



**CITY OF WESTFIELD, IN**  
**Redevelopment Commission Meeting Agenda**

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**BOARD OR COMMISSION: Redevelopment Commission Meeting**

**MEETING DATE: Monday, March 16, 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, President** | Mayor Appointed | 1-year term | 1/1/26-12/31/26  
**Chip Parsley, Vice President** | City Council Appointed | 1-year term | 1/1/26-12/31/26  
**Steve Latour, Secretary** | 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  
**Patrick Downey** | Mayor 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

**APPROVAL OF MINUTES**

Document: Minutes from February 17, 2026

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM**

Document: Executive Session Memorandum from February 17, 2026

**FINANCIAL MATTERS**

Clerk Treasurer's Reports

Documents:

- Clerk Treasurer's Monthly (February) Report
- Clerk Treasurer's Fund Summary Report (February)
- Clerk Treasurer's (February) Interest Income Report
- Clerk Treasurer's Legal & Municipal Advisors Report (February)
- Clerk Treasurer's 2025 Annual Report

Approval of Claims

Document: Claims for March 16, 2026

**EXECUTIVE DIRECTOR REPORT**

**OLD BUSINESS**

## **NEW BUSINESS**

a. 2025 TIF Management Report - Bondry

Document: 2025 TIF Management Report

b. Action Item #1 - 2026 RDC Spending Plan Update

Document: 2026 RDC Spending Plan Update

c. Action Item #2 - 2026 Budget

Document: 2026 Budget

d. Public Hearing on Ice Hockey Facility BOT Recommendation

e. Action Item #3 - Resolution 05-2026 re:Ice Hockey Facility Recommendation and BOT Award

Document: Resolution 05-2026, BOT Recommendation Memo, Proposal Summary

f. Action Item #4 - Resolution 06-2026 re:Grand Park North Area BOT Phase 1 - GMP 1 and GMP 2

Document:Resolution 06-2026

## **OTHER BUSINESS**

**a. Next Regular Meeting: Monday, April 20th, 2026, 6:00 PM**

## **ADJOURNMENT**



**CITY OF WESTFIELD, IN**  
**Redevelopment Commission Meeting Minutes - 2/17/2026**  
Tuesday, February 17, 2026 at 6:00 PM

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**CALL TO ORDER**

**Attendance:**

President: Joe Plankis - Present  
Vice President: Chip Parsley - Present  
Secretary: Steve Latour - Present  
Commissioner: Brian Tomamichel - Absent  
Commissioner: Patrick Downey - Present  
Commissioner: Carrie Larrison - Absent  
Executive Director: Jenell Fairman - Present  
Redevelopment Manager: Rachel Baker - Present  
Legal Counsel Wallack Somers & Haas, P.C. : Ryan Wilmering - Present  
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Present  
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual

**a. Declaration of quorum and opening of meeting**

President Plankis noted the presence of a quorum and called the meeting to order at 6:01 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 January 20, 2026**

January 20, 2026, minutes were presented.

Motion to Approve: Steve Latour

Seconded: Chip Parsley

Yes: Joe Plankis, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM**

**Document: Executive Session Memorandum from January 20, 2026**

January 20, 2026, Executive Session Memorandum was presented.

Motion to Approve: Chip Parsley

Seconded: Steve Latour

Yes: Joe Plankis, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

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

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 February 17, 2026

Motion to Approve: Chip Parsley

Seconded: Patrick Downey

Yes: Joe Plankis, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

## EXECUTIVE DIRECTOR REPORT

Executive Director Jenell Fairman provided a brief update on the RDC activities, focusing mainly on downtown development progress and a proposed budget change. Jenell highlighted the city's ongoing downtown master plan, released in November, and recent progress toward creating a walkable mixed-use district, including the opening of Union Square and its parking garage. A major topic was the planned Market Court incubator, which will support entrepreneurs through coworking space, mentorship, and a third-party accelerator program focused on sports technology startups. The facility is currently leased for about \$20,000 per month with plans to purchase it for just under \$4 million. It will offer workspaces, classrooms, and collaboration areas, with potential partnerships involving local artists, higher education institutions, nonprofits, and businesses. The incubator aims to attract and retain startups, encourage high-wage job growth, and provide temporary workspace for companies establishing themselves in Westfield. The update also highlighted ongoing downtown projects, including the Ambrose on Main development and progress in the Grand Junction District, where new businesses such as Sun King and H Steakhouse are helping activate the area.

## OLD BUSINESS

## NEW BUSINESS

### a. Action Item #1 - 2026 RDC Spending Plan Update

#### Document: 2026 RDC Spending Plan Update

Executive Director Jenell Fairman and Redevelopment Manager Rachel Baker reviewed updates to the RDC Capital Fund spending plan, primarily related to the planned purchase and renovation of the Market Court property. The plan allocates funding from several sources: about \$1 million from the Aurora Allocation Area, \$2 million from Main Street, and roughly \$1.5 million from the RDC Capital Fund—to support the mid-year purchase and improvements to the property. The city intends to continue leasing the building until mid-year, when TIF revenues are received, providing enough cash to complete the purchase and fund renovations. Additional updates include reflecting \$13 million in grants approved in 2025 to support downtown parking garages and a \$925,000 grant payment to Isotopia as part of a previously approved incentive package.

Motion to Approve: Chip Parsley

Seconded: Steve Latour

Yes: Joe Plankis, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

## OTHER BUSINESS

**a. Next Regular Meeting: Monday, March 16th, 2026, 6:00 PM**

**ADJOURNMENT**

The Commission adjourned the meeting at 6:39 PM



Chip Parsley, RDC Vice President

3/16/26  
Date



**Executive Session Memorandum**  
**City of Westfield Redevelopment Commission**  
**January 21, 2025**

**MEMBERS PRESENT:** Joseph Plankis, Chip Parsley, Steve Latour, Patrick Downey

**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 5:54 PM.



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Chip Parsley, RDC Vice President



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Steve Latour, Secretary

**February 2026-Appropriation Detail**

Fund No.-Name	Description	2026 Beginning Budget	YTD Claims Approved & Applied	Monthly Beginning Balance	MTD Claims Approved & Applied	Ending Balance
244-RDC Capital Fund						
244018330-Legal		\$ 450,000.00	\$ (38,862.66)	\$ 411,137.34		
	Wallack Somers & Haas				\$ (38,500.00)	
	Barnes & Thornburg				\$ (4,183.00)	
244018349-Services		\$ 920,000.00	\$ (36,061.17)	\$ 883,938.83		
	Card & Associates				\$ (4,412.17)	
	Bondry Management				\$ (10,000.00)	
	Banning Engineering				\$ (1,677.50)	
	Hamilton County Reporter				\$ (157.04)	
	JS Held				\$ (3,959.50)	
	CrossRoad Engineers				\$ (995.50)	
	The Superlative Group				\$ (5,000.00)	
244018474-Land Purchase		\$ 3,766,397.00		\$ 3,766,397.00		
		\$ 5,136,397.00	\$ (74,923.83)	\$ 5,061,473.17	\$ (68,884.71)	\$ 4,992,588.46
266-Capital Projects	2026 RDC Budget 266018	\$ -				\$ -
Fund No.-Name	Description	2026 Beginning Budget	YTD Claims Approved & Applied	Monthly Beginning Balance	MTD Claims Approved & Applied	Ending Balance
301-Eastside		\$ 1,147,350.00	\$ (301,975.00)	\$ 845,375.00	\$ -	\$ 845,375.00
302-Aurora		\$ -		\$ -		\$ -
303-Lantern Commons		\$ 396,000.00		\$ 396,000.00	\$ -	\$ 396,000.00
304-Southside		\$ -		\$ -		\$ -
305-Grand Junction	IMI Aggregates	\$ 2,437,500.00	\$ (280,353.77)	\$ 2,157,146.23	\$ (5,269.36)	\$ 2,151,876.87
306-Osborne Trails	Encumbered PO	\$ 918,000.00	\$ -	\$ 918,000.00	\$ (1,177,130.00)	\$ (259,130.00)
308-Osborne Trails South		\$ -				\$ -
309-Eagletown		\$ 1,148,990.00	\$ (177,802.50)	\$ 971,187.50		\$ 971,187.50
310-SEP		\$ 221,240.00	\$ (117,467.21)	\$ 103,772.79		\$ 103,772.79
311-Spring Mill Centre		\$ 122,710.00		\$ 122,710.00		\$ 122,710.00
314-Spring Mill Station SWC		\$ -				\$ -
316-Mainstreet	Transfer-2012B Regions Bank	\$ 898,087.00		\$ 898,087.00	\$ (47,276.25)	\$ 850,810.75
317-146th Street		\$ 807,000.00		\$ 807,000.00		\$ 807,000.00
318-Gigabit		\$ 152,008.00		\$ 152,008.00		\$ 152,008.00
319-Spring Mill Station		\$ 1,789,000.00		\$ 1,789,000.00		\$ 1,789,000.00
327-Union Square		\$ 320,000.00		\$ 320,000.00		\$ 320,000.00
328-Wheeler Landing	Debt Payment-Star Financial	\$ 719,913.00		\$ 719,913.00	\$ (242,489.72)	\$ 477,423.28
448-Eagletown DSR		\$ -				\$ -
<b>Total Budget to Actual*</b>		<b>\$ 16,214,195.00</b>	<b>\$ (952,522.31)</b>	<b>\$ 15,261,672.69</b>	<b>\$ (1,541,050.04)</b>	<b>\$ 13,720,622.65</b>

February "Budget to Actual" reflects both month-to-date (MTD) and year-to-date (YTD) totals. The January "Budget to Actual" did not include Fund 244.

**February 2026-Fund Summary**

<b>Fund No.-Name</b>	<b>Description</b>	<b>Beginning Balance</b>	<b>MTD Actual Disbursed</b>	<b>Ending Bank Balance</b>	<b>Cash Investment</b>	<b>Total</b>
244-RDC Capital Fund		\$ 13,551,203.73	\$ (68,884.71)			
	Denison Parking					
	Reimbursement-Bond Closing					
	Denison Parking					
266-Capital Projects	266018-RDC Only	\$ -	\$ -			\$ -
		\$ 13,551,203.73	\$ (68,884.71)	\$ 13,482,319.02		\$ 13,482,319.02
<b>Fund No.-Name</b>	<b>Description</b>	<b>Beginning Balance</b>	<b>MTD Actual Disbursed</b>	<b>Ending Bank Balance</b>	<b>Cash in Investments</b>	<b>Available TIF Cash</b>
301-Eastside	Bond Payment	\$ 1,013,308.31	\$ -	\$ 1,013,308.31	\$ 700,000.00	\$ 1,713,308.31
302-Aurora		\$ 618,693.05		\$ 618,693.05	\$ 500,000.00	\$ 1,118,693.05
303-Lantern Commons		\$ -	\$ -	\$ -		\$ -
304-Southside		\$ -	\$ -	\$ -		\$ -
305-Grand Juntion		\$ 2,129,319.46	\$ (5,269.36)	\$ 2,124,050.10	\$ 1,000,000.00	\$ 3,124,050.10
306-Osborne Trails	A &F Engineering	\$ 900,923.25	\$ (63,949.70)	\$ 836,973.55	\$ 400,000.00	\$ 1,236,973.55
308-Osborne Trails South		\$ 117,539.62		\$ 117,539.62		\$ 117,539.62
309-Eagletown		\$ 2,098,576.27		\$ 2,098,576.27	\$ 400,000.00	\$ 2,498,576.27
310-SEP	Bond Payment (from January)	\$ 355,157.40	\$ (117,467.21)	\$ 237,690.19		\$ 237,690.19
311-Spring Mill Centre		\$ -	\$ -	\$ -		\$ -
314-Spring Mill Station SWC		\$ 41,796.95		\$ 41,796.95		\$ 41,796.95
316-Mainstreet		\$ 1,531,463.02	\$ (47,276.25)	\$ 1,484,186.77	\$ 250,000.00	\$ 1,734,186.77
317-146th Street		\$ 1,155,477.48		\$ 1,155,477.48	\$ 3,300,000.00	\$ 4,455,477.48
318-Gigabit		\$ -		\$ -		\$ -
319-Spring Mill Station		\$ 588,549.21		\$ 588,549.21	\$ 2,600,000.00	\$ 3,188,549.21
324-Eagletown DSR		\$ -		\$ -	\$ 80.23	\$ 80.23
327-Union Square		\$ 13,925.63		\$ 13,925.63		\$ 13,925.63
328-Wheeler Landing		\$ 242,489.72		\$ 242,489.72		\$ 242,489.72
<b>Total*</b>		<b>\$ 24,358,423.10</b>		<b>\$ 9,559,948.54</b>	<b>\$ 9,150,080.23</b>	<b>\$ 18,710,028.77</b>

January 2026 totals excluded Fund 244.

<b>2026 Interest Income</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>	<b>December</b>	<b>2026 Y-T-D Total</b>
301-Eastside	\$ 2,140.32	\$ 1,921.21											\$ 4,061.53
302-Aurora	\$ 1,528.80	\$ 1,372.30											\$ 2,901.10
303-Lantern Commons													
304-Southside													
305-Grand Juntion	\$ 3,057.60	\$ 2,744.58											\$ 5,802.18
306-Osborne Trails	\$ 1,223.04	\$ 1,097.84											\$ 2,320.88
309-Eagletown	\$ 1,223.04	\$ 1,097.84											\$ 2,320.88
310-SEP													
311-Spring Mill Centre													
316-Mainstreet	\$ 764.40	\$ 686.15											\$ 1,450.55
317-146th Street	\$ 10,090.08	\$ 9,057.08											\$ 19,147.16
318-Gigabit													
319-Spring Mill Station	\$ 7,949.76	\$ 7,135.88											\$ 15,085.64
324-Eagletown DSR	\$ 0.31	\$ 0.28											\$ 0.59
327-Union Square													
328-Wheeler Landing													
448-Eagletown DSR	\$ 787.69	\$ 1,315.67											\$ 2,103.36
<b>Total Interest from TIF Investments</b>	<b>\$ 28,765.04</b>	<b>\$ 26,428.83</b>											<b>\$ 55,193.87</b>

<b>Lifetime Interest by Year</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>Lifetime Total</b>
244-RDC Capital	\$ -	\$ -	\$ -	\$ -	\$ -
301-Eastside	\$ 9,705.20	\$ 7,012.33	\$ 41,614.67	\$ 4,061.53	\$ 62,393.73
302-Aurora	\$ 3,365.96	\$ 26,627.75	\$ 21,042.91	\$ 2,901.10	\$ 53,937.72
303-Lantern Commons (AKA Front Street)					
304-Southside					
305-Grand Juntion	\$ 35,510.93	\$ 17,530.86	\$ 38,098.76	\$ 5,802.18	\$ 96,942.73
306-Osborne Trails			\$ 15,239.51	\$ 2,320.88	\$ 17,560.39
309-Eagletown	\$ 33,042.55	\$ 5,259.23	\$ 19,125.38	\$ 2,320.88	\$ 59,748.04
310-SEP					
311-Spring Mill Centre					
316-Mainstreet	\$ 19,354.30	\$ 5,200.60	\$ 13,290.26	\$ 1,450.55	\$ 39,295.71
317-146th Street	\$ 28,049.71	\$ 159,771.88	\$ 142,179.00	\$ 19,147.16	\$ 349,147.75
318-Gigabit					
319-Spring Mill Station	\$ 16,829.82	\$ 92,221.14	\$ 108,208.05	\$ 15,085.64	\$ 232,344.65
324-Eagletown DSR	\$ -	\$ 4,818.13	\$ 14,012.18	\$ 0.59	\$ 18,830.90
327-Union Square					
328-Wheeler Landing					
448-Eagletown DSR	\$ -	\$ -	\$ 265.20	\$ 2,103.36	\$ 2,368.56
<b>Life-to-Date of Investments</b>	<b>\$ 145,858.47</b>	<b>\$ 318,441.92</b>	<b>\$ 413,075.92</b>	<b>\$ 55,193.87</b>	<b>\$ 932,570.18</b>

<b>Docket Date</b>	<b>Vendor</b>	<b>Fund No.</b>	<b>Amount</b>
1/13/2026	Wallack Somers & Haas	244	\$ 28,581.26
1/13/2026	Barnes & Thornburg	244	\$ 10,281.40
2/12/2026	Wallack Somers & Haas	244	\$ 38,500.00
2/12/2026	Barnes & Thornburg	244	\$ 4,183.00
<b>Total-Legal</b>			<b>\$ 81,545.66</b>

1/13/2026	Bondry Management Consulting	244	\$ 25,000.00
2/12/2026	Bondry Management Consulting	244	\$ 10,000.00
<b>Total-Municipal Advisor</b>			<b>\$ 35,000.00</b>

<b>Grand Total</b>			<b>\$ 116,545.66</b>
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Prepared by Marla Ailor, Clerk Treasurer



WESTFIELD REDEVELOPMENT  
COMMISSION-ANNUAL  
TREASURER'S REPORT

For the Fiscal Year Ended December 31, 2025

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# **2025 REDEVELOPMENT COMMISSION REPORT**

PURSUANT TO IC 36-7-14-8

## **TABLE OF CONTENTS**

### **Westfield Redevelopment Commission**

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### **2024 Financial Summary**

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The report has been prepared to comply with Indiana Code 36-7-14-8 with information available as of March 6, 2026, and would, generally, not be audited.

## **Westfield Redevelopment Commission Background**

The Westfield Redevelopment Commission (“RDC”) is a body of five voting members and one non-voting member that oversees redevelopment activities as authorized under Indiana Code 36-7-14. These activities include acquiring real property; constructing and improving public infrastructure such as roads, utilities, and parks; rehabilitating or demolishing structures; disposing of property; and supporting redevelopment through financing and other economic development initiatives within the City of Westfield (“City”). The Commission also evaluates areas that may benefit from redevelopment and may establish Tax Increment Financing (“TIF”) allocation areas to support economic growth.

The RDC may adopt resolutions authorizing the issuance of redevelopment revenue bonds in the name of the City. Bond proceeds may be used to acquire property and finance redevelopment projects within designated Economic Development Areas (“EDA”). Once adopted by the RDC, bond resolutions are reviewed by the Common Council for authorization.

### **Commission Members and Officers**

Mayor’s Appointment and President: Joe Plankis (01/01/2025 – 12/31/2025)

Mayor’s Appointment: Brian Pawlowski (01/01/2025 – 07/31/2025)

Mayor’s Appointment: Steve Latour (08/01/2025 – 12/31/2025)

Mayor’s Appointment: Larry Kemper (01/01/2025 – 12/31/2025)

Council Appointment and Vice President: Jon Dartt (01/01/2025 – 12/31/2025)

Council Appointment and Secretary: Brian Tomamichel (01/01/2025 – 12/31/2025)

Members of the Redevelopment Commission do not receive per diem compensation; therefore, no aggregate compensation is reported.

### **Clerk-Treasurer / Fiscal Officer**

Pursuant to Indiana Code 36-7-14-8(b), the fiscal officer of the unit that established the Redevelopment Commission serves as the Commission’s treasurer. In Westfield, the Clerk-Treasurer fulfills this role and is responsible for the administration, investment, and disbursement of RDC funds in accordance with state law governing public funds.

### **Employees Serving the Redevelopment Commission**

Jenell Fairman, Director of Economic Development, serves as the Executive Director of the Redevelopment Commission.

The RDC also receives administrative, financial, engineering, planning, and project management support from City staff in the normal course of their duties. During the reporting period, these services were provided by David Brock (Project Manager / Office Administrator), Rachel Baker (Redevelopment Finance Manager), Claire Gelinias (Economic Development Strategist), Lauren Wahl (Redevelopment Strategist), Chris Larsen (Director of Informatics), John Nail (Director of Public Works), Kevin Todd (Director of Community Development), Marla Ailor (Clerk-Treasurer), and Matt Deck (Director of Facilities & Events). These services are provided as part of normal municipal operations and are not separately billed to the Commission.

### **Financial Administration and Fund Structure**

Redevelopment activities administered by the Commission are supported through the City's Capital Projects Fund (Fund 266) and the Redevelopment Commission Capital Fund (Fund 244). Fund 266 receives appropriations approved by the Common Council and may transfer funds to Fund 244 when authorized by Council resolution.

Fund 244 serves as the primary operating fund of the Redevelopment Commission and accounts for redevelopment-related revenues and expenditures, including grants, property acquisition, capital improvements, professional services, and other redevelopment project costs.

### **Relationship Between City Capital Funding and Redevelopment Grants**

In certain cases, the City may appropriate funds to the Capital Projects Fund (Fund 266) for redevelopment-related initiatives approved by the Common Council. When authorized by Council resolution, these funds may be transferred from Fund 266 to the Redevelopment Commission Capital Fund (Fund 244) to support redevelopment activities administered by the Redevelopment Commission. The Commission may subsequently authorize grants from Fund 244 to support specific redevelopment projects consistent with its statutory authority and redevelopment objectives.

### **Redevelopment Grants and Project Support**

The Redevelopment Commission has authorized grants from Fund 244 to the Downtown Westfield Community Development Corporation ("DWCDC") to support redevelopment and economic development projects within the City. The DWCDC is a nonprofit public benefit corporation organized to support activities that promote commercial and residential development and other redevelopment initiatives benefiting the City.

Pursuant to RDC resolutions and executed grant agreements, funds from the RDC Capital Fund have been granted to the DWCDC for specific redevelopment projects, including property acquisition, redevelopment planning, and related improvements consistent with the Commission’s objectives.

For financial reporting purposes, the City’s financial statement compiler has determined that the DWCDC is a blended component unit of the City of Westfield. As such, its financial activity is included within the City’s reporting entity and incorporated into the City’s Annual Comprehensive Financial Report.

Through 2025, the Redevelopment Commission authorized and the City transferred approximately \$17 million in grants from the RDC Capital Fund to the DWCDC for redevelopment-related projects approved by the Commission.

### **General Purpose Expenditures**

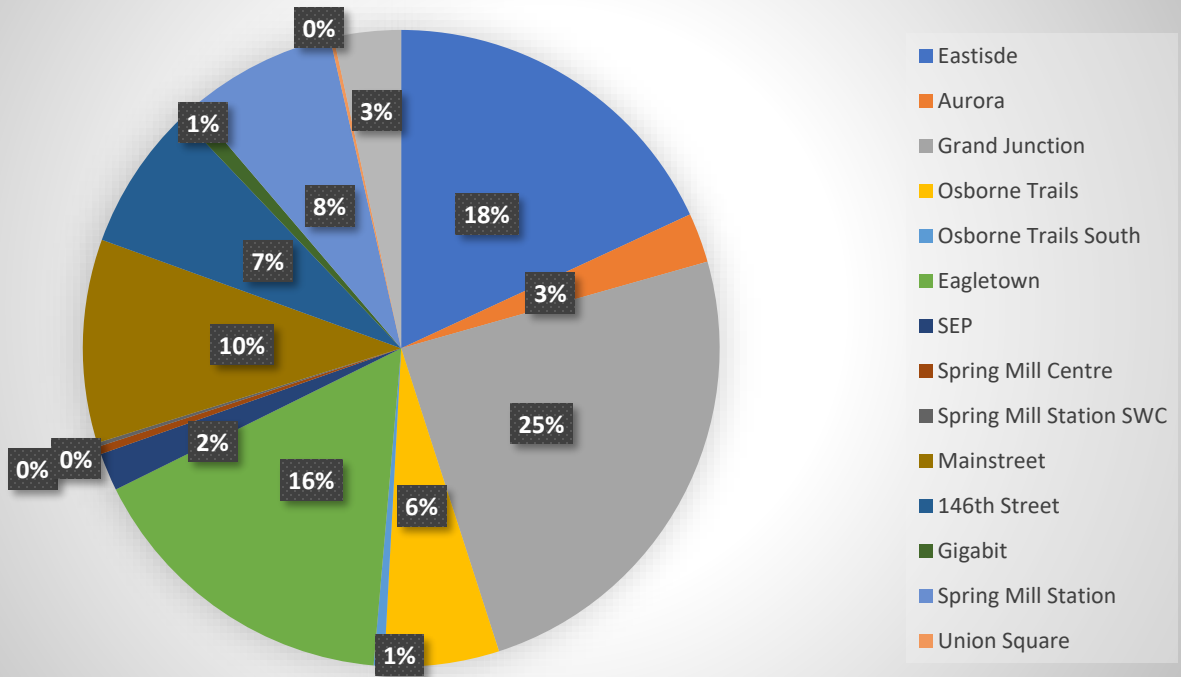
Expenditures of the Redevelopment Commission are reflected in the vendor-based reporting format used in the Clerk-Treasurer’s financial reports. During the reporting period, expenditures from the RDC Capital Fund primarily consisted of professional services supporting redevelopment activities and financing matters. These services included legal counsel provided by Wallack Somers & Haas and Barnes & Thornburg LLP, as well as municipal advisory services provided by Bondry Management Consulting.

### **Tax Increment Financing Overview**

Tax Increment Financing (“TIF”) is a financing mechanism used by local governments to support redevelopment and economic development activities. Under TIF, increases in assessed property value within a designated allocation area are captured, and the resulting incremental property tax revenue is used to finance public improvements and redevelopment projects within that area. The statutory authority governing redevelopment commissions and TIF financing is found in Indiana Code 36-7-14.

A TIF district is formally referred to as an allocation area, which is the portion of a redevelopment project area to which property tax allocation provisions apply for the purpose of distributing incremental property tax revenues generated within that area.

## 2025 Property Tax Collected by TIF



Eastside	\$ 2,698,617
Aurora	\$ 375,837
Grand Junction	\$ 3,641,587
Osborne Trails	\$ 869,369
Osborne Trails South	\$ 78,018
Eagletown	\$ 2,432,161
SEP	\$ 286,676
Spring Mill Centre	\$ 58,617
Spring Mill Station SWC	\$ 28,717
Mainstreet	\$ 1,542,265
146th Street	\$ 1,097,057
Gigabit	\$ 128,941
Spring Mill Station	\$ 1,141,688
Union Square	\$ 27,851
Wheeler Landing	\$ 507,585
<b>Total of Revenue from TIF</b>	<b>\$ 14,914,988</b>

## Year-End Fund Balances by TIF

The Year-End Fund Balance by TIF, reports the consolidated fund balance statement by each TIF (fund).

# WESTFIELD REDEVELOPMENT COMMISSION

## Summary of Fund Cash & Investment Balances

Fund No.	Fund Name	December 2024		December 2025	
301	Eastside	\$	1,672,031	\$	2,673,616
302	Aurora		772,849		1,169,730
303	Lantern Commons		-		-
304	Southside		-		-
305	Grand Junction		2,117,264		3,495,544
306	Osborne Trails		431,554		1,316,163
308	Osborne Trails South		39,522		117,540
309	Eagletown		1,034,425		2,733,806
310	SEP		291,618		355,157
311	Spring Mill Centre		-		-
314	Spring Mill Station SWC		13,080		41,797
316	Mainstreet		759,770		1,819,308
317	146th St		3,954,622		3,285,478
318	Gigabit		-		-
319	Spring Mill Station		3,380,627		3,405,814
324	Eagletown DSR		358,936		371,802
327	Union Square		28,360		13,926
328	Wheeler Landing		99,580		242,490
<b>Total Fund Cash &amp; Investment Balances:</b>			<u>\$ 14,954,237</u>		<u>\$ 21,042,171</u>

As of December 31, 2023, \$0 RDC cash was invested except for interest income of \$145,858.47 which was reinvested in the Goldman Sachs Liquidity Fund. In January 2024, \$7,600,000 was transferred and invested into the Goldman Sachs. City has access to these funds within 48 hours notice.



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.

March 16, 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 \$352,501.71 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

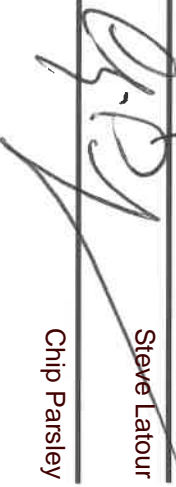
Dated this 16 day of March, 2026



Patrick Downey



Steve Latour



Chip Parsley



Brian Tomamichel

Absent

Joseph Plankis

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: 02/13/26-.03/12/26

3/12/2026 10:46 AM

Page 1 of 3

WESTFIELDTOLLEY

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
<b>Fund No. Fund Name</b>									
<b>244 Redevelopment District Capital</b>									
<b>RDC</b>									
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	146th and Towne	110.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Feb services	1,100.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	ECR	935.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Feb services	2,145.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	General	1,540.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	GRPK	1,595.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	GRPK BOT	1,595.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Gr Univ	825.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Ham Cross	110.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Ice Facility	7,535.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Isotopia	660.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Feb services	365.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Jungle	110.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Lantern	770.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Level 2	55.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Market	660.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Newby	165.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	N Point 2	55.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Park St	2,420.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Riverview	880.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Social Sq	220.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	SpringMill	55.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Union	295.00		
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Wheeler	110.00		
VEN000919	Hunden Strategic Partners	APP136309	3/12/2026	244018349	REDEVELOP DISTRICT	Ice Facility Feb expenses	355.59		
VEN000919	Hunden Strategic Partners	APP136310	3/12/2026	244018349	REDEVELOP DISTRICT	Ice Facility	20,000.00		
VEN011964	JS Held	APP136311	3/12/2026	244018349	REDEVELOP DISTRICT	Feb services	183.65		
VEN011964	JS Held	APP136311	3/12/2026	244018349	REDEVELOP DISTRICT	Feb services	670.35		
VEN012776	CrossRoad Engineers PC	APP136312	3/12/2026	244018349	REDEVELOP DISTRICT	Feb services	940.00		
VEN011754	Bondry Management Consulting LLC	APP136313	3/12/2026	244018349	REDEVELOP DISTRICT	2026 April 15th report	27,000.00		
VEN011754	Bondry Management Consulting LLC	APP136313	3/12/2026	244018349	REDEVELOP DISTRICT	Feasibility 2nd round	5,000.00		
VEN000081	Alt and Witzig Engineering Inc	APP136314	3/12/2026	244018349	REDEVELOP DISTRICT	Environmental Assessment	2,250.00		

**Purchase Invoice Register**

City of Westfield  
Report Date Range: 02/13/26..03/12/26

3/12/2026 10:46 AM  
Page 2 of 3  
WESTFIELD/DTOLLEY

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	GIL Acct.	GIL Account Name	Description	Amount	Check No.	Check Date
<b>Fund No. Fund Name</b>									
<b>244 Redevelopment District Capital</b>									
<b>RDC</b>									
VEN0005661	Barnes and Thornburg LLP	APP136315	3/12/2026	244018330	REDEVELOP DISTRICT	Jan services	2,125.83		
VEN0005661	Barnes and Thornburg LLP	APP136315	3/12/2026	244018330	REDEVELOP DISTRICT	Jan services	905.75		
VEN0005661	Barnes and Thornburg LLP	APP136315	3/12/2026	244018330	REDEVELOP DISTRICT	Jan services	1,037.75		
VEN0005661	Barnes and Thornburg LLP	APP136315	3/12/2026	244018330	REDEVELOP DISTRICT	Jan services	964.00		
VEN011964	JS Held	APP136316	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	1,364.76		
VEN011964	JS Held	APP136316	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	1,959.35		
VEN011964	JS Held	APP136316	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	920.50		
VEN011964	JS Held	APP136316	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	131.50		
VEN011964	JS Held	APP136317	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	37.50		
VEN011964	JS Held	APP136317	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	520.00		
VEN011964	JS Held	APP136317	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	728.00		
VEN011964	JS Held	APP136317	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	1,442.00		
<b>Subtotal for RDC</b>							<b>92,866.53</b>		
<b>Subtotal for Fund 244 Redevelopment District Capital</b>							<b>92,866.53</b>		
<b>Fund No. Fund Name</b>									
<b>305 Grand Junction TIF</b>									
<b>RDC</b>									
VEN0009613	IMI Aggregates LLC	APP136090	3/3/2026	305018474	GRAND JUNCT TIF-	Park St Parking lot	711.88	83634	3/10/2026
<b>Subtotal for RDC</b>							<b>711.88</b>		
<b>Subtotal for Fund 305 Grand Junction TIF</b>							<b>711.88</b>		
<b>Fund No. Fund Name</b>									
<b>306 Osborne Trails TIF</b>									
<b>RDC</b>									
VEN0000010	A and F Engineering	APP135824	2/24/2026	306018474	OSBORNE TRAILS TIF-	PE Services for 191st St	55,200.00	83577	3/10/2026
VEN0000010	A and F Engineering	APP135868	2/25/2026	306018474	OSBORNE TRAILS TIF-	PE Services for 191st St	53,905.50	83577	3/10/2026
VEN0000010	A and F Engineering	APP135946	2/27/2026	306018474	OSBORNE TRAILS TIF-	PE Services for 191st St	149,817.80	83577	3/10/2026
<b>Subtotal for RDC</b>							<b>258,923.30</b>		
<b>Subtotal for Fund 306 Osborne Trails TIF</b>							<b>258,923.30</b>		
<b>Posted Invoices Total</b>							<b>352,501.71</b>		

Report Date Range:

3/12/2026 10:46 AM  
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WESTFIELD/TOLLEY

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
<b>Credit Memo Total</b>							



244-018-330

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

City of Westfield  
 Billing Statement Summary  
 February 28, 2026

Project Code	Matter	Invoice Date	Invoice#	Current Fees	30 Days	Total Due
26001	COW-146&Town	03/10/2026	39239	\$ 110.00		\$ 110.00
24023	COW [REDACTED]	03/10/2026	39240	\$1,100.00		\$1,100.00
25010	COW-ECR	03/10/2026	39242	\$ 935.00		\$ 935.00
25011	COW [REDACTED]	03/10/2026	39243	\$2,145.00		\$2,145.00
24000	COW-General	03/10/2026	39244	\$1,540.00		\$1,540.00
25001	COW-GrPark	03/10/2026	39245	\$1,595.00		\$1,595.00
25001	COW-GrPBot	03/10/2026	39246	\$1,595.00		\$1,595.00
24009	COW-GrUniv	03/10/2026	39247	\$ 825.00		\$ 825.00
25008	COW-HamCross	03/10/2026	39248	\$ 110.00		\$ 110.00
25005	COW-IceFac	03/10/2026	39249	\$7,535.00		\$7,535.00
24000	COW-Isotopia	03/10/2026	39250	\$ 660.00		\$ 660.00
24000	COW [REDACTED]	03/10/2026	39251	\$ 385.00		\$ 385.00
24000	COW-Jungle	03/10/2026	39252	\$ 110.00		\$ 110.00
24013	COW-Lantern	03/10/2026	39253	\$ 770.00		\$ 770.00
25006	COW-Level2	03/10/2026	39254	\$ 55.00		\$ 55.00
25009	COW-Market	03/10/2026	39255	\$ 660.00		\$ 660.00
25016	COW-Newby	03/10/2026	39256	\$ 165.00		\$ 165.00
24000	COW-NPoint2	03/10/2026	39257	\$ 55.00		\$ 55.00
24017	COW-ParkSt	03/10/2026	39258	\$2,420.00		\$2,420.00
24000	COW-Rivervie	03/10/2026	39259	\$ 880.00		\$ 880.00
24005	COW-SocialSq	03/10/2026	39260	\$ 220.00		\$ 220.00
24000	COW-SpringMill	03/10/2026	39261	\$ 55.00		\$ 55.00
24022	COW-Union	03/10/2026	39262	\$ 295.00		\$ 295.00
24021	COW-Wheeler	03/10/2026	39263	\$ 110.00		\$ 110.00
			<b>Totals:</b>	<b>\$24,330.00</b>		<b>\$24,330.00</b>

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

Tel: 317.231.9000

Fax: 317.231.9900



# Invoice

Date: March 6, 2026  
Invoice #: 13291

To: Westfield Redevelopment Commission  
Jenell Fairman, Executive Director

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

Qty	Description	Unit Price	Line Total
1.00	Upon Completion of Task 9	\$ 20,000.00	\$ 20,000.00
(Total Contract Value: \$175,000; Previously Billed-to-Date: \$155,000)			

Subtotal \$ 20,000.00  
Sales Tax  
Total \$ 20,000.00

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



# Invoice

Date: March 6, 2026  
Invoice #: 13465

To: Westfield Redevelopment Commission  
Jenell Fairman, Executive Director

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

Qty	Description	Unit Price	Line Total
1.00	February 2026 Recoverable Expenses (Steve H, Matthew A)	\$ 355.59	\$ 355.59

Subtotal \$ 355.59  
 Sales Tax  
 Total \$ 355.59

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

**Hunden Partners - Westfield Ice February 2026 Recoverable Expenses**

<b>Date</b>	<b>Description</b>	<b>HP Employee</b>	<b>Transportation</b>	<b>Meals</b>	<b>Lodging</b>	<b>Other</b>	<b>Total</b>
2/17/26	Starbucks	Matthew Avila		\$23.31			\$23.31
2/17/26	Café Patachou Clay Terrace	Matthew Avila & Steve Haemmerle		\$59.84			\$59.84
2/17/26	Starbucks	Steve Haemmerle		\$5.72			\$5.72
2/17/26	Starbucks	Steve Haemmerle		\$4.27			\$4.27
2/17/26	362 Miles - Chi to Westfield, Round Trip*	Steve Haemmerle	\$262.45				\$262.45
<b>Total</b>			<b>\$262.45</b>	<b>\$93.14</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$355.59</b>

\*Federal mileage rate of 72.5 cents per mile used

Source: HP

Starbucks -

\$23.31

Category  
MEALS: Active Project

Corporate card  
No

02/17/2026



Cafe Patachou Clay Terrace - 0

\$59.84

SH. MA.

02/17/2026

Category Corporate card  
MEALS: Active Project No



Starbucks - 0


\$5.72

Category  
MEALS: Active Project

Corporate card  
No

02/17/2026

### Receipt

In-store order   
Total \$5.72 · 10.5★ earned  
Feb 17, 2026, 4:13 PM Receipt #683932



Starbucks product \$5.25

Subtotal \$5.25  
Tax 9% \$0.47  
**Total \$5.72**

Gold Card Earns 2★ per \$1  
Auth code:  
673977

SR 32 & Oak Ridge  
- Westfield  
741 E SR 32  
Westfield, IN 46074  
To go



Starbucks - 0

Category  
MEALS: Active Project

Corporate card  
No

\$4.27  
02/17/2026

### Receipt

Mobile order i

Total \$4.27 · 7.7\* earned  
Feb 17, 2026, 7:19 AM Receipt #71442096

 **Dark Roast - \$3.85**  
**Caffè Verona®**

Venti 20 fl oz  
1 Packet(s) Sugar In The Raw®  
1/2 Inch Splash of Cream (Half & Half)

Subtotal ..... **\$3.85**  
Tax ..... **\$0.42**  
**Total ..... \$4.27**

Gold Card      Earns 2+ per \$1  
Auth code:  
214952





**Invoice No:** INV-01US-0355694  
**Date:** 3/5/2026  
**Due date:** 3/5/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 2/24/2026

**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

<b>PROJECT NO.</b>	<b>PROJECT NAME</b>
250802146	City of Westfield Non-Grand Park Projects

<b>Professional Services Rendered:</b>	<b>USD</b>	<b>\$ 854.00</b>
<b>Invoice Total</b>	<b>USD</b>	<b>\$ 854.00</b>

Rounding differences may exist compared to the detail pages

Project Code	Amount
25013	\$183.65
25015	\$670.35

**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-0355694

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

<u>Mailing Address</u>	<u>Overnight Mailing Address</u>
<b>J.S. Held US Lockbox</b>	<b>JP Morgan Chase – Lockbox Processing</b>
P.O. Box 23368	Attn: J.S. Held US Lockbox #23368
New York, NY 10087-3368	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](mailto: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](mailto:CashApps@JSHeld.com) with any questions you may have regarding invoice payments.



Invoice No: INV-01US-0355694  
Date: 3/5/2026  
Due date: 3/5/2026  
Payment Terms: Due Upon Receipt  
Bill Through Date: 2/24/2026

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-0355694** 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-0355694  
**Date:** 3/5/2026  
**Due date:** 3/5/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 2/24/2026

**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**

<b>PROJECT NO.</b>	<b>PROJECT NAME</b>
250802146	City of Westfield Non-Grand Park Projects

**SUMMARY OF PROFESSIONAL SERVICES RENDERED:**

Staff Member	Total Hours	Rate	Amount
<b>PROJECT SUPPORT SERVICES</b>			
Deb Kunce	2.50	263.00	657.50
Susan Drattlo	1.50	131.00	196.50
<b>TOTAL PROJECT SUPPORT SERVICES</b>	<b>4.00</b>		<b>854.00</b>
<b>TOTAL PROFESSIONAL SERVICES RENDERED:</b>	<b>4.00</b>		<b>\$ 854.00 USD</b>

**PROFESSIONAL SERVICES RENDERED:**

Date	Staff Member	Description	Hours
2/2/2026	Deb Kunce	Park St, Plaza boundaries	0.50
2/5/2026	Deb Kunce	CMc calls and prep for mtg	0.50
2/5/2026	Susan Drattlo	CMc contract emails and docusign	0.50
2/6/2026	Deb Kunce	Park St mtg and prep	1.50
2/9/2026	Susan Drattlo	Jersey Street CMc Contract emails/DocuSign	0.30
2/11/2026	Susan Drattlo	Invoice documentation	0.30
2/24/2026	Susan Drattlo	Submit Park Street Agreement through DocuSign and emails, Process signed Jersey Street Agreement	0.40
<b>TOTAL:</b>			<b>4.00</b>

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0355694** 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.

**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 260450  
Date 03/03/2026

Project GRAND PARK BOT - OTR SERVICES

<b>Total Due This Invoice (see breakdown below):</b>	<b>\$940.00</b>
--	-----------------

For services performed January 31, 2026 through February 27, 2026.  
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 William F. Hall II	4.00	181.00	724.00
Senior Plan Reviewer Robert A. Bleich	1.50	144.00	216.00
Phase subtotal	5.50		940.00

Invoice total 940.00

**Invoice Summary**

Description	Contract Amount	Current Billed	Prior Billed	Total Billed	Remaining
PLAN SPECIFICATION & REVIEW	23,500.00	940.00	2,748.00	3,688.00	19,812.00
COORDINATION WITH CITY STAFF	23,500.00	0.00	271.50	271.50	23,228.50
MISCELLANEOUS REIMBURSABLES	2,000.00	0.00	0.00	0.00	2,000.00
<b>Total</b>	<b>49,000.00</b>	<b>940.00</b>	<b>3,019.50</b>	<b>3,959.50</b>	<b>45,040.50</b>

Grand Park BOT - OTR Services  
 Plan Specification & Review

Date Range from: 1/31/2026 to 2/27/2026

Employee/Activity	Work In Progress									
	Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff		
<b>Robert A. Bleich</b>	1.50	1.50								
<b>Billable Time</b>	1.50	1.50								
		Date	Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff
	1.50	2/5/2026	1.50	1.50						
<b>William F. Hall II</b>	4.00	4.00								
<b>Billable Time</b>	4.00	4.00								
		Date	Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff
	2.50	2/4/2026	2.50	2.50						
	1.50	2/26/2026	1.50	1.50						
<b>Total</b>	5.50	5.50								

**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 #** 00341  
**DATE** 03/06/2026  
**DUE DATE** 04/20/2026  
**TERMS** Net 45

DESCRIPTION

Project Code

AMOUNT

2026 April 15th Report

24000

27,000.00

█ Feasibility (2nd Round)

25011

5,000.00

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

**BALANCE DUE**

**\$32,000.00**

## Ways to pay



[View and pay](#)

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](mailto:julie@vandyaccounting.com)



**Alt & Witzig Consulting Services**

4105 West 99th Street • Carmel, Indiana • 46032  
Ph (317) 875-7000 • Fax (800) 875-6028

November 14, 2025

City of Westfield  
2728 East 171st Street  
Westfield, Indiana 46074  
Attn: Mr. David Brock

RE: Phase I Environmental Site Assessment  
Wood Wind - Baker  
1816 West 161st Street  
Westfield, Indiana 46074  
Alt & Witzig Project No.: 25IN0504

**\*\* INVOICE \*\***

Phase I Environmental Assessment	Lump Sum	<u>\$2,250.00</u>
<b>TOTAL AMOUNT DUE:</b>		<b>\$2,250.00</b>

Please Refer to Invoice **25IN0504** and Remit to:

Alt & Witzig Consulting Services  
4105 W. 99<sup>th</sup> Street  
Carmel, IN 46032

Term of payments are **NET 30 DAYS**.  
Balances over 30 days bear interest at 1-1/2% per month.

**Offices:**

Cincinnati • Columbus, Ohio • Hebron, Kentucky  
Indianapolis • Evansville • Ft. Wayne • Lafayette • Merrillville, Indiana

**Subsurface Investigation and Foundation Engineering  
Construction Materials Testing and Inspection  
Environmental Services**

**BARNES & THORNBURG** LLP

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

Invoice 3539161

February 17, 2026  
Brian L. Burdick  
00099516-00000001

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

PAYABLE UPON RECEIPT

Fees for Services	\$	4,992.00
Other Charges	\$	41.33
<b>Total This Invoice</b>	<b>\$</b>	<b>5,033.33</b>

Project Code	Amount
24000	\$2,125.83
24005	\$905.75
25008	\$1,037.75
25011	\$964.00

**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](mailto: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

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

Invoice 3539161

Page 2

February 17, 2026  
Brian L. Burdick  
00099516-00000001

---

PAYABLE UPON RECEIPT

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00099516-00000001

**REDEVELOPMENT MATTERS**

For legal services rendered in connection with the above matter for the period ending January 31, 2026 as described on the attached detail.

Fees for Services	\$	4,992.00
Other Charges	\$	41.33
<b>Total This Invoice</b>	\$	<b>5,033.33</b>



Invoice No: INV-01US-0351508
Date: 2/12/2026
Due date: 2/12/2026
Payment Terms: Due Upon Receipt
Bill Through Date: 1/30/2026

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. 250302569
PROJECT NAME 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-0351508 WHEN REMITTING PAYMENT
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**Invoice No:** INV-01US-0351508  
**Date:** 2/12/2026  
**Due date:** 2/12/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 1/30/2026

**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**

<b>PROJECT NO.</b>	<b>PROJECT NAME</b>
250302569	City of Westfield Program Management

<b>Professional Services Rendered:</b>	<b>USD</b>	<b>\$ 4,207.80</b>
<b>Expenses:</b>	<b>USD</b>	<b>\$ 168.31</b>
<b>Invoice Total</b>	<b>USD</b>	<b>\$ 4,376.11</b>

Rounding differences may exist compared to the detail pages

Project Code	Amount
24000	\$1,364.76
25001	\$1,959.35
25005	\$920.50
25009	\$131.50

**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-0351508

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](mailto: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](mailto:CashApps@JSHeld.com) with any questions you may have regarding invoice payments.

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0351508** WHEN REMITTING PAYMENT

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**Invoice No:** INV-01US-0351508  
**Date:** 2/12/2026  
**Due date:** 2/12/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 1/30/2026

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

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

Phone: 516.621.2900  
 Tax ID #: 47-3291463

**INVOICE**

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

**SUMMARY OF PROFESSIONAL SERVICES RENDERED:**

Staff Member	Total Hours	Rate	Amount
<b>PROJECT SUPPORT SERVICES</b>			
Deb Kunce	15.80	263.00	4,155.40
Susan Drattlo	0.40	131.00	52.40
<b>TOTAL PROJECT SUPPORT SERVICES</b>	<b>16.20</b>		<b>4,207.80</b>
<b>TOTAL PROFESSIONAL SERVICES RENDERED:</b>	<b>16.20</b>		<b>\$ 4,207.80 USD</b>

**PROFESSIONAL SERVICES RENDERED:**

Date	Staff Member	Description	Hours
1/5/2026	Deb Kunce	Redev mtg	1.00
1/6/2026	Deb Kunce	Keystone development coordination with Lauren	1.30
1/7/2026	Deb Kunce	Hunden mtg	1.50
1/12/2026	Deb Kunce	Redev mtg + prep and follow-up Keystone DDP review	4.70
1/12/2026	Susan Drattlo	Invoice documentation, link to documents	0.40
1/15/2026	Deb Kunce	Market Court, Hunden mtg	1.00
1/16/2026	Deb Kunce	Grand Park DDP mtg	1.00
1/20/2026	Deb Kunce	Redev Mtg	1.00
1/22/2026	Deb Kunce	Keystone mtg	0.50
1/28/2026	Deb Kunce	Keystone coordination	0.50
1/29/2026	Deb Kunce	Keystone coord mtg and PPA, Ice facility	3.00

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0351508** WHEN REMITTING PAYMENT  
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**Invoice No:** INV-01US-0351508  
**Date:** 2/12/2026  
**Due date:** 2/12/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 1/30/2026

**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
1/30/2026	Deb Kunce	Keystone coord	0.30
<b>TOTAL:</b>			<b>16.20</b>

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0351508** WHEN REMITTING PAYMENT  
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**Invoice No:** INV-01US-0351508  
**Date:** 2/12/2026  
**Due date:** 2/12/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 1/30/2026

**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
<b>OTHER</b>	
File Administration	168.31
<b>OTHER TOTALS</b>	<b>168.31</b>
<b>TOTAL EXPENSES:</b>	<b>168.31 USD</b>

**EXPENSE DETAIL**

Date	Source	Description	Amount
2/11/2026		File Administration	168.31
<b>TOTAL EXPENSES:</b>			<b>168.31 USD</b>

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0351508** WHEN REMITTING PAYMENT  
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**Invoice No:** INV-01US-0348223  
**Date:** 2/5/2026  
**Due date:** 2/5/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 1/30/2026

**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-0348223** WHEN REMITTING PAYMENT  
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**Invoice No:** INV-01US-0348223  
**Date:** 2/5/2026  
**Due date:** 2/5/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 1/30/2026

**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		
<b>Professional Services Rendered:</b>		<b>USD</b>	<b>\$ 2,727.50</b>
<b>Invoice Total</b>		<b>USD</b>	<b>\$ 2,727.50</b>

Rounding differences may exist compared to the detail pages

Project Code	Amount
24000	\$37.50
25009	\$520.00
25013	\$728.00
25015	\$1,442.00

**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-0348223

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](mailto: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](mailto:CashApps@JSHeld.com) with any questions you may have regarding invoice payments.



**Invoice No:** INV-01US-0348223  
**Date:** 2/5/2026  
**Due date:** 2/5/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 1/30/2026

**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

<b>PROJECT NO.</b>	<b>PROJECT NAME</b>
250802146	City of Westfield Non-Grand Park Projects

**SUMMARY OF PROFESSIONAL SERVICES RENDERED:**

Staff Member	Total Hours	Rate	Amount
<b>PROJECT SUPPORT SERVICES</b>			
Deb Kunce	8.50	260.00	2,210.00
Jessica Moughrabieh	4.00	120.00	480.00
Susan Drattlo	0.30	125.00	37.50
<b>TOTAL PROJECT SUPPORT SERVICES</b>	<b>12.80</b>		<b>2,727.50</b>
<b>TOTAL PROFESSIONAL SERVICES RENDERED:</b>	<b>12.80</b>		<b>\$ 2,727.50 USD</b>

**PROFESSIONAL SERVICES RENDERED:**

Date	Staff Member	Description	Hours
1/5/2026	Deb Kunce	Park St coord	0.20
1/7/2026	Deb Kunce	Park St	0.20
1/8/2026	Deb Kunce	Jersey St AE and CMc mtg	0.80
1/9/2026	Deb Kunce	Market Court planning Park St. AE and CMc planning meeting	2.50
1/13/2026	Deb Kunce	Jersey St Prelim Design	1.00
1/13/2026	Susan Drattlo	Invoice documentation	0.30
1/19/2026	Deb Kunce	Park St CMc contract	0.50
1/20/2026	Jessica Moughrabieh	Censoring classified information in the proposals	3.00
1/21/2026	Jessica Moughrabieh	confidential work for proposals for Deb-1	1.00
1/22/2026	Deb Kunce	Park St. community outreach; Market Court	1.50

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0348223** WHEN REMITTING PAYMENT  
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**J.S. Held LLC - US**  
**50 Jericho Quadrangle**  
**Ste 117**  
**Jericho, NY 11753**  
**United States**

Phone: 516.621.2900  
 Tax ID #: 47-3291463

**Invoice No:** INV-01US-0348223  
**Date:** 2/5/2026  
**Due date:** 2/5/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 1/30/2026

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

**INVOICE**

<b>PROJECT NO.</b>	<b>PROJECT NAME</b>
250802146	City of Westfield Non-Grand Park Projects

Date	Staff Member	Description	Hours
		coord	
1/27/2026	Deb Kunce	Park St. CMC and schedule	0.50
1/29/2026	Deb Kunce	Jersey St.	1.00
1/30/2026	Deb Kunce	Park St coordination	0.30
<b>TOTAL:</b>			<b>12.80</b>

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0348223** WHEN REMITTING PAYMENT  
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# INVOICE



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

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

CITY OF WESTFIELD  
 130 PENN STREET  
 WESTFIELD IN 46074

Park Street Parking Lot  
 305018474

Customer Acct#	Invoice Date	Invoice #
110680	01/14/2026	71565790

Total Due if Paid by	02/10/2026	\$711.88
Total Due if Paid after	02/10/2026	\$721.70

<b>Delivery Address</b>
<b>IN TAX EXEMPT</b>

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	32.73	tn	21.70	710.24
288	ENV	ENVIRONMENTAL FEE	32.73	tn	0.35	11.46
* 80208898, 80208899						

Discount	If Paid By	Total Quantity	Subtotal	Sales Tax	INVOICE TOTAL
\$9.82	02/10/2026	0.00	\$721.70	\$ .00	\$721.70

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	01/14/2026	71565790
Total Due if Paid by	02/10/2026	\$711.88
Total Due if Paid after	02/10/2026	\$721.70

<b>Amount Enclosed</b>
------------------------

*Make check payable to Irving Materials*

Remit To:

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

CITY OF WESTFIELD  
 130 PENN STREET  
 WESTFIELD IN 46074





8365 Keystone Crossing, Suite 201  
 Indianapolis, Indiana 46240  
 (317) 202-0864  
 www.af-eng.com

Bill To:  
**John Nail, PE**  
**Director of Public Works**  
**City of Westfield**  
**2706 E. 171st Street**  
**Westfield, IN 46074**  
[jnail@westfield.in.gov](mailto:jnail@westfield.in.gov)



**Project Code - 26003**

**Date** 10/17/2025  
**Invoice No.** 18956  
**Job No.** 25022P  
**P.O. Number** **Contract**  
**Terms** Net 30

Please remit payment to:  
**A&F Engineering Co., LLC**  
**8365 Keystone Crossing, Suite 201**  
**Indianapolis, IN 46240**  
**(317) 202-0864**  
[sfehribach@af-eng.com](mailto:sfehribach@af-eng.com)

**Re: 191st St Corridor Improvement between Grand Park Blvd & Spring Mill Rd  
 w/Roundabout Intersections at Horton Rd & 193rd St, Westfield**

**Current Invoice** \$53,905.50  
**Past Due Balance** \$55,200.00  
**Total Due** \$109,105.50

Description	Contract Amt	Percent Complete	Prior Billed	Total Billed	Current Billed
<b>A&amp;F Engineering Services</b>					
Project Management	\$ 49,100.00	5%	\$ -	\$ 2,455.00	\$2,455.00
Road Design/Plan Dev - 191st/Horton/193rd	\$ 366,310.00	5%	\$ -	\$ 18,315.50	\$18,315.50
Road Design/Plan Dev - Spring Mill Rd	\$ 128,760.00	5%	\$ -	\$ 6,438.00	\$6,438.00
Drainage Design/Plan Development	\$ 98,810.00	0%	\$ -	\$ -	\$0.00
Public Involvement	\$ 5,580.00	0%	\$ -	\$ -	\$0.00
Traffic - Lighting/Signs/Markings/MOT Design	\$ 69,480.00	0%	\$ -	\$ -	\$0.00
Bidding Phase Services/Procurement	\$ 10,030.00	0%	\$ -	\$ -	\$0.00
Construction Phase/Post-bid Services	\$ 9,260.00	0%	\$ -	\$ -	\$0.00
<b>HWC Engineering</b>					
Project Management	\$ 15,900.00	3%	\$ -	\$ 477.00	\$477.00
Topographic Survey	\$ 92,000.00	89%	\$ 55,200.00	\$ 81,420.00	\$26,220.00
Environmental Services	\$ 7,300.00	0%	\$ -	\$ -	\$0.00
Permitting	\$ 18,000.00	0%	\$ -	\$ -	\$0.00
Roadway Design/Plan Dev	\$ 161,100.00	0%	\$ -	\$ -	\$0.00
Hydraulics Design & Plan Dev	\$ 97,500.00	0%	\$ -	\$ -	\$0.00
Utility Coordination	\$ 28,000.00	0%	\$ -	\$ -	\$0.00
Construction Phase Services	\$ 20,000.00	0%	\$ -	\$ -	\$0.00
<b>Total</b>	<b>\$ 1,177,130.00</b>		<b>\$ 55,200.00</b>	<b>\$ 109,105.50</b>	<b>\$53,905.50</b>
<b>Current Invoice Total</b>					<b>\$53,905.50</b>

**EXPERIENCE. REPUTATION. RELATIONSHIPS**



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

A & F Engineering Co., LLC  
 8365 Keystone Crossing, Ste 201  
 Indianapolis, IN 46240

September 29, 2025  
 Invoice No: 2502-035-A - 0000003

Project 2502-035-A A&F- 191st St Corr Improv - SM Rd to GP  
 EMAIL INVOICE to Jeff <JHill@AF-Eng.com > and Amanda <AYater@AF-Eng.com >  
Professional Services from August 25, 2025 to September 28, 2025

Phase	10	Topo Survey- LS		
<b>Fee</b>				
Total Fee		92,000.00		
Percent Complete	88.50	Total Earned	81,420.00	
		Previous Fee Billing	55,200.00	
		Current Fee Billing	26,220.00	
		<b>Total Fee</b>		<b>26,220.00</b>
			<b>Total this Phase</b>	<b>\$26,220.00</b>

Phase	50	Project Management- LS		
<b>Fee</b>				
Total Fee		15,900.00		
Percent Complete	3.00	Total Earned	477.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	477.00	
		<b>Total Fee</b>		<b>477.00</b>
			<b>Total this Phase</b>	<b>\$477.00</b>

**TOTAL THIS INVOICE** \$26,697.00

**Outstanding Invoices**

Number	Date	Balance
0000001	7/28/2025	32,200.00
0000002	8/25/2025	23,000.00
<b>Total</b>		<b>55,200.00</b>

**Billings to Date**

	Current	Prior	Total
Fee	26,697.00	55,200.00	81,897.00
<b>Totals</b>	<b>26,697.00</b>	<b>55,200.00</b>	<b>81,897.00</b>

Bill To:  
**John Nail, PE**  
**Director of Public Works**  
**City of Westfield**  
**2706 E. 171st Street**  
**Westfield, IN 46074**  
[jnail@westfield.in.gov](mailto:jnail@westfield.in.gov)

**APPROVED**  
 02-20-2026  
*Chl Hill*

**Date** 2/20/2026  
**Invoice No.** 19079  
**Job No.** 25022P  
**Project Code** 26003  
**Terms** Net 30

Please remit payment to:  
**A&F Engineering Co., LLC**  
**8365 Keystone Crossing, Suite 201**  
**Indianapolis, IN 46240**  
**(317) 202-0864**  
[sfehribach@af-eng.com](mailto:sfehribach@af-eng.com)

Re: **191st St Corridor Improvement between Grand Park Blvd & Spring Mill Rd  
 w/Roundabout Intersections at Horton Rd & 193rd St, Westfield**

**Current Invoice** \$149,817.80  
**Past Due Balance** \$173,055.20  
**Total Due** \$322,873.00

Description	Contract Amt	Percent Complete	Prior Billed	Total Billed	Current Billed
<b>A&amp;F Engineering Services</b>					
Project Management	\$ 49,100.00	30%	\$ 5,892.00	\$ 14,730.00	\$8,838.00
Road Design/Plan Dev - 191st/Horton/193rd	\$ 366,310.00	30%	\$ 43,957.20	\$ 109,893.00	\$65,935.80
Road Design/Plan Dev - Spring Mill Rd	\$ 128,760.00	30%	\$ 15,451.20	\$ 38,628.00	\$23,176.80
Drainage Design/Plan Development	\$ 98,810.00	30%	\$ 11,857.20	\$ 29,643.00	\$17,785.80
Public Involvement	\$ 5,580.00	0%	\$ -	\$ -	\$0.00
Traffic - Lighting/Signs/Markings/MOT Design	\$ 69,480.00	30%	\$ 8,337.60	\$ 20,844.00	\$12,506.40
Bidding Phase Services/Procurement	\$ 10,030.00	0%	\$ -	\$ -	\$0.00
Construction Phase/Post-bid Services	\$ 9,260.00	0%	\$ -	\$ -	\$0.00
<b>HWC Engineering</b>					
Project Management	\$ 15,900.00	25.16%	\$ 3,180.00	\$ 4,000.00	\$820.00
Topographic Survey	\$ 92,000.00	90.22%	\$ 82,800.00	\$ 83,000.00	\$200.00
Environmental Services	\$ 7,300.00	0%	\$ -	\$ -	\$0.00
Permitting	\$ 18,000.00	0%	\$ -	\$ -	\$0.00
Roadway Design/Plan Dev	\$ 161,100.00	12.66%	\$ 1,020.00	\$ 20,400.00	\$19,380.00
Hydraulics Design & Plan Dev	\$ 97,500.00	0%	\$ -	\$ -	\$0.00
Utility Coordination	\$ 28,000.00	6.20%	\$ 560.00	\$ 1,735.00	\$1,175.00
Construction Phase Services	\$ 20,000.00	0%	\$ -	\$ -	\$0.00
<b>Total</b>	<b>\$ 1,177,130.00</b>		<b>\$ 173,055.20</b>	<b>\$ 322,873.00</b>	<b>\$149,817.80</b>
<b>Current Invoice Total</b>					<b>\$149,817.80</b>



Confidence in the built environment.

15075 Allisonville Rd.  
Noblesville, IN 46060  
hwcengineering.com

A & F Engineering Co., LLC  
8365 Keystone Crossing, Ste 201  
Indianapolis, IN 46240

January 26, 2026  
Invoice No: 2502-035-A - 0000006

Project 2502-035-A A&F- 191st St Corr Improv - SM Rd to GP  
EMAIL INVOICE to Jeff <JHill@AF-Eng.com > and Amanda <AYater@AF-Eng.com >  
**Professional Services from December 29, 2025 to January 25, 2026**

Phase	10	Topo Survey- LS		
<b>Fee</b>				
Total Fee		92,000.00		
Percent Complete		90.2174	Total Earned	83,000.00
			Previous Fee Billing	82,800.00
			Current Fee Billing	200.00
			<b>Total Fee</b>	<b>200.00</b>
				<b>Total this Phase</b>
				<b>\$200.00</b>

Phase	50	Project Management- LS		
<b>Fee</b>				
Total Fee		15,900.00		
Percent Complete		25.1572	Total Earned	4,000.00
			Previous Fee Billing	3,180.00
			Current Fee Billing	820.00
			<b>Total Fee</b>	<b>820.00</b>
				<b>Total this Phase</b>
				<b>\$820.00</b>

Phase	53	Roadway Design & Plan Dev East- LS		
Task	531	Stage 1- LS		
<b>Fee</b>				
Total Fee		51,000.00		
Percent Complete		40.00	Total Earned	20,400.00
			Previous Fee Billing	1,020.00
			Current Fee Billing	19,380.00
			<b>Total Fee</b>	<b>19,380.00</b>
				<b>Total this Task</b>
				<b>\$19,380.00</b>
				<b>Total this Phase</b>
				<b>\$19,380.00</b>

Phase	55	Utility Coordination- LS		
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INDIANAPOLIS | TERRE HAUTE | MUNCIE | LAFAYETTE | NEW ALBANY | HAMMOND | NORTH VERNON

hwcengineering.com

**Fee**

Total Fee	28,000.00		
Percent Complete	6.1964	Total Earned	1,735.00
		Previous Fee Billing	560.00
		Current Fee Billing	1,175.00
		<b>Total Fee</b>	<b>1,175.00</b>
		<b>Total this Phase</b>	<b>\$1,175.00</b>
		<b>TOTAL THIS INVOICE</b>	<b><u>\$21,575.00</u></b>

**Outstanding Invoices**

Number	Date	Balance
0000001	7/28/2025	32,200.00
0000002	8/25/2025	23,000.00
0000003	9/29/2025	26,697.00
0000004	11/24/2025	3,530.00
0000005	12/29/2025	2,133.00
<b>Total</b>		<b>87,560.00</b>

**Billings to Date**

	Current	Prior	Total
Fee	21,575.00	87,560.00	109,135.00
<b>Totals</b>	<b>21,575.00</b>	<b>87,560.00</b>	<b>109,135.00</b>

**Calendar Year 2025 TIF Management Report  
Westfield, Indiana Redevelopment Commission  
(Indiana Code 36-7-14-13)**

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The following report has been prepared on behalf of the Westfield, Indiana Redevelopment Commission in compliance with Indiana Code 36-7-14-13, and it includes information regarding the operating activities of the Commission and its tax increment allocation areas for the calendar year ending December 31, 2025.

**Calendar Year 2025 TIF Management Report  
Westfield, Indiana Redevelopment Commission  
(Indiana Code 36-7-14-13)**

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Note: The parcel lists for each of the Commission's tax increment allocation areas have been attached separately to maintain brevity in the report and legibility of the detailed parcel information.

**Calendar Year 2025 TIF Management Report  
Westfield, Indiana Redevelopment Commission  
(Indiana Code 36-7-14-13)**

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**Redevelopment Commission Information**

**Commissioners:**

<u>Name</u>	<u>Title</u>	<u>Start Date</u>	<u>End Date</u>
Joe Plankis	President	1/1/2025	12/31/2025
Jon Dartt	Vice-President	1/1/2025	12/31/2025
Brian Tomamichel	Secretary	1/1/2025	12/31/2025
Larry Kemper	Member	1/1/2025	12/31/2025
Brian Pawlowski	Member	1/1/2025	8/18/2025
Steve Latour	Member	8/18/2025	12/31/2025
Carrie Larrison (1)	Non-Voting Member	1/1/2025	12/31/2025

**Commissioners Removed during Calendar Year 2025:**

<u>Name</u>	<u>Title</u>	<u>Start Date</u>	<u>End Date</u>
Brian Pawlowski	Member	1/1/2025	8/18/2025

**Employees of the Commission:**

<u>Name</u>	<u>Title</u>	<u>Compensation</u>
N/A	N/A	N/A

(1) Westfield-Washington School Board representative.

**Calendar Year 2025 TIF Management Report  
Westfield, Indiana Redevelopment Commission  
(Indiana Code 36-7-14-13)**

**Tax Increment Allocation Area - General Information**

**General Information:**

Allocation Area	T-Code	Indiana Code	Function	Description	Established	Expires (1)
Eagletown	T29703	IC 36-7-14, 25	Economic Development	Original Area	5/14/2008	Pay 2039
Grand Junction	T29704	IC 36-7-14, 25	Economic Development	Original Area	7/7/2009	25 Years
Mainstreet	T29706	IC 36-7-14, 25	Economic Development	Expansion Area	8/29/2011	Pay 2038
East Side	T29707	IC 36-7-14, 25	Economic Development	Original Area	2/21/2007	Pay 2038
146th Street	T29708	IC 36-7-14, 25	Economic Development	Original Area	4/25/2013	25 Years
Southside	T29709	IC 36-7-14, 25	Economic Development	Original Area	7/9/2013	25 Years
Spring Mill Station	T29710	IC 36-7-14, 25	Economic Development	Original Area	7/21/2014	25 Years
Spring Mill Station SWC	T29712	IC 36-7-14, 25	Economic Development	Original Area	10/28/2015	25 Years
Union Square	T29714	IC 36-7-14, 25	Economic Development	Original Area	11/18/2019	Pay 2048
Osborne Trails	T29719	IC 36-7-14, 25	Economic Development	Original Area	9/10/2022	25 Years
Osborne Trails South	T29720	IC 36-7-14, 25	Economic Development	Original Area	9/19/2022	25 Years
Park Street	T29722	IC 36-7-14, 25	Economic Development	Original Area	8/19/2024	25 Years
Consolidated Aurora	T29723	IC 36-7-14	Economic Development	Consolidated Area	9/16/2024	25 Years
Legacy Aurora 2 (2)	T29702	IC 36-7-14, 25	Economic Development	Original Area	4/30/2008	Pay 2039
Legacy Aurora 3 (2)	T29717	IC 36-7-14, 25	Economic Development	Original Area	11/15/2021	25 Years
Southpark	T29724	IC 36-7-14, 25	Economic Development	Original Area	9/16/2024	25 Years
Woodwind East	T29729	IC 36-7-14, 25	Economic Development	Original Area	4/21/2025	25 Years
Woodwind South	T29730	IC 36-7-14, 25	Economic Development	Original Area	4/21/2025	25 Years
Ravinia	T29731	IC 36-7-14, 25	Economic Development	Original Area	4/21/2025	25 Years
Kimblewick	T29732	IC 36-7-14, 25	Economic Development	Original Area	4/21/2025	25 Years
Gigabit Broadband PP	T29711	IC 36-7-14, 25	Designated Taxpayer	Original Area	12/15/2014	Pay 2041
Wheeler Landing	T29713	IC 36-7-14	Economic Development	Original Area	3/18/2019	Pay 2047
Spring Mill Centre WF	T29715	IC 36-7-14	Economic Development	Original Area	4/20/2020	Pay 2046
SEP	T29716	IC 36-7-14, 25	Economic Development	Original Area	7/20/2020	Pay 2046
Front Street	T29718	IC 36-7-14, 25	Economic Development	Original Area	3/21/2022	Pay 2049
Towne Run	T29721	IC 36-7-14, 25	Economic Development	Original Area	8/19/2024	25 Years
Ambrose	T29725	IC 36-7-14	Economic Development	Original Area	2/18/2025	Pay 2051
Grand Millenium - Lot A	(3)	IC 36-7-14	Economic Development	Original Area	3/17/2025	25 Years
Grand Millenium - Lot B	(3)	IC 36-7-14	Economic Development	Original Area	3/17/2025	25 Years
Grand Millenium - Lot C	(3)	IC 36-7-14	Economic Development	Original Area	3/17/2025	25 Years
Jersey Street	T29733	IC 36-7-14	Economic Development	Original Area	6/16/2025	25 Years
Park & Poplar	T29734	IC 36-7-14	Economic Development	Original Area	5/19/2025	25 Years
Social Square	(4)	IC 36-7-14	Economic Development	Original Area	11/17/2025	25 Years
Hamilton Crossroads	(4)	IC 36-7-14	Economic Development	Original Area	11/17/2025	25 Years

- (1) Represents the final taxes payable year of revenue collection from the tax increment allocation area. The final distribution will occur in December of the year listed. "25 Years" represents those areas whose expiration is 25 years after the date on which the first obligation payable is incurred where the TIF area has yet to incur an obligation payable, and therefore does not have an expiration date.
- (2) The original Aurora 2 and Aurora 3 Allocation Areas maintain their original base assessment dates following the consolidation that was approved in Resolution 29-2024.
- (3) The City is still in the process of working with with CRG Residential LLC to replat the parcels in accordance with Resolution 24-2025.
- (4) The County is still in the process of establishing the area in their property tax system. The base date for the area is taxes payable year 2026.

**Note:** The current consensus regarding the legal interpretation of the expiration of tax increment allocation areas is that the expiration date refers to the final year of assessment, and therefore the final year of tax increment revenue collection is the calendar year succeeding the expiration date. For example, for a tax increment allocation area expiring on June 30, 2040, the final year of revenue collection would be taxes payable 2041, with the final distribution occurring in December 2041.

**Calendar Year 2025 TIF Management Report  
Westfield, Indiana Redevelopment Commission  
(Indiana Code 36-7-14-13)**

**Tax Increment Allocation Area - Financial Information**

**Revenues & Expenditures:**

Allocation Area	Revenues	Expenditures
East Side	\$2,740,598.99	\$2,338,647.00
Consolidated Aurora	\$397,142.72	\$0.00
Front Street	\$0.00	\$0.00
Southside	\$0.00	\$0.00
Grand Junction	\$3,680,210.25	\$1,428,904.91
Osborne Trails	\$934,528.86	\$0.00
Osborne Trails South	\$28,307.72	\$0.00
Eagletown	\$2,451,496.13	\$751,905.00
SEP	\$286,675.92	\$224,902.46
Spring Mill Centre	\$58,617.45	\$36,000.00
Spring Mill Station SWC	\$28,717.03	\$0.00
Mainstreet	\$1,555,686.10	\$496,016.75
146th Street	\$1,240,949.70	\$1,901,000.00
Gigabit Broadband PP	\$128,940.90	\$128,940.88
Spring Mill Station	\$1,246,458.30	\$624,714.84
Union Square	\$27,851.26	\$42,285.16
Wheeler Landing	\$597,741.99	\$1,485,081.90
Ambrose	\$207,951.48	\$207,929.68
	<b>\$15,611,874.80</b>	<b>\$9,666,328.58</b>

**Fund Balances:**

Allocation Area	Fund Name	Balance
East Side	301 - Allocation Fund	\$2,057,265.34
Consolidated Aurora	302 - Allocation Fund	\$1,139,998.34
Front Street	303 - Allocation Fund	\$0.00
Southside	304 - Allocation Fund	\$0.00
Grand Junction	305 - Allocation Fund	\$3,443,027.43
Osborne Trails	306 - Allocation Fund	\$1,316,372.67
Osborne Trails South	308 - Allocation Fund	\$117,539.62
Eagletown	309 - Allocation Fund	\$2,695,714.07
SEP	310 - Allocation Fund	\$355,157.40
Spring Mill Centre	311 - Allocation Fund	\$0.00
Front Street	312 - 2023 Bond Fund	\$32.57
Grand Junction	313 - 2023 RDA Bond	\$1,251,721.22
Spring Mill Station SWC	314 - Allocation Fund	\$41,796.95
Mainstreet	316 - Allocation Fund	\$1,794,884.49
146th Street	317 - Allocation Fund	\$4,599,367.76
Gigabit Broadband PP	318 - Allocation Fund	\$0.00
Spring Mill Station	319 - Allocation Fund	\$2,693,319.87
Eagletown	324 - Eagletown DSR	\$0.00
Union Square	327 - Allocation Fund	\$13,925.63
Wheeler Landing	328 - Allocation Fund	\$242,489.72
Union Square	332 - 2022 Bond Fund	\$581,122.07
SEP	364 - 2020 Construction Fund	\$18.59
SEP	366 - 2020 Bond Fund	\$212.92
Ambrose	382 - 2025 Bond Fund	\$21.80

**Calendar Year 2025 TIF Management Report  
Westfield, Indiana Redevelopment Commission  
(Indiana Code 36-7-14-13)**

**Tax Increment Allocation Area - Financial Information (Continued)**

**Fund Balances:**

Allocation Area	Fund Name	Balance
Spring Mill Centre	368 - 2020 Bond Skg Fund	\$35,683.68
Wheeler Landing	370 - 2021A Bond Fund	\$0.00
Wheeler Landing	373 - 2022B Bond Fund	\$5,616.31
Mainstreet	429 - 2012B Bond Interest	\$1,156.43
Gigabit	443 - MetroNet Bond Fund	\$64,550.64

**Grants & Loans:**

Allocation Area	Fund Name	Receiving Entity	Purpose	Amount
		(1)	(2)	
146th Street Allocation Area	N/A	DWCDC	Wood Wind Project	\$1,500,000.00

(1) Downtown Westfield Community Development Corporation.

(2) Construction, repair, and/or rehabilitation of three new golf holes as part of Phase 1 of the Wood Wind Project as authorized by Resolution 37-2025.

Calendar Year 2025 TIF Management Report  
Westfield, Indiana Redevelopment Commission  
(Indiana Code 36-7-14-13)

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**Residential Tax Increment Allocation Area Information**

**General Information:**

<u>Allocation Area</u>	<u>No. Homes Built</u>	<u>Avg. Sales Price</u>
Osborne Trails	785	\$406,825
Woodwind East	N/A	N/A
Woodwind South	N/A	N/A
Ravinia	22	\$522,749
Kimblewick	470	\$533,141

**Calendar Year 2025 TIF Management Report  
Westfield, Indiana Redevelopment Commission  
(Indiana Code 36-7-14-13)**

	Payment Amount	P&I Outstanding	P&I Paid To-Date	Final Maturity
<b><u>Outstanding Debt Information (1)</u></b>				
<b>Mainstreet Allocation Area</b>				
Taxable Economic Development Revenue Bonds, Series 2012B	\$96,016.75	\$1,019,988.25	\$1,051,753.75	2/1/2036
<b>Gigabit Broadband PP</b>				
Taxable Economic Development Revenue Bonds, Series 2015	\$176,512.50	\$2,546,537.50	\$1,664,025.00	2/1/2040
<b>Eagletown Allocation Area</b>				
Tax Increment Revenue Bonds, Series 2016	\$351,905.00	\$4,029,817.50	\$2,987,413.92	2/1/2037
<b>Grand Junction Allocation Area</b>				
Lease Rental Bonds of 2024	\$1,739,725.00	\$26,974,625.00	\$2,611,363.33	7/15/2041
Lease Rental BANs, Series 2025A&B	\$344,422.89	\$16,227,600.00	\$344,422.89	7/1/2028
<b>Eastside Allocation Area</b>				
Tax Increment Refunding Revenue Bonds of 2017	\$605,260.00	\$2,738,935.00	\$3,790,945.06	2/1/2030
Local Income Tax Lease Rental Revenue Bonds, Series 2018	\$1,733,387.00	\$26,049,794.00	\$12,149,458.00	1/1/2041
<b>Spring Mill Centre Allocation Area (2)</b>				
Taxable Economic Development Revenue Bonds, Series 2020 (Spring Mill Centre Project)	\$60,000.00	\$1,787,600.00	\$210,000.00	8/1/2032
<b>SEP Allocation Area (2)</b>				
Taxable Economic Development Tax Increment Revenue Bonds, Series 2020 (SEP Project)	\$250,125.00	\$4,994,625.00	\$1,028,166.67	8/1/2045
<b>Wheeler Landing Allocation Area (2)</b>				
Taxable Economic Development Tax Increment Revenue Bonds, Series 2021A	\$416,500.00	\$9,988,700.00	\$589,750.00	2/1/2046
Taxable Economic Development Subordinate Tax Increment Revenue Bonds, Series 2022	\$158,750.00	\$3,116,850.00	\$220,625.00	2/1/2029
<b>Union Square Allocation Area</b>				
Taxable Economic Development Lease Rental Revenue Bonds, Series 2022 (Union Square Project)	\$661,500.00	\$20,898,775.00	\$661,500.00	7/1/2047
<b>Front Street Allocation Area (f/k/a Lantern Commons)</b>				
Taxable Economic Development Tax Increment Revenue Bonds, Series 2023 (Front Street Project)	\$0.00	\$21,278,200.00	\$0.00	2/1/2048
<b>Ambrose Allocation Area (2)</b>				
Taxable Economic Development Tax Increment Revenue Bonds, Series 2025 (Ambrose Project)	\$0.00	\$10,394,262.50	\$0.00	2/1/2050

- (1) The Local Income Tax Lease Rental Revenue Bonds, Series 2023 are payable from a LIT Pledge with the intention of using legally available tax increment. The 2025 payments were paid equally from Eagletown, Mainstreet, and 146th St.
- (2) The RDC has no obligation to cover the shortfall should the pledge of tax increment revenue be insufficient.

WESTFIELD, INDIANA

2026 Spending Plan

	RDC Capital	East Side	Aurora	Front Street	Grand Junction	Osborne Trails	Osborne Trails South	Eagletown	SEP	Spring Mill Centre	Spring Mill Station SWC	Mainstreet	146th Street	Gigabit	Spring Mill Station	Union Square	Wheeler Landing	Park Street	Southpark	Grand Totals	
<b>Receipts</b>																					
General Fund Transfer	\$5,136,397	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,136,397
TIF Distribution	0	2,818,130	379,290	112,310	4,397,170	1,637,100	59,710	3,070,890	277,190	122,990	30,020	2,186,360	1,174,700	190,450	1,426,810	322,450	1,064,150	2,410	19,370	19,291,500	
Taxpayer Payment	0	0	0	290,821	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	290,821	
<b>Total Receipts</b>	<b>\$5,136,397</b>	<b>\$2,818,130</b>	<b>\$379,290</b>	<b>\$403,131</b>	<b>\$4,397,170</b>	<b>\$1,637,100</b>	<b>\$59,710</b>	<b>\$3,070,890</b>	<b>\$277,190</b>	<b>\$122,990</b>	<b>\$30,020</b>	<b>\$2,186,360</b>	<b>\$1,174,700</b>	<b>\$190,450</b>	<b>\$1,426,810</b>	<b>\$322,450</b>	<b>\$1,064,150</b>	<b>\$2,410</b>	<b>\$19,370</b>	<b>\$24,718,718</b>	
<b>Disbursements</b>																					
Capital Projects	\$3,500,000	\$0	\$1,000,000	\$0	\$0	\$918,000	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,418,000
Legal	450,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	450,000
Services	920,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0	0	925,000
Trustee Fee	0	0	0	0	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,500
Grants	12,955,000	0	0	0	925,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,880,000
<b>Subtotal</b>	<b>17,825,000</b>	<b>0</b>	<b>1,000,000</b>	<b>0</b>	<b>926,500</b>	<b>918,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22,674,500</b>
<b>Debt Service</b>																					
2012B TIF Bonds (Mainstreet)	0	0	0	0	0	0	0	0	0	0	0	98,087	0	0	0	0	0	0	0	0	98,087
2015 Tax. ED Bonds (MetroNet)*	0	0	0	0	0	0	0	0	0	0	0	0	0	175,438	0	0	0	0	0	0	175,438
2016 TIF Bonds (Eagletown)	0	0	0	0	0	0	0	348,990	0	0	0	0	0	0	0	0	0	0	0	0	348,990
2017 TIF Bonds (East Side)	0	607,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	607,350
2018 LIT Bonds (Grand Park)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,740,000	0	0	0	0	0	1,740,000
2020 TIF Bonds (SM Centre)*	0	0	0	0	0	0	0	0	0	122,990	0	0	0	0	0	0	0	0	0	0	122,990
2020 TIF Bonds (SEP)*	0	0	0	0	0	0	0	0	221,752	0	0	0	0	0	0	0	0	0	0	0	221,752
2021 TIF Bonds (Wheeler Landing)*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	485,550	0	0	0	485,550
2022 TIF Bonds (Wheeler Landing)*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	229,363	0	0	0	229,363
2022 Tax. LR Bonds (Union Square)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	572,625	336,375	0	0	0	0	909,000
2023 TIF Bonds (Front Street)*	0	0	0	396,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	396,000
2023 LIT Bonds (Grand Junction Plaza)	0	0	0	0	0	0	0	2,407,000	0	0	0	0	0	0	0	0	0	0	0	0	2,407,000
2024 LR Bonds (GPEC Refunding)	0	0	0	0	1,745,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,745,000
2025 TIF Bonds (Ambrose)*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2025C&D BANs (GP-South Projects)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated 2025 A&B BAN Takeout	0	0	0	0	0	0	0	0	0	0	0	0	2,000,000	0	0	0	0	0	0	0	2,000,000
<b>Subtotal</b>	<b>0</b>	<b>607,350</b>	<b>0</b>	<b>396,000</b>	<b>1,745,000</b>	<b>0</b>	<b>0</b>	<b>2,755,990</b>	<b>221,752</b>	<b>122,990</b>	<b>0</b>	<b>98,087</b>	<b>2,000,000</b>	<b>175,438</b>	<b>2,312,625</b>	<b>336,375</b>	<b>714,913</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,486,519</b>
<b>Total Disbursements</b>	<b>\$17,825,000</b>	<b>\$607,350</b>	<b>\$1,000,000</b>	<b>\$396,000</b>	<b>\$2,671,500</b>	<b>\$918,000</b>	<b>\$0</b>	<b>\$2,755,990</b>	<b>\$221,752</b>	<b>\$122,990</b>	<b>\$0</b>	<b>\$2,098,087</b>	<b>\$2,000,000</b>	<b>\$175,438</b>	<b>\$2,312,625</b>	<b>\$336,375</b>	<b>\$719,913</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$34,161,019</b>

**Note:** While the 2026 Spending Plan is intended to be a comprehensive list of all expected expenditures made from tax increment revenues, it is not unusual for unexpected opportunities to arise that may make it appropriate for the Redevelopment Commission to make expenditures not currently contemplated by this Spending Plan. Examples of these unexpected expenditures include (but are not limited to): debt refunding to capitalize on interest rate savings, economic development incentives to prospective companies, philanthropic gifts, state or federal grants, and matching funds for state or federal grants. In the event the need for an unexpected expenditure arises, the Redevelopment Commission will submit the amended Spending Plan to the DLGF following its adoption.

**Disclosure:** The 2026 Spending Plan does not include those newly created allocation areas that are not yet generating tax increment revenue. Those allocation areas (attached as **Exhibit A**) will be added to the Spending Plan as their respective developments being reaching partial completion thresholds and, therefore, generating tax increment revenue.

\*Developer-backed bond payable from the tax increment generated by the project. While in most cases such bonds are not the financial obligation of the Redevelopment Commission should project tax increment be insufficient to fully cover the debt service payments, that is not always the case and each outstanding bond should be reviewed independently to determine its impact on the financial performance of the Redevelopment Commission.

WESTFIELD, INDIANA

2026 Annual Budget

	RDC Capital	East Side	Aurora	Front Street	Grand Junction	Osborne Trails	Osborne Trails South	Eagletown	SEP	Spring Mill Centre	Spring Mill Station SWC	Mainstreet	146th Street	Gigabit	Spring Mill Station	Union Square	Wheeler Landing	Park Street	Southpark	Grand Totals
<b>Receipts</b>																				
General Fund Transfer	\$5,136,397	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,136,397
TIF Distribution	0	2,818,130	379,290	112,310	4,397,170	1,637,100	59,710	3,070,890	277,190	122,990	30,020	2,186,360	1,174,700	190,450	1,426,810	322,450	1,064,150	2,410	19,370	19,291,500
Taxpayer Payment	0	0	0	290,821	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	290,821
<b>Total Receipts</b>	<b>\$5,136,397</b>	<b>\$2,818,130</b>	<b>\$379,290</b>	<b>\$403,131</b>	<b>\$4,397,170</b>	<b>\$1,637,100</b>	<b>\$59,710</b>	<b>\$3,070,890</b>	<b>\$277,190</b>	<b>\$122,990</b>	<b>\$30,020</b>	<b>\$2,186,360</b>	<b>\$1,174,700</b>	<b>\$190,450</b>	<b>\$1,426,810</b>	<b>\$322,450</b>	<b>\$1,064,150</b>	<b>\$2,410</b>	<b>\$19,370</b>	<b>\$24,718,718</b>
<b>Disbursements</b>																				
Capital Projects	\$3,500,000	\$0	\$1,000,000	\$0	\$0	\$918,000	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,418,000
Legal	450,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	450,000
Services	920,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0	925,000
Trustee Fee	0	0	0	0	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,500
Grants	12,955,000	0	0	0	925,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,880,000
<b>Subtotal</b>	<b>17,825,000</b>	<b>0</b>	<b>1,000,000</b>	<b>0</b>	<b>926,500</b>	<b>918,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,000</b>	<b>0</b>	<b>0</b>	<b>22,674,500</b>
<b>Debt Service</b>																				
2012B TIF Bonds (Mainstreet)	0	0	0	0	0	0	0	0	0	0	0	98,087	0	0	0	0	0	0	0	98,087
2015 Tax. ED Bonds (MetroNet)*	0	0	0	0	0	0	0	0	0	0	0	0	0	175,438	0	0	0	0	0	175,438
2016 TIF Bonds (Eagletown)	0	0	0	0	0	0	0	348,990	0	0	0	0	0	0	0	0	0	0	0	348,990
2017 TIF Bonds (East Side)	0	607,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	607,350
2018 LIT Bonds (Grand Park)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,740,000	0	0	0	0	1,740,000
2020 TIF Bonds (SM Centre)*	0	0	0	0	0	0	0	0	0	122,990	0	0	0	0	0	0	0	0	0	122,990
2020 TIF Bonds (SEP)*	0	0	0	0	0	0	0	0	221,752	0	0	0	0	0	0	0	0	0	0	221,752
2021 TIF Bonds (Wheeler Landing)*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	485,550	0	0	485,550
2022 TIF Bonds (Wheeler Landing)*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	229,363	0	0	229,363
2022 Tax. LR Bonds (Union Square)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	572,625	336,375	0	0	0	909,000
2023 TIF Bonds (Front Street)*	0	0	0	396,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	396,000
2023 LIT Bonds (Grand Junction Plaza)	0	0	0	0	0	0	0	2,407,000	0	0	0	0	0	0	0	0	0	0	0	2,407,000
2024 LR Bonds (GPEC Refunding)	0	0	0	0	1,745,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,745,000
2025 TIF Bonds (Ambrose)*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2025C&D BANs (GP-South Projects)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated 2025 A&B BAN Takeout	0	0	0	0	0	0	0	0	0	0	0	0	2,000,000	0	0	0	0	0	0	2,000,000
<b>Subtotal</b>	<b>0</b>	<b>607,350</b>	<b>0</b>	<b>396,000</b>	<b>1,745,000</b>	<b>0</b>	<b>0</b>	<b>2,755,990</b>	<b>221,752</b>	<b>122,990</b>	<b>0</b>	<b>98,087</b>	<b>2,000,000</b>	<b>175,438</b>	<b>2,312,625</b>	<b>336,375</b>	<b>714,913</b>	<b>0</b>	<b>0</b>	<b>11,486,519</b>
<b>Total Disbursements</b>	<b>\$17,825,000</b>	<b>\$607,350</b>	<b>\$1,000,000</b>	<b>\$396,000</b>	<b>\$2,671,500</b>	<b>\$918,000</b>	<b>\$0</b>	<b>\$2,755,990</b>	<b>\$221,752</b>	<b>\$122,990</b>	<b>\$0</b>	<b>\$2,098,087</b>	<b>\$2,000,000</b>	<b>\$175,438</b>	<b>\$2,312,625</b>	<b>\$336,375</b>	<b>\$719,913</b>	<b>\$0</b>	<b>\$0</b>	<b>\$34,161,019</b>
Increase/Decrease	(12,688,603)	2,210,780	(620,710)	7,131	1,725,670	719,100	59,710	314,900	55,438	0	30,020	88,273	(825,300)	15,013	(885,815)	(13,925)	344,238	2,410	19,370	(9,442,301)
Beginning Cash Balance	\$13,626,128	\$1,755,290	\$1,139,998	\$0	\$3,162,674	\$1,316,373	\$117,540	\$2,517,912	\$237,690	\$0	\$41,797	\$1,794,884	\$4,599,368	\$0	\$3,293,320	\$13,926	\$242,490	\$0	\$0	\$33,859,389
<b>Ending Cash Balance</b>	<b>\$937,525</b>	<b>\$3,966,070</b>	<b>\$519,288</b>	<b>\$7,131</b>	<b>\$4,888,344</b>	<b>\$2,035,473</b>	<b>\$177,250</b>	<b>\$2,832,812</b>	<b>\$293,128</b>	<b>\$0</b>	<b>\$71,817</b>	<b>\$1,883,157</b>	<b>\$3,774,068</b>	<b>\$15,013</b>	<b>\$2,407,505</b>	<b>\$0</b>	<b>\$586,727</b>	<b>\$2,410</b>	<b>\$19,370</b>	<b>\$24,417,088</b>

**Disclosure:** The above cash balances are based on financial information provided to us by officials of the city of Westfield. We were not engaged to, and did not, perform an examination regarding available cash. The estimates shown in this report are subject to change and may vary materially.

\*Developer-backed bond payable from the tax increment generated by the project. While in most cases such bonds are not the financial obligation of the Redevelopment Commission should project tax increment be insufficient to fully cover the debt service payments, that is not always the case and each outstanding bond should be reviewed independently to determine its impact on the financial performance of the Redevelopment Commission.

## MEMORANDUM

To: City of Westfield Redevelopment Commission

From: City of Westfield Department of Economic Development

Re: Recommendation of Evaluation Committee for Selection of Preferred Offeror and Private Partner for BOT Project

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### Project Background

Per Indiana Code 5-23 et seq. (the “BOT Statute”), municipalities are permitted to solicit request for qualifications and proposals from private entities for the design, construction, financing, operation, and maintenance of public projects. The City of Westfield (the “City”) has previously approved a resolution adopting Indiana Code § 5-23 *et seq.*, authorizing the City, including its subsidiaries and affiliates (including but not limited to, the Westfield Redevelopment Commission (the “RDC”) to enter into public-private agreements for the development of public projects pursuant to the BOT Statute. By this authorizing resolution, the RDC is authorized to procure public projects via the Build Operate Transfer (“BOT”) delivery method, in addition to more traditional delivery methods such as Design-Bid-Build, Design-Build, or various Construction Manager methods.

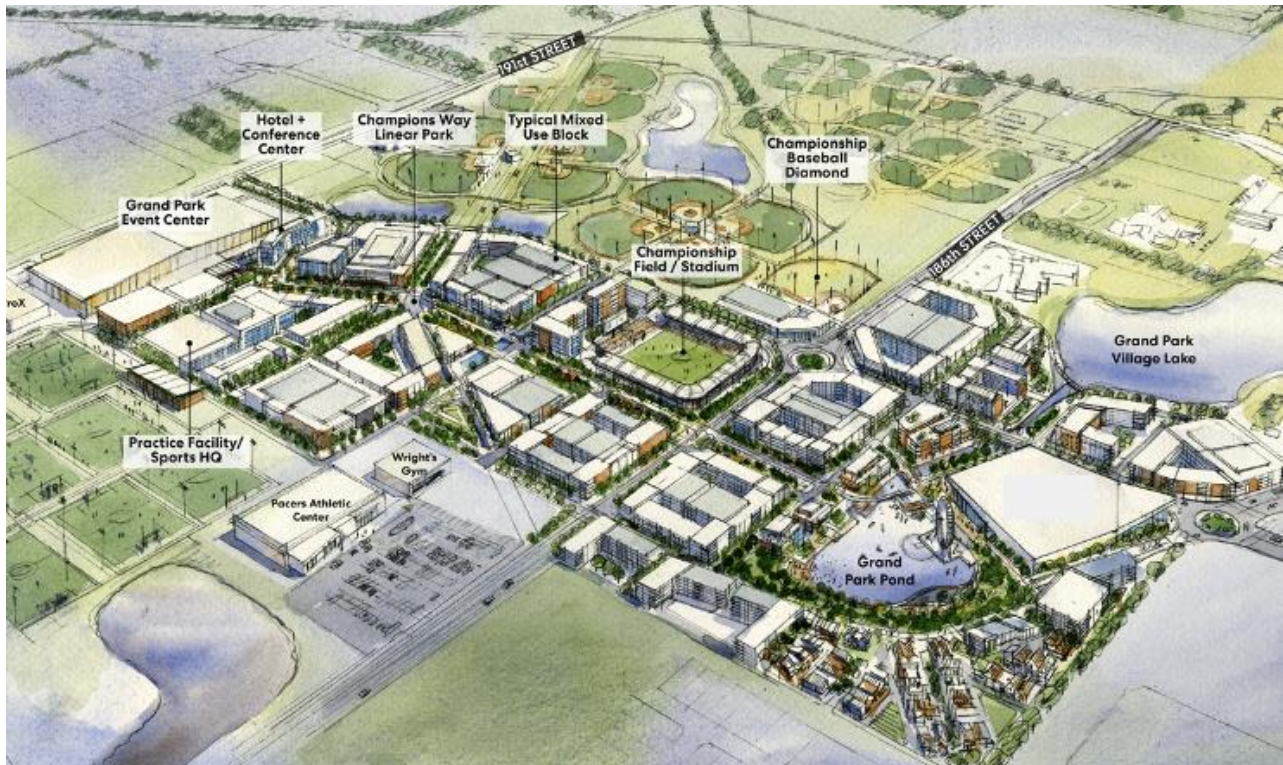
The City and the RDC have an established need for a multi-use athletic facility, which facility shall include multiple sheets of playable ice, to be constructed on the Grand Park site to create additional seasonal use, attract additional users and visitors, and create a positive economic impact at the Grand Park site (the “Project”). After an analysis of various available delivery methods, the City determined that the BOT delivery method was most likely to cause the Project to be completed in a cost-effective and timely manner.

### *Overview of Grand Park Master Plan and Project Need*

Hunden Partners (“Hunden”) was engaged by Hamilton County Tourism in 2022 to execute a Placemaking Action Plan to identify gaps in Hamilton County’s tourism assets. A critical component of the study focused on sports tourism. Prior to the study, Hamilton County (and more specifically the City) had already gained recognition as a successful sports tourism destination due to the development of the Grand Park Sports Campus, but the 2022 Placemaking Action Plan identified two actionable items for enhancement of sports tourism focused within Westfield. These two items included the development of a mixed-use district surrounding Grand Park and the **need for a high-quality facility large enough to host major ice sports events.**

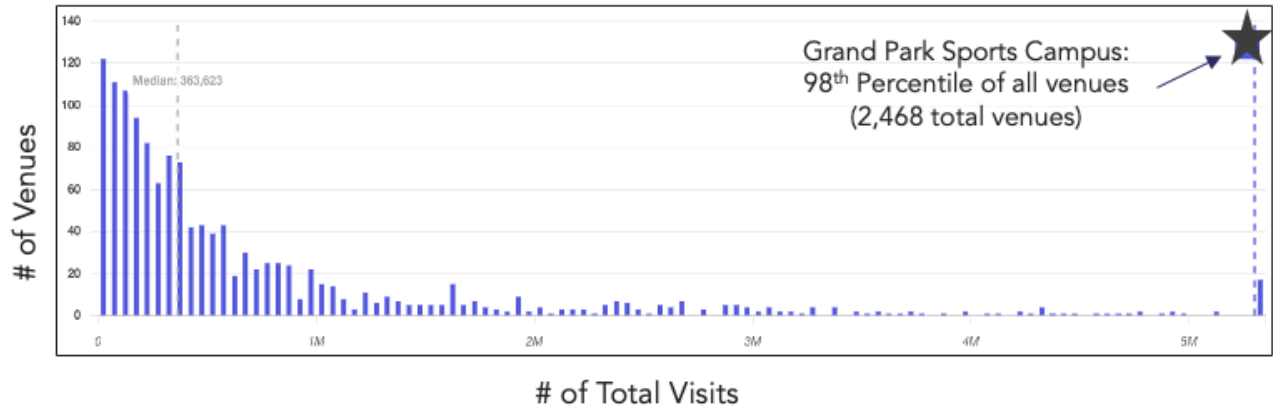
The Grand Park Sports Campus, a 400-acre sports campus, includes 31 multipurpose grass and turf fields, 26 baseball/softball diamonds, the 370,000-square-foot indoor Grand Park Event Center and the Pacers Athletic Center (eight indoor hardwood courts). The campus began hosting field events in 2014 and Grand Park Events Center opened in 2016, transforming the City of Westfield into the most visited sports destinations in the country. Additionally, the facility serves as the home training facility for the Indianapolis Colts (National Football League) and Indy Eleven (United Soccer League).

Grand Park has transformed Westfield into a hub for national sports events, but the supply of competitive facilities across the country has continued to increase, threatening the facility's ability to maintain its position as the busiest youth sports venue in the country. In order to remain competitive, city leadership collaborated with Speck Dempsey, Perkins&Will, and Hunden Partners to formulate the Grand Park master plan, a roughly 80-acre, mixed-use sports entertainment district master plan that includes, and surrounds, Grand Park's existing 400-acre campus (the "GP Master Plan"). The GP Master Plan aims to create an experience district for the growing City and to support the influx of sports tourism at Grand Park with walkable entertainment. The Grand Park Master Plan is envisioned to position the city as the premier destination for event organizers to hold major events, on and off the fields. A representative image from the Grand Park Master Plan is included below:

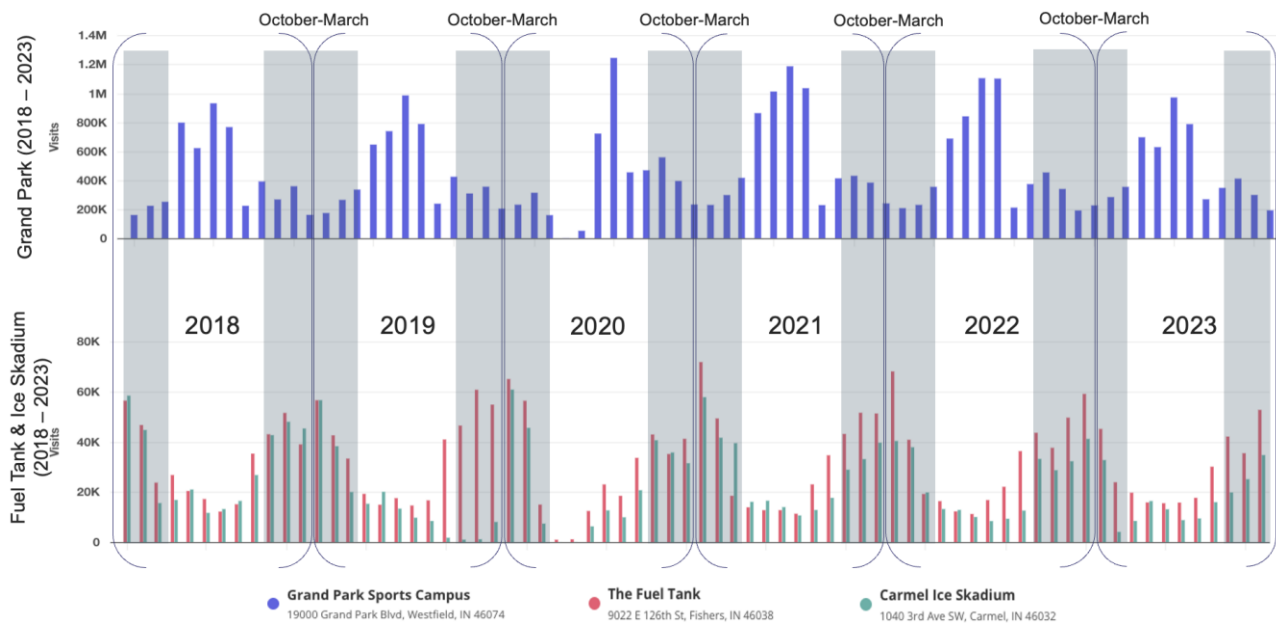


*Grand Park Sports Campus, Existing Sports Tourism Environment & Market Opportunity*

In 2024, Grand Park ranked as the 31<sup>st</sup> most visited venue in the nation classified as a stadium, arena or athletic field by Placer.ai, ranking ahead of major venues across the country such as Lucas Oil Stadium, Hard Rock Stadium, Gillette Stadium, AT&T Stadium and many other major league venues. Out of 2,468 venues, Grand Park ranked in the 98<sup>th</sup> percentile and the most visited youth sports venue, 15 spots ahead of the ESPN Wide World of Sports Complex. **Grand Park is not just a major tourism asset for the City of Westfield and Hamilton County, but also for the State of Indiana and the Midwest.**



Despite Grand Park’s success in driving sports tourism to Westfield, the facility experiences seasonal fluctuations in visitation. Grand Park attracts hundreds of thousands, periodically over a million visits, per month throughout the year; comparatively, Hamilton County’s supply of ice sports facilities attract roughly 50,000 average monthly visits in the winter months. Utilization of the market’s ice sports facilities is at capacity, with additional ice time needed for local organizations, restricting the ability to host tournament events during in-season weekends or adequately support increasing interest in winter sports.



The greater Indianapolis market is undersupplied with ice sports facilities for recreational and competitive use. The overwhelming demand for ice access constrained by the limited supply of ice sheets has restricted the growth of local organizations and limited the number of competitive tournaments held in Hamilton County and Central Indiana.

Facility	Location	Sheet(s) of Ice
The Fuel Tank	Fishers, IN	2
Carmel Ice Skadium	Carmel, IN	2
Ice Bam Indy	Westfield, IN	1/2

Without a competitive supply of facilities in the greater Indianapolis area, tournaments in the Midwest are primarily held in other major regional markets with stronger ice facility supplies and larger youth hockey organizations such as St. Louis, Nashville, Chicago and Columbus. These markets have experienced an uptick in facility development of ice facilities spearheaded by their National Hockey League (NHL) organizations.

The two main goals of the Project are to support the continued growth of youth hockey in the region and to balance the seasonality of youth sports tourism in the City by hosting regional and national tournaments for ice hockey and figure skating. The City's history with sports tourism, the growth of the City, and the City's strategic placemaking efforts make Westfield the optimal market in the greater Indianapolis metropolitan area to strengthen the supply of sports tourism-oriented ice facilities in the region.

### Procurement Process

Prior to initiating the process to procure the Project, the RDC engaged a team of consultants to provide technical assistance to the RDC as it developed its requirements for the Project. The RDC engaged: (a) Hunden to provide economic and sports related consulting services; (b) J.S. Held to provide owner's technical representative services; and (c) Wallack Somers & Haas, P.C. to provide legal services. The RDC and its consultant team worked closely with the applicable stakeholders to develop the initial programming documents necessary to obtain substantive proposals from the development community.

On May 30, 2025, after issuing statutorily required notice, the RDC issued a Request for Proposals and Qualifications related to the design, construction, operation, and maintenance of the Project (the "BOT RFQ") via Reprographix e-plan room (the "Data Room"). A copy of the BOT RFPQ has been included with this Memorandum. Potential respondents to the BOT RFQ were provided with the opportunity to submit written questions to the City regarding the BOT RFQ, which written questions were to be received by June 18, 2025. Written questions were directed to the Project email address monitored by Hunden at [westfieldicefacility@hunden.com](mailto:westfieldicefacility@hunden.com). Seven written questions were received and responses to the received questions were provided to all registered prospective offerors on June 25, 2025, via Addendum No. 1 to the BOT RFQ.

Potential offerors were required to submit written and electronic copies of their proposal to the BOT RFQ at the office of the Director of Economic of Development of the City no later than noon on July 11, 2025. Proposals were received from the following offerors: (1) Nicholas & Associates with Spectate Group, Wingspan Development Group, Big Fish Hospitality Group, and Studio 222 Architects ("Nicholas"); (2) EDGE Sports Global LLC with ASM Global, Legenda, Lauth Group, Inc., and JLG Architects ("Edge"); (3) The Sports Facilities Companies with Garmong, F.A. Wilhelm Construction, and Ratio Design ("SFC"); (4) Card & Associates with krM Architecture, CSO Architects, Inc., and Meyer Najem Construction ("Card"); (5) Abel Construction with Kasota Development, McMahan Group, and RQAW Corporation ("Abel"); (6) Eastern Sports

Management with 523 Development, The Hagerman Group, and Cordogan Clark (“ESM”); (7) TPH Indiana, LLC (“TPH”); and (8) Stelko Electric Inc (“Stelko”). An initial review of the eight submitted proposals by the Evaluation Committee and its technical consultants determined that the proposals were substantially compliant with the BOT RFQ requirements. Redacted versions of the proposals are available for public review in the City’s Economic Development office.

All eight compliant proposals were subsequently reviewed by the RDC’s evaluation committee (the “Evaluation Committee”), which included: (a) Councilor Patrick Tamm; (b) Charlie Smith; (c) Jenell Fairman; (d) Matthew Deck and (e) Steve Latour; which Evaluation Committee was assisted by the following City technical advisors: (1) Jamie Hopwood; (2) Rachel Baker. The RDC’s technical consultants and technical advisors were not voting members of the Evaluation Committee but provided technical input and assistance to the Evaluation Committee as needed. As a result of the internal review by the Evaluation Committee, the Stelko team was not interviewed due to their inability to deliver on all aspects of the Project. On August 4, 2025, and August 5, 2025, the Evaluation Committee interviewed Abel, TPH, Nicholas, Edge, SFC, Card, and ESM to provide additional detail and discussion regarding the submitted proposals. The Evaluation Committee met after these meetings to discuss the proposals and to identify shortlisted offerors. On August 5, 2025, the following four offerors were shortlisted by the Evaluation Committee: (a) Nicholas; (b) Edge; (c) SFC; and (d) Card. Subsequent to the shortlisting, Card elected to withdraw its proposal via written notice on August 20, 2025, and was subsequently added to the technical consulting team to assist with the evaluation of the remaining proposals for the remainder of the process.

On August 22, 2025, the RDC issued the Request for Proposals (the “BOT RFP”) to the remaining shortlisted offerors. Shortlisted offerors were provided with the opportunity to submit written questions to the City regarding the BOT RFP, which written questions were to be received by September 12, 2025. Written questions were directed to the Project email address monitored by Hunden at [westfieldicefacility@hunden.com](mailto:westfieldicefacility@hunden.com), with six questions received by September 12, 2025. An addendum was issued by the RDC on September 25, 2025 answering the submitted questions. Pre-submission meetings were held with all shortlisted offerors to address any questions in advance of submissions on September 30, 2025, and October 1, 2025. Shortlisted offerors were required to submit written and electronic copies of their revised proposal to the BOT RFP at the Economic Development office no later than noon on October 24, 2025. Proposals were received from all shortlisted offerors. An initial review of the three submitted proposals by the Evaluation Committee and its technical consultants determined that the proposals were substantially compliant with the BOT RFQ requirements. Redacted versions of the proposals are available for public review in the Economic Development office.

All three compliant proposals were subsequently reviewed by the Evaluation Committee. The RDC’s technical consultants were not voting members of the Evaluation Committee, but provided technical input and assistance to the Evaluation Committee as needed. References provided by the offerors were contacted by the technical consultants, which responses were reviewed by the Evaluation Committee. On November 12, 2025, and November 14, 2025, the Evaluation Committee interviewed the shortlisted offerors to provide additional detail and discussion regarding the submitted proposals. On December 18, 2025, the RDC issued an addendum to the RFP which asked for additional information from the offerors based on discussions which followed the interviews. The technical consultants met with the shortlisted offerors on January 9, 2026, and January 27, 2026 to discuss the addenda and revised proposals to be submitted by the shortlisted offerors. On or before January 30, 2026, all three shortlisted offerors submitted revised proposals that were responsive to the addenda.

The proposals were scored by the Evaluation Committee as a committee on February 27, 2026, with the scorecard received by the technical consultants and reviewed by the technical team. The scorecard of the Evaluation Committee was reviewed in conjunction with the technical consultants' recommendations to provide the recommendation set forth below.

### **Evaluation Committee Recommendation**

Due to the complexity of the Project and the iterations of proposals submitted, the technical consultants contributed to an analysis of the three shortlisted proposals received, which analysis provided an objective comparison between the proposals and the included financial models. The findings from this analysis is attached to this memorandum.

Upon review of the revised proposals and all submitted information, in addition to discussion among the Evaluation Committee and the technical consultants, the Evaluation Committee unanimously approved a motion to select Nicholas as the preferred offeror. The basis for Nicholas's selection was based on a variety of factors, including the following:

- Its experience in developing, designing, constructing, operating, and maintaining projects similar to the Project, including BOT projects;
- Its approach to the Project was a developer-based, owner focused approach that emphasized agility in design, construction methods, and construction schedule;
- It has experience in developing, operating, managing, programming, and maintaining facilities similar to that proposed for the Project;
- It demonstrated that it has the ability and capacity to perform the work required by the Project in a cost effective and timely manner;
- Its submission to the RFP/Q was responsive and complete;
- It has the financial ability and operational capacity to design, construct, operate, and maintain the Project;
- Its proposal included key personnel with significant professional experience that will benefit the development of the Project;
- Its references submitted with the RFP/Q were reviewed positively;
- Its fee schedule and compensation was cost-effective, market based, and aligned with the goals of the Project;
- Its business plan and ability to drive revenue to support the Project's debt service, including but not limited to its ability to attract national tournaments, users, and other tenants;
- Its ability to integrate local community benefits and priorities into its operating model;
- The quality of its integration of district amenities into the Project design; and
- Its approach to aligning the Project's revenues to the Project's anticipated costs

The recommendation of the Evaluation Committee was based on the submitted proposals (as amended), discussions with the offerors during the interviews, information provided by the offerors' references, site visits by members of the Evaluation Committee, and information and recommendations offered by the technical consultants.

### **Approval Process**

Pursuant to the BOT Statute, the Evaluation Committee's recommendation must be approved by a board prior to the RDC executing a Public-Private Agreement ("PPA") with Nicholas. Upon a

public hearing and approval by the RDC, the RDC may proceed with Nicholas as the private partner for the development of the Project according to the BOT Statute.

The RDC is requesting that the Commissioners: (a) approve the Evaluation Committee's selection of Nicholas as the preferred offeror; and (b) authorize the Executive Director of the RDC to negotiate and execute the PPA. No further approvals will be required by the RDC. Prior to approving the guaranteed maximum price (the "GMP") pursuant to the PPA, the City will submit the final GMP to the RDC for its review and approval.

By: Jenell Fairman, on behalf of the Evaluation Committee

# Westfield Ice Hockey Facility

## Proposal Summary



**REDACTED**

March 3, 2026

**hunden  
partners**

**01**

Background & Process

**02**

Proposal Summary Review

**03**

Proposal Detailed Review by Team

**04**

Appendix



# Project Background & Impetus

Hunden Partners was engaged by the Westfield Redevelopment Commission (WRC) to support the identification and selection of a development team to develop, build, operate, and maintain a multi-sheet ice hockey facility (the “Project”) in the City of Westfield, Indiana.

This initiative stems from Hunden’s 2024 Grand Park Area-Wide Master Plan and District Analysis, which identified a significant opportunity for an ice complex to generate economic impact and community benefit for both the City and the broader region. Specifically, the facility would help drive visitation to Grand Park during slower periods in the colder months. The plan also identified the opportunity for a broader mixed-use district surrounding Grand Park, as illustrated to the right.

The selection process included a two-step procurement consisting of a Request for Qualifications (RFQ), followed by a Request for Proposals (RFP). This summary document provides background on the process, identifies the offerors, and outlines the key elements of each team’s RFP submission.

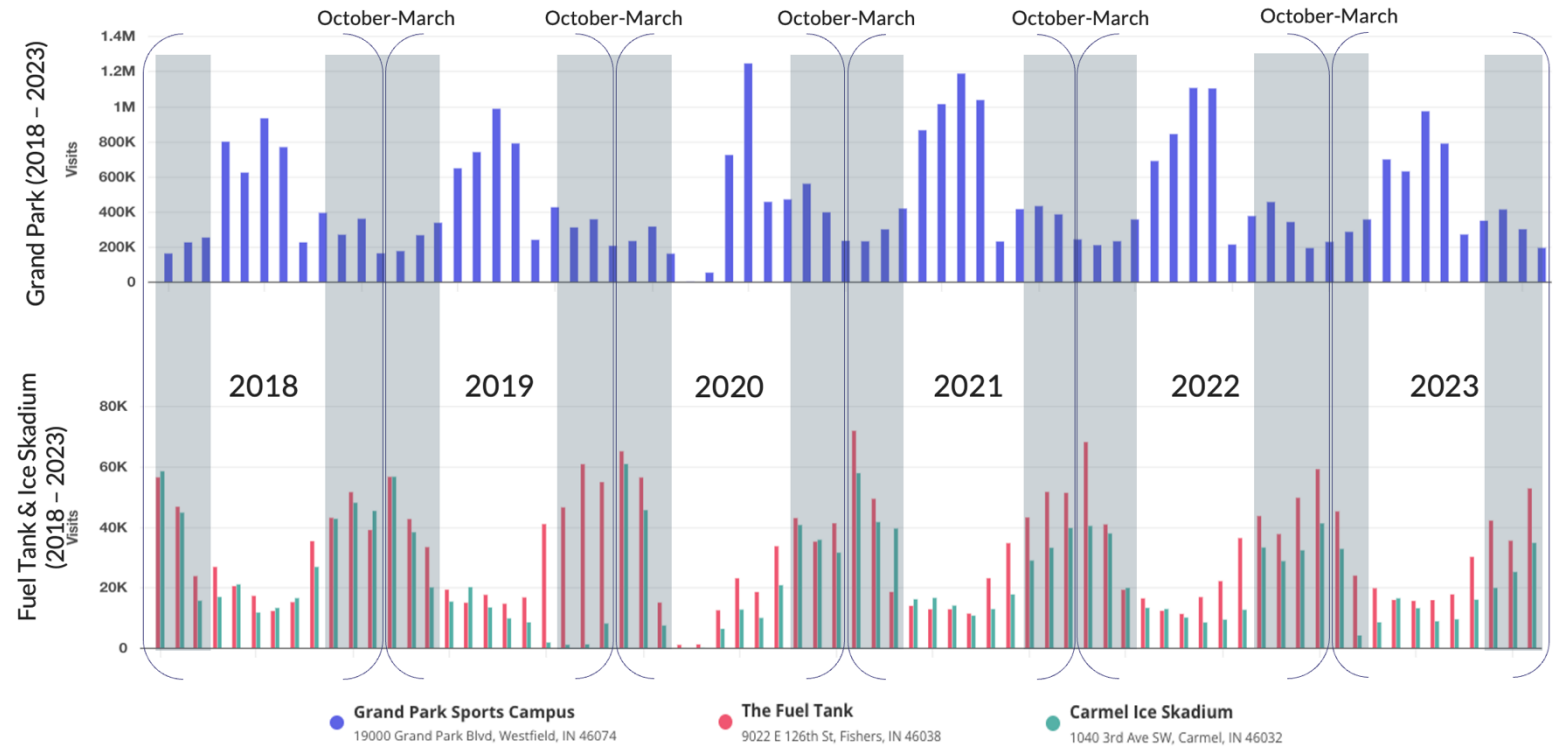


# Ice Hockey Facility – Driving Impact in Slow Periods

A primary driver for developing an ice hockey facility is to reduce Grand Park’s seasonality during the slower, colder months by generating additional visitation and economic impact.

While Grand Park has been highly successful in driving sports tourism to Westfield during the summer months, visitation lags over the winter. Ice sports trends, as depicted by the Fuel Tank and Carmel Ice Skadium visitation, peak in the winter. Adding winter sports to the Grand Park Campus will help flatten the attendance curve. Hamilton County’s existing supply of ice hockey facilities generates approximately 50,000 average monthly visits during the winter months.

Current market utilization is at or near capacity, with local organizations requiring additional ice time. This constraint limits the market’s ability to host tournaments during peak in-season weekends, providing an opportunity for Westfield to gain immediate market share upon opening an ice hockey facility.



# Economic Impact to Westfield

The Project is expected to generate significant net new spending and associated tax revenues for the City of Westfield that would not occur “but for” the development of the facility. A substantial portion of this incremental activity is projected to take place during traditionally slower periods for the greater Grand Park Sports Campus, providing a meaningful boost to hotel demand and surrounding commercial activity.

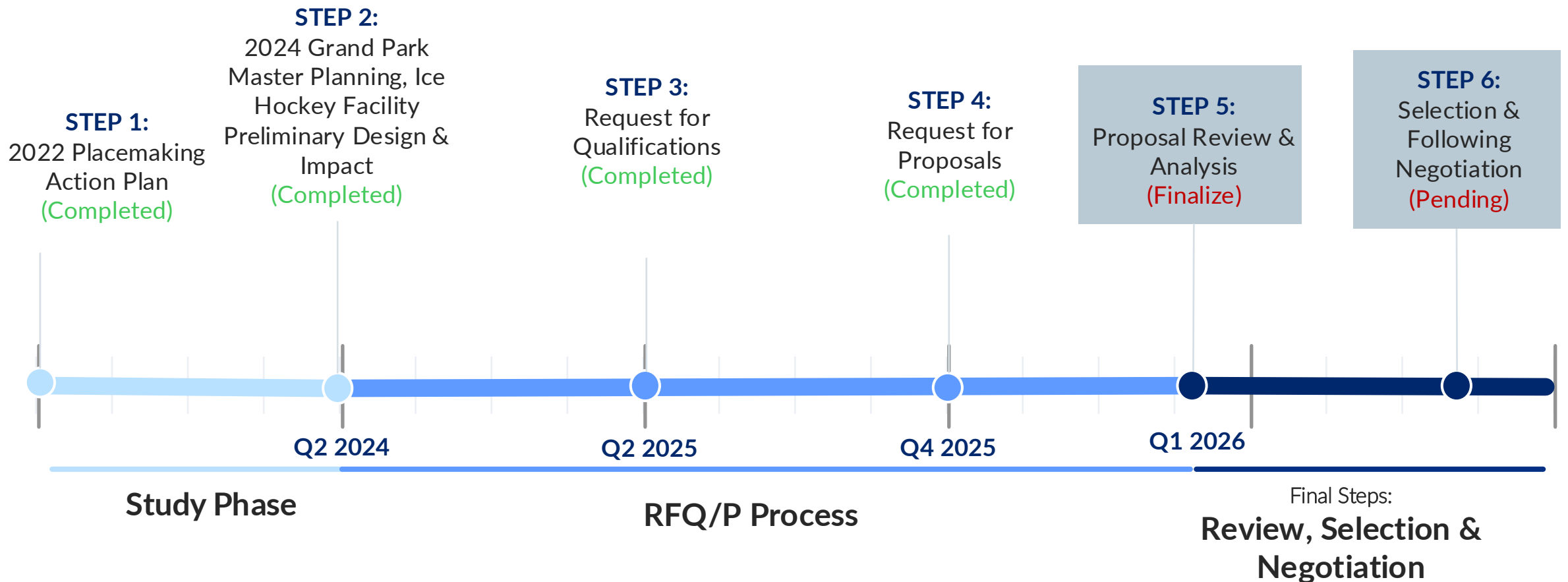
Hunden conducted an economic, fiscal, and employment impact analysis of the proposed ice hockey facility project in June 2025. A summary of the analysis is provided to the right.

Over a 30-year period, the Westfield Ice Hockey Facility is estimated to generate approximately \$498 million in net new spending, \$220 million in net new earnings, and more than 105 net new full-time equivalent jobs.

In addition, the facility is projected to generate approximately \$8.7 million in County Hotel Occupancy Tax revenue.

Westfield Ice Hockey Facility 30-Year Impact Summary	
Spending	\$ (millions)
Direct	\$318
Indirect	\$123
Induced	\$57
<b>Total</b>	<b>\$498</b>
Earnings	\$ (millions)
Direct	\$136
Indirect	\$56
Induced	\$28
<b>Total</b>	<b>\$220</b>
FTE Supported	Average
Direct	66
Indirect	26
Induced	13
<b>Total</b>	<b>105</b>
Fiscal City Impact	\$ (millions)
County Hotel Occupancy Tax	\$8.7
Potential City Occupancy Tax Rebate	\$0.5

# Process



# RFQ / RFP Process Detailed Timeline

The following timeline outlines the process that was followed, resulting in the receipt of three competitive proposals from the qualified Design-Build-Operator teams.

## Request for Qualifications

RFQ Issued: May-25

RFQ Close: Jul-25

RFQ Interviews: Jul-25

RFQ Scoring & Shortlist: Jul-25

## Request for Proposals

RFP Issued: Aug-25

RFP Questions Received: Sep-25

RFP Addendums Issued: Sep-25

Pre-Proposal Meeting: Sep-25

RFP Close: Oct-25

## Interviews and Proposal Review

Offeror Interviews: Nov-25

Offeror Discussions and Supplemental Information: Dec-25 and Jan-26

Facility Site Visits: Jan- and Feb-26

**Evaluation Committee Meeting: Feb. 17, 2026**

# Proposal Evaluation Criteria

## Evaluation Committee Members:

Councilor Patrick Tamm

Charlie Smith

Jenell Fairman

Steve Latour

Matthew Deck

## Technical Team:

Jamie Hopwood

Rachel Baker

Hunden Partners (Steve Haemmerle, Matthew Avila, and Ryan Sheridan)

WSH Law (Adam Collins)

JS Held (Debra Kunce)

Card & Associates (Billy Bunkowfst)

The following outlines the evaluation criteria:

- Overall value proposition to the City of Westfield considering the cost, cashflow projections, ability to pay capital debt service, quality, and potential for economic impact.
- Proposed operating model of the facility.
- Projected operating performance metrics with detailed and transparent assumptions for revenues, expenses and room night generation.
- Ability to attract tenants to the Project including user groups of the sports surfaces as well as commercial tenants.
- Design quality of site plan, building plans, sections, elevations, renderings and a description of the materials proposed for the building. This includes considerations for the integration within the Grand Park Master Plan for architecture, street activation, traffic flow, parking, etc.
- Emphasis on local utilization and community benefits including support of local programming and events, resident discounts, and any proposed form of facility and amenity use.
- Demonstrated credibility and capacity to deliver the Project.

# Proposal Summary Review



# Proposals Received

The RFQ / RFP process resulted in the receipt of very strong proposals from three shortlisted offerors:

Operator	EDGE – Legends Global	Nicholas Family of Companies	Sports Facilities Companies (SFC)
Design Team	JLG	Studio 222	RATIO
Developer / Builder	Lauth	Nicholas	Garmong / FA Wilhelm
Support	TPH Academy, IMEG, B32 Engineering Group, JQOL	Spectate Group, Architectural Door Solutions, BFH Group, IMEG, SpaceCo Civil Engineering	IMEG, Structurepoint

# Submittal Summary




EDGE / Lauth / JLG proposes a nationally scaled, institutionally proven operating platform, paired with strong local development execution and a well-regarded ice hockey facility designer.

Nicholas Family of Companies / Studio 222 proposes a vertically integrated, family-led model with deep personal involvement and hands-on control. An extension of the success they have achieved at their facilities in the Chicagoland area.




Sports Facilities Companies / Garmong / RATIO presented a strong team with an experienced facility operator, however, their experience with ice hockey facilities is not as strong as other offerors.

Category	EDGE / Lauth / JLG	Nicholas Family of Companies / Studio 222	SFC / Garmong / RATIO
Operating Scale	National / Global	Chicago Region with select national reach	Regional construction-led partner, national operator
Ice Hockey Facility Portfolio	50+ facilities, 50+ ice sheets	Small, select portfolio	Strong national sports background, less ice experience
Event & Booking Network	National event network though EDGE / Legends	Experience in Chicagoland generating strong event schedules and programming	National sports facility manager – however, less strong in the ice space than others
Operational Redundancy	Deep bench, institutional systems	Strong family run company with an extension of framework from Chicagoland facilities	Strong network, institutional systems
Delivery Style	Platform-driven, scalable	Hands-on, personal	Platform-driven, scalable
Risk Profile	Lower operational risk	Higher reliance on key individuals	Lower operational risk
Community Feel	Professional – national organization feel	Family-oriented, relationship-based	Professional, national organization feel

Financial Summary – 3-Sheet Proposals

Rendering	Offeror Team	Est. Project Cost (including 3,000-seat main rink)	Project Fees	Year 3 NOI	Supportable Cost (DSCR = 1.25x, 7% interest), 30-year period)	Management Fee
	Edge / Lauth	[REDACTED]	CM Fee: \$ [REDACTED] Architectural Fee: \$ [REDACTED] Engineering Fee: \$ [REDACTED] Preopening Fee: \$ [REDACTED] Developer Fee: \$ [REDACTED]  Total: \$ [REDACTED]	[REDACTED]	NOI (Yr 3) = [REDACTED]  Supportable from Cash Flows: [REDACTED]	Initial [REDACTED]-year term, with four additional five-year renewals  Total Compensation = [REDACTED]
	Nicholas	[REDACTED]	CM Fee: \$ [REDACTED] Architectural Fee: \$ [REDACTED] Engineering Fee: included in architectural fees Preopening Fee: \$ [REDACTED] Developer Fee: \$ [REDACTED]  Total: \$ [REDACTED]	[REDACTED]	NOI (Yr 3) = [REDACTED]  Supportable from Cash Flows: [REDACTED]	Initial [REDACTED]-year term  Total Compensation* = [REDACTED]
	SFC / Garmong	[REDACTED]	CM Fee: \$ [REDACTED] Architecture Fee: \$ [REDACTED] Engineering Fee: \$ [REDACTED] Preopening Fee: \$ [REDACTED] Developer Fee: \$ [REDACTED]  Total: \$ [REDACTED]	[REDACTED]	NOI (Yr 3) = [REDACTED]  Supportable from Cash Flows: [REDACTED]	Initial [REDACTED]-year term  Total Compensation = [REDACTED]

# Four-Sheet Proposal Summary

Financial Summary – 4-Sheet Proposals				
Rendering	Offeror Team	Est. Project Cost (including 3,000-seat main rink)	Year 3 NOI	Supportable Cost (DSCR = 1.25x, 7% interest), 30-year period)
	Edge / Lauth	\$ [REDACTED]	[REDACTED]	Four Rink: [REDACTED] Supportable from Cash Flows: [REDACTED]
	Nicholas	\$ [REDACTED]	[REDACTED]	Supportable from Cash Flows: [REDACTED]
	SFC / Garmong	\$ [REDACTED]	[REDACTED]	Supportable from Cash Flows: [REDACTED]

This analysis compares the total project cost estimates and operating projections for each four-sheet ice facility proposal.



# EDGE / Lauth / JLG

## **Primary Differentiator: National Scale, Operating Infrastructure, and Risk Mitigation, Financial Performance, Very Strong Ice Hockey Facility Design Team**

*What sets them apart:*

- Unmatched national reach and operating depth through EDGE's ice hockey facility portfolio and Legends Global's 450+ venue platform, including ticketing, premium sales, sponsorship, food & beverage, analytics, and event booking.
- Top-tier ice hockey facility designer in JLG, an important consideration as operators may change, but the building will remain a long-term City asset.
- Demonstrated experience operating both community ice centers and large arena-scale venues, allowing the City flexibility as the project evolves from local use to tournament and spectator-driven events.
- Institutional operating systems already in place on Day One: staffing models, scheduling systems, booking pipelines, vendor contracts, and performance analytics reduce ramp-up risk.
- Ability to attract non-traditional ice events (concerts, MMA, special events) through Legends' promoter relationships, increasing utilization and revenue stability beyond hockey alone.
- Lauth adds local credibility and delivery certainty in Indiana, with direct experience at Grand Park and other complex public-private developments and a clear understanding of integration opportunities with the Grand Park District.

# EDGE / Lauth / JLG

## Implications for the City

- Lower operational risk due to proven systems and redundancy.
- Sponsorship upside given large national reach.
- A highly capable architectural team, ensuring the long-term functionality of the facility, recognizing that operators may change but the building will endure.
- Greater upside potential from regional and national event attraction.
- Reduced reliance on any single individual, with systems and depth that support continuity over time; however, securing the right general manager will remain a critical success factor.
- A more “turnkey” solution for a City that wants a professionally institutionalized asset.

## Trade-offs

- Less “personal” or family-style ownership presence.
- Stronger reliance on systems framework, may have a higher risk of a weaker general manager of the facility, or higher turnover to get the right person.
- Decision-making may feel more corporate or structured than bespoke.
- Compared to Nicholas, less customer service oriented
- Compared to SFC, more limited access to alternative event programming

# Nicholas Family of Companies / Studio 222

## Primary Differentiator: Vertical Integration and Hands-On, Family-Led Control

*What sets them apart:*

- A fully vertically integrated model, with construction, operations (Spectate Group), food & beverage (Big Fish Hospitality), and specialty trades all under one family umbrella.
- Strong personal commitment from ownership, with direct executive involvement throughout development and operations.
- Proven experience operating a small number of successful regional ice hockey facilities, including Nicholas Sportsplex and Rosemont Ice Arena.
- A culture built around relationship-driven management, responsiveness, and long-term stewardship.
- Food and beverage offerings are internally controlled, allowing for tailored concepts and tighter margin oversight.
- Food and beverage is a major focus area of their operation and a core differentiator.
- Lowest development cost proposal.

# Nicholas Family of Companies / Studio 222

## Implications for the City

- Clear accountability with a vertically integrated, single family and leadership team.
- Potential for highly customized, family-oriented, relationship-driven operations, that has been successful in their Chicagoland facilities.
- This project would be a major focus for Nicholas, whereas the EDGE/Legends team may not prioritize as highly given their larger pipeline of projects and facilities.
- Strong alignment with community values and local engagement.

## Trade-offs

- Limited national footprint relative to EDGE/Legends.
- Fewer facilities overall, meaning less exposure to a wide range of market conditions.
- Operational depth is more dependent on a smaller leadership bench.
- Less demonstrated ability to scale into major non-ice events or national tournament pipelines.
- Compared to EDGE, more limited access to national sponsorship
- Compared to SFC, more limited access to alternative event programming

# SFC / Garmong / RATIO

## Primary Differentiator: Construction-Led Delivery with Third-Party Operations Expertise

*What sets them apart:*

- A development team led by Garmong Construction, a well-established regional contractor with significant experience delivering public-sector and large-scale civic projects, paired with Sports Facilities Companies (SFC) as the proposed operator.
- Garmong and FA Wilhelm are the strongest most credible construction team among the offerors.
- Strong emphasis on cost certainty, schedule control, and construction execution, leveraging Garmong's in-house construction capabilities.
- Sports Facilities Companies brings experience managing a broad portfolio of youth sports complexes nationwide, with standardized programming, booking, and operational systems.
- A more traditional design-build-operate structure, with clear separation between construction and long-term operations.
- Familiarity with municipal procurement processes and public-private partnership frameworks, which can streamline delivery and contracting.

# SFC / Garmong / RATIO

## Implications for the City

- Operational projections fall behind those of the other groups resulting in a higher projected deficit for the facility.
- Increased confidence in project delivery and construction risk management, particularly around budget and schedule.
- Access to an operator with experience in youth sports programming and tournament scheduling across multiple sports.
- A more conventional public-facility operating model that may align well with municipal oversight and governance structures.
- Less reliance on a single individual during construction due to Garmong's and F.A. Wilhem's established organizational depth.

## Trade-offs

- Ice hockey specific operations and hockey-centric programming are not the core focus of Sports Facilities Companies' broader portfolio.
- Long-term success is more dependent on the effectiveness of the operator-owner relationship, given the separation between construction and operations.
- Less demonstrated ability to differentiate the facility through specialized ice programming or elite hockey pipelines.
- Compared to EDGE, more limited access to national sponsorship
- Compared to Nicholas, less customer service oriented

# Factors to Consider

- **Customer Service:** The Westfield Ice Hockey Facility is an important anchor in the district being created in Grand Park and as such, the quality and character of its operation are important. In addition to the design of the facility, this includes the visitor experience which is greatly impacted by the quality of the food and beverage served, how it is served and the overall cleanliness of the facility. Nicholas emphasized the important of this in their presentations and its commitment was demonstrated during visits to their facilities by Westfield leadership.
- **Securing Regional and National Tournaments :** Grand Park is a nationally recognized youth sports destination. The selected operator must be able to meet this standard immediately and consistently, while also attracting top-tier regional and national tournaments. All three teams demonstrate capability in this area, with EDGE offering strong national reach, Nicholas demonstrating proven success activating comparable facilities in the Chicagoland market, and SFC leveraging a broad network of facilities and relationships nationwide.
- **Financial Performance:** The operator's ability to run an efficient operation and maximize revenue across ice rentals, tournaments, food and beverage, sponsorships, and ancillary programming is critical to long-term success. Based on the pro forma review and observed performance at comparable facilities, EDGE is projected as the strongest financial performer, followed by Nicholas.
- **Accountability:** Nicholas proposes a fully integrated Build-Operate-Transfer structure, with Nicholas & Associates serving as the prime offeror and contract holder and holding bonding and insurance through turnover. This approach reduces fragmentation across delivery and operations and provides the City with a single point of accountability throughout design, construction, and early operations. The national providers are more reliant on their local development partners.

# Factors to Consider

- **Design:** Facility design decisions are permanent, and the operator can be changed. The selected team must demonstrate strong expertise in designing a facility that supports year-round use, high-volume tournament demand, and a strong guest experience. JLG is the strongest facility designer amongst the teams.
- **Facility Cost:** Cost is an important consideration, though it is less determinative given the City's ability to collaborate with the selected team to value engineer toward a target budget. Nicholas presents the most cost-competitive proposal, followed by EDGE, with SFC as the highest of the three.
- **Delivery Certainty & Risk:** Edge/Legends provides strong confidence in delivering a facility that performs at a national level from Day 1, supported by operational depth, staffing resources, and established tournament pipelines. Nicholas has also demonstrated the ability to deliver high-quality facilities, with a hands-on, ownership-driven approach that may provide strong oversight and responsiveness.
- **Strategic Alignment with Grand Park:** The ice hockey facility is not a standalone project, but an extension of the Grand Park brand and tourism engine. EDGE has the best understanding of integration with the Grand Park District and is well positioned to complement Grand Park's existing market presence and further strengthen Westfield's year-round sports tourism strategy.
- **Existing Facilities & Facility Tours:** Nicholas' facilities in the Chicagoland area were well maintained, highly organized, and thoughtfully designed, with strong food and beverage offerings that enhanced the overall guest experience. EDGE's facility was clean, efficiently operated, and demonstrated clear attention to revenue optimization and operational management. The SFC facility selected for the tour appeared functional but did not reflect the same level of overall quality, activation, or operational polish as the other facilities reviewed.

# EDGE / Lauth / JLG

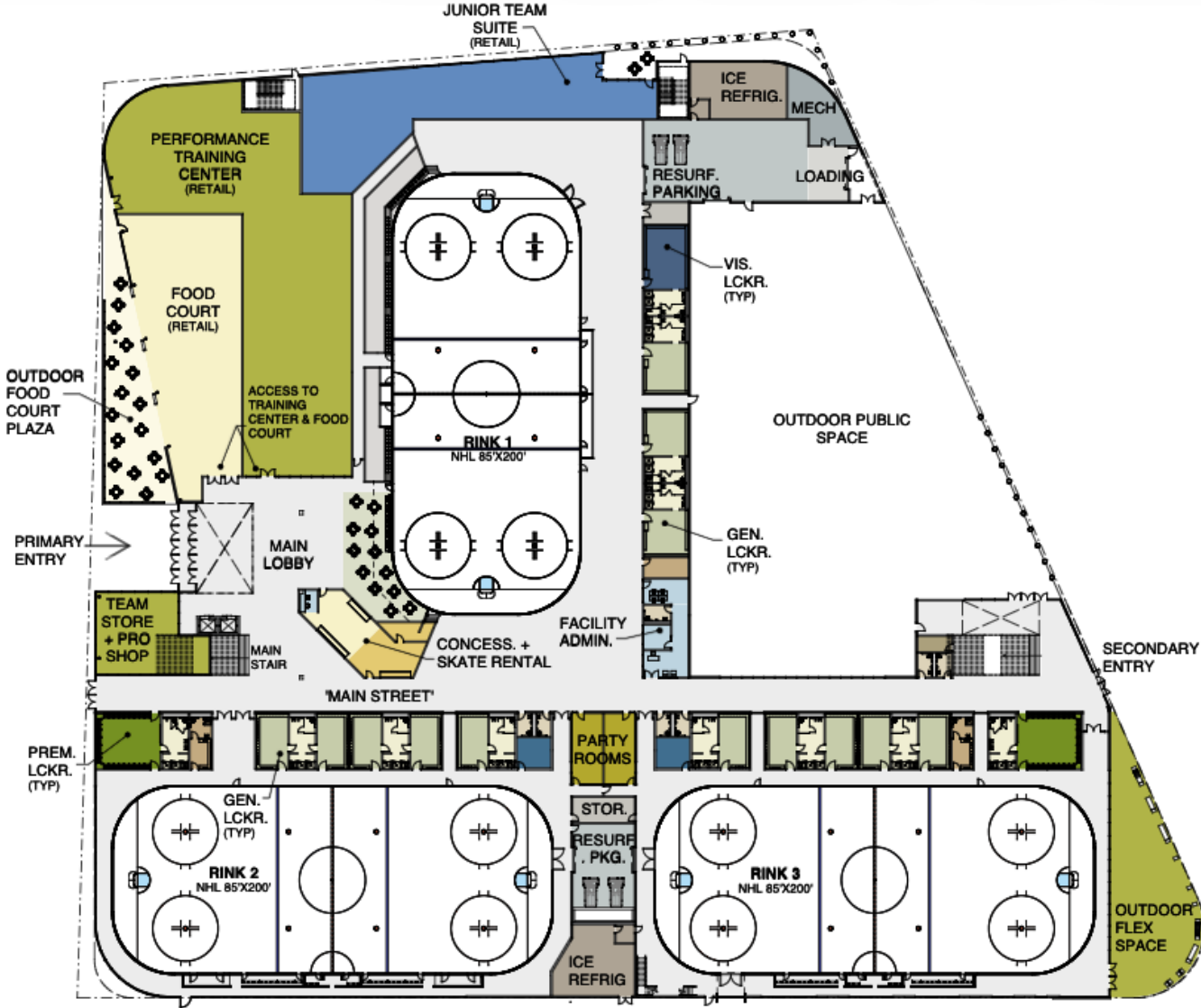


# EDGE / Lauth / JLG – Renderings

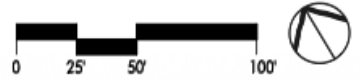
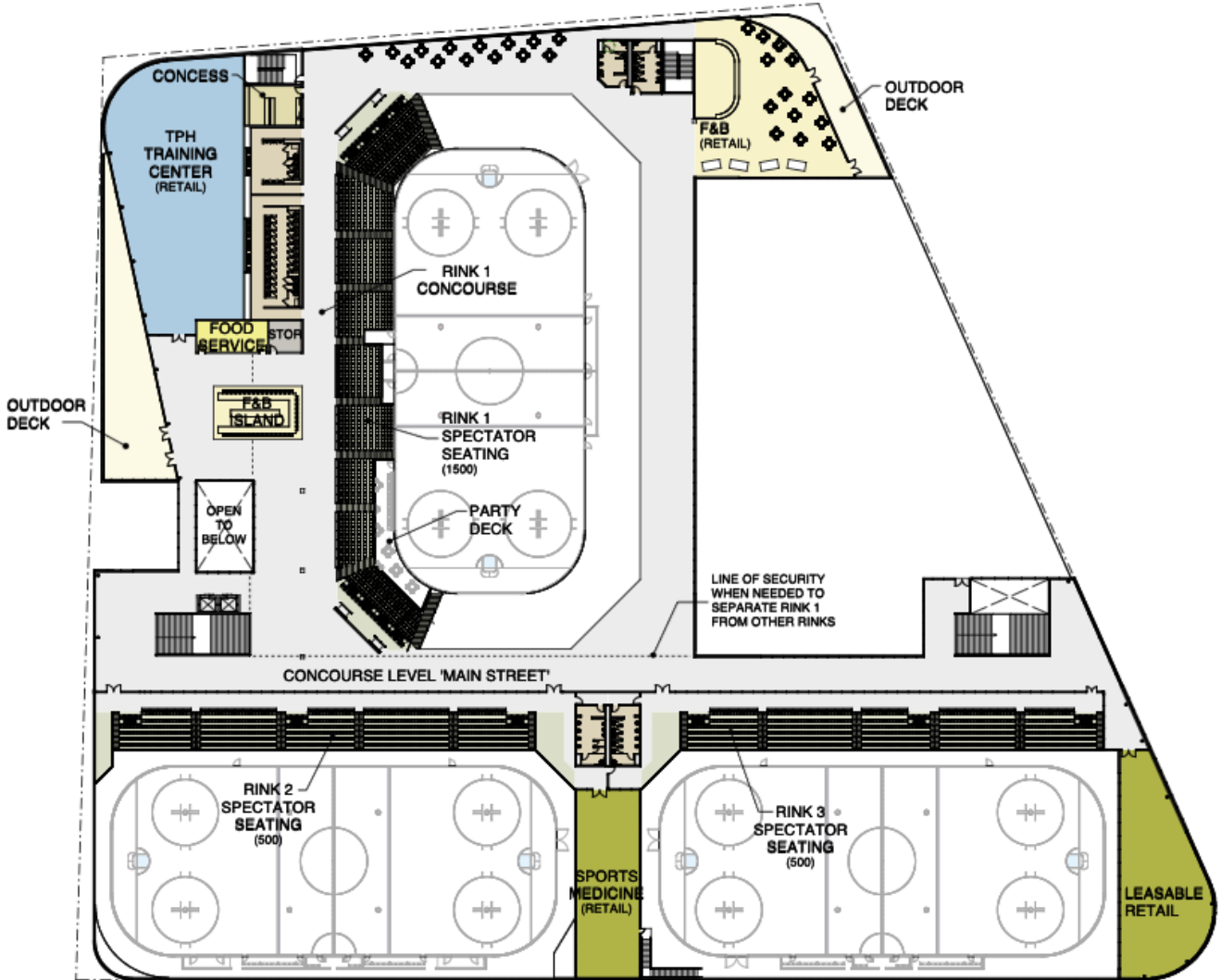


# EDGE / Lauth / JLG - Building Plans

## 1st Floor



# EDGE / Lauth / JLG – Building Plans 2<sup>nd</sup> Floor

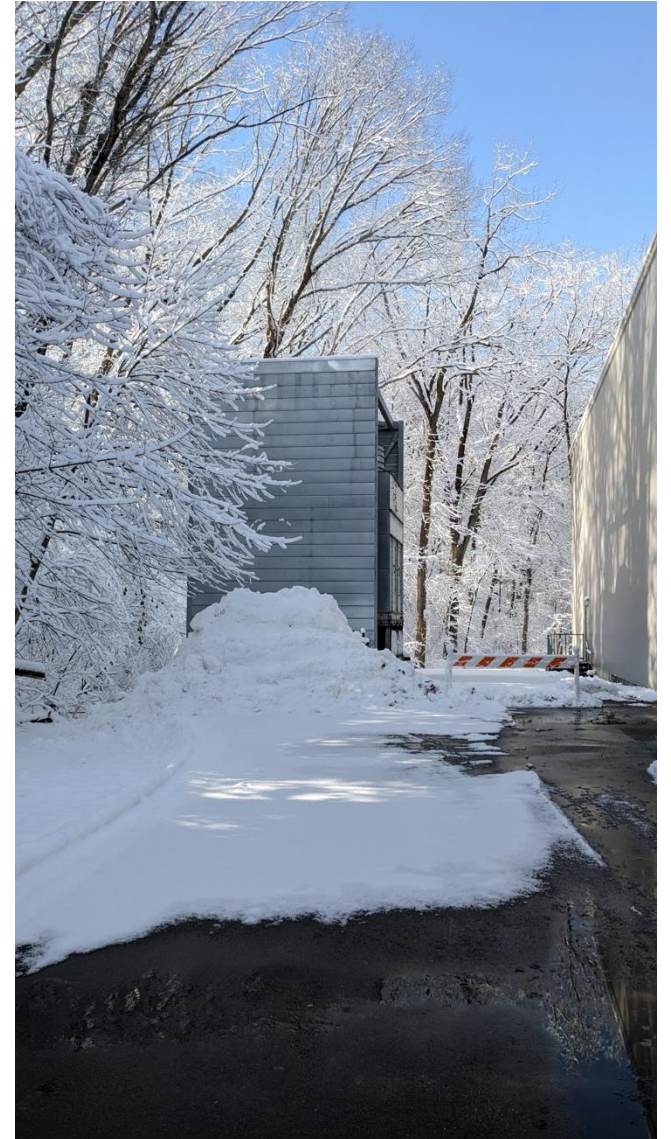


# EDGE / Lauth/ JLG – Cost Estimate

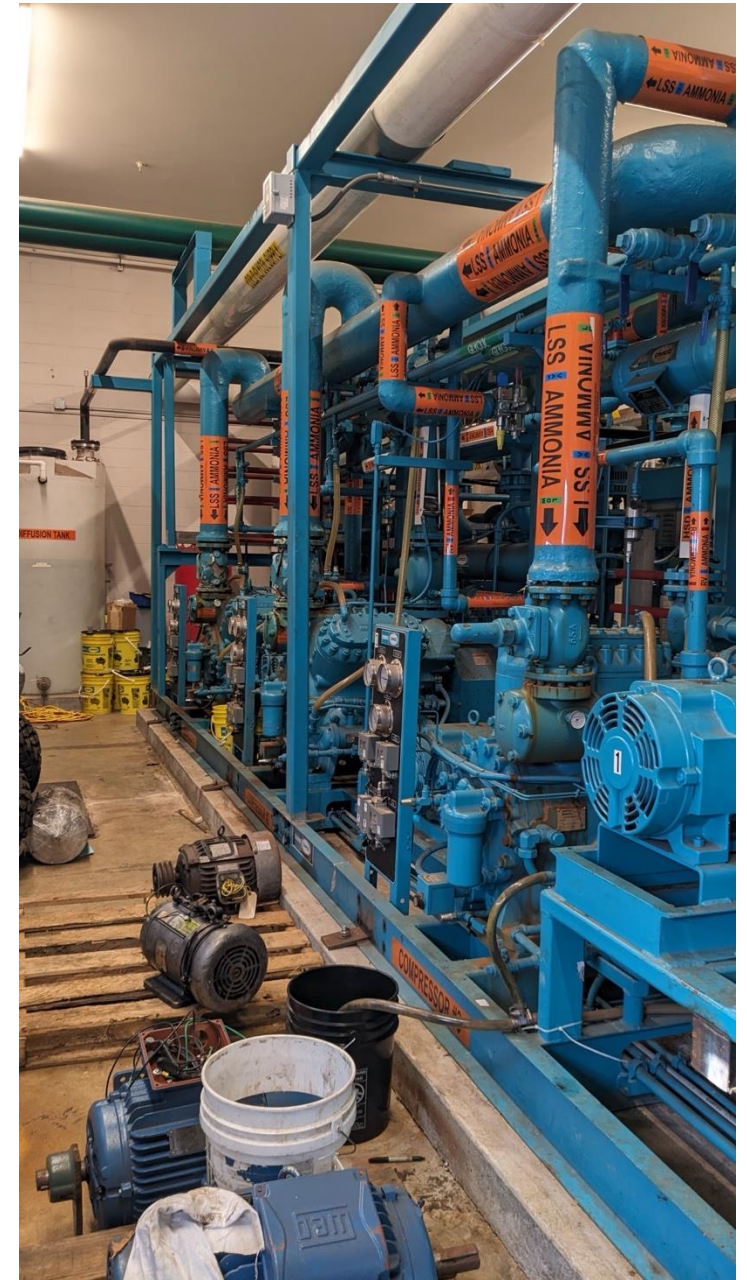
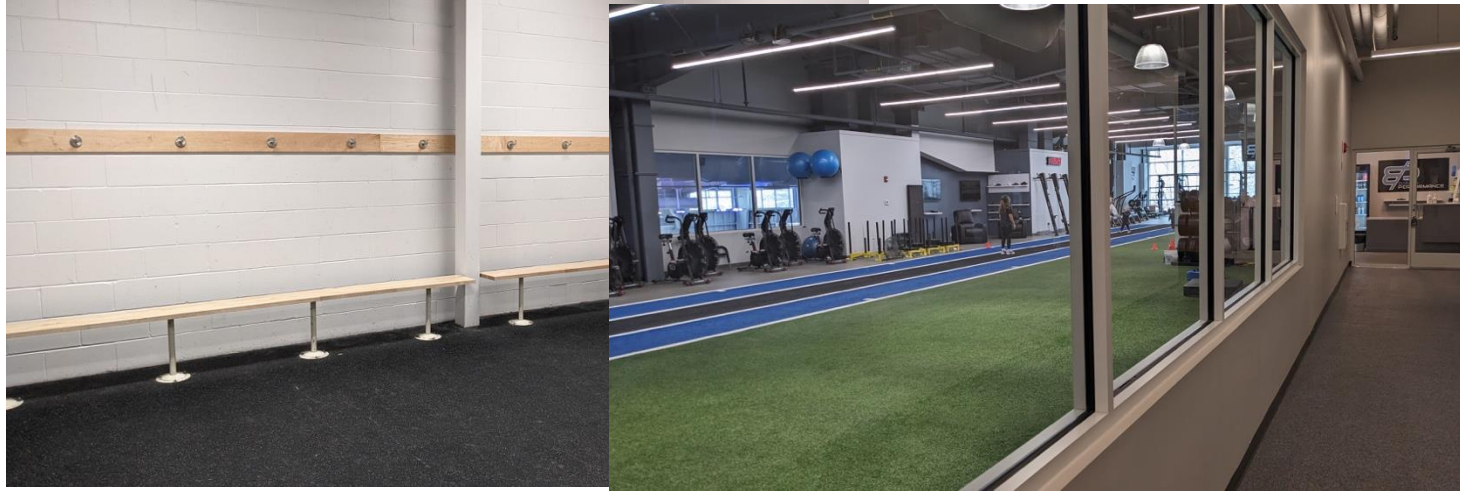
## WESTFIELD ICE FACILITY CAPITAL COST SUMMARY

COST ITEM	DESCRIPTION	AMOUNT
1	Site Development	
2	Foundations	
3	Structural Steel	
4	Concrete Slabs	
5	Roofing	
6	Exterior Enclosure	
7	Interior Construction	
8	Specialties	
9	Fixed Audience Seating	
10	Ice Rink Refrigeration and Dasher Boards	
11	Elevator	
12	Fire Suppression	
13	Plumbing Systems	
14	Heating, Ventilating, And Air-Conditioning (HVAC)	
15	Electrical	
<b>SUBTOTAL DIRECT CONSTRUCTION COST</b>		
16	Supervision And General Conditions	
17	Quality Assurance, Testing, And Commissioning	
18	Insurance	
19	Builder's Risk Insurance	
20	Performance And Payment Bond	
21	Construction Contingency	
22	Construction Management Fee	
<b>SUBTOTAL GENERAL CONDITIONS AND FEES</b>		
<b>TOTAL CONSTRUCTION COST</b>		
23	Architectural Fees	
24	Engineering Fees	
25	Specialty Subconsultants	
<b>SUBTOTAL DESIGN FEES</b>		
26	Preconstruction Fees	
27	FF&E	
28	Preopening Operations Fees	
29	Capitalized Preopening Expenses	
30	Project Contingency	
31	Developer Fee	
<b>SUBTOTAL OTHER PROJECT COSTS</b>		
<b>TOTAL PROJECT COST</b>		
<b>ADD ALTERNATE - RINK 4</b>		

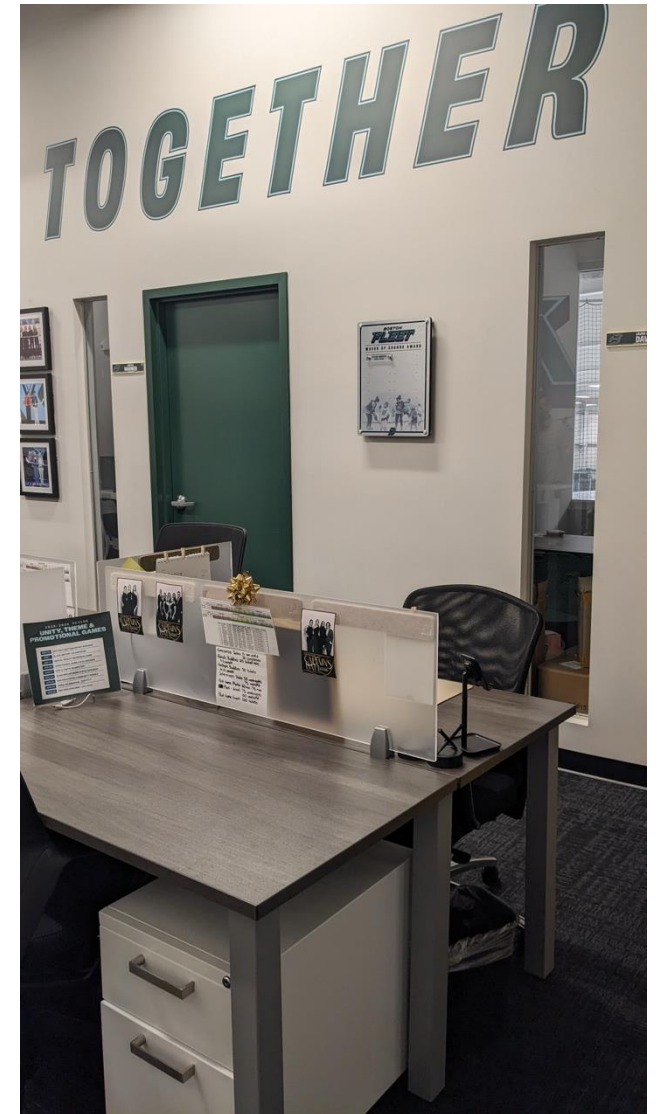
# EDGE Facility Site Visits



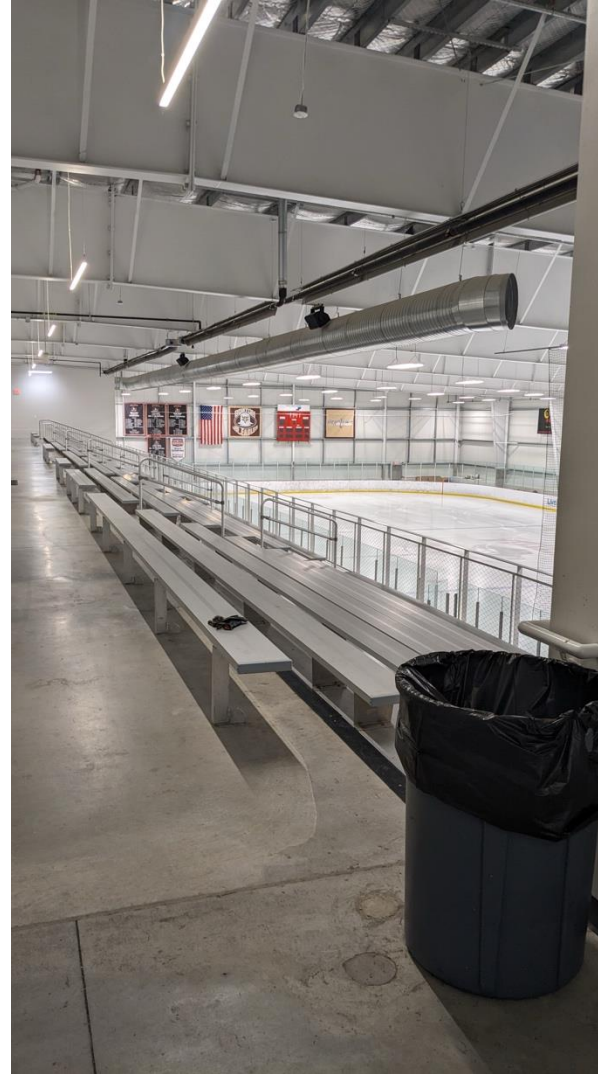
# EDGE Facility Site Visits



# EDGE Facility Site Visits



# EDGE Facility Site Visits



# Nicholas Family of Companies / Studio 222



# Nicholas / Studio 222 – Renderings



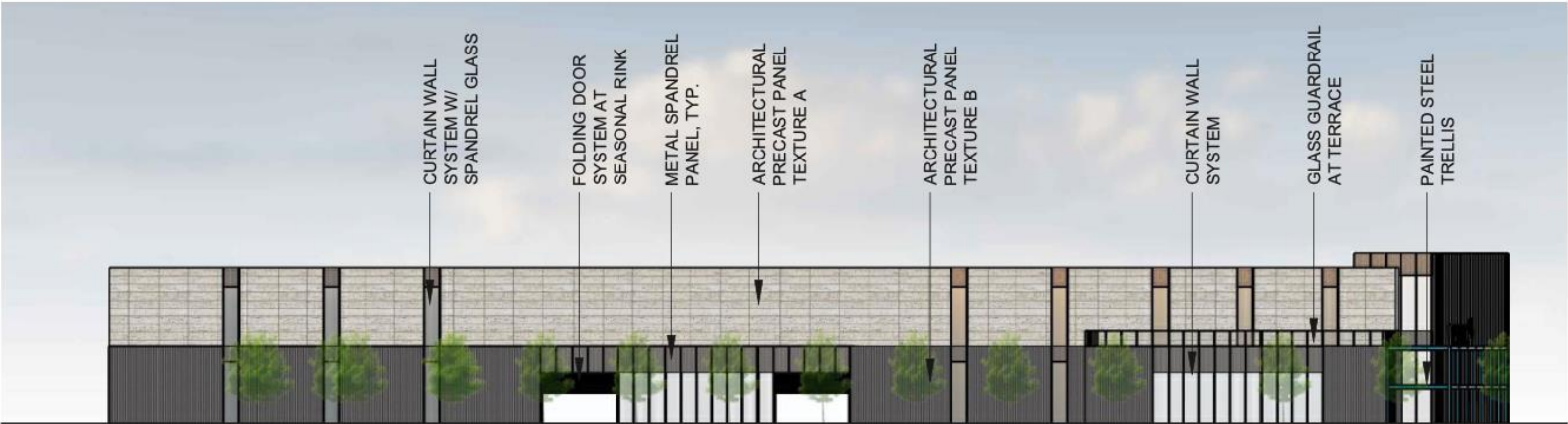
# Nicholas / Studio 222 – Renderings



# Nicholas / Studio 222- North Elevation



WEST ELEVATION  
NOT TO SCALE



NORTH ELEVATION  
NOT TO SCALE

# Nicholas / Studio 222- South Elevation



EAST ELEVATION  
NOT TO SCALE



SOUTH ELEVATION  
NOT TO SCALE

# Nicholas / Studio 222- South Elevation

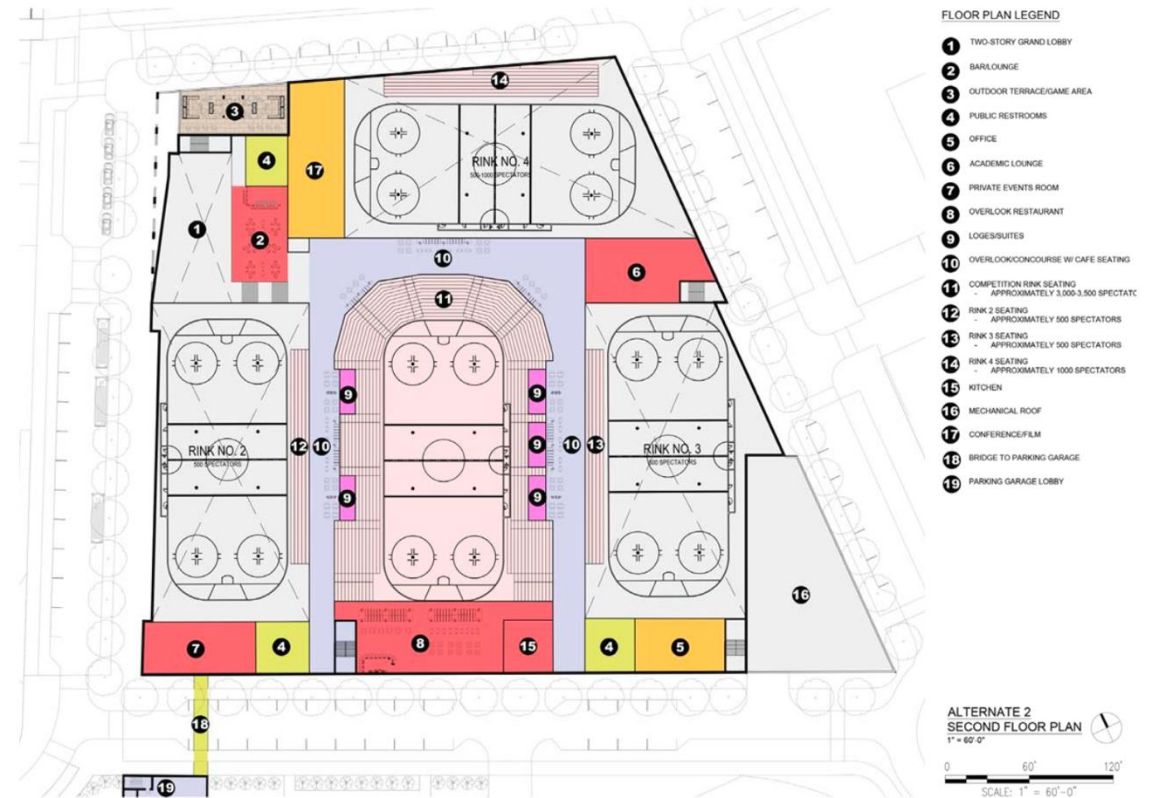
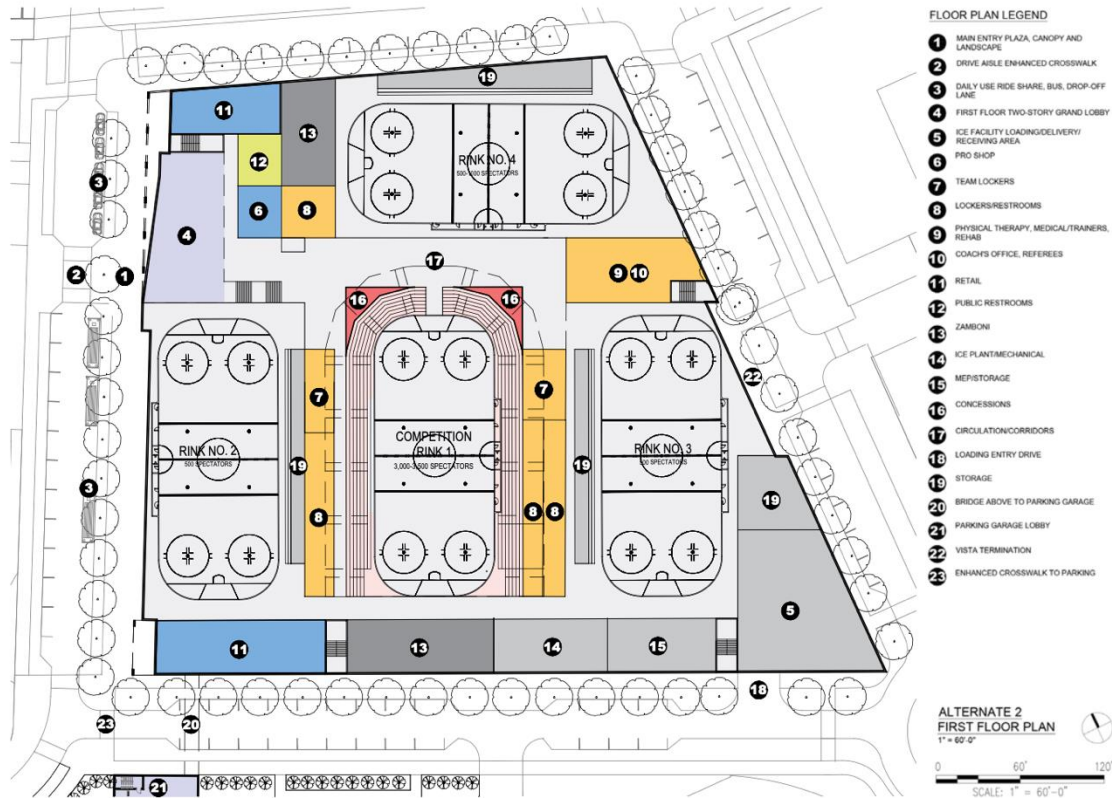


EAST ELEVATION  
NOT TO SCALE



SOUTH ELEVATION  
NOT TO SCALE

# Nicholas / Studio 222- Floor Plan 1<sup>st</sup> & 2<sup>nd</sup>



Alternate 2 Conceptual Plan

# Nicholas / Studio 222- Site Plan



Alternate 2 Conceptual Site Plan

NOTE: Cost for parking garage and surface parking concepts are not included

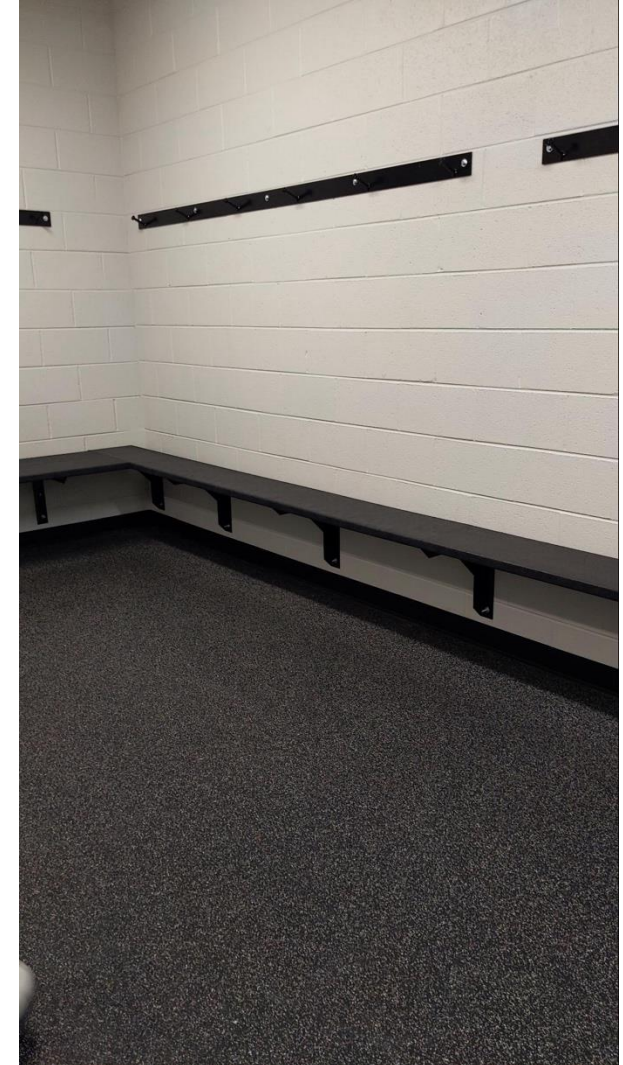
# Nicholas / Studio 222 - Cost Estimate

LAND, SOFT AND FINANCING COSTS				
Land	0	N/A		\$
Developer Fee	1	Lump Sum		\$
Legal Fees	1	Lump Sum		\$
Consultants	1	Lump Sum		\$
Financing & Capital Origination Fees (Excludes Interest & Principal Payments)	1	Lump Sum		\$
<b>SUB TOTAL: SOFT AND FINANCIAL COSTS:</b>				
CONSTRUCTION COSTS				
FIRST FLOOR				
Component	SF Area	Cost Per SF	Work	
Site Development & Improvements	183,823		New Construction	\$
Lobby/Circulation	15,900		New Construction	\$
Retail ("Warm Vanilla Box" Only)	7,500		New Construction	\$
Proshop/Team Store	1,200		New Construction	\$
Team Lockers	3,500		New Construction	\$
Physical Therapy, Medical Trainers/Rehab	4,500		New Construction	\$
Coach's Office, Referees	1,500		New Construction	\$
Public Restrooms	1,500		New Construction	\$
Lockers/Restrooms	5,500		New Construction	\$
Zamboni 1	4,000		New Construction	\$
Zamboni 2	3,000		New Construction	\$
Ice Plant/Mechanical	4,000		New Construction	\$
Storage	5,500		New Construction	\$
Loading	8,400		New Construction	\$
Concessions	1,500		New Construction	\$
Competition Rink (3,000-3,500 Spectators)	35,000		New Construction	\$
Rink 2 (500 Spectators)	25,000		New Construction	\$
Rink 3 (500 Spectators)	27,500		New Construction	\$
Rink 4 (1000 Spectators)	28,000		New Construction	\$
SECOND FLOOR				
Lobby/Circulation/Overlook	21,450		New Construction	\$
Bar/Lounge	3,000		New Construction	\$
Outdoor Terrace	2,800		New Construction	\$
Public Restrooms	4,500		New Construction	\$
Overlook Restaurant/Kitchen	8,000		New Construction	\$
Lodges/Suites	1,750		New Construction	\$
Concessions	1,000		New Construction	\$
Storage	1,000		New Construction	\$
Office	2,500		New Construction	\$
Academic Lounge	4,000		New Construction	\$
Conference/Film	3,500		New Construction	\$
Events	2,500		New Construction	\$
<b>SUB-TOTAL:</b>	<b>239,000</b>			
Furniture, Fixtures and Equipment (FFE)	1			\$
Ice Operations + Specialty Equipment Budget	1			\$
Design/Contingency	1			\$
Escalation Contingency	1			\$
TOTAL CONSTRUCTION:				
General Conditions (Note: Assumes 8-9 month design schedule + 16 month construction schedule)				\$
Performance and Payment Bonds				\$
GL/PL Insurance				\$
CM Fee				\$
A&E Fees				\$
Permit Fees				\$
Onsite Called Inspections				\$
Geotechnical/Material Testing				\$
Plan Reproduction				\$
Accounting/Legal				\$
Builders Risk Insurance				\$
Surveying				\$
<b>SUB TOTAL: PROJECT CONSTRUCTION COSTS:</b>		<b>\$384.83</b>		
GRAND TOTAL: PROJECT COSTS:				

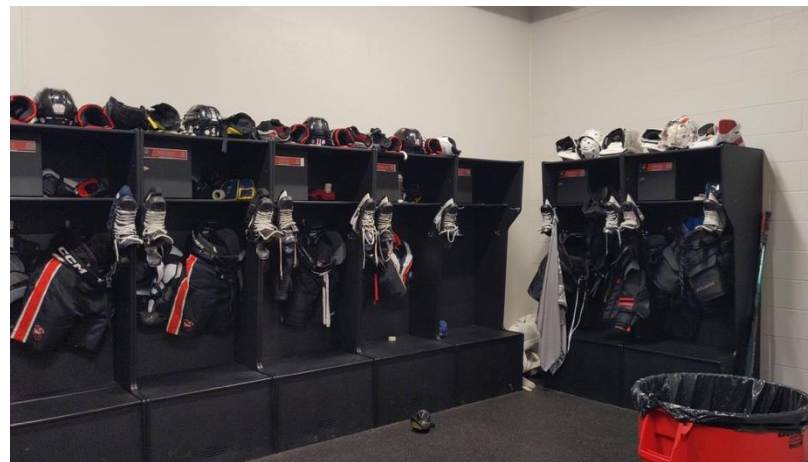
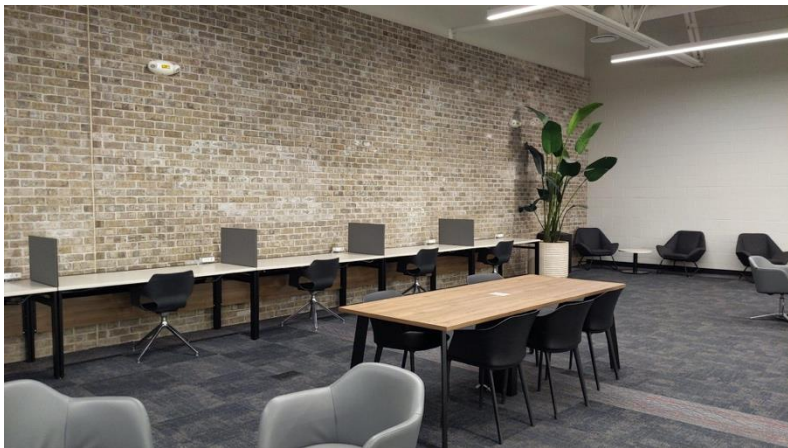
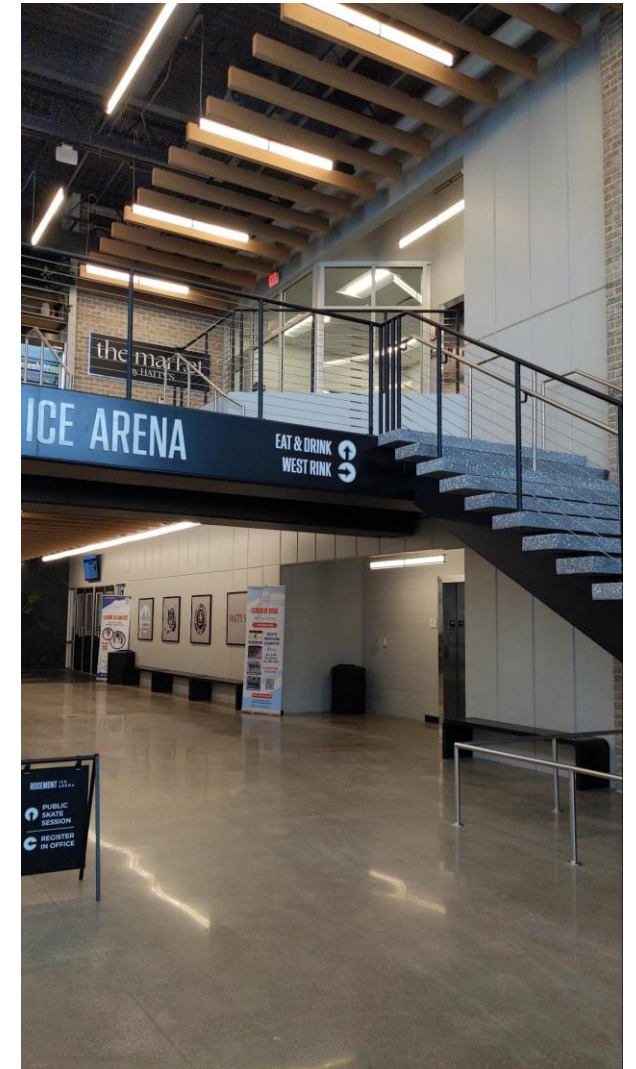
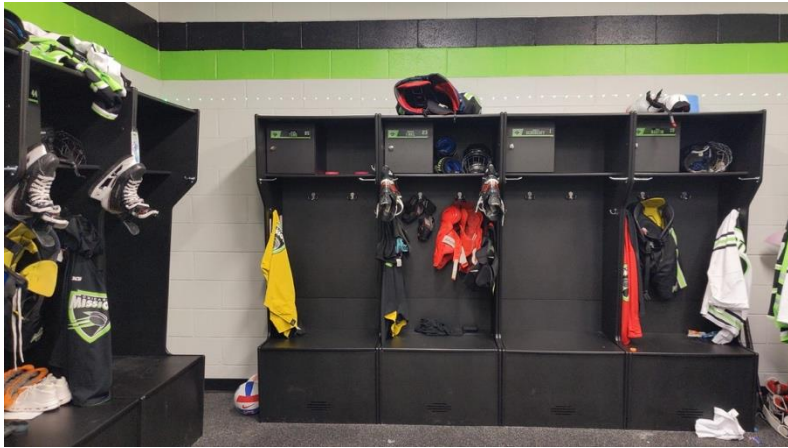
# Nicholas Facility Site Visits



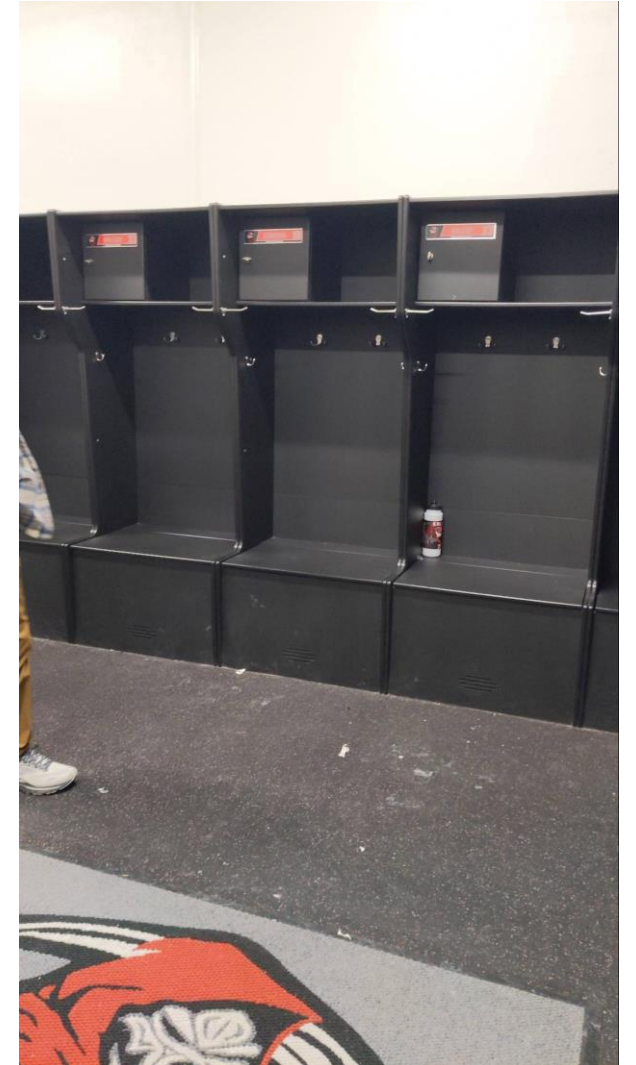
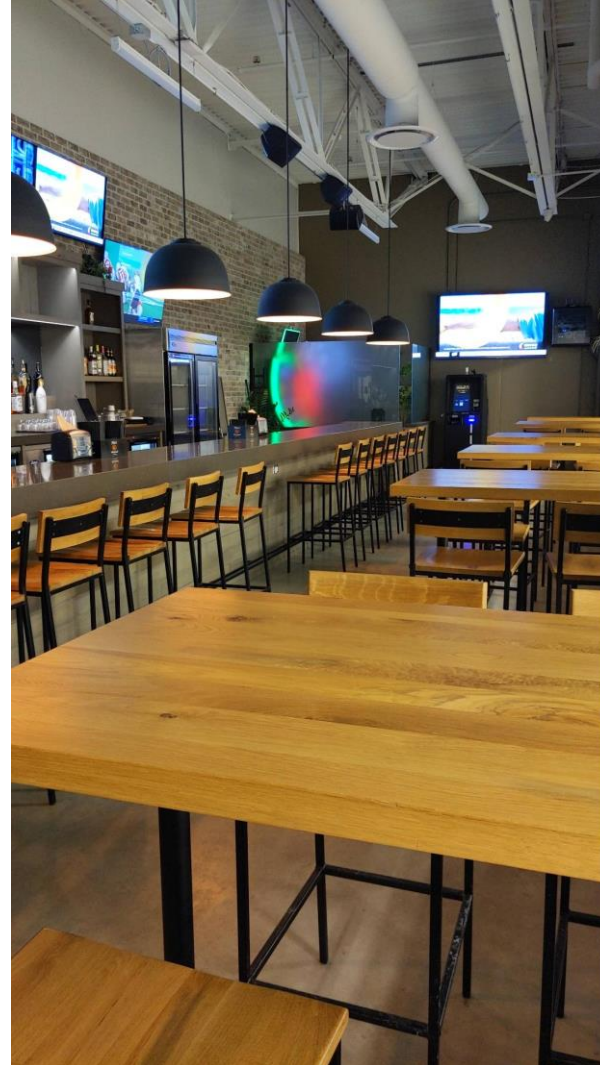
# Nicholas Facility Site Visits



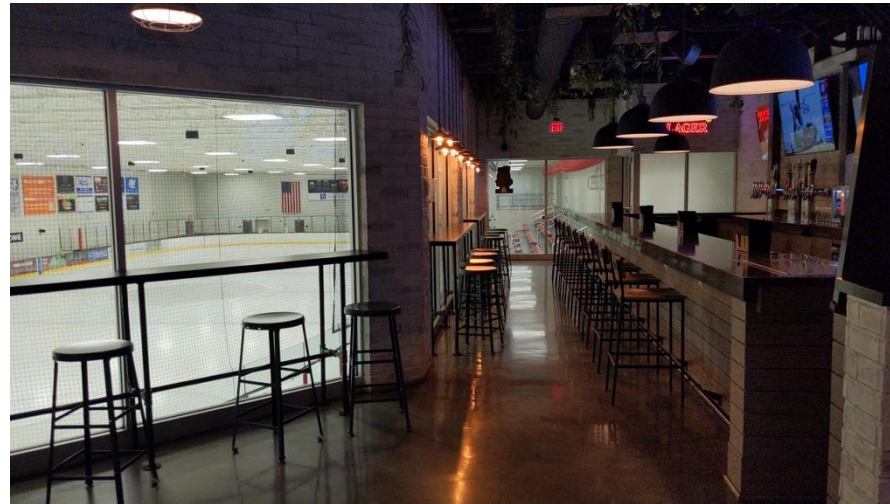
# Nicholas Facility Site Visits



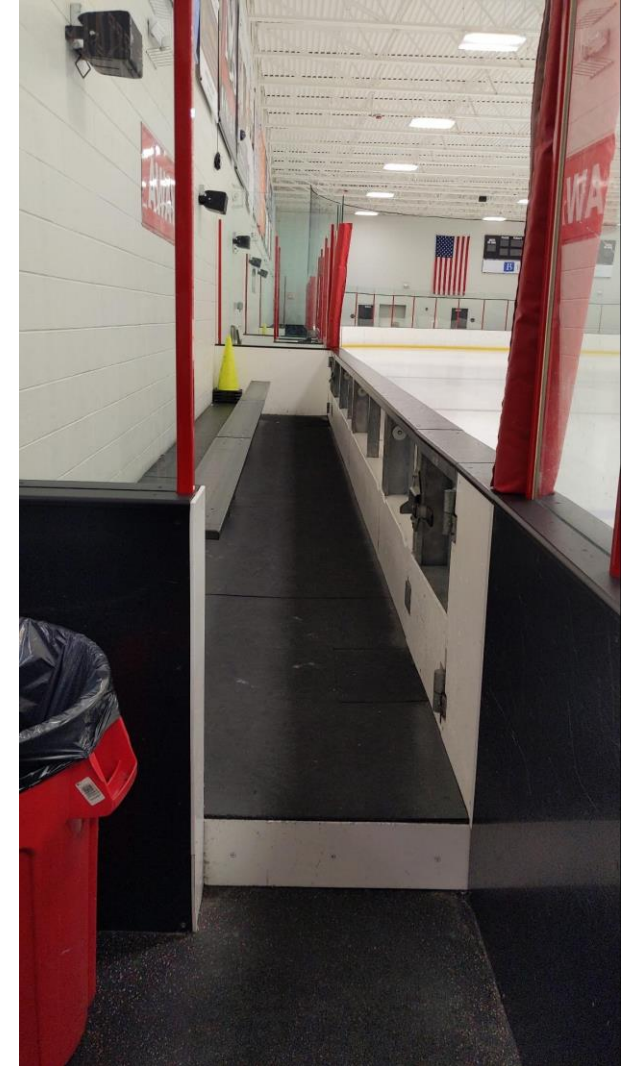
# Nicholas Facility Site Visits



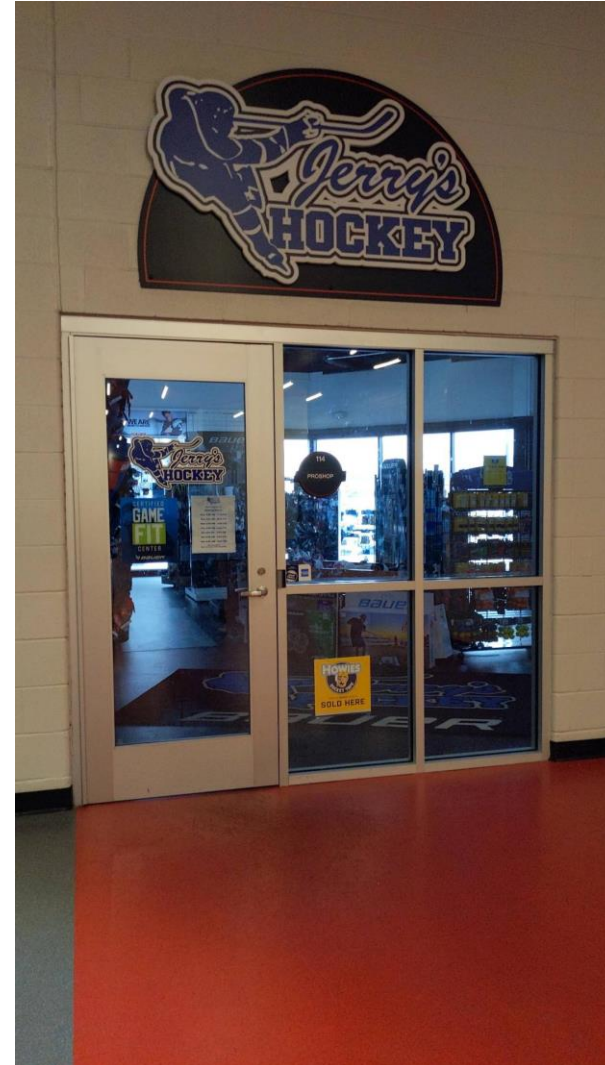
# Nicholas Facility Site Visits



# Nicholas Facility Site Visits



# Nicholas Facility Site Visits



# SFC / Garmong / RATIO



# SFC / Garmong / RATIO

NORTHWEST CORNER



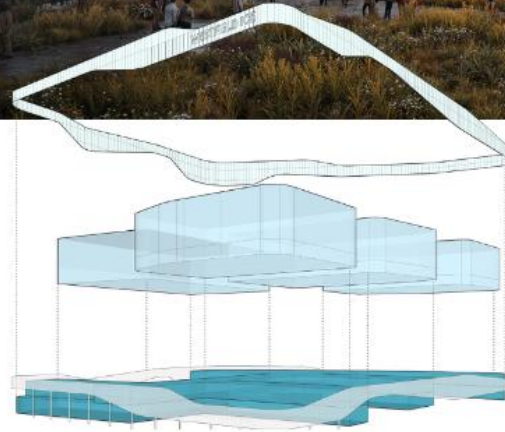
NORTHEAST CORNER



# SFC / Garmong / RATIO – Elevations

## B. DESIGN

SOUTHWEST CORNER

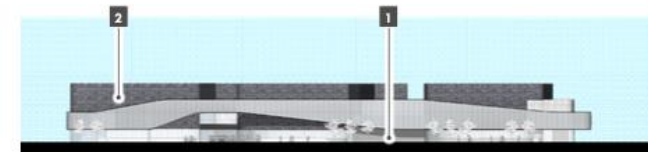


### The Facade

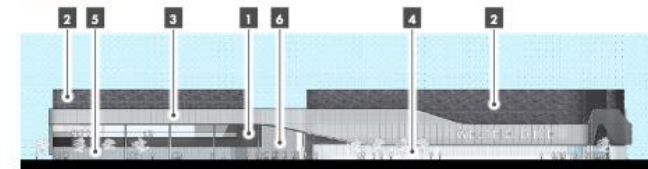
The architectural design concept draws inspiration from two primary sources: the fluid movement of the game of hockey and the richness and honesty of Westfield. The intentional integration creates unique facility that is true to its place and core function. The dynamic ribbon creates an identifiable expression to make a meaningful four-sided architectural statement.

#### ELEVATIONS KEY

- 1 OAK WOOD SLAT OR COMPARABLE
- 2 BLACK SLATE SHINGLE OR COMPARABLE
- 3 ANODIZED ALUMINUM PERFORATED SCREEN
- 4 INDIANA LIMESTONE
- 5 ALUMINUM FRAMED STOREFRONT SYSTEM
- 6 ALUMINUM FRAMED SSG CURTAIN WALL SYSTEM

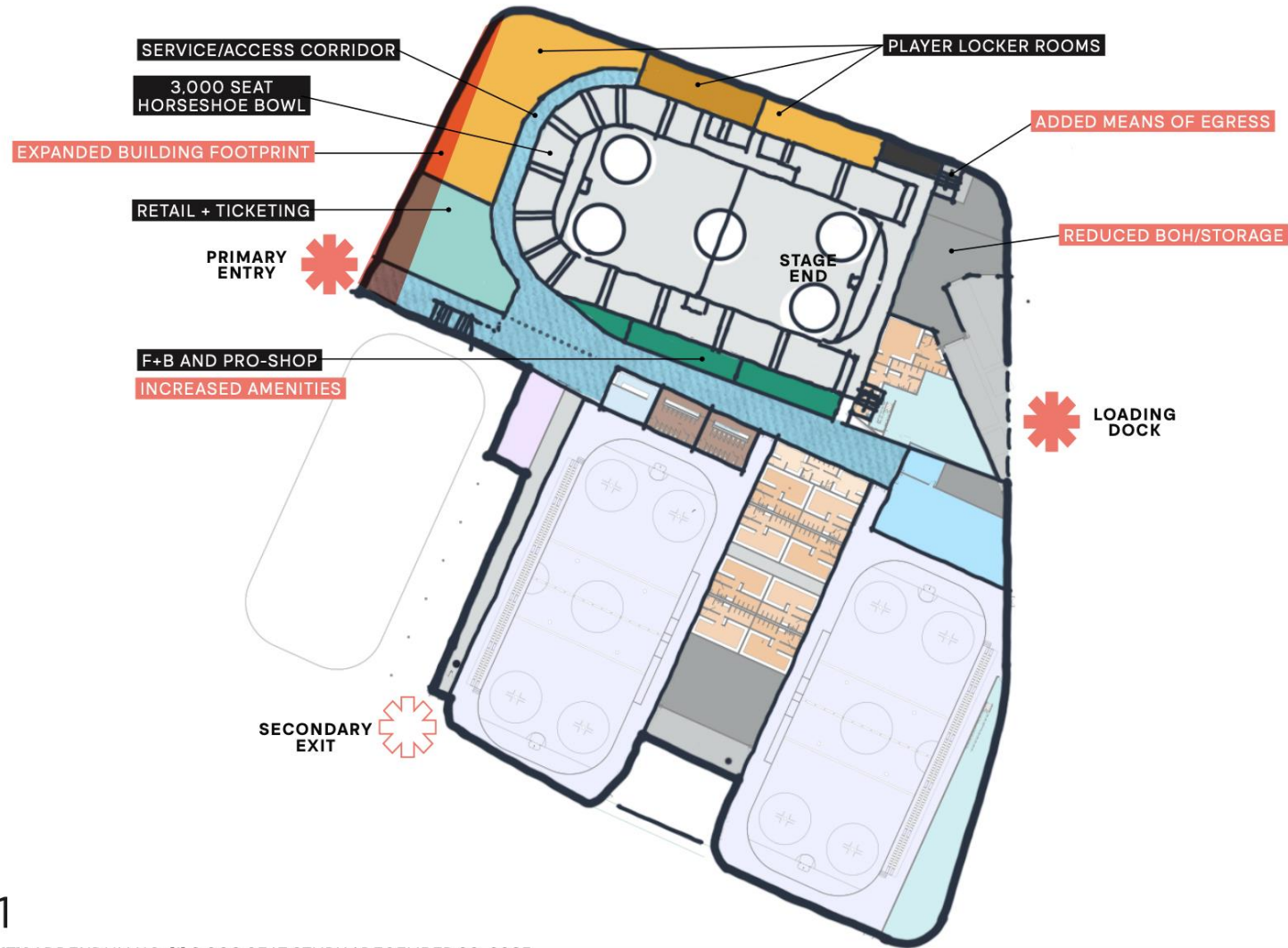


SOUTH ELEVATION



WEST ELEVATION

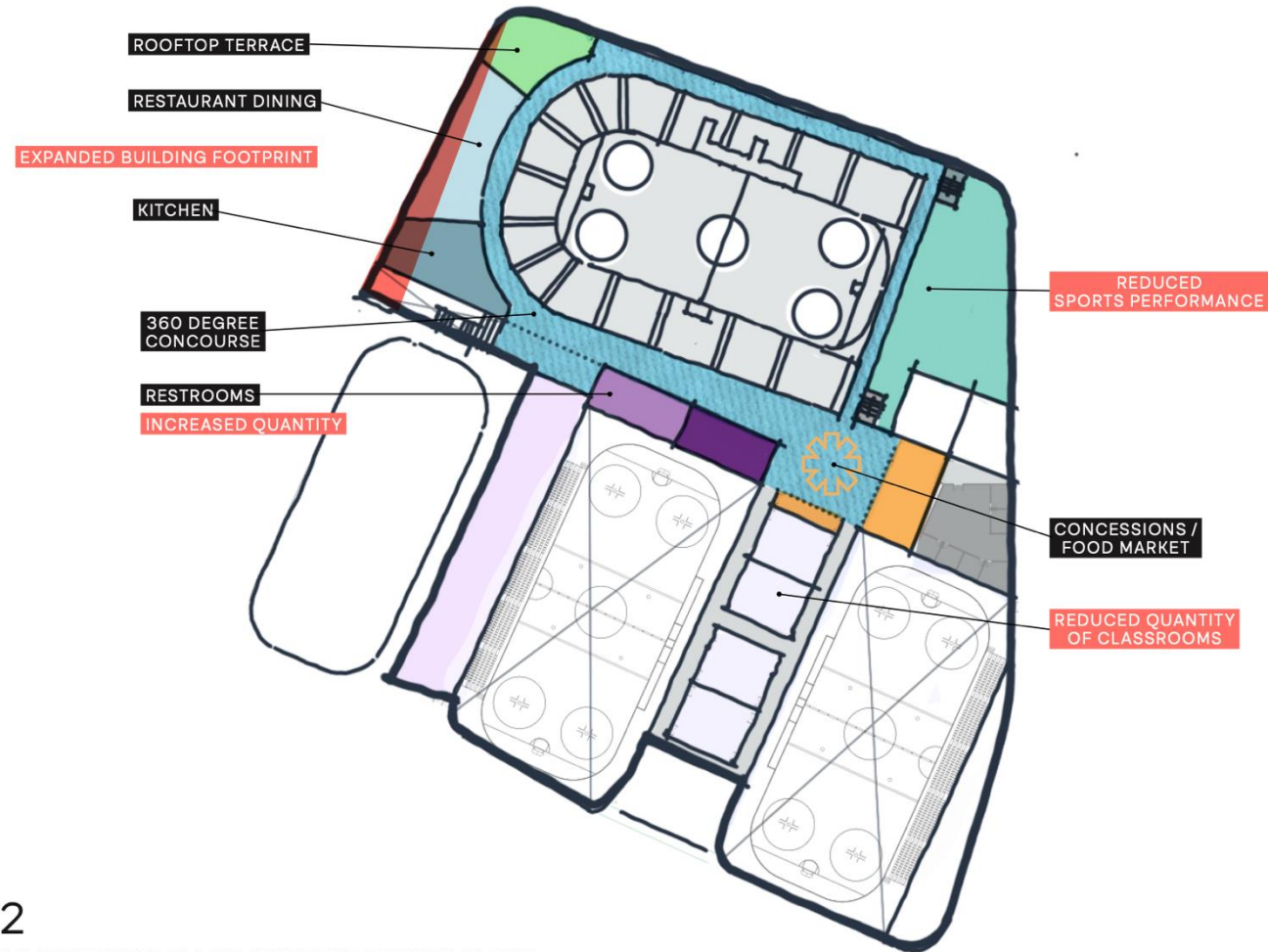
# SFC / Garmong / RATIO - Building Plan - 1<sup>st</sup> Floor



LEVEL 01

WESTFIELD ICE FACILITY ADDENDUM NO. [1] 3,000 SEAT STUDY / DECEMBER 30, 2025

# SFC / Garmong / RATIO – Building Plan – 2<sup>nd</sup> Floor



LEVEL 02

WESTFIELD ICE FACILITY ADDENDUM NO. [1] 3,000 SEAT STUDY / DECEMBER 30, 2025

# SFC / Garmong / RATIO – Cost Estimate

## WESTFIELD ICE FACILITY - CAPITAL COST SUMMARY <sup>1</sup> - 3000 Seat Arena

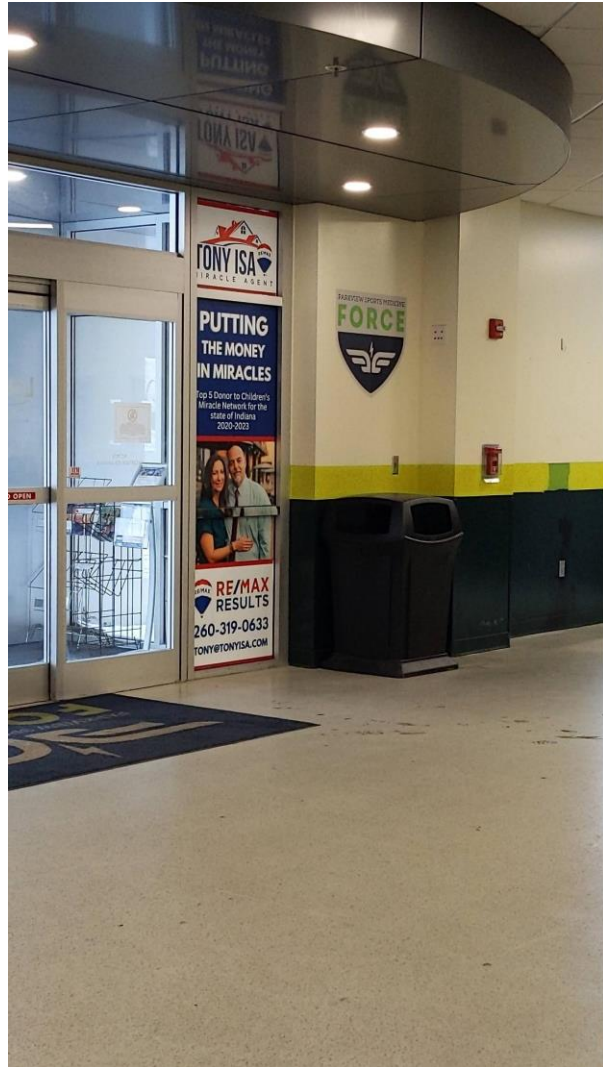
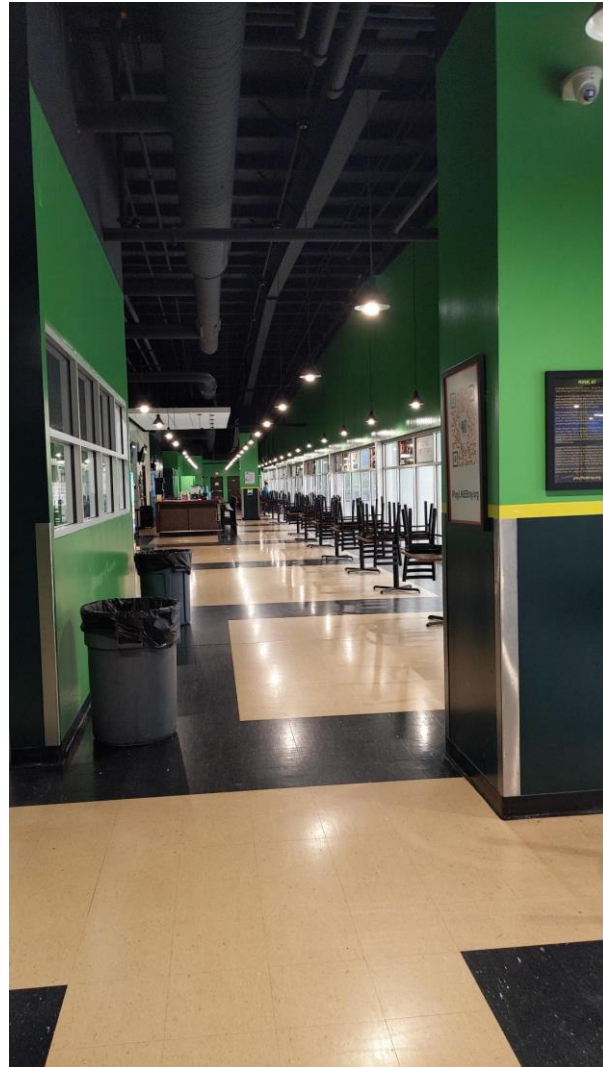
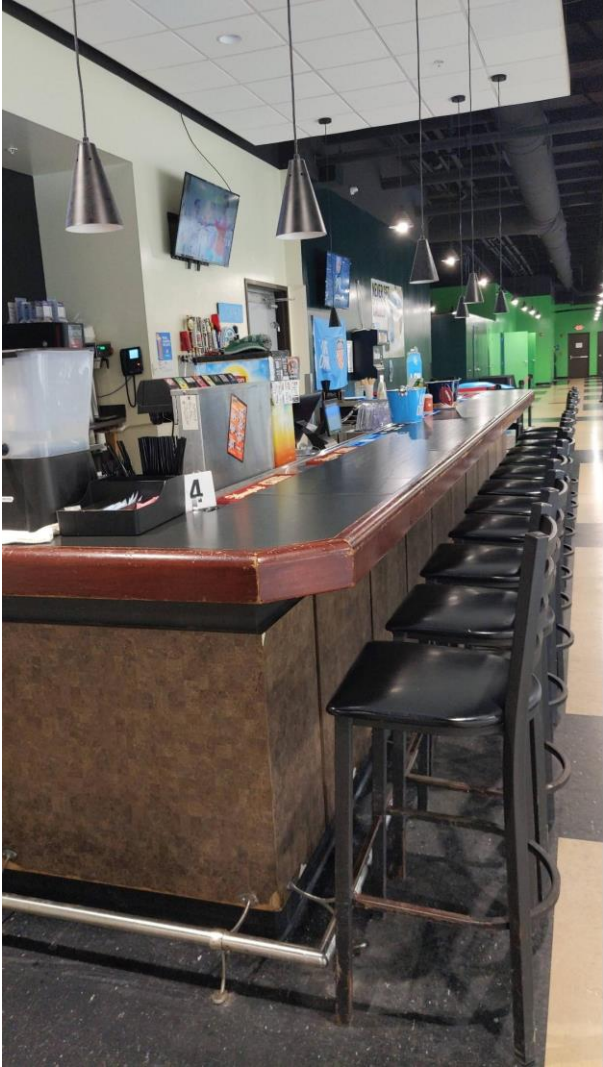
COST ITEM	DESCRIPTION	AMOUNT
1	SITE DEVELOPMENT	
2	FOUNDATIONS	
3	STRUCTURAL STEEL	
4	CONCRETE SLABS	
5	ROOFING	
6	EXTERIOR ENCLOSURE	
7	INTERIOR CONSTRUCTION	
8	SPECIALTIES	
9	FIXED AUDIENCE SEATING	
10	ICE RINK REFRIGERATION AND DASHER BOARDS	
11	ELEVATOR	
12	FIRE SUPPRESSION	
13	PLUMBING SYSTEMS	
14	HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)	
15	ELECTRICAL	
	Conceptual Design Contingency Allowance	
	<b>SUBTOTAL DIRECT CONSTRUCTION COST</b>	
16	SUPERVISION AND GENERAL CONDITIONS	
17	QUALITY ASSURANCE, TESTING, AND COMMISSIONING	
18	INSURANCE	
19	BUILDER'S RISK INSURANCE	
20	PERFORMANCE AND PAYMENT BOND	
21	CONSTRUCTION CONTINGENCY	
22	CONSTRUCTION MANAGEMENT FEE	
	<b>SUBTOTAL GENERAL CONDITIONS AND FEES</b>	
	<b>TOTAL CONSTRUCTION COST</b>	
23	ARCHITECTURAL FEES	
24	ENGINEERING FEES	
25	SPECIALTY SUBCONSULTANTS	
	<b>SUBTOTAL DESIGN FEES</b>	
26	PRECONSTRUCTION FEES	
27	FF&E	
28	PREOPENING OPERATIONS FEES	
29	CAPITALIZED PREOPENING EXPENSES	
30	PROJECT CONTINGENCY	
31	DEVELOPER FEE	
	<b>SUBTOTAL OTHER PROJECT COSTS</b>	
	<b>TOTAL PROJECT COST</b>	
	<b>ADD ALTERNATE - RINK 4</b>	

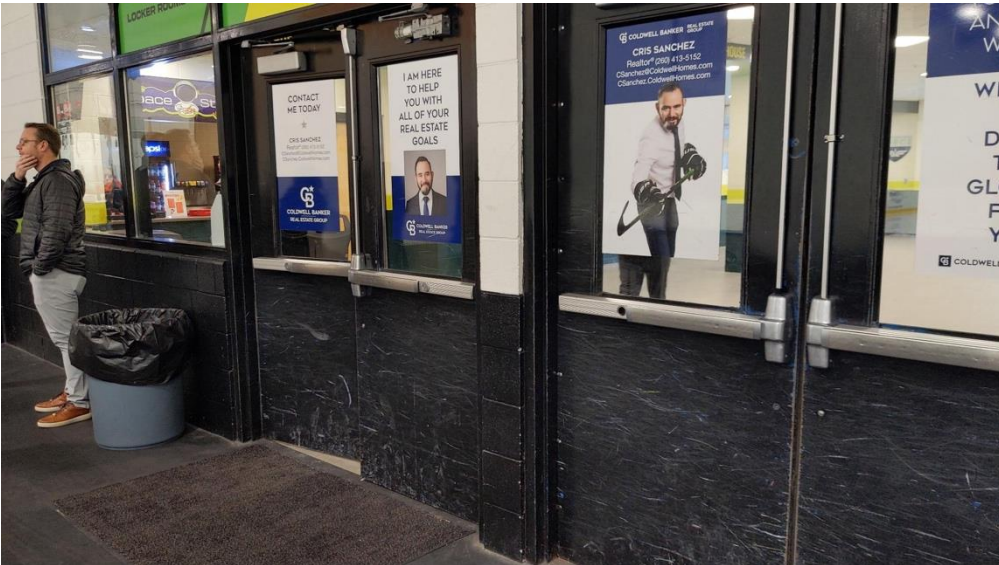
1. Base cost for a three-rink facility that anticipates the addition of a fourth rink.

# SFC Facility Site Visit



# SFC Facility Site Visit





# Appendix



# Proforma Comparison

Hunden standardized the pro formas submitted by the three proposers to enable an apples-to-apples comparison. This step was necessary due to differences in how each team presented and structured their projections.

Line Item	EDGE (Year 3)	Nicholas (Year 3)	SFC (Year 3)
TOTAL GROSS REVENUE			
EXPENSES			
TOTAL EXPENSES			
NET OPERATING INCOME			

*Projections shown are for each groups three-sheet proposal*

# Proforma Comparison Summary

A summary of the offeror's proformas is highlighted which consolidates major revenue line-items. SFC provided a detailed breakdown of expenses in their updated proposal, which is summarized for purposes of this comparison analysis.

Line Item	EDGE (Year 3)	Nicholas (Year 3)	SFC (Year 3)
<b>INCOME</b>			
Tenant Income (Total)			
Sponsorship (Total)			
Ice Rental - Total			
Programming			
Public Offering Income / Hotel Rebates	-		
Vending Income	-		-
Parking	-		-
<b>TOTAL INCOME / GROSS REVENUE</b>			
Westfield Gross Revenue Potential			
Westfield Vacancy		-	-
<b>Westfield Effective Gross Revenue</b>			
<b>EXPENSES</b>			
General Operation & Facility Expenses			
- Payroll and Benefits			
- Mgmt. Fee			
- Insurances (Estimate)			
- Utilities			
- Repairs & Maintenance			
- Landscaping			
- Janitorial Third party & Trash			
- Marketing			
- Professional Fees			
- General & Admin.			
- Other			
- Reserves / Future CapEx Planning			
<b>TOTAL EXPENSES</b>			
<b>NET OPERATING INCOME</b>			

# Proforma Comparison (Detailed)

Full line-item detail of revenues and expenses is highlighted in the table. SFC provided a detailed breakdown of expenses in their updated proposal, which is summarized for purposes of this comparison analysis.

Projections shown are for each groups three-sheet proposal

Line Item	EDGE (Year 3)	Nicholas (Year 3)	SFC (Year 3)
<b>INCOME</b>			
Tenant Income (Total)			
- Team Rentals	-		
- Strength & Conditioning			
- Food & Beverage (NET)			
- Restaurant / Retail Rent	-		
- Pro Shop			
- Junior Locker Rooms			
- Dedicated Youth Locker Rooms			
- Physical Therapy / Sports Med			
- Sports Incubator OR Physical Therapy			
- TPH Academy (Without Deck)			
- Birthday Party / Multipurpose Rooms			
- Streaming Rights			
- Misc. Retail Income	-		
Sponsorship (Total)			
- Naming Rights			
- Sponsorship (Non-Naming Rights)			
Ice Rental - Total			
- Core Hockey Rentals (Youth/HS/In-House)			
- Junior Hockey			
- Drop In / Other			
- Figure Skate / LTP / LTS / In-House Dev			
- Adult & ACHA College			
- TPH Academy			
- Tournament / Event (InHouse + Rental)			
- Camp			
Programming			
- Drop In Programming Income			
- Youth Hockey Program			
- LTS / LTP / Skills / Dev League Income			
Public Offering Income / Hotel Rebates	-		
Vending Income	-		
Parking	-		
<b>TOTAL INCOME / GROSS REVENUE</b>			
Westfield Gross Revenue Potential			
Westfield Vacancy			
<b>Westfield Effective Gross Revenue</b>			
<b>EXPENSES</b>			
General Operation & Facility Expenses			
- Payroll and Benefits			
- Mgmt. Fee			
- Insurances (Estimate)			
- Utilities			
- Repairs & Maintenance			
- Landscaping			
- Janitorial Third party & Trash			
- Marketing			
- Professional Fees			
- General & Admin.			
- Other			
- Reserves / Future CapEx Planning			
<b>TOTAL EXPENSES</b>			
<b>NET OPERATING INCOME</b>			

**hunden**  
**partners**

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**RESOLUTION NO. 05-2026**  
**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 May 30, 2025 the Commission issued a Request for Proposals and Qualifications related to the design, construction, operation, and maintenance (the “BOT RFP/Q”) of a multi-use athletic facility to include multiple sheets of playable ice (the “BOT Project”);

**WHEREAS**, responses to the BOT RFP/Q were due no later than July 11, 2025;

**WHEREAS**, after reviewing all responses to the BOT RFP/Q, the Commission BOT evaluation committee (“Evaluation Committee”) shortlisted to four separate bidders, of which three elected to continue to propose on the BOT Project;

**WHEREAS**, on August 22, 2025, the Commission a Request for Proposals (“RFP”) to the three participating shortlisted bidders, which requested further detailed responses related to the plans to deliver and operate the BOT Project, which responses to the RFP were due no later than October 24, 2025;

**WHEREAS**, on December 18, 2025, the Commission issued an addendum to the RFP (the “Addendum”), responses to which were due no later than January 30, 2026;

**WHEREAS**, the Evaluation Committee met on February 27, 2026, to review and score the shortlisted offerors responses to the RFP and Addendum, and contingently selected Nicholas & Associates (“Nicholas”) to be the preferred offeror and to act as the developer and operator 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 March 4, 2026;

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

1. Nicholas has experience in developing, constructing, operating, and maintaining projects similar to the BOT Project;
2. Nicholas's approach to the Project was a developer-based, owner focused approach that emphasized agility in design, construction methods, and construction schedule;
3. Nicholas has experience in developing, operating, managing, programming, and maintaining facilities similar to that proposed for the BOT Project;
4. Nicholas 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;
5. Nicholas's submission to the RFP/Q, the RFP, and the Addendum was responsive and complete;
6. Nicholas has the financial ability and operational capacity to design, construct, operate, and maintain the BOT Project;
7. Nicholas's proposal included key personnel with significant professional experience that will benefit the development of the BOT Project;
8. Nicholas's references submitted with the RFP/Q were reviewed positively;
9. Nicholas's fee schedule and compensation was cost-effective, market based, and aligned with the goals of the BOT Project;
10. Nicholas's business plan and ability to drive revenue to support the BOT Project's debt service, including but not limited to its ability to attract national tournaments, users, and other tenants;
11. Nicholas's ability to integrate local community benefits and priorities into its operating model;
12. The quality of its integration of district amenities into the BOT Project design; and
13. Nicholas's approach to aligning the BOT Project's revenues to the BOT Project's anticipated costs.

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

**WHEREAS**, the Commission has determined that is in the best interests of the Commission and the City to: (a) select Nicholas as the preferred offeror and the Commission's private partner for the development and operation 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:

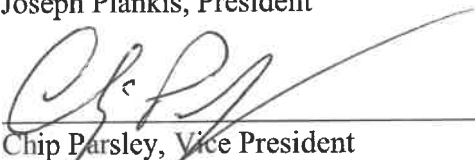
1. The foregoing Recitals are fully incorporated herein by this reference.
2. Nicholas is selected as the preferred offeror and the private partner for the development and operation of the BOT Project.
3. The Executive Director of the Commission is authorized to negotiate the final terms of the PPA; provided that, the PPA shall provide for the initial reimbursement of Nicholas's costs for the design and delivery of a guaranteed maximum price for the delivery of the BOT Project in an amount not to exceed \$5,000,000.
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 16th day of March, 2026.


**CITY OF WESTFIELD  
REDEVELOPMENT COMMISSION**


Absent

\_\_\_\_\_  
Joseph Plankis, President

  
\_\_\_\_\_  
Chip Parsley, Vice President

  
\_\_\_\_\_  
Steve Latour, Secretary

  
\_\_\_\_\_  
Brian Tomamichel, Member

  
\_\_\_\_\_  
Patrick Downey, Member

**RESOLUTION NO. 06-2025**  
**A RESOLUTION OF**  
**THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION**  
**RECOMMENDING APPROVAL OF PARTIAL GMP ADDENDA**

**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**, on August 1, 2025, Keystone Realty Group LLC (“Keystone”) was selected as the preferred offeror under the BOT RFP/Q for the design and development of the BOT Project and subsequently executed a Public Private Agreement with the Commission (the “PPA”);

**WHEREAS**, pursuant to the terms of the PPA, Keystone has submitted the following guaranteed maximum price addendums for the completion of certain components of the BOT Project: (a) GMP #1 for the relocation of the D-1 field in a maximum amount not to exceed \$7,993,664 (“GMP 1”); and (b) GMP #2 for the cost of professional services associated with the N8 parking garage, N8 site infrastructure, and overall project site development planning in a maximum amount not to exceed \$3,151,993 (“GMP 2”, and collectively with GMP 1, the “GMP Addenda”);

**WHEREAS**, the Commission has determined that is in the best interests of the Commission and the City to: (a) approve the GMP Addenda; and (b) 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. The Executive Director of the Commission is authorized to negotiate the final terms of the GMP Addenda in a maximum amount not to exceed: (a) \$7,993,664 for GMP 1; and (b) 3,151,993 for GMP 2.

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 GMP Addenda and the other matters contemplated by this Resolution.

6. 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.

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.

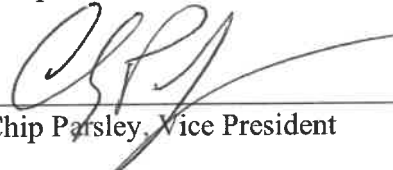
8. This Resolution shall be in full force and effect from and after its passage.

Adopted this 16th day of March, 2026.

**CITY OF WESTFIELD  
REDEVELOPMENT COMMISSION**

Absent

\_\_\_\_\_  
Joseph Plankis, President

  
\_\_\_\_\_  
Chip Parsley, Vice President

  
\_\_\_\_\_  
Steve Latour, Secretary

  
\_\_\_\_\_  
Brian Tomamichel, Member

  
\_\_\_\_\_  
Patrick Downey, Member