



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

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**BOARD OR COMMISSION: Redevelopment Commission Meeting**

**MEETING DATE: Monday, May 18, 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 April 20, 2026

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM**

Document: Executive Session Memorandum from April 20, 2026

**FINANCIAL MATTERS**

Clerk Treasurer's Reports

Documents:

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

Approval of Claims

Document: Claims for May 18, 2026

Approval of Disbursements

Grand Park North Infrastructure BOT

- GMP #1 and 2 – Total : \$147,890.03

## **EXECUTIVE DIRECTOR REPORT**

### **OLD BUSINESS**

### **NEW BUSINESS**

a. Action Item #1 - Resolution 13-2026 re: TIF Pass-Throughs

Document: Resolution 13-2026

b. Action Item #2 - Resolution 14-2026 re: Riverview Hospital / Spring Mill Centre Taxpayer Agreement

Document: Resolution 14-2026

c. Action Item # 3 - Resolution 15-2026 re: CMc for Market Court Redevelopment

Document: Resolution 15-2026

d. Action Item #4 - Resolution 16-2026 re: Dar Al Ber PILOT Agreement - Amendment

Document: Resolution 16-2026

### **OTHER BUSINESS**

a. Next Regular Meeting: Monday, June 15th, 2026, 6:00 PM

### **ADJOURNMENT**



**CITY OF WESTFIELD, IN**  
**Redevelopment Commission Meeting Minutes - 4/20/2026**  
*Monday, April 20, 2026 at 6:00 PM*

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**CALL TO ORDER**

Attendance:

President: Joe Plankis - Absent  
Vice President: Chip Parsley - Present  
Secretary: Steve Latour - Present  
Commissioner: Brian Tomamichel - Present  
Commissioner: Patrick Downey - Present  
Commissioner: Carrie Larrison - Present  
Executive Director: Jenell Fairman - Present  
Office Administrator: David Brock - Present  
Legal Counsel Wallack Somers & Haas, P.C.: Ryan Wilmering - Present  
Legal Counsel Barnes & Thornburg: Dustin Meeks - Virtual  
Municipal Advisor Bondry Consulting: Oscar Gutierrez - Present  
Municipal Advisor Bondry Consulting: Alex Stanley - Virtual

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

Vice President Parsley noted the presence of a quorum and called the meeting to order at 6:02 PM.

**b. Pledge of Allegiance**

The Pledge of Allegiance was recited.

**c. Announce any Changes to Agenda**

**Resolution 12-2026 re: ECR Project Agreement**

Resolution 12-2026 re: ECR Project Agreement was added to the agenda.

**APPROVAL OF MINUTES**

**Documents: Minutes from March 16, 2026 and March 30, 2026**

March 16, 2026 and March 30, 2026, minutes were presented

Motion to Approve: Steve Latour

Seconded: Brian Tomamichel

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM**

**Document: Executive Session Memorandum from March 16, 2026**

March 16, 2026, Executive Session Memorandum was presented

Motion to Approve: Brian Tomamichel

Seconded: Patrick Downey

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

## **FINANCIAL MATTERS**

### **Clerk Treasurer's Reports**

#### **Documents:**

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

The Clerk Treasurer was unable to attend the meeting and sent the monthly reports and annual report 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 April 20, 2026**

Motion to Approve: Brian Tomamichel

Seconded: Steve Latour

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

### **Approval of Disbursements**

**Grand Park North Infrastructure BOT**

- **GMP #1 and 2 – Total : \$278,129.77**

Motion to Approve: Steve Latour

Seconded: Patrick Downey

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey

No: None

Abstain: None

Motion Determination: Passed

## **EXECUTIVE DIRECTOR REPORT**

Executive Director Jenell Fairman presented updates on several development projects, including Park and Poplar, Gateway at Lantern Commons, Park Street improvements, the Grand Park District Master Plan, and the proposed ice hockey facility. The Park and Poplar project remains a \$123 million development, with the previously approved city-backed bond revised to a developer-backed bond while all other terms remain unchanged. Also reviewed was the Gateway at Lantern Commons project, recent downtown business announcements, and public bid updates for Park Street, including the planned traffic direction reversal after project completion. Executive Director Fairman provided an overview of the Grand Park District zoning process and anticipated timeline, and noted that pre-development work continues for the ice hockey facility, with construction targeted for early 2027 and opening anticipated around August 2028.

## **OLD BUSINESS**

## **NEW BUSINESS**

**a. Action Item #1 - Resolution 08-2026 re: Revised TIF Pledge - Park and Poplar**

**Document: Resolution 08-2026**

Legal Counsel from Barnes and Thornburg, Dustin Meeks, presented the resolution updating the pledge resolution for the Park and Poplar project. He explained that the financing structure is being revised from a city-backed bond to a developer-backed bond, requiring updated approval documents. The resolution repeals the prior pledge resolution and reintroduces the pledge of tax increment revenues from the project site to align with the revised financing structure. Meeks noted that the bond parameters remain unchanged, including a maximum authorized principal amount of \$19 million, and that the change removes the use of the city's credit from the bond financing.

Motion to Approve: Steve Latour  
Seconded: Brian Tomamichel

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey  
No: None  
Abstain: None

Motion Determination: Passed

**b. Action Item #2 - Resolution 09-2026 re: Approving Form and Execution of Proposed First Amendment to Development Agreement - Lantern Commons - Front Street**

**Document: Resolution 09-2026**

Legal Counsel from Barnes and Thornburg, Dustin Meeks, presented the resolution approving the form of a First Amendment to the Lantern Commons Master LLC development agreement. He explained that two sites within the original Lantern Commons development are proposed to be removed and established as separate allocation areas so tax increment revenues from those sites can support incentives for separate development projects. The amendment would provide a make-whole payment to Lantern Commons Master LLC in exchange for its consent to remove the sites from the original agreement. Meeks noted that the exact payment amount remains under discussion, and the resolution approves the agreement with flexibility for the final negotiated amount.

Motion to Approve: Steve Latour  
Seconded: Patrick Downey

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey  
No: None  
Abstain: None

Motion Determination: Passed

**c. Action Item #3 - Resolution 10-2026 re: Amendments to Declaratory Resolution - Lantern Commons EDA and creation of the Gateway TIF Allocation Area**

**Document: Resolution 10-2026**

Legal Counsel from Barnes and Thornburg, Dustin Meeks, presented resolution 10-2026, a declaratory resolution to create a new allocation area within the Lantern Commons EDA for a standalone development site. He explained that the new allocation area would allow tax increment revenues from the site to be collected in a separate allocation fund and potentially used to support public improvements and economic development projects, including future incentives for the Lantern Commons Gateway project. Meeks outlined the required approval process, including review by the Westfield Washington Advisory Plan Commission, Common Council approval, publication of a public hearing notice, and a subsequent public hearing and confirmatory resolution before the RDC. The proposed area was identified on a map and was noted that separate allocation areas may be created when debt issuance is associated with a specific project area.

Motion to Approve: Brian Tomamichel  
Seconded: Patrick Downey

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey  
No: None  
Abstain: None

Motion Determination: Passed

**d. Action Item #4 - Resolution 11-2026 re: Approvals of Modifications Under GPSE PPA**

**Document: Resolution 11-2026**

Executive Director Jenell Fairman presented the resolution regarding approval of modifications under the Grand Park Sports and Entertainment public-private agreement (PPA). The resolution authorizes the Executive Director or an officer to sign city-approved forms related to proposed real estate modifications at Grand Park. Jenell explained that escrow funds are held by the City of Westfield and may be used by Grand Park Sports and Entertainment for approved park improvements, while the RDC retains review authority for modifications to real estate owned by the Redevelopment Authority and leased to the RDC. Commissioners discussed the approval process, long-term oversight, and the need for safeguards during the agreement term. The resolution was proposed for approval with an amendment requiring the matter to return to the RDC if the Economic Development Executive Director position

changes.

Motion to Amend and Approve: Steve Latour  
Seconded: Brian Tomamichel

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey  
No: None  
Abstain: None

Motion Determination: Passed

**e. Action Item #5 - 2026 Anova Professional Services Agreement**

**Document: Anova Professional Services Agreement** Executive Director Jenell Fairman presented the professional services agreement with Anova for owner’s technical representative services at Grand Park District related to the parking garage and other infrastructure work. Jenell explained that Anova would supplement existing staff capacity and allow the current owner’s technical representative, Deb Kunce, to use her resources to focus more directly on the ice hockey facility. It was noted that Anova has expertise in construction management and is well suited to represent the City on the Grand Park District project.

Motion to Approve: Steve Latour  
Seconded: Brian Tomamichel

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey  
No: None  
Abstain: None

Motion Determination: Passed

**f. Action Item #6 - Resolution 12-2026 re: ECR Project Agreement**

**Document: Resolution 12-2026**  
Executive Director Jenell Fairman presented the resolution authorizing execution of a project agreement with ECR, owned by Heartland Group and operating as Time Financial Corporation, for development of Block N8 within the Grand Park District. The proposed approximately \$8 million project includes a 50,000-square-foot auto racing headquarters and engineering facility, a two-story 26,000-square-foot office headquarters building, restaurant and retail space, and related site improvements. It was noted that the project would be located where the D1 Championship Diamond is currently shown in the Grand Park. Incentives for the project include providing land for purchase from the Downtown Westfield CDC for \$1.00 and access to designated parking. Jenell stated that no bond proceeds or cash grants are proposed, and that final job commitment numbers are still being finalized.

Motion to Approve: Steve Latour  
Seconded: Brian Tomamichel

Yes: Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey  
No: None  
Abstain: None

Motion Determination: Passed

**OTHER BUSINESS**

**a. Next Regular Meeting: Monday, May 18th, 2026, 6:00 PM**

**ADJOURNMENT**

The Commission adjourned the meeting at 7:00 PM

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

\_\_\_\_\_  
Date



**Executive Session Memorandum**

**City of Westfield Redevelopment Commission**

**April 20, 2026**

**MEMBERS PRESENT:** Chip Parsley, Steve Latour, Brian Tomamichel, 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 5:19 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 6:00 PM.

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Chip Parsley, Vice President

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Steve Latour, Secretary

**April 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	\$ (110,908.99)	\$ 339,091.01		
	Wallack Somers & Haas				\$ (24,636.76)	
	Barnes & Thornburg				\$ (1,988.00)	\$ 312,466.25
244018349-Services		\$ 920,000.00	\$ (125,766.08)	\$ 794,233.92		
	Gang Gang				\$ (15,000.00)	
	JS Held				\$ (3,927.43)	
	CrossRoad Engineers				\$ (814.50)	\$ 774,491.99
244018241-Nonprofit		\$ 12,955,000.00		\$ 12,955,000.00		\$ 12,955,000.00
244018474-Land Purchase	Transfer Out to DWCDC 03/02/26	\$ 3,500,000.00	\$ (12,955,000.00)	\$ (9,455,000.00)		\$ (9,455,000.00)
		\$ 17,825,000.00	\$ (13,191,675.07)	\$ 4,633,324.93	\$ (46,366.69)	\$ 4,586,958.24

Fund No.-Name	Description	2026 Beginning Budget	YTD Claims Approved & Applied	Monthly Beginning Balance	MTD Claims Approved & Applied	Ending Balance
301-Eastside		\$ 607,350.00	\$ (301,975.00)	\$ 305,375.00	\$ -	\$ 305,375.00
302-Aurora		\$ 1,000,000.00		\$ 1,000,000.00	\$ (500,000.00)	\$ 500,000.00
303-Lantern Commons		\$ 396,000.00		\$ 396,000.00	\$ -	\$ 396,000.00
304-Southside		\$ -		\$ -		\$ -
305-Grand Juntion	Precision Concrete & Shelby Materials	\$ 2,670,000.00	\$ (1,551,817.65)	\$ 1,118,182.35	\$ (4,174.80)	\$ 1,114,007.55
306-Osborne Trails	A & F Engineering	\$ 918,000.00	\$ (1,177,130.00)	\$ (259,130.00)		\$ (259,130.00)
308-Osborne Trails South		\$ -				\$ -
309-Eagletown		\$ 2,755,990.00	\$ (177,802.50)	\$ 2,578,187.50		\$ 2,578,187.50
310-SEP		\$ 221,752.00	\$ (117,467.21)	\$ 104,284.79		\$ 104,284.79
311-Spring Mill Centre		\$ 122,990.00		\$ 122,990.00		\$ 122,990.00
314-Spring Mill Station SWC		\$ -				\$ -
316-Mainstreet		\$ 2,098,087.00	\$ (47,276.25)	\$ 2,050,810.75		\$ 2,050,810.75
317-146th Street		\$ 2,000,000.00		\$ 2,000,000.00		\$ 2,000,000.00
318-Gigabit		\$ 175,438.00		\$ 175,438.00		\$ 175,438.00
319-Spring Mill Station		\$ 2,312,625.00	\$ (279,350.00)	\$ 2,033,275.00		\$ 2,033,275.00
327-Union Square		\$ 909,000.00	\$ (175,150.00)	\$ 733,850.00		\$ 733,850.00
328-Wheeler Landing		\$ 719,913.00	\$ (242,489.72)	\$ 477,423.28		\$ 477,423.28
448-Eagletown DSR		\$ -				\$ -
<b>Subtotal of Budget to Actual</b>		\$ 16,907,145.00	\$ (4,070,458.33)	\$ 12,836,686.67		
<b>Total Budget to Actual*</b>		\$ 34,732,145.00	\$ (17,262,133.40)	\$ 17,470,011.60	\$ (550,541.49)	\$ 16,919,470.11

**April 2026-Fund Summary**

Fund No.-Name	Description	Beginning Balance	Revenue	MTD Actual Disbursed	Ending Bank Balance	Cash Investment	Total
244-RDC Capital Fund		\$ 13,585,722.66					
244960	Dennison Parking Inc		\$ 20,334.28				
244960	Weekley Group of Companies		\$ 6,470.00				
244348	Dennison Parking Inc		\$ 299.30				
	Accounts Receivable		\$ 10,550.00				
	Transfer + April Disbursements			\$ (13,001,366.69)			
		\$ 13,585,722.66	\$ 37,653.58	\$ (13,001,366.69)	\$ 622,009.55	\$ -	\$ 622,009.55
Fund No.-Name	Description	Beginning Balance	Revenue	MTD Actual Disbursed	Ending Bank Balance	Cash in Investments	Available TIF Cash
301-Eastside		\$ 1,013,308.31		\$ -		\$ 700,000.00	\$ 700,000.00
302-Aurora	Increased Investment	\$ 618,693.05		\$ (500,000.00)	\$ 118,693.05	\$ 1,000,000.00	\$ 1,118,693.05
303-Lantern Commons		\$ -		\$ -	\$ -		\$ -
304-Southside		\$ -		\$ -	\$ -		\$ -
305-Grand Juntion		\$ 1,198,338.22		\$ (4,174.80)	\$ 1,194,163.42	\$ 1,000,000.00	\$ 2,194,163.42
306-Osborne Trails		\$ 578,050.25		\$ (67,363.90)	\$ 510,686.35	\$ 400,000.00	\$ 910,686.35
308-Osborne Trails South	Increased Investment	\$ 117,539.62		\$ (100,000.00)	\$ 17,539.62	\$ 100,000.00	\$ 117,539.62
309-Eagletown		\$ 2,098,576.27			\$ 2,098,576.27	\$ 400,000.00	\$ 2,498,576.27
310-SEP		\$ 237,690.19			\$ 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		\$ 1,484,186.77			\$ 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		\$ -			\$ -	\$ 81.43	\$ 81.43
327-Union Square		\$ 13,925.63			\$ 13,925.63		\$ 13,925.63
328-Wheeler Landing	Adjustment-January Bond Payment	\$ 242,489.72		\$ (242,489.72)	\$ -		\$ -
<b>Total*</b>		<b>\$ 22,974,344.33</b>	<b>\$ 37,653.58</b>	<b>\$ (13,915,395.11)</b>	<b>\$ 8,083,294.49</b>	<b>\$ 9,750,081.43</b>	<b>\$ 17,833,375.92</b>

*The beginning balance for Fund 244 reflects the March ending balance; however, an adjustment related to revenue causes the beginning balance to appear misstated.*

2026 Interest Income	January	February	March	April	May	June	July	August	September	October	November	December	2026 Y-T-D Total
301-Eastside	\$ 2,140.32	\$ 1,921.21	\$ 2,120.10	\$ 1,999.16									\$ 8,180.79
302-Aurora	\$ 1,528.80	\$ 1,372.30	\$ 1,514.36	\$ 2,855.94									\$ 7,271.40
303-Lantern Commons													
304-Southside													
305-Grand Juncton	\$ 3,057.60	\$ 2,744.58	\$ 3,028.72	\$ 2,855.94									\$ 11,686.84
306-Osborne Trails	\$ 1,223.04	\$ 1,097.84	\$ 1,211.49	\$ 1,142.38									\$ 4,674.75
308-Osborne Trails South				\$ 285.58									
309-Eagletown	\$ 1,223.04	\$ 1,097.84	\$ 1,211.49	\$ 1,142.38									\$ 4,674.75
310-SEP													
311-Spring Mill Centre													
316-Mainstreet	\$ 764.40	\$ 686.15	\$ 757.18	\$ 713.99									\$ 2,921.72
317-146th Street	\$ 10,090.08	\$ 9,057.08	\$ 9,994.78	\$ 9,424.61									\$ 38,566.55
318-Gigabit													
319-Spring Mill Station	\$ 7,949.76	\$ 7,135.88	\$ 7,874.67	\$ 7,425.45									\$ 30,385.76
324-Eagletown DSR	\$ 0.31	\$ 0.28	\$ 0.31	\$ 0.30									\$ 1.20
327-Union Square													
328-Wheeler Landing													
448-Eagletown DSR	\$ 787.69	\$ 1,315.67	\$ (232.29)	\$ 1,015.87									\$ 2,886.94
<b>Total Interest from TIF Investments</b>	<b>\$ 28,765.04</b>	<b>\$ 26,428.83</b>	<b>\$ 27,480.81</b>	<b>\$ 28,861.60</b>									<b>\$ 111,536.28</b>

Lifetime Interest by Year	2023	2024	2025	2026	Lifetime Total
244-RDC Capital	\$ -	\$ -	\$ -	\$ -	\$ -
301-Eastside	\$ 9,705.20	\$ 7,012.33	\$ 41,614.67	\$ 8,180.79	\$ 66,512.99
302-Aurora	\$ 3,365.96	\$ 26,627.75	\$ 21,042.91	\$ 7,271.40	\$ 58,308.02
303-Lantern Commons (AKA Front Street)					
304-Southside					
305-Grand Juncton	\$ 35,510.93	\$ 17,530.86	\$ 38,098.76	\$ 11,686.84	\$ 102,827.39
306-Osborne Trails			\$ 15,239.51	\$ 4,674.75	\$ 19,914.26
308-Osborne Trails South				\$ 285.58	
309-Eagletown	\$ 33,042.55	\$ 5,259.23	\$ 19,125.38	\$ 4,674.75	\$ 62,101.91
310-SEP					
311-Spring Mill Centre					
316-Mainstreet	\$ 19,354.30	\$ 5,200.60	\$ 13,290.26	\$ 2,921.72	\$ 40,766.88
317-146th Street	\$ 28,049.71	\$ 159,771.88	\$ 142,179.00	\$ 38,566.55	\$ 368,567.14
318-Gigabit					
319-Spring Mill Station	\$ 16,829.82	\$ 92,221.14	\$ 108,208.05	\$ 30,385.76	\$ 247,644.77
324-Eagletown DSR	\$ -	\$ 4,818.13	\$ 14,012.18	\$ 1,017.07	\$ 19,847.38
327-Union Square					
328-Wheeler Landing					
448-Eagletown DSR	\$ -	\$ -	\$ 265.20	\$ 1,871.07	\$ 2,136.27
<b>Life-to-Date of Investments</b>	<b>\$ 145,858.47</b>	<b>\$ 318,441.92</b>	<b>\$ 413,075.92</b>	<b>\$ 111,536.28</b>	<b>\$ 988,912.59</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
3/12/2026	Wallack Somers & Haas	244	\$ 24,330.00
3/12/2026	Barnes & Thornburg	244	\$ 5,033.33
4/13/2026	Wallack Somers & Haas	244	\$ 24,636.76
4/13/2026	Barnes & Thornburg	244	\$ 1,988.00
<b>Total-Legal</b>			<b>\$ 137,533.75</b>

1/13/2026	Bondry Management Consulting	244	\$ 25,000.00
2/12/2026	Bondry Management Consulting	244	\$ 10,000.00
3/12/2026	Bondry Management Consulting	244	\$ 32,000.00
<b>Total-Municipal Advisor</b>			<b>\$ 67,000.00</b>

<b>Grand Total</b>			<b>\$ 204,533.75</b>
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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.

May 18, 2026

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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 \$922,239.74 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 18 day of May, 2026

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: 04/15/26..05/14/26

5/14/2026 9:04 AM

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WESTFIELD\DTOLLEY

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
<b>Fund No. Fund Name</b>									
<b>244 Redevelopment District Capital</b>									
<b>RDC</b>									
VEN011964	JS Held	APP138106	5/13/2026	244018349	REDEVELOP DISTRICT	April Services	1,459.84		
VEN011964	JS Held	APP138106	5/13/2026	244018349	REDEVELOP DISTRICT	April Services	1,499.10		
VEN011964	JS Held	APP138106	5/13/2026	244018349	REDEVELOP DISTRICT	April Services	745.17		
VEN011964	JS Held	APP138106	5/13/2026	244018349	REDEVELOP DISTRICT	April Services	5,308.22		
VEN012776	CrossRoad Engineers PC	APP138107	5/13/2026	244018349	REDEVELOP DISTRICT	GP BOT March and April	1,267.00		
VEN012694	McCarter and English LLP	APP138108	5/13/2026	244018330	REDEVELOP DISTRICT	Market Ct Project April	4,277.50		
VEN005897	Hamilton County Reporter	APP138109	5/13/2026	244018349	REDEVELOP DISTRICT	RFP	75.99		
VEN011964	JS Held	APP138110	5/13/2026	244018349	REDEVELOP DISTRICT	Feb March services	1,959.20		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	BW Jersey	165.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Comm Hosp	256.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	ECR	1,100.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Gateway	660.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	General	2,200.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	GPSE	880.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Gr Park	825.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Gr Park BOT	1,705.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Gr Park South	440.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Ham Cross	110.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Ice Fac	9,680.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Jaffe	55.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	General	55.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Jungle	55.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Lantern	110.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Level 2	110.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	LOR	110.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Market Ct	1,485.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Park St	1,815.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Riverview	825.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Spring Mill	825.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Union	880.00		
VEN011751	Wallack Somers and Haas PC	APP138111	5/13/2026	244018330	REDEVELOP DISTRICT	Wood Wind	385.00		
VEN005897	Hamilton County Reporter	APP138112	5/13/2026	244018349	REDEVELOP DISTRICT	EDC Park and Poplar	48.63		

**Purchase Invoice Register**

City of Westfield

Report Date Range: 04/15/26..05/14/26

5/14/2026 9:04 AM

Page 2 of 3

WESTFIELD\DTOLLEY

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
<b>Fund No. Fund Name</b>									
<b>244 Redevelopment District Capital</b>									
<b>RDC</b>									
VEN005661	Barnes and Thornburg LLP	APP138113	5/13/2026	244018330	REDEVELOP DISTRICT	March Services	781.00		
VEN005661	Barnes and Thornburg LLP	APP138113	5/13/2026	244018330	REDEVELOP DISTRICT	March Services	396.00		
VEN009267	The Superlative Group Inc	APP138114	5/13/2026	244018349	REDEVELOP DISTRICT	Consulting	20,000.00		
VEN005897	Hamilton County Reporter	APP138115	5/13/2026	244018349	REDEVELOP DISTRICT	RFP	79.03		
VEN005897	Hamilton County Reporter	APP138116	5/13/2026	244018349	REDEVELOP DISTRICT	Park and Poplar	48.63		
VEN011964	JS Held	APP138118	5/14/2026	244018349	REDEVELOP DISTRICT	Feb March services	1,464.75		
VEN011964	JS Held	APP138118	5/14/2026	244018349	REDEVELOP DISTRICT	Feb March services	5,338.90		
VEN011964	JS Held	APP138118	5/14/2026	244018349	REDEVELOP DISTRICT	Feb March services	999.40		
VEN011964	JS Held	APP138118	5/14/2026	244018349	REDEVELOP DISTRICT	Feb March services	3,697.28		
<b>Subtotal for RDC</b>							<b>74,176.64</b>		
<b>Subtotal for Fund 244 Redevelopment District Capital</b>							<b>74,176.64</b>		
<b>Fund No. Fund Name</b>									
<b>305 Grand Junction TIF</b>									
<b>RDC</b>									
VEN012714	Argent Institutional Trust	APP137903	5/5/2026	305018280	GRAND JUNCT TIF-DEBT	2025 A and B Bond	345,500.00	84157	5/12/2026
<b>Subtotal for RDC</b>							<b>345,500.00</b>		
<b>Subtotal for Fund 305 Grand Junction TIF</b>							<b>345,500.00</b>		
<b>Fund No. Fund Name</b>									
<b>306 Osborne Trails TIF</b>									
<b>RDC</b>									
VEN000010	A and F Engineering	APP138069	5/12/2026	306018474	OSBORNE TRAILS TIF-	PE Services for 191st St	48,063.10		
<b>Subtotal for RDC</b>							<b>48,063.10</b>		
<b>Subtotal for Fund 306 Osborne Trails TIF</b>							<b>48,063.10</b>		
<b>Fund No. Fund Name</b>									
<b>319 Spring Mill Sta TIF</b>									
<b>RDC</b>									
VEN008527	BOK Financial	APP137904	5/5/2026	319018131	SPRINGMILL STA TIF TSF	2022 Bond Union Square	279,350.00	84169	5/12/2026
<b>Subtotal for RDC</b>							<b>279,350.00</b>		
<b>Subtotal for Fund 319 Spring Mill Sta TIF</b>							<b>279,350.00</b>		

**Purchase Invoice Register**

City of Westfield

Report Date Range: 04/15/26..05/14/26

5/14/2026 9:04 AM

Page 3 of 3

WESTFIELD\DTOLLEY

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
<b>Fund No. Fund Name</b>									
<b>327 Union Square TIF</b>									
<b>RDC</b>									
VEN008527	BOK Financial	APP137904	5/5/2026	327018131	UNION SQUARE TIF-TSF	2022 Bond Union Square	175,150.00	84169	5/12/2026
<b>Subtotal for RDC</b>							<b>175,150.00</b>		
<b>Subtotal for Fund 327 Union Square TIF</b>							<b>175,150.00</b>		
<b>Posted Invoices Total</b>							<b>922,239.74</b>		

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



**Invoice No:** INV-01US-0372241  
**Date:** 5/7/2026  
**Due date:** 5/7/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 4/30/2026

**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

**INVOICE FOR DISTRIBUTION ONLY TO**  
**City of Westfield Indiana**

**This Invoice Represents Your 100% Share**



**Invoice No:** INV-01US-0372241  
**Date:** 5/7/2026  
**Due date:** 5/7/2026  
**Payment Terms:** Due Upon Receipt  
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**J.S. Held LLC - US**  
**50 Jericho Quadrangle**  
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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

<b>Professional Services Rendered:</b>	<b>USD</b>	<b>\$ 8,665.70</b>
<b>Expenses:</b>	<b>USD</b>	<b>\$ 346.63</b>
<b>Invoice Total</b>	<b>USD</b>	<b>\$ 9,012.33</b>

Rounding differences may exist compared to the detail pages

Project Code	Amount
24000	\$1,459.84
25001	\$1,499.10
25005	\$745.17
25009	\$5,308.22

**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-0372241

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-0372241  
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**J.S. Held LLC - US**  
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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	32.80	263.00	8,626.40
Susan Drattlo	0.30	131.00	39.30
<b>TOTAL PROJECT SUPPORT SERVICES</b>	<b>33.10</b>		<b>8,665.70</b>
<b>TOTAL PROFESSIONAL SERVICES RENDERED:</b>	<b>33.10</b>		<b>\$ 8,665.70 USD</b>

#### PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
4/3/2026	Deb Kunce	Testing, contracts	1.00
4/6/2026	Deb Kunce	Project Status Review Meeting	0.50
4/9/2026	Deb Kunce	18160 Market court	3.00
4/13/2026	Deb Kunce	Ice rink, Redev mtg, Market Court	3.00
4/14/2026	Deb Kunce	Project coordination	0.50
4/15/2026	Deb Kunce	D-1 OAC mtg, GMP garage planning	1.30
4/16/2026	Deb Kunce	Ice rink	1.00
4/17/2026	Deb Kunce	Market Court	1.00
4/20/2026	Deb Kunce	Ice Rink, Market Court CMc, Redev mtg	2.50
4/20/2026	Susan Drattlo	Invoice documentation	0.30
4/21/2026	Deb Kunce	Market Court CMc prep, calls, public notice	2.20

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0372241** 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-0372241  
**Date:** 5/7/2026  
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**J.S. Held LLC - US**  
**50 Jericho Quadrangle**  
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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

Date	Staff Member	Description	Hours
4/22/2026	Deb Kunce	Blight grant	1.50
4/24/2026	Deb Kunce	Market court work	2.00
4/27/2026	Deb Kunce	Blight grant, 18160 Market Court CMc, Redev mtg	2.50
4/28/2026	Deb Kunce	Developer mtg, 18160 Market Court CMc	4.00
4/29/2026	Deb Kunce	D-1 site walk, OAC mtg, 18160 Market Court	2.80
4/30/2026	Deb Kunce	18160 Market CMc mtg, Envelope mtg, Grand Park, Blight grant	4.00
<b>TOTAL:</b>			<b>33.10</b>



**Invoice No:** INV-01US-0372241  
**Date:** 5/7/2026  
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**J.S. Held LLC - US**  
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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

**SUMMARY OF EXPENSES:**

Staff Member	Amount
<b>OTHER</b>	
File Administration	346.63
<b>OTHER TOTALS</b>	<b>346.63</b>
<b>TOTAL EXPENSES:</b>	<b>346.63 USD</b>

**EXPENSE DETAIL**

Date	Source	Description	Amount
5/6/2026		File Administration	346.63
<b>TOTAL EXPENSES:</b>			<b>346.63 USD</b>



REMIT TO:

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

City of Westfield  
Chuck Haberman  
2728 East 171st Street  
Westfield, IN 46074

Invoice number 260762  
Date 05/05/2026

Project GRAND PARK BOT - OTR SERVICES

<b>Total Due This Invoice (see breakdown below):</b>	<b>\$1,267.00</b>
------------------------------------------------------	-------------------

For services performed March 28, 2026 through May 1, 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	7.00	181.00	1,267.00
Invoice total			1,267.00

**Invoice Summary**

Description	Contract Amount	Current Billed	Prior Billed	Total Billed	Remaining
PLAN SPECIFICATION & REVIEW	23,500.00	1,267.00	4,502.50	5,769.50	17,730.50
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>1,267.00</b>	<b>4,774.00</b>	<b>6,041.00</b>	<b>42,959.00</b>

**Grand Park BOT - OTR Services**

Plan Specification & Review

Date Range from: 3/28/2026 to 5/1/2026

Employee/Activity	Total	Billed	Work In Progress				Hold	Non Billable	Writeoff		
			WIP Total	Billable	Deferred						
<b>William F. Hall II</b>	<b>7.00</b>	<b>7.00</b>									
<b>Billable Time</b>	<b>7.00</b>	<b>7.00</b>									
			Date	Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff
			3/31/2026	0.50	0.50						
			4/3/2026	1.50	1.50						
			4/7/2026	0.50	0.50						
			4/10/2026	0.50	0.50						
			4/14/2026	1.00	1.00						
			4/20/2026	2.00	2.00						
			4/22/2026	1.00	1.00						
<b>Total</b>	<b>7.00</b>	<b>7.00</b>									

City of Westfield  
Jenell Fairman,, Director of Economic  
Development  
2728 E. 171st Street  
Westfield, IN 46074

Invoice Date: May 06, 2026  
Invoice Number: 9266070  
Matter Number: 142912-00003

---

Client: City of Westfield  
Matter: 18160 Market Court Redevelopment Project

*For professional services rendered through April 30, 2026*

Currency: USD

Fees \$4,277.50

**Total Amount Due \$4,277.50**

**Payment Due Upon Receipt Unless Otherwise Negotiated**

**Please Remit to:**

**Mail To:**  
McCarter & English, LLP  
Four Gateway Center  
100 Mulberry Street  
Newark, NJ 07102  
Tel 973.622.4444  
Fax 973.624.7070  
[www.mccarter.com](http://www.mccarter.com)  
Tax I.D. # 22-1534652

**Electronic Payment Instructions:**  
AccountsReivable@McCarter.com  
Account Name: McCarter & English, LLP  
Account Number: 2020080016953  
Financial Institution: Wells Fargo Bank, N.A.  
ACH ABA: 021200025  
Wire Transfer ABA: 121000248  
SWIFT: WFBIUS6S (International payments)  
**(Please Reference Invoice Number)**

**Time Detail**

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
04/23/26	Christopher S. Drewry	Correspond with Deb re the A133 and A201 for inclusion with the RFP	0.20	725.00	145.00
04/24/26	Christopher S. Drewry	Work on revisions to the A133 CMc contract for inclusion with the upcoming RFP	2.00	725.00	1,450.00
04/24/26	Christopher S. Drewry	Update the A201 General Conditions for inclusion with the upcoming RFP	2.70	725.00	1,957.50
04/24/26	Christopher S. Drewry	Correspond with Kaitlin, Jenell and Deb re the A133 and A201 and the RDC as the project owner and DWCDC as property owner	0.40	725.00	290.00
04/24/26	Christopher S. Drewry	Additional correspondence with Deb re the CMc project	0.20	725.00	145.00
04/27/26	Christopher S. Drewry	Ongoing correspondence with the team re the RDC and DWCDC	0.20	725.00	145.00
04/29/26	Christopher S. Drewry	Correspond with the team re the additional revisions to the A133 and A201	0.20	725.00	145.00
<b>Total Hourly</b>			<b>5.90</b>		<b>\$4,277.50</b>
<b>Total Fees</b>			<b>5.90</b>		<b>\$4,277.50</b>

**Timekeeper Summary**

<u>Name</u>	<u>Timekeeper Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Christopher S. Drewry	Partner	5.90	725.00	4,277.50
<b>Total</b>		<b>5.90</b>		<b>\$4,277.50</b>



City of Westfield  
 Jenell Fairman,, Director of Economic  
 Development  
 2728 E. 171st Street  
 Westfield, IN 46074

Invoice Date: May 06, 2026  
 Invoice Number: 9266070  
 Matter Number: 142912-00003

---

**REMITTANCE COPY**

**18160 Market Court Redevelopment Project**

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
05/06/26	9266070	\$4,277.50
<b>Balance Due</b>		<b><u><u>\$4,277.50</u></u></b>

**Payment Due Upon Receipt Unless Otherwise Negotiated**

**Please Remit to:**

**Mail To:**  
 McCarter & English, LLP  
 Four Gateway Center  
 100 Mulberry Street  
 Newark, NJ 07102  
 Tel 973.622.4444  
 Fax 973.624.7070  
[www.mccarter.com](http://www.mccarter.com)  
 Tax I.D. # 22-1534652

**Electronic Payment Instructions:**  
 AccountsReivable@McCarter.com  
 Account Name: McCarter & English, LLP  
 Account Number: 2020080016953  
 Financial Institution: Wells Fargo Bank, N.A.  
 ACH ABA: 021200025  
 Wire Transfer ABA: 121000248  
 SWIFT: WFBIUS6S (International payments)  
**(Please Reference Invoice Number)**



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

### Invoice

Date	Invoice#
5/4/2026	R 7874

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

Description	Amount
RFP CMc (Market Court)	\$75.99
Ad Ran: 4/28/2026      5/4/2026	
<b>PLEASE INCLUDE YOUR INVOICE NUMBER (R7874) ON YOUR CHECK</b>	

<b>Total</b>	\$75.99
<b>Amount Paid</b>	\$0.00
<b>Balance Due</b>	\$75.99

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield  
(Governmental Unit)  
Hamilton County, Indiana

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

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

.....75 lines, .....2..... columns wide equals .....150..... equivalent lines at .....0.50657 cents per line ..... \$75.99  
Additional charges for notices containing rule or tabular work (50 per cent of above amount) ..... \$0.00  
Charge for extra proofs of publication (\$1.00 for each proof in excess of two) .....  
TOTAL AMOUNT OF CLAIM ..... \$75.99

DATA FOR COMPUTING COST

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

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

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

.....  
4/28/2026                      5/4/2026  
.....

Additionally, the statement checked below is true and correct:

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

Date ..... Monday, May 4, 2026 .....

  
Title..... Public Notice Advertising .....



**Invoice No:** INV-01US-0368606  
**Date:** 4/20/2026  
**Due date:** 4/20/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 3/27/2026

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

Chuck Haberman  
City of Westfield Indiana  
2728 East 171st Street  
Westfield, IN 46074  
United States

Phone: 516.621.2900  
Tax ID #: 47-3291463

### INVOICE

---

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

# INVOICE FOR DISTRIBUTION ONLY TO City of Westfield Indiana

**This Invoice Represents Your 100% Share**



**Invoice No:** INV-01US-0368606  
**Date:** 4/20/2026  
**Due date:** 4/20/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 3/27/2026

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

Chuck Haberman  
 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>\$ 1,959.20</b>
<b>Invoice Total</b>	<b>USD</b>	<b>\$ 1,959.20</b>

Rounding differences may exist compared to the detail pages

**TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT VIA ACH TO**

Bank Name:	JP Morgan Chase Bank
ABA#:	021000021
Swift Code:	CHASUS33
Account:	328833006
Branch address:	4 New York Plaza, New York, NY, 10004
Beneficiary:	J.S. Held LLC - US
Reference (Mandatory):	Invoice No: INV-01US-0368606

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-0368606  
**Date:** 4/20/2026  
**Due date:** 4/20/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 3/27/2026

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

Chuck Haberman  
 City of Westfield Indiana  
 2728 East 171st Street  
 Westfield, IN 46074  
 United States

Phone: 516.621.2900  
 Tax ID #: 47-3291463

### INVOICE

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

**SUMMARY OF PROFESSIONAL SERVICES RENDERED:**

Staff Member	Total Hours	Rate	Amount
<b>PROJECT SUPPORT SERVICES</b>			
Deb Kunce	7.30	263.00	1,919.90
Susan Drattlo	0.30	131.00	39.30
<b>TOTAL PROJECT SUPPORT SERVICES</b>		<b>7.60</b>	<b>1,959.20</b>
<b>TOTAL PROFESSIONAL SERVICES RENDERED:</b>		<b>7.60</b>	<b>\$ 1,959.20 USD</b>

**PROFESSIONAL SERVICES RENDERED:**

Date	Staff Member	Description	Hours
2/26/2026	Deb Kunce	Park St contracts and GMP	3.00
2/27/2026	Deb Kunce	Park St. GMP review	0.50
3/9/2026	Susan Drattlo	Invoice documentation	0.30
3/10/2026	Deb Kunce	Park St. coordination with Parks	0.30
3/26/2026	Deb Kunce	Park St contracts and GMP	3.00
3/27/2026	Deb Kunce	Park St. GMP review	0.50
<b>TOTAL:</b>			<b>7.60</b>



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

City of Westfield

Billing Statement Summary

April 30, 2026

	Matter	Invoice Date	Invoice#	Current Fees	30 Days	Total Due
24012	COW-BW Jersey St	05/06/2026	39529	\$ 165.00		\$ 165.00
24023	COW-CommHosp	05/06/2026	39530	\$ 256.00		\$ 256.00
25010	COW-ECR	05/06/2026	39531	\$1,100.00		\$1,100.00
24015	COW-Gateway	05/06/2026	39554	\$ 660.00		\$ 660.00
24000	COW-General	05/06/2026	39551	\$2,200.00		\$2,200.00
24000	COW-GPSE	05/06/2026	39532	\$ 880.00		\$ 880.00
24000	COW-GrPark	05/06/2026	39533	\$ 825.00		\$ 825.00
24000	COW-GrPBot	05/06/2026	39534	\$1,705.00		\$1,705.00
24000	COW-GrPSouth	05/06/2026	39535	\$ 440.00		\$ 440.00
25008	COW-HamCross	05/06/2026	39536	\$ 110.00		\$ 110.00
25005	COW-IceFac	05/06/2026	39537	\$9,680.00		\$9,680.00
24011	COW-Jaffe	05/06/2026	39538	\$ 55.00		\$ 55.00
24000	COW-██████	05/06/2026	39539	\$55.00		\$55.00
24000	COW-Jungle	05/06/2026	39540	\$ 55.00		\$ 55.00
24013	COW-Lantern	05/06/2026	39553	\$ 110.00		\$ 110.00
25006	COW-Level2	05/06/2026	39541	\$ 110.00		\$ 110.00
24000	COW-LOR	05/06/2026	39542	\$ 110.00		\$ 110.00
25009	COW-Market	05/06/2026	39543	\$1,485.00		\$1,485.00
24017	COW-ParkSt	05/06/2026	39544	\$1,815.00		\$1,815.00
24000	COW-Riverview	05/06/2026	39545	\$ 825.00		\$ 825.00
24000	COW-SpringMill	05/06/2026	39546	\$ 825.00		\$ 825.00
24020	COW-Union	05/06/2026	39547	\$ 880.00		\$ 880.00
24000	COW-WoodWind	05/06/2026	39548	\$ 385.00		\$ 385.00
			<b>Totals:</b>	<b>\$24,731.00</b>		<b>\$24,731.00</b>

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

Tel: 317.231.9000

Fax: 317.231.9900



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

### Invoice

Date	Invoice#
5/4/2026	R 7895

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

Description	Amount
Park and Poplar Project	\$48.63
Ad Ran: 5/1/2026      5/4/2026	
PLEASE INCLUDE YOUR INVOICE NUMBER (R7895) ON YOUR CHECK	

<b>Total</b>	\$48.63
<b>Amount Paid</b>	\$0.00
<b>Balance Due</b>	\$48.63

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield  
(Governmental Unit)  
Hamilton County, Indiana

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

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

48 lines, 2 columns wide equals 96 equivalent lines at .050657 cents per line ..... \$48.63  
Additional charges for notices containing rule or tabular work (50 per cent of above amount) ..... \$0.00  
Charge for extra proofs of publication (\$1.00 for each proof in excess of two) .....  
TOTAL AMOUNT OF CLAIM ..... \$48.63

DATA FOR COMPUTING COST

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

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

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

5/1/2026 5/4/2026

Additionally, the statement checked below is true and correct:

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

Date Monday, May 4, 2026

  
Title Public Notice Advertising

**BARNES & THORNBURG LLP**

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

Revised Invoice 3567146

WESTFIELD REDEVELOPMENT COMMISSION  
 ATTN: CHUCK HABERMAN & JENELL FAIRMAN  
 2728 E 171ST ST.  
 WESTFIELD, IN 46074  
 rbaker@westfield.in.gov; chaberman@westfield.in.gov

April 17, 2026  
 Brian L. Burdick  
 00099516-00000001

PAYABLE UPON RECEIPT

Fees for Services	\$	1,177.00
Other Charges	\$	0.00
<b>Total This Invoice</b>	<b>\$</b>	<b>1,177.00</b>

Project Code	Amount
24000	\$781.00
25006	\$396.00

REMITTANCE

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

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

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

**BARNES & THORNBURG LLP**

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

WESTFIELD REDEVELOPMENT COMMISSION  
ATTN: CHUCK HABERMAN & JENELL FAIRMAN  
2728 E 171ST ST.  
WESTFIELD, IN 46074  
rbaker@westfield.in.gov; chaberman@westfield.in.gov

Revised Invoice 3567146

Page 2

April 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 March 31, 2026 as described on the attached detail.

Fees for Services	\$ <u>1,177.00</u>
<b>Total This Invoice</b>	<b>\$ 1,177.00</b>

## REDEVELOPMENT MATTERS

**Summary of Invoice**

<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Hours</b>
03/03/26	Dustin W. Meeks	Prepare Timetable for approval of Trace Commons Allocation Area and related financing.	0.90
03/04/26	Bradley J. Bingham	Prepared for and participated in meeting with Clerk-Treasurer, City Council, RDC and other representatives to review and discuss matters related to grants from the RDC to the DWCDC and the DWCDC's for-profit subsidiary.	1.10
Fees for Services			\$ 1,177.00

**BARNES & THORNBURG** LLP

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

Revised Invoice 3567146

WESTFIELD REDEVELOPMENT COMMISSION  
ATTN: CHUCK HABERMAN & JENELL FAIRMAN  
2728 E 171ST ST.  
WESTFIELD, IN 46074  
rbaker@westfield.in.gov; chaberman@westfield.in.gov

April 17, 2026  
Brian L. Burdick  
00099516-00000001

PAYABLE UPON RECEIPT

Fees for Services	\$	1,177.00
Other Charges	\$	0.00
<b>Total This Invoice</b>	<b>\$</b>	<b>1,177.00</b>

REMITTANCE

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

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

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

The Superlative Group  
2843 Franklin Blvd  
Cleveland, OH 44113 US  
canter@superlativegroup.com

# Invoice



BILL TO
Westfield Redevelopment Commission Westfield Redevelopment Commission

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16127	05/01/2026	USD 20,000.00	05/31/2026	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Consulting</b>	Payment 2 of 4 - Qualitative Assessment	1	10,000.00	10,000.00
	<b>Consulting</b>	Payment 3 of 4 - Draft of Valuation Report	1	10,000.00	10,000.00

Wire Instructions: BALANCE DUE **USD 20,000.00**

Routing: 041000124

Account: 4247044484

Account name: THE SUPERLATIVE GROUP INC

SWIFT CODE: PNCCUS33.

The Superlative Group, Inc.

Sanford House

2843 Franklin Blvd.

Cleveland, OH 44113

O: (216) 592-9400

M: (440) 221-5382



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

**Invoice**

Date	Invoice#
4/27/2026	R 7864

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

Description	Amount
RFP, CMc (18160 Market Court)	\$79.03
Ad Ran: 4/24/2026      4/27/2026	
<b>PLEASE INCLUDE YOUR INVOICE NUMBER (R7864) ON YOUR CHECK</b>	

<b>Total</b>	\$79.03
<b>Amount Paid</b>	\$0.00
<b>Balance Due</b>	\$79.03

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield  
(Governmental Unit)  
Hamilton County, Indiana

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

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

.....78 lines, .....2..... columns wide equals .....156..... equivalent lines at .....0.50657 cents per line ..... \$79.03  
Additional charges for notices containing rule or tabular work (50 per cent of above amount) ..... \$0.00  
Charge for extra proofs of publication (\$1.00 for each proof in excess of two) .....  
TOTAL AMOUNT OF CLAIM ..... \$79.03

DATA FOR COMPUTING COST

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

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

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

4/24/2026 4/27/2026

Additionally, the statement checked below is true and correct:

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

Date Monday, April 27, 2026

  
Title Public Notice Advertising



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

### Invoice

Date	Invoice#
4/20/2026	R 7813

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

Description	Amount
EDC PARK and POPLAR PROJECT PROJECT)  Ad Ran: 4/15/2026      4/20/2026	\$48.63
<p><b>PLEASE INCLUDE YOUR INVOICE NUMBER (R7813) ON YOUR CHECK</b></p>	

<b>Total</b>	\$48.63
<b>Amount Paid</b>	\$0.00
<b>Balance Due</b>	\$48.63

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield  
(Governmental Unit)  
Hamilton County, Indiana

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

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

48 lines, 2 columns wide equals 96 equivalent lines at 0.50657 cents per line ..... \$48.63  
Additional charges for notices containing rule or tabular work (50 per cent of above amount) ..... \$0.00  
Charge for extra proofs of publication (\$1.00 for each proof in excess of two) .....  
TOTAL AMOUNT OF CLAIM ..... \$48.63

DATA FOR COMPUTING COST

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

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

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

4/15/2026 4/20/2026

Additionally, the statement checked below is true and correct:

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

Date Monday, April 20, 2026

  
Title Public Notice Advertising



**Invoice No:** INV-01US-0368567  
**Date:** 4/20/2026  
**Due date:** 4/20/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 3/31/2026

**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

**INVOICE FOR DISTRIBUTION ONLY TO**  
**City of Westfield Indiana**

**This Invoice Represents Your 100% Share**



**Invoice No:** INV-01US-0368567  
**Date:** 4/20/2026  
**Due date:** 4/20/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 3/31/2026

**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

<b>Professional Services Rendered:</b>	<b>USD</b>	<b>\$ 10,980.10</b>
<b>Expenses:</b>	<b>USD</b>	<b>\$ 520.23</b>
<b>Invoice Total</b>	<b>USD</b>	<b>\$ 11,500.33</b>

Rounding differences may exist compared to the detail pages

TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT VIA ACH TO		Project Code	Amount
Bank Name:	JP Morgan Chase Bank	24000	\$1,464.75
ABA#:	021000021	25001	\$5,338.90
Swift Code:	CHASUS33	25005	\$999.40
Account:	328833006	25009	\$3,697.28
Branch address:	4 New York Plaza, New York, NY, 10004		
Beneficiary:	J.S. Held LLC - US		
Reference (Mandatory):	Invoice No: INV-01US-0368567		

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-0368567  
**Date:** 4/20/2026  
**Due date:** 4/20/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 3/31/2026

**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	41.60	263.00	10,940.80
Susan Drattlo	0.30	131.00	39.30
<b>TOTAL PROJECT SUPPORT SERVICES</b>	<b>41.90</b>		<b>10,980.10</b>
<b>TOTAL PROFESSIONAL SERVICES RENDERED:</b>	<b>41.90</b>		<b>\$ 10,980.10 USD</b>

**PROFESSIONAL SERVICES RENDERED:**

Date	Staff Member	Description	Hours
2/23/2026	Deb Kunce	Redev mtg, Incubator space	2.00
2/24/2026	Deb Kunce	Owner costs and Market Court	0.50
2/25/2026	Deb Kunce	Grand Park Costs, materials testing, gmp review	2.80
2/26/2026	Deb Kunce	Keystone mtg	1.00
2/27/2026	Deb Kunce	Ice rink doc reviews and legal correspondence; Keystone D-1	1.00
3/2/2026	Deb Kunce	Grand Park, Ice Rink, Garage, Team mtg	3.80
3/9/2026	Deb Kunce	GMP Review, Owner's Allowance, Redev Mtg	2.00
3/10/2026	Deb Kunce	D-1 Constr Testing, Vendor mtg re: Market Court	1.30
3/11/2026	Susan Drattlo	Invoice documentation	0.30
3/12/2026	Deb Kunce	Market Court pre-kick-off mtg, GMP and Keystone	2.80



**Invoice No:** INV-01US-0368567  
**Date:** 4/20/2026  
**Due date:** 4/20/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 3/31/2026

**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
3/13/2026	Deb Kunce	Market Court coord	0.30
3/16/2026	Deb Kunce	Construction Delivery prep, Redev mtg	1.50
3/17/2026	Deb Kunce	Constr Delivery discussion	2.00
3/18/2026	Deb Kunce	Market Court Tour + travel	1.50
3/19/2026	Deb Kunce	Keystone development mtg + followup	1.00
3/20/2026	Deb Kunce	Grand Park mtg with Buckeye	1.00
3/23/2026	Deb Kunce	Redev mtg, Incubator space	2.00
3/23/2026	Deb Kunce	Incubator Collab kick-off	3.00
3/24/2026	Deb Kunce	Ice and Market Court work	0.50
3/24/2026	Deb Kunce	Owner costs and Market Court	0.50
3/25/2026	Deb Kunce	Grand Park Costs, materials testing, gmp review	2.80
3/26/2026	Deb Kunce	Keystone mtg	1.00
3/26/2026	Deb Kunce	OR scope review, constr testing	2.00
3/27/2026	Deb Kunce	Ice rink doc reviews and legal correspondence; Keystone D-1	1.00
3/27/2026	Deb Kunce	Document reviews	2.00
3/30/2026	Deb Kunce	Ice rink kick-off mtg + review Market Court docs	1.30
3/31/2026	Deb Kunce	Market Court doc review	1.00
<b>TOTAL:</b>			<b>41.90</b>



**Invoice No:** INV-01US-0368567  
**Date:** 4/20/2026  
**Due date:** 4/20/2026  
**Payment Terms:** Due Upon Receipt  
**Bill Through Date:** 3/31/2026

**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

**SUMMARY OF EXPENSES:**

Staff Member	Amount
<b>OTHER</b>	
File Administration	439.20
<b>OTHER TOTALS</b>	<b>439.20</b>
<b>PROJECT SUPPORT SERVICES</b>	
Deb Kunce	81.03
<b>PROJECT SUPPORT SERVICES TOTALS</b>	<b>81.03</b>
<b>TOTAL EXPENSES:</b>	<b>520.23 USD</b>

**EXPENSE DETAIL**

Date	Source	Description	Amount
3/18/2026	Deb Kunce	Mileage - Use of Personal Car: AE building tour 56 x 0.73 = 40.88	40.88
3/23/2026	Deb Kunce	Mileage - Use of Personal Car: Market Court kick-off mtg 55 x 0.73 = 40.15	40.15
4/17/2026		File Administration	439.20
<b>TOTAL EXPENSES:</b>			<b>520.23 USD</b>



4/15/2026  
Lease Rental Invoice

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

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

305

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

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

Lease Payment Due: \$345,500.00

Total Lease Rental Due: \$345,500.00

**Payments by Wire Transfer or ACH**

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

**Payments by Check**

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

305 018 280

CHECK PAYMENTS ARE DUE 5 DAYS PRIOR TO DUE DATE





Confidence in the built environment.

15075 Allisonville Rd.  
Noblesville, IN 46060

hwceengineering.com

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

March 30, 2026  
Invoice No: 2502-035-A - 0000008

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 February 23, 2026 to March 29, 2026**

Phase 50 Project Management- LS

<b>Fee</b>			
Total Fee	15,900.00		
Percent Complete	44.00	Total Earned	6,996.00
		Previous Fee Billing	4,467.90
		Current Fee Billing	2,528.10
		<b>Total Fee</b>	<b>2,528.10</b>
		<b>Total this Phase</b>	<b>\$2,528.10</b>

Phase 53 Roadway Design & Plan Dev East- LS

Task 532 Preliminary Field Check- LS

<b>Fee</b>			
Total Fee	51,000.00		
Percent Complete	5.00	Total Earned	2,550.00
		Previous Fee Billing	0.00
		Current Fee Billing	2,550.00
		<b>Total Fee</b>	<b>2,550.00</b>
		<b>Total this Task</b>	<b>\$2,550.00</b>
		<b>Total this Phase</b>	<b>\$2,550.00</b>

Phase 54 Hydraulic Design & Plan Dev East- LS

<b>Fee</b>			
Total Fee	97,500.00		
Percent Complete	6.00	Total Earned	5,850.00
		Previous Fee Billing	0.00
		Current Fee Billing	5,850.00
		<b>Total Fee</b>	<b>5,850.00</b>
		<b>Total this Phase</b>	<b>\$5,850.00</b>

Phase 55 Utility Coordination- LS

<b>Fee</b>				
Total Fee	28,000.00			
Percent Complete	14.00	Total Earned	3,920.00	
		Previous Fee Billing	2,408.00	
		Current Fee Billing	1,512.00	
		<b>Total Fee</b>		<b>1,512.00</b>
			<b>Total this Phase</b>	<b>\$1,512.00</b>
		<b>TOTAL THIS INVOICE</b>		<b><u><u>\$12,440.10</u></u></b>

**Outstanding Invoices**

Number	Date	Balance
0000006	1/26/2026	21,575.00
0000007	2/23/2026	31,740.90
<b>Total</b>		<b>53,315.90</b>

**Billings to Date**

	Current	Prior	Total
Fee	12,440.10	140,875.90	153,316.00
<b>Totals</b>	<b>12,440.10</b>	<b>140,875.90</b>	<b>153,316.00</b>



Services provided by BOKF, NA

LEASE RENTAL PAYMENT INVOICE

May 1, 2026

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

327 018 131 = \$175,150
319 018 131 = \$279,350
per Rachel

WSTFLDUS2022
CITY OF WESTFIELD, INDIANA TAXABLE ECONOMIC DEVELOPMENT
REVENUE BONDS, SERIES 2022 (UNION SQUARE PROJECT)

LEASE RENTAL PAYMENT DUE JUNE 15, 2026 \$454,500.00

The Lease Rental Payment will be used to make the July 1, 2026 Bond Payment as follows:

\$454,500.00 Lease Rental Payment due 06/15/2026
(\$120,000.00) LESS: Principal Payment due 07/01/2026
(\$330,750.00) LESS: Interest Payment due 07/01/2026
\$3,750.00 Excess Transferred to Operation Fund

Wire Payment Instructions:

Bank of Oklahoma
ABA #103900036
Account No. 990047011
Account Name: Corporate Trust
Attn: Mark Hudson - Indianapolis
Ref: WSTFLDUS2022 Lease Payment

ACH Payment Instructions:

Bank of Oklahoma
ABA #103900036
Trust Funds
Account No. 600024642
Attn: Mark Hudson - Indianapolis
Ref: WSTFLDUS2022 Lease Payment

Checks for the lease rental payment may be mailed as follows:

Mark Hudson
BOK Finacial
143 W. Market St., Suite 600B
Indianapolis, IN 46204
Mhudson@bokf.com
Phone 317.599.4358

EXHIBIT A  
FORM OF REQUEST  
DISBURSEMENT OF FUNDS  
FROM PROJECT FUND

Requisition No. 4

Pursuant to the Trust Indenture dated as of June 1, 2025 (the “Indenture”), between the City of Westfield Redevelopment Authority and The Huntington National Bank, as trustee (the “Trustee”), the undersigned requests the Trustee to pay the expenses listed on Exhibit A attached hereto in the aggregate sum of \$147,890.03 out of moneys deposited in the 2025A Construction Account of the Project Fund under the Indenture. The undersigned, in connection with the foregoing request, hereby certifies that:

- (1) The costs of an aggregate amount set forth herein have been made or incurred and were necessary for the Projects or the issuance of the Notes;
- (2) The amount paid or to be paid, as set forth herein, is reasonable and represents a part of the amount payable for the Projects or the issuance of the Notes, and such payment was not paid in advance of the time, if any, fixed for payment and was made in accordance with the terms of any contracts applicable thereto and in accordance with usual and customary practice under existing conditions;
- (3) No part of such costs has been included in any Requisition previously filed with the Trustee under the provisions of the Indenture; and
- (4) Such costs are appropriate for the expenditure of proceeds of the Notes.

This statement and Exhibit A shall be conclusive evidence of the facts and statements set forth herein and shall constitute full warrant and protection to the Trustee for its actions taken pursuant hereto.

This document evidences the approval of the undersigned of the payments hereby requested and the certification of the undersigned with respect to the matters herein contained.

All terms used herein, which are not otherwise defined herein, shall have the meanings set forth in the Indenture.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

AUTHORIZED REPRESENTATIVE  
UNDER THE INDENTURE

CITY OF WESTFIELD, INDIANA

---

EXHIBIT A

<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
Keystone Realty Group	GMP#1 D-1 Baseball Diamond, Parking Lot, Underground Detention, and Overall Civil	\$103,784.78
Keystone Realty Group	GMP #2 Design Cost	\$44,105.25
<b>Total:</b>		\$147,890.03

EXHIBIT E

Form of Disbursement Request

DISBURSEMENT REQUEST

Disbursement No.: #3

Date: MAY 8, 2020

Disbursement Amount: \$147,890.03

KEYSTONE REALTY GROUP LLC (the "Developer"), pursuant to a Public Private Agreement (Grand Park Infrastructure) dated AUGUST 1, 2025, among the Developer and Westfield Redevelopment Commission, hereby requests the disbursement of funds in the Disbursement Amount stated above and certifies that such amount is in accordance with the attached AIA Document G702 and AIA Document G703 and the attached invoices, lien releases and other documentation provided in support of this Disbursement Request.

The issuance of an application for payment also shall constitute a representation that the entities list in Schedule I attached hereto are entitled to payment in the amount certified, or that the Developer has already paid such entities and is entitled to reimbursement in the amount certified.

---

By: 

Printed: KELLY MULDER

Title: VP OF DEVELOPMENT



Reviewed and recommended for payment processing.  
-Shaun Barcelow, 5/12/2026

**GRAND PARK BOT - GMP #1**

**APPLICATION AND CERTIFICATION FOR PAYMENT**

**3**

DATE: 4/30/2026

PROJECT NAME: D1 Baseball

(a) (b) (c) (d) (e) (f) (g) (h)

Item No:	Description	Budget	Completed to Date	%	Previous Funded Total	Current Draw Request	Balance to Complete
<b>D-1 BASESBALL DIAMOND, PARKING LOT, UNDERGROUND DETENTION &amp; OVERALL CIVIL</b>							
	Hard Cost	7,267,571.00	329,463.41	5%	231,696.41	97,767.00	6,938,107.59
	Architecture, Engineering, Civil, Survey	190,750.00	175,701.86	92%	175,701.86	0.00	15,048.14
	Plats D-1	15,000.00	0.00	0%	0.00	0.00	15,000.00
	Design Contingency (5%)	10,288.00	0.00	0%	0.00	0.00	10,288.00
	Professional Service Direct Cost	202,606.00	186,397.52	92%	184,371.46	2,026.06	16,208.48
	Developer Overhead & Fee (4%)	307,449.00	27,662.50	9%	23,670.78	3,991.72	279,786.50
	<b>Total New D-1 Baseball</b>	<b>7,993,664.00</b>	<b>719,225.29</b>	<b>9%</b>	<b>615,440.51</b>	<b>103,784.78</b>	<b>7,274,438.71</b>
	<b>TOTAL COST</b>	<b>7,993,664.00</b>	<b>719,225.29</b>	<b>9%</b>	<b>615,440.51</b>	<b>103,784.78</b>	<b>7,274,438.71</b>

**Grand Park BOT**

**Application #3**

**Period To 4/30/2026**

**Project**

**Invoice Date Invoice #**

**Vendor**

**Invoice Amount**

**Cost Category**

---

GMP 1 - D-1 Baseball	4/30/2026	25-05-02	Keystone Construction	97,767.00	Hard Cost
GMP 1 - D-1 Baseball	4/30/2026	20260430 D1 Baseball	Keystone Realty Group	2,026.06	Professional Service Direct Cost
GMP 1 - D-1 Baseball	4/30/2026	20260430 D1 Baseball	Keystone Realty Group	3,991.72	Developer Overhead & Fee (4%)
<b>GMP 1 - D-1 Baseball Subtotal</b>				<b>\$ 103,784.78</b>	

**REQUEST FOR PAYMENT**

TO OWNER: **Keystone Westfield LLC**  
 47 S Pennsylvania Street, 10th Floor  
 Indianapolis, IN 46204

FROM CONTRACTOR: **Keystone Construction Corporation**  
 47 S Pennsylvania Street, 10th Floor  
 Indianapolis, IN 46204

ARCHITECT: **American Structurepoint**  
 9025 River Rd., Ste. 200  
 Indianapolis, IN 46240

APPLICATION NO: 250502  
 PROJECT NAME: GP D1 Baseball Field

Distribution to:  
 OWNER  
 CONTRACTOR  
 ARCHITECT  
 OTHER

CONTRACT FOR: General Construction  
 CONTRACT DATE: 03/17/2026

PROJECT NOS: 25-05-00  
 PERIOD TO: April 30, 2026

**CONTRACTOR'S REQUEST FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract.

1. ORIGINAL CONTRACT AMOUNT \$ 7,267,571.00

2. NET CHANGE BY CHANGE ORDERS \$ 0.00

3. REVISED CONTRACT AMOUNT \$ 7,267,571.00  
 Line 1 + 2

4. TOTAL COMPLETED/STORED TO DATE \$ 332,963.41  
 Column G from Detail

5. RETAINAGE: \$ 3,500.00  
 Column I from Detail

6. TOTAL EARNED LESS RETAINAGE \$ 329,463.41  
 Line 4 less line 5

7. LESS PREVIOUS CERTIFICATES FOR \$ 231,696.41  
 Line 6 from last request

8. CURRENT PAYMENT DUE \$ 97,767.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 6,938,107.59  
 Line 3 less line 6

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES BY CHANGE ORDER	\$0.00	

I hereby certify to the best of my knowledge that the work performed and the materials supplied to date have been completed in accordance with the Contract Documents. I also certify that the Contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: **KEYSTONE CONSTRUCTION CORPORATION**

By: [Signature] Date: 05/07/26

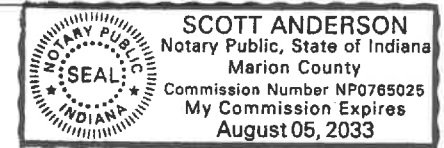
Notary Public:

Subscribed and sworn to before me this 7 day of MAY, 2026

State of: Indiana

County of: MARION

My Commission expires: 8/5/2033



**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies that to the best of the Architect's knowledge, information and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 97,767.00

ARCHITECT'S REPRESENTATIVE:

By: [Signature] Date: 5/8/2026

**REQUEST FOR PAYMENT DETAIL**

APPLICATION NO: 250502  
 APPLICATION DATE: 4/30/2026

PROJECT NO: 25-05-00  
 PERIOD TO: 4/30/2026

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PERCENT COMPLETE	BALANCE TO FINISH	RETAINAGE
<b>Field, Dugouts, Fence, Site Work, Paving, Curbs, Walls</b>									
1	General Liability Insurance	61,992.00	61,992.00			61,992.00	100.00%	0.00	0.00
2	Builders Risk Insurance	45,212.00	45,212.00			45,212.00	100.00%	0.00	0.00
3	Preconstruction Services	61,380.00	61,380.00			61,380.00	100.00%	0.00	0.00
4	General Conditions & General Requirements	320,804.00	0.00	53,467.00		53,467.00	16.67%	267,337.00	0.00
5	Masonry	138,000.00	0.00			0.00	0.00%	138,000.00	0.00
6	Fencing	120,000.00	0.00			0.00	0.00%	120,000.00	0.00
7	Dugouts / Misc. Specialties	133,000.00	0.00			0.00	0.00%	133,000.00	0.00
8	Turf	1,257,311.00	0.00			0.00	0.00%	1,257,311.00	0.00
9	Sidewalks / Curb and Gutter	100,176.00	0.00			0.00	0.00%	100,176.00	0.00
10	Earthwork / Site Utilities	452,005.00	0.00	35,000.00		35,000.00	7.74%	417,005.00	3,500.00
11	High Netting / Fencing and Gates	103,000.00	0.00			0.00	0.00%	103,000.00	0.00
12	New Scoreboard	40,878.00	0.00			0.00	0.00%	40,878.00	0.00
13	Lighting	714,000.00	63,112.41			63,112.41	8.84%	650,887.59	0.00
<b>Parking Lot</b>									
14	New Ashpalt	599,475.00	0.00			0.00	0.00%	599,475.00	0.00
15	Earthwork	301,336.00	0.00			0.00	0.00%	301,336.00	0.00
16	Sidewalks / Curb and Gutter	66,784.00	0.00			0.00	0.00%	66,784.00	0.00
17	Demolition of Existing	221,292.00	0.00			0.00	0.00%	221,292.00	0.00
18	Lighting	62,500.00	0.00			0.00	0.00%	62,500.00	0.00
19	<b>Underground Storage System</b>	1,856,140.00	0.00			0.00	0.00%	1,856,140.00	0.00
20	<b>Contingency</b>	332,764.00	0.00			0.00	0.00%	332,764.00	0.00
21	<b>Overhead &amp; Fee</b>	279,522.00	0.00	12,800.00		12,800.00	4.58%	266,722.00	0.00
<b>TOTAL</b>		<b>7,267,571.00</b>	<b>231,696.41</b>	<b>101,267.00</b>	<b>0.00</b>	<b>332,963.41</b>	<b>4.58%</b>	<b>6,934,607.59</b>	<b>3,500.00</b>

**HARDCOSTS - GP D1 Baseball Field**

Application No: 250502

Application Date: 4/30/2026

A	B	C	D	E
ITEM NO.	DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD & MATERIALS
<b>Field, Dugouts, Fence, Site Work, Paving, Curbs, Walls</b>				
1	General Liability Insurance	61,992.00	61,992.00	
2	Builders Risk Insurance	45,212.00	45,212.00	
3	Preconstruction Services	61,380.00	61,380.00	
4	General Conditions & General Requirements	320,804.00	0.00	53,467.00
5	Masonry	138,000.00	0.00	
6	Fencing	120,000.00	0.00	
7	Dugouts / Misc. Specialties	133,000.00	0.00	
8	Turf	1,257,311.00	0.00	
9	Sidewalks / Curb and Gutter	100,176.00	0.00	
10	Earthwork / Site Utilities	452,005.00	0.00	35,000.00
	Dotlich			35,000.00
11	High Netting / Fencing and Gates	103,000.00	0.00	
12	New Scoreboard	40,878.00	0.00	
13	Lighting	714,000.00	63,112.41	
<b>Parking Lot</b>				
14	New Ashpalt	599,475.00	0.00	
15	Earthwork	301,336.00	0.00	
16	Sidewalks / Curb and Gutter	66,784.00	0.00	
17	Demolition of Existing	221,292.00	0.00	
18	Lighting	62,500.00	0.00	
19	Underground Storage System	1,856,140.00	0.00	
20	Contingency	332,764.00	0.00	
21	Overhead & Fee	279,522.00	0.00	12,800.00
<b>GRAND TOTAL</b>		<b>7,267,571.00</b>	<b>231,696.41</b>	<b>101,267.00</b>

AFFIDAVIT AND WAIVER OF LIEN

Final

Partial

Payment to Follow

State of Indiana, County of Marion. SS:

Chris Gricar being duly sworn, states that he is the Chief Operating Officer of Keystone Construction Corporation (Contractor) having contracted with Keystone Westfield LLC to furnish certain materials and/or labor as follows for a project known as GP D1 Baseball Field, located at Grand Park, Westfield, IN and does hereby further state on behalf of the aforementioned Contractor.

**(PARTIAL WAIVER)** that there is due from the owner the sum of Ninety-Seven Thousand Seven Hundred Sixty-Seven & 00/100 dollars (\$97,767.00),

receipt of which is hereby acknowledged; or

the payment of which has been promised as the sole consideration of this Affidavit and Partial Waiver of Lien which is given solely with respect to said amount, and which waiver shall be effective only upon receipt of payment thereof by the undersigned;

**(FINAL WAIVER)** that the final balance due from the owner is the sum of \_\_\_\_\_ (\_\_\_\_\_),

receipt of which is hereby acknowledged; or

the payment of which has been promised as the sole consideration for this Affidavit and Final Waiver of Lien which shall become effective upon receipt of such payment.

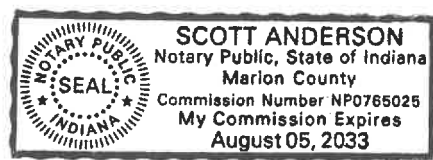
THEREFORE, the undersigned waives and releases unto the Owner of said premises, any and all lien or claim whatsoever on the above-described property and improvements thereon on account of LABOR or MATERIAL or both, furnished by the undersigned thereto, subject to limitations or conditions expressed herein, if any; and further certifies that no other party has any claim or right to a lien on account of any work performed or material furnished to the undersigned for said project, and within the scope of this affidavit and waiver.

Keystone Construction Corporation By: [Signature] Title: Chief Operating Officer  
(Contractor) (Authorized Representative)

WITNESS MY HAND AND NOTARIAL SEAL, this 7 day of MAY, 2026

Notary Public: [Signature] State of INDIANA County of MARION

Printed Name: SCOTT ANDERSON My Commission Expires 8/5/2033



AFFIDAVIT AND WAIVER OF LIEN

Final

Partial

Payment to Follow

State of Indiana, County of Marion. SS:

Chris Gricar being duly sworn, states that he is the Chief Operating Officer of Keystone Construction Corporation (Contractor) having contracted with Keystone Westfield LLC to furnish certain materials and/or labor as follows for a project known as GP D1 Baseball Field, located at Grand Park, Westfield, IN and does hereby further state on behalf of the aforementioned Contractor.

**(PARTIAL WAIVER)** that there is due from the owner the sum of Two Hundred Thirty-One Thousand Six Hundred Ninety-Six & 41/100 dollars (\$231,696.41),

receipt of which is hereby acknowledged; or

the payment of which has been promised as the sole consideration of this Affidavit and Partial Waiver of Lien which is given solely with respect to said amount, and which waiver shall be effective only upon receipt of payment thereof by the undersigned;

**(FINAL WAIVER)** that the final balance due from the owner is the sum of \_\_\_\_\_ (\_\_\_\_\_),

receipt of which is hereby acknowledged; or

the payment of which has been promised as the sole consideration for this Affidavit and Final Waiver of Lien which shall become effective upon receipt of such payment.

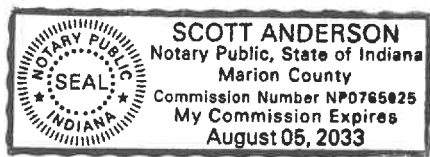
THEREFORE, the undersigned waives and releases unto the Owner of said premises, any and all lien or claim whatsoever on the above-described property and improvements thereon on account of LABOR or MATERIAL or both, furnished by the undersigned thereto, subject to limitations or conditions expressed herein, if any; and further certifies that no other party has any claim or right to a lien on account of any work performed or material furnished to the undersigned for said project, and within the scope of this affidavit and waiver.

Keystone Construction Corporation By: [Signature] Title: Chief Operating Officer  
(Contractor) (Authorized Representative)

WITNESS MY HAND AND NOTARIAL SEAL, this 7 day of MAY, 2026

Notary Public: [Signature] State of INDIANA County of MARION

Printed Name: SCOTT ANDERSON My Commission Expires 8/5/2033



**APPLICATION AND CERTIFICATION FOR PAYMENT**

**TO CONTRACTOR:**

Keystone Construction Corp.  
47 S. Pennsylvania Street  
Indianapolis, IN 46204

**PROJECT:**

Grand Park Baseball Field  
E. 186th Street  
Westfield, IN 46074

APPLICATION NO: One

PERIOD TO: 30-Apr-26

Distribution to:

<input type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input checked="" type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	

**FROM CONTRACTOR:**

Dotlich Contractors, Inc.  
3025 South Indianapolis Road  
Lebanon, IN 46052

**VIA ARCHITECT:**

PROJECT # 25-05-00  
COST CODE: 31-200

**CONTRACT FOR:** Site Development

CONTRACT DATE: 03-Apr-26

**CONTRACTORS APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM .....	\$	<u>3,005,658.00</u>
2. NET CHANGE BY CHANGE ORDERS .....	\$	<u>43,316.00</u>
3. CONTRACT SUM TO DATE (Line 1 +/- 2) .....	\$	<u>3,048,974.00</u>
4. TOTAL COMPLETED & STORED TO DATE .....	\$	<u>35,000.00</u>
5. RETAINAGE		
a. 10% of Completed Work .....	\$	<u>3,500.00</u>
(Column D + E on G703)		
b. 10% of Stored Material .....	\$	<u>0.00</u>
(Column F on G703)		
Total Retainage (Lines 5a + 5b or		
Total in Column 1 of G703) .....	\$	<u>3,500.00</u>
6. TOTAL EARNED LESS RETAINAGE .....	\$	<u>31,500.00</u>
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR		
PAYMENT (Line 6 from prior Certificate) .....	\$	
8. CURRENT PAYMENT DUE .....	\$	<u>31,500.00</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE .....	\$	<u>3,017,474.00</u>
(Line 3 less Line 6)		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Dotlich Contractors, Inc.

By: John Herron Dotlich

John Herron Dotlich

Date: 24-Apr-26

State of: Indiana County of: Boone

Subscribed and sworn to before me this 24th day of April, 2026

NOTARY PUBLIC: Barry C. Dowers

My Commission Expires: April 21, 2027



**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED .... \$ \_\_\_\_\_

*(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)*

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this month	43,316.00	
<b>TOTALS</b>		
NET CHANGES by Change Order	43,316.00	0.00

**CONTINUATION SHEET**

AIA Document G702, Application and Certificate for Payment, containing Contractor's signed Certification, is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contract where variable retainage for line items may apply.

Dotlich Contractors, Inc.  
3025 South Indianapolis Road  
Lebanon, IN 46052

Application No: One  
Application Date: 24-Apr-26  
Period to: 30-Apr-26  
Project No: 25-05-00  
Project: Grand Park - baseball field

A	B	C	D	E	F	G		H	I
Item	Description	Scheduled Value	Previous Period	This Period	Materials Stored	Total Completed	% (G+C)	Balance To Finish	Retainage
1	Earthwork	\$641,287.00		\$19,763.00		\$19,763.00	3%	\$621,524.00	\$1,976.30
2	Erosion control	\$68,738.00		\$10,752.00		\$10,752.00	16%	\$57,986.00	\$1,075.20
3	Demolition / Clearing	\$221,292.00		\$4,485.00		\$4,485.00	2%	\$216,807.00	\$448.50
4	Storm & Detention system	\$1,856,140.00						\$1,856,140.00	
5	HP pipe increase	\$49,441.00						\$49,441.00	
6	Stone under asphalt	\$168,760.00						\$168,760.00	
7	CHANGE ORDER								
8	CO #01 (Water system)	\$43,316.00						\$43,316.00	
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									
27									
28									
		\$3,048,974.00		\$35,000.00		\$35,000.00	1%	\$3,013,974.00	\$3,500.00

AFFIDAVIT AND WAIVER OF LIEN

Final  Partial  Payment to Follow

State of Indiana, County of Boone, SS: John Dotlich,  
being duly sworn, states that he/she is President (title) of  
Dotlich Contractors, Inc. (Subcontractor) having contracted with Keystone  
Construction (Contractor) to furnish certain materials and/or labor as follows for a project known  
as Grand Park Championship Baseball Field Relocation, located at E. 186th St. & Grand Park Blvd.  
Westfield, IN  
and does hereby further state on behalf of the  
aforementioned Subcontractor.

**(PARTIAL WAIVER)** that there is due from the Contractor the sum of  
Thirty one thousand five hundred dollars and zero cents Dollars (\$ 31,500.00 )

receipt of which is hereby acknowledged ; or

the payment of which has been promised as the sole consideration of this Affidavit  
and Partial Waiver of Lien which is given solely with respect to said amount, and which waiver shall be  
effective only upon receipt of payment thereof by the undersigned ;

**(FINAL WAIVER)** that the final balance due from the Contractor is the sum of  
\_\_\_\_\_ Dollars ( \$ \_\_\_\_\_ ).

receipt of which is hereby acknowledged; or

the payment of which has been promised as the sole consideration for this Affidavit  
and Final Waiver of Lien which shall become effective upon receipt of such payment.

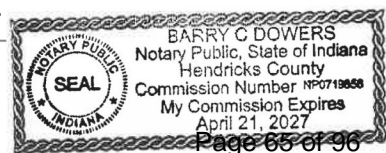
**THEREFORE**, the undersigned waives and releases unto the Owner of said premises, any and all lien or  
claim whatsoever on the above-described property and improvements thereon on account of LABOR or  
MATERIAL or both, furnished by the undersigned thereto, subject to limitations or conditions expressed  
herein, if any; and further certifies that no other party has any claim or right to a lien on account of any work  
performed or material furnished to the undersigned for said project, and within the scope of this affidavit and  
waiver.

Dotlich Contractors, Inc. By [Signature] Title President  
(Company) (Authorized Representative)

WITNESS MY HAND AND NOTARIAL SEAL, this 24th day of April, 2026.

Notary Public: [Signature] State of Indiana County of Boone

Printed Name: Barry C. Dowers My Commission Expires: April 21, 2027







Keystone Realty Group LLC  
 47 S Pennsylvania St 10th Floor  
 Indianapolis, Indiana 46204  
 Tel: 317.636.2000  
 Fax: 317.635.1100

*DATE:*  
*Invoice #*

April 30, 2026  
 20260430 D1 Baseball

*Inv. Description:*

Grand Park BOT - GMP #1

*Billed To:*

City of Westfield Redevelopment Commission

Cost Entry Description	Description	Amount
Professional Service Direct Costs	Direct Costs for Project	2,026.06
Developer Overhead & Fee	4% Fee	3,991.72

Please make checks payable to Keystone Realty Group LLC  
 Mail to: 47 S Pennsylvania St, 10th Floor, Indianapolis, IN 46204

**TOTAL DUE** \$ **6,017.78**  
*Due Date* April 30, 2026



Reviewed and recommended for payment processing.  
-Shaun Barcelow, 5/12/2026

**GRAND PARK BOT - GMP #2 Design Cost**

APPLICATION AND CERTIFICATION FOR PAYMENT							
DATE: 4/30/2026		PROJECT NAME: GMP #2 Design Cost					
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
Item No:	Description	Budget	Completed to Date	%	Previous Funded Total	Current Draw Request	Balance to Complete
<b>PARKING GARAGE</b>							
	Architecture, Landscape, Engineering	626,500.00	177,045.61	28%	135,745.61	41,300.00	449,454.39
	Design Contingency (5%)	31,325.00	0.00	0%	0.00	0.00	31,325.00
	Professional Services	229,019.00	41,751.04	18%	40,184.79	1,566.25	187,267.96
	Developer Overhead & Fee (3%)	693,926.00	7,590.28	1%	6,351.28	1,239.00	686,335.72
	<b>Total Parking Garage</b>	<b>1,580,770.00</b>	<b>226,386.93</b>	<b>14%</b>	<b>182,281.69</b>	<b>44,105.25</b>	<b>1,354,383.07</b>
<b>N-8 SITE WORK &amp; UTILITIES</b>							
	Phase I Environmental	2,900.00	2,900.00	100%	2,900.00	0.00	0.00
	Primary Plat	12,500.00	0.00	0%	0.00	0.00	12,500.00
	Geotech	26,000.00	26,000.00	100%	26,000.00	0.00	0.00
	100% Civil for Sitework, roads, sidewalks, LA, Utilities	390,000.00	8,990.00	2%	8,990.00	0.00	381,010.00
	Design Contingency (5%)	21,570.00	0.00	0%	0.00	0.00	21,570.00
	Professional Services Direct Cost	238,482.00	40,477.91	17%	40,477.91	0.00	198,004.09
	Developer Overhead & Fee (4%)	195,014.00	3,134.71	2%	3,134.71	0.00	191,879.29
	<b>Total Overall Utilities N8 &amp; Site Work</b>	<b>886,466.00</b>	<b>81,502.62</b>	<b>9%</b>	<b>81,502.63</b>	<b>0.00</b>	<b>804,963.38</b>
	<b>Overall Site/Civil/Utility/Traffic/Survey/Drainage</b>						
	35% Civil Set	240,300.00	177,144.00	74%	177,144.00	0.00	63,156.00
	Utility Study / Traffic Study / Land Survey	190,700.00	150,970.60	79%	150,970.60	0.00	39,729.40
	Professional Service Direct Cost	227,420.00	204,678.00	90%	204,678.00	0.00	22,742.00
	Developer Overhead and Fee (4%)	26,337.00	21,311.70	81%	21,311.70	0.00	5,025.30
	<b>Total Overall Site/Civil/Utilities/Traffic</b>	<b>684,757.00</b>	<b>554,104.30</b>	<b>81%</b>	<b>554,104.30</b>	<b>0.00</b>	<b>130,652.70</b>
	<b>Total N8 - Site Work &amp; Utilities</b>	<b>1,571,223.00</b>	<b>635,606.92</b>	<b>40%</b>	<b>635,606.93</b>	<b>0.00</b>	<b>935,616.08</b>
	<b>TOTAL COST</b>	<b>3,151,993.00</b>	<b>861,993.85</b>	<b>27%</b>	<b>817,888.62</b>	<b>44,105.25</b>	<b>2,289,999.15</b>

**Grand Park BOT**

**Application #3**

**Period To 4/30/2026**

**Project**

**Invoice Date Invoice #**

**Vendor**

**Invoice Amount**

**Cost Category**

**GMP 2 - Design Cost**

Parking Garage	4/28/2026	66160	CSO Architecture	\$	41,300.00	Architectural, Landscape, Engineering
Parking Garage	4/30/2026	20260430 GMP #2	Keystone Realty Group	\$	1,566.25	Professional Service Direct Cost
Parking Garage	4/30/2026	20260430 GMP #2	Keystone Realty Group	\$	1,239.00	Developer Overhead & Fee (3%)
<b>Parking Garage Subtotal</b>					<u>\$ 44,105.25</u>	
<b>GMP 2 - Design Cost Subtotal</b>					<u><b>\$ 44,105.25</b></u>	

April 28, 2026  
 Project No: 2025072.1  
 Invoice No: 66160

Kelly Mulder  
 Keystone Construction Corporation  
 47 S Pennsylvania Street  
 10th Floor  
 Indianapolis 46204

Project 2025072.1 Keystone-Grand Park Parking Garage N8  
**For professional services rendered for the period April 01, 2026 to April 24, 2026 for the referenced project.**

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
<b>Landscape</b>					
Schematic Design	3,975.00	85.00	3,378.75	3,378.75	0.00
Credit of SD removed from CSO scope	-3,975.00	85.00	-3,378.75	-3,378.75	0.00
<b>Total Landscape</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Architectural</b>					
Schematic Design	19,500.00	100.00	19,500.00	19,500.00	0.00
Design Development	26,000.00	75.00	19,500.00	10,400.00	9,100.00
Const. Documents	58,500.00	0.00	0.00	0.00	0.00
Const. Administration	26,000.00	0.00	0.00	0.00	0.00
<b>Total Architectural</b>	<b>130,000.00</b>		<b>39,000.00</b>	<b>29,900.00</b>	<b>9,100.00</b>
<b>Structural &amp; MEP</b>					
Schematic Design	69,000.00	100.00	69,000.00	69,000.00	0.00
Design Development	92,000.00	75.00	69,000.00	36,800.00	32,200.00
Const. Documents	207,000.00	0.00	0.00	0.00	0.00
Const. Administration	92,000.00	0.00	0.00	0.00	0.00
<b>Total Structural &amp; MEP</b>	<b>460,000.00</b>		<b>138,000.00</b>	<b>105,800.00</b>	<b>32,200.00</b>
<b>Total Fee</b>	<b>590,000.00</b>		<b>177,000.00</b>	<b>135,700.00</b>	<b>41,300.00</b>
	<b>Total Fee</b>			<b>41,300.00</b>	
			<b>Total this Invoice</b>	<b>\$41,300.00</b>	

Please remit to: CSO Architects, PO Box 6069, Dept 94, Indianapolis, IN 46206-6069. Unpaid amounts over 30 days will be subject to 1 1/2% monthly interest charge. Contact Patty Adams with any questions regarding this invoice at 317/706-2420 or e-mail padams@csoinc.net.



Keystone Realty Group LLC  
 47 S Pennsylvania St 10th Floor  
 Indianapolis, Indiana 46204  
 Tel: 317.636.2000  
 Fax: 317.635.1100

DATE:  
 Invoice #

April 30, 2026  
 20260430 GMP #2

Inv. Description:

Grand Park BOT - GMP #2

Billed To:

City of Westfield Redevelopment Commission

Cost Entry Description	Description	Amount
Professional Service Direct Costs	Parking Garage	1,566.25
Developer Overhead & Fee	Parking Garage	1,239.00

Please make checks payable to Keystone Realty Group LLC  
 Mail to: 47 S Pennsylvania St, 10th Floor, Indianapolis, IN 46204

**TOTAL DUE** \$ **2,805.25**  
*Due Date* April 30, 2026

**RESOLUTION NO. 13-2026**  
**A RESOLUTION OF**  
**THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION**  
**REGARDING DETERMINATION OF NEED TO CAPTURE OR PASS THROUGH**  
**TAX INCREMENT REVENUES**

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

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

**WHEREAS**, the Commission previously has established and expanded the Economic Development and Redevelopment Areas, see attached Exhibit A (the “Economic Development Areas”), and designated the Economic Development Areas as the “Allocation Areas”, see attached Exhibit A (the “Allocation Areas”) for purposes of capturing incremental property taxes (the “TIF Revenues”) pursuant to IC 36-7-14-39 and IC 36-7-14-39.3; and

**WHEREAS**, pursuant to IC 36-7-14-39(b)(5) the Commission is required to make certain determinations relating to its need to capture TIF Revenues for the following budget year; and

**WHEREAS**, the Secretary of the Commission will provide the required notification to the taxing units impacted by the Economic Development Areas, as detailed in Exhibit B, of the Commission’s intent to capture all of the TIF Revenues for budget year 2027 except to the extent expressly set forth to the contrary on Exhibit B.

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

1. Pursuant to IC 36-7-14-39(b)(5), the Commission hereby makes the determination that, for budget year 2027, except to the extent expressly set forth to the contrary on Exhibit B, all of the incremental assessed value of taxable property in the Allocation Areas is needed to produce TIF Revenues necessary to make, when due, principal and interest payments on bonds described in IC 36-7-14-39(b)(4), plus the amount necessary for other purposes described in IC 36-7-14-39(b)(4). The Commission therefore determines that, except to the extent expressly set forth to the contrary on Exhibit B, there is no excess assessed value in the Allocation Areas that may be allocated to the respective taxing units in the manner prescribed in IC 36-7-14-39(b)(1).
2. The excess assessed value in the Allocation Areas as expressly set forth on Exhibit B shall be allocated to the respective taxing units in the manner prescribed in IC 36-7-14-39(b)(1), all as expressly set forth on Exhibit B.

3. The Commission hereby directs the Secretary of the Commission to provide written notifications of the determinations made herein to the Hamilton County Auditor, the Hamilton County Council, Westfield City Council, and each taxing unit that is wholly or partly located within the Allocation Areas, in the manner set forth in IC 36-7-14-39(b)(5)(B).
4. This Resolution shall take effect immediately upon adoption.

ADOPTED by the Commission this 18th day of May, 2026.

**CITY OF WESTFIELD  
REDEVELOPMENT COMMISSION**

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President, Joseph Plankis

---

Vice President, Chip Parsley

---

Secretary, Steve Latour

---

Member, Brian Tomamichel

---

Member, Patrick Downey

## **EXHIBIT A**

### **Economic Development/Redevelopment Areas and Allocation Areas**

- East Side EDA
  - East Side Allocation Area
  - Consolidated Aurora Allocation Area
  - Grand Millennium – Lot A Allocation Area
  - Grand Millennium – Lot B Allocation Area
  - Grand Millennium – Lot C Allocation Area
  - Park & Poplar Allocation Area
- Lantern Commons EDA
  - Front Street Allocation Area
- Eagletown EDA
  - Eagletown Allocation Area
- Grand Junction EDA
  - Grand Junction Allocation Area
  - Mainstreet Allocation Area
  - Spring Mill Centre Allocation Area
  - Park Street Allocation Area
  - Ambrose Allocation Area
  - Jersey Street Allocation Area
  - Social Square Allocation Area
- 146<sup>th</sup> Street EDA
  - 146th Street Allocation Area
  - Towne Run Allocation Area
- Southside EDA
  - Southside Allocation Area
  - SEP Allocation Area
- Spring Mill Station EDA
  - Spring Mill Station Allocation Area
  - Spring Mill Station SWC Allocation Area
- Gigabit Broadband EDA
  - Gigabit Broadband Allocation Area
- Wheeler Landing EDA
  - Wheeler Landing Allocation Area
- Union Square EDA
  - Union Square Allocation Area
- Osborne Trails EDA
  - Osborne Trails Allocation Area
  - Osborne Trails South Allocation Area
- Southpark EDA
  - Southpark Allocation Area

**EXHIBIT A (Continued)**  
**Economic Development/Redevelopment Areas and Allocation Areas**

- Wood Wind Economic Development Area
  - Wood Wind East Allocation Area
  - Wood Wind South Allocation Area
  - Ravinia Allocation Area
  - Kimblewick Allocation Area
- Hamilton Crossroads EDA
  - Hamilton Crossroads Allocation Area

**EXHIBIT B**

**Description of Amount(s) Being Passed Through to Taxing Units**

To: Mr. Todd Clevenger, Hamilton County Auditor

CC: Ms. Marla Ailor, Westfield Clerk-Treasurer  
Mr. Sam Sachs, Hamilton County Airport Authority  
Mr. Chris Jensen, Hamilton County Solid Waste Management District  
Dr. John Atha, Westfield-Washington Schools  
Ms. Jamie Goetz Mills, Washington Township Trustee  
Ms. Sheryl Sollars, Westfield Washington Public Library

May 18, 2026

**Re: Notification of Determination of Assessed Value Pass-Through for taxes Payable 2027 – Grand Junction Allocation Area**

The Westfield, Indiana Redevelopment (“Commission”) has previously established tax increment allocation areas (“Allocation Areas”) for the purposes of capturing tax increment revenues pursuant to Indiana Code 36-7-14-39. Indiana Code 36-7-14-39(b)(4)(B) (“Act”) stipulates that the Commission must determine how much, if any, of the incremental assessed value from its Allocation Areas can be passed-through to the overlapping taxing units. The Commission must notify the overlapping taxing units of this determination no later than June 15<sup>th</sup> of the year in which the determination is made. Pursuant to the Act, this letter should serve as formal notice that the Commission has determined that, for taxes payable in 2027, it will pass through approximately \$572,800 of incremental assessed value to the overlapping taxing units from the Grand Junction Allocation Area (“Allocation Area”).

Sincerely,

Chip Parsley, Vice President  
Westfield, Indiana Redevelopment Commission

To: Mr. Todd Clevenger, Hamilton County Auditor

CC: Ms. Marla Ailor, Westfield Clerk-Treasurer  
Mr. Sam Sachs, Hamilton County Airport Authority  
Mr. Chris Jensen, Hamilton County Solid Waste Management District  
Dr. John Atha, Westfield-Washington Schools  
Ms. Jamie Goetz Mills, Washington Township Trustee  
Ms. Sheryl Sollars, Westfield Washington Public Library

May 18, 2026

**Re: Notification of Determination of Assessed Value Pass-Through for taxes Payable 2027 – East Side Allocation Area**

The Westfield, Indiana Redevelopment (“Commission”) has previously established tax increment allocation areas (“Allocation Areas”) for the purposes of capturing tax increment revenues pursuant to Indiana Code 36-7-14-39. Indiana Code 36-7-14-39(b)(4)(B) (“Act”) stipulates that the Commission must determine how much, if any, of the incremental assessed value from its Allocation Areas can be passed-through to the overlapping taxing units. The Commission must notify the overlapping taxing units of this determination no later than June 15<sup>th</sup> of the year in which the determination is made. Pursuant to the Act, this letter should serve as formal notice that the Commission has determined that, for taxes payable in 2027, it will pass through approximately \$1,235,800 of incremental assessed value to the overlapping taxing units from the East Side Allocation Area (“Allocation Area”).

Sincerely,

Chip Parsley, Vice President  
Westfield, Indiana Redevelopment Commission

To: Mr. Todd Clevenger, Hamilton County Auditor

CC: Ms. Marla Ailor, Westfield Clerk-Treasurer  
Mr. Sam Sachs, Hamilton County Airport Authority  
Mr. Chris Jensen, Hamilton County Solid Waste Management District  
Dr. John Atha, Westfield-Washington Schools  
Ms. Jamie Goetz Mills, Washington Township Trustee  
Ms. Sheryl Sollars, Westfield Washington Public Library

May 18, 2026

**Re: Notification of Determination of Assessed Value Pass-Through for taxes Payable 2027 – Consolidated Aurora, Eagletown, Mainstreet, 146<sup>th</sup> Street, Westfield Southside, Spring Mill Station, Spring Mill Station SWC, Spring Mill Centre, Union Square, Osborne Trails, Osborne Trails South, Wheeler Landing, SEP, Front Street, Gigabit Broadband PP, Towne Run, Park Street, Southpark, Wood Wind East, Wood Wind South, Ravinia, Kimblewick, Ambrose, Jersey Street, Social Square, Hamilton Crossroads, Park & Poplar, and Grand Millennium (Lots A, B, and C) Allocation Areas**

The Westfield, Indiana Redevelopment (“Commission”) has previously established tax increment allocation areas (“Allocation Areas”) for the purposes of capturing tax increment revenues pursuant to Indiana Code 36-7-14-39. Indiana Code 36-7-14-39(b)(4)(B) (“Act”) stipulates that the Commission must determine how much, if any, of the incremental assessed value from its Allocation Areas can be passed-through to the overlapping taxing units. The Commission must notify the overlapping taxing units of this determination no later than June 15<sup>th</sup> of the year in which the determination is made. Pursuant to the Act, this letter should serve as formal notice that the Commission has determined that, for taxes payable in 2027, there is no excess incremental assessed value that may be allocated to the overlapping taxing units. Therefore, the Commission has determined that it will be required to capture all of the incremental assessed value from the Allocation Areas in order to meet the Commission’s outstanding debt service obligations, to pay for projects in and around the Allocation Areas, and for other purposes allowable under the Act.

Sincerely,

Chip Parsley, Vice President  
Westfield, Indiana Redevelopment Commission

**RESOLUTION NO. 14-2026**  
**A RESOLUTION OF**  
**THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION**  
**REGARDING TAXPAYER AGREEMENT WITH RIVERVIEW HOSPITAL**

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

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

**WHEREAS**, the City has issued those certain \$1,500,000 Taxable Economic Development Revenue Bonds, Series 2020 (Spring Mill Centre Project) (the “**Bonds**”); and

**WHEREAS**, tax increment received by the Commission for property within the Spring Mill Centre Allocation Area (the “**Allocation Area**”) is pledged to the payment on the Bonds; and

**WHEREAS**, Riverview Hospital (“**Riverview Hospital**”) is a county hospital formed pursuant to Ind. Code § 16-22-2-1 and is exempt from the payment of taxes; and

**WHEREAS**, Riverview Hospital purchased the hospital and related improvements located at 323 West Tournament Trail in the City (the “**Project Site**”); and

**WHEREAS**, the Project Site is located within the Allocation Area; and

**WHEREAS**, as a condition Riverview Hospital’s purchase of the Project Site, Riverview Hospital agreed to enter into a taxpayer agreement and grant of real property tax lien with the Commission substantially in the form set forth on Exhibit A, attached hereto and incorporated herein by reference (the “**Taxpayer Agreement**”), to obligate Riverview Hospital to make certain tax payments to the Commission in support of the Bonds; and

**WHEREAS**, the Commission has determined that it is now in the best interests of the Commission to enter into the Taxpayer Agreement with Riverview Hospital, as authorized by Ind. Code 6-1.1-22-13 and 36-7-25-6 and other applicable law.

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

1. The foregoing Recitals are fully incorporated herein by this reference.
2. The Commission will execute and deliver the Taxpayer Agreement with Riverview Hospital substantially in the form set forth on Exhibit A and otherwise in a form, approved by, and satisfactory to, the President and Executive Director

of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.

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

Adopted this 18th day of May, 2026.

**CITY OF WESTFIELD  
REDEVELOPMENT COMMISSION**

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President, Joseph Plankis

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Vice President, Chip Parsley

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Secretary, Steve Latour

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Member, Brian Tomamichel

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Member, Patrick Downey

EXHIBIT A

[Form of Taxpayer Agreement]

Prepared By and When Recorded  
Return to:

Scott C. Frissell  
Krieg DeVault LLP  
111 Congressional Blvd., Suite 400  
Carmel, Indiana 46032

**SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE ONLY**

**TAXPAYER AGREEMENT AND GRANT OF REAL PROPERTY TAX LIEN**

THIS TAXPAYER AGREEMENT AND GRANT OF REAL PROPERTY TAX LIEN (this "Agreement") is entered into as of May \_\_, 2026 (the "Effective Date"), between RIVERVIEW HOSPITAL, an Indiana county hospital (the "Taxpayer"), and the CITY OF WESTFIELD REDEVELOPMENT COMMISSION (the "Redevelopment Commission").

WHEREAS, Taxpayer purchased the property located at 323 West Tournament Trail in the City of Westfield, Indiana (the "City"), as more particularly described on Exhibit A (the "Real Estate"), from Haehl Group LLC, an Indiana limited liability company (the "Bond Purchaser"); and

WHEREAS, on August 19, 2020, the City issued its \$1,500,000 Taxable Economic Development Revenue Bonds, Series 2020 (Spring Mill Centre Project) (the "Bonds"), which Bonds are currently outstanding in the principal amount of \$1,500,000; and

WHEREAS, the payment of the Bonds is secured under a Trust Indenture dated as of August 1, 2020 between the City and BOKF, N.A., as trustee (the "Trustee") (the "Indenture") from the Spring Mill Centre TIF Revenues pledged and assigned for their payment in accordance with the Indenture (the "Pledged TIF Revenues"); and

WHEREAS, Taxpayer is a county hospital and is exempt from paying Indiana property tax; and

WHEREAS, as a condition for the sale of the Real Estate, the Bond Purchaser and Taxpayer agreed to enter into this Agreement to obligate Taxpayer to make Taxpayer Direct Payments (as defined herein), which shall be used by the Redevelopment Commission to make payments in support of the debt service payments due under the Bonds; and

WHEREAS, it is the intent of the parties to secure the payment of the Taxpayer Direct Payments by imposing a lien against the Real Estate, equal in priority to and in the same manner as the property tax lien granted to the State of Indiana under Indiana Code 6-1.1-22-13 as permitted by Indiana Code 36-7-25-6, for the term as herein set forth;

IT IS THEREFORE AGREED by and among the parties as follows:

1. Taxpayer Direct Payments. Taxpayer shall pay to the Redevelopment Commission the amount of the next due debt service payment on the Bonds, only to the extent that such debt service is not paid from the Pledged TIF Revenues (each such payment, a “Taxpayer Direct Payment,” and collectively, the “Taxpayer Direct Payments”). In no event shall any Taxpayer Direct Payment exceed the amount of property taxes that would have been due and payable on the incremental assessed value of the Real Estate if the Taxpayer were a non-exempt taxpayer. For the avoidance of doubt, the Taxpayer shall not be required to make any portion of a Taxpayer Direct Payment that would exceed that amount.

2. Payment Timing, Notice, and Dispute. Taxpayer Direct Payments, if required, shall be due and payable on January 15 or July 15 (or, if such day is not a business day, on the next succeeding business day) next following the corresponding May 10 or November 10 real property tax due date giving rise to the payment obligation (each, a “Payment Date”), commencing July 15, 2027, and continuing until the Termination Date (as hereinafter defined). All Taxpayer Direct Payments shall be made directly to the Redevelopment Commission, c/o the Clerk-Treasurer, on or before the applicable Payment Date.

Not less than thirty (30) days prior to each Payment Date, the Redevelopment Commission shall deliver to the Taxpayer, with a copy to the Trustee, written notice of the amount of any Taxpayer Direct Payment then due (the “Tax Increment Amount Notice”). With each Tax Increment Amount Notice, the Redevelopment Commission shall provide supporting documentation reasonably demonstrating (i) the Pledged TIF Revenues collected, (ii) the debt service amount due, and (iii) the resulting shortfall to be paid by the Taxpayer.

If the Taxpayer disputes any amount stated in a Tax Increment Amount Notice, the Taxpayer shall provide written notice of such dispute within fifteen (15) days of receipt, and payment of the disputed portion shall be suspended until resolution. No default shall be deemed to occur during such good-faith dispute period.

The Payment Date shall be no earlier than thirty (30) days after the actual receipt of the Tax Increment Amount Notice.

3. Lien and Security Interest. As collateral security for the prompt and complete payment and performance in full when due of the Taxpayer Direct Payments set out in Section 1 hereof and as permitted by Indiana Code 36-7-25-6, Taxpayer hereby pledges and grants to the Redevelopment Commission a continuing first priority security interest in and lien upon all of the Taxpayer’s rights, title and interests in, on and to the Real Estate to the extent and in the same manner as a real property tax lien pursuant to Indiana Code 6-1.1-22-13. The lien and security interest securing Taxpayer’s obligation to make Taxpayer Direct Payments (i) automatically attaches to the Real Estate on the Effective Date to the extent and in the same manner as a real property tax lien pursuant to Indiana Code 6-1.1-22-13, (ii) is binding upon Taxpayer and its successors in title to the Real Estate to the extent and in the same manner as a real property tax lien pursuant to Indiana Code 6-1.1-22-13, and (iii) has a priority over all other liens to the extent and in the same manner as a real property tax lien pursuant to Indiana Code 6-1.1-22-13. The lien created by this Agreement shall be and is binding on the Taxpayer and its successors in title to the

Real Estate, as well as any mortgagee, lessee, assignee, licensee, or any other person or entity claiming an interest in the Real Estate to the extent and in the same manner as a real property tax lien pursuant to Indiana Code 6-1.1-22-13.

4. Covenant Running with the Land; Binding Effect. Taxpayer expressly acknowledges that its duties under this Agreement touch and concern the Real Estate and that the Taxpayer Direct Payments are and shall be secured by a lien upon the Real Estate to the extent and in the same manner as a real property tax lien pursuant to Indiana Code 6-1.1-22-13, which lien and this Agreement shall run with the Real Estate and be binding upon and enforceable against Taxpayer and its successors in title or interests therein so long as the obligation to make Taxpayer Direct Payments under this Agreement remains in effect. For the avoidance of doubt, the term “Taxpayer” as used in this Agreement refers to the then current owner of the Real Estate that is legally obligated to make real property tax payments on the Real Estate.

5. Title and Authority to Grant Lien. Taxpayer covenants and warrants that it is lawfully seized of the Real Estate in fee simple, has valid and indefeasible title to the Real Estate, and has a good and valid right to grant to the Redevelopment Commission the lien on the Real Estate as provided herein.

6. Termination. This Agreement shall terminate (except for those matters that expressly survive termination) and Taxpayer shall have no obligation to make Taxpayer Direct Payments or any other payments or obligations under this Agreement first accruing from and after the earliest to occur of (i) the date of defeasance of the Bonds, (ii) the date the debt service on the Bonds is fully and indefeasibly paid in full, or (iii) the expiration of the Spring Mill Centre Allocation Area (the “Termination Date”). Upon any expiration of the Taxpayer’s or the Real Estate’s exemption from payment of property taxes, the Redevelopment Commission agrees that it will not, and will use commercially reasonable efforts to cause the City not to, object to the Taxpayer’s application for a special exception or variance necessary to achieve compliance with Article 5.4 of the City’s zoning code so long as (i) the Taxpayer has satisfied all payment obligations set forth in this Agreement, (ii) no default under this Agreement by the Taxpayer exists or has existed, and (iii) the Taxpayer remains in good standing with the City, as determined by the City in its reasonable discretion.

7. Release of Lien Upon Termination. On the Termination Date, this Agreement shall terminate and shall be deemed fully performed, all liability hereunder for such Taxpayer Direct Payments or otherwise shall cease, and the lien created by this Agreement shall cease. Upon the request of Taxpayer, the Redevelopment Commission agrees to execute and deliver to Taxpayer an instrument evidencing the release of the lien created by this Agreement, which instrument shall be in form and substance reasonably satisfactory to Taxpayer and the Redevelopment Commission.

8. Indemnification. Taxpayer shall indemnify and hold harmless the Redevelopment Commission from and against any and all claims, damages, injuries, losses, costs, and expenses (including, without limitation, reasonable attorneys’ fees) arising from or connected with (i) mechanics’ liens filed against the Real Estate for work performed by Taxpayer or any party acting by, under, through, or on behalf of Taxpayer, (ii) breaches by Taxpayer under contracts related to the Real Estate to which Taxpayer is a party, (iii) injury to (or death of) persons, or loss of (or damage to) property, suffered in connection with the construction of the Real Estate by Taxpayer

or any party acting by, under, through, or on behalf of Taxpayer, (iv) the negligence or willful misconduct of Taxpayer, or any party acting by, under, through, or on behalf of Taxpayer, and relating to the Real Estate, (v) the breach by Taxpayer of any term or condition of this Agreement, and (vi) the (a) use, manufacture, treatment, and/or presence, of any wastes, materials, and/or substances that are hazardous, toxic, or radioactive and are, or become, regulated by any applicable environmental law (collectively, the “Hazardous Materials”) in or on the Real Estate, (b) release and/or disposal of Hazardous Materials on or from the Real Estate, and/or (c) migration of Hazardous Materials from the Real Estate, in each case except to the extent caused by the Redevelopment Commission or its agents, employees, or contractors. This Section shall survive the expiration or earlier termination of this Agreement.

9. Representations and Warranties. Each of the parties to this Agreement hereby represents and warrants that this Agreement has been duly authorized, executed and delivered by such party, and is valid, binding and enforceable against such party in accordance with its terms, except as enforceability may be limited by bankruptcy, insolvency, reorganization, moratorium and other laws affecting creditors’ rights generally, and general principles of equity. Taxpayer hereby represents and warrants to the Redevelopment Commission that, as of the Effective Date, there is no mortgage or other similar security instrument of record against Taxpayer’s interest in or to all or any portion of the Real Estate.

10. Severability. In the case of any section or provision of this Agreement or any covenant, stipulation, obligation, agreement, act or action, or part thereof, made, assumed, entered into or taken under this Agreement, or any application thereof, is for any reason held to be illegal or invalid, or is at any time inoperable, that illegality or invalidity or inoperability shall not affect the remainder hereof or any other section or provision of this Agreement or any other covenant, stipulation, obligation, agreement, act or action, or part thereof, made, assumed, entered into or taken under this Agreement, which shall be construed and enforced as if that illegal or invalid or inoperable portion were not contained herein.

11. Counterparts; Governing law and Venue. This Agreement may be signed in one or more counterparts, each of which shall constitute one and the same instrument. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Indiana. All proceedings arising in connection with this Agreement shall be tried and litigated only in the state courts in Hamilton County, Indiana, or the federal courts with venue that includes Hamilton County, Indiana. Each of Taxpayer and the Redevelopment Commission waives, to the extent permitted under applicable law, (i) the right to a trial by jury, and (ii) any right each may have to (a) assert the doctrine of “forum non conveniens”, or (b) object to venue.

12. Captions; Incorporation and Exhibit. The captions and headings of various sections referenced herein are for convenience only and are not to be considered as defining or limiting in any way, the scope or intent of the provisions hereof. Notwithstanding the foregoing, each of the recitals referenced herein are incorporated and expressly made a part hereof.

13. Assignment. Any and all rights of the Redevelopment Commission under this Agreement may be assigned to the Trustee for the Bonds as additional security for the Bonds.

14. Notice. Any notice required or permitted to be given by either party to this Agreement shall be in writing, and shall be deemed to have been given when: (a) delivered in person to the other party; or (b) sent by national overnight delivery service, with confirmation of receipt, addressed as follows:

To the Redevelopment Commission: City of Westfield Redevelopment Commission  
2728 East 171<sup>st</sup> Street  
Westfield, Indiana 46074  
Attention: Executive Director

With a copy to: Wallack Somers & Haas, P.C.  
One Indiana Square, Suite 2300  
Indianapolis, Indiana 46204  
Attention: Ryan R. Wilmering

To the Taxpayer: Riverview Hospital  
395 Westfield Road  
Noblesville, Indiana 46060  
Attention: Accounts Payable – Terry Harp  
Phone: (317) 776-7130

Any party may change its address for notice by written notice delivered to the other parties as provided above.

15. Entire Agreement; Modification, Amendment or Waiver. This Agreement constitutes the entire agreement of the parties, and all prior discussions, negotiations and document drafts are merged herein. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by all parties to this Agreement.

*[Remainder of this page intentionally left blank]*

IN WITNESS WHEREOF, the undersigned parties have caused the execution of this Taxpayer Agreement and Grant of Real Property Tax Lien by their duly authorized officers as of the Effective Date.

RIVERVIEW HOSPITAL

By: \_\_\_\_\_  
Julie Nix, CEO

STATE OF INDIANA        )  
                                          ) SS:  
COUNTY OF HAMILTON    )

Before me, a Notary Public, in and for said County and State, personally appeared Julie Nix in her capacity as the CEO of Riverview Hospital, who acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public

(SEAL)

\_\_\_\_\_  
Printed Signature

My Commission Expires:  
\_\_\_\_\_

My County of Residence:  
\_\_\_\_\_

*[Executions Continued on Following Page]*

CITY OF WESTFIELD REDEVELOPMENT  
COMMISSION

By: \_\_\_\_\_  
Chip Parsley, Vice President

And

By: \_\_\_\_\_  
Jenell Fairman, Executive Director

STATE OF INDIANA        )  
                                      ) SS:  
COUNTY OF HAMILTON )

Before me, a Notary Public, in and for said County and State, personally appeared Chip Parsley and Jenell Fairman, the Vice President and Executive Director, respectively, of the City of Westfield Redevelopment Commission, who acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal this \_\_\_\_ day of May, 2026.

\_\_\_\_\_  
Notary Public

(SEAL)

\_\_\_\_\_  
Printed Signature

My Commission Expires:  
\_\_\_\_\_

My County of Residence:  
\_\_\_\_\_

Prepared by and return after recording to:

Scott C. Frissell  
Krieg DeVault LLP  
111 Congressional Blvd., Suite 400  
Carmel, Indiana 46032  
Phone: (317) 238-6246  
Email: [sfrissell@kdlegal.com](mailto:sfrissell@kdlegal.com)

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Scott C. Frissell

EXHIBIT A

LEGAL DESCRIPTION

Lot 4 of the Spring Mill Centre Subdivision per the Replat of Block 'A' Spring Mill Centre Subdivision Amendment No. 2, dated August 2, 2023 and recorded on September 14, 2023 as Instrument No. 2023035280 in the Office of the Recorder of Hamilton County, Indiana.

**RESOLUTION NO. 15-2026**

**A RESOLUTION OF THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION  
TO PROCEED WITH THE SELECTION OF CONSTRUCTION MANAGER AS  
CONSTRUCTOR (CMc) SERVICES FOR THE 18160 MARKET COURT  
REDEVELOPMENT PROJECT**

**WHEREAS**, the City of Westfield, Indiana (“City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (“Council”); 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 Indiana Code 36-7-14-12.2(25), the Commission may provide financial assistance (including grants and loans) to neighborhood development corporations to permit them to “construct, rehabilitate, or repair commercial property within the district”; and

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

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

**WHEREAS**, pursuant to Resolution No. 54-2025, adopted on December 15, 2025, the Commission entered into a certain Grant Agreement (the “Grant Agreement”) with DWCDC for the acquisition of the real estate commonly known as 18160 Market Court in Westfield, Indiana (the “Real Estate”); and

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

**WHEREAS**, pursuant to Indiana Code 34-7-14-12.2 and the Grant Agreement, the Commission may make grants to DWCDC to construct, rehabilitate, and/or repair the Real Estate; and

**WHEREAS**, pursuant to Indiana Code § 5-32-1 *et seq.* (the “CMc Statute”), the Commission may enter into contracts utilizing the construction manager as constructor (“CMc”) project delivery system; and

**WHEREAS**, in accordance with the CMc Statute and in collaboration with DMCDC, the Commission has determined to construct a certain construction, rehabilitation, and/or repair project of the Real Estate (the “Project”) utilizing the CMc project delivery method as provided in the CMc Statute; and

**WHEREAS**, the Project involves the redevelopment of the Real Estate to be a place where sports, technology, and creative industries converge to commercialize ideas and is designed to accelerate companies and talent, anchored by a sports technology accelerator and functioning as a commercialization growth platform supporting companies gaining traction and ready to scale, all of which will include an initial Phase I renovation of a renovated 19,000 square foot innovation hub; and

**WHEREAS**, pursuant to the CMc Statute, the Commission provided public notice of and issued a Request for Proposals (“RFP”) for the Project whereby qualified firms were invited to submit proposals for the completion of CMc services for the Project; and

**WHEREAS**, pursuant to the CMc Statute, the RFP contained a summary of the review and selection process, including the evaluation criteria and scoring for the Project and the consideration of qualifications and fees by which offerors will be evaluated, a CMc will be selected, and a CMc contract will be awarded; and

**WHEREAS**, in response to the RFP, and in accordance with the CMc Statute, offerors submitted proposals to the Commission; and

**WHEREAS**, in accordance with the CMc Statute, the Commission established an evaluation committee to review the RFP responses and meet with select offerors; and

**WHEREAS**, in accordance with the CMc Statute, and based upon the evaluation committee’s review of the RFP responses, offerors were selected to meet with the evaluation committee; and

**WHEREAS**, in accordance with the CMc Statute, and having considered each offeror’s responses to the RFP, the interviews, and the evaluation of fees, the evaluation committee scored each offeror’s proposal; and

**WHEREAS**, in accordance with the CMc Statute, the evaluation committee recommends the Commission enter into negotiations with the offeror with the highest composite score representing the most qualified and offering the best value to the City; and

**WHEREAS**, in accordance with the CMc Statute, the Commission has determined that it is in the best interests of the Commission to accept the evaluation committee’s recommendation and to approve and ratify the contingent award of the contract for CMc services for the Project (the “CMc Agreement”) to the offeror with the highest composite score representing the most qualified and offering the best value to the City, as authorized by the CMc Statute, Indiana Code 36-7-14-12.2, and other applicable law.

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

1. The foregoing recitals are fully incorporated herein by reference.

2. In accordance with the CMc Statute, the Commission hereby approves and ratifies the contingent award of the CMc Agreement to the offeror with the highest composite score representing the most qualified and offering the best value to the City.
3. In accordance with the CMc Statute, the Commission shall negotiate and execute the final terms and conditions of the CMc Agreement with the selected offeror (or alternatively, negotiate and execute with the offeror with the next highest composite score should the Commission be unable to negotiate the CMc Agreement with the originally selected offeror).
4. The CMc Agreement contemplated by this Resolution to be executed and delivered by the Commission shall be in a form approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.
5. The President and Executive Director of the Commission are authorized to execute and deliver all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Commission. In the absence of the President and/or Executive Director, the Vice President and/or Secretary of the Commission shall be authorized to execute and deliver any or all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Commission. The President, Executive Director, Vice President, and/or Secretary are further authorized take all other lawful actions necessary in connection with the CMc Agreement and the other matters contemplated by this Resolution.

Adopted this 18th day of May, 2026.

**CITY OF WESTFIELD  
REDEVELOPMENT COMMISSION**

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Joseph Plankis, President

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Chip Parsley, Vice President

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Steve Latour, Secretary

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Brian Tomamichel, Member

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Patrick Downey, Member