/19/2
 Page

RENTAL RETURN INVOICE

L 7393105
E WESTFIELD PUB'WORKS / MATT
S 2706 E 111ST
S WESTFIELD, IN 46074
E
E Phone:
E Cell:

Date out	Date In
9/15/25 8:00 AM	9/18/25 3:39 PM
Job Number	Purchase Order
1 - PARKING LOT	326 PARK ST
Job Location	Ordered by
326 PARK ST, WESTFIELD	JUSTIN 317-402-2863

7:52

Qty	Equipment	Min	Day	Week	4 Week	Amount
1	DOZER 104HP BJD 20 5K# XKW02216 MAKE: Model: D3 Ser #: XKW02216 HR OUT: 1316.50 IN: 1335.00 TOTAL: 18.50		605.00	1720.00	4300.00	1720.00

SALES ITEMS	Qty	Item Number	Unit	Price	Bin Loc	Amount
IND DIESEL	21.5		EA	8.50	0	208.25
DIESEL FUEL						
BULK DEF	2.5		EA	5.95	0	14.88
BULK DEF FLUID						
INEX	1		EA	55.15	0	55.15
RENTAL EXCISE TAX			EA	19.00		19.00
ENVIRONMENTAL FEE						
ENVIRONMENTAL FEE						
DELIVERY CHARGE						125.00
PICKUP CHARGE						125.00
Rental Equipment Protection Plan						258.00

305-018-474

Sub-total	2525.28
Exempt:	

IMPORTANT! Please note and acknowledge safety instruction by initialing here: _____
 By his/her Initial, Lessee will provide All safety accessories as required, per safety instructions. Initial here:
PAYMENT: Net-30 days from invoice date unless otherwise specified herein. A service charge will apply to all past due accounts.
RENTAL EQUIPMENT PROTECTION PLAN ("REP"): Lessee will purchase REP (terms at www.macallister.com/rep and incorporated herein by reference) if Lessee fails to obtain insurance coverage and provide MacAllister with proof of such coverage or if such insurance contains coverage amounts that are inadequate to cover the Equipment at any time.
TERMS AND CONDITIONS: The rental agreement terms and conditions found at www.macallister.com/rentalterms ("Rental Terms") are incorporated herein by this reference and apply to your rental of Equipment from or provision of Services by MacAllister (as defined in the Rental Terms). Please read carefully. This agreement includes an indemnification clause, a jury waiver, warranty disclaimers, and limitations of MacAllister's liability. By accepting delivery of or using the Equipment or Services or making payment(s) to MacAllister for the same, Lessee agrees to be bound by the Rental Terms and REP Terms, even if this Rental Out form has not been fully executed.

ACCEPTED BY CUSTOMER

RMPINV (20241015)



Payment Options

Pay Online at:
<https://secure.billtrust.com/MACALLISTER/ig/signin>

(800) 382-1896 M-F 8-5 EST

Mail Your Payment to: MacAllister Rentals
 Dept. 78731
 P.O. Box 78000
 Detroit, MI 48278-0731

1107 E. 181ST
 WESTFIELD, IN 46074
 317-399-7739

Contract No.	6756955
Invoice No.	R78675695501
Date	9/19/25
Page	2

RENTAL RETURN INVOICE

7:52 AM

L 7393905
 E WESTFIELD PUB WORKS/MATT
 S 2706 E 171ST ST
 S WESTFIELD, IN 46074
 E
 E
 Phone:
 Cell:

Date out	Date In
9/15/25 8:00 AM	9/18/25 3:39 PM
Job Number	Purchase Order
1 - PARKING LOT	326 PARK ST
Job Location	Ordered by
326 PARK ST, WESTFIELD	JUSTIN 317-402-2863
WYNSEANL	000262

Qty	Equipment	Min	Day	Week	4 Week	Amount
	FINAL BILL: 9/15/25 08:00 AM THRU 9/18/25 03:39 PM.					

FINAL BILL: 9/15/25 08:00 AM THRU 9/18/25 03:39 PM.

Total	2525.28

IMPORTANT! Please note and acknowledge safety instruction by initialing here: _____

By his/her Initial, Lessee will provide All safety accessories as required, per safety instructions. Initial here: _____

PAYMENT: Net-30 days from invoice date unless otherwise specified herein. A service charge will apply to all past due accounts.

RENTAL EQUIPMENT PROTECTION PLAN ("REP"): Lessee will purchase REP (terms at www.macallister.com/rep and incorporated herein by reference) if Lessee fails to obtain insurance coverage and provide MacAllister with proof of such coverage or if such insurance contains coverage amounts that are inadequate to cover the Equipment at any time.

TERMS AND CONDITIONS: The rental agreement terms and conditions found at www.macallister.com/rentalterms ("Rental Terms") are incorporated herein by this reference and apply to your rental of Equipment from or provision of Services by MacAllister (as defined in the Rental Terms). Please read carefully. This agreement includes an indemnification clause, a jury waiver, warranty disclaimers, and limitations of MacAllister's liability. By accepting delivery of or using the Equipment or Services or making payment(s) to MacAllister for the same, Lessee agrees to be bound by the Rental Terms and REP Terms, even if this Rental Out form has not been fully executed.

ACCEPTED BY CUSTOMER _____



Payment Options

Pay Online at:
<https://secure.billtrust.com/MACALLISTER/fg/signin>

(800) 382-1896 M-F 8-5 EST

Mail Your Payment to: MacAllister Rentals
 Dept. 78731
 P.O. Box 78000
 Detroit, MI 48278-0731

1107 E. 181ST
 WESTFIELD, IN 46074
 317-399-7739

(Ref. Inv. #: R78675695501)

Contract No.	6756955
Invoice No.	R78675695502
Date	9/19/25
Page	1

CREDIT MEMO

1:39 PM

L 7393905
 E WESTFIELD PUB WORKS/MATT
 S 2706 E 171ST ST
 S WESTFIELD, IN 46074
 E
 Phone:
 Cell:

Date out	Date In
9/19/25 1:39 PM	9/19/25 1:39 PM
Job Number	Purchase Order
1 - PARKING LOT	326 PARK ST
Job Location	Ordered by
326 PARK ST, WESTFIELD	JUSTIN 317-402-2863
WYNSEANL	000262

Qty	Equipment	Min	Day	Week	4 Week	Amount
-----	-----------	-----	-----	------	--------	--------

SALES ITEMS						
Qty	Item Number	Unit	Price	Bin Loc	Amount	
24.5	INDIESEL DISSEL FUEL	EA	8.50	0	208.25	
2.5	BULK DEF BULK DEF FLUID Reason: Over Charge	EA	5.95	0	14.88	

VOID HEREIN

Sub-total	223.13CR
Exempt:	
Total	223.13CR

IMPORTANT! Please note and acknowledge safety instruction by initialing here: _____ **CREDIT MEMO**

By his/her Initial, Lessee will provide All safety accessories as required, per safety instructions. Initial here: _____

PAYMENT: Net-30 days from invoice date unless otherwise specified herein. A service charge will apply to all past due accounts.

RENTAL EQUIPMENT PROTECTION PLAN ("REP"): Lessee will purchase REP (terms at www.macallister.com/rep and incorporated herein by reference) if Lessee fails to obtain insurance coverage and provide MacAllister with proof of such coverage or if such insurance contains coverage amounts that are inadequate to cover the Equipment at any time.

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ACCEPTED BY CUSTOMER

INVOICE



IMI Aggregates, LLC
 P.O. Box 7048, Group #2
 Indianapolis, IN 46207-7048

Page # 1

For billing questions, please call our office at (317) 326-3101

Customer Acct#	Invoice Date	Invoice #
110680	09/17/2025	71523576
Total Due if Paid by	10/10/2025	\$711.25
Total Due if Paid after	10/10/2025	\$721.56

CITY OF WESTFIELD
 130 PENN STREET
 WESTFIELD IN 46074

Park Street Parking Lot
 305-018-474

Delivery Address IN TAX EXEMPT
--

P.O. No.	Job No.	Project No.	Order No.
----------	---------	-------------	-----------

Plant	Item No.	Description	Qty	UOM	Price	Extended Amount
			66810		288007	
288	S1020866	#2 CLASS A STONE LDGS 1-5,6	34.36	tn	20.65	709.53
288	ENV	ENVIRONMENTAL FEE	34.36	tn	0.35	12.03
* 80206393, 80206395						

Discount	If Paid By	Total Quantity	Subtotal	Sales Tax	INVOICE TOTAL
\$10.31	10/10/2025	0.00	\$721.56	\$.00	\$721.56

AG-FM01 (10/20)

Retain this portion for your records.
 Detach here and return with your payment



IMI Aggregates, LLC
 P.O. Box 7048, Group #2
 Indianapolis, IN 46207-7048



Customer Acct#	Invoice Date	Invoice #
110680	09/17/2025	71523576
Total Due if Paid by	10/10/2025	\$711.25
Total Due if Paid after	10/10/2025	\$721.56

Amount Enclosed

Make check payable to Irving Materials

CITY OF WESTFIELD
 130 PENN STREET
 WESTFIELD IN 46074

Remit To:
IMI Aggregates, LLC
 P.O. Box 7048, Group #2
 Indianapolis, IN 46207-7048

INVOICE



IMI Aggregates, LLC
 P.O. Box 7048, Group #2
 Indianapolis, IN 46207-7048

Page # 1

For billing questions, please call our office at (317) 326-3101

Customer Acct#	Invoice Date	Invoice #
110680	09/16/2025	71522896
Total Due if Paid by	10/10/2025	\$5,008.78
Total Due if Paid after	10/10/2025	\$5,081.37

CITY OF WESTFIELD
 130 PENN STREET
 WESTFIELD IN 46074

Delivery Address

P.O. No.	Job No.	Project No.	Order No.
----------	---------	-------------	-----------

Plant	Item No.	Description	Qty	UOM	Price	Extended Amount
288	S1020866	#2 CLASS A STONE LDGS 1-5,6	241.97	tn	20.65	4,996.68
288	ENV	ENVIRONMENTAL FEE	241.97	tn	0.35	84.69
* 80206314, 80206315, 80206316, 80206327, 80206328, 80206333, 80206342, 80206343						
* 80206348, 80206355, 80206356, 80206364, 80206371, 80206372						

Discount	If Paid By	Total Quantity	Subtotal	Sales Tax	INVOICE TOTAL
\$72.59	10/10/2025	0.00	\$5,081.37	\$.00	\$5,081.37

AG-FM01 (10/20)

Retain this portion for your records.
 Detach here and return with your payment



IMI Aggregates, LLC
 P.O. Box 7048, Group #2
 Indianapolis, IN 46207-7048



Customer Acct#	Invoice Date	Invoice #
110680	09/16/2025	71522896
Total Due if Paid by	10/10/2025	\$5,008.78
Total Due if Paid after	10/10/2025	\$5,081.37

Amount Enclosed ▶

Make check payable to Irving Materials

CITY OF WESTFIELD
 130 PENN STREET
 WESTFIELD IN 46074

Remit To:
IMI Aggregates, LLC
 P.O. Box 7048, Group #2
 Indianapolis, IN 46207-7048

Debris on Park Street Demo

305018474

Boone County Transfer
 PO BOX 272
 Morristown, IN 46161
 (317) 769-4223
 meghan@caldwells-inc.com

Invoice # BCI10071

Westfield City of
 2728 E 171st St
 Westfield, IN 46074
 (317) 504-2477
 wwood@westfield.in.gov

Invoice Date 09/30/2025
Due Date 10/30/2025
Payment Terms ACCOUNT

Balance
\$1,672.00

Date	Order #	Description	Rate	Units	Total
09/09/2025	BCT17685	C&D	\$20.00	10.00	\$200.00
		Fuel Surcharge			\$20.00
		Tons: 0.83			
		Project: Parking Lot			
09/09/2025	BCT17626	C&D	\$20.00	10.00	\$200.00
		Fuel Surcharge			\$20.00
		Tons: 0.33			
		Project: Parking Lot			
09/09/2025	BCT17613	C&D	\$20.00	14.00	\$280.00
		Fuel Surcharge			\$28.00
		Tons: 1.54			
		Project: Parking Lot			
09/09/2025	BCT17569	C&D	\$20.00	14.00	\$280.00
		Fuel Surcharge			\$28.00
		Tons: 3.60			
		Project: Parking Lot			
09/09/2025	BCT17587	C&D	\$20.00	14.00	\$280.00
		Fuel Surcharge			\$28.00
		Tons: 0.88			
		Project: Parking Lot			
09/09/2025	BCT17575	C&D	\$20.00	14.00	\$280.00
		Fuel Surcharge			\$28.00
		Tons: 2.49			
		Project: Parking Lot			
				Total	\$1,672.00

Boone County Transfer
 PO BOX 272
 Morristown, IN 46161
 (317) 769-4223
 meghan@caldwells-inc.com

Order # BCT17685

Date	9/09/2025	Vehicle	Westfield #2291 - No Container	Inbound Time	9/9/2025 - 1:22 PM
Customer	Westfield City of	Driver	Aaron .	Outbound Time	9/9/2025 - 1:22 PM
Payment Terms	Account	Project	Parking Lot		

Notes
 mixed trash load

Gross Weight	Tare Weight	Net Weight	Tons	Yards
26,900 lbs	25,240 lbs	1,660 lbs	0.83	10.00

Products & Services	Rate	Units	Subtotal
C&D	\$20.00	10.00	\$200.00
Products & Services Subtotal			\$200.00

Additional Charges	Subtotal
Fuel Surcharge	\$20.00
Additional Charges Subtotal	
	\$20.00

Total Order \$220.00

Driver Signature: _____

Boone County Transfer
 PO BOX 272
 Morristown, IN 46161
 (317) 769-4223
 megan@caldwells-inc.com

Order # BCT17626

Date	9/09/2025	Vehicle	Westfield #2291 - No Container	Inbound Time	9/9/2025 - 10:58 AM
Customer	Westfield City of	Driver	Aaron .	Outbound Time	9/9/2025 - 10:58 AM
Payment Terms	Account	Project	Parking Lot		

Notes
 mixed trash load

Gross Weight	Tare Weight	Net Weight	Tons	Yards
25,900 lbs	25,240 lbs	660 lbs	0.33	10.00

Products & Services	Rate	Units	Subtotal
C&D	\$20.00	10.00	\$200.00
Products & Services Subtotal			\$200.00

Additional Charges	Subtotal
Fuel Surcharge	\$20.00
Additional Charges Subtotal	
	\$20.00

Total Order \$220.00

Driver Signature: _____

Boone County Transfer
 PO BOX 272
 Morristown, IN 46161
 (317) 769-4223
 meghan@caldwells-inc.com

Order # BCT17613

Date	9/09/2025	Vehicle	Westfield #1991 - No Container	Inbound Time	9/9/2025 - 10:25 AM
Customer	Westfield City of	Driver	Jonathan .	Outbound Time	9/9/2025 - 10:25 AM
Payment Terms	Account	Project	Parking Lot		

Notes
 mixed trash load

Gross Weight	Tare Weight	Net Weight	Tons	Yards
28,640 lbs	25,560 lbs	3,080 lbs	1.54	14.00

Products & Services	Rate	Units	Subtotal
C&D	\$20.00	14.00	\$280.00
Products & Services Subtotal			\$280.00

Additional Charges	Subtotal
Fuel Surcharge	\$28.00
Additional Charges Subtotal	
	\$28.00

Total Order \$308.00

Driver Signature: _____

Boone County Transfer
 PO BOX 272
 Morristown, IN 46161
 (317) 769-4223
 meghan@caldwells-inc.com

Order # BCT17569

Date	9/09/2025	Vehicle	Westfield #1891 - Concrete	Inbound Time	9/9/2025 - 8:58 AM
Customer	Westfield City of	Driver	Dakota .	Outbound Time	9/9/2025 - 8:58 AM
Payment Terms	Account	Project	Parking Lot		

Notes
 mixed trash load

Gross Weight	Tare Weight	Net Weight	Tons	Yards
32,120 lbs	24,920 lbs	7,200 lbs	3.60	14.00

Products & Services	Rate	Units	Subtotal
C&D	\$20.00	14.00	\$280.00
Products & Services Subtotal			\$280.00

Additional Charges	Subtotal
Fuel Surcharge	\$28.00
Additional Charges Subtotal	
	\$28.00

Total Order \$308.00

Driver Signature: _____

Boone County Transfer
 PO BOX 272
 Morristown, IN 46161
 (317) 769-4223
 megan@caldwells-inc.com

Order # BCT17587

Date	9/09/2025	Vehicle	Westfield #2291 - No Container	Inbound Time	9/9/2025 - 9:42 AM
Customer	Westfield City of	Driver	Aaron .	Outbound Time	9/9/2025 - 9:42 AM
Payment Terms	Account	Project	Parking Lot		

Notes
 mixed trash load

Gross Weight	Tare Weight	Net Weight	Tons	Yards
27,000 lbs	25,240 lbs	1,760 lbs	0.88	14.00

Products & Services	Rate	Units	Subtotal
C&D	\$20.00	14.00	\$280.00
Products & Services Subtotal			\$280.00

Additional Charges	Subtotal
Fuel Surcharge	\$28.00
Additional Charges Subtotal	
	\$28.00

Total Order \$308.00

Driver Signature: _____

Boone County Transfer
 PO BOX 272
 Morristown, IN 46161
 (317) 769-4223
 megan@caldwells-inc.com

Order # BCT17575

Date	9/09/2025	Vehicle	Westfield #1991 - No Container	Inbound Time	9/9/2025 - 9:13 AM
Customer	Westfield City of	Driver	Jonathan .	Outbound Time	9/9/2025 - 9:13 AM
Payment Terms	Account	Project	Parking Lot		

Notes
 mixed trash load

Gross Weight	Tare Weight	Net Weight	Tons	Yards
30,540 lbs	25,560 lbs	4,980 lbs	2.49	14.00

Products & Services	Rate	Units	Subtotal
C&D	\$20.00	14.00	\$280.00
Products & Services Subtotal			\$280.00

Additional Charges	Subtotal
Fuel Surcharge	\$28.00
Additional Charges Subtotal	
	\$28.00

Total Order \$308.00

Driver Signature: _____



305018474

INVOICE #65324

Caldwell's Inc
P.O. Box 272
Morristown, IN 46161
(765) 740-4300

Invoice Date Due Date Terms
09/12/2025 10/12/2025 Net 30

Bill To **Westfield City of**

Invoice Balance Due

\$429.00

Location - 5311 Casey Road, Westfield, IN, USA

Acc - Westfield City of

Description	Qty	Unit Price	Amount
<i>Order # - 03548859 Hauler - Caldwell's Inc (BC) Delivery Date - 09/12/2025</i>			
Dumpster - 20 Yard Open Top/C&D/Mixed/Flat	1	\$390.00	\$390.00
BC Enviro Fuel Surcharge - Environmental Fuel Surcharge	390	\$0.10	\$39.00
Location Sub Total		\$429.00	Location Total \$429.00
		Subtotal	\$429.00
		Invoice Total	\$429.00

RESOLUTION NO. 46-2025
A RESOLUTION OF
THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION
REGARDING MASTER DEVELOPMENT AGREEMENT

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

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

WHEREAS, the City and the Commission desires to acquire certain real estate adjacent to the Grand Park Site located in Westfield Indiana, as further depicted on Exhibit A attached hereto and incorporated by reference (the “**Real Estate**”);

WHEREAS, in conjunction with acquiring the Real Estate, the Commission desires to enter into an agreement with Card & Associates, LLC (the “**Developer**”) for the master development of private projects on the Real Estate (the “**Development Agreement**”); and

WHEREAS, Development Agreement requires that the Developer: (a) assign the purchase agreements for the Real Estate to the Commission; (b) prepare a development plan for the Real Estate, which development plan shall include a milestone schedule for the development of private projects on the Real Estate; and (b) in accordance with such milestone schedule, develop private projects on the Real Estate upon approval and support of the City and Commission; and

WHEREAS, while the Development Agreement requires the execution of subsequent project agreements to be executed by Commission for the development of individual projects, if the Development Agreement is terminated for Developer’s failure to meet the milestone development schedule, Commission may terminate the Development Agreement and retain the development plan in exchange for the reimbursement of certain Developer costs related to the creation of such development plan;

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

WHEREAS, the Commission has determined that, it is now in the best interests of the Commission to enter into the Development Agreement with the Developer, pursuant to which the Developer will agree to develop the development plan and proceed with the development of private projects on the Real Estate, as authorized by Indiana Code 36-7-14-12.2 and other applicable law.

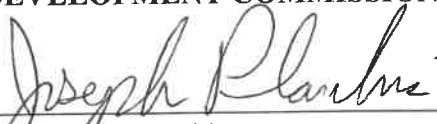
NOW, THEREFORE, BE IT HEREBY RESOLVED by the City of Westfield Redevelopment Commission that:

1. The foregoing Recitals are fully incorporated herein by this reference.

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

Adopted this 20th day of October, 2025.

**CITY OF WESTFIELD
REDEVELOPMENT COMMISSION**



Joseph Plankis, President

Absent

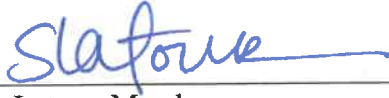
Jon Dartt, Vice President

Absent

Brian Tomamichel, Secretary



Larry Kemper, Member



Steve Latour, Member

EXHIBIT A

The Real Estate



RESOLUTION NO. 47-2025
A RESOLUTION OF
THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION
RECOMMENDING SELECTION OF AND AUTHORIZING EXECUTION OF
A PUBLIC PRIVATE AGREEMENT WITH SELECTED OFFEROR

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, pursuant to the provisions of Indiana Code §5-23 et seq. (the “BOT Statute”) the Commission may solicit and enter into public-private agreements for the design, construction, operation, and maintenance of public projects; and

WHEREAS, the Commission previously approved a resolution authorizing the Commission to enter into public-private agreements pursuant to the BOT Statute; and

WHEREAS, on August 1, 2025, the Commission issued a Request for Proposals and Qualifications to Design, Build, Operate, and Maintain the Grand Park Parking Garage, D-1 Field Relocation, and Grand Park North Area Infrastructure Improvements (the “BOT RFP/Q”), after publishing the statutorily required public notice, for the design, construction, operation, and maintenance of necessary infrastructure within the Grand Park District located in the City (the “BOT Project”); and

WHEREAS, responses to the BOT RFP/Q were due no later than September 5, 2025;

WHEREAS, after reviewing all responses to the BOT RFP/Q, the Commission BOT evaluation committee (“Evaluation Committee”) contingently selected Keystone Group (“Keystone”) to be the preferred offeror to act as the developer of the BOT Project;

WHEREAS, the Commission published the statutorily required notice of: (a) Keystone’s recommended selection as the preferred offeror; and (b) public hearing regarding the selection of a preferred offeror; on October 10, 2025;

WHEREAS, the Commission, having considered the submission of Keystone, its qualifications, the recommendations of the Evaluation Committee, and the public comment made at the public hearing, finds as follows:

1. Keystone has experience in developing, constructing, operating, and maintaining projects similar to the BOT Project;
2. Keystone has experience in participating in public-private partnerships similar to that proposed for the BOT Project;

3. Keystone has demonstrated that it has the ability and capacity to perform the work required by the BOT Project in a cost effective and timely manner;
4. Keystone's submission to the RFP/Q was responsive and complete;
5. Keystone has the financial ability and operational capacity to design, construct, operate, and maintain the BOT Project; and
6. Keystone is the preferred offeror and should be selected to be the Commission's private partner for the BOT Project; and

WHEREAS, the Commission desires to enter into a Public Private Agreement for the construction, operation, and maintenance of the BOT Project (the "PPA") with Keystone; and

WHEREAS, the Commission has determined that is in the best interests of the Commission and the City to: (a) select Keystone as the preferred offeror and the Commission's private partner for the development of the BOT Project; (b) enter into the PPA; and (c) take any other actions necessary to accomplish the foregoing; all as authorized by the BOT Statute, City ordinances, and other applicable law.

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

1. The foregoing Recitals are fully incorporated herein by this reference.
2. Keystone is selected as the preferred offeror and the private partner for the development of the BOT Project.
3. The Executive Director of the Commission is authorized to negotiate the final terms of the PPA.
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 Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the Executive Director or their designee(s).
5. The Executive Director and/or their designee(s) 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. The Executive Director and/or their designee(s) are further authorized to take all other lawful actions necessary in connection with the BOT Project, the PPA, and the other matters contemplated by this Resolution.
6. All ordinances, resolutions, and orders or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict hereby repealed. After the execution of any Build-Operate-Transfer Agreement, as defined in Indiana Code § 5-23, *et seq.*, and so long as such Agreement remains in place, except as expressly provided herein, this Resolution shall not be repealed or amended, nor shall the Commission adopt any law, ordinance or resolution which in any way adversely affects this Resolution.

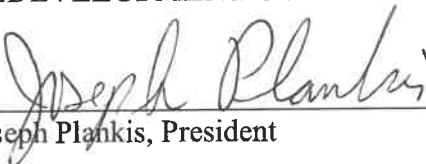
7. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

8. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

9. This Resolution shall be in full force and effect from and after its passage.

Adopted this 20th day of October, 2025.

**CITY OF WESTFIELD
REDEVELOPMENT COMMISSION**



Joseph Plankis, President

Absent

Jon Dartt, Vice President

Absent

Brian Tomamichel, Secretary



Larry Kemper, Member



Steve Latour, Member