



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

---

**BOARD OR COMMISSION: Redevelopment Commission Meeting**

**MEETING DATE: Monday, March 30, 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**

Declaration of quorum and opening of meeting

Pledge of Allegiance

**FINANCIAL MATTERS**

Approval of Disbursements

Grand Park North Infrastructure BOT

- GMP #1 – Pay Application #1, \$479,906.55
- GMP #2 – Pay Application #2, \$675,292.81

**OLD BUSINESS**

**NEW BUSINESS**

b. Action Item #1 - Resolution 07-2026 re: PILOT Agreement - Community Health

Document: Resolution 07-2026

**OTHER BUSINESS**

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

**ADJOURNMENT**



## GRAND PARK BOT - GMP #1

### APPLICATION AND CERTIFICATION FOR PAYMENT

1

DATE: 3/9/2026

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	231,696.41	3%	0.00	231,696.41	7,035,874.59
	Architecture, Engineering, Civil, Survey	190,750.00	47,406.80	25%	0.00	47,406.80	143,343.20
	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	182,345.40	90%	0.00	182,345.40	20,260.60
	Developer Overhead & Fee (4%)	307,449.00	18,457.94	6%	0.00	18,457.94	288,991.06
	<b>Total New D-1 Baseball</b>	<b>7,993,664.00</b>	<b>479,906.55</b>	<b>6%</b>	<b>0.00</b>	<b>479,906.55</b>	<b>7,513,757.45</b>
	<b>TOTAL COST</b>	<b>7,993,664.00</b>	<b>479,906.55</b>	<b>6%</b>	<b>0.00</b>	<b>479,906.55</b>	<b>7,513,757.45</b>

Reviewed and Recommended for  
Payment Processing: Deb Kunce,  
03/18/26

**Grand Park BOT****Application #1****Period To 3/09/2026**

<b>Project</b>	<b>Invoice Date</b>	<b>Invoice #</b>	<b>Vendor</b>	<b>Invoice Amount</b>	<b>Cost Category</b>
GMP 1 - D-1 Baseball	2/28/2025	25-05-01	Keystone Construction	\$ 231,696.41	Hard Cost
GMP 1 - D-1 Baseball	4/11/2025	188950	Structurepoint Inc.	2,115.00	Site/Civil Design, Surveys
GMP 1 - D-1 Baseball	5/8/2025	190127	Structurepoint Inc.	510.00	Site/Civil Design, Surveys
GMP 1 - D-1 Baseball	7/18/2025	192833	Structurepoint Inc.	2,391.80	Site/Civil Design, Surveys
GMP 1 - D-1 Baseball	9/12/2025	195127	Structurepoint Inc.	14,482.00	Site/Civil Design, Surveys
GMP 1 - D-1 Baseball	10/16/2025	196454	Structurepoint Inc.	27,908.00	Site/Civil Design, Surveys
GMP 1 - D-1 Baseball	2/28/2026	20260228 D1 Baseball	Keystone Realty Group	182,345.40	Professional Service Direct Cost
GMP 1 - D-1 Baseball	2/28/2026	20260228 D1 Baseball	Keystone Realty Group	18,457.94	Developer Overhead & Fee (4%)
<b>GMP 1 - D-1 Baseball Subtotal</b>				<b>\$ 479,906.55</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: 250501  
 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: February 28, 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 \$ 231,696.41  
 Column G from Detail  
 5. RETAINAGE: \$ 0.00  
 Column I from Detail  
 6. TOTAL EARNED LESS RETAINAGE \$ 231,696.41  
 Line 4 less line 5  
 7. LESS PREVIOUS CERTIFICATES FOR \$ 0.00  
 Line 6 from last request  
 8. CURRENT PAYMENT DUE \$ 231,696.41  
 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 7,035,874.59  
 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.

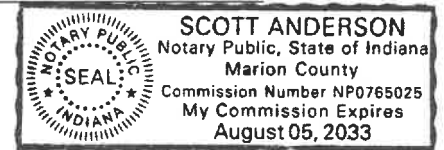
CONTRACTOR: ~~KEYSTONE CONSTRUCTION CORPORATION~~

By: [Signature] Date: 3/17/26

Notary Public: [Signature]  
 Subscribed and sworn to before me this 17 day of MARCH, 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 ..... \$ 231,696.41

OWNER'S REPRESENTATIVE:

By: [Signature] Date: 3/17/2026

**REQUEST FOR PAYMENT DETAIL**

APPLICATION NO: 250501  
 APPLICATION DATE: 2/28/2026

PROJECT NO: 25-05-00  
 PERIOD TO: 2/28/2026

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	0.00	61,992.00		61,992.00	100.00%	0.00	0.00
2	Builders Risk Insurance	45,212.00	0.00	45,212.00		45,212.00	100.00%	0.00	0.00
3	Preconstruction Services	61,380.00	0.00	61,380.00		61,380.00	100.00%	0.00	0.00
4	General Conditions & General Requirements	320,804.00	0.00			0.00	0.00%	320,804.00	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			0.00	0.00%	452,005.00	0.00
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	0.00	63,112.41		63,112.41	8.84%	650,887.59	0.00
<b>Parking Lot</b>									
14	New Asphalt	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			0.00	0.00%	279,522.00	0.00
<b>TOTAL</b>		<b>7,267,571.00</b>	<b>0.00</b>	<b>231,696.41</b>	<b>0.00</b>	<b>231,696.41</b>	<b>3.19%</b>	<b>7,035,874.59</b>	<b>0.00</b>

**HARDCOSTS - GP D1 Baseball Field**

Application No: 250501

Application Date: 2/28/2026

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	<b>General Liability Insurance</b>	61,992.00	0.00	61,992.00
	Keystone Construction			61,992.00
2	<b>Builders Risk Insurance</b>	45,212.00	0.00	45,212.00
	Keystone Construction			45,212.00
3	<b>Preconstruction Services</b>	61,380.00	0.00	61,380.00
	Keystone Construction			61,380.00
4	<b>General Conditions &amp; General Requirements</b>	320,804.00	0.00	
5	<b>Masonry</b>	138,000.00	0.00	
6	<b>Fencing</b>	120,000.00	0.00	
7	<b>Dugouts / Misc. Specialties</b>	133,000.00	0.00	
8	<b>Turf</b>	1,257,311.00	0.00	
9	<b>Sidewalks / Curb and Gutter</b>	100,176.00	0.00	
10	<b>Earthwork / Site Utilities</b>	452,005.00	0.00	
11	<b>High Netting / Fencing and Gates</b>	103,000.00	0.00	
12	<b>New Scoreboard</b>	40,878.00	0.00	
13	<b>Lighting</b>	714,000.00	0.00	63,112.41
	Duke			63,112.41
<b>Parking Lot</b>				
14	<b>New Ashpalt</b>	599,475.00	0.00	
15	<b>Earthwork</b>	301,336.00	0.00	
16	<b>Sidewalks / Curb and Gutter</b>	66,784.00	0.00	
17	<b>Demolition of Existing</b>	221,292.00	0.00	
18	<b>Lighting</b>	62,500.00	0.00	
19	<b>Underground Storage System</b>	1,856,140.00	0.00	
20	<b>Contingency</b>	332,764.00	0.00	
21	<b>Overhead &amp; Fee</b>	279,522.00	0.00	
	<b>GRAND TOTAL</b>	7,267,571.00	0.00	231,696.41

AFFIDAVIT AND WAIVER OF LIEN

Final

Partial

Payment to Follow

State of Indiana, County of Marion. SS:

Rodney Younger being duly sworn, states that he is the Project Manager 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: Project Manager  
(Contractor) (Authorized Representative)

WITNESS MY HAND AND NOTARIAL SEAL, this 17 day of MARCH, 2026

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

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





# INVOICE

Invoice: P5948611002  
 Invoice Date: 2/21/2026  
 Page: 1 of 1

Email sent to customer on 02/23/2026

Bill to: KEYSTONE REALTY GROUP  
 47 S PENNSYLVANIA ST  
 KELLY MULDER  
 INDIANAPOLIS IN 46204

Customer ID: 000357060  
 PO / Contract No:  
 Payment Terms: Net 30  
 Due Date: 3/23/2026

**Amount Due: \$63,112.41**

Invoice for work or services performed at: Grand Park Blvd and 186th St  
WESTFIELD IN

For questions about your invoice, please contact Shultz, Jon at 317/800-3264

Line	Date of Charge	Description	Net Amount
1	02/20/2026	Customer contribution GRAND PARK RELOCATION	\$63,112.41
<b>Amount Due:</b>			<b>\$63,112.41</b>

To pay electronically, please allow 24 hours from the time this invoice is received and use website <https://www.e-billexpress.com/ebpp/DukeEnergy>. Enter your customer ID and billing zip code from above.

**TO AVOID SERVICE INTERRUPTION, PLEASE DO NOT SEND MONTHLY UTILITY ACCOUNT PAYMENTS TO THIS ADDRESS**

**i** Please detach and return with your payment. Please indicate invoice number on check. **i**

### Payment Coupon

Please make check payable to:

Duke Energy  
 PO Box 602566  
 Charlotte NC 28260-2566

ACH Instructions:

Wells Fargo - Indiana  
 121000248  
 Duke Energy  
 002000057639545

Invoice Number: P5948611002  
 Corporation Code: 75115  
 Please Pay By: 3/23/2026  
 Customer ID: 000357060  
 Total Amount Due: **\$63,112.41**

Fed Tax ID # 35-0594457

KEYSTONE REALTY GROUP  
 47 S PENNSYLVANIA ST  
 KELLY MULDER  
 INDIANAPOLIS IN 46204

Amount Enclosed





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

April 11, 2025  
 Invoice No: 188950

Kelly Mulder  
 Keystone Group LLC  
 47 South Pennsylvania Street  
 Indianapolis, IN 46204

**Total Due This Invoice (see breakdown below): \$2,115.00**

Project 0002024.01793.0002 Grand Park Championship Baseball Field  
Services from March 1, 2025 through March 31, 2025

Phase 00100 Concept Championship Baseball Site Plan

**Professional Services**

	Hours	Rate	Amount	
Principal	2.00	385.00	770.00	
Senior Project Manager	2.00	280.00	560.00	
Staff Engineer	2.00	145.00	290.00	
Intern	5.50	90.00	495.00	
Totals	11.50		2,115.00	
<b>Professional Services Total</b>				<b>2,115.00</b>

**TOTAL THIS PHASE: \$2,115.00**

**TOTAL DUE THIS INVOICE \$2,115.00**

Very truly yours,

Ross Nixon

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



AMERICAN  
**STRUCTUREPOINT**  
INC.

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

May 8, 2025  
Invoice No: 190127

Kelly Mulder  
Keystone Group LLC  
47 South Pennsylvania Street  
Indianapolis, IN 46204

**Total Due This Invoice (see breakdown below): \$510.00**

Project 0002024.01793.0002 Grand Park Championship Baseball Field  
Services from April 1, 2025 through April 30, 2025

Phase 00100 Concept Championship Baseball Site Plan

**Professional Services**

	Hours	Rate	Amount
Senior Technician	3.00	170.00	510.00
Totals	3.00		510.00
<b>Professional Services Total</b>			<b>510.00</b>
<b>TOTAL THIS PHASE:</b>			<b>\$510.00</b>
<b>TOTAL DUE THIS INVOICE</b>			<b>\$510.00</b>

**Outstanding Invoices:**

Number	Date	Balance
188950	4/11/2025	2,115.00

Very truly yours,

Ross Nixon

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



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

July 18, 2025  
 Invoice No: 192833

Kelly Mulder  
 Keystone Group LLC  
 47 South Pennsylvania Street  
 Indianapolis, IN 46204

**Total Due This Invoice (see breakdown below): \$2,391.80**

Project 0002024.01793.0002 Grand Park Championship Baseball Field  
 Services from June 1, 2025 through June 30, 2025

Phase 00100 Concept Championship Baseball Site Plan

**Professional Services**

	Hours	Rate	Amount	
Principal	1.50	385.00	577.50	
Project Architect	28.00	155.00	4,340.00	
Totals	29.50		4,917.50	
<b>Professional Services Total</b>				<b>4,917.50</b>

**Reimbursable Expenses**

Mileage			16.80	
<b>Reimbursables Total</b>			<b>16.80</b>	<b>16.80</b>

**TOTAL THIS PHASE: \$4,934.30**

**Billing Limits**

	Current	Previous	Total	
Labor	4,917.50	2,625.00	7,542.50	
Maximum			5,000.00	
<b>Adjustment</b>				<b>-2,542.50</b>

**TOTAL DUE THIS INVOICE \$2,391.80**

**Outstanding Invoices:**

Number	Date	Balance
190127	5/8/2025	510.00

Very truly yours,

Ross Nixon

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



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

September 12, 2025  
 Invoice No: 195127

Kelly Mulder  
 Keystone Group LLC  
 47 South Pennsylvania Street  
 Indianapolis, IN 46204

**Total Due This Invoice (see breakdown below): \$14,482.00**

Project 0002024.01793.0002 Grand Park Championship Baseball Field  
Services from August 1, 2025 through August 31, 2025

Phase 00100 Concept Championship Baseball Site Plan

**Professional Services**

	Hours	Rate	Amount	
Project Coordinator	2.00	150.00	300.00	
Totals	2.00		300.00	
<b>Professional Services Total</b>				<b>300.00</b>
<b>Billing Limits</b>	<b>Current</b>	<b>Previous</b>	<b>Total</b>	
Labor	300.00	5,000.00	5,300.00	
Maximum Adjustment			5,000.00	
				<b>-300.00</b>
<b>TOTAL THIS PHASE:</b>				<b>0.00</b>

Phase 00300 Topographic Survey

Phase	Percent Fee Complete	Fee Earned	Prior Billing	Current Fee	
	4,500.00	100.00	4,500.00	0.00	4,500.00
Total Fee	4,500.00		4,500.00	0.00	4,500.00
<b>Total Fee</b>					<b>4,500.00</b>
<b>TOTAL THIS PHASE:</b>					<b>\$4,500.00</b>

Phase 00400 Site/Permit Construction Plans

Phase	Percent Fee Complete	Fee Earned	Prior Billing	Current Fee	
	79,400.00	7.00	5,558.00	0.00	5,558.00

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

Project	0002024.01793.0002	Grand Park Championship Baseball Field			Invoice	195127
Total Fee	79,400.00	5,558.00	0.00	5,558.00		
		<b>Total Fee</b>				<b>5,558.00</b>
					<b>TOTAL THIS PHASE:</b>	<b>\$5,558.00</b>

Phase	00500	Landscape Architecture				
Fee						
		<b>Percent</b>	<b>Fee</b>	<b>Prior</b>	<b>Current</b>	
<b>Phase</b>		<b>Fee Complete</b>	<b>Earned</b>	<b>Billing</b>	<b>Fee</b>	
	63,200.00	7.00	4,424.00	0.00	4,424.00	
Total Fee	63,200.00		4,424.00	0.00	4,424.00	
		<b>Total Fee</b>				<b>4,424.00</b>
					<b>TOTAL THIS PHASE:</b>	<b>\$4,424.00</b>
					<b>TOTAL DUE THIS INVOICE</b>	<b>\$14,482.00</b>

**Outstanding Invoices:**

Number	Date	Balance
192833	7/18/2025	2,391.80

Very truly yours,

Kylie Bright-Schuler

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



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

October 16, 2025  
 Invoice No: 196454

Kelly Mulder  
 Keystone Group LLC  
 47 South Pennsylvania Street  
 Indianapolis, IN 46204

**Total Due This Invoice (see breakdown below): \$27,908.00**

Project 0002024.01793.0002 Grand Park Championship Baseball Field  
Services from September 1, 2025 through September 30, 2025

Phase	00200	Geotechnical Engineering				
Fee						
Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee	
	16,500.00	100.00	16,500.00	0.00	16,500.00	
Total Fee	16,500.00		16,500.00	0.00	16,500.00	
<b>Total Fee</b>						<b>16,500.00</b>
<b>TOTAL THIS PHASE:</b>						<b>\$16,500.00</b>

Phase	00400	Site/Permit Construction Plans				
Fee						
Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee	
	79,400.00	15.00	11,910.00	5,558.00	6,352.00	
Total Fee	79,400.00		11,910.00	5,558.00	6,352.00	
<b>Total Fee</b>						<b>6,352.00</b>
<b>TOTAL THIS PHASE:</b>						<b>\$6,352.00</b>

Phase	00500	Landscape Architecture				
Fee						
Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee	
	63,200.00	15.00	9,480.00	4,424.00	5,056.00	
Total Fee	63,200.00		9,480.00	4,424.00	5,056.00	
<b>Total Fee</b>						<b>5,056.00</b>

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

Project	0002024.01793.0002	Grand Park Championship Baseball Field	Invoice	196454
			<b>TOTAL THIS PHASE:</b>	<b>\$5,056.00</b>
			<b>TOTAL DUE THIS INVOICE</b>	<b>\$27,908.00</b>

**Outstanding Invoices:**

Number	Date	Balance
195127	9/12/2025	14,482.00

Very truly yours,

Kylie Bright-Schuler

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





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

APPLICATION AND CERTIFICATION FOR PAYMENT <span style="float: right;">1</span>							
DATE: 3/9/2026		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	78,603.75	13%	0.00	78,603.75	547,896.25
	Design Contingency (5%)	31,325.00	0.00	0%	0.00	0.00	31,325.00
	Professional Services	229,019.00	28,733.84	13%	0.00	28,733.84	200,285.16
	Developer Overhead & Fee (4%)	693,926.00	4,293.50	1%	0.00	4,293.50	689,632.50
	<b>Total Parking Garage</b>	<b>1,580,770.00</b>	<b>111,631.10</b>	<b>7%</b>	<b>0.00</b>	<b>111,631.10</b>	<b>1,469,138.90</b>
<b>N-8 SITE WORK &amp; UTILITIES</b>							
	Phase I Environmental	2,900.00	2,900.00	100%	0.00	2,900.00	0.00
	Primary Plat	12,500.00	0.00	0%	0.00	0.00	12,500.00
	Geotech	26,000.00	0.00	0%	0.00	0.00	26,000.00
	100% Civil for Sitework, roads, sidewalks, LA, Utilities	390,000.00	0.00	0%	0.00	0.00	390,000.00
	Design Contingency (5%)	21,570.00	0.00	0%	0.00	0.00	21,570.00
	Professional Services Direct Cost	238,482.00	28,553.81	12%	0.00	28,553.81	209,928.19
	Developer Overhead & Fee (4%)	195,014.00	1,258.15	1%	0.00	1,258.15	193,755.85
	<b>Total Overall Utilities</b>	<b>886,466.00</b>	<b>32,711.97</b>	<b>4%</b>	<b>0.00</b>	<b>32,711.97</b>	<b>853,754.03</b>
	<b>Overall Site/Civil/Utility/Traffic/Survey/Drainage</b>						
	35% Civil Set	240,300.00	164,880.00	69%	0.00	164,880.00	75,420.00
	Utility Study / Traffic Study / Land Survey	190,700.00	140,970.60	74%	0.00	140,970.60	49,729.40
	Professional Service Direct Cost	227,420.00	204,678.00	90%	0.00	204,678.00	22,742.00
	Developer Overhead and Fee (4%)	26,337.00	20,421.14	78%	0.00	20,421.14	5,915.86
	<b>Total Overall Site</b>	<b>684,757.00</b>	<b>530,949.74</b>	<b>78%</b>	<b>0.00</b>	<b>530,949.74</b>	<b>153,807.26</b>
	<b>Total N8 - Site Work &amp; Utilities</b>	<b>1,571,223.00</b>	<b>563,661.71</b>	<b>36%</b>	<b>0.00</b>	<b>563,661.71</b>	<b>1,007,561.29</b>
	<b>TOTAL COST</b>	<b>3,151,993.00</b>	<b>675,292.81</b>	<b>21%</b>	<b>0.00</b>	<b>675,292.81</b>	<b>2,476,700.19</b>

Reviewed and Recommended for Payment Processing: Deb Kunce, 03/18/26

**Grand Park BOT**

**Application #1    Period To 3/09/2026**

<b>Project</b>	<b>Invoice Date</b>	<b>Invoice #</b>	<b>Vendor</b>	<b>Invoice Amount</b>	<b>Cost Category</b>
<b>GMP 2 - Design Cost</b>					
Parking Garage	10/6/2025	65067	CSO Architecture	\$ 12,300.00	Architecture, Landscape, Engineering
Parking Garage	10/23/2025	65146	CSO Architecture	12,300.00	Architecture, Landscape, Engineering
Parking Garage	12/2/2025	65302	CSO Architecture	12,750.00	Architecture, Landscape, Engineering
Parking Garage	1/5/2026	65563	CSO Architecture	32,006.25	Architecture, Landscape, Engineering
Parking Garage	1/23/2026	65660	CSO Architecture	9,247.50	Architecture, Landscape, Engineering
Parking Garage	2/28/2026	20260228 GMP #2	Keystone Realty Group	28,733.84	Professional Service Direct Cost
Parking Garage	2/28/2026	20260228 GMP #2	Keystone Realty Group	4,293.50	Developer Overhead & Fee (3%)
<b>Parking Garage Subtotal</b>				<b>\$ 111,631.10</b>	
Overall Utilities	11/10/2025	146987	Patriot Engineering	\$ 2,900.00	Phase I Environmental
Overall Utilities	2/28/2026	20260228 GMP #2	Keystone Realty Group	28,553.81	Professional Service Direct Cost
Overall Utilities	2/28/2026	20260228 GMP #2	Keystone Realty Group	1,258.15	Developer Overhead & Fee (4%)
<b>N8 - Utilities Subtotal</b>				<b>\$ 32,711.97</b>	
Overall Site	9/12/2025	195135	Structurepoint Inc.	\$ 37,800.00	Utility Study / Traffic Study / Land Survey
Overall Site	10/9/2025	196172	Structurepoint Inc.	49,935.00	Utility Study / Traffic Study / Land Survey
Overall Site	10/9/2025	196172	Structurepoint Inc.	22,880.00	35% Civil Set
Overall Site	11/17/2025	197726	Structurepoint Inc.	16,017.60	Utility Study / Traffic Study / Land Survey
Overall Site	11/17/2025	197726	Structurepoint Inc.	32,490.00	35% Civil Set
Overall Site	12/11/2025	198763	Structurepoint Inc.	16,113.00	Utility Study / Traffic Study / Land Survey
Overall Site	12/11/2025	198763	Structurepoint Inc.	59,400.00	35% Civil Set
Overall Site	1/9/2026	199901	Structurepoint Inc.	21,105.00	Utility Study / Traffic Study / Land Survey
Overall Site	1/9/2026	199901	Structurepoint Inc.	42,445.00	35% Civil Set
Overall Site	2/10/2026	201132	Structurepoint Inc.	7,665.00	35% Civil Set
Overall Site	2/28/2026	20260228 GMP #2	Keystone Realty Group	204,678.00	Professional Service Direct Cost
Overall Site	2/28/2026	20260228 GMP #2	Keystone Realty Group	20,421.14	Developer Overhead & Fee (4%)
<b>Total Overall Site Subtotal</b>				<b>\$ 530,949.74</b>	
<b>GMP 2 - Design Cost Subtotal</b>				<b>\$ 675,292.81</b>	

October 06, 2025

Project No: 2025072.1

Invoice No: 65067

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 through September 30, 2025 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	0.00	0.00	0.00	0.00
Design Development	5,300.00	0.00	0.00	0.00	0.00
Const. Documents	11,925.00	0.00	0.00	0.00	0.00
Const. Administration	5,300.00	0.00	0.00	0.00	0.00
<b>Total Landscape</b>	<b>26,500.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Architectural</b>					
Schematic Design	19,500.00	10.00	1,950.00	0.00	1,950.00
Design Development	26,000.00	0.00	0.00	0.00	0.00
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>1,950.00</b>	<b>0.00</b>	<b>1,950.00</b>
<b>Structural &amp; MEP</b>					
Schematic Design	69,000.00	15.00	10,350.00	0.00	10,350.00
Design Development	92,000.00	0.00	0.00	0.00	0.00
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>10,350.00</b>	<b>0.00</b>	<b>10,350.00</b>
<b>Alternate Bids</b>					
VP Engineering (MEP Engineer)	40,000.00	0.00	0.00	0.00	0.00
<b>Total Alternate Bids</b>	<b>40,000.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Fee</b>	<b>656,500.00</b>		<b>12,300.00</b>	<b>0.00</b>	<b>12,300.00</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.

---

Project	2025072.1	Keystone-Grand Park Parking Garage	Invoice	65067
		<b>Total Fee</b>		<b>12,300.00</b>
			<b>Total this Invoice</b>	<b>\$12,300.00</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.

October 23, 2025  
 Project No: 2025072.1  
 Invoice No: 65146

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 October 01, 2025 to October 31, 2025 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	0.00	0.00	0.00	0.00
Design Development	5,300.00	0.00	0.00	0.00	0.00
Const. Documents	11,925.00	0.00	0.00	0.00	0.00
Const. Administration	5,300.00	0.00	0.00	0.00	0.00
<b>Total Landscape</b>	<b>26,500.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Architectural</b>					
Schematic Design	19,500.00	20.00	3,900.00	1,950.00	1,950.00
Design Development	26,000.00	0.00	0.00	0.00	0.00
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>3,900.00</b>	<b>1,950.00</b>	<b>1,950.00</b>
<b>Structural &amp; MEP</b>					
Schematic Design	69,000.00	30.00	20,700.00	10,350.00	10,350.00
Design Development	92,000.00	0.00	0.00	0.00	0.00
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>20,700.00</b>	<b>10,350.00</b>	<b>10,350.00</b>
<b>Alternate Bids</b>					
VP Engineering (MEP Engineer)	40,000.00	0.00	0.00	0.00	0.00
<b>Total Alternate Bids</b>	<b>40,000.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Fee</b>	<b>656,500.00</b>		<b>24,600.00</b>	<b>12,300.00</b>	<b>12,300.00</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.

Project	2025072.1	Keystone-Grand Park Parking Garage	Invoice	65146
		<b>Total Fee</b>		<b>12,300.00</b>
			<b>Total this Invoice</b>	<b>\$12,300.00</b>

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
65067	10/6/2025	12,300.00
<b>Total</b>		<b>12,300.00</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.

December 02, 2025

Project No: 2025072.1

Invoice No: 65302

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 November 01, 2025 to November 30, 2025 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	0.00	0.00	0.00	0.00
Design Development	5,300.00	0.00	0.00	0.00	0.00
Const. Documents	11,925.00	0.00	0.00	0.00	0.00
Const. Administration	5,300.00	0.00	0.00	0.00	0.00
<b>Total Landscape</b>	<b>26,500.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Architectural</b>					
Schematic Design	19,500.00	50.00	9,750.00	3,900.00	5,850.00
Design Development	26,000.00	0.00	0.00	0.00	0.00
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>9,750.00</b>	<b>3,900.00</b>	<b>5,850.00</b>
<b>Structural &amp; MEP</b>					
Schematic Design	69,000.00	40.00	27,600.00	20,700.00	6,900.00
Design Development	92,000.00	0.00	0.00	0.00	0.00
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>27,600.00</b>	<b>20,700.00</b>	<b>6,900.00</b>
<b>Alternate Bids</b>					
VP Engineering (MEP Engineer)	40,000.00	0.00	0.00	0.00	0.00
<b>Total Alternate Bids</b>	<b>40,000.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Fee</b>	<b>656,500.00</b>		<b>37,350.00</b>	<b>24,600.00</b>	<b>12,750.00</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.

Project	2025072.1	Keystone-Grand Park Parking Garage	Invoice	65302
		<b>Total Fee</b>		<b>12,750.00</b>
			<b>Total this Invoice</b>	<b>\$12,750.00</b>

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
65067	10/6/2025	12,300.00
65146	10/23/2025	12,300.00
<b>Total</b>		<b>24,600.00</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.

January 05, 2026

Project No: 2025072.1

Invoice No: 65563

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 December 01, 2025 to December 31, 2025 for the referenced project.**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
<b>Landscape</b>					
Schematic Design	3,975.00	75.00	2,981.25	0.00	2,981.25
Design Development	5,300.00	0.00	0.00	0.00	0.00
Const. Documents	11,925.00	0.00	0.00	0.00	0.00
Const. Administration	5,300.00	0.00	0.00	0.00	0.00
<b>Total Landscape</b>	<b>26,500.00</b>		<b>2,981.25</b>	<b>0.00</b>	<b>2,981.25</b>
<b>Architectural</b>					
Schematic Design	19,500.00	75.00	14,625.00	9,750.00	4,875.00
Design Development	26,000.00	0.00	0.00	0.00	0.00
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>14,625.00</b>	<b>9,750.00</b>	<b>4,875.00</b>
<b>Structural &amp; MEP</b>					
Schematic Design	69,000.00	75.00	51,750.00	27,600.00	24,150.00
Design Development	92,000.00	0.00	0.00	0.00	0.00
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>51,750.00</b>	<b>27,600.00</b>	<b>24,150.00</b>
<b>Alternate Bids</b>					
VP Engineering (MEP Engineer)	40,000.00	0.00	0.00	0.00	0.00
<b>Total Alternate Bids</b>	<b>40,000.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Fee</b>	<b>656,500.00</b>		<b>69,356.25</b>	<b>37,350.00</b>	<b>32,006.25</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.

**Total Fee**

**32,006.25**

**Total this Invoice**

**\$32,006.25**

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
65302	12/2/2025	12,750.00
<b>Total</b>		<b>12,750.00</b>

January 23, 2026  
 Project No: 2025072.1  
 Invoice No: 65660

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 January 01, 2026 to January 31, 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	2,981.25	397.50
Design Development	5,300.00	0.00	0.00	0.00	0.00
Const. Documents	11,925.00	0.00	0.00	0.00	0.00
Const. Administration	5,300.00	0.00	0.00	0.00	0.00
<b>Total Landscape</b>	<b>26,500.00</b>		<b>3,378.75</b>	<b>2,981.25</b>	<b>397.50</b>
<b>Architectural</b>					
Schematic Design	19,500.00	85.00	16,575.00	14,625.00	1,950.00
Design Development	26,000.00	0.00	0.00	0.00	0.00
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>16,575.00</b>	<b>14,625.00</b>	<b>1,950.00</b>
<b>Structural &amp; MEP</b>					
Schematic Design	69,000.00	85.00	58,650.00	51,750.00	6,900.00
Design Development	92,000.00	0.00	0.00	0.00	0.00
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>58,650.00</b>	<b>51,750.00</b>	<b>6,900.00</b>
<b>Alternate Bids</b>					
VP Engineering (MEP Engineer)	40,000.00	0.00	0.00	0.00	0.00
<b>Total Alternate Bids</b>	<b>40,000.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Fee</b>	<b>656,500.00</b>		<b>78,603.75</b>	<b>69,356.25</b>	<b>9,247.50</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.

---

Project	2025072.1	Keystone-Grand Park Parking Garage	Invoice	65660
		<b>Total Fee</b>		<b>9,247.50</b>
			<b>Total this Invoice</b>	<b>\$9,247.50</b>

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
65302	12/2/2025	12,750.00
65563	1/5/2026	32,006.25
<b>Total</b>		<b>44,756.25</b>



6150 E. 75th Street | Indianapolis, IN 46250 | 317-576-8058

Keystone Realty Group  
Kelly Mulder  
49 S. Pennsylvania St, 10th Floor  
Indianapolis, IN 46204

Invoice number 146987  
Date 11/10/2025

Project 25-1646-01E Phase I ESA  
Grand Park 2 Parcels

PM Michael Casper

For Professional Services provided through 10/31/2025.

Description	Current Billed
Phase I ESA Grand Park 2 Parcels	2,900.00
<b>Total</b>	<b>2,900.00</b>

Invoice total **2,900.00**

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

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

*Thank you. We appreciate your business!*



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

September 12, 2025  
 Invoice No: 195135

Kelly Mulder  
 Keystone Realty Group  
 47 S. Pennsylvania St., 10th Floor  
 Indianapolis, IN 46204

**Total Due This Invoice (see breakdown below): \$37,800.00**

Project 0002024.01793.0003 Grand Park Master Plan  
Services from August 1, 2025 through August 31, 2025

Fee

Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
Topographic Survey	58,900.00	50.00	29,450.00	0.00	29,450.00
Private Utility Locate	11,600.00	50.00	5,800.00	0.00	5,800.00
Utility Basis of Design	25,500.00	10.00	2,550.00	0.00	2,550.00
Traffic Study	89,700.00	0.00	0.00	0.00	0.00
35% Preliminary Civil Engineering	114,400.00	0.00	0.00	0.00	0.00
35% Preliminary Stormwater Design	38,900.00	0.00	0.00	0.00	0.00
35% Preliminary Landscape Architecture	63,500.00	0.00	0.00	0.00	0.00
<b>Total Fee</b>	<b>402,500.00</b>		<b>37,800.00</b>	<b>0.00</b>	<b>37,800.00</b>
<b>Total Fee</b>					<b>37,800.00</b>
<b>TOTAL DUE THIS INVOICE</b>					<b>\$37,800.00</b>

Very truly yours,

Ross Nixon

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



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

October 9, 2025  
 Invoice No: 196172

Kelly Mulder  
 Keystone Realty Group  
 47 S. Pennsylvania St., 10th Floor  
 Indianapolis, IN 46204

**Total Due This Invoice (see breakdown below): \$72,815.00**

Project 0002024.01793.0003 Grand Park Master Plan  
Services from September 1, 2025 through September 30, 2025

**Fee**

Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
Topographic Survey	58,900.00	100.00	58,900.00	29,450.00	29,450.00
Private Utility Locate	11,600.00	100.00	11,600.00	5,800.00	5,800.00
Utility Basis of Design	25,500.00	50.00	12,750.00	2,550.00	10,200.00
Traffic Study	89,700.00	5.00	4,485.00	0.00	4,485.00
35% Preliminary Civil Engineering	114,400.00	20.00	22,880.00	0.00	22,880.00
35% Preliminary Stormwater Design	38,900.00	0.00	0.00	0.00	0.00
35% Preliminary Landscape Architecture	63,500.00	0.00	0.00	0.00	0.00
<b>Total Fee</b>	<b>402,500.00</b>		<b>110,615.00</b>	<b>37,800.00</b>	<b>72,815.00</b>
<b>Total Fee</b>					<b>72,815.00</b>
<b>TOTAL DUE THIS INVOICE</b>					<b>\$72,815.00</b>

**Outstanding Invoices:**

Number	Date	Balance
195135	9/12/2025	37,800.00

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



AMERICAN  
**STRUCTUREPOINT**  
INC.

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

November 17, 2025  
Invoice No: 197726

Kelly Mulder  
Keystone Realty Group  
47 S. Pennsylvania St., 10th Floor  
Indianapolis, IN 46204

**Total Due This Invoice (see breakdown below): \$48,507.60**

Project 0002024.01793.0003 Grand Park Master Plan

Services from October 1, 2025 through October 31, 2025

Fee

Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
Topographic Survey	58,900.00	100.00	58,900.00	58,900.00	0.00
Private Utility Locate	11,600.00	100.00	11,600.00	11,600.00	0.00
Utility Basis of Design	25,500.00	60.00	15,300.00	12,750.00	2,550.00
Traffic Study	89,700.00	20.00	17,940.00	4,485.00	13,455.00
35% Preliminary Civil Engineering	114,400.00	45.00	51,480.00	22,880.00	28,600.00
35% Preliminary Stormwater Design	38,900.00	10.00	3,890.00	0.00	3,890.00
35% Preliminary Landscape Architecture	63,500.00	0.00	0.00	0.00	0.00
Gasline Pothole Data	13,500.00	0.00	0.00	0.00	0.00
<b>Total Fee</b>	<b>416,000.00</b>		<b>159,110.00</b>	<b>110,615.00</b>	<b>48,495.00</b>
<b>Total Fee</b>					<b>48,495.00</b>
<b>Reimbursable Expenses</b>					
Mileage					12.60
<b>Reimbursables Total</b>					<b>12.60</b>
<b>TOTAL DUE THIS INVOICE</b>					<b>\$48,507.60</b>

**Outstanding Invoices:**

Number	Date	Balance
195135	9/12/2025	37,800.00
196172	10/9/2025	72,815.00

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

Very truly yours,

Ross Nixon

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



AMERICAN  
**STRUCTUREPOINT**  
INC.

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

December 11, 2025  
 Invoice No: 198763

Kelly Mulder  
 Keystone Realty Group  
 47 S. Pennsylvania St., 10th Floor  
 Indianapolis, IN 46204

**Total Due This Invoice (see breakdown below): \$75,513.00**

Project 0002024.01793.0003 Grand Park Master Plan

Services from November 1, 2025 through November 30, 2025

**Fee**

Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
Topographic Survey	58,900.00	100.00	58,900.00	58,900.00	0.00
Private Utility Locate	11,600.00	100.00	11,600.00	11,600.00	0.00
Utility Basis of Design	25,500.00	70.00	17,850.00	15,300.00	2,550.00
Traffic Study	89,700.00	50.00	44,850.00	17,940.00	26,910.00
35% Preliminary Civil Engineering	114,400.00	70.00	80,080.00	51,480.00	28,600.00
35% Preliminary Stormwater Design	38,900.00	20.00	7,780.00	3,890.00	3,890.00
35% Preliminary Landscape Architecture	63,500.00	0.00	0.00	0.00	0.00
Gasline Pothole Data	13,500.00	100.00	13,500.00	0.00	13,500.00
<b>Total Fee</b>	<b>416,000.00</b>		<b>234,560.00</b>	<b>159,110.00</b>	<b>75,450.00</b>
<b>Total Fee</b>					<b>75,450.00</b>

**Reimbursable Expenses**

Mileage					63.00
<b>Reimbursables Total</b>					<b>63.00</b>

**TOTAL DUE THIS INVOICE \$75,513.00**

**Outstanding Invoices:**

Number	Date	Balance
195135	9/12/2025	37,800.00
196172	10/9/2025	72,815.00
197726	11/17/2025	48,507.60

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

Very truly yours,

Ross Nixon

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



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

January 9, 2026  
 Invoice No: 199901

Kelly Mulder  
 Keystone Realty Group  
 47 S. Pennsylvania St., 10th Floor  
 Indianapolis, IN 46204

**Total Due This Invoice (see breakdown below): \$63,550.00**

Project 0002024.01793.0003 Grand Park Master Plan  
 Services from December 1, 2025 through December 31, 2025

**Fee**

Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
Topographic Survey	58,900.00	100.00	58,900.00	58,900.00	0.00
Private Utility Locate	11,600.00	100.00	11,600.00	11,600.00	0.00
Utility Basis of Design	25,500.00	100.00	25,500.00	17,850.00	7,650.00
Traffic Study	89,700.00	65.00	58,305.00	44,850.00	13,455.00
35% Preliminary Civil Engineering	114,400.00	85.00	97,240.00	80,080.00	17,160.00
35% Preliminary Stormwater Design	38,900.00	85.00	33,065.00	7,780.00	25,285.00
35% Preliminary Landscape Architecture	63,500.00	0.00	0.00	0.00	0.00
Gasline Pothole Data	13,500.00	100.00	13,500.00	13,500.00	0.00
<b>Total Fee</b>	<b>416,000.00</b>		<b>298,110.00</b>	<b>234,560.00</b>	<b>63,550.00</b>
<b>Total Fee</b>					<b>63,550.00</b>
<b>TOTAL DUE THIS INVOICE</b>					<b>\$63,550.00</b>

**Outstanding Invoices:**

Number	Date	Balance
197726	11/17/2025	48,507.60
198763	12/11/2025	75,513.00

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



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

February 10, 2026  
 Invoice No: 201132

Kelly Mulder  
 Keystone Realty Group  
 47 S. Pennsylvania St., 10th Floor  
 Indianapolis, IN 46204

**Total Due This Invoice (see breakdown below): \$7,665.00**

Project 0002024.01793.0003 Grand Park Master Plan  
 Services from January 1, 2026 through January 31, 2026

Fee

Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
Topographic Survey	58,900.00	100.00	58,900.00	58,900.00	0.00
Private Utility Locate	11,600.00	100.00	11,600.00	11,600.00	0.00
Utility Basis of Design	25,500.00	100.00	25,500.00	25,500.00	0.00
Traffic Study	89,700.00	65.00	58,305.00	58,305.00	0.00
35% Preliminary Civil Engineering	114,400.00	90.00	102,960.00	97,240.00	5,720.00
35% Preliminary Stormwater Design	38,900.00	90.00	35,010.00	33,065.00	1,945.00
35% Preliminary Landscape Architecture	63,500.00	0.00	0.00	0.00	0.00
Gasline Pothole Data	13,500.00	100.00	13,500.00	13,500.00	0.00
<b>Total Fee</b>	<b>416,000.00</b>		<b>305,775.00</b>	<b>298,110.00</b>	<b>7,665.00</b>
<b>Total Fee</b>					<b>7,665.00</b>
<b>TOTAL DUE THIS INVOICE</b>					<b>\$7,665.00</b>

Outstanding Invoices:

Number	Date	Balance
198763	12/11/2025	75,513.00
199901	1/9/2026	63,550.00

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

# KEYSTONE

*DATE:* February 28, 2026  
*Invoice #* 20260228 GMP #2

*Inv. Description:* Grand Park BOT - GMP #2

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

*Billed To:* City of Westfield Redevelopment Commission

Cost Entry Description	Description	Amount
Professional Service Direct Costs	Parking Garage	28,733.84
Developer Overhead & Fee	Parking Garage	4,293.50
Professional Service Direct Costs	Overall Utilities	28,553.81
Developer Overhead & Fee	Overall Utilities	1,258.15
Professional Service Direct Costs	Overall Site	204,678.00
Developer Overhead & Fee	Overall Site	20,421.14

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

**TOTAL DUE** \$ **287,938.44**  
*Due Date* February 28, 2026

**RESOLUTION NO. 07-2026**  
**A RESOLUTION OF**  
**THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION**  
**REGARDING PILOT AGREEMENT WITH COMMUNITY HEALTH**

**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**, Community Health Network, Inc. (“**Community Health**”) is a nonprofit corporation hospital and health provider; and

**WHEREAS**, Community Health is developing and constructing, or has developed and constructed, a hospital tower, medical office building, and related improvements generally located at [19800 East Street] in the City (the “**Project Site**”); and

**WHEREAS**, the Project Site is located within the East Side Economic Development Area (the “**EDA**”); and

**WHEREAS**, pursuant to Ind. Code § 6-1.1-10-1, et. seq. and other applicable law, Community Health desires to apply for and receive a real estate property tax exemption on a portion of the Project Site; and

**WHEREAS**, pursuant to § 5.4 (D) of the Westfield-Washington Township Unified Development Ordinance, any property that seeks or receives a real estate tax exemption and is located within an existing economic development area must execute an agreement for payment in lieu of taxes (“**PILOT Agreement**”) with the City and the RDC; and

**WHEREAS**, pursuant to Ind. Code § 36-1-3 and 36-7-25-6 and other applicable law, the City and the RDC are permitted to enter into PILOT Agreements; and

**WHEREAS**, the Commission has determined that it is now in the best interests of the Commission to enter into a PILOT Agreement with Community Health substantially in the form set forth on Exhibit A, attached hereto and incorporated herein by reference, as authorized by Indiana Code 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.

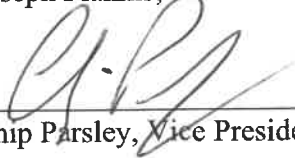
2. The Commission will execute and deliver a PILOT Agreement with Community Health substantially in the form set forth on Exhibit A and otherwise in a form, approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be conclusively 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 such PILOT 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 such PILOT Agreement and the other matters contemplated by this Resolution.

Adopted this 30th day of March, 2026.

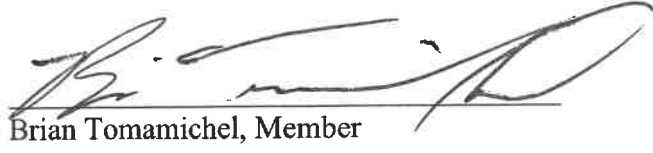
**CITY OF WESTFIELD  
REDEVELOPMENT COMMISSION**

Absent

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

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

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



Brian Tomamichel, Member



Patrick Downey, Member

EXHIBIT A

[Form of PILOT Agreement]

**AGREEMENT FOR PAYMENTS IN ADDITION TO TAXES**  
**Community Health**

This Agreement for Payments in Addition to Taxes (Community Health) (the “**Agreement**”) is executed this \_\_\_ day of \_\_\_\_\_, 2026, by and between The City of Westfield Redevelopment Commission (“**RDC**”), Community Health Network, Inc. (“**Owner**”), and the City of Westfield, Indiana (“**City**”, and together with RDC and Owner, the “**Parties**” and each a “**Party**”).

Recitals

WHEREAS, Owner is the fee simple owner of the Property;

WHEREAS, the Parties have agreed that, if any portion of the Property becomes and remains exempt from the payment of Real Estate Taxes, Owner, pursuant to the terms of this Agreement, will make payments to RDC in addition to the Real Estate Taxes otherwise payable; and

WHEREAS, the Taxpayer Payments are intended by the Parties to satisfy the payment requirements related to Owner’s owning and operating the Hospital Tower within the EDA;

Agreement

Accordingly, for good and valuable consideration, the receipt and sufficiency of which are acknowledged hereby, the Parties agree to the terms and conditions set forth in this Agreement.

**1. Definitions.**

**Applicable Rate** shall mean the tax rate that is applied to the Assessed Value for the purpose of determining Real Estate Taxes.

**Assessed Value** shall mean the value of the Property, as assessed by the taxing authorities for the purpose of determining Real Estate Taxes.

**Assessment Year** shall mean the year for which the Assessed Value is determined for Real Estate Taxes. For purposes of clarity and avoidance of doubt, January 1 is the assessment date for an Assessment Year, and the Real Estate Taxes related to such Assessment Year are payable in the following tax year on May 10 and November 10.

**BZA** shall mean City’s Board of Zoning Appeals.

**Cure Period** shall mean a period of 30 days after a Party receives notice from another Party specifying the nature of a failure to observe or perform any term or condition of this Agreement to be observed or performed by it; provided that, if the failure is of such a nature that it cannot be remedied within 30 days, despite reasonably diligent efforts, then the 30-day period shall be extended as reasonably may be necessary for the Party to remedy the failure, so long as such Party: (a) commences to remedy the failure within the 30-day period; and (b) diligently pursues such remedy to completion.

**EDA** shall mean the East Side Economic Development Area.

**Event of Default** shall have the meaning set forth in Section 6.

**Exemption** shall mean Owner’s exemption from the payment of Real Estate Taxes as provided by Law, including, without limitation, Indiana Code § 6-1.1-10-1, et. seq.

**Laws** shall mean all applicable: (a) laws, statutes, and/or ordinances; (b) governmental rules, regulations, and/or guidelines; and (c) judicial orders, consents, and/or decrees.

**Mortgage** shall mean a mortgage, deed of trust, sale and leaseback, or other form of financing secured by a lien against all or any portion of the Property.

**Mortgagee** shall mean the holder of a Mortgage.

**Non-Payment Lien** shall mean a lien against the Property in the amount of all delinquent Taxpayer Payments, together with the interest that has accrued thereon.

**Hospital Tower** shall mean that certain six-story hospital tower development, including approximately: (a) 255,000 square feet of hospital and medical space; and (b) related improvements; located on the Project Site.

**Project Site** shall mean that certain real estate delineated as the "Project Site" on Exhibit A-1, and more particularly described on Exhibit A-2.

**Property** shall mean, collectively, the Project Site and any and all improvements located therein or thereon, including, without limitation, the Hospital Tower.

**Real Estate Taxes** shall mean all ad valorem real estate taxes that are (or, but for the Exemption, would have been) levied, imposed, or charged on, against, for, or with respect to, all or a portion of the Property by or for all taxing authorities, assuming, with respect to the Property receiving Exemption, the application of the Applicable Rate to the Assessed Value without any Exemption.

**Special Exception** shall mean a special exception or variance granted by the BZA necessary or desirable for Owner to achieve compliance with Article 5.4 of the Zoning Code with respect to the Property.

**Taxpayer Payment** shall mean a payment in addition to the Real Estate Taxes otherwise payable (if any) in the amount of the payments for the applicable periods reflected on Exhibit B, as required by and in accordance with the terms and conditions of Section 3.

**Term** shall mean the period set forth in Section 2.

**Zoning Ordinance** shall mean the Westfield-Washington Township Unified Development Ordinance, as the same may be modified or amended from time to time.

**2. Term.** The "Term" of this Agreement shall: (a) commence on the date hereof; and (b) expire on December 31, 2051. The Parties may mutually agree to terminate this Agreement in a signed writing executed by all Parties.

**3. Taxpayer Payments.** If, for any Assessment Year, all or any portion of the Property is subject to the Exemption for such Assessment Year, then, on or before May 10 and November 10 following such Assessment Year, Owner shall pay to RDC the Taxpayer Payments. For example, if the Hospital Tower was exempt for the 2027 Assessment Year, then the Taxpayer Payments for such Assessment Year would be due on or before May 10, 2028, and November 10, 2028. Notwithstanding the foregoing, to the extent that the Hospital Tower does not have complete Exemption from Real Estate Taxes for such Assessment Year, each Taxpayer Payment for such Assessment Year will be reduced by the applicable percentage that the Hospital Tower is not exempt from Real Estate Taxes. For example, if, for the 2027 Assessment Year, the Hospital Tower was granted 80% Exemption, then each Taxpayer Payment due in 2028 (for the 2027 Assessment Year) would be 80% of the Taxpayer Payment for such Assessment Year. To the extent there is a substantive and material change to the Indiana property tax statutory regime that fundamentally alters how property taxes are assessed and/or imposed on Indiana commercial property, the Parties will use best efforts and negotiate in good faith to amend, modify, and/or replace this Agreement to be consistent with the statutory changes made to Indiana property taxes; provided that, in all events, any such amendment, modification, and/or replacement shall be subject to formal public approval by each of RDC and the Common Council of City.

**4. Real Estate Taxes.**

(a) Payment. Owner shall pay all Real Estate Taxes, if any, prior to delinquency. Notwithstanding the foregoing, Owner shall not be deemed to be in default for failing to pay any Real Estate Taxes for which Owner is, in good faith, seeking an Exemption or contesting the Assessed Value of the Property or applicable portion thereof.

(b) Notice of Appeals. Owner, during the Term, shall timely provide a copy to the RDC and the City of any: (i) Exemption application filed by the Owner for the Property; or (ii) any challenge or appeal of the Assessed Value of the Hospital Tower, the Applicable Rate as it relates to the Hospital Tower, and/or the application of the Applicable Rate to the Assessed Value to the Hospital Tower. RDC and City shall not take any action to contest or prevent the Exemption of the Hospital Tower or oppose or negatively impact an appeal of the Assessed Value filed by Owner.

**5. EDA Overlay.**

(a) General. To the extent applicable to Owner, the Parties agree that, upon the execution of this Agreement and throughout the Term, and subject to Owner's continuing compliance with the terms and conditions of this Agreement and all Laws, Owner: (i) is in compliance with, and has satisfied the requirements contained within, Article 5.4 of the Zoning Ordinance; and (ii) may operate within the EDA irrespective of its obligation to pay or not pay Real Estate Taxes (subject to the terms and conditions of this Agreement).

(b) No Further Action. Except for City's and/or RDC's enforcement of Owner's obligations under this Agreement, during the Term, City and RDC will not take any action or cause action to be taken that could limit or prevent Owner from owning the Property based solely upon the eligibility for any Exemption.

(c) Exceptions. City and RDC agree that, to the extent that no Exemption applies, City and RDC will not take action or cause action to be taken that would prevent Owner from owning property based upon Article 5.4 of the Zoning Ordinance.

(d) Variance. During the Term, City agrees that it will not object to Owner's application to the BZA for a Special Exception so long as: (i) Owner has satisfied all payment obligations to date set forth in this Agreement; (ii) no Event of Default by Owner exists or has existed; and (iii) Owner has not been in material violation of the Zoning Ordinance.

(e) Survival. The Parties agree that the terms and conditions of this Section shall survive the expiration or earlier termination of this Agreement.

**6. Defaults and Remedies.**

(a) Events of Default. It shall be an "Event of Default": (i) by Owner if Owner fails to: (A) pay any Taxpayer Payments prior to delinquency and such amounts are not paid within the Cure Period; or (B) perform or observe any other term or condition of this Agreement to be performed or observed by it: (1) with respect to the obligation to pay money, if such failure is not cured within the Cure Period; and (2) otherwise, if such failure is not cured within the Cure Period; or (ii) by City or RDC if City or RDC, as applicable, fails to perform or observe any other term or condition of this Agreement to be performed or observed by it: (A) with respect to the obligation to pay money, if such failure is not cured within the Cure Period; and (B) otherwise, if such failure is not cured within the Cure Period. All delinquent Taxpayer Payments shall bear interest at the rate of 8% per annum.

(b) Non-Payment Liens. At any time when there are delinquent Taxpayer Payments, RDC may record a Non-Payment Lien. To the extent RDC records a Non-Payment Lien,

RDC shall take all necessary and appropriate action to remove such Non-Payment Lien after Owner makes the applicable Taxpayer Payment(s), together with other amounts owing to RDC under this Agreement in connection with such Non-Payment Lien and/or Taxpayer Payment(s).

(c) Remedies. Whenever an Event of Default occurs, RDC or City, in the case of an Event of Default by Owner, or Owner, in the case of an Event of Default by RDC or City, may take whatever actions at law or in equity are necessary or appropriate to: (i) to the extent applicable, collect any payments due under this Agreement, including, without limitation, enforcing and/or foreclosing any Non-Payment Lien; (ii) protect its rights under this Agreement; (iii) enforce the performance or observance by defaulting Party of any term or condition of this Agreement (including, without limitation, the right to specifically enforce any such term or condition); or (iv) cure any failure to perform or observe a material term or condition of this Agreement. In the case of an Event of Default by Owner, RDC or City may request that the Special Exception be terminated or suspended until such Event of Default is cured.

(d) Reimbursement. If a non-defaulting Party incurs any costs or expenses in connection with exercising its rights and remedies under, or enforcing, this Agreement (including, without limitation, costs or expenses to enforce and/or foreclose any Non-Payment Liens), then the defaulting Party shall reimburse the non-defaulting Party for all such costs and expenses (including, without limitation, attorneys' fees and other legal costs), so long as such costs and expenses are reasonable, together with interest at the rate of 8% per annum.

(e) No Remedy Exclusive. No right or remedy herein conferred upon, or reserved to, a non-defaulting Party is intended to be exclusive of any other available right or remedy, unless otherwise expressly stated; instead, each and every such right or remedy shall be cumulative and in addition to every other right or remedy given under this Agreement or now or hereafter existing at law or in equity. No delay or omission by a non-defaulting Party to exercise any right or remedy upon any Event of Default shall impair such right or remedy, or be construed to be a waiver thereof, and any such right or remedy may be exercised from time to time, and as often as may be deemed to be expedient. To entitle a non-defaulting Party to exercise any of its rights or remedies, it shall not be necessary for such non-defaulting Party to give notice to the defaulting Party, other than such notice as may be required by this Section or by the Laws.

## **7. Indemnification.**

(a) By RDC or City. To the extent permitted by Law, RDC and City shall indemnify and hold harmless Owner from and against any and all claims, damages, injuries, losses, costs, and expenses (including, without limitation, attorneys' fees) arising from, or connected, with the breach by RDC or City of any term or condition of this Agreement. The foregoing indemnification obligation shall survive the expiration of the Term.

(b) By Owner. Owner shall indemnify and hold harmless RDC and City from and against any and all claims, damages, injuries, losses, costs, and expenses (including, without limitation, attorneys' fees) arising from, or connected, with the breach by Owner of any term or condition of this Agreement. The foregoing indemnification obligation shall survive the expiration of the Term.

**8. Binding Effect.** This Agreement shall: (a) run with the Property; (b) bind Owner and each successor Owner, as the owner of all or any portion of the Property; and (c) inure to the benefit of City and RDC. City and RDC acknowledge and agree that: (a) Owner may freely transfer the Property to third-party persons or entities; (b) in connection with any such transfer, this Agreement, because it runs with the Property, shall be deemed assigned to such persons or entities; (c) any such transfer and deemed

assignment shall not constitute an Event of Default; and (d) the transferring party shall be relieved of any ongoing obligations under this Agreement from and after the date of such transfer.

**9. Notice.** Any notice required or permitted to be given by a Party to this Agreement shall be in writing, and shall be deemed to have been given when: (a) delivered in person to the applicable Party; or (b) sent by national overnight delivery service, with confirmation of receipt, addressed as follows: to RDC at 2728 East 171<sup>st</sup> Street, Westfield, Indiana 46074, Attn: Executive Director, with a copy to: Ryan R. Wilmering, Wallack Somers & Haas, P.C., One Indiana Square, Suite 2300, Indianapolis, Indiana 46204; to City at 2728 East 171<sup>st</sup> Street, Westfield, Indiana 46074, Attn: Legal Department; and to Owner at 7330 Shadeland Station, Suite 200, Indianapolis, Indiana, 46256 Attn: Holly Millard, with a copy to: Ice Miller LLP, One American Square, Suite 2900, Indianapolis Indiana 46282, Attn: Matthew J. Ehinger. Any Party may change its address for notice from time to time.

**10. Authority.** Each undersigned person executing this Agreement on behalf of City, RDC, and Owner represents and certifies that: (a) he or she has been empowered and authorized by all necessary action of City, RDC, and Owner, respectively, to execute and deliver this Agreement; (b) he or she has full capacity, power, and authority to enter into and carry out this Agreement; and (c) the execution, delivery, and performance of this Agreement have been authorized by City, RDC, and Owner, respectively.

**11. Captions; Exhibits.** The captions and headings of various sections and exhibits 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 and the Exhibits referenced herein are incorporated and expressly made a part hereof.

**12. Entire Agreement.** This Agreement constitutes the entire agreement of the Parties, and all prior discussions, negotiations, and document drafts are merged herein.

**13. Modification.** No modification, waiver, amendment, discharge, or change of or to this Agreement shall be valid unless the same is in writing and signed by all Parties.

**14. Governing Law.** This Agreement shall be governed by and construed under 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. The Parties waive, to the extent permitted under applicable law: (a) the right to a trial by jury; and (b) any right a Party may have to: (i) assert the doctrine of “forum non conveniens”; or (ii) object to venue.

**15. Time of the Essence.** Time is hereby declared to be of the essence of this Agreement and of every part hereof.

**16. Counterparts.** This Agreement and any amendments hereof may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed to be an original, and all of which taken together shall constitute one and the same instrument, notwithstanding that all the Parties have not signed the original or the same counterpart. Any counterpart hereof signed by the Party against whom enforcement of this Agreement is sought shall be admissible into evidence as an original hereof to prove the contents hereof.

**17. No Joint Venture.** Nothing contained in this Agreement will be construed to constitute any Party as a joint venturer with Owner, RDC, or City or to constitute a partnership between any Party and Owner, RDC, and City.

**18. Construction.** The Parties acknowledge that each Party and each Party’s counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting Party will not be employed in the interpretation of this Agreement or any amendments or exhibits hereto.

**19. Mortgagee Protections; Estoppel.**

(a) Right to Mortgage. The Parties hereto agree that this Agreement shall not prevent or limit Owner from encumbering the Property or any estate or interest therein, portion thereof, or any improvement thereon, in any manner whatsoever by one or more Mortgagees.

(b) Copies of Notices. A Mortgagee that has notified RDC and City in writing of such Mortgagee's Mortgage shall be entitled to receive written notification from RDC and City of any notice of default by Owner in the performance of Owner's obligations under this Agreement, which notice shall be delivered to such Mortgagee within ten days after sending the notice of default to Owner. Such Mortgagee shall have the right, but not the obligation, to cure the non-compliance within the applicable time period(s) set forth in Section 6, but in all events not less than 30 days after delivery of such notice to such Mortgagee.

(c) Estoppels. At any time, and from time to time, Owner may request that City and/or RDC certify in writing that, to the knowledge of City and/or RDC, as applicable: (i) this Agreement is in full force and effect and a binding obligation of the Parties; (ii) this Agreement has not been amended, or if amended, the identity of each amendment; (iii) to City's and/or RDC's knowledge, Owner is not then in default of this Agreement, or, if Owner is in default, then a description of such default; and (iv) any other factual matters reasonably requested by Owner; which certificate shall be in form and substance reasonably satisfactory to City and/or RDC. City and/or RDC, as the case may be, shall execute and deliver such certificate to Owner within 30 days after request therefor. City and RDC acknowledge that such certificates may be relied upon by third parties (including transferees or successors in interest to Owner and by Mortgagees) to which such certificates are specifically addressed. Owner shall pay promptly upon demand all costs and expenses incurred by City and/or RDC in connection with a request for such a certificate, including, without limitation, reasonable attorneys' fees.

[Signature page to follow.]

IN WITNESS WHEREOF, City, RDC, and Owner have executed this Agreement as of the date set forth above.

RDC:

THE CITY OF WESTFIELD  
REDEVELOPMENT COMMISSION

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

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

And

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

ACKNOWLEDGMENT

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF HAMILTON        )

Before me, a Notary Public in and for the State of Indiana, personally appeared \_\_\_\_\_ and Jenell Fairman, the \_\_\_\_\_ and Executive Director, respectively, of The City of Westfield Redevelopment Commission, who acknowledged the execution of the foregoing Agreement for Payments in Addition to Taxes (Community Health) for and on behalf of such entity.

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

By: \_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_.

I am a resident of \_\_\_\_\_ County, \_\_\_\_\_.

OWNER:

COMMUNITY HEALTH NETWORK, INC.,  
an Indiana nonprofit corporation.

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

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF \_\_\_\_\_ )

Before me, a Notary Public in and for the State of Indiana, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of Community Health Network, Inc., an Indiana nonprofit corporation, who acknowledged the execution of the foregoing Agreement for Payments in Addition to Taxes (Community Health) for and on behalf of such entity.

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

By: \_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_.

I am a resident of \_\_\_\_\_ County, \_\_\_\_\_.

CITY:

CITY OF WESTFIELD, INDIANA

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

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF HAMILTON        )

Before me, a Notary Public in and for the State of Indiana, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of the City of Westfield, Indiana, who acknowledged the execution of the foregoing Agreement for Payments in Addition to Taxes (Community Health) for and on behalf of such entity.

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

By: \_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_.

I am a resident of \_\_\_\_\_ County, \_\_\_\_\_.

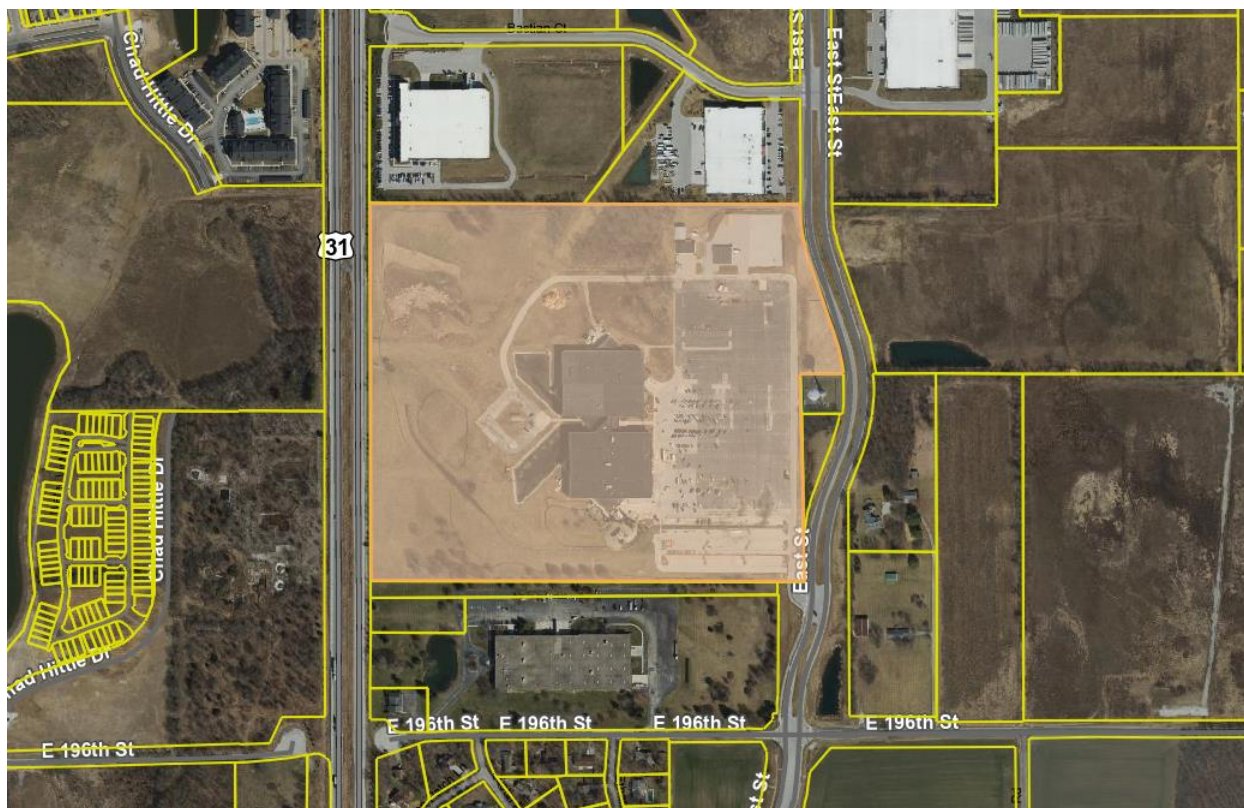
Return after recording to:        The City of Westfield Redevelopment Commission  
  2728 East 171<sup>st</sup> Street  
  Westfield, Indiana 46074  
  Attn: Executive Director

This instrument was prepared by Haley L. Soshnick, Esq., Wallack Somers & Haas, P.C., One Indiana Square, Suite 2300, Indianapolis, Indiana, 46204. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Haley L. Soshnick

## INDEX TO EXHIBITS

Exhibit A-1	Project Site Depiction
Exhibit A-2	Project Site Description
Exhibit B	Taxpayer Payments Schedule

EXHIBIT A-1  
Project Site Depiction



## EXHIBIT A-2

### Project Site Description

A part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, Hamilton County, Indiana. being more particularly herein described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter, Section 19, Township 19 North, Range 4 East, Hamilton County Indiana, thence along the West line of said Southwest Quarter, Section 19, North 00 degrees 08 minutes 50 seconds East (The Basis of Bearings is NAD83, Indiana State Plane, East Zone, Grid Bearing System.) 570.55 feet to the POINT OF BEGINNING; thence continuing along said West line North 00 degrees 08 minutes 50 seconds East 1411.45 feet to a point in the East line of U.S. Highway No. 31, and on the West extension of the South boundary of Instrument No.2017064195, as recorded in the Office of the Recorder Hamilton County, Indiana; thence along said West extension and South boundary South 89 degrees 33 minutes 35 seconds East 1657.07 feet to a point in the West Right of Way of East Street according to said plat (The following four courses are along said West Right of Way.); (1) thence South 00 degrees 02 minutes 12 seconds West 5.38 feet to a tangent curve to the left having a radius of 710.00 feet, the radius point of which bears South 89 degrees 57 minutes 48 seconds East; (2) thence Southerly along said curve 236.28 feet to a point which bears South 70 degrees 58 minutes 10 seconds West from said radius point; (3) thence South 19 degrees 01 minutes 50 seconds East 272.64 feet to a tangent curve to the right having a radius of 590.00 feet, the radius point of which bears South 70 degrees 58 minutes 10 seconds West; (4) thence Southerly along said curve 144.04 feet to a point which bears North 84 degrees 57 minutes 27 seconds East from said radius point, said point also being the Northeast corner of those lands recorded as Instrument No. 201401063 in said Recorder's office (The following three courses are along the boundary of said Instrument.) (1) thence North 89 degrees 52 minutes 21 seconds West 147.83 feet; (2) thence South 00 degrees 04 minutes 00 seconds West 150.00 feet; (3) thence South 89 degrees 54 minutes 53 seconds East 142.41 feet to a point on the said West Right of Way of East Street, and a non-tangent curve to the right having a radius of 590.00 feet, the radius point of which bears North 80 degrees 33 minutes 09 seconds West. (The next four courses are along said West Right of Way.) (1) thence along said curve 121.99 feet to a point which bears South 68 degrees 42 minutes 22 seconds East from said radius point; (2) thence South 21 degrees 17 minutes 37 seconds West 175.35 feet, to a tangent curve to the left having a radius of 710.00 feet, the radius point of which bears South 68 degrees 42 minutes 23 seconds East, (3) thence along said curve 218.62 feet to a point which bears North 86 degrees 20 minutes 53 seconds West from said radius point; (4) thence South 00 degrees 04 minutes 00 seconds West 124.41 feet to a point on the North boundary of those lands recorded as Instrument No. 2014051688 in said Recorder's office; thence along said North boundary North 89 degrees 50 minutes 32 seconds West 1669.60 feet to the POINT OF BEGINNING, Containing 55.518 acres, more or less.

**EXHIBIT B**

**Taxpayer Payments Schedule**

<b>Years 1-25</b>		
<b>Year</b>	<b>Payment Due Date</b>	<b>Payment Amount</b>
Year 1	May 10, 2027	\$ 118,500.00
	November 10, 2027	\$ 118,500.00
Year 2	May 10, 2028	\$ 138,875.00
	November 10, 2028	\$ 138,875.00
Year 3	May 10, 2029	\$ 159,250.00
	November 10, 2029	\$ 159,250.00
Year 4	May 10, 2030	\$ 179,625.00
	November 10, 2030	\$ 179,625.00
Years 5-9	May 10, 2031	\$ 200,000.00
	November 10, 2031	\$ 200,000.00
Years 10-25	May 10 of each calendar year (which is the year after the applicable Assessment Year)	Semiannual payment increases by 5% over prior payment amount every five years, starting Year 10
	November 10 of each calendar year (which is the year after the applicable Assessment Year)	