



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Agenda

BOARD OR COMMISSION: Redevelopment Commission Meeting
MEETING DATE: Tuesday, January 20, 2026 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 | Mayor Appointed | 1-year term | 1/1/26-12/31/26
Brian Tomamichel | City Council Appointed | 1-year term | 1/1/26-12/31/26
Steve Latour | Mayor Appointed | 1-year term | 1/1/26-12/31/26
Patrick Downey | Mayor Appointed | 1-year term | 1/1/26-12/31/26
Chip Parsley | City Council Appointed | 1-year term | 1/1/26-12/31/26
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
- d. Election of Officers

APPROVAL OF MINUTES

Document: Minutes from December 15, 2025

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from December 15, 2025

FINANCIAL MATTERS

Clerk Treasurer's Reports

Documents:

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

Approval of Claims

Document: Claims for January 20, 2026

EXECUTIVE DIRECTOR REPORT

Ice Hockey Facility BOT Process Update Presentation

OLD BUSINESS

NEW BUSINESS

- a. Public Hearing on the Adoption of Declaratory Resolution for Hamilton Crossroads EDA and Allocation Area
- b. Action Item #1 - Resolution 01-2026 re: Confirmatory Resolution - Hamilton Crossroads EDA and Allocation Area
Document: Resolution 01-2026
- c. Public Hearing on the Adoption of Declaratory Resolution for East Side (Aurora) EDA
- d. Action Item #2 - Resolution 02-2026 re: Confirmatory Resolution - East Side (Aurora) EDA
Document: Resolution 02-2026
- e. Public Hearing on Adoption of Declaratory Resolution for Grand Junction EDA and Social Square Allocation Area
- f. Action Item #3 - Resolution 03-2026 re: Confirmatory Resolution - Grand Junction EDA and Social Square Allocation Area
Document: Resolution 03-2026
- g. Public Hearing on Adoption of Declaratory Resolution for Eagletown EDA
- h. Action Item #4 - Resolution 04-2026 re: Confirmatory Resolution - Eagletown EDA
Document: Resolution 04-2026

OTHER BUSINESS

- a. **Next Regular Meeting: Tuesday, February 17th, 2026, 6:00 PM**

ADJOURNMENT



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 12/15/2025

Monday, December 15, 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 - Present
Commissioner: Steve Latour - Present
Commissioner: Carrie Larrison - Present
Executive Director: Jenell Fairman - Present
Office Administrator: David Brock - Present
Legal Counsel Wallack Somers & Haas, P.C. : Ryan Wilmering - Present
Legal Counsel Wallack Somers & Haas, P.C. : Adam Collins - Present
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Present
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual
Legal Counsel Barns and Thornburg: Dustin Meeks - Present

a. Declaration of quorum and opening of meeting

President Plankis noted the presence of a quorum and called the meeting to order at 6:06 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 November 17, 2025

November 17, 2025, minutes were presented.

Motion to Approve: Jon Dartt

Seconded: Brian Tomamichel

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

No: None

Abstain: None

Motion Determination: Passed

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from November 17, 2025

November 17, 2025, Executive Session Memorandum was presented.

Motion to Approve: Steve Latour

Seconded: Joe Plankis

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

No: None

Abstain: None

Motion Determination: Passed

FINANCIAL MATTERS

Clerk Treasurer's Reports

Documents:

- Clerk Treasurer's Monthly (November) Report
- Clerk Treasurer's (November) Interest Income Report
- Clerk Treasurer's Legal & Municipal Advisors Report (November)
- Clerk Treasurer's Fund 266 Report (November)

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.

Approval of Claims

Document: Claims for December 15, 2025

Motion to Approve: Larry Kemper

Seconded: Brian Tomamichel

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

No: None

Abstain: None

Motion Determination: Passed

EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman provided an update on downtown initiatives, highlighting progress on the long-discussed Park and Poplar project, which is moving forward to City Council for consideration. Jenell also presented plans for a new entrepreneurial / incubator space designed to support startups, small businesses, and creative entrepreneurs through flexible offices, shared amenities, mentorship, and programming. This space is intended to strengthen the city's economic development strategy, increase Westfield's appeal to relocating companies, and serve as a precursor to a future innovation facility planned near Grand Park, while also fostering partnerships with local schools, the public library, and creative organizations. Additional updates included construction progress at Union Square, Ambrose on Main, and Grand on Main, along with anticipated openings for Sun King and H Steakhouse. An update was also provided on Union Square tenants regarding parking costs for part-time employees, proposing a new, lower-cost employee parking pass to improve affordability and accessibility for workers, particularly students.

Ice Hockey Facility BOT Process Update Presentation

Legal Counsel from Wallack Somers & Haas, P.C. Adam Collins provided an update on the Build-Operate-Transfer (BOT) procurement process, outlining progress and next steps for the Commission. After the Commission approved the BOT procurement method, a request for qualifications and proposals was issued and properly noticed, resulting in five strong responses. An evaluation committee selected and shortlisted four bidders, one of whom later withdrew, prompting issuance of a revised request to allow for more comparable proposals. Once the additional information is received, the committee will select a preferred offer, which will be brought to the Commission through a required public hearing, preceded by public notice and a detailed memo explaining the process and recommendation. Following the hearing, the Commission will be asked to approve the selected bidder, authorize negotiation of a public-private agreement, and approve a not-to-exceed amount for an initial scoping phase. The selected team will then develop the design and return with a guaranteed maximum price for Commission approval, after which financing details and final project costs will be determined through subsequent approvals.

OLD BUSINESS

NEW BUSINESS

a. Public Hearing on the Lease for the Park and Poplar Project

Public Meeting Open: 6:37 PM

Public Meeting Close: 6:37 PM

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

b. Action Item #1 - Resolution 52-2025 re: Approving form and Execution of Lease for the Park and Poplar Project

Document: Resolution 52-2025

Executive Director Jenell Fairman, Legal Counsel from Barnes and Thornburg Dustin Meeks, and Oscar Gutierrez and Alex Stanley from Bondry Consulting presented an overview of the proposed lease rental bond financing for the Park and Poplar project as part of the public hearing process. The financing centers on a 25-year lease agreement in which the RDC leases the parking garage facility from Park and Poplar LLC through the Westfield Park Street Building Corporation, a special-purpose entity created by the city. The city will issue economic development revenue bonds, loan the proceeds to the Building Corporation, and repay the bonds using

lease rental payments, with a maximum annual lease payment of \$2 million and bond authorization capped at \$19 million, though the actual issuance is expected to be less. Commissioners discussed the role of a \$4 million READI grant from the IEDC, clarifying that bonds would only be issued in the amount necessary to construct the garage and that the higher authorization provides flexibility to cash-flow the project if grant funds are delayed. Any bond issuance would be restricted solely to garage costs, ensuring funds are used only as needed to complete the project.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

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

Motion Determination: Passed

c. Action Item #2 - Resolution 53-2025 re: Union Square - Amendment to Amended and Restated Declaration

Document: Resolution 53-2025

Executive Director Jenell Fairman presented the resolution proposing modification to the Union Square parking declaration to add a second, lower-cost parking pass for employees. In addition to the existing \$40 monthly resident pass, Old Town would be allowed to offer a \$10 monthly employee pass, intended to help part-time and lower-wage workers, including high school students, afford parking; these employee passes would not allow overnight parking. All garage parking remains first-come, first-served, with passes allowing users to avoid daily fees rather than reserving specific spaces, and public parking remains available when spaces are open. The modification does not increase parking capacity but provides greater flexibility and affordability while maintaining existing limits.

Motion to Approve: Jon Dartt
Seconded: Steve Latour

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

Motion Determination: Passed

d. Action Item #3 - Resolution 54-2025 re: DWCDC Grant and Land Acquisition

Document: Resolution 54-2025

Executive Director Jenell Fairman presented the resolution to fund the purchase of the Market Court property at 18160 Market Court by the Downtown Westfield Community Development Corporation (DWCDC), which has an agreement to acquire the building for \$3.95 million and plans to make additional repairs and renovations. The original request sought up to \$5 million to cover acquisition and future improvements, but commissioners debated transparency, available funds, and the need to secure the property quickly while deferring detailed renovation costs until further analysis is completed. It was noted that approximately \$4.4 million is currently available in the relevant redevelopment fund, and that approving this amount would allow the DWCDC to close on the property and begin planning upgrades without delaying the project, while leaving room to return later with more specific renovation proposals if needed. Emphasizing the importance of the project to the community and economic development goals, the Commission agreed to modify the resolution to reduce the grant amount from \$5 million to \$4.4 million and moved forward with approval as amended.

Motion to Approve: Jon Dartt
Seconded: Brian Tomamichel

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

Motion Determination: Passed

e. Action Item #4 - 2026 Bondry Consulting Engagement Letter

Document: Bondry Consulting Engagement Letter

Oscar Gutierrez from Bondry Consulting presented the engagement letter that is largely unchanged from prior year's versions, with adjustments made to reflect only the allocation areas relevant to Westfield. While the firm's fee structure remains the same, it was noted that overall compensation is expected to increase due to the greater volume of work anticipated in 2026 as development activity in Westfield continues to grow. Commissioners expressed appreciation that fees have not increased despite the expanded workload and acknowledged that billing is done by project or initiative rather than hourly. Several members also publicly thanked the firm and its principals for their ongoing professional service as well as their significant philanthropic involvement and support of organizations throughout Westfield and Hamilton County.

Motion to Approve: Steve Latour
Seconded: Jon Dartt

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

Motion Determination: Passed

f. Action Item #5 - 2026 Wallack Somers & Haas Engagement Letter

Document: Wallack Somers & Haas Engagement Letter

Legal Counsel from Wallack Somers & Haas, P.C. Ryan Wilmering presented the engagement letter that contains minimal changes from the prior year, with most terms remaining identical. A key update is that Wallack Somers & Haas has been separately engaged by the Downtown Westfield Community Development Corporation (DWCDC), resulting in a distinct engagement letter for that entity. Aside from updated dates, the only substantive modification to the agreement is an extension of the payment period from 30 to 45 days after invoicing, which benefits the city. The firm confirmed that its rates will not increase, with 2025 rates continuing into 2026.

Motion to Approve: Jon Dartt
Seconded: Brian Tomamichel

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

Motion Determination: Passed

g. Action Item #6 - 2026 Barnes & Thornburg Engagement Letter

Document: Barnes & Thornburg Engagement Letter

Legal Counsel from Barnes and Thornburg, Dustin Meeks, presented the engagement letter, noting that there are no structural changes to the firm's role and that the payment term has been extended to 45 days at the city's request. The firm's rates will increase, consistent with its internal policy and national legal market trends, as well as team members' increased experience levels. Commissioners acknowledged the firm's strong partnership and contributions to the city but raised concerns about the size of the rate increases, particularly in light of statewide budget pressures and the city's request for departments to reduce spending in 2026 and asked that the increases be reconsidered. Executive Director Jenell Fairman also highlighted the value of the firm's ongoing support, including free advisory services from retired counsel Bruce Donaldson and increased reliance on more cost-effective staffing, with praise for mentoring and expanded responsibilities that have helped control legal costs while maintaining service quality.

Motion to Approve: Joe Plankis
Seconded: Larry Kemper

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

Motion Determination: Passed

OTHER BUSINESS

a. Next Regular Meeting: Tuesday, January 20th, 2026, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 7:17 PM



Joseph Plankis, RDC President

01/20/2026

Date



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

MEMBERS PRESENT: Joe Plankis, Jon Dartt, Brian Tomamichel, 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 5:17 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 5:50 PM.

A handwritten signature in black ink, appearing to read "Joe Plankis", written over a horizontal line.

Joe Plankis, RDC President

A handwritten signature in black ink, appearing to read "Brian Tomamichel", written over a horizontal line.

Brian Tomamichel, Secretary

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.

January 20, 2026

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 \$1,199,877.75 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 20 day of January, 2026

Steve Latour
Steve Latour
Patrick Downey
Patrick Downey

Joseph Plankis
Joseph Plankis
Charles Parsley
Charles Parsley

Brian Tomamichel
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: 12/11/25..01/13/26

1/13/2026 1:51 PM
 Page 1 of 3
 WESTFIELD/D/OLLEY

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									
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	146 and Towne	330.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Dec services	330.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	BW Jersey	2,915.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Dec services	275.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	ECR	1,155.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	General	2,552.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	GRPK	220.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	GRPK Gen	4,487.50		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Ham Cross	110.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Loe Fac	9,845.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Lantern	110.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Level 2	55.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Market	990.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	N Point 2	110.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Park St	110.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Riverview	55.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Schaaf	55.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Towne Run	1,485.00		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Union	3,391.76		
VEN011751	Wallack Somers and Haas PC	APP134777	1/13/2026	244018330	REDEVELOP DISTRICT	Westfield Hockey	6,451.17		
VEN012803	Card and Assoc	APP134778	1/13/2026	244018349	REDEVELOP DISTRICT	191st St	2,800.00		
VEN012804	Patrol Engineering and Env Inc	APP134779	1/13/2026	244018349	REDEVELOP DISTRICT	Park Poplar Project	66.07		
VEN005897	Hamilton County Reporter	APP134780	1/13/2026	244018349	REDEVELOP DISTRICT	Park Poplar Project	75.93		
VEN005897	Hamilton County Reporter	APP134781	1/13/2026	244018349	REDEVELOP DISTRICT	Lantern Commons	5,026.00		
VEN005661	Barnes and Thornburg LLP	APP134782	1/13/2026	244018330	REDEVELOP DISTRICT	Sept services	130.00		
VEN005661	Barnes and Thornburg LLP	APP134783	1/13/2026	244018330	REDEVELOP DISTRICT	Nov services	3,655.41		
VEN005661	Barnes and Thornburg LLP	APP134784	1/13/2026	244018330	REDEVELOP DISTRICT	Nov services	487.17		
VEN005661	Barnes and Thornburg LLP	APP134784	1/13/2026	244018330	REDEVELOP DISTRICT	Nov services	430.67		
VEN005661	Barnes and Thornburg LLP	APP134784	1/13/2026	244018330	REDEVELOP DISTRICT	Nov services	552.15		
VEN011754	Bondry Management Consulting LLC	APP134785	1/13/2026	244018349	REDEVELOP DISTRICT	Aurora	5,000.00		
VEN011754	Bondry Management Consulting LLC	APP134785	1/13/2026	244018349	REDEVELOP DISTRICT	Eagletown	5,000.00		
VEN011754	Bondry Management Consulting LLC	APP134785	1/13/2026	244018349	REDEVELOP DISTRICT	Hamilton Crossroads	5,000.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 12/1/25..01/13/26

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									
VEN011754	Bondry Management Consulting LLC	APP134785	1/13/2026	244018349	REDEVELOP DISTRICT	Social Square	5,000.00		
VEN011754	Bondry Management Consulting LLC	APP134785	1/13/2026	244018349	REDEVELOP DISTRICT	Trace Crossing Feasibility	5,000.00		
VEN011785	Speck Dempsey LLC	APP134786	1/13/2026	244018349	REDEVELOP DISTRICT	Sugarheat Consulting	700.00		
VEN012776	CrossRoad Engineers PC	APP134787	1/13/2026	244018349	REDEVELOP DISTRICT	GRPK BOT	968.00		
Subtotal for RDC							74,923.83		
Subtotal for Fund 244 Redevelopment District Capital							74,923.83		

Fund No. Fund Name
305 Grand Junction TIF

RDC									
VEN012714	Argent Institutional Trust	APP133978	12/1/2025	305018131	GRAND JUNCT TIF-TSF	2016 Bond	400.00	500001268	12/15/2025
VEN012714	Argent Institutional Trust	APP134375	12/30/2025	305018280	GRAND JUNCT TIF-DEBT	2025A 2025B Bond	350,000.00	500001288	12/30/2025
VEN008529	First Financial Bank	APP134444	1/5/2026	305018131	GRAND JUNCT TIF-TSF	2025 BAN	207,015.00	83006	1/5/2026
Subtotal for RDC							557,415.00		
Subtotal for Fund 305 Grand Junction TIF							557,415.00		

Fund No. Fund Name
309 Eagletown TIF

RDC									
VEN012714	Argent Institutional Trust	APP134424	1/5/2026	309018380	EAGLETOWN TIF BOND	2016 Bond	105,000.00	500001290	1/5/2026
VEN012714	Argent Institutional Trust	APP134424	1/5/2026	309018381	EAGLETOWN TIF BOND	2016 Bond	72,802.50	500001290	1/5/2026
Subtotal for RDC							177,802.50		
Subtotal for Fund 309 Eagletown TIF							177,802.50		

Fund No. Fund Name
311 Spring Mill Centre TIF

RDC									
VEN008527	BOK Financial	APP134231	12/17/2025	311018349	SPRINGMILL CENTR TIF-	2020 Bond	500.00	500001272	12/19/2025
VEN008527	BOK Financial	APP134231	12/17/2025	311018380	SPRINGMILL CENTR TIF-	2020 Bond	5,000.00	500001272	12/19/2025
VEN008527	BOK Financial	APP134231	12/17/2025	311018381	SPRINGMILL CENTR TIF-	2020 Bond	30,000.00	500001272	12/19/2025
Subtotal for RDC							35,500.00		
Subtotal for Fund 311 Spring Mill Centre TIF							35,500.00		

Purchase Invoice Register

City of Westfield
 Report Date Range: 12/11/25..01/13/26

1/13/2026 1:51 PM
 Page 3 of 3
 WESTFIELDIDTOLLEY

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

328 Wheeler Landing TIF

RDC

VEN009455 STAR Financial Bank

Subtotal for RDC

Subtotal for Fund 328 Wheeler Landing TIF

Fund No. Fund Name

429 2012 Bond Interest

RDC

VEN001652 Regions Bank

VEN001652 Regions Bank

Subtotal for RDC

Subtotal for Fund 429 2012 Bond Interest

Fund No. Fund Name

443 Cash W/Fiscal Agent-Metro

RDC

VEN012714 Argent Institutional Trust

VEN012714 Argent Institutional Trust

Subtotal for RDC

Subtotal for Fund 443 Cash W/Fiscal Agent-Metro

Posted Invoices Total

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



HARRY F. TODD
 RYAN R. WILMERING
 ADAM W. COLLINS
 KATIE WELCH RARICK
 HALEY L. SOSHNICK
 MICHAEL S. WALLACK
 OF COUNSEL
 GEORGE W. SOMERS
 EMERITUS
 BARRY Z. WALLACK
 (1941-2025)
 KARL P. HAAS
 (1960-2017)

City of Westfield
 Billing Statement Summary
 December 31, 2025

	Matter	Invoice Date	Invoice#	Current Fees	30 Days	Total Due
24000	COW-146&Town	01/07/2026	38945	\$ 330.00		\$ 330.00
24000	COW-██████	01/07/2026	38946	\$ 330.00		\$ 330.00
24012	COW-BWJersey	01/07/2026	38947	\$2,915.00		\$2,915.00
24023	COW-██████	01/07/2026	38948	\$ 275.00		\$ 275.00
25010	COW-ECR	01/07/2026	38950	\$1,155.00		\$1,155.00
24000	COW-General	01/07/2026	38951	\$2,552.00		\$2,552.00
25001	COW-GrPark	01/07/2026	38952	\$ 220.00		\$ 220.00
25003	COW-GrPGen	01/07/2026	38953	\$4,487.50		\$4,487.50
25008	COW-HamCross	01/07/2026	38954	\$ 110.00		\$ 110.00
25005	COW-IceFac	01/07/2026	38955	\$9,845.00		\$9,845.00
24015	COW-Latern	01/07/2026	38956	\$ 110.00		\$ 110.00
25006	COW-Level2	01/07/2026	38957	\$ 55.00		\$ 55.00
25009	COW-Market	01/07/2026	38958	\$ 990.00		\$ 990.00
24000	COW-NPoint2	01/07/2026	38959	\$ 110.00		\$ 110.00
24017	COW-ParkSt	01/07/2026	38960	\$ 110.00		\$ 110.00
24000	COW-Rivervie	01/07/2026	38961	\$ 55.00		\$ 55.00
25017	COW-Schaaf	01/07/2026	38962	\$ 55.00		\$ 55.00
24019	COW-Towne Run	01/07/2026	38963	\$1,485.00		\$1,485.00
24020	COW-Union	01/07/2026	38964	\$3,391.76		\$3,391.76
			Totals:	\$28,581.26		\$28,581.26

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

Tel: 317.231.9000

Fax: 317.231.9900

INVOICE



ATTN:
10475 Crosspoint Blvd
Suite 410
Indianapolis IN 46256
United States
lblack@cardandassoc.com
BILL TO

DATE:
12/17/2025
INVOICE #:
INV99863

SHIP TO

City of Westfield

City of Westfield

SALES REP	PO #	SHIPPING METHOD	DUE DATE	TERMS
	WESTFIELD HOCKEY		12/17/2025	Due on receipt

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	Labor Fees Income	1	\$6,451.17	\$6,451.17

SUBTOTAL	\$6,451.17
TAX	\$0.00
TOTAL	\$6,451.17
AMOUNT PAID	\$0.00
AMOUNT DUE	\$6,451.17



City of Westfield, IN
 Jenell Fairman
 Redevelopment Commission
 2728 East 171st Street
 Westfield, IN 46074

Invoice number 147666
 Date 12/18/2025
 Project 25-1934-01E Phase I ESA -
 191st Street Westfield
 PM Michael Casper

For Professional Services provided through 12/18/2025.

Description	Current Billed
Phase I ESA - 191st Street Westfield	2,800.00
Total	2,800.00
Invoice total	2,800.00

Interest charges of 1 1/2% per month will be applied to invoices not paid within 30 days.

For information regarding this invoice, please contact Christina Willever at 317-558-5054 cwillever@patrioteng.com.

Thank you. We appreciate your business!



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

Invoice

Date	Invoice#
12/8/2025	R 7128

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

Description	Amount
EDC (PARK, POPLAR PROJECT)	\$75.93
Ad Ran: 12/3/2025 12/8/2025	
PLEASE INCLUDE YOUR INVOICE NUMBER (R7128) ON YOUR CHECK	

Total	\$75.93
Amount Paid	\$0.00
Balance Due	\$75.93

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

77 lines, 2 columns wide equals 154 equivalent lines at 0.49307
cents per line \$75.93
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) \$75.93
TOTAL AMOUNT OF CLAIM

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:

12/3/2025 12/8/2025

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, December 8, 2025

[Signature]
Title Public Notice Advertising



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

Invoice

Date	Invoice#
12/8/2025	R 7129

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

Description	Amount
RDC (PARK, POPLAR PROJECT)	\$66.07
Ad Ran: 12/3/2025 12/8/2025	
PLEASE INCLUDE YOUR INVOICE NUMBER (R7129) ON YOUR CHECK	

Total	\$66.07
Amount Paid	\$0.00
Balance Due	\$66.07

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

.....67 lines,2..... columns wide equals134..... equivalent lines at0.49307 cents per line \$66.07
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) \$66.07
TOTAL AMOUNT OF CLAIM

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:

.....
12/3/2025 12/8/2025
.....

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, December 8, 2025


Title Public Notice Advertising

BARNES & THORNBURG LLP

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

Invoice 3481852

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

October 27, 2025
Brian L. Burdick
00099516-00000009

PAYABLE UPON RECEIPT

Fees for Services	\$	5,026.00
Other Charges	\$	0.00
Total This Invoice	\$	5,026.00



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.

BARNES & THORNBURG LLP

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

Invoice 3481874

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

October 14, 2025
Brian L. Burdick
00099516-00000001

PAYABLE UPON RECEIPT

Fees for Services	\$	130.00
Other Charges	\$	0.00
Total This Invoice	\$	130.00



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.

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Fifth Third Bank, Indianapolis, IN, Account Number: 7653510706 SWIFT CODE: FTBCUS3C
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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 3514804

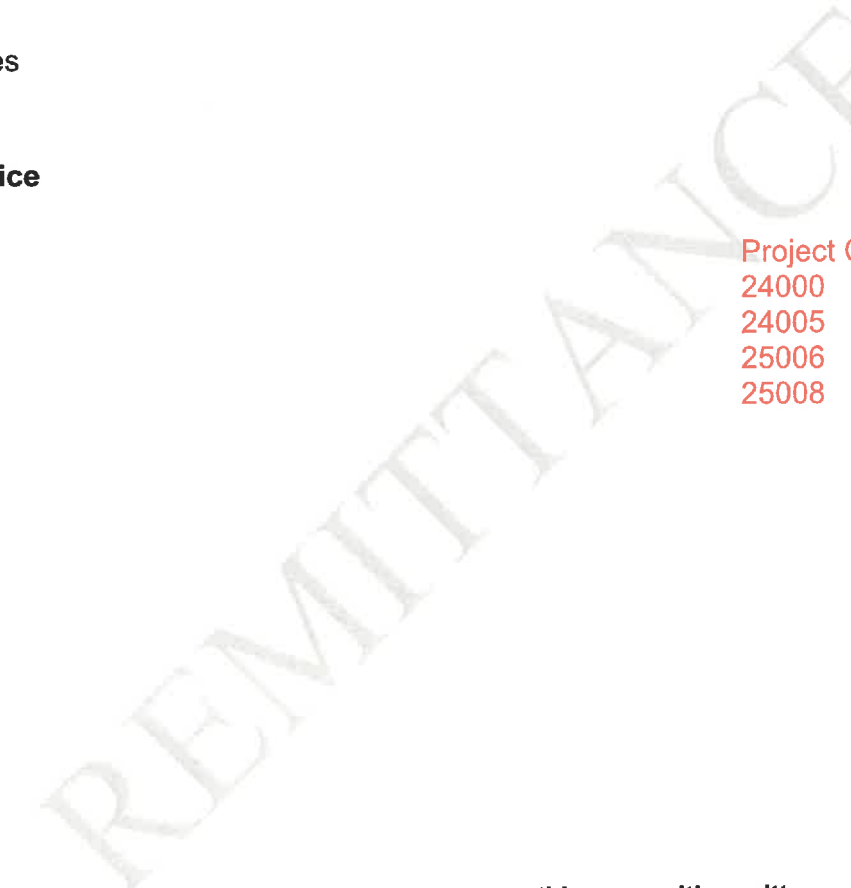
WESTFIELD REDEVELOPMENT COMMISSION
 JENELL FAIRMAN, EXECUTIVE DIRECTOR
 2728 E 171ST ST.
 WESTFIELD, IN 46074
 JFAIRMAN@WESTFIELD.IN.GOV;
 RBAKER@WESTFIELD.IN.GOV

December 18, 2025
 Brian L. Burdick
 00099516-00000001

PAYABLE UPON RECEIPT

Fees for Services	\$	5,082.00
Other Charges	\$	43.40
Total This Invoice	\$	5,125.40

Project Code:	Amount:
24000	\$3,655.41
24005	\$487.17
25006	\$430.67
25008	\$552.15



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.

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 # 00335
DATE 01/08/2026
DUE DATE 02/22/2026
TERMS Net 45

DESCRIPTION	Project Code	AMOUNT
• Aurora Tax Impact Statement	24000	5,000.00
• Eagletown Tax Impact Statement	24000	5,000.00
• Hamilton Crossroads Tax Impact Statement	25008	5,000.00
• Social Square Tax Impact Statement	24005	5,000.00
• Trace Crossing Feasibility (2nd Round)	25006	5,000.00

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

BALANCE DUE

\$25,000.00

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



Bill from
Speck Dempsey
257 Walnut Street #1
Brookline, Massachusetts 02445
United States

Bill to
**City of Westfield, IN / Westfield
Redevelopment Commission**

Westfield Accounts Payable

Project **359**
Sugarleaf Consulting Services

Services through
Nov 21, 2025 - Dec 31, 2025

Note

Contract is with Westfield Redevelopment Commission for "Sugarleaf Consulting Services." Max contract value of \$10,000.
Note that Ben Parker's hours are reflected in Subconsultant Services below.

Invoice #	Terms	Issue date	Due date	Invoice total
359-001	Net 30	Dec 31, 2025	Jan 30, 2026	\$700.00

Hourly Services

\$10,000 Cap / Not to Exceed

ROLE	PREVIOUSLY BILLED (\$)	HOURS	HOURLY RATE	CURRENT DUE
Jeff Speck	\$0.00	1 hrs	\$450.00	\$450.00
Total for \$10,000 Cap / Not to Exceed	\$0.00			\$450.00

	PREVIOUSLY BILLED (\$)	CURRENT DUE
Hourly Services total	\$0.00	\$450.00

Subconsultant Services

CONSULTANTS	BUDGET	PREVIOUSLY BILLED (\$)	PREVIOUSLY BILLED (%)	REMAINING (\$)	MARKUP	CURRENT DUE
Planning and Design (Core Services)	\$3,000.00	\$0.00	0%	\$3,000.00	\$0.00	\$250.00

	BUDGET	PREVIOUSLY BILLED (\$)	PREVIOUSLY BILLED (%)	REMAINING (\$)	MARKUP	CURRENT DUE
Subconsultant Services Total	\$3,000.00	\$0.00	0%	\$3,000.00	\$0.00	\$250.00

Invoice total **\$700.00**

Thank you for being a valued client of Speck Dempsey.

Time log

\$10,000 Cap / Not to Exceed

EMPLOYEE	DATE	ROLE	ACTIVITY	RATE	HOURS	AMOUNT
Jeff Speck	Nov 21, 2025	Jeff Speck		\$450.00	1	\$450.00

REMIT TO:

CrossRoad Engineers, P.C.
115 N. 17th Avenue
Beech Grove, IN 46107
317-780-1555



City of Westfield
Jennell Fairman, PE, LEED AP
2728 East 171st Street
Westfield, IN 46074

Invoice number 260013
Date 01/02/2026

Project GRAND PARK BOT - OTR SERVICES

Total Due This Invoice (see breakdown below):	\$968.00
--	-----------------

For services performed November 29, 2025 through December 26, 2025.
PROMPT PAYMENT OF INVOICE IS APPRECIATED!!

These services were performed in accordance with our Professional Services Agreement approved December 5, 2025.

Professional Fees

Plan Specification & Review

	Hours	Rate	Billed Amount
Senior Project Manager			
David Borden	2.50	176.00	440.00
William F. Hall II	3.00	176.00	528.00
Subtotal	5.50		968.00
Phase subtotal	5.50		968.00
Invoice total			968.00

Invoice Summary

Description	Contract Amount	Current Billed	Prior Billed	Total Billed	Remaining
PLAN SPECIFICATION & REVIEW	23,500.00	968.00	1,056.00	2,024.00	21,476.00
COORDINATION WITH CITY STAFF	23,500.00	0.00	0.00	0.00	23,500.00
MISCELLANEOUS REIMBURSABLES	2,000.00	0.00	0.00	0.00	2,000.00
Total	49,000.00	968.00	1,056.00	2,024.00	46,976.00

Grand Park BOT - OTR Services
Plan Specification & Review

Date Range from: 1/29/2025 to 12/26/2025

Employee/Activity	Total	Billed	WIP Total	Work In Progress			Hold	Non Billable	Writeoff
				Billable	Deferred	Hold			
David Borden	2.50	2.50							
Billable Time	2.50	2.50							
	Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff	
Keystone Group/City DDP Coordination meeting	0.50	0.50							
BlueBeam plan review	1.50	1.50							
Plan review and discussions with Willie	0.50	0.50							
William F. Hall II	3.00	3.00							
Billable Time	3.00	3.00							
	Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff	
	2.00	2.00							
	1.00	1.00							
Total	5.50	5.50							



INVOICE

Date: 10/30/2025

Division: Corporate Trust

Invoice No.:

76591

CITY OF WESTFIELD
ATTN: CLERK-TREASURER
130 PENN STREET
WESTFIELD IN 46074

STATE OF INDIANA COUNTY OF HAMILTON
CITY OF WESTFIELD INDIANA
REDEVELOPMENT DISTRICT TAX
INCREMENT REVENUE BOND SERIES 2016

Account # NOCASH
Abbreviation: WESTFLINRD16

Billing Period: 12/01/2025 - 11/30/2026

BALANCE CARRIED FORWARD: \$0.00
PREVIOUS AMOUNT BILLED: \$400.00
AMOUNT RECEIVED: \$400.00

ADMINISTRATION FEE ANNUAL ADMINISTRATION \$400.00

TOTAL DUE \$400.00

Handwritten notes: 305015131 (no budget), TST to 442131, and crossed-out numbers 301 018 019 and 101 000 349

Please Direct Wires and ACH to:
ARGENT INSTITUTIONAL TRUST COMPANY
WIRES TO: BANK OF AMERICA
ABA: 026009593 / ACCT: 334037214392
ACH TO: BANK OF AMERICA
ABA: 061000052 / ACCT: 334037214392
FBO: Invoice # listed above

Remit Checks To:
ARGENT INSTITUTIONAL TRUST COMPANY
ATTN: CORPORATE TRUST
4343 EASTON COMMONS, SUITE 120
COLUMBUS, OH 43219
**Invoice# Must be on Check or
Invoice Must Accompany Check

CHRISTINE BERKEMEIER 317-804-0628

Invoices are payable upon receipt



10/31/2025
Lease Rental Invoice

City of Westfield Redevelopment Authority
Attn: President
2728 E 171st Street
Westfield, IN 46074

Re: **CITY OF WESTFIELD REDEVELOPMENT AUTHORITY LEASE RENTAL REVENUE**
BOND ANTICIPATION NOTE SERIES 2025A & 2025B

TranStar ID: WESTFLDRR25A WESTFLDRR25B
Account: 14085051141
Debt Service Payable: January 1, 2026

Lease Payment is due on or prior to : December 15, 2025

Lease Payment Due: **\$350,000.00**

Total Lease Rental Due: \$350,000.00

Payments by Wire Transfer or ACH

Bank: Bank of America, N. A.
222 Broadway; New York, NY 10038
Wire ABA/Routing #026009593
ACH ABA/Routing #061000052
Account Number: 334037214715
Account Name: Argent Institutional Trust Company
5901 Peachtree Dunwoody Road, Suite C495
Atlanta, GA 30328
Attn: Christine Berkemeier 317-804-0628
Ref: Westfield RDA 25A/B GRANDPARK

Payments by Check

Argent Institutional Trust Company
Attn: Christine Berkemeier
101 West Ohio Street, Suite 660
Indianapolis, Indiana 46204

Grand Junction TIF

305 018 280

CHECK PAYMENTS ARE DUE 5 DAYS PRIOR TO DUE DATE



225 Pictoria Drive | Cincinnati, OH 45246 | bankatfirst.com

*****AUTO**ALL FOR AADC 460
14284 0.3440 AB 0.641 52 1 217
City of Westfield, Indiana Redevelo
2728 E 171st St
Westfield IN 46074-9734

Account Information

Loan Number: 821372629
Due Date: 1/01/26
Current Balance: \$7,460,000.00
Forbearance Amount: \$0.00
Escrow Balance: \$0.00



	Principal	Interest
Current Due:	\$0.00	\$207,015.00
Past Due:	\$0.00	\$0.00
Total Due:	\$0.00	\$207,015.00

	Late/Other/ Escrow Charges	Total
Current Due:	\$0.00	\$207,015.00
Past Due:	\$0.00	\$0.00
Total Due:	\$0.00	\$207,015.00

Loan Billing Notice

Thank you for your valued business as a First Financial Bank client. Please note that your payment is coming due. More details can be found below. For additional information stop by any of our retail banking centers or notify us by phone at 877-322-9530. This is an attempt to collect a debt and any information obtained will be used for that purpose unless your original obligation was discharged or subject to an automatic stay of bankruptcy under Title II of the United States Code.

If you have filed bankruptcy, to the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title II of the United States Code, this statement is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose a personal liability for such. Thank you for allowing us to be your financial partner as you take another step on the path to success.

Please tear off this coupon and send it with your payment



FIRST first financial bank
225 Pictoria Drive | Cincinnati, OH 45246 | bankatfirst.com

City of Westfield, Indiana Redevelo
2728 E 171st St
Westfield IN 46074-9734

Loan Number: 821372629
Payment Due Date: 1/01/26
Current Amount Due: \$207,015.00
Past Due: \$0.00
Total Amount Due: \$207,015.00

Amount Enclosed: \$ _____

First Financial Bank
P.O. Box 18127
Fairfield, OH 45018

2025 BAN
305 018131

⑆570200⑆23⑆ 00000008 21372629 ⑈10



December 10, 2025

Debt Service Invoice

**City of Westfield
c/o Clerk-Treasurer
130 Penn Street
Westfield, IN 46074**

Re: **City of Westfield IN Redevelopment
District Tax Increment Revenue Bond Series 2016** *Eagletown*

TranStar ID: WESTFLINRD16

Debt Service Payable : February 1, 2026

Payment is due on or prior to five (5) Business Days prior to payable date : January 26, 2026

Principal Payable: **\$105,000.00**
Interest Payable: **\$72,802.50**

Total Debt Service Due: \$177,802.50

Payments by Check

Payments by Wire Transfer

Bank: Bank of America, N. A.
222 Broadway; New York, NY 10038
Wire ABA: 026009593
Account Number: 334037214723
Account Name: Argent Institutional Trust Company
5901 Peachtree Dunwoody Road, Suite C495, Atlanta, GA 30328
Attn: Christine Berkemeier
Ref: Westfield RD TIRD 2016

Payments by ACH

Bank: Bank of America, N. A.
222 Broadway; New York, NY 10038
ACH ABA/Routing #061000052
Account Number: 334037214715
Account Name: Argent Institutional Trust Company
5901 Peachtree Dunwoody Road, Suite C495
Atlanta, GA 30328
Attn: Christine Berkemeier
Ref: Westfield RD TIRD 2016

Payments by Check

Argent Institutional Trust Company
Attn: Christine Berkemeier
101 West Ohio Street, Suite 660
Indianapolis, Indiana 46204

309 018 380 \$ 105,000.00
309 018 381 \$ 72,802.50

CHECK PAYMENTS ARE DUE 5 BUSINESS DAYS PRIOR TO DUE DATE



December 15, 2025

City of Westfield, Indiana
 Attn: Marla Ailor, Clerk-Treasurer
 130 Penn Street
 Westfield, IN 46074

**SPRINGMILL20
 CITY OF WESTFIELD, INDIANA TAXABLE ECONOMIC DEVELOPMENT
 REVENUE BONDS, SERIES 2020 (SPRING MILL CENTRE PROJECT)**

Interest Payable on 02/01/2026	\$30,000.00 = 311 018 381
Principal Payable on 02/01/2026	\$ 5,000.00 = 311 018 380
Semi-Annual Trust Fee	\$ 500.00 = 311 018 349

MINIMUM PAYMENT DUE \$35,500.00

The bond payment above will be paid with Tax Revenues collected in the designated tax increment area. The amount sent to the Trustee might be more than the amount above and any excess will be used to pay past interest payments totaling \$216,387.18 and/or principal on the bonds earlier than the redemption schedule.

Wire Payment Instructions:

Bank of Oklahoma
 ABA #103900036
 Account #600024642
 Ref: BOKF Corporate Trust
 Attn: Mark Hudson – Indianapolis
 For Further Credit: SPRINGMILL20

ACH Payment Instructions:

Bank of Oklahoma
 ABA #103900036
 Trust Funds
 Acct. No. 600024642
 Attn: Mark Hudson - Indianapolis
 For Further Credit: SPRINGMILL20

Questions related to this invoice may be directed to Mark Hudson MHudson@bokf.com or by phone at 317.599.4358 (office).

BOK Financial
 Attn: Corporate Trust Department
 143 W Market Street, Suite 600B
 Indianapolis, IN 46204

B.O NOV 13, 991.03

Micha Farrar

From: Nathan Fox <nfox@owkcpa.com>
Sent: Monday, January 5, 2026 3:51 PM
To: Micha Farrar; Marla Ailor
Subject: RE: JC Hart/Wheelhouse Apt, Deficiency Payment 146,768.00
Categories: DEBT PMT

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

Micha,

242,489.72 (attached TIF Distributor)

You can send the 100% of the TIF revenues to STAR unless you need an invoice first. See below for the allocation breakdown. I would send the below schedule to Rachel Rice when you send your email so she knows how to allocate the TIF and Wheeler Deficiency Payment between 2021A and 2022B Bonds. Let me know if you have any questions or need anything else.

Thanks!

	2021A Bond Fund	2022B Bond Fund	Total
12/31/2025 Projected Balance	4,451.06	1,125.75	5,576.81
TIF/TPP	288,257.72	101,000.00	389,257.72
RIF	15.20	3.84	19.04
Debt Service - Principal	(75,000.00)	(40,000.00)	(115,000.00)
Debt Service - Interest	(157,500.00)	(61,087.50)	(218,587.50)
Principal Redemption	(55,000.00)	-	(55,000.00)
Projected Balance	5,223.98	1,042.09	6,266.07

*1-6-26
Debby/Kerr,
Star Financial
* 242,489.72
328-018-280*

Nathan J. Fox, CPA
Partne



Krohn & Associates LLP
Cell: (317) 402-7163
www.owkcpa.com

From: Micha Farrar <mfarrar@westfield.in.gov>
Sent: Monday, January 5, 2026 3:30 PM
To: Nathan Fox <nfox@owkcpa.com>; Marla Ailor <mailor@westfield.in.gov>
Subject: RE: JC Hart/Wheelhouse Apt, Deficiency Payment 146,768.00

Nathan,
Please see the below response with **Red ink**. Thanks

Can you provide me the bank statements for the Wheeler Bond Accounts for May 2025 through December 2025 (if December is ready)? -**sent by last email**.

Also can you provide me the amount of TIF revenues you sent the Trustee?—**Refer the attached Expense Journal Entry. Dec Settlement \$242,489.72 has not forward to Star Financial -waiting for Invoice??**

Yes, I would remit the deficiency payment to STAR. You can email Kate Miller and Rachel Rice. I helped Rachel Rice with 8/1/2025 payment and what should be allocated to Series A and Series B - **Yes, we'll wire \$146,768.00 to Star Financial**

Lastly, I believe the last Road Impact Fee sent to STAR was in July 2025 for \$14,282. Did the City send any new RIF payments or need to? **No. Also I've been checking with Nick, but have not heard anything yet.**



MICHA FARRAR
Deputy IAMC, CMC, CPFIM
Clerk Treasurer
317-804-3025

www.westfield.in.gov
130 Penn Street, Westfield IN 46074

[Send Me a File](#)
[What's Building Here?](#)
[What's Happening Here?](#)

From: Micha Farrar <mfarrar@westfield.in.gov>
Sent: Monday, January 5, 2026 2:25 PM
To: Nathan Fox <nfox@owkcpa.com>; Marla Ailor <mailor@westfield.in.gov>
Subject: RE: JC Hart/Wheelhouse Apt, Deficiency Payment 146,768.00

Nathan,

Please see the attached Star Financial Bank Statements from May thru Nov 2025. Dec statements are not available yet and they probably will be ready around 10th from on-line. I'll send you a copy of Dec statement as soon as possible.

I'll work on the other request soon. Thank you for your patience.

From: Nathan Fox <nfox@owkcpa.com>
Sent: Monday, January 5, 2026 1:22 PM
To: Micha Farrar <mfarrar@westfield.in.gov>; Marla Ailor <mailor@westfield.in.gov>
Subject: RE: JC Hart/Wheelhouse Apt, Deficiency Payment 146,768.00

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

Hi Micha,

Can you provide me the bank statements for the Wheeler Bond Accounts for May 2025 through December 2025 (if December is ready)? -sent by last email.

Also can you provide me the amount of TIF revenues you sent the Trustee?—Refer the attached Expense Journal Entry. Dec Settlement \$242,489.72 has not forward to Star Financial -waiting for Invoice??

Yes, I would remit the deficiency payment to STAR. You can email Kate Miller and Rachel Rice. I helped Rachel Rice with 8/1/2025 payment and what should be allocated to Series A and Series B - Yes, we'll wire \$146,768.00 to Star Financial

Lastly, I believe the last Road Impact Fee sent to STAR was in July 2025 for \$14,282. Did the City send any new RIF payments or need to? No. Also I've been checking with Nick, but have not heard anything yet.

Thanks,

Nathan J. Fox, CPA
Partne



Krohn & Associates LLP
Cell: (317) 402-7163
www.owkcpa.com

From: Micha Farrar <mfarrar@westfield.in.gov>
Sent: Monday, January 5, 2026 12:44 PM
To: Nathan Fox <nfox@owkcpa.com>; Marla Ailor <mailor@westfield.in.gov>
Subject: JC Hart/Wheelhouse Apt, Deficiency Payment 146,768.00

Nathan,

We received the deficiency payment of \$146,768.00 from JC Hart/Wheelhouse Apartments on January 5, 2026. Should we proceed with remitting this payment to Kate Miller at Star Financial today? If so, please advise how the funds should be applied? should they be applied toward the 2021A principal??

Thank you

MICHA FARRAR
Deputy IAMC, CMC, CPFIM

COUNTY AUDITOR'S CERTIFICATE OF TAX DISTRIBUTION

- 1. Taxing Unit
- 2. County Treasurer
- 3. County Auditor
- 4. SBTC (State Tax Board)

I hereby certify that I have this day issued Warrant No. _____, Hamilton, Indiana, December 16, 2025 on the Treasurer of Hamilton County Indiana in favor of Wheeler Landing who is of Wheeler Landing - V#001103 (Westfield Redevelopment Commission) in the sum of \$242,489.72 on account of taxes due said governmental unit as follows:

	Taxes			Deductions				Net Total Distributed
	General Property	License Excise	Total	Advance Tax	Advance Excise	TIF Refunds	Other	
TIF District	242,489.72	0.00	242,489.72	0.00	0.00	0.00	0.00	242,489.72
Wheeler Landing WF	242,489.72	0.00	242,489.72	0.00	0.00	0.00	0.00	242,489.72
Totals	242,489.72	0.00	242,489.72	0.00	0.00	0.00	0.00	242,489.72

December Settlement



County Auditor



INVOICE

8182 Maryland Avenue, 12th Floor
 Clayton, MO 63105
 Phone (314) 615-3588

Date: November 20, 2025
Relationship Consultant: Kerry A. McFarland
Bond Issue #: 4563
RWP Account: 5480000465
Invoice #: R456304

City of Westfield
 Attn: Clerk-Treasurer
 130 Penn Street
 Westfield, Indiana 46074-9544

Email to: mfarrar@westfield.in.gov

**City of Westfield, Indiana Taxable Economic Development Revenue Bonds, Series 2012B
 (MS Westfield Project)**

TIF Revenues Due: **January 15, 2026**

DESCRIPTION	AMOUNT
Debt Service Payment Due for BI #4563	
TIF Revenues needed for Principal Due	\$35,000.00
TIF Revenues needed for Interest Due	\$12,276.25
Less funds on deposit in the Bond Fund:	\$0.00
TOTAL	\$ 47,276.25

If you intend to transfer Federal Funds VIA Federal Reserve Bank Wire Transfer System, please direct your transfer using the instructions shown below no later than one (1) Business day prior to due date:

Regions Bank
 ABA #062005690
 Credit: Regions Wealth Management Clearing
 A/C#: 0247124342
 F/F/C: CID5480000465 - BI 4563
 Attn: Kerry McFarland @ 314-615-3588

429 018 380 35,000.
 429 018 381 12,276.25

If you intend to transfer Funds via ACH, please direct your transfer to the instructions shown below no later than three business days prior to payment date:

Regions Bank
 ABA # 062000019
 Credit: Regions Wealth Management Clearing
 A/C#: 0247124342
 F/F/C: CID5480000465 - BI 4563
 Attn: Kerry McFarland @ 314-615-3588

If you intend to pay by check, it must arrive in our office no less than five (5) Business days prior to due date:

Regions Bank
 Attn: Kerry McFarland
 8182 Maryland Avenue, 12th Floor
 Clayton, MO 63105

For questions, please contact Indiana Corporate Trust at (314) 615-3588



December 11, 2025

TIF REVENUE INVOICE

City of Westfield, Indiana
Attn: Clerk-Treasurer
130 Penn Street
Westfield, IN 46074

*wired
12/29/25*

Re: **City of Westfield, Indiana Taxable Economic Development Revenue Bond, Series 2015 (Metro Fibernet Project)**

Account: 14085057554
Transtar: WFLDMETR2015

For TIF Revenue Payment due on:

January 15, 2026

<i>443018381</i> Bond Interest Due	February 1, 2026	\$41,737.50	<i>19,470.45</i>
<i>443018380</i> Bond Principal Due	February 1, 2026	\$45,000.00	<i>45,000.00</i>
Annual Trustee Fees coming due in <u>next six (6)</u> months (July - \$2,000):		\$0.00	
Carryover from Previous Unpaid Amounts (1)		\$497,380.86	
Current Amount of Payments Outstanding for Series 2015 Bonds		\$584,118.36	

Note 1 - Represents unpaid debt service from February 1, 2016 through August 1, 2025
Unpaid amounts continue to accrue interest at the Bond Rate of 4.50% until paid.
Refer to Tracking Spreadsheet

** 64,470.45
Dec Settlement
318110*

Payments by Wire Transfer or ACH

Bank: Bank of America, N. A.
222 Broadway; New York, NY 10038
Wire ABA/Routing #026009593
ACH ABA/Routing #061000052
Account Number: 334037214715
Account Name: Argent Institutional Trust Company
5901 Peachtree Dunwoody Road, Suite C495
Atlanta, GA 30328
Attn: John Alexander, 317-804-0655
Ref: Westfield EDRB 2015 (Metro Fibernet)

Payments by Check

Argent Institutional Trust Company
Attn: John Alexander
101 West Ohio Street, Suite 660
Indianapolis, Indiana 46204

If you have questions or need additional information regarding this invoice, please feel free to call John Alexander at 317-804-0655 by email at jalexander@argentfinancial.com

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 01-2026**

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

WHEREAS, on November 17, 2025, the Westfield Redevelopment Commission (the “Commission”), being the governing body of the City of Westfield Department of Redevelopment (the “Department”), approved and adopted Resolution No. 48-2025 (the “Declaratory Resolution”); and

WHEREAS, the Declaratory Resolution designated an area known as the “Hamilton Crossroads Economic Development Area” (the “Area”) as an economic development area pursuant to Section 41 of Indiana Code 36-7-14 (the “Act”), designated the entire Economic Development Area as an allocation area pursuant to Section 39 of the Act to be known as the “Hamilton Crossroads Allocation Area” (the “Allocation Area”), and approved an economic development plan for the Area (the “Plan”); and

WHEREAS, on December 1, 2025, the Westfield-Washington Township Advisory Plan Commission approved and adopted a resolution (the “Plan Commission Order”) approving the Declaratory Resolution and the Plan and determining that the Declaratory Resolution and the Plan conform to the plan of development for the City of Westfield, Indiana (the “City”); and

WHEREAS, pursuant to Section 16 and 41 of the Act, the Common Council of the City on December 8, 2025, adopted its Resolution No. 25-167 approving the Declaratory Resolution, the Plan, the Plan Commission Order, and the determination that the Area is an economic development area pursuant to the Act; and

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

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

WHEREAS, at the hearing held by the Commission on the January 20, 2026 (the “Public Hearing”), the Commission heard all persons interested in the proceedings and considered written remonstrances and objections, if any; and

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

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

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

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

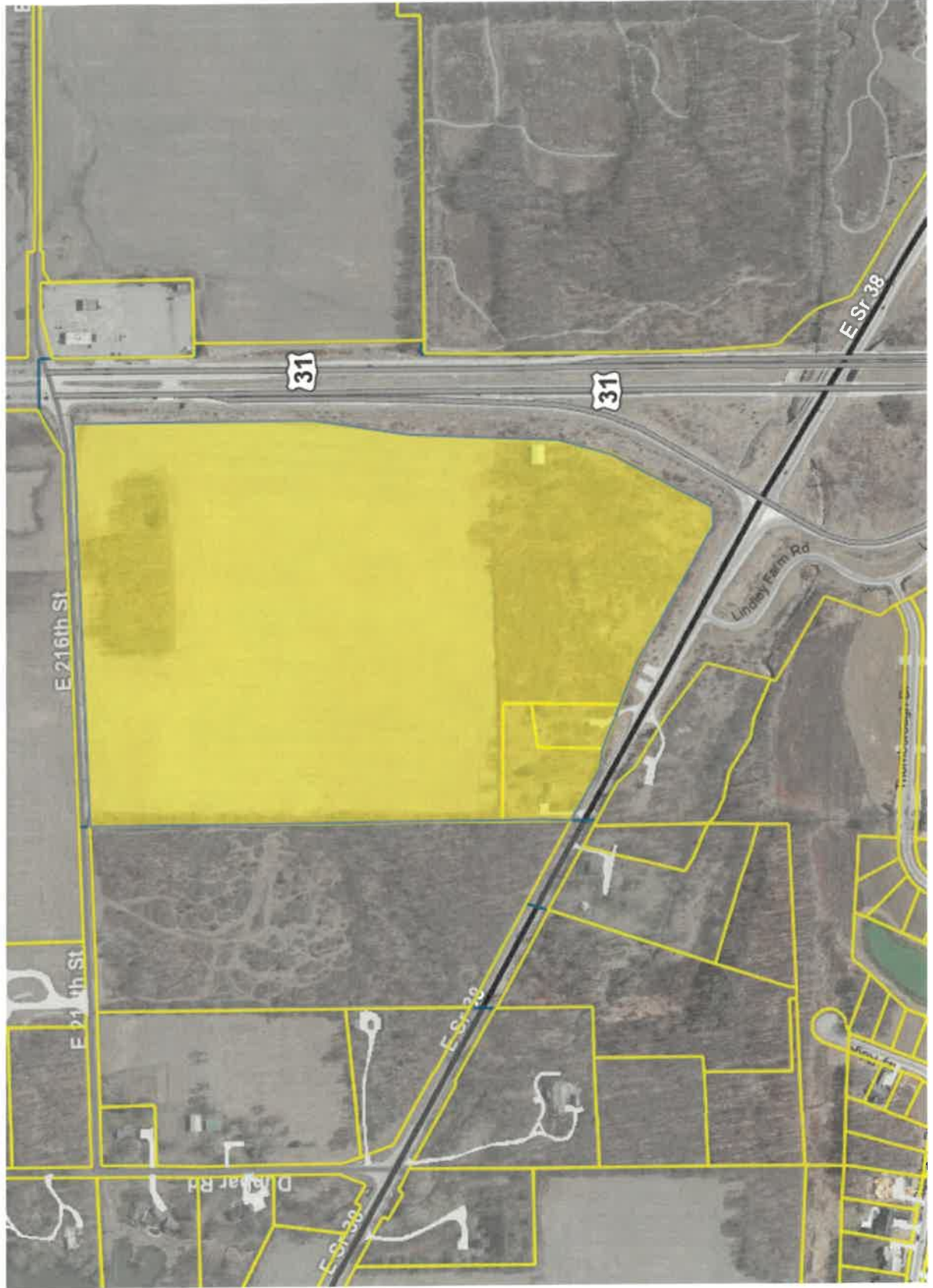
3. The Declaratory Resolution is hereby confirmed.

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

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

Hamilton Crossroads - EDA New EDA & TIF Allocation Area

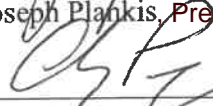
 = New Aurora EDA & TIF Allocation Area Parcels



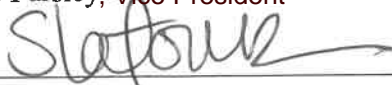
DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION
this 20th day of January, 2026.




Joseph Plankis, President



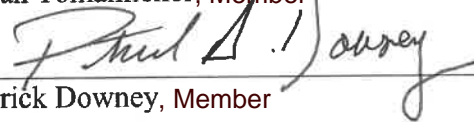
Chip Parsley, Vice President



Steve Latour, Secretary



Brian Tomamichel, Member



Patrick Downey, Member

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 02-2026**

**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 “Original Area”), designated portions of the Area as a separate allocation area, known as the Consolidated Aurora Allocation Area pursuant to Section 39 of the Act, and approved a development plan for the Area (the “Plan”) pursuant to the Act; and

WHEREAS, on November 17, 2025, the Commission approved and adopted Resolution No. 51-2025 (the “Amending Resolution”) that amended the Declaratory Resolution to (i) designate certain additional parcels as an economic development area under the Act (such new area, the “2025 Area”), (ii) consolidate the 2025 Area with the Original Area, (iii) designate the entirety of the 2025 Area as an allocation area, pursuant to Section 39 of the Act, and consolidate the 2025 Area and the Consolidated Aurora Allocation Area into a consolidated allocation area under Section 39 of the Act, and (iv) adopt a plan for the 2025 Area and a supplement to the Plan attached as Exhibit B thereto; and

WHEREAS, pursuant to Section 16(a) of the Act, on December 1, 2025, the Westfield-Washington Advisory Plan Commission approved and adopted a resolution (the “Plan Commission Order”) approving the Amending Resolution and determining that the Amending Resolution conforms 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 December 8, 2025, adopted its Resolution No. 25-165 approving the Amending Resolution, the Plan Commission Order and the determination that the 2025 Area is an economic development area pursuant to the Act; 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 2025 Area a copy of the Notice of Public Hearing and a statement disclosing the impact of the area; and

WHEREAS, at the public hearing held by the Commission on January 20, 2026 (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 Plan, as applied to the 2025 Area, 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.

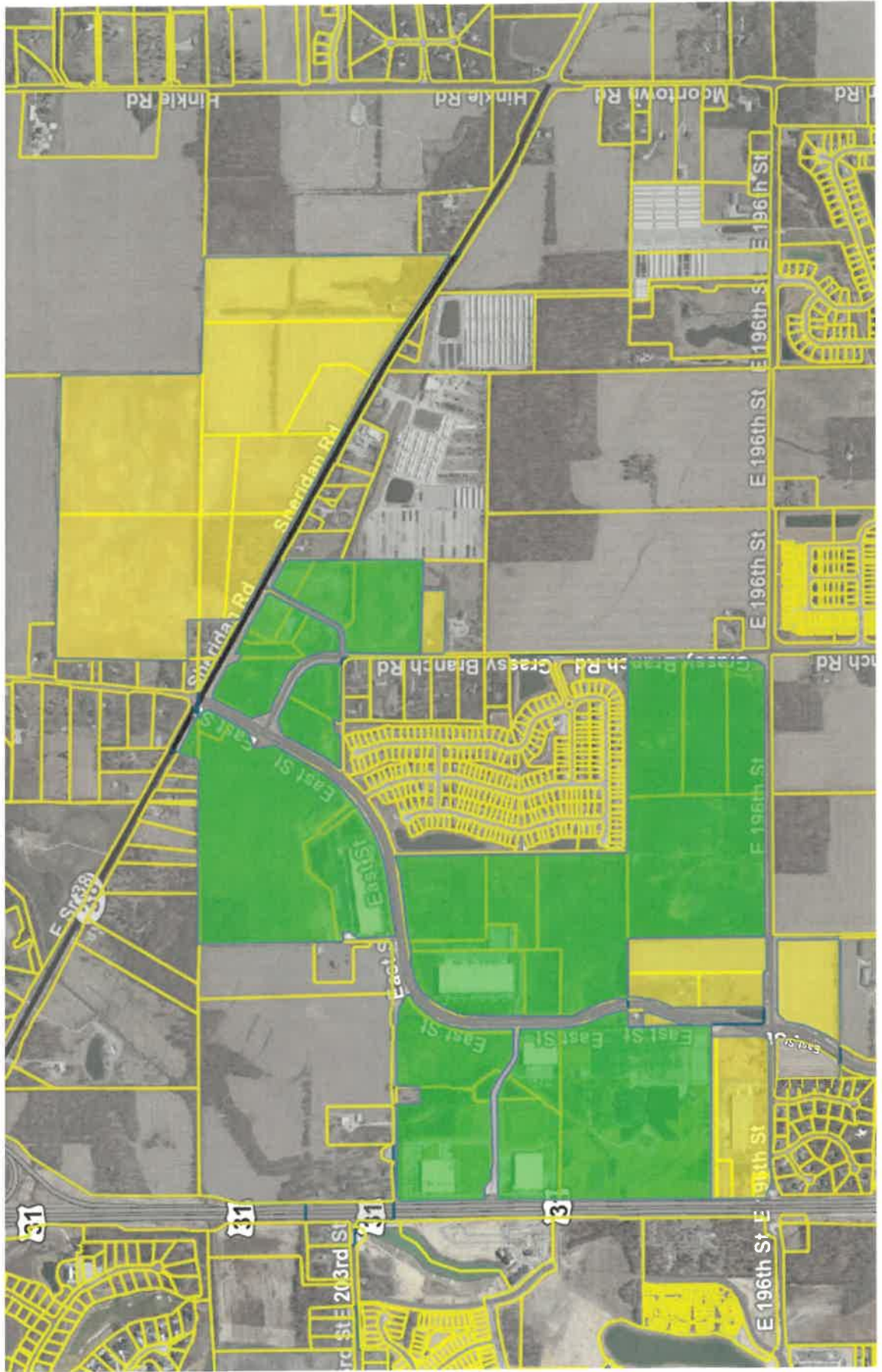
3. The Amending Resolution is hereby confirmed.

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.

East Side (Aurora) - EDA Parcels added to EDA & TIF Allocation Area


-  = Existing Aurora EDA
-  = Additions to Aurora EDA



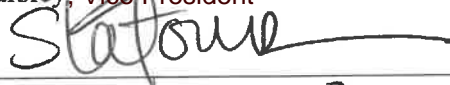
DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION
this 20th day of January, 2026.



Joseph Plankis, President



Chip Parsley, Vice President



Steve Latour, Secretary



Brian Tomamishel, Member



Patrick Downey, Member

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 03-2026**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
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 November 17, 2025, the Commission approved and adopted Resolution No. 49-2025 (the “Amending Resolution”) that amended the Declaratory Resolution to (i) remove the parcels described in Exhibit A of the Amending Resolution from the Existing Allocation Area, and designate the parcels so removed as a separate allocation area within the Area, to be known as the “Social Square Allocation Area,” pursuant to Section 39 of the Act and (ii) adopt the a supplement to the Plan (the “2025 Plan Supplement”); and

WHEREAS, pursuant to Section 16(a) of the Act, on December 1, 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 December 8, 2025, adopted its Resolution No. 25-166 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 Social Square Allocation Area; and

WHEREAS, at the public hearing held by the Commission on January 20, 2026 (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.

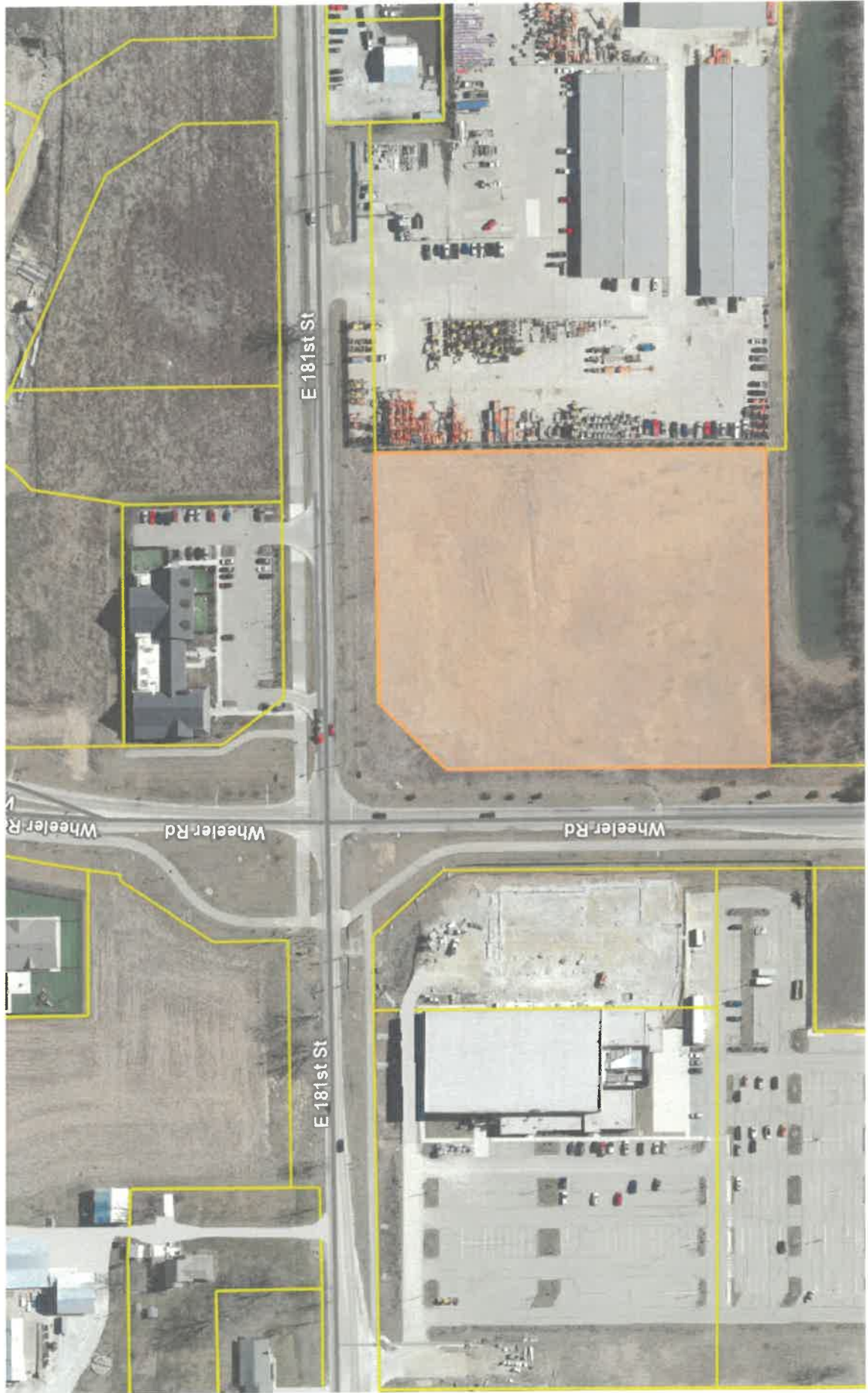
2. The Commission hereby finds and determines that it will be of public utility and benefit to proceed with its Plan, as modified by the Amending Resolution and the 2025 Plan Supplement.

3. The Amending Resolution, as modified herein, 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.

Grand Junction EDA Social Square Allocation Area (New)



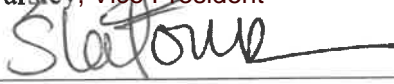
DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION
this 20th day of January, 2026.



Joseph Plankis, President



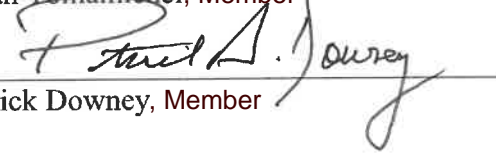
Chip Parsley, Vice President



Steve Latour, Secretary



Brian Tomamichel, Member



Patrick Downey, Member

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 04-2026**

**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
EAGLETOWN 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 “Eagletown Economic Development Area” (the “Original Area”), designated portions of the Area as a separate allocation area, known as the “Eagletown Economic Development Allocation Area” pursuant to Section 39 of the Act, and approved a development plan for the Area (the “Plan”) pursuant to the Act; and

WHEREAS, on November 17, 2025, the Commission approved and adopted Resolution No. 50-2025 (the “Amending Resolution”) that amended the Declaratory Resolution to (i) designate certain additional parcels as an economic development area under the Act (such new area, the “2025 Area”), (ii) consolidate the 2025 Area with the Original Area, (iii) designate the entirety of the 2025 Area as an allocation area, pursuant to Section 39 of the Act, and consolidate the 2025 Area and the Eagletown Economic Development Allocation Area into a consolidated allocation area under Section 39 of the Act, and (iv) adopt a plan for the 2025 Area and a supplement to the Plan attached as Exhibit B thereto (the “2025 Plan Supplement”); and

WHEREAS, pursuant to Section 16(a) of the Act, on December 1, 2025, the Westfield-Washington Advisory Plan Commission approved and adopted a resolution (the “Plan Commission Order”) approving the Amending Resolution and determining that the Amending Resolution conforms 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 December 8, 2025, adopted its Resolution No. 25-164 approving the Amending Resolution, the Plan Commission Order and the determination that the 2025 Area is an economic development area pursuant to the Act; 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 2025 Area a copy of the Notice of Public Hearing and a statement disclosing the impact of the area; and

WHEREAS, at the public hearing held by the Commission on January 20, 2026 (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 Plan (as supplemented by the 2025 Plan Supplement), as applied to the 2025 Area, 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: (i) the 2025 Area is hereby designated as a separate allocation area, pursuant to Section 39 of the Act to be known as the “Eagletown Expansion Allocation Area” and such Eagletown Expansion Allocation Area is hereby determined to be separate and distinct from, and will not be consolidated with, the existing Eagletown Economic Development Allocation Area under the Amending Resolution; (ii) the allocation provision set forth in Section 15 of the Amending Resolution shall be solely applicable to the Eagletown Expansion Allocation Area; (iii) any reference to the “Eagletown Consolidated Allocation Area” in the Amending Resolution and the 2025 Plan Supplement is hereby amended to read as a reference to the Eagletown Economic Development Allocation Area and the Eagletown Expansion Allocation Area collectively, and (iv) the existing Eagletown Economic Development Allocation Area will remain as a separate and distinct allocation area unaffected by the Amending Resolution. For the avoidance of doubt, the base assessment date for the Eagletown Expansion Allocation Area is January 1, 2025, and the allocation provision in Section 15 of the Amending Resolution relating to parcels in the Eagletown Expansion Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals payable from tax increment revenues derived from the Eagletown Expansion Allocation Area.

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 2025 Plan Supplement and the Amending Resolution, as modified herein.

4. The Amending Resolution, as modified by Section 1 hereof, 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.

Eagletown - EDA Parcels added to EDA & TIF Allocation Area

-  = Existing Eagletown EDA
-  = Additions to Eagletown EDA




DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION
this 20th day of January, 2026.



Joseph Plankis, President



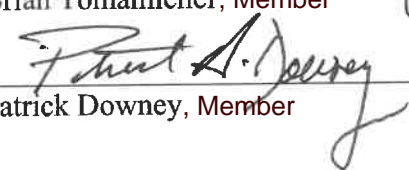
Chip Parsley, Vice President



Steve Latour, Secretary



Brian Tomamichel, Member



Patrick Downey, Member