



**CITY OF WESTFIELD, IN**  
**City Council Meeting Agenda**

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**BOARD OR COMMISSION: City Council Meeting**

**MEETING DATE: Monday, June 22, 2026 at 7:00 PM**

**MEETING PLACE: Westfield City Hall- Assembly Room**

**THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF CITY COUNCIL**

Westfield City Council Members

Term 1/1/2024 -12-31-27

Jon Dartt, (District 1)

Victor McCarty, (District 2)

Joe Duepner, (District 3)

Patrick T. Tamm, (District 4)

Noah Herron, (District 5)

Chad Huff, (At Large)

Kurt Wanninger, (At Large)

**CALL TO ORDER**

Pledge of Allegiance

Invocation by Steve Carlock, Heart Pointe Church

**OPENING OF MEETING**

Note the presence of a quorum

Approval of Minutes for June 8, 2026

Approval of Claims

Announce any changes to Agenda

**RESIDENTS WHO WISH TO ADDRESS COUNCIL**

**MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION**

**OLD BUSINESS**

Resolution 26-128: Fiscal Plan for Ordinance 26-26/199th & Monon Southside Annexation

Staff Planner: Ryan Collingwood

Adoption Consideration: June 22, 2026

Ordinance 26-26: 199th & Monon Southside Annexation

Staff Planner: Ryan Collingwood

First Reading & Public Hearing: May 26, 2026

Adoption Consideration: June 22, 2026

Resolution 26-129: Fiscal Plan for Ordinance 26-27/BUILT Parcel Annexation  
Staff Presenter: Ryan Collingwood  
Adoption Consideration: June 22, 2026

Ordinance 26-27: BUILT Parcel Annexation  
Staff Presenter: Ryan Collingwood  
First Reading and Public Hearing: May 26, 2026  
Adoption Consideration: June 22, 2026

Resolution 26-135: Fiscal Plan for Ordinance 26-29/Preserve at Cool Creek Phase 4 Annexation  
Staff Planner: Ryan Collingwood  
Adoption Consideration: June 22, 2026

Ordinance 26-29: Preserve at Cool Creek Phase 4 Annexation  
Staff Planner: Ryan Collingwood  
First Reading and Public Hearing: June 8, 2026  
Adoption Consideration June 22, 2026

Resolution 26-136: Fiscal Plan for Ordinance 26-31/Lakes of Ironstone Annexation  
Staff Planner: Ryan Collingwood  
Adoption Consideration: June 22, 2026

Ordinance 26-31: Lakes of Ironstone Annexation  
Staff Planner: Ryan Collingwood  
First Reading & Public Hearing: June 8, 2026  
Adoption Consideration: June 22, 2026

**NEW BUSINESS**

Resolution 26-143: Compliance for 2026 Tax Abatement Purposes  
Presented by: Chuck Haberman  
Adoption Consideration: June 22, 2026

Ordinance 26-32: Creation of Grand Park Zoning District  
Staff Planner: Lauren Gillingham-Teague  
First Reading: June 22, 2026  
APC Public Hearing: July 6, 2026  
APC Recommendation: July 20, 2026  
Adoption Consideration: July 27, 2026

**CITY COUNCIL COMMENTS**

**MAYOR COMMENTS**

**ADJOURNMENT**



**CALL TO ORDER**

**Pledge of Allegiance**

**Invocation: Steve Carlock, Pastor for Heart Pointe Church**

**OPENING OF MEETING**

**Note the presence of a quorum**

Councilor Dartt attended the meeting virtually, all other Councilors were present and in-person. Mayor Willis, Clerk-Treasurer Ailor, and Legal Counsel, Nicole Buskill, were present.

**Approval of Minutes for May 26, 2026**

**Approval of Claims**

**Announce any changes to Agenda**

**RESIDENTS WHO WISH TO ADDRESS COUNCIL**

None

**MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION**

**OLD BUSINESS**

**Ordinance 26-04: Authorizing and Approving an Additional Appropriation from the Operating Balance of the Capital Projects Fund**

**Presented by: Jenell Fairman**

**First Reading and Public Hearing: May 26, 2026**

**Adoption Consideration: June 08, 2026**

Executive Chief of Economic Development Fairman explained that she is requesting unused, unencumbered money out of Fund 266, requesting the remainder for two grants. The first is associated with the Wood Wind Golf Course, and the second with development opportunities at Grand Park.

The motion to approve was made by: Councilor Wanninger

Seconded by: Councilor McCarty

Vote: Yes-7; No-0. Motion carried.

**NEW BUSINESS**

**Resolution 26-107: Common Council of the City of Westfield, Indiana, Authorizing a Grant of Funds from the Capital Projects Fund to the Redevelopment District Capital Fund**

**Presented by: Jenell Fairman**

**Adoption Consideration: June 8, 2026**

Jenell Fairman presented a request for a grant from the Council to the RDC to facilitate improvements at the Wood Wind Golf Course owned by the DWCDC to purchase land adjacent to the course to maintain bridges, cart paths, drainage, and some other items. Also, there is a suggestion to build a gold-simulator lounge, a reach-in deli cooler, and a halfway stop on the course. The amount requested is \$2,630,000.

The motion to approve was made by: Councilor Wanninger  
Seconded by: Councilor McCarty  
Vote: Yes-7; No-0. Motion carried.

**Resolution 26-140: Common Council of the City of Westfield, Indiana Approving Fusion Pub and Craft House LLC as a Designated Permittee Within the Downtown Westfield Designated Outdoor Refreshment Area**

**Presented by: Lauren Gillingham-Teague**

**Adoption Consideration: June 8, 2026**

Lauren Gillingham Teague presented a request to add Fusion Pub & Craft House to the DORA (formerly Gringtino's and Union Jack Pub).

The motion to approve was made by: Councilor McCarty  
Seconded by: Councilor Huff  
Vote: Yes-7;No-0. Motion carried.

**Resolution 26-141: Common Council of the City of Westfield, Indiana, Approving the Execution of a Master Tax-Exempt Lease/Purchase Agreement and Schedule No. 1 Thereto**

**Presented by: Chris Larsen**

**Adoption Consideration: June 8, 2026**

Chris Larson, Director of Informatics, presented Resolution 26-141 authorizing a five-year lease-purchase agreement to fund technology systems for Station 85.

Mr. Larson explained that the agreement covers critical building technologies, including fire alarm and life safety systems, door access controls, cameras, and audio/video equipment. He noted that these systems are typically included in long-term construction bonds but often require replacement well before the bonds are paid off. The proposed "IT as a Service" model allows the City to pay for the equipment, installation, maintenance, and support over a five-year period, providing predictable costs and improved budgeting flexibility.

In response to a Council question regarding leasing versus outright purchase, Mr. Larson stated that the agreement avoids large upfront expenditures while ensuring ongoing support and maintenance. He added that some equipment may continue to be used after the five-year term under separate maintenance agreements.

The motion to approve was made by: Councilor Wanninger  
Seconded by: Councilor McCarty  
Vote: Yes-7; No-0. Motion carried.

**Resolution 26-142: Common Council of the City of Westfield, Indiana, Confirming the Designation of an Economic Development Revitalization Area and Approving the Deduction from Assessed Value of New Real Property Improvements**

**Presented by: Chuck Haberman**

**Public Hearing: June 8, 2026**

**Adoption Consideration: June 8, 2026**

Chuck Haberman presented Resolution 26-142, the second stage of the approval process for the proposed Schaaf CPA headquarters building located on Union Street, north of the theater district. The project consists of a 9,000-square-foot office building with a total investment of approximately \$5.2 million, excluding land costs. The project is expected to retain 15 existing jobs and create 20 new jobs with average salaries of approximately \$86,000 annually plus benefits. Construction is anticipated to begin July 1, with completion expected by December 31, 2027.

The resolution approved both the designation of the property as an Economic Revitalization Area (ERA) and a 10-year declining tax abatement. The property will be formally added to the ERA later in the year as part of a larger group of properties.

During Council discussion, a question was asked regarding whether the abatement applied to one building or multiple buildings. Mr. Haberman clarified that the approval applies to the property itself.

**A public hearing was opened and closed at 7:16 PM with no discussion.**

The motion to approve was made by: Councilor Wanninger  
Seconded by: Councilor Herron  
Vote: Yes-6;No-0. 1-Recused (J. Dartt) Motion carried

**Ordinance 26-29: Preserve at Cool Creek Phase Four Annexation**

**Presented by: Kevin Todd**

**First Reading & Public Hearing: June 8, 2026**

**Adoption Consideration: June 22, 2026**

Kevin Todd, Director of Community Development, presented an annexation request for Phase 4 in the Preserve at Cool Creek annexation process. The parcel is located on the west side of Grassy Branch Road and is approximately 23.6 acres in size. This item will be eligible for adoption at the June 22nd meeting along with the fiscal plan.

The public hearing was opened and closed at 7:18 PM with no comments received.

**Ordinance 26-31: Lakes at Ironstone Annexation**

**Presented by: Kevin Todd**

**First Reading & Public Hearing: June 8, 2026**

**Adoption Consideration: June 22, 2026**

Kevin Todd presented the 100% voluntary annexation request for the first phase in the Ironstone annexation process (Lakes at Ironstone). The total acreage is roughly 237 acres, and generally located on the west side of Six Points Road, south of 206th Street. This item will be eligible for adoption consideration at the June 22nd meeting along with the fiscal plan.

The public hearing was opened and closed at 7:19 PM with no comments received.

**CITY COUNCIL COMMENTS**

No APC update.

**MAYOR COMMENTS**

The mayor added there will be a house decorating competition for America 250 and there will be 3 independent judges, with 1st, 2nd, and 3rd place prizes to be awarded.

**ADJOURNMENT**

Councilor McCarty made the motion to adjourn.  
Meeting Adjourned at: 7:21 PM

\_\_\_\_\_  
Clerk-Treasurer

\_\_\_\_\_  
President or Vice President

These minutes are a summary of actions taken at the City of Westfield Council meetings. A full video archive of the meeting is available for viewing at: <https://www.youtube.com/cityofwestfieldin>

I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and have audited same in accordance with IC5-11-10-1.6.

June 22, 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 14 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$0 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 22 day of June, 2026

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\_\_\_\_\_  
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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: 06/04/26..06/17/26

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WESTFIELD\KGAGNON

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>101 General</b>									
<b>Administration</b>									
VEN012663	Empower	APP138757	6/4/2026	101001125	ADM-401A MATCHING	401a Match	1,224.03	500001379	6/4/2026
VEN012320	Copeland Law LLC	APP138950	6/12/2026	101001330	ADM-	May services	1,020.00		
VEN012991	RAD cube LLC	APP138951	6/12/2026	101001349	ADM-SERVICES	Azure	20,000.00		
VEN002123	Westfield-Washington Schools	APP138952	6/12/2026	101001223	ADM-OFFICE SUPPLIES	Paper	156.41		
VEN012576	Kaitlin Glazier	APP138953	6/12/2026	101001347	ADM-PROMOTIONS	Lunch meeting	66.41	84528	6/12/2026
VEN005574	Bose McKinney and Evans LLP	APP138955	6/12/2026	101001330	ADM-	Jan services	243.00		
VEN001953	Thomson West	APP138956	6/12/2026	101001350	ADM-SUB/DUES/MEMBERS	May services	272.00		
VEN012663	Empower	APP139115	6/17/2026	101001125	ADM-401A MATCHING	401a Match	1,224.03		
<b>Subtotal for Administration</b>							<b>24,205.88</b>		
<b>Police</b>									
VEN012663	Empower	APP138757	6/4/2026	101002125	POLICE-401A MATCHING	401a Match	617.28	500001379	6/4/2026
VEN012663	Empower	APP138763	6/4/2026	101002120	POLICE-FICA/MEDICARE	SS Opt	22,273.67	500001380	6/4/2026
VEN012685	Amber Driik	APP138841	6/9/2026	101002334	POLICE-	Mileage for Car Seat Conf	56.00	84422	6/9/2026
VEN012558	Taylor Lovell	APP138842	6/9/2026	101002334	POLICE-	Mileage for Car Seat Conf	122.64	84508	6/9/2026
VEN011388	Classic Cleaners	APP138861	6/10/2026	101002229	POLICE-UNIFORMS	Dry Cleaning	2,052.75		
VEN009188	Ultimate Canine	APP138862	6/10/2026	101002355	POLICE-K-9 MAINT	Dog Muzzle and ECollar	190.00		
VEN009188	Ultimate Canine	APP138863	6/10/2026	101002355	POLICE-K-9 MAINT	Dog Muzzle for Ozzy	140.00		
VEN009188	Ultimate Canine	APP138870	6/10/2026	101002355	POLICE-K-9 MAINT	K9 Toy	32.00		
VEN012040	Thomson Reuters	APP138871	6/10/2026	101002350	POLICE-	Monthly Subscription	1,153.00		
VEN012320	Copeland Law LLC	APP138873	6/10/2026	101002330	POLICE-LEGAL	Merit Commission Retainer	2,000.00		
VEN002123	Westfield-Washington Schools	APP138952	6/12/2026	101002223	POLICE-OFFICE SUPPLIES	Paper	29.48		
VEN011312	Veridus Group	APP138969	6/12/2026	101002349	POLICE-SERVICES	Owners Rep Services- Phase	5,173.70		
VEN000094	American Eagle Equipment	APP138970	6/12/2026	101002360	POLICE-VEHICLE REPAIR	Replace AXON Camera	62.50		
VEN001341	MES-Indiana	APP138971	6/12/2026	101002229	POLICE-UNIFORMS	Barth- name added to uniform	30.00		
VEN000747	Galls	APP138972	6/12/2026	101002229	POLICE-UNIFORMS	Keyring Silent Key Pouch	197.11		
VEN012663	Empower	APP139114	6/17/2026	101002120	POLICE-FICA/MEDICARE	SS Opt	18,508.53		
VEN012663	Empower	APP139115	6/17/2026	101002125	POLICE-401A MATCHING	401a Match	612.19		
VEN012931	Yoder Oil LLC	APP139166	6/17/2026	101002226	POLICE-VEHICLE	Unleaded	18,915.58		
<b>Subtotal for Police</b>							<b>72,166.43</b>		
<b>Economic and Community Development</b>									
VEN012663	Empower	APP138757	6/4/2026	101003125	ECD-401A MATCHING	401a Match	1,904.08	500001379	6/4/2026
VEN012663	Empower	APP139115	6/17/2026	101003125	ECD-401A MATCHING	401a Match	1,904.08		

**Purchase Invoice Register**

City of Westfield

Report Date Range: 06/04/26..06/17/26

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<b>Fund No. Fund Name</b>									
<b>101 General</b>									
<b>Economic and Community Development</b>									
VEN010114	Rundell Ernstberger Assoc Inc	APP139161	6/17/2026	101003310	ECD-PLANNING	Comp Plan	15,268.75		
<b>Subtotal for Economic and Community Development</b>							<b>19,076.91</b>		
<b>F and E</b>									
VEN012663	Empower	APP138757	6/4/2026	101004125	F AND E-401A MATCHING	401a Match	866.20	500001379	6/4/2026
VEN002336	Citizens Westfield	APP138789	6/8/2026	101004328	F AND E-HEAT/GAS	Police	244.48	84441	6/9/2026
VEN002336	Citizens Westfield	APP138789	6/8/2026	101004342	F AND E-WATER/SEWER	Police	541.53	84441	6/9/2026
VEN002336	Citizens Westfield	APP138790	6/8/2026	101004342	F AND E-WATER/SEWER	City Hall	83.09	84441	6/9/2026
VEN002336	Citizens Westfield	APP138791	6/8/2026	101004328	F AND E-HEAT/GAS	CSC	211.11	84441	6/9/2026
VEN002336	Citizens Westfield	APP138794	6/8/2026	101004342	F AND E-WATER/SEWER	Sta 83	641.15	84441	6/9/2026
VEN002336	Citizens Westfield	APP138795	6/8/2026	101004328	F AND E-HEAT/GAS	PSB	441.43	84441	6/9/2026
VEN002336	Citizens Westfield	APP138796	6/8/2026	101004328	F AND E-HEAT/GAS	City Hall	58.62	84441	6/9/2026
VEN002336	Citizens Westfield	APP138797	6/8/2026	101004328	F AND E-HEAT/GAS	Sta 81	340.17	84441	6/9/2026
VEN002336	Citizens Westfield	APP138797	6/8/2026	101004342	F AND E-WATER/SEWER	Sta 81	1,267.94	84441	6/9/2026
VEN002336	Citizens Westfield	APP138798	6/8/2026	101004328	F AND E-HEAT/GAS	Sta 83	112.28	84441	6/9/2026
VEN002336	Citizens Westfield	APP138799	6/8/2026	101004342	F AND E-WATER/SEWER	PSB	726.66	84441	6/9/2026
VEN009773	LNG Indy LLC	APP138865	6/10/2026	101004328	F AND E-HEAT/GAS	PSB	558.53	84526	6/10/2026
VEN009773	LNG Indy LLC	APP138865	6/10/2026	101004328	F AND E-HEAT/GAS	CSC	44.58	84526	6/10/2026
VEN009773	LNG Indy LLC	APP138865	6/10/2026	101004328	F AND E-HEAT/GAS	Sta 81	403.68	84526	6/10/2026
VEN009773	LNG Indy LLC	APP138865	6/10/2026	101004328	F AND E-HEAT/GAS	Sta 83	72.02	84526	6/10/2026
VEN009773	LNG Indy LLC	APP138865	6/10/2026	101004328	F AND E-HEAT/GAS	City Hall	13.38	84526	6/10/2026
VEN009773	LNG Indy LLC	APP138865	6/10/2026	101004328	F AND E-HEAT/GAS	Sta 82	39.71	84526	6/10/2026
VEN012994	Vanco Commercial Service LLC	APP138954	6/12/2026	101004343	F AND E-BUILDING MAINT	Sta 81 dishwasher repair	1,104.50		
VEN009231	CenterPoint Energy	APP139099	6/16/2026	101004328	F AND E-HEAT/GAS	Sta 82	69.35		
VEN002336	Citizens Westfield	APP139100	6/16/2026	101004342	F AND E-WATER/SEWER	PW	2,370.49		
VEN012663	Empower	APP139115	6/17/2026	101004125	F AND E-401A MATCHING	401a Match	986.04		
VEN006904	ACME Event Productions	APP139124	6/17/2026	101004347	F AND E-PROMOTIONS	WR4 Audio Visual	53,070.00		
VEN000539	Denison Parking Inc	APP139126	6/17/2026	101004349	F AND E-SERVICES	March	11,431.79		
VEN011808	PIP Printing	APP139131	6/17/2026	101004347	F AND E-PROMOTIONS	WIF	2,952.00		
VEN011882	Avant Garde Limousines	APP139138	6/17/2026	101004347	F AND E-PROMOTIONS	WIF Shuttle	459.37		
VEN001981	Townsend Glass	APP139167	6/17/2026	101004343	F AND E-BUILDING MAINT	Sta 83 Glass door	360.00		

**Purchase Invoice Register**

City of Westfield

Report Date Range: 06/04/26..06/17/26

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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>101 General</b>									
<b>F and E</b>									
VEN007391	Queen City Pyro Production	APP139182	6/17/2026	101004347	F AND E-PROMOTIONS	WR4 fireworks balance	50,000.00		
<b>Subtotal for F and E</b>							<b>129,470.10</b>		
<b>Parks</b>									
VEN012663	Empower	APP138757	6/4/2026	101005125	PARKS-401A MATCHING	401a Match	342.90	500001379	6/4/2026
VEN002336	Citizens Westfield	APP138787	6/5/2026	101005342	PARKS-WATER/SEWER	Parks	501.54	84441	6/9/2026
VEN002336	Citizens Westfield	APP138788	6/5/2026	101005328	PARKS-GAS HEAT	GRJN	53.58	84441	6/9/2026
VEN002336	Citizens Westfield	APP138788	6/5/2026	101005342	PARKS-WATER/SEWER	GRJN	732.97	84441	6/9/2026
VEN002336	Citizens Westfield	APP138792	6/8/2026	101005342	PARKS-WATER/SEWER	Parks	972.81	84441	6/9/2026
VEN002336	Citizens Westfield	APP138793	6/8/2026	101005342	PARKS-WATER/SEWER	GRJN	3,399.12	84441	6/9/2026
VEN006748	V3 Companies	APP138998	6/15/2026	101005349	PARKS-SERVICES	Freedom Trail Pickle Ball and	53,123.65		
VEN013007	Circle City Ghostbusters	APP139029	6/15/2026	101005347	PARKS-PROMOTION	Movies at the Plaza	100.00		
VEN012776	CrossRoad Engineers PC	APP139032	6/15/2026	101005349	PARKS-SERVICES	Park St	10,200.00		
VEN010417	ISF Sign Specialists	APP139033	6/15/2026	101005228	PARKS-SIGNS AND POSTS	GRJN	1,171.39		
VEN012988	Xanderbuilt of Indiana Inc	APP139034	6/15/2026	101005349	PARKS-SERVICES	Tree treatment	625.00		
VEN000676	Fabulously Fun Co	APP139035	6/15/2026	101005347	PARKS-PROMOTION	June 2nd Kids Concert	810.00		
VEN000676	Fabulously Fun Co	APP139036	6/15/2026	101005347	PARKS-PROMOTION	June 9th Kids Concert	810.00		
VEN000676	Fabulously Fun Co	APP139037	6/15/2026	101005347	PARKS-PROMOTION	July 28th Kids Concert	810.00		
VEN000676	Fabulously Fun Co	APP139038	6/15/2026	101005347	PARKS-PROMOTION	July 21st Kids Concert	810.00		
VEN000676	Fabulously Fun Co	APP139039	6/15/2026	101005347	PARKS-PROMOTION	July 14th Kids Concert	810.00		
VEN000676	Fabulously Fun Co	APP139040	6/15/2026	101005347	PARKS-PROMOTION	July 7th Kids Concert	810.00		
VEN000676	Fabulously Fun Co	APP139041	6/15/2026	101005347	PARKS-PROMOTION	June 30th Kids Concert	810.00		
VEN000676	Fabulously Fun Co	APP139042	6/15/2026	101005347	PARKS-PROMOTION	June 23rd Kids Concert	810.00		
VEN000676	Fabulously Fun Co	APP139043	6/15/2026	101005347	PARKS-PROMOTION	June 16th Kids Concert	810.00		
VEN000589	Duke Energy	APP139097	6/17/2026	101005341	PARKS-ELECTRIC	Parks	871.71		
VEN002336	Citizens Westfield	APP139101	6/16/2026	101005342	PARKS-WATER/SEWER	Parks	91.60		
VEN012663	Empower	APP139115	6/17/2026	101005125	PARKS-401A MATCHING	401a Match	342.90		
<b>Subtotal for Parks</b>							<b>79,819.17</b>		
<b>Economic Dev</b>									
VEN012663	Empower	APP138757	6/4/2026	101006125	ECONOMIC DEV-401A	401a Match	545.00	500001379	6/4/2026
VEN010114	Rundell Ernstberger Assoc Inc	APP139001	6/15/2026	101006349	ECONOMIC DEV-SERVICE	Jersey Prelim Design	1,493.24		
VEN012265	The International Center	APP139019	6/15/2026	101006349	ECONOMIC DEV-SERVICE	April and May monthly	2,000.00		

**Purchase Invoice Register**

City of Westfield

Report Date Range: 06/04/26..06/17/26

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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>101 General</b>									
<b>Economic Dev</b>									
VEN005583	Urban Land Institute	APP139020	6/15/2026	101006334	ECONOMIC DEV-	Registration	100.00		
VEN010114	Rundell Ernstberger Assoc Inc	APP139021	6/15/2026	101006349	ECONOMIC DEV-SERVICE	Oktoberfest Feasibility Study	3,218.50		
VEN012776	CrossRoad Engineers PC	APP139022	6/15/2026	101006349	ECONOMIC DEV-SERVICE	May services	271.50		
VEN012663	Empower	APP139115	6/17/2026	101006125	ECONOMIC DEV-401A	401a Match	545.00		
<b>Subtotal for Economic Dev</b>							<b>8,173.24</b>		
<b>Informatics</b>									
VEN012663	Empower	APP138757	6/4/2026	101007125	IT-401A MATCHING	401a Match	769.43	500001379	6/4/2026
VEN003729	Metronet	APP138800	6/8/2026	101007349	IT-SERVICES	PSB	764.95	84480	6/9/2026
VEN003729	Metronet	APP138868	6/10/2026	101007335	IT-TELEPHONE	CSC	1,788.09	84527	6/10/2026
VEN012512	Zayo Network Services LLC	APP138985	6/12/2026	101007349	IT-SERVICES	June services	19,704.05		
VEN005134	Lifeline Data Centers	APP138986	6/12/2026	101007349	IT-SERVICES	May services	1,159.03		
VEN009454	Cultivate Geospatial Solutions	APP138987	6/12/2026	101007331	IT-CONSULTING	May services	800.00		
VEN012663	Empower	APP139115	6/17/2026	101007125	IT-401A MATCHING	401a Match	769.43		
VEN005996	Konica Minolta Premier Fin	APP139127	6/17/2026	101007337	IT-PRINTING	Copy machine rentals	808.38		
VEN011780	Fairchild Communication Systems	APP139155	6/17/2026	101007389	IT-SOFTWARE LICENSING	GRPK Media room support	980.00		
VEN011780	Fairchild Communication Systems	APP139155	6/17/2026	101007389	IT-SOFTWARE LICENSING	CSC Media room support	591.00		
VEN011780	Fairchild Communication Systems	APP139155	6/17/2026	101007389	IT-SOFTWARE LICENSING	City Hall Media room support	591.00		
VEN011780	Fairchild Communication Systems	APP139155	6/17/2026	101007389	IT-SOFTWARE LICENSING	PSB Media room support	591.00		
VEN012548	Xerox IT Solutions LLC	APP139163	6/17/2026	101007335	IT-TELEPHONE	Microsoft 365	27.30		
VEN012681	Haywire LLC	APP139165	6/17/2026	101007349	IT-SERVICES	June July services	109.00		
VEN012155	Safari Micro Inc	APP139185	6/17/2026	101007451	IT-COMPUTER/EQUIP	Equipment	7,862.14		
VEN012155	Safari Micro Inc	APP139186	6/17/2026	101007451	IT-COMPUTER/EQUIP	MSI Pro LED Monitor	711.00		
VEN012155	Safari Micro Inc	APP139187	6/17/2026	101007389	IT-SOFTWARE LICENSING	Fortinet Bundle	1,740.88		
VEN012155	Safari Micro Inc	APP139188	6/17/2026	101007389	IT-SOFTWARE LICENSING	Bluebeam Revu	1,806.28		
VEN012155	Safari Micro Inc	APP139189	6/17/2026	101007389	IT-SOFTWARE LICENSING	Acrobat	809.40		
VEN012155	Safari Micro Inc	APP139189	6/17/2026	101007389	IT-SOFTWARE LICENSING	Fortinet Coterm renewal	2,327.70		
<b>Subtotal for Informatics</b>							<b>44,710.06</b>		
<b>Clerk Treasurer</b>									
VEN012663	Empower	APP138757	6/4/2026	101008125	CT-401A MATCHING	401a Match	718.24	500001379	6/4/2026
VEN012995	GFOA	APP138839	6/8/2026	101008350	CT-	membership renewal	1,000.00	84463	6/9/2026
VEN002123	Westfield-Washington Schools	APP138952	6/12/2026	101008223	CT-OFFICE SUPPLIES	Paper	29.48		
VEN004297	ADP-Payroll	APP138992	6/15/2026	101008331	CT-CONSULTING	May and June services	9,101.65		

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<b>Fund No. Fund Name</b>									
<b>101 General</b>									
<b>Clerk Treasurer</b>									
VEN012663	Empower	APP139115	6/17/2026	101008125	CT-401A MATCHING	401a Match	718.23		
<b>Subtotal for Clerk Treasurer</b>							<b>11,567.60</b>		
<b>Mayor</b>									
VEN012663	Empower	APP138757	6/4/2026	101009125	MAYOR-401A MATCHING	401a Match	204.00	500001379	6/4/2026
VEN012663	Empower	APP139115	6/17/2026	101009125	MAYOR-401A MATCHING	401a Match	204.00		
<b>Subtotal for Mayor</b>							<b>408.00</b>		
<b>City Council</b>									
VEN012663	Empower	APP139115	6/17/2026	101010125	CITY COUNCIL-401A MATCH	401a Match	403.98		
<b>Subtotal for City Council</b>							<b>403.98</b>		
<b>Public Works</b>									
VEN012663	Empower	APP138757	6/4/2026	101013125	PW-401A MATCHING	401a Match	1,036.16	500001379	6/4/2026
VEN000589	Duke Energy	APP139098	6/17/2026	101013341	PW-ELECTRIC	PW	221.22		
VEN012663	Empower	APP139115	6/17/2026	101013125	PW-401A MATCHING	401a Match	1,191.88		
VEN000849	Hamilton County Treasurer	APP139121	6/17/2026	101013349	PW-CONTRACTUAL	Taxes	1,067.56		
VEN001708	RPM Machinery	APP139134	6/17/2026	101013360	PW-VEHICLE REPAIR	Path Paver	636.00		
VEN005644	Creekside Safety LLC	APP139135	6/17/2026	101013334	PW-	OSHA	1,600.00		
VEN000485	Current Publishing	APP139137	6/17/2026	101013349	PW-CONTRACTUAL	Bids	73.35		
VEN000402	Cintas	APP139139	6/17/2026	101013229	PW-UNIFORMS	Uniforms	91.12		
VEN004589	United Feeds Transit Inc	APP139140	6/17/2026	101013360	PW-VEHICLE REPAIR	Repair 1791	809.99		
VEN011636	Hoosier Equipment LLC	APP139151	6/17/2026	101013360	PW-VEHICLE REPAIR	Bracket for dump truck	100.00		
VEN008295	Riverview Health	APP139154	6/17/2026	101013349	PW-CONTRACTUAL	Physicals	210.00		
VEN013006	Patricia Leuteritz	APP139168	6/17/2026	101013349	PW-CONTRACTUAL	Consulting June 1st thru June	1,452.50		
VEN001465	Northside Trailer LLC	APP139169	6/17/2026	101013360	PW-VEHICLE REPAIR	Trailer repair	185.92		
VEN001846	Stoops Freightliner	APP139172	6/17/2026	101013360	PW-VEHICLE REPAIR	Repairs 1891	451.51		
VEN000402	Cintas	APP139173	6/17/2026	101013229	PW-UNIFORMS	Uniforms	91.12		
<b>Subtotal for Public Works</b>							<b>9,218.33</b>		
<b>Communications</b>									
VEN012663	Empower	APP138757	6/4/2026	101020125	COMM-401A MATCHING	401a Match	429.65	500001379	6/4/2026
VEN012992	Kinsey Werner	APP138866	6/10/2026	101020347	COMM-PROMOTIONS	Social Media	425.00		
VEN000480	CSI Signs	APP138867	6/10/2026	101020337	COMM-PRINTING	E Bike boards	149.64		
VEN012711	Future B2B LLC	APP138869	6/10/2026	101020347	COMM-PROMOTIONS	Nov to May Biotech Retail	5,000.00		

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<b>Fund No. Fund Name</b>									
<b>101 General</b>									
<b>Communications</b>									
VEN000480	CSI Signs	APP139017	6/15/2026	101020337	COMM-PRINTING	Board signs	168.72		
VEN011253	Wander Marketing	APP139023	6/15/2026	101020347	COMM-PROMOTIONS	WIF	1,740.17		
VEN011253	Wander Marketing	APP139023	6/15/2026	101020347	COMM-PROMOTIONS	WIF addl	1,000.00		
VEN012663	Empower	APP139115	6/17/2026	101020125	COMM-401A MATCHING	401a Match	660.33		
VEN000485	Current Publishing	APP139118	6/17/2026	101020347	COMM-PROMOTIONS	Display Ads	4,825.00		
VEN011808	PIP Printing	APP139120	6/17/2026	101020337	COMM-PRINTING	Awards Banquet	171.04		
VEN011808	PIP Printing	APP139120	6/17/2026	101020337	COMM-PRINTING	Business Cards	452.76		
VEN011808	PIP Printing	APP139120	6/17/2026	101020337	COMM-PRINTING	Discover Westfield and Golf	204.24		
VEN011808	PIP Printing	APP139120	6/17/2026	101020337	COMM-PRINTING	Westfield PD trifold	407.65		
VEN011808	PIP Printing	APP139120	6/17/2026	101020337	COMM-PRINTING	Business Cards	450.69		
VEN011808	PIP Printing	APP139120	6/17/2026	101020337	COMM-PRINTING	Golf Cart Brochure	698.04		
VEN011808	PIP Printing	APP139132	6/17/2026	101020347	COMM-PROMOTIONS	WACD	111.99		
VEN011808	PIP Printing	APP139132	6/17/2026	101020347	COMM-PROMOTIONS	Sensory Nature Walk	159.76		
VEN011808	PIP Printing	APP139133	6/17/2026	101020337	COMM-PRINTING	Q3 Rack Cards	305.29		
VEN003995	Prestige Performance II Inc	APP139175	6/17/2026	101020347	COMM-PROMOTIONS	Foam LED sticks	1,000.00		
<b>Subtotal for Communications</b>							<b>18,359.97</b>		
<b>Human Resources</b>									
VEN012663	Empower	APP138757	6/4/2026	101022125	HR-401A MATCHING	401a Match	447.86	500001379	6/4/2026
VEN001988	Travelers	APP139096	6/17/2026	101022339	HR-INSURANCE	Installment	69,687.25		
VEN012663	Empower	APP139115	6/17/2026	101022125	HR-401A MATCHING	401a Match	465.31		
VEN001676	Riverview Hospital	APP139153	6/17/2026	101022119	HR-HEALTH/DENTAL	May clinic hrs	20,484.85		
VEN011892	DWCDC	APP139158	6/17/2026	101022334	HR- TRAINING	Lunch and Learn	167.18		
VEN012996	Work in Progress HR Consulting	APP139190	6/17/2026	101022334	HR- TRAINING	leadership training	550.00		
<b>Subtotal for Human Resources</b>							<b>91,802.45</b>		
<b>Subtotal for Fund 101 General</b>							<b>509,382.12</b>		

**Fund No. Fund Name**

**103 Fire Operating**

**Fire**

VEN012663	Empower	APP138757	6/4/2026	103012125	FIRE-401A MATCHING	401a Match	844.30	500001379	6/4/2026
VEN012663	Empower	APP138763	6/4/2026	103012120	FIRE-FICA AND MEDICARE	SS Opt	33,286.49	500001380	6/4/2026
VEN009429	Kyle Amos	APP139003	6/15/2026	103012334	FIRE-	Reim mileage	68.15		

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<b>Fund No. Fund Name</b>									
<b>103 Fire Operating</b>									
<b>Fire</b>									
VEN011388	Classic Cleaners	APP139005	6/15/2026	103012349	FIRE-SERVICES	dry cleaning	11.40		
VEN002326	OREILLY AUTO	APP139006	6/15/2026	103012360	FIRE-VEHICLE MAINT	parts	3,014.01		
VEN000903	Hoosier Fire Equipment	APP139007	6/15/2026	103012229	FIRE-UNIFORMS	cap band assembly	1,422.20		
VEN009426	Best One of Tipton	APP139008	6/15/2026	103012360	FIRE-VEHICLE MAINT	L384	2,110.38		
VEN012043	Jessica Gunning	APP139009	6/15/2026	103012334	FIRE-	reimbrs uber ride	45.94		
VEN012716	Versiti Inc	APP139010	6/15/2026	103012224	FIRE-OPERATING	blood/plasma	350.00		
VEN000682	Fastenal	APP139011	6/15/2026	103012472	FIRE-EQUIP	battery packs	844.20		
VEN011640	Medical Academic Center	APP139012	6/15/2026	103012334	FIRE-	cadaver course	650.00		
VEN011839	Bravia Services LLC	APP139013	6/15/2026	103012349	FIRE-SERVICES	PM	8,400.00		
VEN000897	Home City Ice Co	APP139014	6/15/2026	103012334	FIRE-	ice at HCTC	775.00		
VEN008147	Move Over Outfitters Inc	APP139046	6/15/2026	103012472	FIRE-EQUIP	toolbox	545.98		
VEN012728	Midwest Gear Solutions	APP139047	6/15/2026	103012224	FIRE-OPERATING	d-rings	90.00		
VEN011526	Minuteman Press	APP139048	6/15/2026	103012337	FIRE-PRINTING	foldover cards	192.89		
VEN011793	Keystone Cooperative Inc	APP139049	6/15/2026	103012226	FIRE-VEHICLE	fleet fuel	3,759.30		
VEN012320	Copeland Law LLC	APP139050	6/15/2026	103012330	FIRE-LEGAL CONSULTING	legal	1,020.00		
VEN012663	Empower	APP139114	6/17/2026	103012120	FIRE-FICA AND MEDICARE	SS Opt	33,467.26		
VEN012663	Empower	APP139115	6/17/2026	103012125	FIRE-401A MATCHING	401a Match	844.30		
VEN012931	Yoder Oil LLC	APP139166	6/17/2026	103012226	FIRE-VEHICLE	Unleaded	2,623.03		
<b>Subtotal for Fire</b>							<b>94,364.83</b>		
<b>Subtotal for Fund 103 Fire Operating</b>							<b>94,364.83</b>		

<b>Fund No. Fund Name</b>									
<b>201 Motor Vehicle Highway (MVH)</b>									
<b>Public Works</b>									
VEN012663	Empower	APP138757	6/4/2026	201013125	MVH-401A MATCHING	401a Match	154.14	500001379	6/4/2026
VEN012663	Empower	APP139115	6/17/2026	201013125	MVH-401A MATCHING	401a Match	154.14		
VEN001384	Milestone Contractors LP	APP139157	6/17/2026	201013231	MVH-SUBGRADE	Surface	345.69		
VEN011793	Keystone Cooperative Inc	APP139160	6/17/2026	201013226	MVH-VEHICLE GAS/	Fuel	145.02		
VEN012931	Yoder Oil LLC	APP139166	6/17/2026	201013226	MVH-VEHICLE GAS/	Unleaded	15,667.48		
VEN000596	E and B Paving Inc	APP139171	6/17/2026	201013433	MVH-INFRASTRUCTURE	Blackburn Rd	9,900.52		
VEN001758	SealMaster Indianapolis	APP139174	6/17/2026	201013433	MVH-INFRASTRUCTURE	Heated Asphalt Distributor	2,887.50		
VEN001384	Milestone Contractors LP	APP139178	6/17/2026	201013231	MVH-SUBGRADE	Surface	178.02		

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<b>201 Motor Vehicle Highway (MVH)</b>									
<b>Public Works</b>									
VEN011793	Keystone Cooperative Inc	APP139179	6/17/2026	201013226	MVH-VEHICLE GAS/	Fuel	781.23		
<b>Subtotal for Public Works</b>							<b>30,213.74</b>		
<b>Subtotal for Fund 201 Motor Vehicle Highway (MVH)</b>							<b>30,213.74</b>		
<b>Fund No. Fund Name</b>									
<b>202 Local Road and Street (LRS)</b>									
<b>Public Works</b>									
VEN001778	Shelby Materials	APP139170	6/17/2026	202013432	LRS-SIDEWALK	Sidewalk	1,772.00		
<b>Subtotal for Public Works</b>							<b>1,772.00</b>		
<b>Subtotal for Fund 202 Local Road and Street (LRS)</b>							<b>1,772.00</b>		
<b>Fund No. Fund Name</b>									
<b>204 Park Impact</b>									
<b>Parks</b>									
VEN010114	Rundell Ernstberger Assoc Inc	APP139002	6/15/2026	204005349	PARK IMPACT-SERVICES	Park St Project	26,599.59		
VEN003323	Recreation InSites LLC	APP139030	6/15/2026	204005474	PARK IMPACT-	Simon Moon Park Ph 2	124,693.50		
<b>Subtotal for Parks</b>							<b>151,293.09</b>		
<b>Subtotal for Fund 204 Park Impact</b>							<b>151,293.09</b>		
<b>Fund No. Fund Name</b>									
<b>206 Parks Programming/Events</b>									
<b>Parks</b>									
VEN011253	Wander Marketing	APP139024	6/15/2026	206005347	PARKS PROGRAM-	Farmers Market	750.00		
VEN012637	Bobby and the Washers LLC	APP139026	6/15/2026	206005347	PARKS PROGRAM-	Farmers Market	200.00		
VEN012439	Richard Armada	APP139027	6/15/2026	206005347	PARKS PROGRAM-	Farmers Market	150.00		
VEN013008	Daniel Sloan	APP139028	6/15/2026	206005347	PARKS PROGRAM-	Farmers Market	150.00		
VEN012941	Scott Rudicel	APP139031	6/15/2026	206005347	PARKS PROGRAM-	Farmers Market	200.00		
<b>Subtotal for Parks</b>							<b>1,450.00</b>		
<b>Subtotal for Fund 206 Parks Programming/Events</b>							<b>1,450.00</b>		

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<b>244 Redevelopment District Capital</b>									
<b>RDC</b>									
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	146th and Towne	110.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	BW Jersey	55.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Card	2,695.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	ECR	275.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Gateway	1,155.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	General	2,915.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Gr Millenium	110.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	GRP BOT	220.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	GRP General	3,300.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	GRP South	825.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Ham Crossing	55.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Ice Facility	2,255.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Jungle	55.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Lantern	165.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Level 2	1,265.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	LOR	1,375.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Market	990.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Park St	6,545.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Riverview	440.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Schaaf	110.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	SpringMill	110.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Towne West	55.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	Union	385.00	84541	6/17/2026
VEN011751	Wallack Somers and Haas PC	APP138914	6/11/2026	244018330	REDEVELOP DISTRICT	COW Wood Wind	1,600.00	84541	6/17/2026
VEN011964	JS Held	APP138915	6/11/2026	244018349	REDEVELOP DISTRICT	COW May services	672.07	84537	6/17/2026
VEN011964	JS Held	APP138915	6/11/2026	244018349	REDEVELOP DISTRICT	COW May services	552.30	84537	6/17/2026
VEN011964	JS Held	APP138915	6/11/2026	244018349	REDEVELOP DISTRICT	COW May services	2,776.84	84537	6/17/2026
VEN011964	JS Held	APP138915	6/11/2026	244018349	REDEVELOP DISTRICT	COW May services	1,659.09	84537	6/17/2026
VEN011964	JS Held	APP138915	6/11/2026	244018349	REDEVELOP DISTRICT	COW May services	4,637.57	84537	6/17/2026
VEN011964	JS Held	APP138917	6/11/2026	244018349	REDEVELOP DISTRICT	May services	39.30	84538	6/17/2026
VEN011964	JS Held	APP138917	6/11/2026	244018349	REDEVELOP DISTRICT	May services	192.87	84538	6/17/2026
VEN011964	JS Held	APP138917	6/11/2026	244018349	REDEVELOP DISTRICT	May services	192.86	84538	6/17/2026

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<b>Fund No. Fund Name</b>									
<b>244 Redevelopment District Capital</b>									
<b>RDC</b>									
VEN011964	JS Held	APP138917	6/11/2026	244018349	REDEVELOP DISTRICT	May services	192.87	84538	6/17/2026
VEN011964	JS Held	APP138917	6/11/2026	244018349	REDEVELOP DISTRICT	May services	157.80	84538	6/17/2026
VEN011964	JS Held	APP138917	6/11/2026	244018349	REDEVELOP DISTRICT	May services	157.80	84538	6/17/2026
VEN012776	CrossRoad Engineers PC	APP138918	6/11/2026	244018349	REDEVELOP DISTRICT	May Services	362.00	84534	6/17/2026
VEN009267	The Superlative Group Inc	APP138919	6/11/2026	244018349	REDEVELOP DISTRICT	Travel expenses	245.33	84539	6/17/2026
VEN005897	Hamilton County Reporter	APP138920	6/11/2026	244018349	REDEVELOP DISTRICT	BOT Resolution	75.99	84535	6/17/2026
VEN009267	The Superlative Group Inc	APP138921	6/11/2026	244018349	REDEVELOP DISTRICT	June services	5,000.00	84540	6/17/2026
VEN011754	Bondry Management Consulting LLC	APP138922	6/11/2026	244018349	REDEVELOP DISTRICT	Lantern Commons	5,000.00	84533	6/17/2026
VEN011754	Bondry Management Consulting LLC	APP138922	6/11/2026	244018349	REDEVELOP DISTRICT	2026 Pass	3,000.00	84533	6/17/2026
VEN005661	Barnes and Thornburg LLP	APP138923	6/11/2026	244018330	REDEVELOP DISTRICT	April services	308.00	84531	6/17/2026
VEN005661	Barnes and Thornburg LLP	APP138924	6/11/2026	244018330	REDEVELOP DISTRICT	April Services	284.00	84532	6/17/2026
VEN005897	Hamilton County Reporter	APP138925	6/11/2026	244018349	REDEVELOP DISTRICT	Lantern Commons	37.49	84536	6/17/2026
<b>Subtotal for RDC</b>							<b>52,609.18</b>		
<b>Subtotal for Fund 244 Redevelopment District Capital</b>							<b>52,609.18</b>		

<b>Fund No. Fund Name</b>									
<b>255 Community Engagement</b>									
<b>F and E</b>									
VEN012199	Jump N Play Party Rentals LLC	APP138957	6/12/2026	255004347	COMMUNITY ENGAGE-	Tough a Truck	2,099.05		
VEN000676	Fabulously Fun Co	APP138958	6/12/2026	255004347	COMMUNITY ENGAGE-	Touch a Truck	1,215.00		
VEN012660	Professional Golfcar Corp	APP138959	6/12/2026	255004347	COMMUNITY ENGAGE-	Touch a Truck	680.00		
VEN012158	PME Services LLC	APP139123	6/17/2026	255004347	COMMUNITY ENGAGE-	WR4 Electrician	18,500.00		
VEN013009	David Caudle	APP139125	6/17/2026	255004347	COMMUNITY ENGAGE-	WR4	600.00		
VEN012057	Card My Yard	APP139128	6/17/2026	255004347	COMMUNITY ENGAGE-	Freedom Parade	125.00		
VEN012057	Card My Yard	APP139128	6/17/2026	255004347	COMMUNITY ENGAGE-	WR4	125.00		
VEN002113	Westfield Playhouse	APP139129	6/17/2026	255004347	COMMUNITY ENGAGE-	WR4 Performance	1,500.00		
VEN011808	PIP Printing	APP139130	6/17/2026	255004347	COMMUNITY ENGAGE-	Memorial Day	85.52		
VEN011808	PIP Printing	APP139130	6/17/2026	255004347	COMMUNITY ENGAGE-	Memorial Day	194.69		
VEN012777	Engledow Group	APP139141	6/17/2026	255004347	COMMUNITY ENGAGE-	Memorial Day Ceremony	217.00		
VEN010132	The T A G Art Company	APP139142	6/17/2026	255004347	COMMUNITY ENGAGE-	America 250 Parade	9,900.00		
VEN012002	Goldstar Management LLC	APP139152	6/17/2026	255004347	COMMUNITY ENGAGE-	America 250 Freedom	1,500.00		
VEN000676	Fabulously Fun Co	APP139159	6/17/2026	255004347	COMMUNITY ENGAGE-	WR4	2,430.00		

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<b>Fund No. Fund Name</b>									
<b>255 Community Engagement</b>									
<b>F and E</b>									
VEN007801	Jump for Joy	APP139162	6/17/2026	255004347	COMMUNITY ENGAGE-	WR4	960.00		
VEN012005	Ryan Mickens	APP139164	6/17/2026	255004347	COMMUNITY ENGAGE-	WR4	650.00		
VEN011838	1985 LLC	APP139181	6/17/2026	255004347	COMMUNITY ENGAGE-	WR4 Band	4,000.00		
VEN010132	The T A G Art Company	APP139183	6/17/2026	255004347	COMMUNITY ENGAGE-	WR4 Entertainers	13,950.00		
VEN007603	The Flying Toasters Inc	APP139184	6/17/2026	255004347	COMMUNITY ENGAGE-	WR4 Band balance	5,000.00		
<b>Subtotal for F and E</b>							<b>63,731.26</b>		
<b>Subtotal for Fund 255 Community Engagement</b>							<b>63,731.26</b>		
<b>Fund No. Fund Name</b>									
<b>264 Road and Street Improvement (Road Impact)</b>									
<b>Public Works</b>									
VEN012655	Brandt Construction Inc	APP138999	6/15/2026	264013474	ROAD IMPACT-	102 S Union Rehabilitation	163,797.00		
VEN000010	A and F Engineering	APP139117	6/17/2026	264013349	ROAD IMPACT-SERVICES	Spring Mill Corridor Study	30,663.00		
<b>Subtotal for Public Works</b>							<b>194,460.00</b>		
<b>Subtotal for Fund 264 Road and Street Improvement (Road Impact)</b>							<b>194,460.00</b>		
<b>Fund No. Fund Name</b>									
<b>305 Grand Junction TIF</b>									
<b>RDC</b>									
VEN012714	Argent Institutional Trust	APP138880	6/10/2026	305018280	GRAND JUNCT TIF-DEBT	2024 Bond	872,500.00		
VEN004182	The Hoosier Co	APP139018	6/15/2026	305018474	GRAND JUNCT TIF-	Temp Parking lot on Park St	4,110.00		
<b>Subtotal for RDC</b>							<b>876,610.00</b>		
<b>Subtotal for Fund 305 Grand Junction TIF</b>							<b>876,610.00</b>		
<b>Fund No. Fund Name</b>									
<b>306 Osborne Trails TIF</b>									
<b>RDC</b>									
VEN000010	A and F Engineering	APP138991	6/15/2026	306018474	OSBORNE TRAILS TIF-	PE Services for 191st St	68,469.00		
<b>Subtotal for RDC</b>							<b>68,469.00</b>		
<b>Subtotal for Fund 306 Osborne Trails TIF</b>							<b>68,469.00</b>		

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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>326 LIT Bond 2018</b>									
<b>Grand Park</b>									
VEN002178	Capital One Public Funding	APP138881	6/10/2026	326015380	LIT BONDS 2018-PRINCIPAL	LIT RDA 2018	510,000.00		
VEN002178	Capital One Public Funding	APP138881	6/10/2026	326015381	LIT BONDS 2018-INTEREST	LIT RDA 2018	358,358.00		
<b>Subtotal for Grand Park</b>							<b>868,358.00</b>		
<b>Subtotal for Fund 326 LIT Bond 2018</b>							<b>868,358.00</b>		
<b>Fund No. Fund Name</b>									
<b>427 Cum. Capital Development</b>									
<b>Police</b>									
VEN012917	Dan Young Tipton LLC	APP138864	6/10/2026	427002472	CCD-PD EQUIPMENT	2026 Chevy Traverse	51,612.30		
VEN000569	Don Hinds Ford Inc	APP138872	6/10/2026	427002472	CCD-PD EQUIPMENT	F150 2026 Gray	47,482.50		
<b>Subtotal for Police</b>							<b>99,094.80</b>		
<b>Fire</b>									
VEN013005	U.S Bancorp Gov Lease	APP138988	6/12/2026	427012472	CCD-FIRE EQUIPMENT	equip lease Sta 85	11,799.27	84529	6/12/2026
VEN013005	U.S Bancorp Gov Lease	APP138989	6/12/2026	427012472	CCD-FIRE EQUIPMENT	equip lease Sta 85	11,799.27	84530	6/12/2026
VEN011571	StudioAxis	APP139025	6/15/2026	427012474	CCD-FD CONSTR COST	Construction of Fire Stations	6,600.00		
VEN006678	Amazon Capital Services	APP139044	6/15/2026	427012472	CCD-FIRE EQUIPMENT	Sta 84 Intercom	871.20		
VEN006678	Amazon Capital Services	APP139045	6/15/2026	427012472	CCD-FIRE EQUIPMENT	Sta 84 Rack panels	278.80		
<b>Subtotal for Fire</b>							<b>31,348.54</b>		
<b>Subtotal for Fund 427 Cum. Capital Development</b>							<b>130,443.34</b>		
<b>Fund No. Fund Name</b>									
<b>640 Sports Campus Operating</b>									
<b>Grand Park</b>									
VEN011319	Advocate Plumbing LLC	APP139122	6/17/2026	640015343	SPORTS CAMPUS-BLDG	Water Heater	9,983.48		
<b>Subtotal for Grand Park</b>							<b>9,983.48</b>		
<b>Subtotal for Fund 640 Sports Campus Operating</b>							<b>9,983.48</b>		
<b>Fund No. Fund Name</b>									
<b>701 Payroll</b>									
<b>Clerk Treasurer</b>									
VEN012993	Bradie Louks	APP138750	6/4/2026	701008110	PAYROLL-NET SALARIES	Pay	282.97	19130	6/4/2026
VEN012663	Empower	APP138759	6/4/2026	701008931	PAYROLL-401A MATCHING-	Loans	2,290.70	701000331	6/4/2026
VEN012663	Empower	APP138760	6/4/2026	701008931	PAYROLL-401A MATCHING-	Contributions and loans	72,433.20	701000332	6/4/2026

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<b>Fund No. Fund Name</b>									
<b>701 Payroll</b>									
<b>Clerk Treasurer</b>									
VEN000008	77 Police and Fire Fund	APP138761	6/4/2026	701008133	PAYROLL-PERF	Non civilian PERF	235,031.54	701000328	6/4/2026
VEN001550	PERF	APP138762	6/4/2026	701008133	PAYROLL-PERF	Civilian PERF	77,131.29	701000333	6/4/2026
VEN012495	Michael Pearce	APP138816	6/8/2026	701008110	PAYROLL-NET SALARIES	Holiday pay	923.82	19131	6/8/2026
VEN001390	MiSDU	APP139102	6/17/2026	701008140	PAYROLL-SUPPORT	Child Support	289.89	19137	6/17/2026
VEN012989	Ann M Delaney	APP139103	6/17/2026	701008142	PAYROLL-GARNISHMENT	Garnishment	554.00	19132	6/17/2026
VEN000833	Hamilton Co Superior Court	APP139104	6/17/2026	701008142	PAYROLL-GARNISHMENT	Garnishment	628.10	19134	6/17/2026
VEN000920	Huntington National Bank	APP139105	6/17/2026	701008131	PAYROLL-EMPLOYER'S	FICA	35,595.23		
VEN000920	Huntington National Bank	APP139105	6/17/2026	701008132	PAYROLL-EMPLOYER'S	Medicare	20,438.31		
VEN000920	Huntington National Bank	APP139105	6/17/2026	701008921	PAYROLL-FEDERAL	Federal	143,816.82		
VEN000920	Huntington National Bank	APP139105	6/17/2026	701008922	PAYROLL-EMPLOYEE FICA	FICA	35,595.20		
VEN000920	Huntington National Bank	APP139105	6/17/2026	701008922	PAYROLL-EMPLOYEE FICA	Medicare	20,438.31		
VEN000959	Indiana Dept Of Revenue	APP139106	6/17/2026	701008923	PAYROLL-STATE	State	39,147.61		
VEN000959	Indiana Dept Of Revenue	APP139106	6/17/2026	701008923	PAYROLL-STATE	COIT	19,451.27		
VEN000948	IN Family and Social Services	APP139107	6/17/2026	701008140	PAYROLL-SUPPORT	Child Support	2,324.75		
VEN012501	Hamilton County Fire Fighters 4416	APP139108	6/17/2026	701008141	PAYROLL-UNION DUES	Union Dues 4416	8,668.30	19135	6/17/2026
VEN012501	Hamilton County Fire Fighters 4416	APP139109	6/17/2026	701008141	PAYROLL-UNION DUES	Union Dues WFD	132.00	19136	6/17/2026
VEN004836	Nationwide Retirement Solutions	APP139110	6/17/2026	701008930	PAYROLL-INS. DED	NW Loan	76.03	19138	6/17/2026
VEN007701	DiMartino Associates	APP139111	6/17/2026	701008930	PAYROLL-INS. DED	June LTD	6,031.62	19133	6/17/2026
VEN012663	Empower	APP139112	6/17/2026	701008931	PAYROLL-401A MATCHING-	457 contributions and loan	80,197.42		
VEN012663	Empower	APP139113	6/17/2026	701008931	PAYROLL-401A MATCHING-	401a Loans	2,290.70		
VEN012915	Indiana FOP Labor Council	APP139119	6/17/2026	701008141	PAYROLL-UNION DUES	Union Dues	719.40		
<b>Subtotal for Clerk Treasurer</b>							<b>804,488.48</b>		
<b>Subtotal for Fund 701 Payroll</b>							<b>804,488.48</b>		

**Fund No. Fund Name**

**900 Stormwater**

<b>Stormwater</b>									
VEN012663	Empower	APP138758	6/4/2026	900016125	STORM-401A MATCHING	401a Match	1,418.44		
VEN012905	One Source Group	APP138990	6/15/2026	900016434	STORM-STORMWATER	Stormwater program	17,625.00		
VEN012905	One Source Group	APP138990	6/15/2026	900016434	STORM-STORMWATER	2026 Maint Contract	35,250.00		
VEN002193	Christopher Burke Engineering	APP138997	6/15/2026	900016309	STORM-CONSULTING FEES	On Call	5,702.50		
VEN012663	Empower	APP139116	6/17/2026	900016125	STORM-401A MATCHING	401a match	1,069.88		

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<b>Fund No. Fund Name</b>									
<b>900 Stormwater</b>									
<b>Stormwater</b>									
VEN002424	IUPPS	APP139136	6/17/2026	900016309	STORM-CONSULTING FEES	Manual call	5.00		
VEN012997	B and K Real Estate Investment LLC	APP139143	6/17/2026	900016370	STORMWATER-REFUND		1,152.67		
VEN012997	B and K Real Estate Investment LLC	APP139144	6/17/2026	900016370	STORMWATER-REFUND		407.71		
VEN012998	Grant Kellow	APP139145	6/17/2026	900016370	STORMWATER-REFUND		15.32		
VEN012999	Jessica David	APP139146	6/17/2026	900016370	STORMWATER-REFUND	OVER PAYMENT	1,019.51		
VEN013000	Timothy Roeder	APP139147	6/17/2026	900016370	STORMWATER-REFUND		37.46		
VEN013001	Ashok and Shruthika Challa	APP139148	6/17/2026	900016370	STORMWATER-REFUND		22.42		
VEN013002	Phillip Jackson	APP139149	6/17/2026	900016370	STORMWATER-REFUND		14.01		
VEN013003	Elaine Ann Johnson	APP139150	6/17/2026	900016370	STORMWATER-REFUND	OVER PAYMENT	317.81		
VEN012364	Publiq LLC	APP139156	6/17/2026	900016349	STORM-SERVICE	Utility bills	127.28		
VEN000608	Eco-Infrastructure Solution	APP139176	6/17/2026	900016473	STORM-VEHICLE LEASES	151st and GHP	900.00		
VEN003987	Indiana Reclamation and Excavating	APP139177	6/17/2026	900016433	STORM-INFRASTRUCTURE	Concrete Curb	2,587.20		
VEN003987	Indiana Reclamation and Excavating	APP139177	6/17/2026	900016433	STORM-INFRASTRUCTURE	Concrete Curb	2,367.20		
VEN003987	Indiana Reclamation and Excavating	APP139177	6/17/2026	900016433	STORM-INFRASTRUCTURE	Concrete Walk	2,214.03		
VEN002424	IUPPS	APP139180	6/17/2026	900016309	STORM-CONSULTING FEES	May tickets	1,041.20		
<b>Subtotal for Stormwater</b>							<b>73,294.64</b>		
<b>Subtotal for Fund 900 Stormwater</b>							<b>73,294.64</b>		

<b>Fund No. Fund Name</b>									
<b>902 SW 2017 B and I Sinking</b>									
<b>Stormwater</b>									
VEN000920	Huntington National Bank	APP138882	6/10/2026	902016380	STORM-2017 BD SINKING	2017 Bond	170,000.00	44103	6/10/2026
VEN000920	Huntington National Bank	APP138882	6/10/2026	902016381	STORM-2017 BD SINKING	2017 Bond	8,960.00	44103	6/10/2026
<b>Subtotal for Stormwater</b>							<b>178,960.00</b>		
<b>Subtotal for Fund 902 SW 2017 B and I Sinking</b>							<b>178,960.00</b>		

**Posted Invoices Total** **4,109,883.16**

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

**RESOLUTION 26-143**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY  
OF WESTFIELD, INDIANA FINDING THAT PROPERTY OWNERS ARE IN  
SUBSTANTIAL COMPLIANCE FOR TAX ABATEMENT PURPOSES**

**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”);

**WHEREAS**, pursuant to Ind. Code § 6-1.1-12.1-1, *et. seq.* (the “Act”), the City, acting by and through the Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act, has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area;

**WHEREAS**, pursuant to the Act, not later than forty-five (45) days after receipt of Compliance with Statement of Benefits forms (“Form CF-1”), attached hereto as Exhibit A, the Council may determine whether the property owners have substantially complied with Statement of Benefits forms (“Form SB-1”) previously approved by the Council.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Westfield, Indiana, that:

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

Section 2. The Council has reviewed Exhibit “A” and finds that the property owners are in substantial compliance with their respective Form SB-1s.

Section 3. The President of the Council is hereby authorized to certify compliance with the respective Form SB-1s.

Section 4. The City’s administrative staff is hereby directed to file the certified Form CF-1s with the appropriate Hamilton County office on behalf of the Council.

Section 5. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

**WESTFIELD COMMON COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Kurt J Wanninger

\_\_\_\_\_  
Kurt J Wanninger

\_\_\_\_\_  
Kurt J Wanninger

\_\_\_\_\_  
Chad Huff

\_\_\_\_\_  
Chad Huff

\_\_\_\_\_  
Chad Huff

\_\_\_\_\_  
Patrick T. Tamm

\_\_\_\_\_  
Patrick T. Tamm

\_\_\_\_\_  
Patrick T. Tamm

\_\_\_\_\_  
Joe Duepner

\_\_\_\_\_  
Joe Duepner

\_\_\_\_\_  
Joe Duepner

\_\_\_\_\_  
Jon Dartt

\_\_\_\_\_  
Jon Dartt

\_\_\_\_\_  
Jon Dartt

\_\_\_\_\_  
Noah Herron

\_\_\_\_\_  
Noah Herron

\_\_\_\_\_  
Noah Herron

\_\_\_\_\_  
Victor McCarty

\_\_\_\_\_  
Victor McCarty

\_\_\_\_\_  
Victor McCarty

ATTEST:

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer

I hereby certify that RESOLUTION 26-\_\_ was delivered to the Mayor of Westfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ m.

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer

I hereby APPROVE RESOLUTION 26-  
this \_\_\_\_\_ day of \_\_\_\_\_,  
2026.

I hereby VETO RESOLUTION 26-  
this \_\_\_\_\_ day of \_\_\_\_\_,  
2026.

\_\_\_\_\_  
Scott A. Willis, Mayor

\_\_\_\_\_  
Scott A. Willis, Mayor

## Exhibit A



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

2026 PAY 2027

FORM CF-1 / Real Property

### PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

### INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer <b>Abbott Laboratories</b>		County <b>Hamilton</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>100 Abbott Park Rd. Tax Div D367-AP6D Abbott Park, IL 60064-6057</b>		DLGF Taxing District Number <b>29-015</b>	
Name of Contact Person <b>Richard A. Wright</b>	Telephone Number <b>(224 ) 668 5280</b>	Email Address <b>Propertytax@abbott.com</b>	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body <b>Westfield City Council</b>		Resolution Number <b>19-126</b>	Estimated Start Date (month, day, year) <b>11/01/2019</b>
Location of Property <b>1820 Bastian Ct. Westfield, IN 46074 Lot 2 in secondary Plat for North point Phase 1</b>		Actual Start Date (month, day, year) <b>11/01/2023</b>	
Description of Real Property Improvements <b>Lot 2 in Secondary Plat for Northpoint - Phase 1, as per plat thereof recorded on December 29, 2017 as instrument number 2017063934, in Plat Cabinet 5, Slide 776, on the Office of the Recorder of Hamilton County Indiana. Construction of new 123,000 SF office and Manufacturing facility on approximation 20 acres.</b>		Estimated Completion Date (month, day, year) <b>4/30/2022</b>	
		Actual Completion Date (month, day, year) <b>4/30/2022</b>	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees			431
Salaries			40,435,742
Number of Employees Retained			431
Salaries			40,435,742
Number of Additional Employees		477	189
Salaries		25,000,000	19,236,705
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values Before Project	\$	\$	
Plus: Values of Proposed Project	\$	\$	
Less: Values of Any Property Being Replaced	\$	\$	
Net Values Upon Completion of Project	\$	\$	
ACTUAL	COST	ASSESSED VALUE	
Values Before Project	\$	\$	
Plus: Values of Proposed Project	\$	\$ 14,245,500	
Less: Values of Any Property Being Replaced	\$	\$	
Net Values Upon Completion of Project	\$	\$ 14,245,500	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative 		Title <b>Senior Tax Manager</b>	Date Signed (month, day, year) <b>4/9/2026</b>

**INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)**

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/>	Approved	<input type="checkbox"/>	Denied (see Instruction 4 above)
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	

**APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]**

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



# COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

**PRIVACY NOTICE**  
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

**FORM CF-1 / PP**  
2026 Pay 2027

- INSTRUCTIONS**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
  3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1)

SECTION 1 TAXPAYER INFORMATION	
Name of Taxpayer <b>Abbott Laboratories</b>	County <b>Hamilton</b>
Address of Taxpayer (number and street, city, state, and ZIP code) <b>100 Abbott Park Rd. Tax Div D367-AP6D Abbott Park, IL 60064-6057</b>	DLGF Taxing District Number <b>29-015</b>
Name of Contact Person <b>Richard A. Wright</b>	Telephone Number <b>(224) 668 5280</b>
	Email Address <b>Propertytax@abbott.com</b>

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body <b>Westfield City Council</b>	Resolution Number <b>10-127</b>	Estimated State Date (month, day, year) <b>11/01/2023</b>
Location of Property <b>1820 Bastian Ct. Westfield, IN 46074 Lot 2 in secondary Plat for North point Phase 1</b>		Actual Start Date (month, day, year) <b>11/01/2023</b>
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. <b>Machinery and Fixtures for the manufacturing of a first-in-class technologically advanced medical device. Equipment is to include proprietary manufacturing equipment, QA lab equipment, special tools, dies and molds, as well as auxiliary office and computing equipment</b>		Estimated Completion Date (month, day, year) <b>12/31/2023</b>
		Actual Completion Date (month, day, year) <b>12/31/2023</b>

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		431
Salaries		40,435,742
Number of Employees Retained		431
Salaries		40,435,742
Number of Additional Employees	477	189
Salaries	25,000,000	19,236,705

SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c)

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title <b>Senior Tax Manager</b>	Date Signed (month, day, year) <b>9/9/2023</b>

**INSTRUCTIONS: (IC 6-1.1-12.1-5.9)**

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The property owner <b>IS</b> in substantial compliance		
<input type="checkbox"/>	The property owner <b>IS NOT</b> in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	

<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (RS / 4-23)

Prescribed by the Department of Local Government Finance

2026 PAY 2027

FORM CF-1 / Real Property

### PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (b) and (f).

### INSTRUCTIONS

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(d))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer <b>Ego Enterprises, LLC t/b/o Automatic Pool Covers</b>	County <b>Hamilton</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>17397 Oak Ridge Road, Suite 300, Westfield, IN 46074</b>	DLGF Taxing District Number <b>29015</b>	
Name of Contact Person <b>John Menne</b>	Telephone Number <b>(317) 804-2800</b>	
	Email Address <b>JMenne@ape-mfg.com</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body <b>Westfield, Redevelopment Commission/City Council</b>	Resolution Number <b>16-112</b>	
Location of Property <b>Approx. 8.48 acres, Sec. 1, Twp 18, Range 3, Lot3 of Custom Commerce Park</b>	Estimated Start Date (month, day, year) <b>9/18/2016</b>	
	Actual Start Date (month, day, year) <b>9/18/2016</b>	
Description of Real Property Improvements <b>Addition of approximately 30,000 SF of warehouse and 2,500 SF of office space onto the existing property located at 17397 Oak Ridge Road.</b>	Estimated Completion Date (month, day, year) <b>5/31/2017</b>	
	Actual Completion Date (month, day, year)	
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	49	108
Salaries	3,185,000.00	11,614,647
Number of Employees Retained	49	49
Salaries	3,185,000.00	5,269,608
Number of Additional Employees	47	59
Salaries	2,419,582.40	6,345,039
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
<b>AS ESTIMATED ON SB-1</b>		
Values Before Project	\$	\$ 2,515,100
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$
<b>ACTUAL</b>		
Values Before Project	\$	\$ 2,515,100
Plus: Values of Proposed Project	\$	\$ 2,589,700
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 5,104,800
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Michael F. ...</i>	Title <b>MEMBER</b>	
	Date Signed (month, day, year) <b>MARCH 13, 2026</b>	

**INSTRUCTIONS:** (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS</b> (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	

<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)  
Prescribed by the Department of Local Government Finance

20 26 PAY 20 27  
**FORM CF-1 / Real Property**

**PRIVACY NOTICE**  
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

**INSTRUCTIONS:**

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		County	
Name of Taxpayer <b>BNCP, LLC</b>		<b>Hamilton</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>7132 Zionsville Rd. Indianapolis, IN 46268</b>		DLGF Taxing District Number <b>15</b>	
Name of Contact Person <b>Matt Brauer</b>	Telephone Number <b>(317) 767-1144</b>	Email Address <b>mbrauer@thepetersonco.com</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of Designating Body <b>City of Westfield</b>		Resolution Number <b>19-113</b>	Estimated Start Date (month, day, year) <b>8/1/2019</b>
Location of Property <b>2101 Bastian Ct. Westfield, IN</b>		Actual Start Date (month, day, year) <b>8/1/2019</b>	
Description of Real Property Improvements <b>67,430 SF Light Industrial Facility</b>		Estimated Completion Date (month, day, year) <b>6/30/2020</b>	
		Actual Completion Date (month, day, year) <b>6/30/2020</b>	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees			
Salaries			
Number of Employees Retained			
Salaries			
Number of Additional Employees		<b>110</b>	<b>242</b>
Salaries		<b>\$6,500,000</b>	<b>\$19,145,402.38</b>
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values Before Project	\$ [REDACTED]		\$ 12,500
Plus: Values of Proposed Project	\$ [REDACTED]		\$
Less: Values of Any Property Being Replaced	\$ [REDACTED]		\$
Net Values Upon Completion of Project	\$ [REDACTED]		\$
ACTUAL		COST	ASSESSED VALUE
Values Before Project	\$		\$ 734,700
Plus: Values of Proposed Project	\$ [REDACTED]		\$ 5,785,100
Less: Values of Any Property Being Replaced	\$		\$
Net Values Upon Completion of Project	\$ [REDACTED]		\$ 6,519,800
*Total Assessed Value as of Jan. 1, 2025			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative 		Title <b>Property Manager</b>	Date Signed (month, day, year) <b>2/4/2026</b>





# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)  
Prescribed by the Department of Local Government Finance

2026 PAY 2027

FORM CF-1 / Real Property

### PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 5-1-1-12.1-5.3 (k) and (l).

### INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1-1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Cascade Corporation	County Hamilton	
Address of Taxpayer (number and street, city, state and ZIP code) 2201 NE 201st Ave Fairview OR 97024	DLGF Taxing District Number 29-015	
Name of Contact Person Brandon Harris, CPA, Tax Supervisor	Telephone Number 800-227-2233	Email Address brandon.harris@cascorp.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Westfield	Resolution Number 17-133	Estimated Start Date (month, day, year) 11/15/2017
Location of Property 1821 Bastian Ct. Westfield IN 46074		Actual Start Date (month, day, year)
Description of Real Property Improvements: See attached		Estimated Completion Date (month, day, year) 06/01/2018
		Actual Completion Date (month, day, year)
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	5	0
Salaries	500,000	0.00
Number of Employees Retained	5	0
Salaries	500,000	0.00
Number of Additional Employees	46	0
Salaries	2,300,000	0.00
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project		
Plus: Values of Proposed Project		
Less: Values of Any Property Being Replaced		
Net Values Upon Completion of Project		
ACTUAL	COST	ASSESSED VALUE
Values Before Project		
Plus: Values of Proposed Project		6,863,600
Less: Values of Any Property Being Replaced		
Net Values Upon Completion of Project		6,863,600
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title Tax Supervisor	Date Signed (month, day, year) 4/30/2026

**ATTACHMENT TO FORM CF-1, page 1, Section 2**

Name of taxpayer

Cascade Corporation

**SECTION 2**

**LOCATION AND DESCRIPTION OF PROPERTY**

Description of real property improvements and/or new manufacturing equipment to be acquired

Cascade Corporation (the "Company") acquired the approximately 99,000 sq ft building located at 1821 Bastian Ct., Westfield, IN, in March 2026. The building was originally constructed by Bastian Solutions, LLC and was approved for Real Property tax abatement pursuant to Resolution 17-133. The Company intends to begin relocating operations and employment to the facility in 2026.

Parcel Number: 29-06-19-002-001.000.015

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing
<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 4 above)	
Reasons for Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)  
Prescribed by the Department of Local Government Finance

20 26 PAY 20 27  
FORM CF-1 / Real Property

**PRIVACY NOTICE**  
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

**INSTRUCTIONS:**

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of Taxpayer <b>Dearinger Buildings, LLC / NewPro Corp.</b>		County <b>Hamilton</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>16460 Southpark Drive, Westfield, IN 46074</b>		DLGF Taxing District Number <b>29-105</b>	
Name of Contact Person <b>Jeremy R. Dearinger</b>	Telephone Number <b>(317 ) 294-3803</b>	Email Address <b>jeremy@newprocontainers.com</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of Designating Body <b>The City of Westfield</b>	Resolution Number <b>19-133</b>	Estimated Start Date (month, day, year) <b>March 2020</b>	
Location of Property <b>16460 Southpark Drive, Westfield, IN 46074</b>		Actual Start Date (month, day, year) <b>October 2020</b>	
Description of Real Property Improvements <b>Additional extension of 12,000 Sq Ft added on to original building</b>		Estimated Completion Date (month, day, year) <b>September 2020</b>	
		Actual Completion Date (month, day, year) <b>May 2021</b>	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1		ACTUAL
Current Number of Employees	21		29
Salaries	1,014,624		1,924,118
Number of Employees Retained	21		29
Salaries	1,014,624		1,924,118
Number of Additional Employees	3		5
Salaries	115,000		210,845
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values Before Project	\$		\$
Plus: Values of Proposed Project	\$		\$
Less: Values of Any Property Being Replaced	\$		\$
Net Values Upon Completion of Project	\$		\$
ACTUAL		COST	ASSESSED VALUE
Values Before Project	\$		\$ 476,000
Plus: Values of Proposed Project	\$		\$ 3,094,600
Less: Values of Any Property Being Replaced	\$		\$
Net Values Upon Completion of Project	\$		\$ 3,570,600
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative 		Title <b>Managing Director</b>	Date Signed (month, day, year) <b>3/3/2026</b>

**INSTRUCTIONS:** (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.	



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 26 PAY 20 27

FORM CF-1 / Real Property

### PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

#### INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer <b>Dearringer Buildings, LLC / NewPro Corp.</b>		County <b>Hamilton</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>16460 Southpark Drive, Westfield, IN 46074</b>		DLGF Taxing District Number <b>29-105</b>	
Name of Contact Person <b>Jeremy R. Dearringer</b>	Telephone Number <b>(317 ) 294-3803</b>	Email Address <b>Jeremy@newprocontainers.com</b>	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body <b>The City of Westfield</b>		Resolution Number <b>17-100</b>	Estimated Start Date (month, day, year) <b>July 3, 2017</b>
Location of Property <b>16460 Southpark Drive, Westfield, IN 46074</b>		Actual Start Date (month, day, year) <b>July 2017</b>	
Description of Real Property Improvements <b>Approximately 51,000 Sq Ft building on 3.4 acres</b>		Estimated Completion Date (month, day, year) <b>January 2018</b>	
		Actual Completion Date (month, day, year) <b>February 2018</b>	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		14	29
Salaries		625,000	1,924,118
Number of Employees Retained		14	29
Salaries		625,000	1,924,118
Number of Additional Employees		2	5
Salaries		75,000	210,845
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values Before Project	\$		\$
Plus: Values of Proposed Project	\$		\$
Less: Values of Any Property Being Replaced	\$		\$
Net Values Upon Completion of Project	\$		\$
ACTUAL		COST	ASSESSED VALUE
Values Before Project	\$		\$ 476,000
Plus: Values of Proposed Project	\$		\$ 3,094,600
Less: Values of Any Property Being Replaced	\$		\$
Net Values Upon Completion of Project	\$		\$ 3,570,600
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative 		Title <b>Managing Director</b>	Date Signed (month, day, year) <b>3/3/2026</b>

**INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)**

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	

<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>	
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.	



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R8 / 4-23)

Prescribed by the Department of Local Government Finance

20 26 PAY 20 27

FORM CF-1 / Real Property

### PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

### INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(f))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer <b>JBD Holding LLC</b>		County <b>Hamilton</b>
Address of Taxpayer (number and street, city, state, and ZIP code) <b>16450 Southpark Drive, Westfield, IN 46074</b>		DLGF Taxing District Number <b>29-105</b>
Name of Contact Person <b>Bill Bussick</b>	Telephone Number <b>(317 ) 413-3888</b>	Email Address <b>brandon.mills@duramarkusa.com</b>
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body <b>Westfield City Council</b>	Resolution Number <b>15-127, 17-126</b>	Estimated Start Date (month, day, year) <b>September 30 2015</b>
Location of Property <b>16450 Southpark Drive, Westfield, IN 46074</b>		Actual Start Date (month, day, year) <b>September 30, 2015</b>
Description of Real Property Improvements <b>New construction of DuraMark Headquarters facility. The building will be approximately 18,000 square feet of office and production space.</b>		Estimated Completion Date (month, day, year) <b>December 31, 2016</b>
		Actual Completion Date (month, day, year) <b>November 10, 2016</b>
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	22	39
Salaries	1,073,072	3,537,429
Number of Employees Retained	22	22
Salaries	1,073,072	1,073,072
Number of Additional Employees	41	17
Salaries	2,666,320	2,464,357
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$ 1,813,900
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 1,813,900
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$ 1,358,600 (as of 1/1/2025)
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 1,358,600
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title <b>President</b>	Date Signed (month, day, year) <b>4/10/26</b>

**INSTRUCTIONS:** (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	

**APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]**

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



**COMPLIANCE WITH STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51706 (R6 / 4-23)  
Prescribed by the Department of Local Government Finance

20 26 PAY 20 27

**FORM CF-1 / Real Property**

**PRIVACY NOTICE**

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1-1-12-1-5.3(k) and (l)

**INSTRUCTIONS:**

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1-1-12-1-5.3(f))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer HeadFirst Holdings LLC		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 16708 Southpark Dr., Westfield, IN 46074		DLGF Taxing District Number 29015
Name of Contact Person James C. Estep	Telephone Number (317 ) 896-2900	Email Address sue.r.estep@gmail.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Westfield	Resolution Number 19-110	Estimated Start Date (month, day, year) 10/1/2019
Location of Property 16708 Southpark Dr., Westfield, IN 46074		Actual Start Date (month, day, year) 10/1/2019
Description of Real Property Improvements Constructed around 27,000 sq ft to existing building and updated entry, bathrooms, conference rooms, new kitchen/concession stand, spectator viewing platform, excavation of land to pour foundation, ungraded indoor turf, installed energo efficient lighting, interior wall		Estimated Completion Date (month, day, year) 11/1/2019
		Actual Completion Date (month, day, year) 3/1/2021
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	25	51
Salaries	\$477,293.77	\$1,074,212
Number of Employees Retained	25	18
Salaries	\$477,293.77	\$893,878
Number of Additional Employees	20	33
Salaries	\$400,000.00	\$180,334
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 674,600.00
Plus: Values of Proposed Project	\$	\$ 2,050,000.00
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 2,724,600.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true:		
Signature of Authorized Representative 	Title President	Date Signed (month, day, year) 4-24-26

**INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)**

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS (to be completed after the hearing)</b>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied (see Instruction 4 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	
Designating Body Westfield City Council	

<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



# COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

**PRIVACY NOTICE**  
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

**FORM CF-1 / PP**  
**20 26 Pay 20 27**

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
  3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer <b>Isotopia USA Inc</b>	County <b>Hamilton</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>17075 Oak Ridge Road</b>	DLGF Taxing District Number <b>29-015</b>	
Name of Contact Person <b>Todd Hockemeyer</b>	Telephone Number <b>(317 )417-2860</b>	Email Address <b>thockemeyer@isotopia-global.com</b>
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body <b>City Council of Westfield</b>	Resolution Number <b>24-101</b>	Estimated State Date (month, day, year) <b>01/01/2024</b>
Location of Property <b>17075 Oak Ridge Road</b>	Actual Start Date (month, day, year) <b>01/01/2024</b>	
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.	Estimated Completion Date (month, day, year) <b>12/31/2029</b>	
	Actual Completion Date (month, day, year)	

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		<b>28</b>
Salaries		<b>2,949,866</b>
Number of Employees Retained		<b>24</b>
Salaries		<b>2,618,366</b>
Number of Additional Employees		<b>4</b>
Salaries		<b>331,500</b>

SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$

**NOTE:** The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title <b>CEO</b>	Date Signed (month, day, year) <b>May 07 2026</b>

**INSTRUCTIONS: (IC 6-1.1-12.1-5.9)**

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The property owner <b>IS</b> in substantial compliance		
<input type="checkbox"/>	The property owner <b>IS NOT</b> in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

**HEARING RESULTS (to be completed after the hearing)**

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied (see Instruction 5 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	
Designating Body	

**APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]**

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 26 PAY 20 27

FORM CF-1 / Real Property

### PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

### INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer <b>JJK Investments II, LLC</b>		County <b>Hamilton</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>8361 Hunt Club Rd, Zionsville, IN 46074</b>		DLGF Taxing District Number <b>09 Westfield</b>	
Name of Contact Person <b>James Kent</b>	Telephone Number <b>( 317 ) 867-1139</b>	Email Address <b>jkent@dacco.com</b>	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body <b>City of Westfield</b>	Resolution Number <b>19-120</b>	Estimated Start Date (month, day, year) <b>11/10/2019</b>	
Location of Property <b>16800 Southpark Dr. Westfield, IN 46074</b>		Actual Start Date (month, day, year) <b>8/15/2020</b>	
Description of Real Property Improvements <b>9,600SF office/warehouse building on 1.03 acres</b>		Estimated Completion Date (month, day, year) <b>12/31/2022</b>	
		Actual Completion Date (month, day, year) <b>04/01/2022</b>	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		<b>6</b>	<b>5</b>
Salaries		<b>30,000 avg/ \$180,000 total</b>	<b>\$84,000 avg. / \$420,000 total</b>
Number of Employees Retained			<b>5</b>
Salaries			<b>\$84,000 avg. / \$420,000 total</b>
Number of Additional Employees			<b>0</b>
Salaries			<b>n/a</b>
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values Before Project		\$ [REDACTED]	\$
Plus: Values of Proposed Project		\$	\$
Less: Values of Any Property Being Replaced		\$	\$
Net Values Upon Completion of Project		\$	\$
ACTUAL		COST	ASSESSED VALUE
Values Before Project		\$ [REDACTED]	\$ 0
Plus: Values of Proposed Project		\$	\$ 743,300
Less: Values of Any Property Being Replaced		\$	\$ 0
Net Values Upon Completion of Project		\$	\$ 743,300
SECTION 5			
WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		AS ESTIMATED ON SB-1	ACTUAL
WASTE CONVERTED AND OTHER BENEFITS			
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative 		Title <b>Member</b>	Date Signed (month, day, year) <b>5/1/2026</b>

**INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)**

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	

**APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]**

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20<sup>26</sup> PAY 20<sup>27</sup>

FORM CF-1 / Real Property

### PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

### INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer <b>Mueller Requited, LLC</b>	County <b>Hamilton</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>2915 Post Oak Ct, Westfield, IN. 46074</b>		DLGF Taxing District Number <b>015</b>
Name of Contact Person <b>Tom Mueller</b>	Telephone Number <b>( 317 ) 445 9118</b>	Email Address <b>tzmueller@yahoo.com</b>
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body <b>Westfield City Council</b>	Resolution Number <b>22 123</b>	Estimated Start Date (month, day, year) <b>1/1/2023</b>
Location of Property <b>20376 Commerce Park Dr. Westfield, IN 46074</b>		Actual Start Date (month, day, year) <b>3/1/2023</b>
Description of Real Property Improvements <b>10,000 square foot manufacturing and research and development. 5,000 square feet of office and 5,000 square feet of warehouse.</b>		Estimated Completion Date (month, day, year) <b>6/1/2023</b>
		Actual Completion Date (month, day, year) <b>10/17/2023</b>
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	12	13
Salaries	58,333	719,698.44
Number of Employees Retained	12	12
Salaries	58,333	696,587.35
Number of Additional Employees	10	1
Salaries	583,333	
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 306,200.00
Plus: Values of Proposed Project	\$	\$ 1,867,400.00
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 2,173,600.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title <b>Owner</b>	Date Signed (month, day, year)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20<sup>26</sup> PAY 20<sup>27</sup>

FORM CF-1 / Real Property

### PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3(k) and (l).

#### INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(f))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer New Pitch LLC (Sogility)		County Hamilton
Address of Taxpayer (number and street, city, state, and ZIP code) 16500 Southpark Dr, Westfield, IN 46074		DLGF Taxing District Number 29-015
Name of Contact Person Shari McGrath	Telephone Number ( 317 ) 294-8741	Email Address shari@sogility.net
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body New Pitch	Resolution Number 22-120	Estimated Start Date (month, day, year) 09/01/2021
Location of Property 16500 Southpark Dr, Westfield, IN 46074		Actual Start Date (month, day, year) 09/15/2021
Description of Real Property Improvements Soccer training complex completed 2022. No additional material improvements.		Estimated Completion Date (month, day, year) 06/01/2022
		Actual Completion Date (month, day, year) 08/31/2022
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	4	7
Salaries	\$111,000	\$334,753
Number of Employees Retained	4	7
Salaries	\$111,000	\$334,753
Number of Additional Employees	2	0
Salaries	\$95,000	0
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ [REDACTED]	\$ 129,000
Plus: Values of Proposed Project	\$ [REDACTED]	\$ [REDACTED]
Less: Values of Any Property Being Replaced	\$ [REDACTED]	\$ [REDACTED]
Net Values Upon Completion of Project	\$ [REDACTED]	\$ 129,000
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ [REDACTED]	\$ 344,400
Plus: Values of Proposed Project	\$ [REDACTED]	\$962,200.00
Less: Values of Any Property Being Replaced	\$ [REDACTED]	\$ [REDACTED]
Net Values Upon Completion of Project	\$ [REDACTED]	\$ 1,256,100
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative Shari A McGrath	Title Owner	Date Signed (month, day, year) 3/11/26

**INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)**

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body <b>Westfield City Council</b>	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body <b>Westfield City Council</b>	

<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>	
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.	



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 26 PAY 20 27

FORM CF-1 / Real Property

### PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

### INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer <b>Northpoint Two JV, LLC</b>		County <b>Hamilton</b>
Address of Taxpayer (number and street, city, state, and ZIP code) <b>3454 Douglas Road, Suite 250, South Bend, Indiana 46635</b>		DLGF Taxing District Number <b>15</b>
Name of Contact Person <b>Cayla Gray</b>	Telephone Number <b>( 574 ) 707 2777</b>	Email Address <b>cgray@holladayproperties.com</b>
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body <b>City of Westfield</b>	Resolution Number <b>21 113</b>	Estimated Start Date (month, day, year) <b>10/01/2021</b>
Location of Property <b>20220 Fenside Xing, Westfield, Indiana 46074</b>		Actual Start Date (month, day, year) <b>07/01/2022</b>
Description of Real Property Improvements The Northpoint Two project originally was intended to be a 96,000 square foot building, the final building now consists of 170,000 square feet and is a fully enclosed industrial building located on 8.36 acres within the Northpoint PUD. The building is constructed of precast concrete panels comparable in design to other Northpoint industrial tenants.		Estimated Completion Date (month, day, year) <b>09/30/2022</b>
		Actual Completion Date (month, day, year) <b>12/31/2023</b>
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		27
Salaries		\$1,550,000.00
Number of Employees Retained		33
Salaries		\$1,990,000.00
Number of Additional Employees	24	4
Salaries	\$1,148,160.00	\$240,000.00
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 1,872,500.00
Plus: Values of Proposed Project	\$	\$ 5,919,700.00
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 7,792,200.00 (AV for 2025)
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Cayla Gray</i>	Title <b>Director of Administration</b>	Date Signed (month, day, year) <b>04/28/2026</b>

**INSTRUCTIONS:** (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- The Property Owner **IS** in Substantial Compliance
- The Property Owner **IS NOT** in Substantial Compliance
- Other (specify) \_\_\_\_\_

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member	Date Signed (month, day, year)
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Attested By	Designating Body City of Westfield
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If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing
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**HEARING RESULTS** (to be completed after the hearing)

- Approved
  Denied (see Instruction 4 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member	Date Signed (month, day, year)
--------------------------------	--------------------------------

Attested By	Designating Body City of Westfield
-------------	---------------------------------------

**APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]**

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 26 PAY 20 27

FORM CF-1 / Real Property

### PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

### INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(f))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer <b>NX Westfield MOB LLC</b>		County <b>Hamilton</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>1550 Market Street, Suite 200</b>		DLGF Taxing District Number <b>29015</b>	
Name of Contact Person <b>Julia McAlpine</b>	Telephone Number <b>(720) 527-0500</b>	Email Address <b>julia.mcalpine@nexcogroup.com</b>	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body <b>City of Westfield</b>	Resolution Number <b>22-117</b>	Estimated Start Date (month, day, year) <b>12/1/2022</b>	
Location of Property <b>17300 Westfield Blvd, Westfield, IN, 46074</b>		Actual Start Date (month, day, year) <b>6/1/2023</b>	
Description of Real Property Improvements <b>60,000 SF MOB with ambulatory surgery center</b>		Estimated Completion Date (month, day, year) <b>3/31/2024</b>	
		Actual Completion Date (month, day, year) <b>11/15/2024</b>	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees			
Salaries			
Number of Employees Retained			
Salaries			
Number of Additional Employees		<b>32</b>	<b>50</b>
Salaries		<b>2232800</b>	<b>4200000</b>
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values Before Project	\$		\$ 488800
Plus: Values of Proposed Project	\$		\$
Less: Values of Any Property Being Replaced	\$		\$
Net Values Upon Completion of Project	\$		\$ 488800
ACTUAL		COST	ASSESSED VALUE
Values Before Project	\$		\$ 2160000
Plus: Values of Proposed Project	\$		\$ 12478100
Less: Values of Any Property Being Replaced	\$		\$
Net Values Upon Completion of Project	\$		\$ 14638100
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative 		Title <b>Authorized Signatory</b>	Date Signed (month, day, year) <b>06/16/2026</b>

**INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)**

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body <b>City of Westfield</b>	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body <b>City of Westfield</b>	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 26 PAY 20 27
FORM CF-1 / Real Property

<b>PRIVACY NOTICE</b>
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

### INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

## SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer <b>OI Land Ventures II LLC</b>		County <b>Hamilton</b>
Address of Taxpayer (number and street, city, state, and ZIP code) <b>8450 Northwest Blvd., Indianapolis, Indiana 46278</b>		DLGF Taxing District Number <b>29-015</b>
Name of Contact Person <b>Scott C. Frissell, Legal Representative</b>	Telephone Number <b>( 317 ) 238-6246</b>	Email Address <b>sfrissell@kdlegal.com</b>

## SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body <b>Common Council of the City of Westfield, Indiana</b>	Resolution Number <b>21-139; 21-133</b>	Estimated Start Date (month, day, year) <b>09/14/2021</b>
Location of Property <b>288 East 175th Street, Westfield, Indiana 46074</b>		Actual Start Date (month, day, year) <b>10/03/2021</b>
Description of Real Property Improvements <b>Medical Office Building to include clinic, physical therapy and other medical services.</b>		Estimated Completion Date (month, day, year) <b>07/18/2022</b>
		Actual Completion Date (month, day, year) <b>8/29/2022</b>

## SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	15	23 full-time employees
Salaries	\$798,000.00	\$1,612,274.57
Number of Employees Retained	15	
Salaries	\$798,000.00	
Number of Additional Employees	8	
Salaries	\$576,000.00	

## SECTION 4 COST AND VALUES

COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values Before Project	\$	\$ 0.00	
Plus: Values of Proposed Project	\$	\$ 0.00	
Less: Values of Any Property Being Replaced	\$	\$ 0.00	
Net Values Upon Completion of Project	\$	\$ 0.00	
ACTUAL	COST	ASSESSED VALUE	
Values Before Project	\$	\$ 0.00	
Plus: Values of Proposed Project	\$	\$ 8,068,500 (2025 pay 2026 AV for the new improvements)	
Less: Values of Any Property Being Replaced	\$	\$ 0.00	
Net Values Upon Completion of Project	\$	\$ 8,068,500 (2025 pay 2026 AV for the new improvements)	

## SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

## SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of Authorized Representative 	Title <b>CFO of OrthoIndy</b>	Date Signed (month, day, year) <b>03/05/2026</b>
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**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Common Council of the City of Westfield, Indiana	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Common Council of the City of Westfield, Indiana	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



# COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)  
Prescribed by the Department of Local Government Finance

**PRIVACY NOTICE**  
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

**FORM CF-1 / PP**

**20 26 Pay 20 27**

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
  3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1		TAXPAYER INFORMATION						
Name of Taxpayer <b>PORTAL DIABETES, INC</b>		County <b>HAMILTON</b>						
Address of Taxpayer (number and street, city, state, and ZIP code) <b>16803 SOUTHPARK DRIVE, WESTFIELD, INDIANA, 46074</b>		DLGF Taxing District Number <b>015</b>						
Name of Contact Person <b>STACY CHAMBLISS</b>		Telephone Number <b>(317) 934-5497</b>	Email Address <b>STACY.CHAMBLISS@PORTAL.INC</b>					
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY						
Name of Designating Body <b>WESTFIELD CITY COUNCIL</b>		Resolution Number <b>24-147</b>	Estimated State Date (month, day, year) <b>10/01/2024</b>					
Location of Property <b>16803 SOUTHPARK DRIVE, WESTFIELD, INDIANA 46074</b>		Actual Start Date (month, day, year) <b>07/22/2024</b>						
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.  <b>Product development and prototyping, research and development equipment.</b>		Estimated Completion Date (month, day, year) <b>12/01/2028</b>						
		Actual Completion Date (month, day, year) <b>IN PROGRESS</b>						
SECTION 3		EMPLOYEES AND SALARIES						
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL					
Current Number of Employees			24					
Salaries			3,347,276					
Number of Employees Retained			13					
Salaries			2,469,196					
Number of Additional Employees		<b>35</b>	9					
Salaries		<b>4734284</b>	878,080					
SECTION 4		COST AND VALUES						
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
<b>NOTE:</b> The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL					
Amount of Solid Waste Converted		0						
Amount of Hazardous Waste Converted		0						
Other Benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative <i>Steve</i>		Title <b>CEO</b>		Date Signed (month, day, year) <b>May 14, 2026</b>				

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

**INSTRUCTIONS: (IC 6-1.1-12.1-5.9)**

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The property owner <b>IS</b> in substantial compliance		
<input type="checkbox"/>	The property owner <b>IS NOT</b> in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 26 PAY 20 27

FORM CF-1 / Real Property

### PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

### INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer <b>Sealy NorthPoint One LLC</b>	County <b>Hamilton</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>333 Texas Street, Suite 1050, Shreveport, LA 71101</b>	DLGF Taxing District Number <b>015</b>	
Name of Contact Person <b>Shelley Touchstone</b>	Telephone Number <b>( 318 ) 698 3148</b>	Email Address <b>shelleyt@sealynet.com</b>
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body <b>City of Westfield</b>	Resolution Number <b>21 113</b>	Estimated Start Date (month, day, year) <b>8/1/2021</b>
Location of Property <b>20099 N. East Street, Westfield, IN 46074</b>	Actual Start Date (month, day, year) <b>7/1/2021</b>	
Description of Real Property Improvements <b>The NorthPoint One project consists of a 182,500 square foot fully enclosed industrial building located on 15.41 acres within the NorthPoint PUD. The building is constructed of precast concrete panels comparable in design to other NorthPoint industrial tenants including</b>	Estimated Completion Date (month, day, year) <b>9/30/2022</b>	
		Actual Completion Date (month, day, year) <b>11/30/2022</b>
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		
Salaries		
Number of Employees Retained		
Salaries		
Number of Additional Employees	<b>46</b>	<b>97</b>
Salaries	<b>\$2,200,640.00</b>	<b>\$7,749,000</b>
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 1,489,000.00
Plus: Values of Proposed Project	\$	\$ 9,627,400.00
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 11,116,400.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Shelley Touchstone</i>	Title <b>Tax &amp; Insurance Administrator</b>	Date Signed (month, day, year) <b>4/24/2026</b>

**INSTRUCTIONS:** (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body City of Westfield	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

**HEARING RESULTS (to be completed after the hearing)**

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied (see Instruction 4 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	
Designating Body City of Westfield	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>	
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.	



**COMPLIANCE WITH STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 26 PAY 20 27

**FORM CF-1 / Real Property**

**PRIVACY NOTICE**

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

**INSTRUCTIONS:**

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer <b>Sealy Oak Ridge, LLC</b>	County <b>Hamilton</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>333 Texas Street, Suite 1050, Shreveport, LA 71101</b>		DLGF Taxing District Number <b>09 Westfield</b>
Name of Contact Person <b>Shelley Touchstone</b>	Telephone Number <b>( 318) 698-3148</b>	Email Address <b>shelleyt@sealynet.com</b>
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body <b>Common Council of the City of Westfield Indiana</b>	Resolution Number <b>15-123</b>	Estimated Start Date (month, day, year) <b>04/01/2016</b>
Location of Property <b>17001 Oak Ridge Road, Westfield, IN 46074</b>		Actual Start Date (month, day, year) <b>03/28/2018</b>
Description of Real Property Improvements <b>133,000 sf shell warehouse on 8.57 acres</b>		Estimated Completion Date (month, day, year) <b>12/31/2018</b>
		Actual Completion Date (month, day, year) <b>07/01/2019</b>
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		
Salaries		
Number of Employees Retained		
Salaries		
Number of Additional Employees	<b>17</b>	<b>154</b>
Salaries	<b>530,400</b>	<b>12,131,815</b>
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$ <b>3,500,000</b>
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ <b>3,500,000</b>
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ <b>1,107,400</b>
Plus: Values of Proposed Project	\$	\$ <b>7,835,000</b>
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ <b>8,942,400</b>
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Shelley Touchstone</i>	Title <b>Insurance &amp; Tax Administrator</b>	Date Signed (month, day, year) <b>3/26/2026</b>

**INSTRUCTIONS:** (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body <b>Common Council of the City of Westfield Indiana</b>	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body <b>Common Council of the City of Westfield Indiana</b>	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**COMPLIANCE WITH STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)  
Prescribed by the Department of Local Government Finance

2026 PAY 2027
<b>FORM CF-1 / Real Property</b>

<b>PRIVACY NOTICE</b>
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

**INSTRUCTIONS:**

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer <b>Shelby Gravel, Inc DBA Shelby Materials</b>	County <b>Hamilton</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>157 East Rampart Street, Shelbyville IN 46176</b>	DLGF Taxing District Number <b>29-015</b>	
Name of Contact Person <b>Aaron Haehl</b>	Telephone Number <b>(317 ) 392-5502</b>	Email Address <b>aahaehl@shelbymaterials.com</b>
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body <b>The City of Westfield</b>	Resolution Number <b>17-111</b>	Estimated Start Date (month, day, year) <b>6/1/2017</b>
Location of Property <b>18050 Mule Barn Rd, Westfield, IN 46074</b>	Actual Start Date (month, day, year) <b>3/1/2019</b>	
Description of Real Property Improvements <b>Paved lot, added office/maintenance building, ready mixed concrete plant and associated machinery and enclosed it in a building. Fenced and landscaped property, performed required drainage improvements on property &amp; adjoining property and added required sewer.</b>	Estimated Completion Date (month, day, year) <b>3/1/2018</b>	
	Actual Completion Date (month, day, year) <b>3/31/2020</b>	
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	16	31
Salaries	860,000	2,427,907.20
Number of Employees Retained	16	21
Salaries	860,000	2,000,494.37
Number of Additional Employees	10	10
Salaries	626,000	427,412.83
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ [REDACTED]	\$ 15,100
Plus: Values of Proposed Project	\$ [REDACTED]	\$
Less: Values of Any Property Being Replaced	\$ [REDACTED]	\$
Net Values Upon Completion of Project	\$ [REDACTED]	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ [REDACTED]	\$
Plus: Values of Proposed Project	\$ [REDACTED]	\$
Less: Values of Any Property Being Replaced	\$ [REDACTED]	\$
Net Values Upon Completion of Project	\$ [REDACTED]	\$ 1,551,000
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title <b>CFO</b>	Date Signed (month, day, year) <b>2-20-2026</b>

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

**INSTRUCTIONS:** (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body <b>The City of Westfield</b>	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body <b>The City of Westfield</b>	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**COMPLIANCE WITH STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)  
Prescribed by the Department of Local Government Finance

20 26 PAY 20 27

FORM CF-1 / Real Property

**PRIVACY NOTICE**

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

**INSTRUCTIONS:**

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer <b>South Side Park LLC</b>		County <b>Hamilton</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>16467 South Park Drive</b>		DLGF Taxing District Number <b>015</b>	
Name of Contact Person <b>Toidd Katz</b>	Telephone Number <b>( 317 ) 413-3324</b>	Email Address <b>Toddkatz@hotmail.com</b>	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body <b>South Side Park LLC</b>	Resolution Number <b>24-103</b>	Estimated Start Date (month, day, year) <b>March 1, 2025</b>	
Location of Property <b>16467 South Park Drive</b>		Actual Start Date (month, day, year) <b>Same</b>	
Description of Real Property Improvements <b>Industrial Warehouse</b>		Estimated Completion Date (month, day, year) <b>Dec 1, 2025</b>	
		Actual Completion Date (month, day, year) <b>Dec 31, 2025</b>	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		<b>8</b>	<b>10</b>
Salaries		<b>60,000</b>	<b>\$60,000</b>
Number of Employees Retained			
Salaries			
Number of Additional Employees			
Salaries			
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values Before Project	\$ [REDACTED]		\$ 492,100
Plus: Values of Proposed Project	\$ [REDACTED]		\$ 1,260,100
Less: Values of Any Property Being Replaced	\$ [REDACTED]		\$
Net Values Upon Completion of Project	\$ [REDACTED]		\$ 1,752,200
ACTUAL		COST	ASSESSED VALUE
Values Before Project	\$ [REDACTED]		\$ 492,100
Plus: Values of Proposed Project	\$ [REDACTED]		\$ 1,260,100
Less: Values of Any Property Being Replaced	\$ [REDACTED]		\$
Net Values Upon Completion of Project	\$ [REDACTED]		\$ 1,752,200
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative		Title <b>Owner</b>	Date Signed (month, day, year) <b>04/27/2026</b>

**INSTRUCTIONS:** (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS</b> (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	

<b>APPEAL RIGHTS</b> [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**COMPLIANCE WITH STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R3 / 2-13)  
Prescribed by the Department of Local Government Finance

20 26 PAY 20 27

FORM CF-1 / Real Property

**PRIVACY NOTICE**

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

**INSTRUCTIONS:**

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer <b>Thieneman Properties, LLC</b>		County <b>Hamilton</b>	
Address of taxpayer (number and street, city, state, and ZIP code) <b>17219 Foundation Parkway, Westfield, IN 46074</b>		DLGF taxing district number <b>015-0007</b>	
Name of contact person <b>Kenneth D Thieneman</b>		Telephone number <b>( 317 ) 867-3462</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body <b>Westfield City Council</b>		Resolution number <b>14-129</b>	Estimated start date (month, day, year) <b>10-15-14</b>
Location of property <b>Custom Commerce Park Lot 1 (17219 Foundation Parkway)</b>		Actual start date (month, day, year) <b>07-08-15</b>	
Description of real property improvements <b>Commercial Office Building includes a walled in storage yard</b>		Estimated completion date (month, day, year) <b>11/01/15</b>	
		Actual completion date (month, day, year) <b>06-30-16</b>	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		16	67
Salaries		1,275,000.00	7,497,000.00
Number of employees retained		16	16
Salaries		1,275,000.00	1,275,000.00
Number of additional employees		28	51
Salaries		2,000,000.00	8,222,000.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			9,300.00
Plus: Values of proposed project			1,949,500.00
Less: Values of any property being replaced			0.00
Net values upon completion of project			1,958,900.00
ACTUAL		COST	ASSESSED VALUE
Values before project			695,000.00
Plus: Values of proposed project			3,534,800.00
Less: Values of any property being replaced			0.00
Net values upon completion of project			4,229,800.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title <b>Member Thieneman Properties LLC</b>	Date signed (month, day, year) <b>05/13/2026</b>

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)  
THAT WAS APPROVED AFTER JUNE 30, 1991**

**INSTRUCTIONS:** (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/> the property owner <b>IS</b> in substantial compliance			
<input type="checkbox"/> the property owner <b>IS NOT</b> in substantial compliance			
<input type="checkbox"/> other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 4 above)	
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 26 PAY 20 27
<b>FORM CF-1 / Real Property</b>

<b>PRIVACY NOTICE</b>
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

**INSTRUCTIONS:**

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

**SECTION 1 TAXPAYER INFORMATION**

Name of Taxpayer <b>Wright/s Property Grand Park, LLC</b>		County <b>Hamilton</b>
Address of Taxpayer (number and street, city, state, and ZIP code) <b>360 E 186th St Westfield, IN 46074</b>		DLGF Taxing District Number <b>015</b>
Name of Contact Person <b>Casey Wright</b>	Telephone Number <b>( 317 ) 888-4805</b>	Email Address <b>support@wrightsgyms.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY**

Name of Designating Body <b>City of Westfield</b>	Resolution Number <b>21-124</b>	Estimated Start Date (month, day, year) <b>7/1/2021</b>
Location of Property <b>360 E 186th St Westfield, IN 46074 in Grand Park</b>		Actual Start Date (month, day, year) <b>8/1/2021</b>
Description of Real Property Improvements <b>2 story mixed use building with 37,500 sq ft +/- on 4 acres on Grand Park Sports Complex</b>		Estimated Completion Date (month, day, year) <b>12/1/2021</b>
		Actual Completion Date (month, day, year) <b>6/1/2022</b>

**SECTION 3 EMPLOYEES AND SALARIES**

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	19	33
Salaries	1,001,156	1,769,400
Number of Employees Retained	15	9
Salaries	969,150	741,500
Number of Additional Employees	37	24
Salaries	1,366,868	1,027,900

**SECTION 4 COST AND VALUES**

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ [REDACTED]	\$ 99,800
Plus: Values of Proposed Project	\$ [REDACTED]	\$
Less: Values of Any Property Being Replaced	\$ [REDACTED]	\$
Net Values Upon Completion of Project	\$ [REDACTED]	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ [REDACTED]	\$ 638,400
Plus: Values of Proposed Project	\$ [REDACTED]	\$ 2,980,300
Less: Values of Any Property Being Replaced	\$ [REDACTED]	\$
Net Values Upon Completion of Project	\$ [REDACTED]	\$ 3,618,700

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted	n/a	
Amount of Hazardous Waste Converted	n/a	
Other Benefits:		

**SECTION 6 TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of Authorized Representative <i>Casey Wright</i>	Title <b>President</b>	Date Signed (month, day, year) <b>5/1/20</b>
---	---------------------------	---

**INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)**

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Westfield City Council	

**APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]**

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

## ORDINANCE 26-32

### AN ORDINANCE TO AMEND PROVISIONS IN THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO THE CREATION OF THE GRAND PARK DISTRICT ZONING DISTRICT

**WHEREAS**, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

**WHEREAS**, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township, Indiana as identified through the adoption of a Joinder Agreement; and,

**WHEREAS**, from time to time it is necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and,

**WHEREAS**, on \_\_\_\_\_, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 2606-ZOA-03 to the Council with a \_\_\_\_\_ recommendation (~~x-x~~ vote) in accordance with Indiana Code § 36-7-4-607; and,

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the following provisions of the Unified Development Ordinance are amended as follows:

**Section 1.** Chapter 2 Basic Provisions shall be amended as follows:

1. **Chapter Formatting and Structure.** All necessary formatting adjustments shall be made to the Table of Contents and the content of Chapter 2: Basic Provisions to accommodate the following amended chapter structure:

A. Table of Contents

a. 2.8 Zoning Map

b. 2.9 Comprehensive Plan

c. 2.10 Chapter Amendment Log

A. **Article 2.9 Comprehensive Plan** shall be added as follows:

A. **Authority:** The Comprehensive Plan and any related plan(s) incorporated by reference into the Comprehensive Plan, are hereby incorporated into and made a part of this Ordinance pursuant to the authority granted by I.C. 36-1-5-4.

B. **Purpose:** The purpose of the Comprehensive Plan is to provide jurisdiction-wide policies to guide the major decisions of the City and other governmental

entities within the City, including decisions relating to land use, zoning, infrastructure, and growth. The Comprehensive Plan may include thoroughfare and subarea plans or incorporate them by reference.

**C. Subarea Plans:** Subarea plans are amendments to the Comprehensive Plan to specifically address geographic areas that warrant a more deliberate and detailed approach to development. The following subarea plans are incorporated by reference into this Ordinance:

1. The Grand Park District Vision and Regulating Plan, as amended
2. The Westfield Downtown Redevelopment Plan, as amended

**D. Location of Ordinance:** In accordance with Indiana law, two copies of the Comprehensive Plan and any plans or documents incorporated by reference shall be maintained on file in the office of the Clerk Treasurer and the Department and kept on file for public inspection as required by Indiana law.

**Section 2. Chapter 3: Administration** shall be amended as follows:

1. **Article 3.6(A) Plan Commission; Duties** shall be amended as follows:

**Duties:** Duties should be interpreted as activities that are obligations and generally include:

10. Delegate to a committee, a hearing examiner, a hearing officer, or any other zoning official the authority to hold hearings, make decisions, or conduct secondary reviews under this Ordinance and pursuant to IC 36-7-3-10, IC 36-7-4-402, IC 36-7-4-407, IC 36-7-4-408, IC 36-7-4-701, IC 36-7-4-710, IC 36-7-4-711, IC 36-7-4-1402, IC 36-74-1511, or other applicable statutes.

**Section 3. Chapter 4: Zoning Districts** shall be amended as follows:

1. **Chapter Formatting and Structure.** All necessary formatting adjustments shall be made to the Table of Contents and the content of Chapter 4: Zoning Districts in order to accommodate the following amended chapter structure:

B. Table of Contents

- a. 4.16 GB: General Business
- b. 4.17 ~~[reserved for future use]~~ M-GP: Grand Park District
- c. 4.18 ~~[reserved for future use]~~

2. **Article 4.1. Establishment of Districts.**

F. ~~[reserved for future use]~~: Master Planned Districts:

1. ~~[reserved for future use]~~ M-GP: Grand Park District

3. **Article 4.17 M-GP: Grand Park District** shall be created and established by the contents of Exhibit A.

**Section 4. Chapter 10: Processes and Procedures** shall be amended as follows:

1. **Article 10.7 Development Plan Review**

D. **Approving Authority:** The approval or disapproval of an Overall Development Plan is hereby delegated to the Plat Committee. The approval or disapproval of a Detailed Development Plan is hereby delegated to the Plan Commission, with the exception of Detailed Development Plans in Master Planned Zoning Districts, which is hereby delegated to the Director.

E. **Development Plan Review Criteria:** Development Plans shall comply with and be reviewed by the Plan Commission, ~~or~~ Plat Committee, or Director upon finding that the Development Plan is in compliance with the following requirements:

F. **Overall Development Plan Approval Process:**

4. **Public Hearing and Notice:** A public hearing by the Plat Committee shall be required for any Overall Development Plan and notification for the scheduled public hearing shall be completed consistent with the requirements of the Rules of Procedure of the Plan Commission and the Schedule of Meeting and Filing Deadlines. ~~Any Development Plan which has been delegated to the Director for approval may occur without public notice and without a public hearing.~~

G. **Detailed Development Plan Approval Process:**

3. **Plan Commission Action:** Following the Applicant's submittal of revised copies of the Detailed Development Plan, the Plan Commission, or Director shall review and take action on the petition in accordance with the Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission without a public hearing. If the Detailed Development Plan complies with this Ordinance, then the Plan Commission or Director shall approve the Detailed Development Plan. If the Detailed Development Plan is disapproved, then the Director shall set forth the reasons accordingly in writing and provide the Applicant with a copy.

2. **Chapter Formatting and Structure.** All necessary formatting adjustments shall be made to the Table of Contents and the content of Chapter 10: Processes & Permits in order to accommodate the following amended chapter structure:

C. Table of Contents

- a. 10.16 Zoning Map Changes (Rezoning)
- b. 10.17 Waiver of Development Standard
- c. 10.18 Chapter Amendment Log

3. **Article 10.17 Development Standard Waiver** shall be added as follows:

A. **Applicability:** This Article shall only apply to Major Variations in Master Planned Zoning Districts.

B. **General:** The Plan Commission, in its discretion, may grant a waiver from standards required by a Regulating Plan or Chapter 6: Development Standards. The waiver shall be granted upon finding that:

1. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use and enjoyment of the development site.
  2. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
  3. The granting of the waiver will result in a more desirable development of the real estate than what is possible under the strict application of the Ordinance or Regulating Plan standard.
  4. The proposal will not produce a site plan, streetscape, pedestrian network, or street layout that would be impractical or detract from the appearance of the site or the surrounding area
  5. The proposed development is consistent with and compatible with other development located in the area.
  6. The proposed development is consistent with the intent and purpose of the Comprehensive Plan and applicable Regulating Plan.
- C. Plan Commission Action: The Plan Commission shall review and take action on the waiver request in accordance with the Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission without a public hearing. As a condition of granting a waiver, a commitment may be made in accordance with Article 10.6 Commitments.
- D. A Development Standard Waiver shall not affect the right of an applicant under Indiana law to petition the Board of Zoning Appeals for a variance from development standards, as provided in IC 36-7-4-918.5 and the Unified Development Ordinance.

**Section 5. Chapter 12: Definitions** shall be amended as follows:

1. The following definitions shall be added:
  - a. **Live/Work Unit:** An integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multifamily, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, other than a permitted Home Occupation.
  - b. **District, Master Planned:** Shall mean and refer to individually, or collectively, the Zoning Districts listed under "Master Planned Districts" in Article 4.1 Establishment of Districts.
  - c. **Regulating Plan:** A detailed plan establishing a vision for the physical form of a defined geographic area, such as a neighborhood or district. Regulating Plans may include recommendations for land use, density, block length, street and trail networks, streetscapes, open space, and community facilities.
  - d. **Variation, Major:** A proposed modification to a previously approved regulating plan or development ordinance that is determined by the Director to adversely impact the purpose or intent of said plan or ordinance.

- e. **Variation, Minor:** A proposed modification to a previously approved regulating plan or development ordinance that is not a Major Variation.

**Section 5.**

This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken in creation of this Ordinance are hereby ratified.

**[The remainder of this page intentionally left blank.]**

DRAFT

ALL OF WHICH IS ORDAINED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
WESTFIELD CITY COUNCIL

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Jon Dartt

\_\_\_\_\_  
Jon Dartt

\_\_\_\_\_  
Jon Dartt

\_\_\_\_\_  
Victor McCarty

\_\_\_\_\_  
Victor McCarty

\_\_\_\_\_  
Victor McCarty

\_\_\_\_\_  
Joe Duepner

\_\_\_\_\_  
Joe Duepner

\_\_\_\_\_  
Joe Duepner

\_\_\_\_\_  
Patrick Tamm

\_\_\_\_\_  
Patrick Tamm

\_\_\_\_\_  
Patrick Tamm

\_\_\_\_\_  
Noah Herron

\_\_\_\_\_  
Noah Herron

\_\_\_\_\_  
Noah Herron

\_\_\_\_\_  
Kurt Wanninger

\_\_\_\_\_  
Kurt Wanninger

\_\_\_\_\_  
Kurt Wanninger

\_\_\_\_\_  
Chad Huff

\_\_\_\_\_  
Chad Huff

\_\_\_\_\_  
Chad Huff

ATTEST:

\_\_\_\_\_  
Marla Ailor, Clerk Treasurer

I hereby certify that ORDINANCE 26-34 was delivered to the Mayor of Westfield

on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ m.

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-34

I hereby VETO ORDINANCE 26-34

this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Scott Willis, Mayor

\_\_\_\_\_  
Scott Willis, Mayor

This document prepared by:

Lauren Gillingham-Teague, AICP; Senior Planner  
City of Westfield, Community Development Department  
2728 East 171<sup>st</sup> Street, Westfield, Indiana 46074 | (317) 804-3175

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: Lauren Gillingham-Teague, AICP

## Exhibit A

### **4.17 M-GP: Grand Park District**

A. **Purpose and Intent:** The purpose of this district is intended to implement the Grand Park District Vision and Regulating Plan to promote a coordinated, walkable mixed-use district that integrates recreation, hospitality, residential, office, and retail uses in support of Grand Park and the surrounding community.

B. **Relationship to Regulating Plan:** The Grand Park District Vision and Regulating Plan, as amended, a subarea plan of the Comprehensive Plan, is incorporated by reference into this Ordinance. Development within the Grand Park District shall conform with the standards and recommendations contained in the Grand Park District Vision and Regulating Plan (“the Regulating Plan”).

All regulations, provisions, and requirements of the UDO shall apply, unless modified by this Article, other sections of the UDO, or by the Regulating Plan. In the event conflicts occur between the UDO and the Regulating Plan, the Regulating Plan shall control.

**Permitted Uses:** Permitted uses shall include the following uses, except as otherwise prohibited by this Article or the Regulating Plan:

1. Uses permitted by-right in LB-H: Local Business/Historic District;
2. Hotel and conference centers;
3. Commercial Recreational Facility;
4. Public or Private Park;
5. Indoor Theatre;
6. Sports stadiums and practice facilities, indoor and outdoor;
7. Educational Institution, without dormitory accommodations;
8. Residential uses, including duplexes, triplexes, quadplexes, townhomes, multi-family, and live/work units;
9. Anchor/Destination Buildings identified in the Regulating Plan shall generally include the uses specified by the Regulating Plan;
10. Except as otherwise specified by the Regulating Plan, commercial uses shall be part of a mixed-use, integrated building or development.
11. Ground-floor retail, dining, entertainment uses shall be provided on the frontages identified in the Regulating Plan.
12. All building types may include attached or adjacent structured parking.

C. **Prohibited Uses:** The following uses shall be prohibited except as otherwise permitted in the Grand Park Regulating Plan.

1. Auto-oriented uses, including but not limited to:
  - a. Auto and motorcycle service uses (e.g., parts sales, tire sales and/or repair, service garage, rust proofing, storage, car wash)

- b. Auto, motorcycle, and RV sales or rentals
    - c. Gasoline Service Stations & Truck Stops
  - 2. Pet-oriented businesses, including daytime and overnight boarding facilities, obedience schools, and pet shops that sell animals.
  - 3. Drive-throughs, including those associated with banks and pharmacies;
  - 4. Retail stores deriving over 80% of gross sales from tobacco, vape, CBD, or alcohol products;
  - 5. Taverns (or Nightclubs);
  - 6. Outdoor Storage;
  - 7. Other uses inappropriate or detrimental to the Grand Park District, as determined by the Director.
- D. **Minimum Lot Area:** No Minimum
- E. **Minimum Lot Width:** No Minimum
- F. **Minimum Lot Frontage:** No Minimum
- G. **Building Setbacks:**
- 1. Build-to Range: 0 to 10 feet
  - 2. Min. Façade at Build-to line: 80%
  - 3. Max. Front Setback: 20 Feet
    - a. Up to 30% of the building may exceed the maximum front yard setback to accommodate public spaces such as seating areas, plazas, art installations, and other interactive elements.
  - 4. Min. Side & Rear Setback: 0 Feet
- H. **Building Height:** All new development shall comply with the following, except as otherwise permitted in the Grand Park Regulating Plan:
- 1. Minimum: 3 Stories
  - 2. Maximum:
    - a. Parcels adjacent to outdoor sports fields or parcels outside the District: 5 Stories
    - b. All other parcels: 6 Stories
  - 3. Min. Ground Floor Ceiling Height:
    - a. Retail, commercial, and civic uses: 15 feet
    - b. Residential & Artisanal uses: 10 feet
      - i. Ground-floor entrances shall be at least 18 inches above sidewalk grade

## I. Development Standards

1. Chapter 6 Development Standards shall apply except as otherwise modified or enhanced by the Regulating Plan.
2. Development within the district shall be in substantial conformity with the regulations, exhibits, and illustrations included in adopted Regulating Plan including, but not limited to:
  - a. Street network;
  - b. Block configuration and parcel framework plans;
  - c. Design, location, and activation of public and open spaces;
  - d. Activation of retail frontages;
  - e. Gateways and vista terminations.
3. Architecture Standards: Art. 6.3 Architectural Standards shall apply except as otherwise modified by this Article or the Regulating Plan. All new buildings in the district shall comply with the following:
  - a. Architectural Theme: Development within the District shall exhibit a coordinated architectural character through the use of complementary building materials, colors, roof forms, massing, design elements, and site features. All structures within the District shall be designed and constructed with high-quality architectural materials, detailing, and craftsmanship. All building elevations shall receive a consistent level of architectural treatment.
  - b. Prohibited Materials: Prohibited building materials shall include vinyl, EIFS (including prefabricated EIFS panels), stucco, tilt-up or stamped concrete, and polymeric cladding.
  - c. Anti-monotony: Art. 6.3(F)(5)(b) Wall Planes shall not apply. Rather, long facades may be broken up at appropriate intervals through the use of architectural elements, (i.e., arcades, columns, ribs, piers, and pilasters), decorative masonry designs, murals, wall mounted sculptures, or the like.
  - d. Full and partial demise lines shall generally be provided as shown in the Regulating Plan.
  - e. Appropriately scaled architectural features shall be provided at identified vista termination points.
  - f. Building design and development theming shall be further prescribed within the applicable development agreement(s).
4. Landscape Standards
  - a. Landscape design within the district shall be as generally depicted in the Regulating Plan

- b. Landscaping, streetscape improvements, open spaces, and recreational amenities shall be designed as a connected and coordinated system that forms a cohesive, high-quality outdoor environment.
  - c. Landscape materials, plantings, hardscape elements, lighting, site furnishings, and amenity features shall be complementary in design and appearance.
  - d. Open spaces shall be connected, functional, and designed to accommodate a variety of passive and active recreational activities.
5. **Parking and Loading Standards:** Art. 6.14 Parking and Loading Standards shall apply except as otherwise modified by this Article or the Regulating Plan. All new buildings in the district shall comply with the following:
- a. Structured parking shall be provided as generally shown in the Regulating Plan.
  - b. As the district develops, temporary surface parking lots may be permitted for an initial period of up to two (2) years while structured parking is under development. The initial time period may be extended by the Director at six (6) month intervals if suitable parking is still unavailable. Temporary surface lots must be paved and striped.
  - c. Art. 6.14(G)(11) Required Spaces shall not apply.
6. **Sign Standards:** Art. 6.17 Sign Standards shall apply
- a. Sign plan required for integrated developments
  - b. All signs shall be reverse channel or externally illuminated. Internally Illuminated signs may be permitted on a case-by-case basis for gateway signs or examples of unique and inventive sign designs.
- J. **Interpretation:** When making determinations on the meaning or the intent of the Regulating Plan, *Chapter 01 – Introduction* and *Chapter 02 – Development Vision* of the Grand Park Vision and Regulating Plan shall be used for guidance.
- K. **Variations from Regulating Plan:** As the district develops, variations from the adopted Regulating Plan may be necessary. The major and minor variation processes are intended to allow flexibility while preserving the quality and overall intent of the district.
1. **Major Variations:**
- a. A proposed modification determined by the Director to adversely impact the purpose or intent of the Regulating Plan shall be considered a Major Variation. Major variations may include, but are not limited to:
    - i. An increase in the buildable area, number of blocks, or boundaries of the district;
    - ii. Changes to major street alignments;
    - iii. The elimination, relocation, or substantial reduction of public open space, including the Championship Way Linear Park and retail canalwalk;

- iv. The elimination or reduction of retail frontages;
  - v. The reduction or elimination of structured parking or changes in the number, size, or location of permanent surface parking lots;
  - vi. The proposal of a prohibited use
- b. Major Variations shall follow the process for a Development Standard Waiver.

2. Minor Variations:

- a. If the Director determines a proposed variation from the Regulating Plan is not a Major Variation, then the variation shall be deemed a Minor Variation. A Minor Variation may include, but is not limited to:
  - i. Change in location, type, and density of landscape plantings depicted in the Regulating Plan;
  - ii. Minor changes to open space location and programming;
  - iii. Relocation of utilities or stormwater facilities;
  - iv. Reallocation of land uses between development blocks where the overall mix of uses remains substantially consistent with the Regulating Plan;
  - v. Up to a fifteen percent (15%) reduction in any minimum development standard or a fifteen percent (15%) increase to any maximum development standard, excluding building height and the minimum amount of retail on retail-required frontages.
- b. The Director shall administratively approve requests for Minor Variations upon finding that:
  - i. The variation does not materially alter the intent or vision of the Regulating Plan;
  - ii. The variation does not substantially reduce the quality or availability of public open spaces or amenities;
  - iii. The variation maintains pedestrian connectivity and urban design objectives;
  - iv. The variation does not create adverse impacts on adjoining properties internal or external to the district.

L. **Approval Process:** Detailed Development Plans that comply with the Grand Park Regulating Plan and applicable provisions of the UDO shall be approved by the Director following the procedures established in *Article 10.7 Development Plan Review*. The Director shall periodically provide informational reports to the Advisory Plan Commission and the City Council summarizing approved and denied Detailed Development Plans and Minor Variations within the Grand Park District.

M. **Appeals:** Decisions of the Director may be appealed to the Advisory Plan Commission following the procedures established in *Article 10.7 Development Plan Review*.

# APPENDIX

## Grand Park District District Vision & Regulating Plan

April 2025

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08	Winter Activation Concept Examples	



## APPENDIX 01

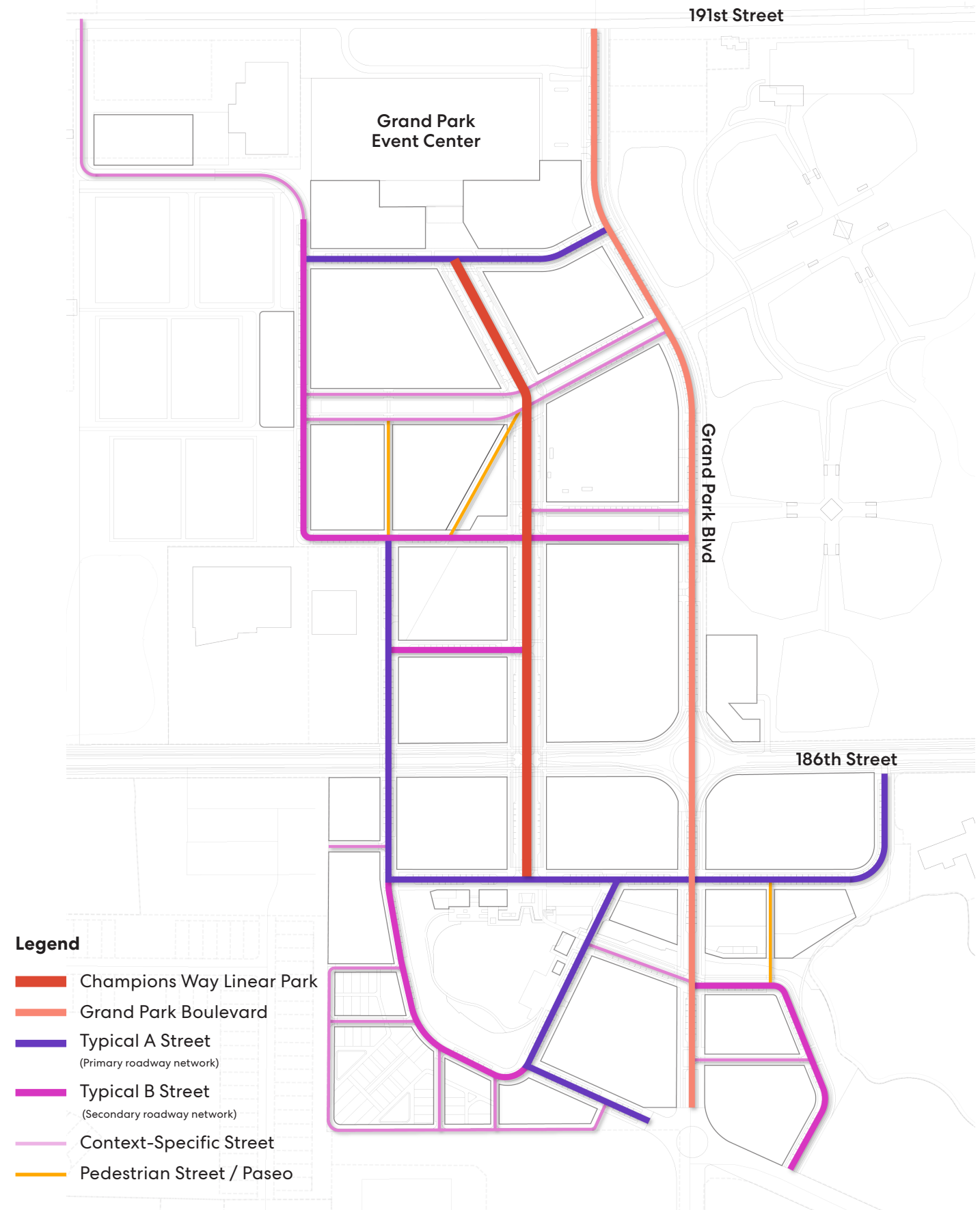
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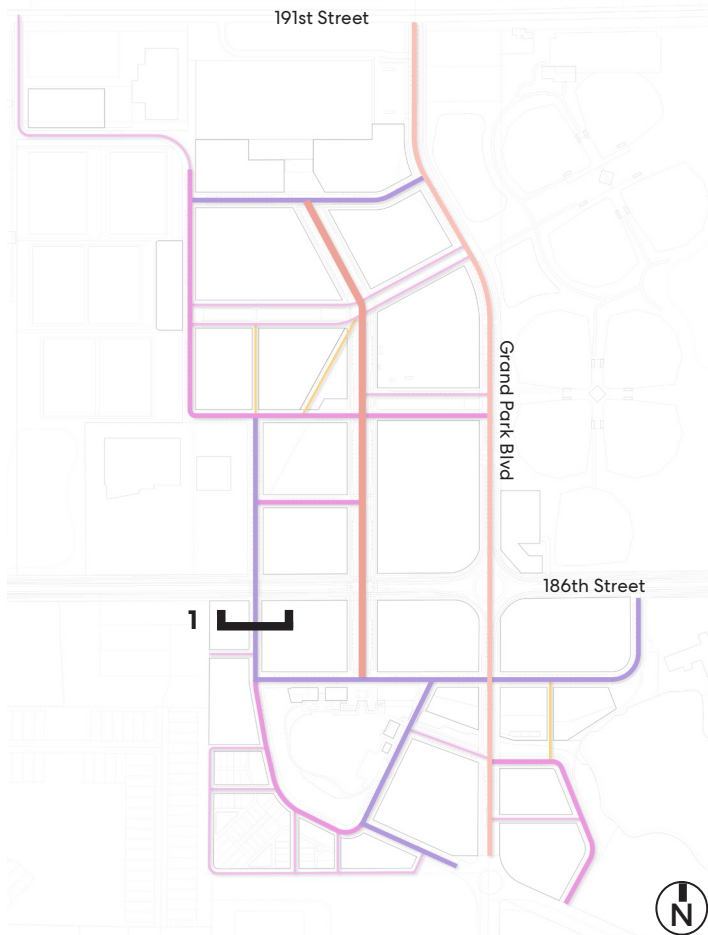
APPENDIX 02

# Network Categorization & Street Sections

## Network Categorization Key Map



# Street Sections

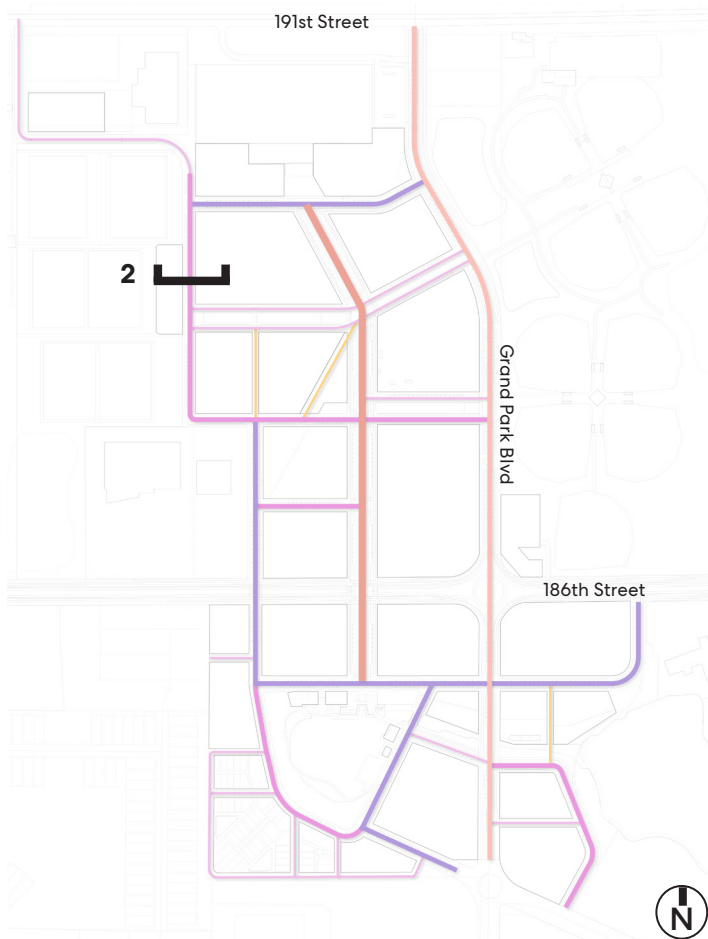


- Key Plan**
- Champions Way Linear Park
  - Grand Park Blvd
  - Typical A Street
  - Typical B Street
  - Context-Specific Street
  - Pedestrian Street / Paseo

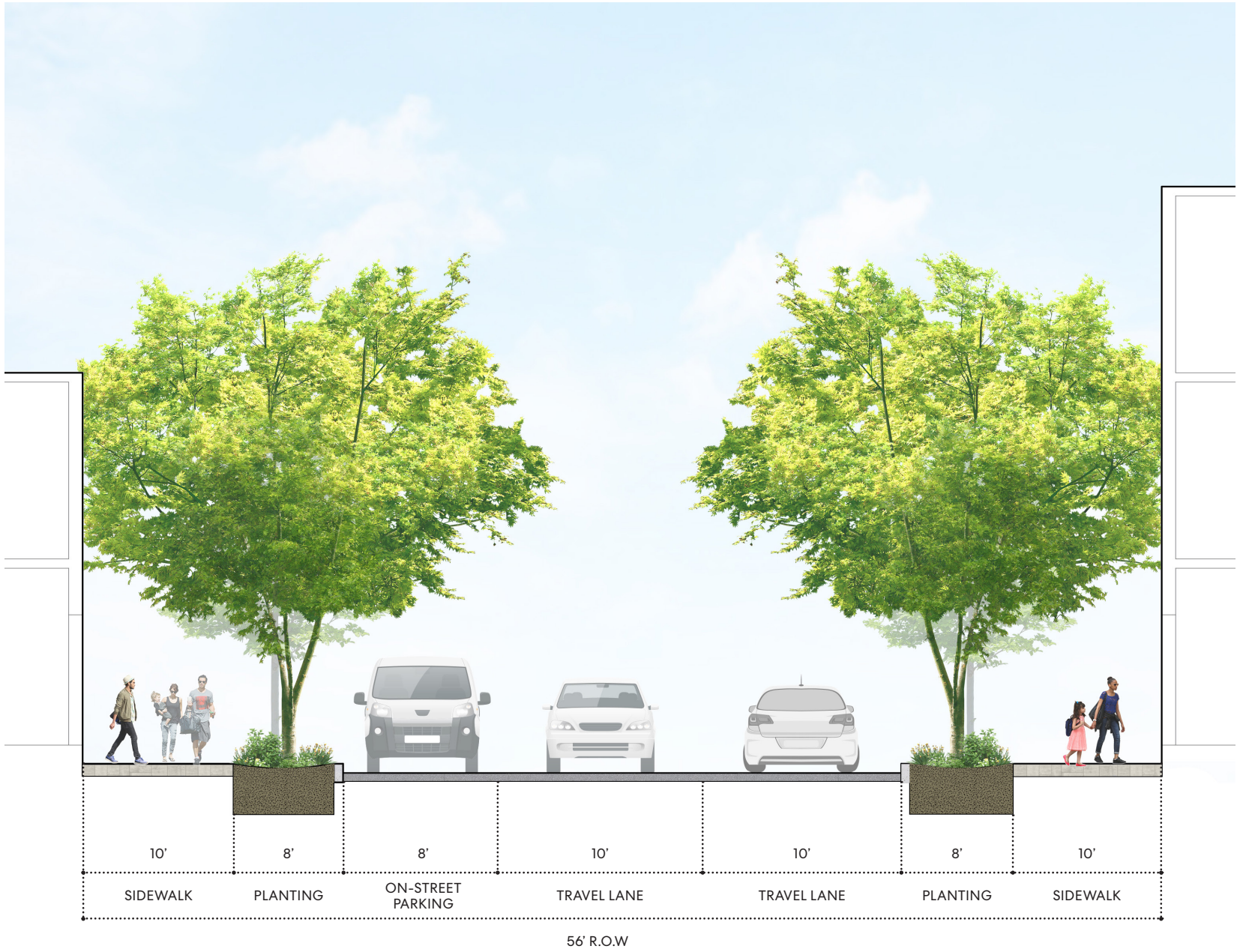


Section 1: Typical "A" Type Street

# Street Sections



- Key Plan**
- Champions Way Linear Park
  - Grand Park Blvd
  - Typical A Street
  - Typical B Street
  - Context-Specific Street
  - Pedestrian Street / Paseo



Section 2: Typical "B" Type Street

# Street Sections

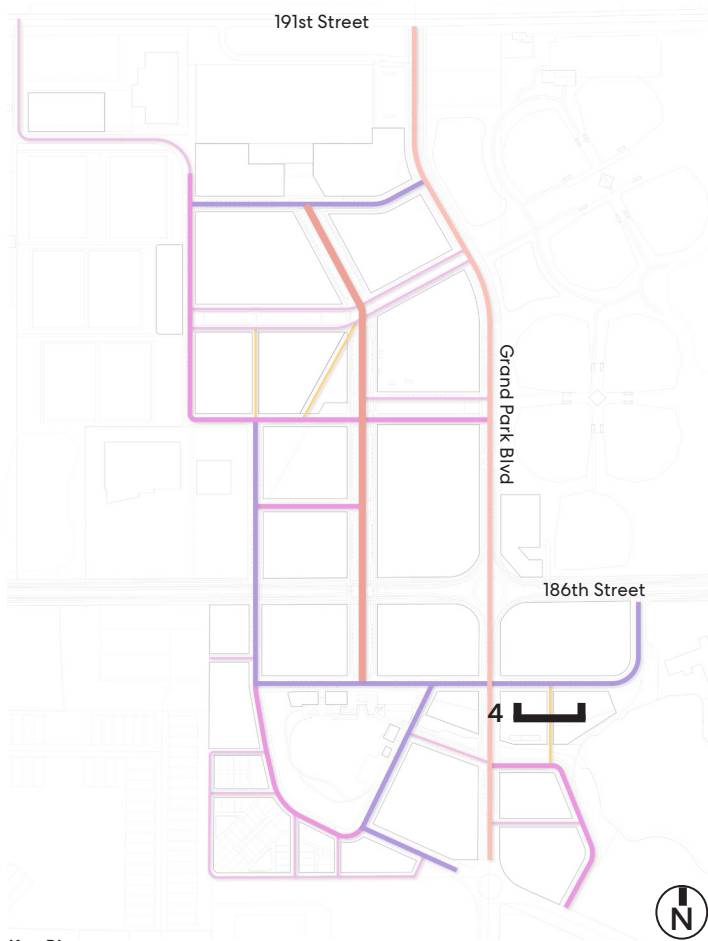


- Key Plan**
- Champions Way Linear Park
  - Grand Park Blvd
  - Typical A Street
  - Typical B Street
  - Context-Specific Street
  - Pedestrian Street / Paseo



Section 3: Linear Park

# Street Sections

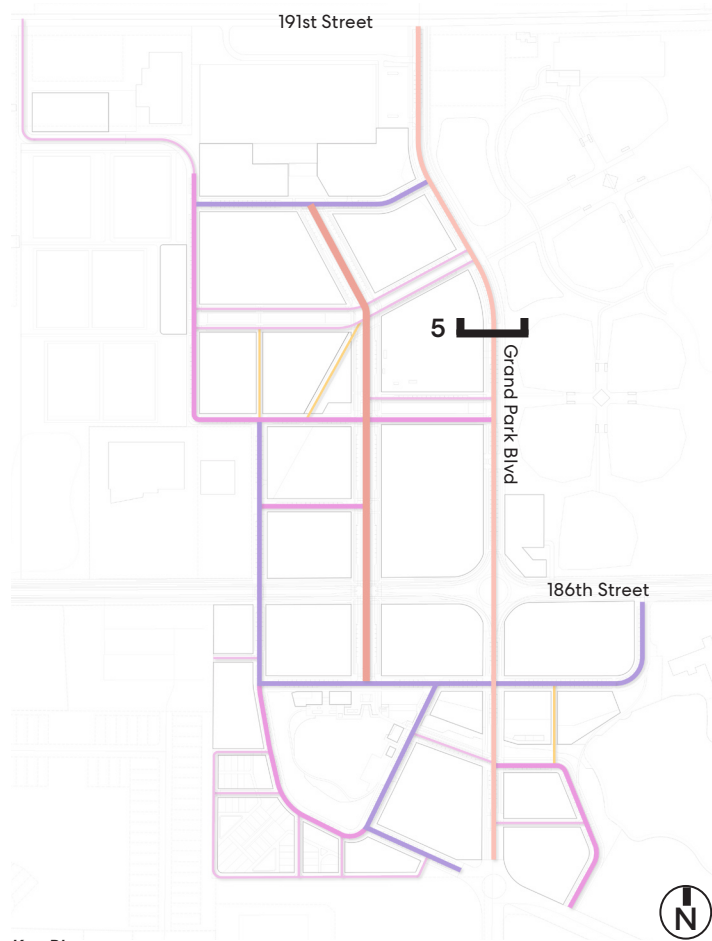


- Key Plan**
- Champions Way Linear Park
  - Grand Park Blvd
  - Typical A Street
  - Typical B Street
  - Context-Specific Street
  - Pedestrian Street / Paseo



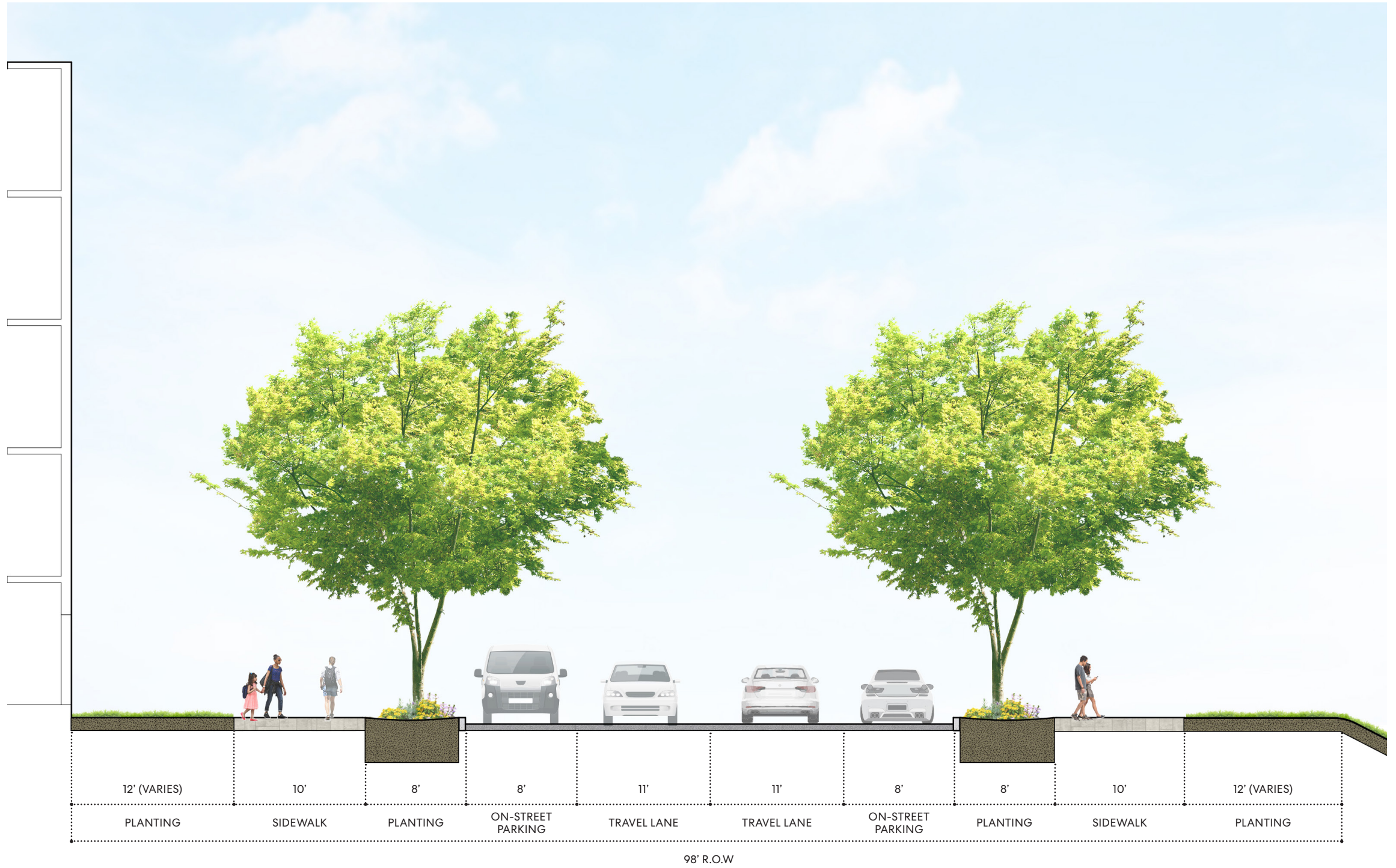
Section 4: Pedestrian Paseo

# Street Sections



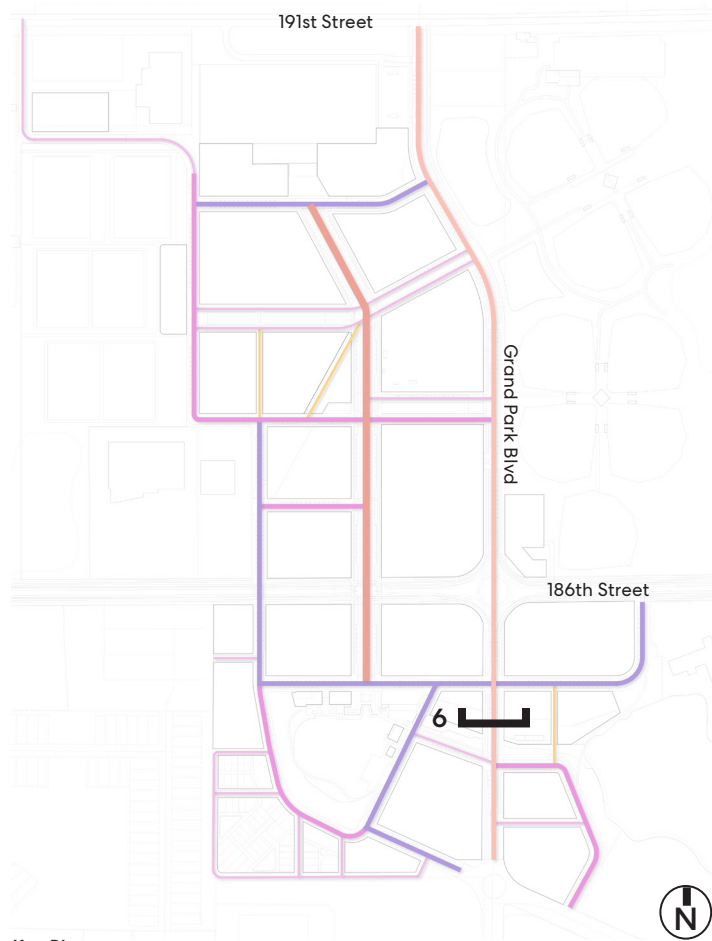
**Key Plan**

- Champions Way Linear Park
- Grand Park Blvd
- Typical A Street
- Typical B Street
- Context-Specific Street
- Pedestrian Street / Paseo



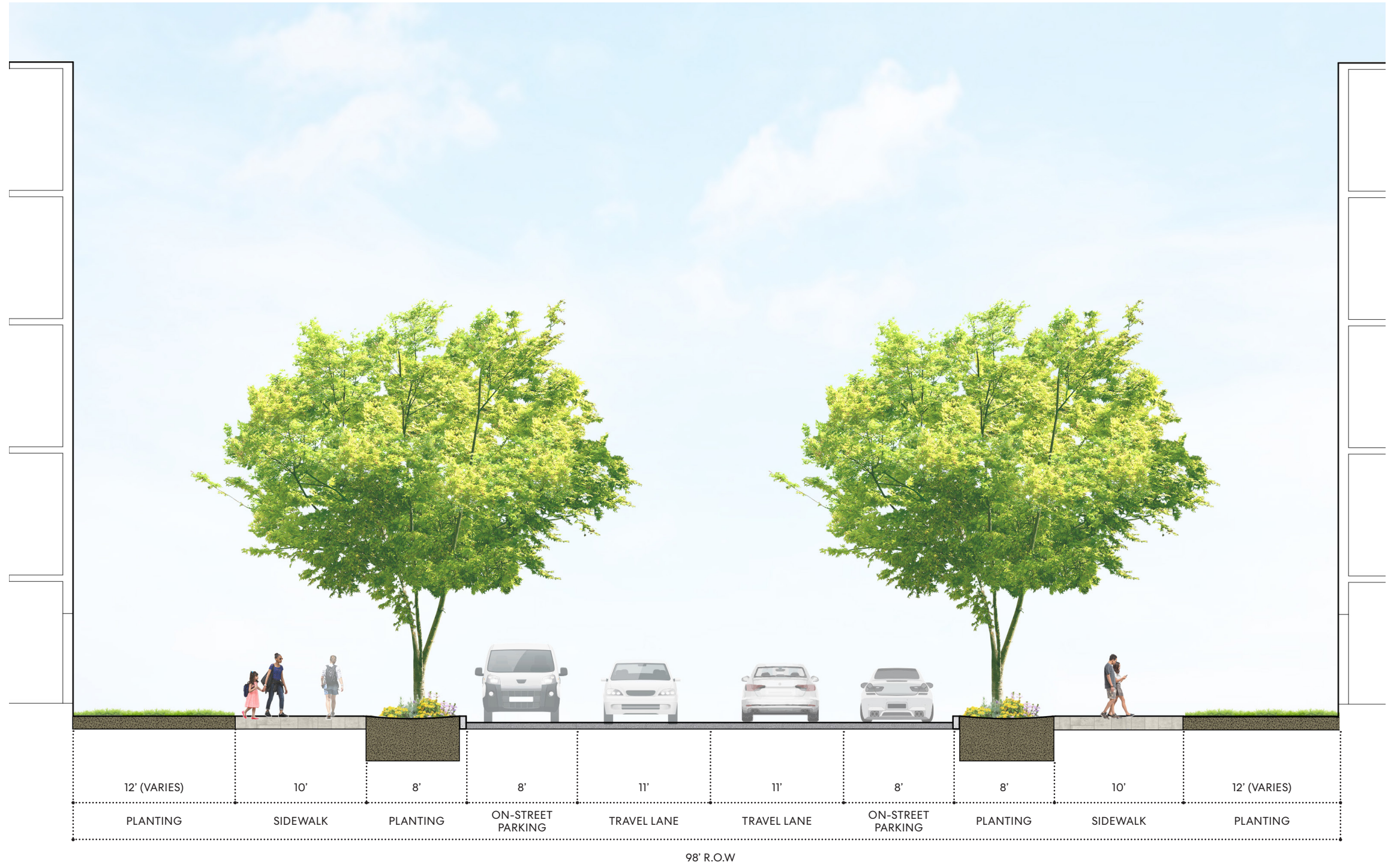
Section 5: Grand Park Blvd (North)

# Street Sections



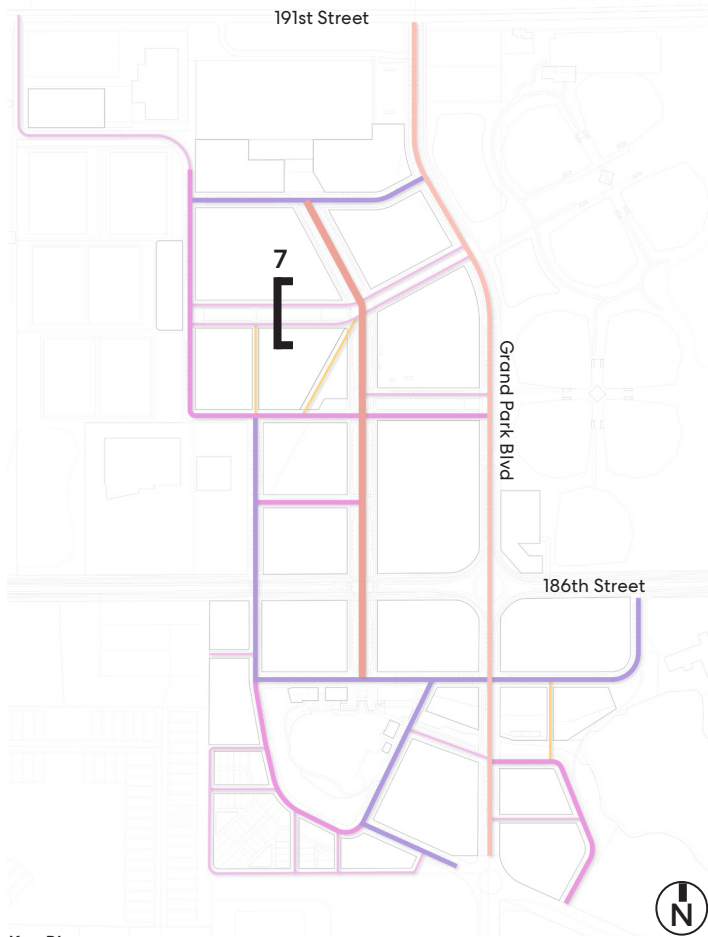
**Key Plan**

- Champions Way Linear Park
- Grand Park Blvd
- Typical A Street
- Typical B Street
- Context-Specific Street
- Pedestrian Street / Paseo

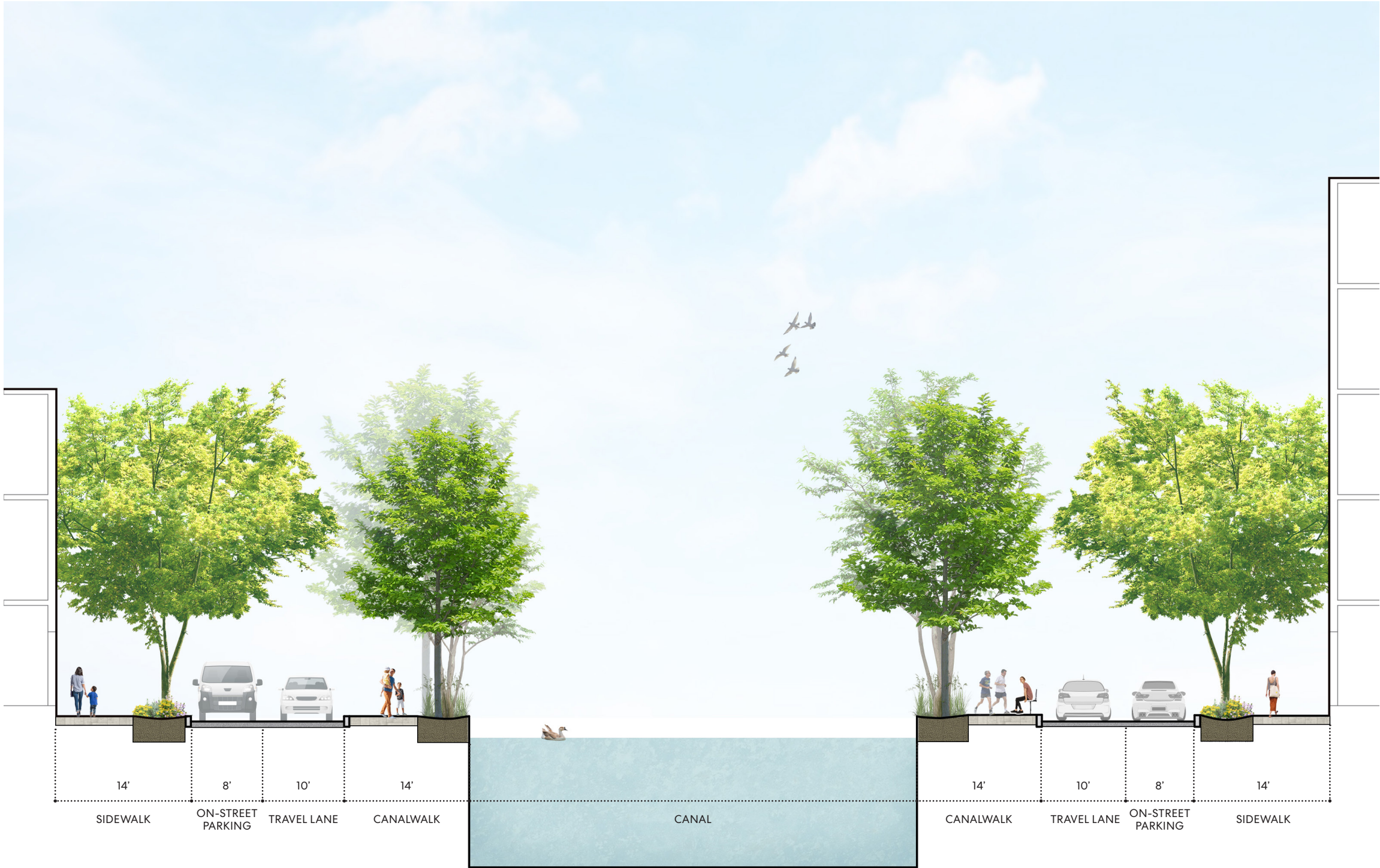


Section 6: Grand Park Blvd (South)

# Street Sections



- Key Plan**
- Champions Way Linear Park
  - Grand Park Blvd
  - Typical A Street
  - Typical B Street
  - Context-Specific Street
  - Pedestrian Street / Paseo



Section 7: Typical North Area Canal

# Street Sections



- Key Plan**
- Champions Way Linear Park
  - Grand Park Blvd
  - Typical A Street
  - Typical B Street
  - Context-Specific Street
  - Pedestrian Street / Paseo



Section 8: Retail Canalwalk #1 (South)

# Street Sections



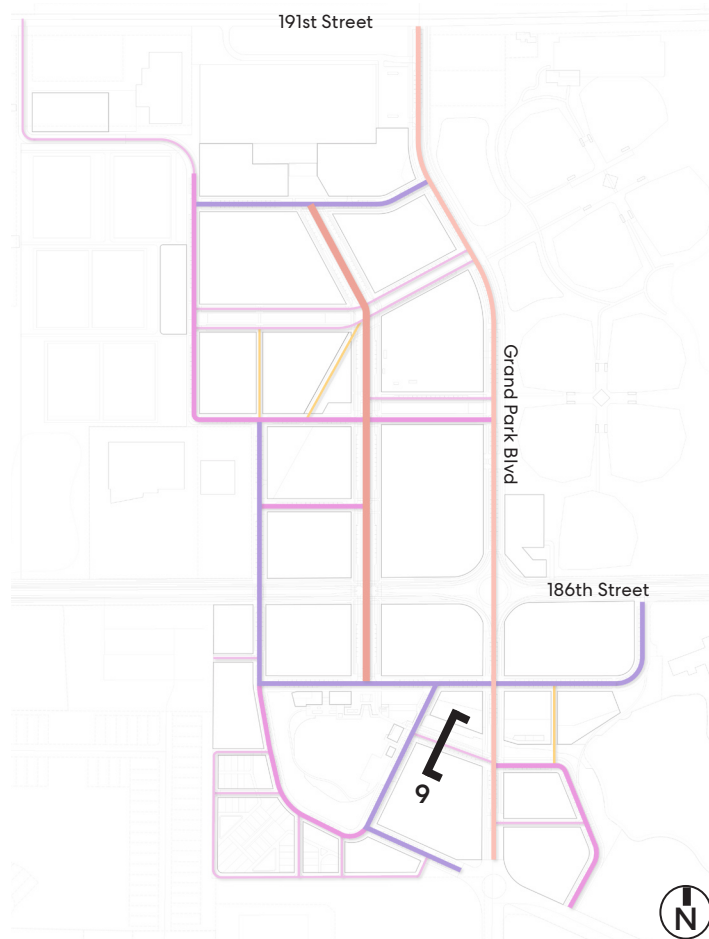
Indianapolis Canal Walk



Oklahoma City Canal Walk

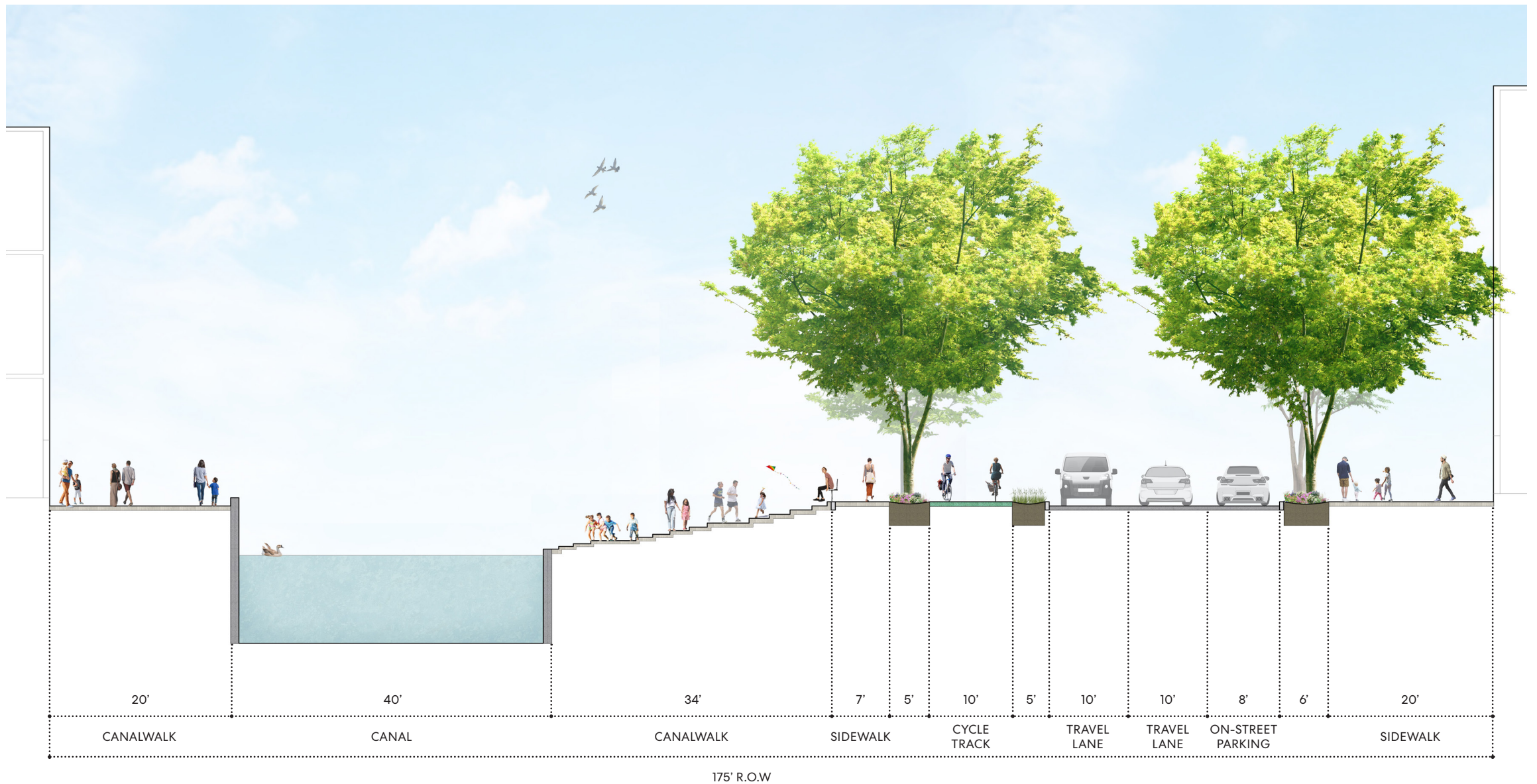


San Antonio Riverwalk



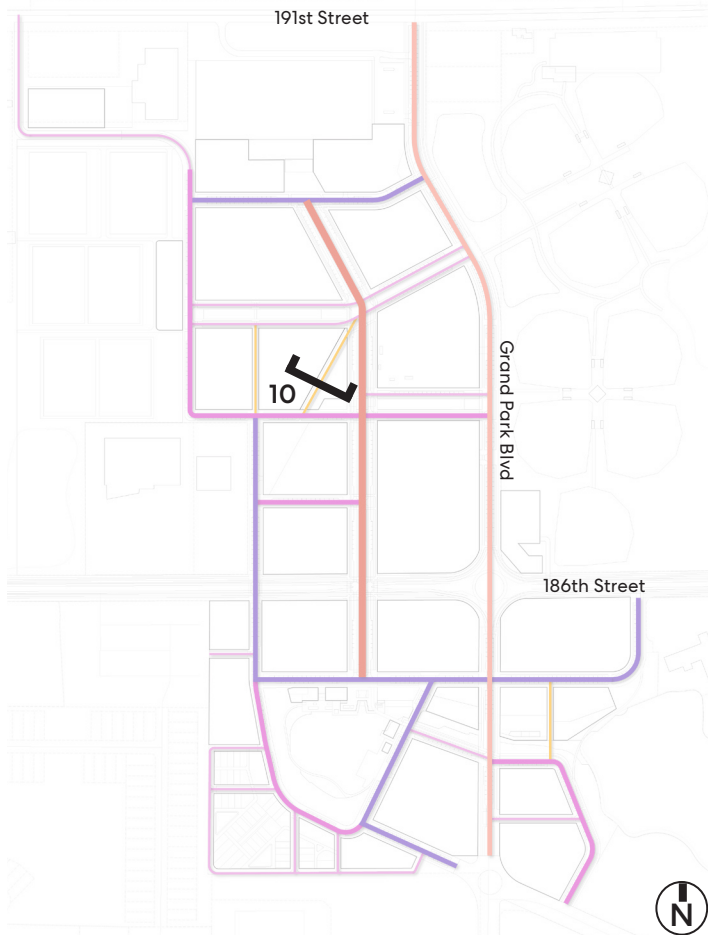
**Key Plan**

- █ Champions Way Linear Park
- █ Grand Park Blvd
- █ Typical A Street
- █ Typical B Street
- █ Context-Specific Street
- █ Pedestrian Street / Paseo



Section 9: Retail Canalwalk #2 (South)

# Street Sections

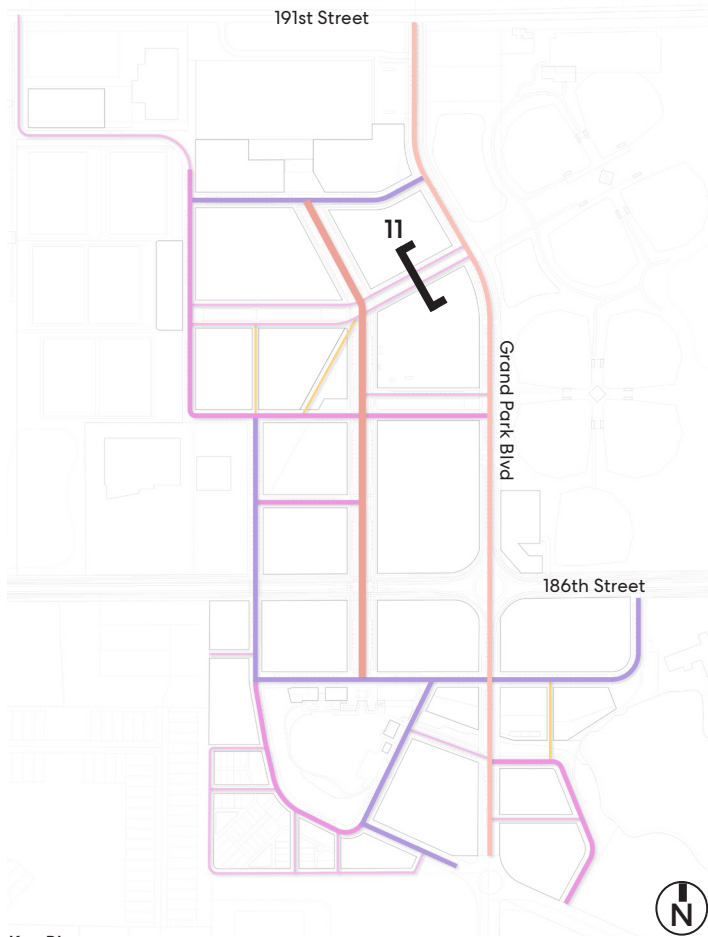


- Key Plan**
- Champions Way Linear Park
  - Grand Park Blvd
  - Typical A Street
  - Typical B Street
  - Context-Specific Street
  - Pedestrian Street / Paseo



Section 10: North Area Utility Easement - Paseo Condition

# Street Sections



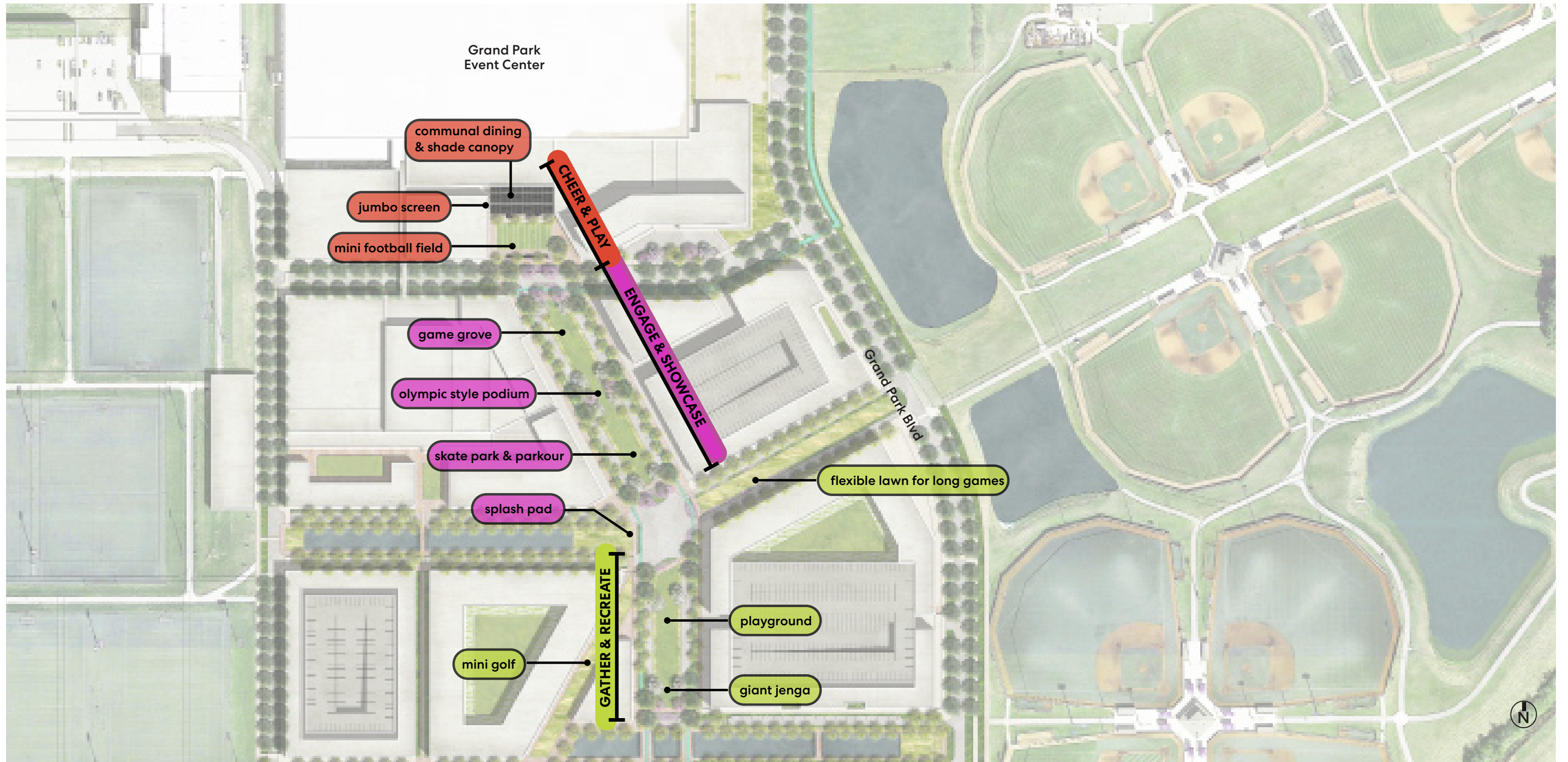
- Key Plan**
- █ Champions Way Linear Park
  - █ Grand Park Blvd
  - █ Typical A Street
  - █ Typical B Street
  - █ Context-Specific Street
  - █ Pedestrian Street / Paseo



Section 11: North Area Utility Easement - Boulevard Condition

APPENDIX 03

# Linear Park Programming Concepts Exhibit



### 04 - Linear Park Programming Concept Exhibit (continued)



APPENDIX 04

# Gateway & Vista Terminations

## Brand & Identity Examples



Median Signage - North Park in San Diego, CA



Atlanta Braves Plaza - The Battery Development, Atlanta, GA



Power & Light District Building Signage - Kansas City



Parson's Alley Signage - Duluth, GA

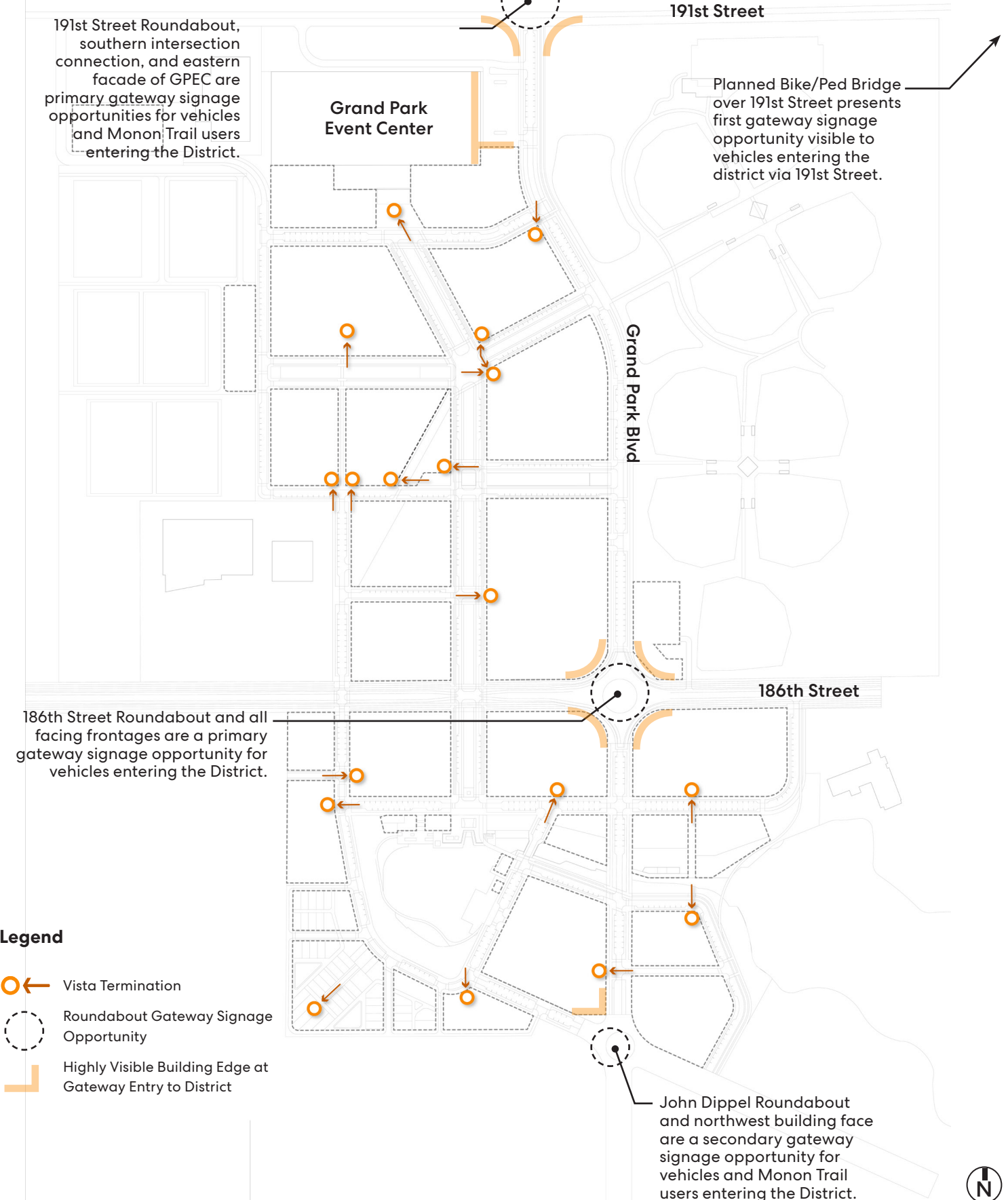


The Yard Signage - Austin, TX



Atlanta Battery Signage - Atlanta, GA

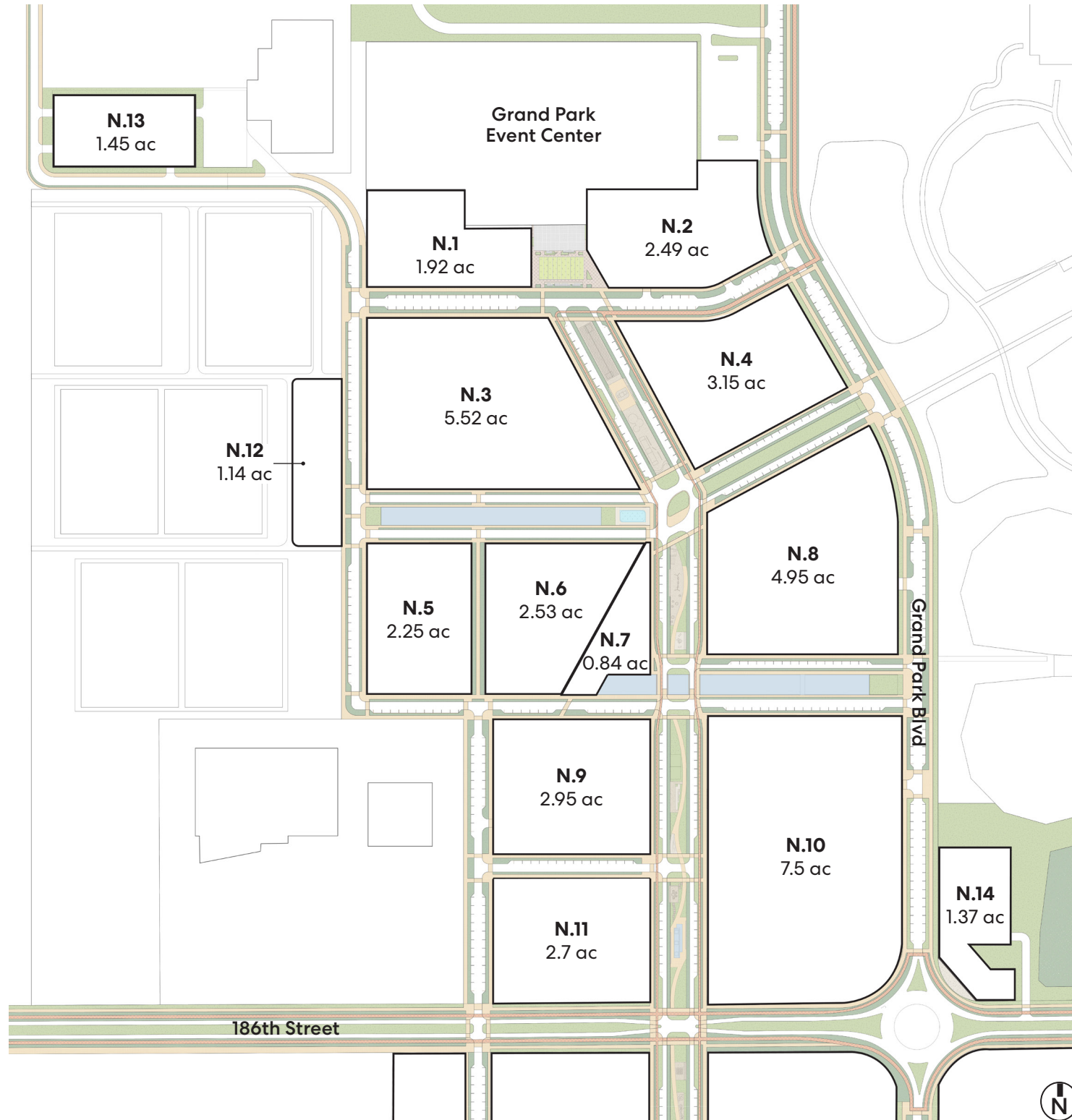
## 04 - Gateways & Vista Terminations



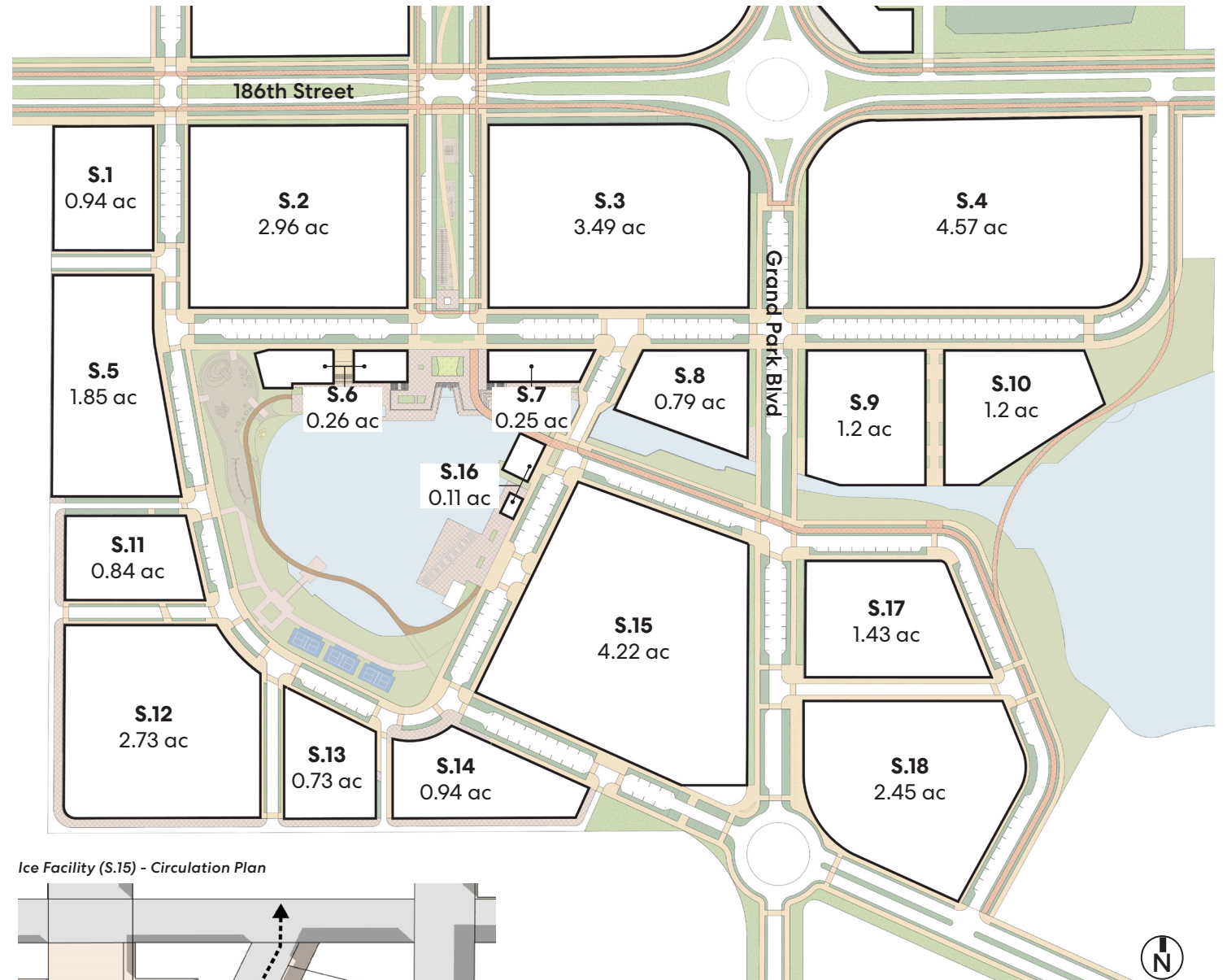
APPENDIX 05

# 2024 Parcel Framework Plans

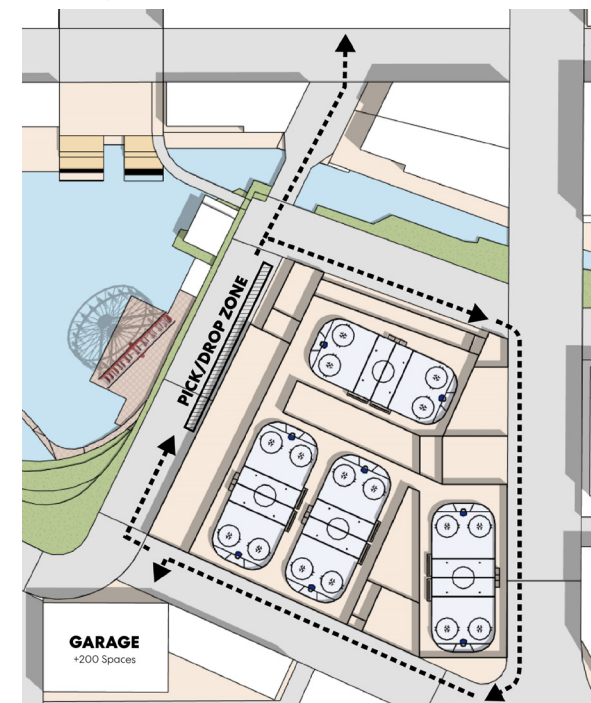
## North Area



## 05 - 2024 Plan Parcel Framework Plan - South Area



Ice Facility (S.15) - Circulation Plan



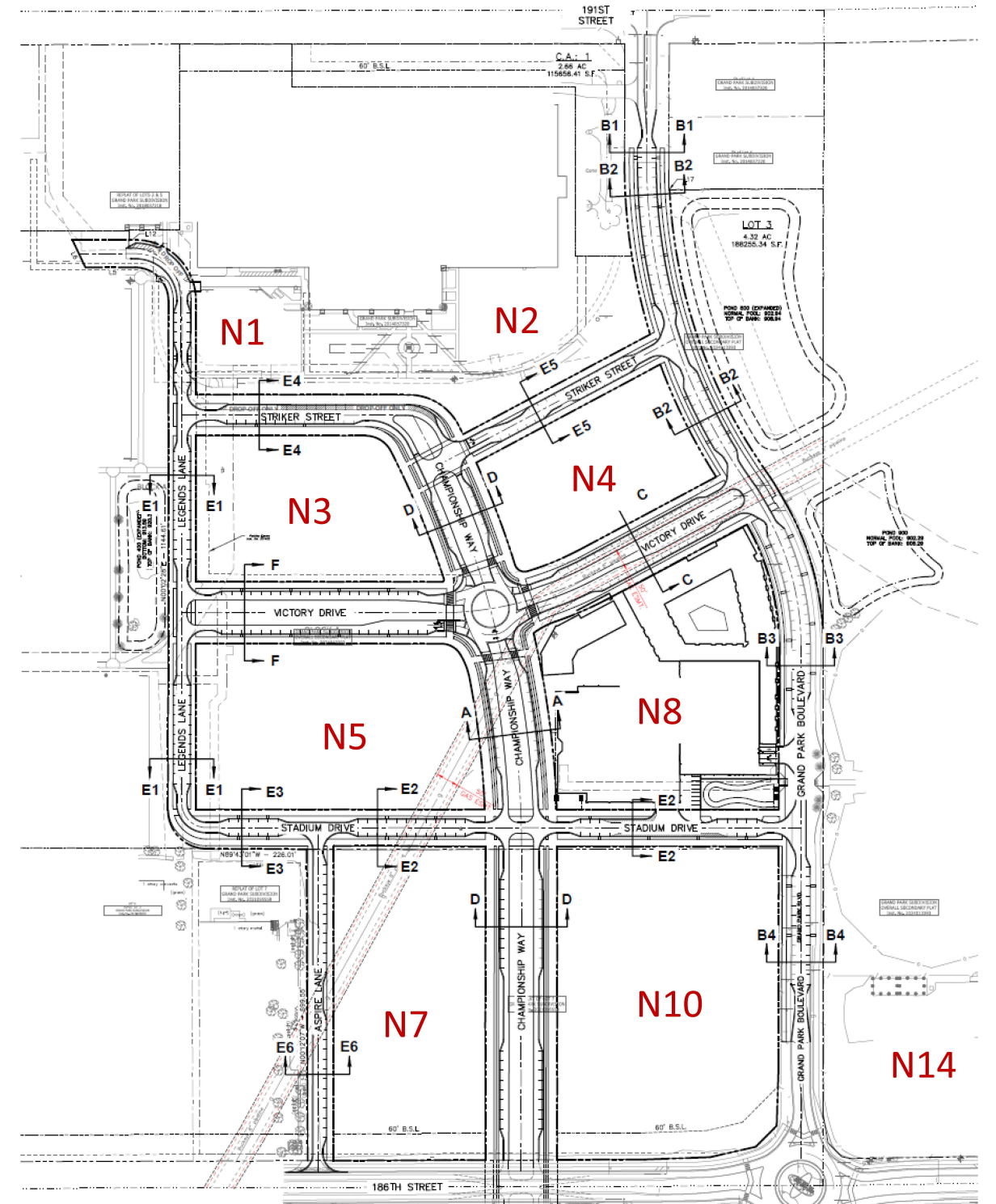
APPENDIX 06

# 2026 Updated Parcel Framework Plans

## Parcel Framework Plan - South



## Parcel Framework Plan - North

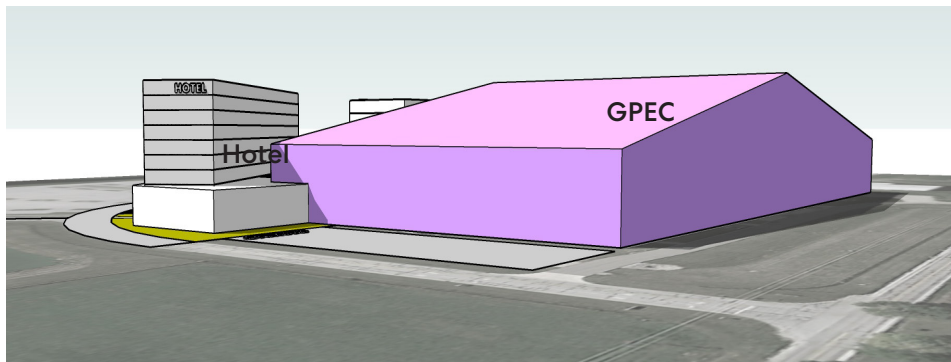
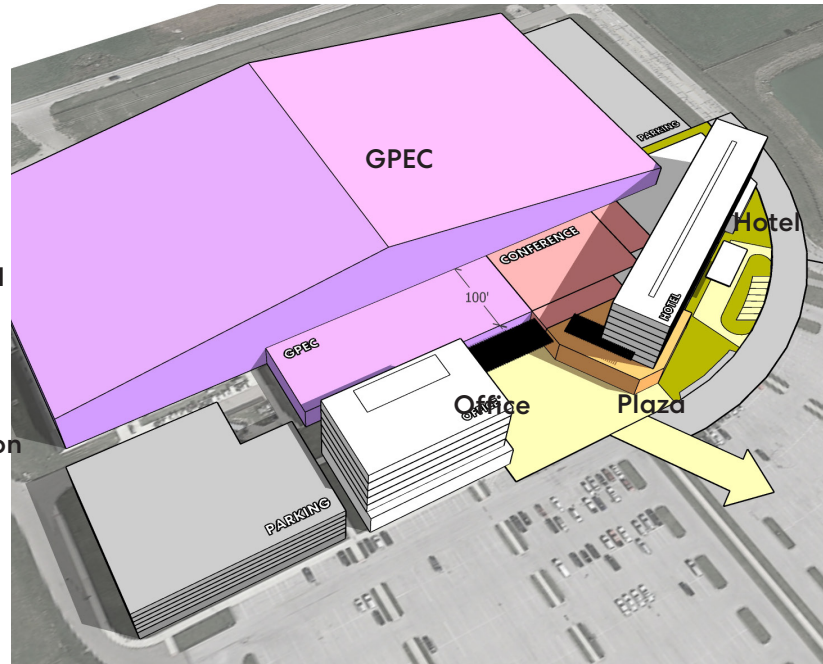
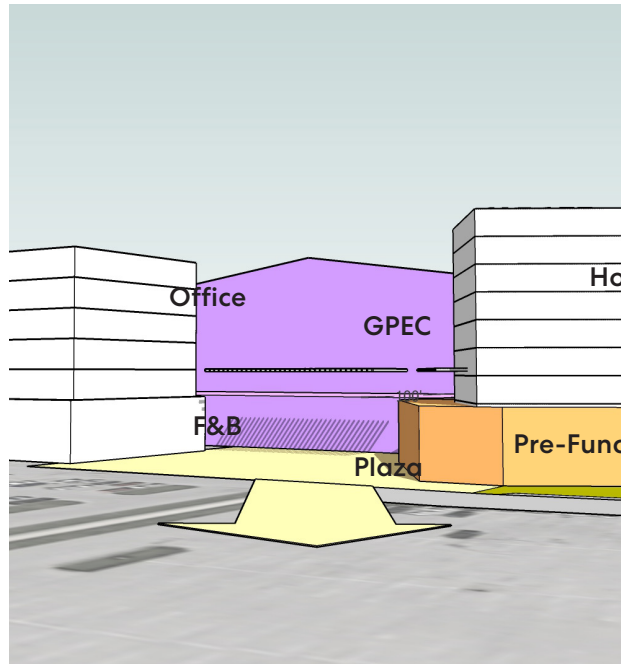


## APPENDIX 07

# GPEC, Hotel, Office - Massing Concepts



Concepts developed following  
(Workshop 2 - Oct 2024)



## APPENDIX 08

# Winter Activation Concept Examples



Boat Trail of Lights - Austin, TX



Cross County Center (Ice Skating Rink) - Yonkers, NY



Garden Igloos - Fort Lauderdale, FL



Beaverton Winter Lights - Beaverton, Oregon



Austin Trail of Lights - Austin, TX



# Grand Park District

District Vision & Regulating Plan

April 2025 (Updated June 2026)

# 01



## Contents

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### Appendix



**“A Place for  
People who  
love sports.”**



### The Grand Park District

Grand Park in Westfield, Indiana, is the most visited competitive youth sports complex in the United States, with more than 5.5 million individual arrivals in 2023 alone. It was voted the top sports facility in the nation for soccer and lacrosse and previously hosted the Indianapolis Colts Summer Training Camp. The 400-acre complex with 31 sports fields, 26 baseball diamonds, and Grand Park Event Center attracts athletes and their families from across the country.

And yet, this activity, energy, and excitement have not made much of a mark on the larger landscape. Sports fields are surrounded first by more sports fields but then by farm fields. A few hotels, housing subdivisions, and chain restaurants exist nearby, but each sits at the end of a short drive. As a result, the thriving sports culture of the campus has yet to be cultivated with the sustained social culture of gathering, fellowship, and celebration that one hopes to find at the end of a hard-won or bitterly lost day on the pitch.

As documented by the political scientist Robert Putnam in the landmark best-seller *Bowling Alone*, the rise of suburban sprawl and the decline of walkable, mixed-use neighborhoods has contributed markedly to a national epidemic of loneliness and social disconnection. As it evolves beyond its agricultural inheritance, the Grand Park District, with more than 140 acres of readily developable property, is poised to demonstrate a different, more traditional model of growth, one which—by bringing together places to live, work, learn, and play in a highly amenitized walkable environment—creates a foundation for sociability and cultural exchange.

The traditional neighborhood, in contrast to auto-oriented suburban sprawl, is defined as being compact, mixed-use, and walkable. Compactness is historically represented by an average five-minute walk from edge to center, the approximate size of the District. Mixed-use means that, in a region of high car ownership and limited transit, a “park-once” environment frees residents and visitors from

driving between different daily activities, since so many are located close at hand. Walkable means a safe, comfortable, and engaging environment where walking is the preferred, practical, and joyful way to get around. In great walkable urban environments, even people with cars will make the choice to walk. More than any other organizational principle, the plan for Grand Park is committed to embodying this traditional neighborhood structure to create a second downtown for Westfield and a social center for the northern Indianapolis region.

## Grand Park Sports Campus

**#1** Total Visitation among Competitive National Sports Developments  
**37 Million** Estimated Visitation  
2017 - 2023

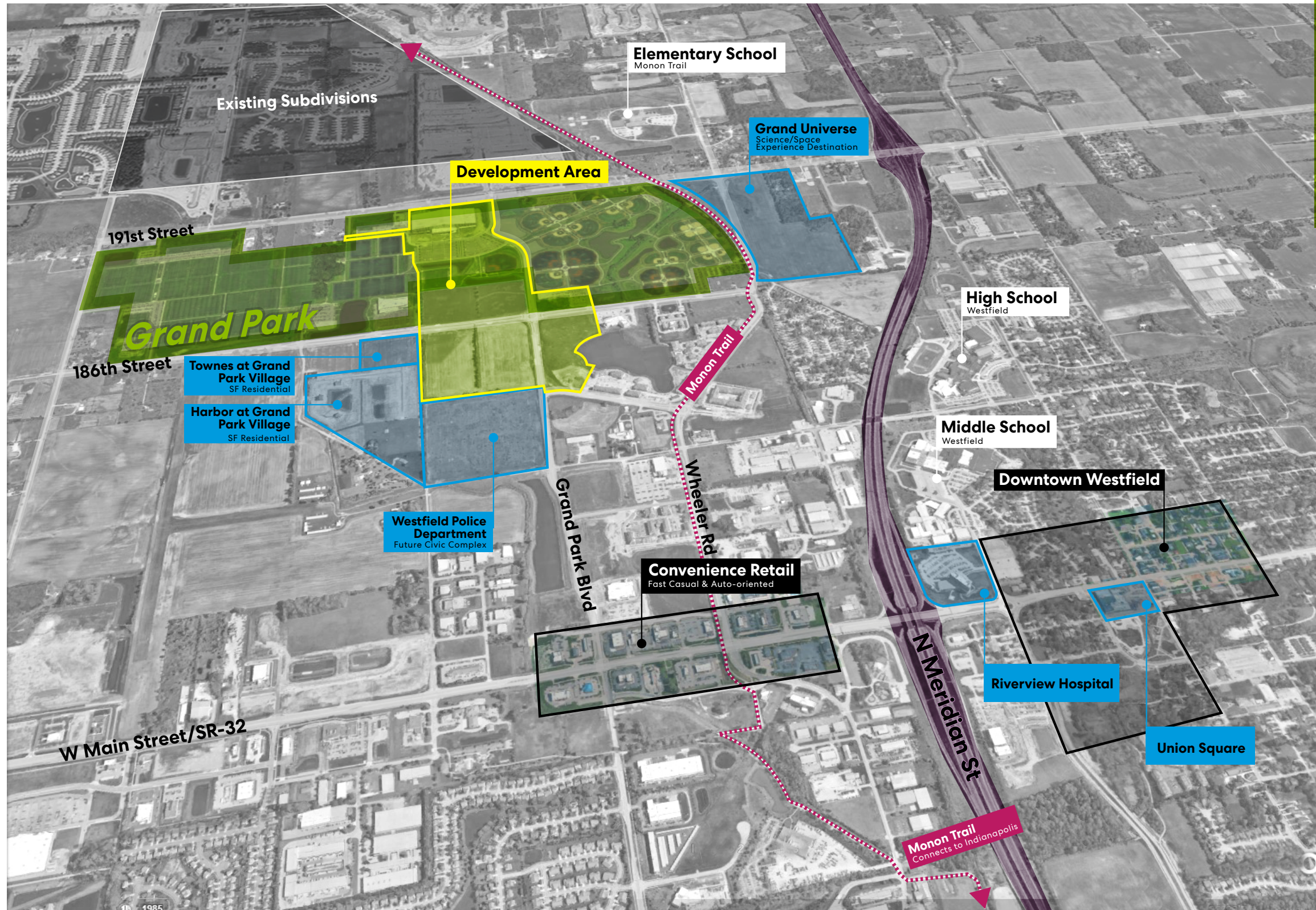
**#16** Most Visited Stadiums, Arenas, Convention Centers & Sports Complexes  
**5,503,068** Visits in 2023

Source of statistics above, Place.ai. analysis completed as part of Grand Park Overview & Historical Performance Analysis, Hunden Partners, 2024.

**Grand Park District**

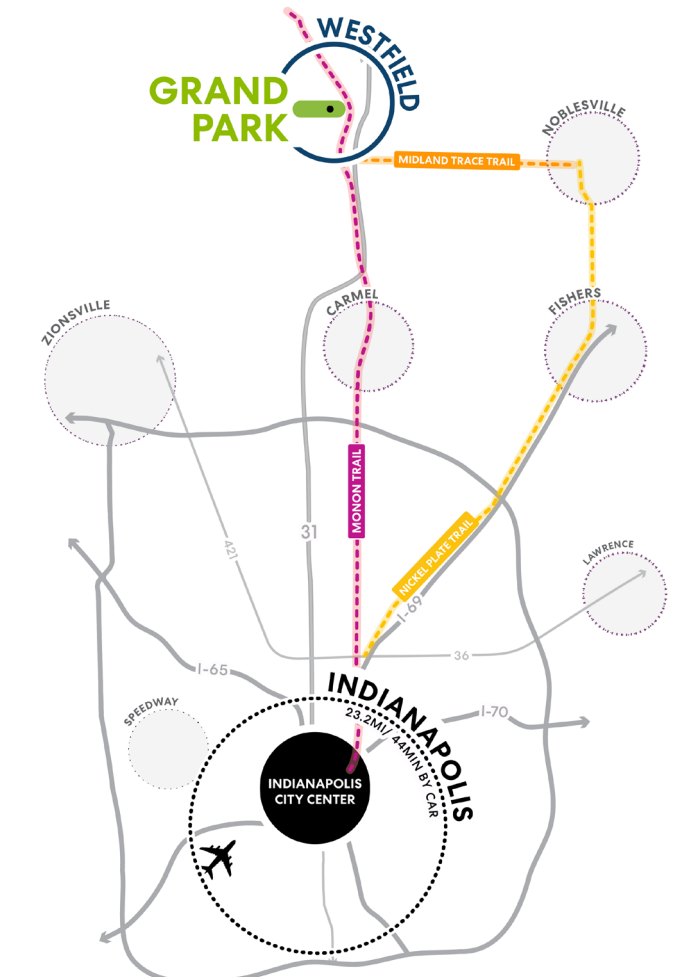
“Grand Park was always envisioned as more than just a youth sports facility - it was designed to drive economic growth, and become a destination for visitors from all over. We saw its potential to transform Westfield, bringing people together, boosting local businesses, and making our city an exciting place to live and to visit.”

- Mayor Scott Willis



**Planning Context**

Westfield, one of Indiana’s fastest-growing cities, is undergoing significant development, including Union Square, a mixed use development (construction completion 2026) and overhaul of State Road 32 in Downtown. Directly adjacent to Grand Park Sports Campus, Grand Universe, a proposed 78-acre \$1.2 billion development, will include a science and space center, resort and conference center, and other entertainment facilities<sup>1</sup>. With more development on the horizon, the City has completed a comprehensive development plan (2026). These developments will solidify Westfield’s position as a major tourism destination and economic hub.



**Figure 1.1: Planning Context Map (left)** Map shows proximity of Grand Park and Downtown Westfield, destinations nearby Grand Park, as well as planned, and ongoing development surrounding the Grand Park Sports Campus which will influence how visitors experience the area.

**Figure 1.2: Regional Connections (above)** The Grand Park Sports Campus is a 40 minute drive from Downtown Indianapolis, via I-465 N and US-31 N / N Meridian St.

## Development Sites

### North Area

The northern area includes 70.58 acres owned by the City of Westfield and 17.02 acres of privately owned land. Publicly-owned property in the North area falls within the Grand Park PUD, which does allow a mix of uses including residential. Primary access roads bordering the area are E 191st Street, E 186th Street, and Grand Park Boulevard. This area includes the Grand Park Event Center building and associated parking lot. Any future project that impacts the parking lot must maintain equivalent operational parking capacity for the affected spaces. Additionally, two Championship Fields in this area must be relocated within Grand Park's central area if impacted by new development.

### South Area

The southern area includes 65 acres of developable property spanning both sides of Grand Park Boulevard and abutting E 186th Street to the north, an existing lake to the east, and a single-family residential neighborhood to the west. The south area falls within the Grand Park Village PUD, which allows a mix of uses, including residential. Several developments already exist in this area, including the Tempo at Grand Park multi-family property with access to the Monon Trail. Development around the existing lake is expected to continue an off-street trail along the lake's edge. Interior street or alley connections should be considered between this residential area and adjacent blocks in the southern development area where appropriate. A new police station is planned for the parcel along the southern edge. There is a street connection from the southeast along John Dippel Boulevard. Currently, the Southern area is entirely cleared farm fields.

## Connectivity & Access

### Existing & Planned Multimodal Network

Grand Park, bordered by E 191st, E 186th, Spring Mill, and Tomlinson Roads, is accessible via E 191st Street, which serves as the primary gateway to the regional highway network. SR 32, Westfield's key auto-oriented retail corridor, connects to the park via Grand Park Boulevard and Wheeler Road.

To improve access, the City of Westfield plans to construct a roundabout at E 191st and Grand Park Boulevard to enhance traffic flow and safety. However, transportation challenges persist within Grand Park. The campus's size forces visitors to traverse long distances with gear, centralized parking results in lengthy walks to remote fields, and staff vehicles share pathways with

pedestrians, creating safety concerns. During major events, the limited street network often backs up, slowing entry and exit. Additionally, a lack of food options on-site drives visitors to leave at mealtimes, increasing traffic and limiting the park's potential as a walkable destination.

Addressing these challenges will require alternative transportation solutions, such as shuttle systems or internal transit, to ease long walking distances. Expanding pedestrian connectivity between fields and nearby developments is vital to fostering a cohesive "park-once" environment where visitors can easily access events and amenities without using their vehicles.

Golf carts, already popular for short trips in Westfield, offer another solution. The city is exploring updates to expand golf cart use on trails and paths within Grand Park's multimodal network. Combined with shuttles, pedestrian-friendly paths, and bike infrastructure, these improvements could transform Grand Park into a highly accessible, enjoyable destination for residents and visitors alike.

### Monon Trail

The Monon Trail, a rails-to-trails paved path, stretches 25 miles through Central Indiana, linking downtown Indianapolis to the Indianapolis Cultural Trail, and continuing north through Westfield to Grand Park and then beyond to the Town of Sheridan and the Hamilton/Boone County line. The existing segment follows Wheeler Road from the south and passes by Grand Park before crossing E 191st Street at grade. Construction of the City of Westfield's dedicated bicycle and pedestrian overpass at this crossing has begun, with completion expected in Spring 2027. Currently, the redevelopment sites are just a 5-10 minute walk or bike ride from the Monon Trail via existing sidewalks, offering easy access to this vital regional path.

This multimodal network ensures that Grand Park will be well-integrated with Westfield's broader transportation and recreation infrastructure, creating seamless connections for pedestrians, cyclists, and drivers alike.

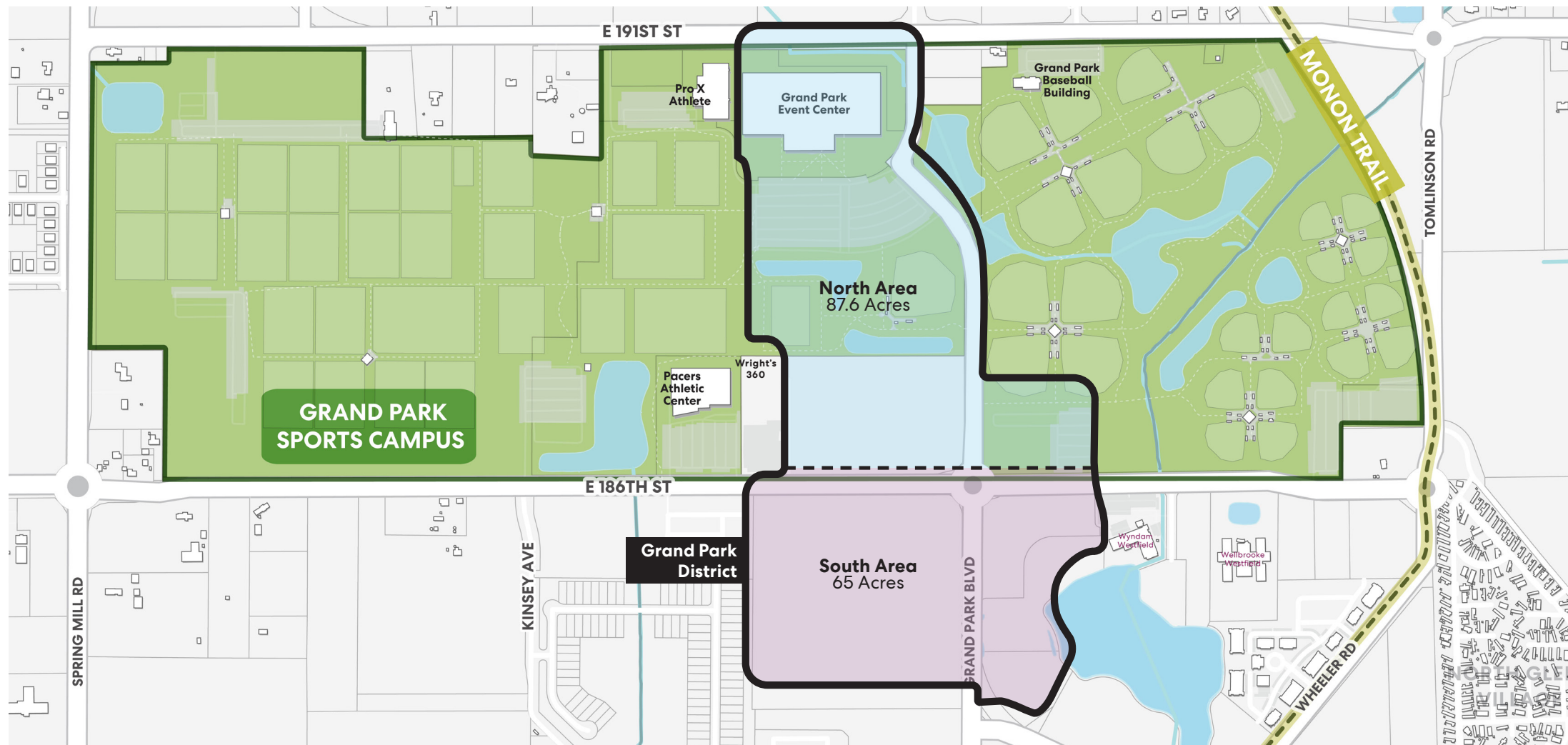


Figure 1.3: Grand Park District (left) North and South

## Natural and Engineered Landscape

### Site Elevation & Drainage

Natural and engineered landscape elements influenced the planning process for the Grand Park District. Grand Park falls within the Cool Creek Watershed, with Cool Creek crossing the eastern side of Grand Park and passing along existing retention ponds flanked by a National Flood Hazard Boundary defined by FEMA. Existing retention ponds in the area are of sufficient size to manage.

The Grand Park District falls within the Cool Creek Drainage Area (332.22 acres). Based on available data detailing drainage and stormwater retention in the area, the Grand Park Village Lake was designed to accommodate development within the surrounding drainage area, which includes the South site and a portion of the North site. The area in the Grand Park District plan north of 186th Street falls within the overall Grand Park drainage plan. Stormwater runoff from this area is anticipated to be managed through the existing regional detention system constructed with Grand Park, provided future development remains generally consistent with the assumptions and storage capacity established in the approved drainage plan. Any future development will be reviewed by the City Engineer to confirm that adequate pond storage volume is maintained and that no additional detention is required. In the North area, the concept must maintain existing drainage retention capacity as retained water in this area is used for irrigation of the fields. If retention capacity is reduced, water from the respective drainage area may have to be pumped to another location at a significant additional cost.

Early concepts for the Grand Park District proposed an expansion to the existing lake, as well as a new canal connection crossing Grand Park Boulevard and extending into a proposed pond to the west. To carry this design element forward, the planning team explored its feasibility given the site's existing elevation and drainage. The normal pool elevation for the Grand Park Village Lake Pond is 894.00 with a 100-year storm level of 898.11. Based on this elevation, it is approximately 16-20 feet below the existing grade of the parcel on the southwest

corner of E 186th Street and Grand Park Boulevard. The canal concept works with the existing grade through stepped or terraced elevation changes to create a riverfront edge (water level) and street-level frontage (upper level) approaching the west. This approach would provide boats on the water and pedestrians on a waterfront boardwalk sufficient clearance under street-level bridges.

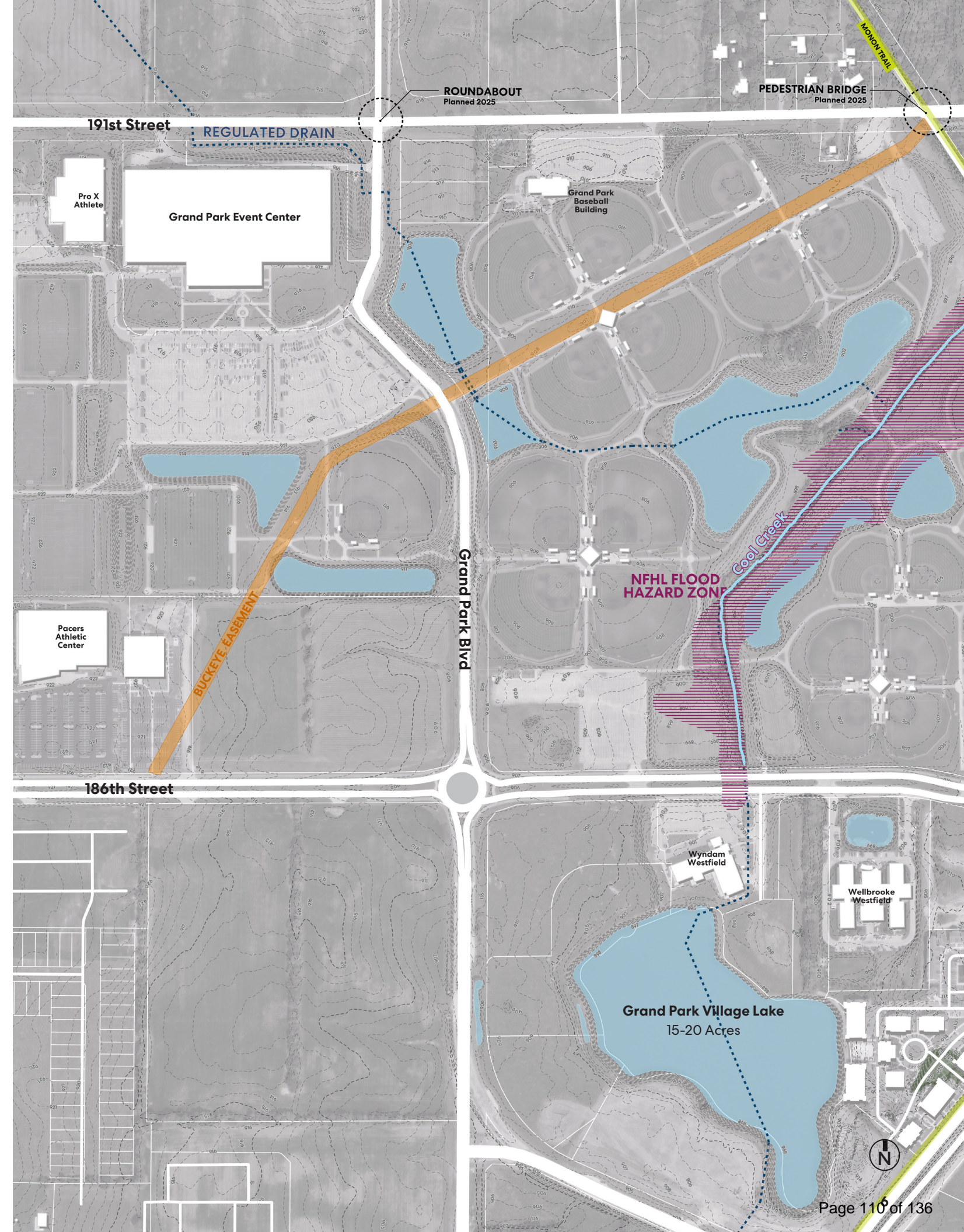
All detention in the Grand Park District south of 186th St will likely be provided in the existing Grand Park Village Lake. Since this is being expanded, it could potentially be used as additional detention for anything to the north, assuming grading works out. It should be noted that plans for the Grand Park District that propose an expansion to the Grand Park Village Lake to the southeast of 186th & Grand Park Boulevard would create additional detention potential for the North site as well.

### Underground Utilities

A high-pressure petroleum pipeline crosses the North Site diagonally northeast to southwest. Buckeye Energy Holdings LLC ("Buckeye") holds an easement following the pathway of the pipe which requires 16 feet flanking both sides of the pipe (32 feet total easement width) to remain clear of development to ensure Buckeye's continued access and maintenance of this utility.

Because water captured in the retention ponds in the north area is used to irrigate the sports fields to the west of the North Site, the pond water level will fluctuate unless supplemented from another source. An existing regulatory drain is represented on the map to the right.

Figure 1.4: Natural and Engineered Landscape (right)



## Grand Park Operational Considerations

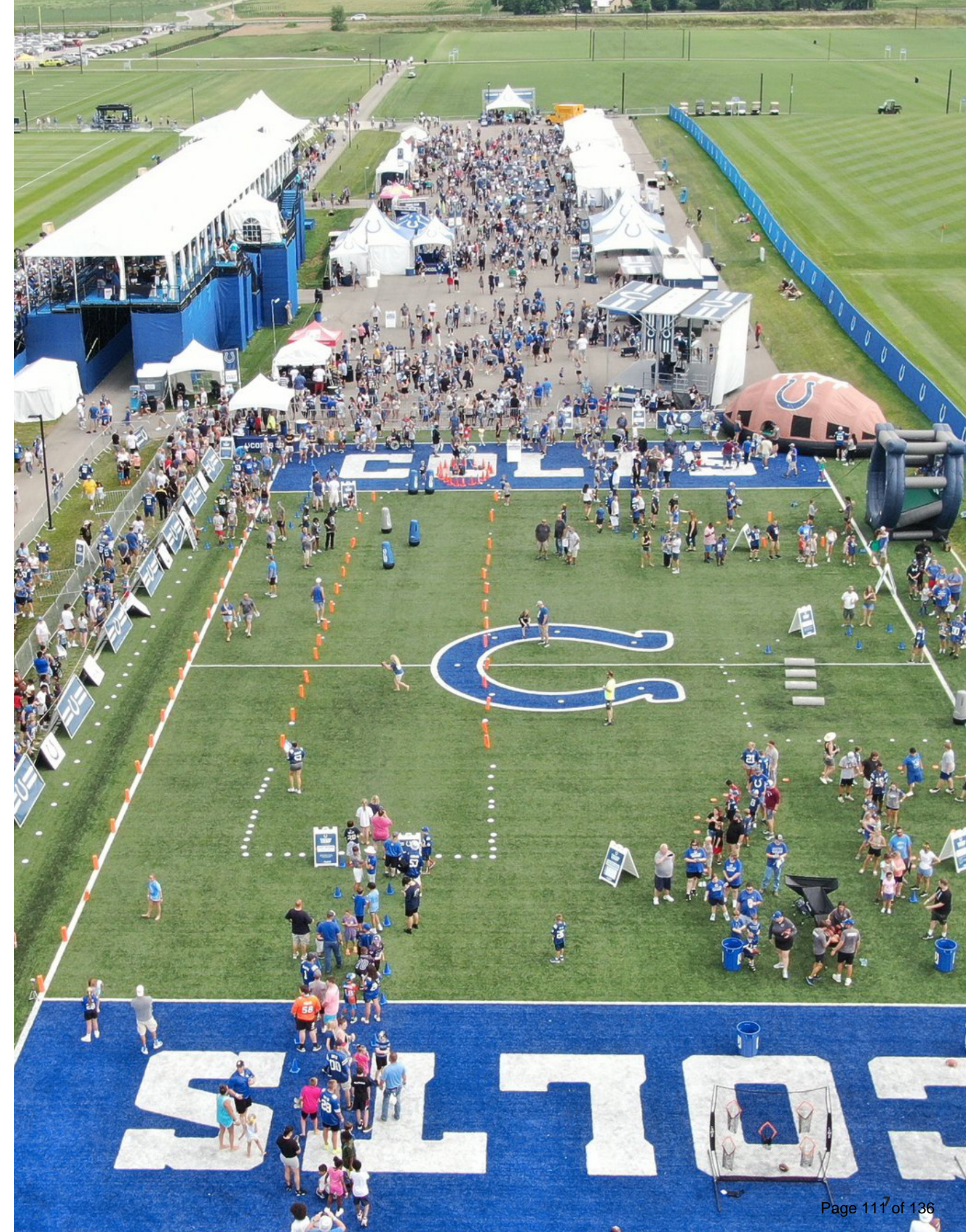
Grand Park Sports & Entertainment (GPSE) is a partnership formed between Keystone Group, Indy Sports & Entertainment, Indy Eleven, and Bullpen Tournaments. Grand Park is comprised of a 400-acre campus with 31 sports fields, 26 baseball diamonds, and three indoor facilities including the Grand Park Event Center (GPEC) as well as two administrative buildings. In close proximity to Grand Park are the Pacers Athletic Center, ProX Athlete Development, and Wright's 360 Movement, further solidifying this area as sports destination in the region. Given our site's unique context, several operational considerations are essential in planning for future success:



**Figure 1.5: Image (Above)** Youth sports typically include athletes from 8-17 years. For major tournaments, athletes will be accompanied by family members who remain in the tournament area over the course of the competition.

**Figure 1.6: Image (Right)** Colts Camp is an annual week-long event that invites people of all ages to come to Grand Park to watch the Colts football team preseason practices.

- **Grand Park must offer variety to active families for longer stays.** The most successful youth sports campuses can meet the needs of a wide variety of users. Consider the working parents, engaged grandparents, or ride-along siblings who frequent Grand Park to support their athletes. Youth sports draw active families looking for a variety of food and beverage options and an amenitized destination that makes staying in the area for longer periods of time more comfortable, feasible, and appealing.
- **Visitor needs vary by sport.** The ways in which athletes and visitors interact with the campus, including the duration of their stay, hinge on the sports and attractions that drive them to Grand Park. The duration and frequency of games, dimensions and amount of equipment needed, and size of the teams playing differ on the west side (soccer/multipurpose fields) and east side (Diamond side or Baseball/Softball diamonds).
- **Operations and Visitors must have clear pathways to traverse Grand Park.** The site requires a network of interior pathways and convenient parking lots to support the flow of visitors into and among the fields and diamonds for tournaments and major events. In addition, this connectivity will accommodate the Grand Park operations and staff who are constantly maintaining fields and moving equipment between storage, administrative buildings, and loading docks at the GPEC to and from the sporting fields.
- **Parking facilities must support all events.** Grand Park hosts annual events, many of which attract thousands of visitors in a short period of time. All visitors will seek parking opportunities close to their destination. To manage the heavy in/out flow of visitors, convenient, highly accessible parking amenities with intuitive pathways, clear line-of-site to parking opportunities (gateways, signs, wayfinding, etc), and micromobility within the campus will be increasingly essential to successful operations as the area grows and diversifies in use.

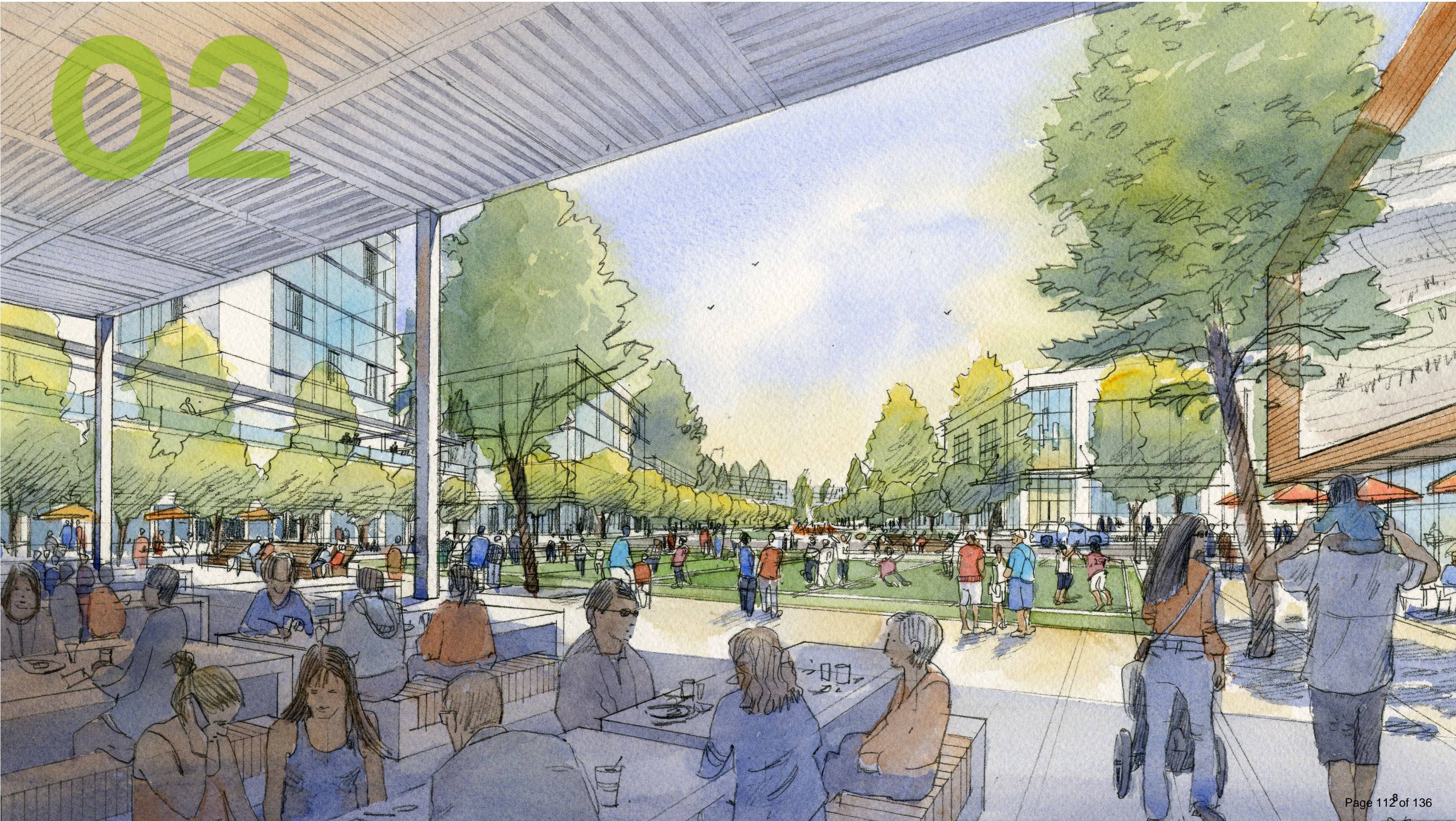


*“This transformational vision for the Grand Park district will offer something for every visitor, resident, player, and parent, giving them a complete experience with elevated amenities to live, work, play, stay, dine, and be entertained 365 days a year.”*

*-Ersal Ozdemir, Keystone Group*

# Development Vision

02



## Development Vision

The new Grand Park District is designed not only to attract visitors, but to become a true asset for the Westfield community—offering spaces that draw businesses, residents, and visitors alike. Anchored by Championship Way Linear Park, the district creates a vibrant, welcoming environment for both those coming to Grand Park for tournaments and events, and for the people who live and work in Westfield. This thriving hub connects the north-south blocks, featuring an active plaza, a re-imagined entrance to the Grand Park Event Center, and a retail canalwalk with a pond that invites interaction and leisure.

The view to the south along the Championship Way Linear Park will culminate in a major recreation or placemaking feature, depicted as a Ferris Wheel, serving as both a draw for visitors and a landmark for the community. As the park evolves, it may offer diverse amenities such as play equipment for younger children, outdoor classrooms for community gatherings, and shaded seating areas for relaxation. These spaces provide not only opportunities to unwind between events but also foster a sense of belonging and ownership for Westfield residents, employees, and businesses, making the district a new town center—not just a visitor destination.

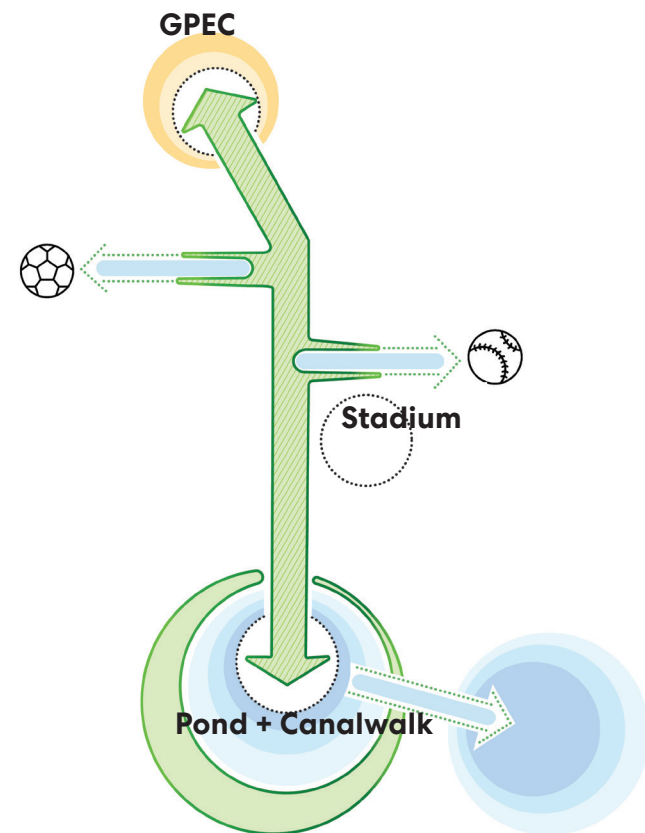
Surrounding the Championship Way Linear Park, the district caters to both practical and leisure needs. Parents can browse shops, enjoy a meal, or relax with a coffee while staying close to the action. Accessible sidewalks, pocket plazas, and a vibrant streetscape make it easy for families to navigate with strollers or sports gear, fostering convenience and community. By blending recreation, retail, and comfort in a walkable environment, the district transforms tournament weekends into a seamless and enjoyable experience for athletes and their families.

The illustrative plan for the Grand Park District identifies two defining east-west pedestrian-priority corridors within the mixed-use blocks of the northern district. While these corridors are depicted in the illustrative plan with canal-type water features, their primary function is to serve as important elements of the district's pedestrian network, public realm experience, and organizing framework. With or without water features, these corridors frame views to the east and west, and should provide generous sidewalks, shade, landscape, and comfortable pedestrian connections that welcome visitors, strengthen east-west movement, and contribute to a distinctive sense of place within the district.

The northern district's block layout is designed for anchor facilities and efficient connectivity. A proposed

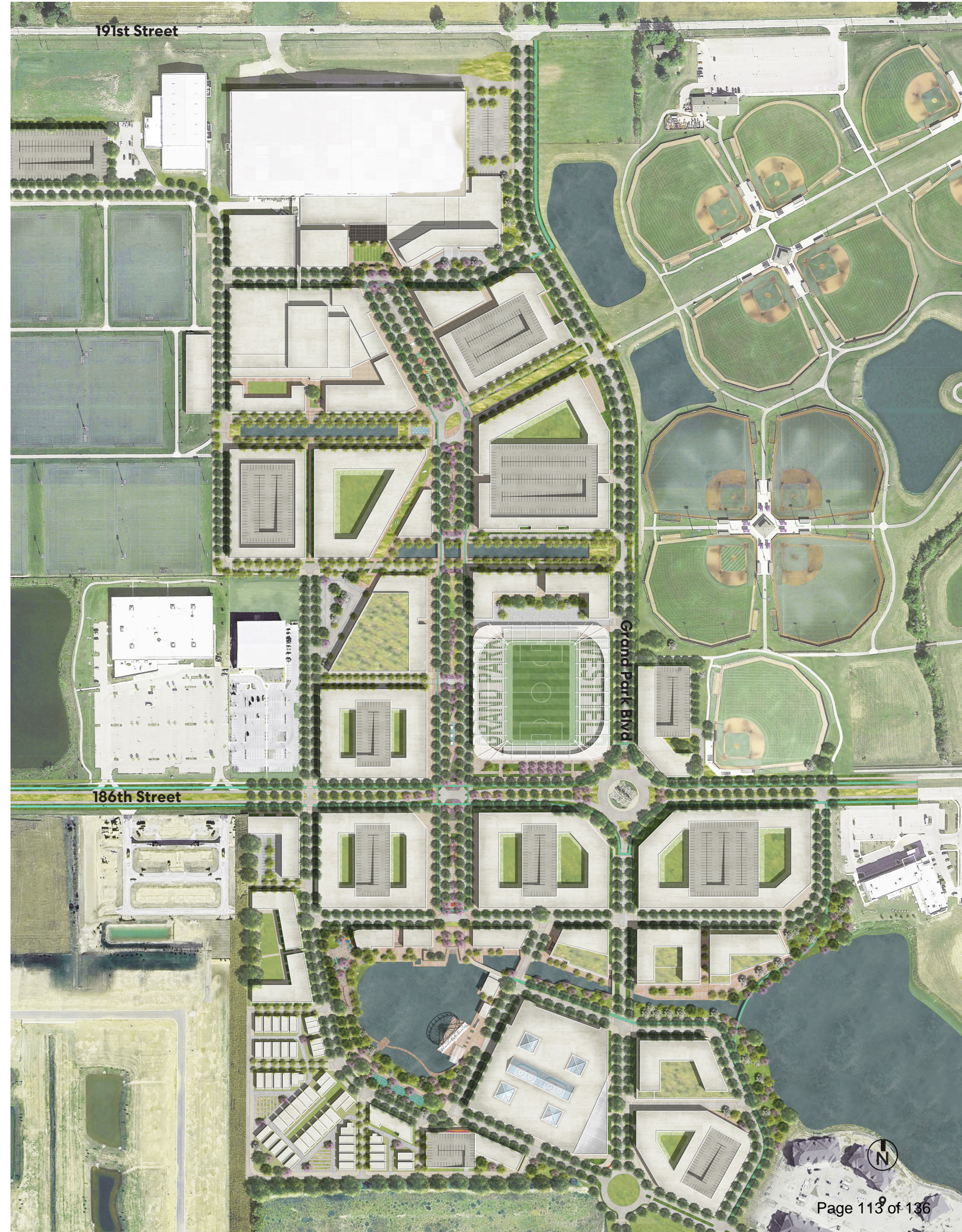
+/-10,000-seat stadium at a prominent intersection creates a bold gateway for major events and activities. Along key corridors, multi-story mixed-use buildings with integrated parking combine residential, retail, and event spaces to activate the streetscape and urban vibrancy. Premier locations for office exist throughout the district welcoming opportunities for sports tech employment and research facilities to integrate seamlessly into this expanded sports destination and community.

To the south, the development is anchored by a pond and canal system that connect under Grand Park Boulevard to an existing water feature, adding continuity to the landscape. A proposed four-sheet ice facility introduces a distinctive recreational amenity, attracting diverse visitors. Adjacent to this, a residential core with townhome-style residences and pedestrian-scaled streets—drawing inspiration from the Village of West Clay—balances density with livability. Interwoven green spaces and pedestrian networks create a walkable, human-scaled environment that complements the engaging uses and large-scale venues in the northern district.



**Figure 2.1: Organizing Concept (above)** Championship Way Linear Park and East-West Corridors

**Figure 2.2: Illustrative Plan (right)** Future vision for the north and south development areas in the Grand Park District.



## Championship Way Linear Park

Championship Way Linear Park runs along the center of a boulevard with retail frontage, serving as a dynamic and unifying feature for the new mixed-use district, seamlessly connecting the north-south blocks while offering a vibrant public space for recreation and interaction.

By integrating a mélange of design elements—such as play equipment for children, outdoor classrooms for educational activities, and other features catering to diverse users—the park cultivates an ever-changing, exciting urban environment. This purposeful variety fosters engagement, encourages repeat visits, and ensures the park meets the needs of residents, businesses, visitors, and sports enthusiasts alike. As a central amenity, the Championship Way Linear Park also enhances walkability and safety, creating a pedestrian-friendly environment that aligns with the active lifestyle associated with the adjacent youth sports complex.

Beyond its social and recreational value, the Championship Way Linear Park delivers economic and environmental benefits that amplify its impact on the district. Championship Way provides a central artery from which underground utilities serving the district will branch and distribute. Championship Way's adjacency to retail frontage draws foot traffic, supporting local businesses and extending visitors' engagement with the area. Its green infrastructure elements, such as natural plantings and shaded areas, contribute to stormwater management, urban cooling, and air quality improvement, reinforcing the district's sustainability goals. By serving as a hub for connection, play, and discovery, the park not only energizes the streetscape but also enhances the identity and appeal of the district as a destination, generating lasting value for the community.

### Principles for Championship Way Linear Park

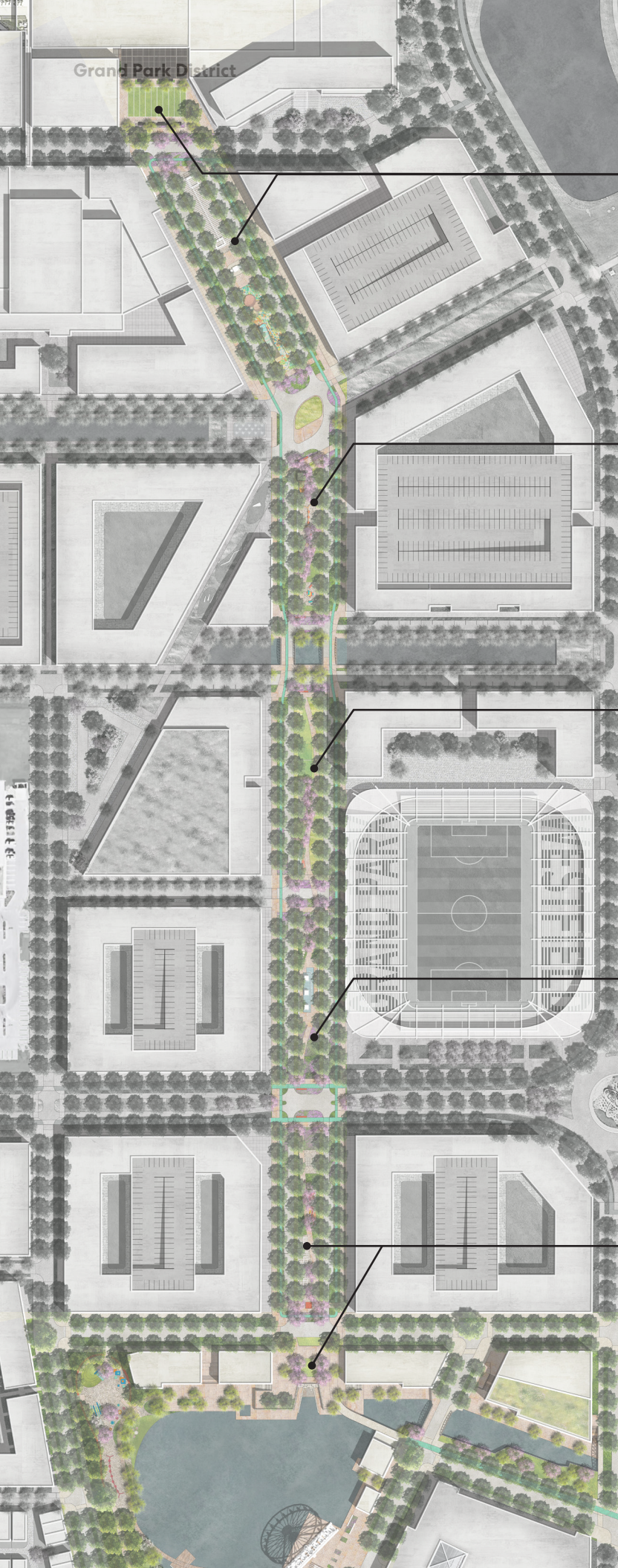
1. Promote active and passive play for all ages (and species)
2. Celebrate the sports community and achievements
3. Provide comfortable spaces for all to socialize, and spaces for athletes to recuperate between tournaments and during training
4. Engage the community through programming and events
5. Offer a variety of options for gathering and seating
6. Provide points of interest including art, nature, and entertainment
7. Versatile for day and night use throughout all seasons and weather conditions
8. Interact with surrounding retail, stadium, and other development
9. Promote a comfortable, safe, and interesting walk

“Something so transformational and unique that it becomes as well known as Grand Park, itself”

- Grand Park District Steering Committee

**Figure 2.3: Rendering (below)** Future vision for Championship Way Linear Park and retail streetscape. Vantage point from west side of Championship Way Linear Park boulevard along retail frontage looking north toward GPEC Plaza.





## Championship Way Linear Park

### Cheer, Engage, and Showcase

Teeming with energy, this plaza features a mini football field, seating, and tables to foster a vibrant space for fun--whether you're on the field or rooting from the sidelines. The adjacent block features a winner's podium for photos, space for events, and a destination skate park to enliven the area even when events aren't happening.

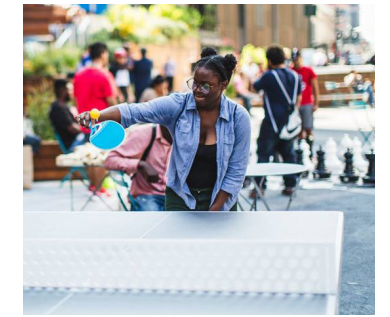
**Suggested program elements:** mini football field, Olympic-style winners podium, flexible seating and tables, space for pop-up market events, jumbo video viewing screens, skate park



### Engage and Showcase

Designed to inspire play, collaboration, learning, and celebrating community, this block boasts unique seating and tables, and shaded pavilions for outdoor education.

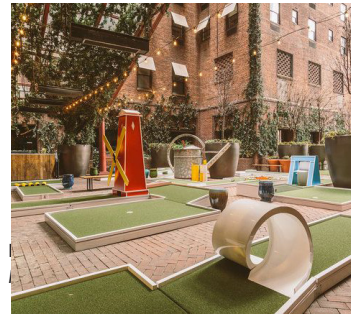
**Suggested program elements:** flexible seating and tables, splash pad, lawn for yoga and dance, canopy pavilions for outdoor learning, fitness stations, paved pavilions for ping pong tables, foosball, and more



### Gather and Recreate

From a dynamic playground to mini golf to sprawling lawns for badminton, volleyball, and the like, this block taps into timeless recreational activities to invite residents and visitors of all ages.

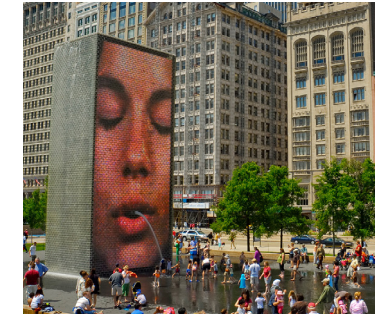
**Suggested program elements:** playground, flexible seating, gaga ball, pickleball, volleyball, mini golf, giant jenga



### Celebrate and Linger

Replete with opportunities to interact with retail, socialize, fuel up, and commemorate a big win, this block is the perfect spot to enjoy yourself and stick around.

**Suggested program elements:** swings for seating, wall of champions, boccee court and seating grove, retail and dining pop-ups, photo backdrops, fire pit, interactive water feature, yoga lawn



### Connect and Recharge

Whether you're looking to unwind in nature, challenge a friend to a chess game, or tackle a parkour course, this southern stretch of the Championship Way Linear Park offers something for everyone.

**Suggested program elements:** walking paths, sculptures to sit on, tables, giant chess, swings



## North Development Area

East-west pedestrian corridors, illustrated to the right with central canals, provide unifying features among the mixed-use blocks in the northern area, offering both functional and aesthetic value. Each corridor is lined with broad sidewalks and shaded by rows of trees. The western corridor frames a picturesque view toward the multi-purpose fields at the district's edge, while the eastern corridor overlooks Grand Park's "diamond side" baseball and softball fields across Grand Park Boulevard.

Figure 2.4 Key Plan Highlighting North Area (below)



### Area Anchors and Public Spaces

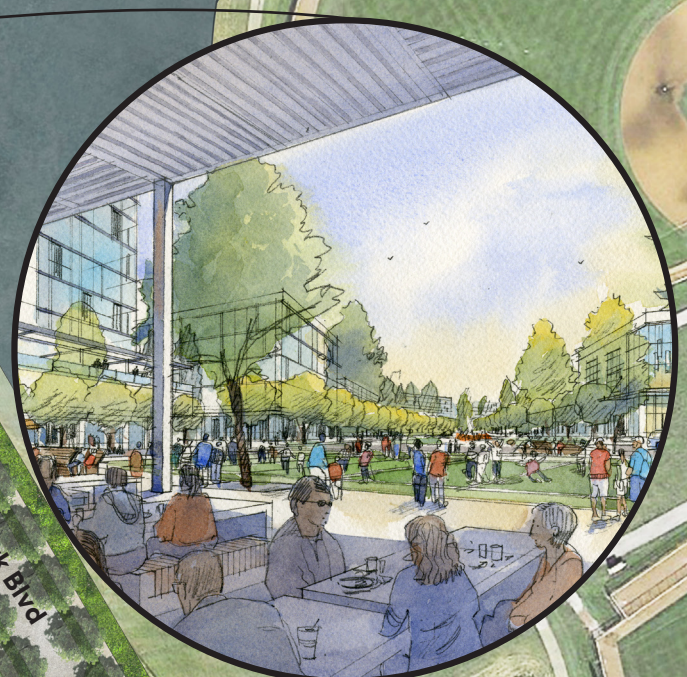
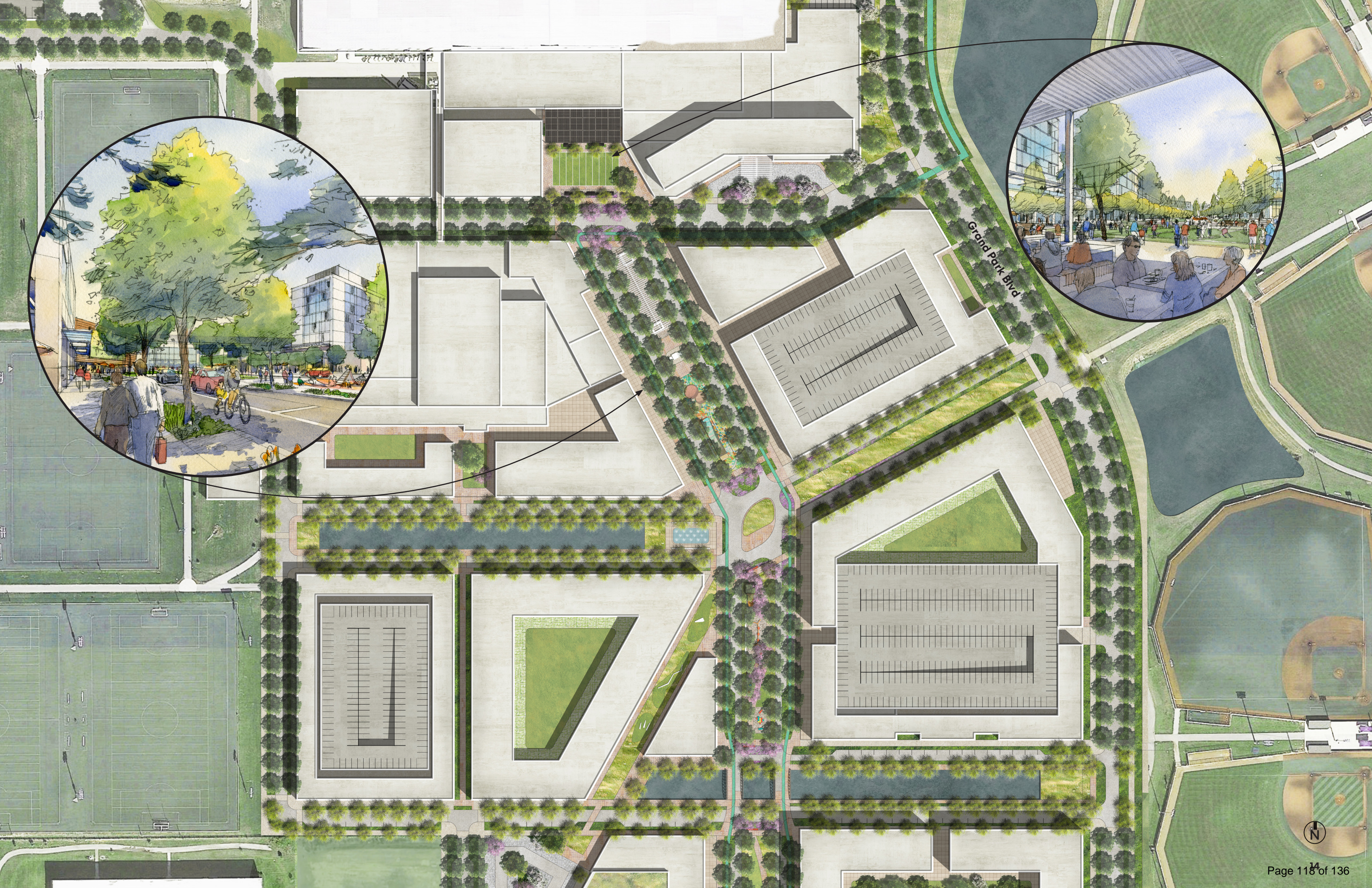
- 1. Championship Way Linear Park:** A central spine with a wide green space flanked by retail on both sides, the linear park runs along a boulevard-style street, fostering a walkable, vibrant area. Additional description on page 20.
- 2. East and West Canal Boulevards:** Key organizing features of the northern area, the east and west canals frame the views beyond to the baseball diamonds and multipurpose fields, reinforcing the significance of this place within its larger Grand Park context.
- 3. Grand Park Event Center (GPEC):** The Grand Park Events Center has been a centerpiece to the 400+ acre sports complex since the summer of 2016. This 377,000 square foot indoor sports facility includes three full-size synthetic fields, four locker rooms, office and meeting space, a full-service restaurant, and a sports pub.
- 4. Hotel + Conference Center:** A new hotel with ground-level conference/meeting and event spaces would be directly accessible from GPEC. The block fronting GPEC would support an entry portico for hotel visitors, though the primary parking amenities would be the surface lot on the eastern face of GPEC and the parking garage located across the street.
- 5. Stadium:** Replacing an existing multipurpose championship field, a new +/-10,000-seat multipurpose stadium is envisioned to hold a prominent location at the southeast corner of the northern development area. The stadium itself, highly visible from the eastern approach along E 186th Street, announces your arrival at the Grand Park District.

Figure 2.5: Illustrative Plan (right) Future vision for the north development areas in the Grand Park District.



**Figure 2.6: Rendering (center)** Future vision for eastern canal reaching out toward baseball diamonds. Visible from this vantage point standing in the center of Championship Way Linear Park, looking east, are the canal boulevards, multimodal bridges and retail streetscape.





*“...make the visitor experience holistic over a day, a few days, weekday as well as weekend.”*

- Grand Park District Steering Committee



# South Development Area

## South Area Vision

The Vision for the South Area is that of a walkable urban neighborhood providing a southern retail anchor and indoor sports destination for the larger development and a rich, amenitized neighborhood with a variety of housing options.

*“The Linear Park concept will be transformative for the new Grand Park District. Offering visitors and residents the opportunity to interact with unique recreation spaces and activities as they move through out the District.”*

*– Chris McConnell, Director of Parks and Recreation*



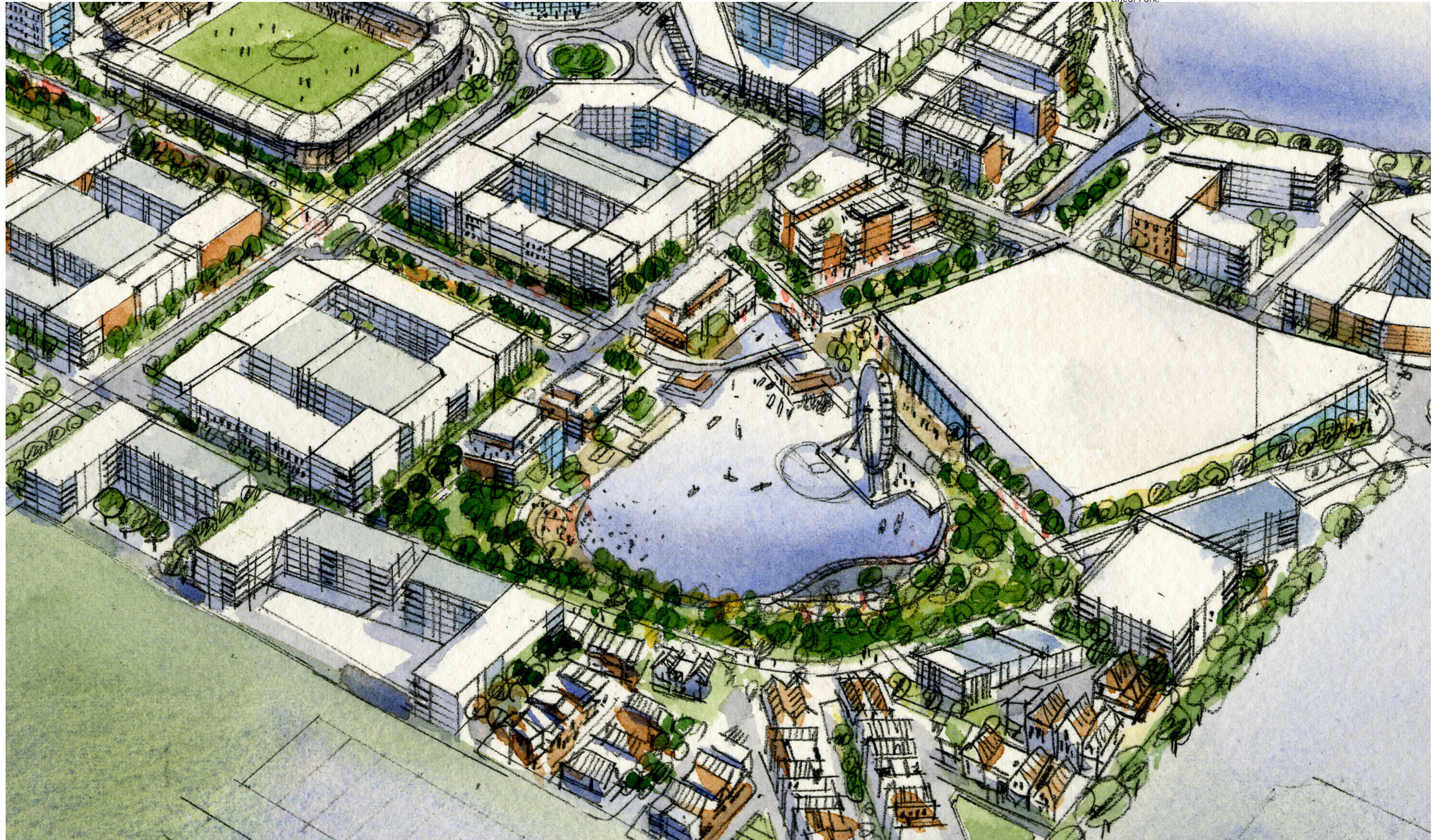
## Area Anchors and Public Spaces

- 1. Grand Park Pond:** A pond serves as the central feature of the area. Its edges have varied designs, which may include a destination retail attraction like a Ferris wheel, a multi-level boardwalk with retail spaces, destination waterfront playground and a park-like recreation area along the southeast edge of the pond.
- 2. Championship Way Linear Park:** The linear park is a central spine with a wide green space flanked by retail on both sides. It runs along a boulevard-style street and creates a walkable, vibrant area. Additional description on page 11.
- 3. Retail Canalwalk:** A canalwalk along the northern edge connects the new pond to the existing lake east of Grand Park Boulevard. Shops and restaurants shall have two frontages: one facing the street and another facing the canal and boardwalk. The waterfront shall include pedestrian-oriented activation such as outdoor dining, seating or gathering areas, creative lighting or signage, or comparable amenities. Note that the Ferris Wheel shown is representative of a yet-to-be-defined entertainment attraction.
- 4. Ice Facility / Indoor Sports Destination:** A large southeastern block, spanning from the pond to Grand Park Boulevard, could host a major indoor sports venue like a 4-sheet ice facility or another large destination. At this location, a large building could act as a gateway into the area. Outdoor attractions to support winter activities can be programmed at the pond’s edge during colder months. Refer to Appendix 08 for winter programming concepts.
- 5. Variety of Housing:** Illustration shows a variety of housing density ranging from 4-5 story mixed use residential apartment or condo buildings, mid-rise multi-unit buildings, and rows of townhouse or duplex units.

Note: Location of Indoor Sports Destination and housing enclave have changed since initial illustrations.

Figure 2.8: Illustrative Plan (left) Future vision for the south development areas in the Grand Park District.

Figure 2.9: South Area Birds-Eye Rendering Birds-eye view from southwest corner of Grand Park District toward the northeast over proposed pond and southern retail canalwalk and connection to Championship Way Linear Park.



# South Area Open Space Activation

Shared Courtyards & Community Gardens



Destination Waterfront Playground



Pickleball or sport courts



Playable Fountain & Water Landscape



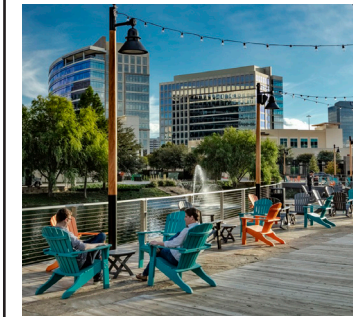
Interactive Feature



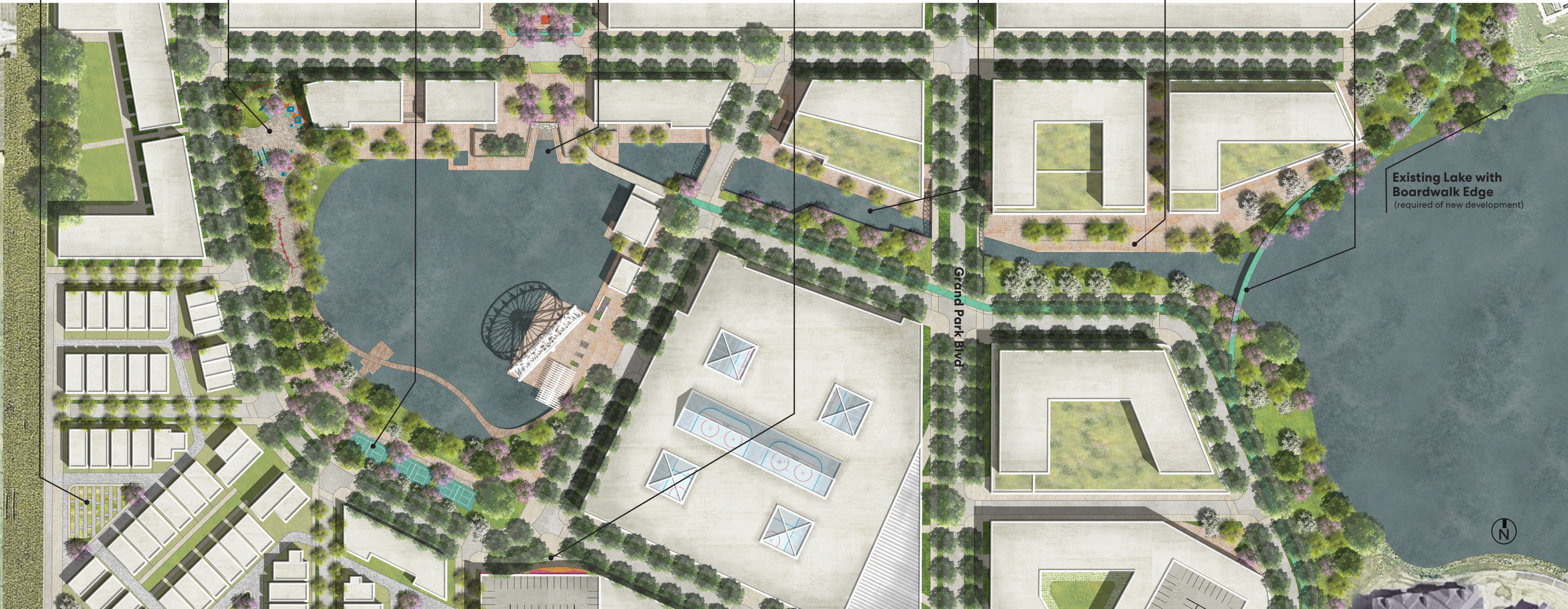
Retail Canalwalk with hardscape edge



Outdoor Cafe Seating & Boardwalk



Bike & Pedestrian Bridge



# Regulating Plan



## General Regulating Plan

A regulating plan is the backbone of good urban design, turning vision into reality through guiding standards. While an illustrative vision plan inspires with a broad picture of what a place could look like, a regulating plan gets specific, laying out generally where streets, blocks, building edges, and public spaces shall go. It ensures that every element contributes to a cohesive, walkable environment—where streets prioritize people, buildings engage the sidewalk, and public spaces are exactly where they need to be to create vibrancy. In short, it's the rulebook that ensures the vision doesn't just look good on paper but works properly in real life.



Example of Mixed Use Development: Legacy Town Center, Plano Texas



Example of Sports-Centered Mixed Use Development: The Battery, Atlanta GA.

## Mixed Use Development Principles

A successful mixed-use building—residential above retail with a parking garage—must seamlessly blend functionality, livability, and community. Here's how:

**Engage the Ground Floor:** Retail spaces shall have large windows and transparent facades to draw in foot traffic and create an inviting atmosphere. Awning-covered sidewalks, clear signage, and smart lighting bring human-scale details that animate the street, while outdoor patios or plazas extend the public space, encouraging social interaction and activity.

**Hide the Parking:** Parking garages shall be tucked behind retail and residential edges to avoid dominating the streetfront. Use perforated metal, greenery, or decorative materials to obscure the structure against interior courtyards.

**Prioritize Residential Privacy:** The residential entrance needs separation from the retail and parking areas to ensure privacy and security. Add terraces or balconies to break up the building mass and offer outdoor space for residents, enhancing both privacy and the building's visual appeal.

**Shape the Building to Fit:** Stepbacks and setbacks reduce the mass of taller buildings and let more light reach the street. Use demise lines to give long buildings the appearance of multiple smaller structures.

**Make it Walkable:** Making it walkable means making it *roll-able*. Every measure that enhances accessibility will also accrue to walkability. Design wide, welcoming sidewalks with safe crossings and attractive landscaping to seamlessly connect the building to the surrounding area. Public spaces—whether lobbies, courtyards, or plazas—encourage interaction and help create a sense of community.

By focusing on these principles, a mixed-use building can integrate into the urban fabric, offering convenience, comfort, and a vibrant public space that invites interaction while promoting sustainability and walkability.

## General Requirements

### Buildings

**Min./Max. Building Heights:** In order to create spatial definition for street environments, it is recommended that building heights generally range from three to six stories tall with three exceptions: the Standalone Retail with canal frontage, which may be as small as one story; the Ice Facility / Indoor Sports Destination; and unique uses proposed for future development that align with the vision for the Grand Park District. It is recommended that unique structures have a minimum parapet height not less than 25 ft and must conform to retail frontage requirements at the desired location.

**Ground Floor Heights:** All retail spaces shall be located on a ground floor at or near sidewalk grade. Buildings with first-floor residential uses shall locate all first-floor residences a minimum of 18 inches above adjacent sidewalk grade or provide alternative means of separation through the use of landscape, hardscape, decorative fencing, or similar treatments. The ground-floor ceiling height for all retail, commercial, civic, or hotel lobby spaces shall be a minimum of 15 feet. The exception to these rules is residential/artisanal uses and ground-floor hotel rooms, which may be placed at grade with a ceiling height of 10 feet minimum. Glass roll-up garage doors are recommended for habitable workshops.

**Building Attachment Location:** Any attachments such as bay windows, balconies, porches, stoops, awnings, or eaves may extend forward of the Building Line. The Building Line or setback line is the minimum distance a building must be set back from the curblines to meet desired public space standards.

**Encroachments:** Cafe seating is encouraged along ground floor retail frontage in Grand Park District. Along building frontage where retail is required, sidewalks are designed to provide 15-20 ft. width to ensure sufficient space for cafe seating and space remaining for pedestrian passage. In all areas where retail is allowed or required, a five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. Permanent outdoor cafés and eating areas require Development Plan approval by the City of Westfield. Functional awnings are the only first-floor attachments allowed to overhang the public right-of-way. On the second floor and above, balconies, bay windows, eaves, lights, and signs may occupy the public right-of-way.

**Alcove:** All retail users are encouraged to locate their primary entrances within a small additional setback between 30 and 100 square feet in size, paved to match the sidewalk.

**Courtyard Greens:** Enclosed courtyards within residential blocks are private to those developments and not considered public spaces.

**Liner Buildings:** In many locations in the plan, thin buildings are employed to hide parking structures from public view. At their developers' discretion, these buildings may function as individual multi-story rowhouses, discrete multi-unit walk-ups, or single-story flats served by a rear hallway.

**Sidewalk Extension:** All retail users shall pave their setbacks to match the adjoining sidewalk.

**Retail Canalwalk:** A retail boardwalk shall be comprised of linear boardwalks, retail frontage, integrated storefronts, shaded seating areas, enhanced paving materials, native planting, and connections to the water's edge.

**Standalone Retail:** Standalone retail refers to single-use, freestanding commercial buildings to support accommodate retail, dining, or service-oriented businesses. Standalone retail shall prioritize pedestrian-friendly design elements, including defined building entrances, sidewalks, and connections to nearby pathways or public spaces. Building orientation and façades shall engage the street with active frontages such as display windows, outdoor seating, or signage, to enhance the public realm. Where relevant, standalone retail establishments shall have a secondary frontage on the canalwalk.

**Parking Structure Edges:** Primary building lines shall not allow exposed parking decks. The design of any parking structure edges exposed to a street or residential courtyard shall be treated with unified artwork, architectural screening or enhanced detailing, ground floor linear uses, landscape screening, window boxes, or other high-quality façade strategies.

**Building Design for Accessibility:** The U.S. Department of Justice (DOJ) enforces national ADA design standards under Titles II and III of the Americans with Disabilities Act. In Westfield, accessibility for new buildings and renovations is also guided by the Westfield-Washington Township Unified Development Ordinance (UDO) and the city's ADA Transition Plan for sidewalks and curb ramps.

## Pedestrian Realm

All pedestrian infrastructure including sidewalks and curb ramps are built in accordance with ADA/PROWAG and City of Westfield Standards and Specifications. These guidelines ensure that pedestrian facilities in the public right-of-way, including sidewalks and curb ramps, are accessible.

**Crosswalk Materials:** Crosswalks shall be minimum 10 feet wide, located to continue all sidewalk trajectories across all intersections, and painted to comply with standards set forth by NACTO (the National Association of City Transportation Officials). As a welcome upgrade, crosswalks and even full intersections may be built of contrasting materials to the street and/or raised as speed tables.

**Street Lighting:** Streetlights shall be placed within the tree zone near the curb line and stand 12 feet to 15 feet tall. Sidewalks fronting retail stores shall provide additional streetlights, evenly spaced on alternate sides of the street to result in an approximate spacing distance of 50 feet. In non-retail locations, streetlights shall be evenly spaced to result in an approximate spacing distance of 100 feet.

**Sidewalk Objects:** Any fire hydrants, mailboxes, parking meters, bicycle racks, or other impediments to foot traffic shall be located in the tree zone towards the curb. Benches shall be provided at retail frontages at a minimum of one per block face. Bike and scooter parking racks are encouraged along all street edges with a minimum spacing distance of 100 feet. Benches shall be located facing the street with their backs against building fronts or in the tree zone perpendicular to the street. Benches built into building facades are encouraged and may encroach upon the sidewalk to a maximum depth of two feet.

**Loading Docks:** Loading docks shall be located at the rear or side of buildings, away from pedestrian and retail frontages, with access provided through service lanes. Loading docks must be sized to accommodate expected delivery vehicles and related operations without obstructing adjacent traffic flow. Screening with walls, gates, or landscaping designed to match the building architecture is required to minimize impact wherever a loading dock is visible from a street.

**Golf Cart Parking:** On-street parking lanes may be reconfigured to accommodate golf cart parking as deemed appropriate by City of Westfield Staff. Spaces should be positioned near intersections and mid-block crossings to maximize accessibility and pedestrian flow. Proper signage and pavement markings should delineate golf cart parking areas, ensuring orderly use and integration with the broader multimodal transportation network.

**Above-ground utilities:** Above-ground utilities shall be placed in rear yards, alleys, or inconspicuous locations, avoiding visibility from public spaces. When less visible placement is not feasible, utilities shall be integrated into the building design, such as rooftop installations set back from edges. Utilities shall be grouped to reduce visual clutter and screened using enclosures made from durable materials or vegetative solutions that complement the building's aesthetic.

**Street Trees:** Street trees shall include Large, Standard, Ornamental/Flowering, and Specimen Trees, all with a minimum two-inch caliper and pruned to maintain a seven foot clear trunk. These trees shall be planted in continuous beds of structural soil or Silva Cells. In more urban sidewalks, trees shall be placed in at-grade tree boxes approximately five feet square, with either groundcover or tree grates, depending on foot traffic. In less urban sidewalks, trees shall be planted in continuously landscaped strips. Native ground cover (not grass) is recommended for all tree strips and non-grated tree boxes.

## Street Design

All streets shall conform to the layouts and dimensions of this Plan. The dimensions noted herein are present in the Plan.

**Driving Lanes:** Driving lanes shall be 10 feet wide with no centerlines between them, inclusive of curb width on two-lane roadways with no central median. For two-way streets designed with a central median or one-way streets, up to 12 foot lanes can be used.

**Curb Extensions:** Curb extensions at corners and curb cuts shall be six feet deep. Curb extensions around parking stalls shall chamfer at 45 degrees to embrace the end stalls.

**On-Street Parking Stalls:** Parking stalls shall be eight feet deep and 22 feet long, but end units shall be 20 feet long against the 45-degree curb chamfer.

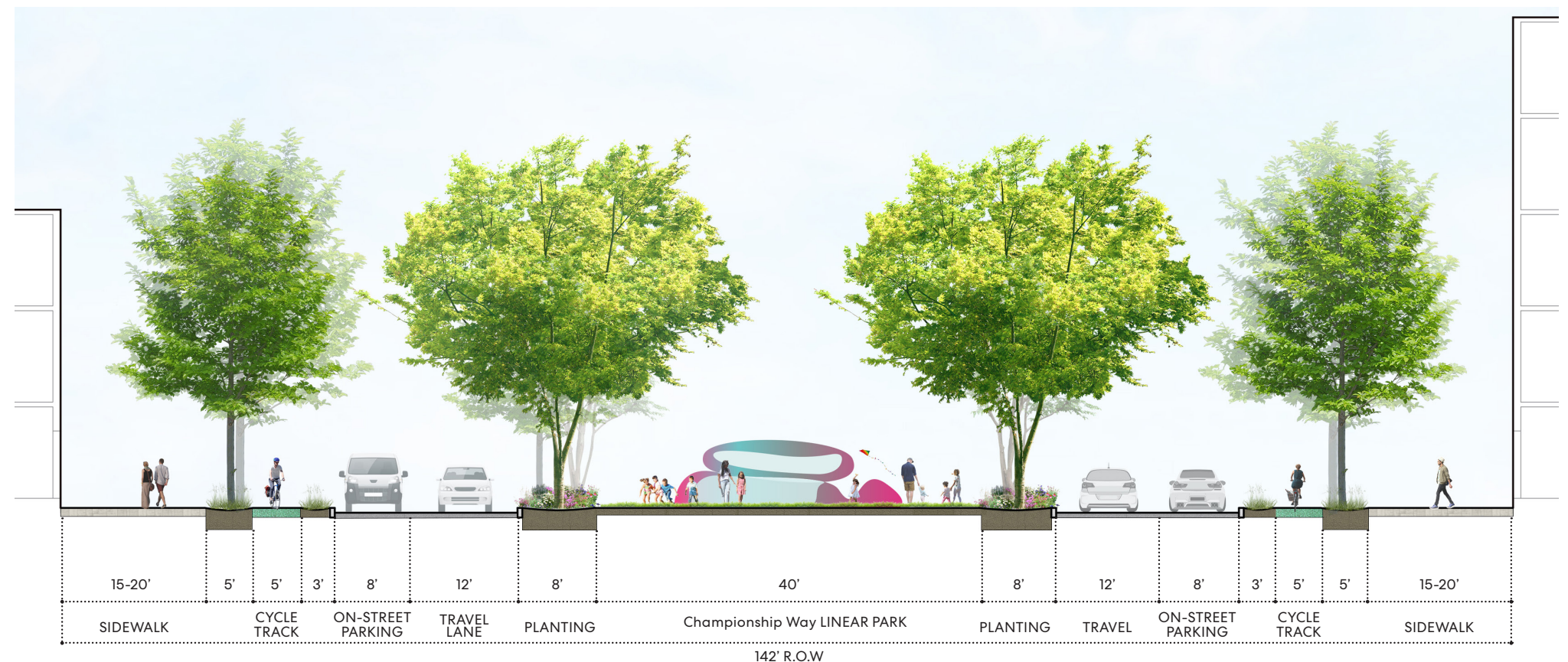
**Curbs:** Curbs shall be vertical without horizontal lips (no gutter pans). Rollover or rounded curbs are only permitted where required to facilitate truck motions to the degree demonstrated by turning templates.

**Curb Radii:** Other than at roundabouts, curbs shall have the following return radii at corners (at face of curb):

- 10 to 15 feet at standard intersections
- Five feet at curb cuts for alleys and parking structure access

**Paseos (or Pedestrian Streets):** The pedestrian street shall be 40 feet wide. Mechanical bollards shall be used to limit vehicular access. Trees shall be planted 10 feet from the building face on the north side of the street and planted with Narrow Trees spaced 20 – 30 feet on center. Paseos are indicated on the Landscape Regulating Plans (pages 22-28).

Figure 3.1: Section: Championship Way Linear Park



# Regulating Plan

## North Area Key Location Summary Map - Landscape

### Public and Open Spaces

#### 1. Grand Park Event Center Plaza

The Grand Park Event Center is shown with an enhanced front entry, bold horizontal awning adding architectural interest while shading and highlighting the entrance of a plain GPEC facade. Fronting GPEC is an enhanced plaza area. Retail frontage with café seating spilling into the plaza to the east and west shall create a sense of enclosure and further activate the space.

#### 2. Championship Way Linear Park

Championship Way Linear Park provides a walkable, vibrant central corridor through the district. It takes the form of a broad median at the center of an avenue flanked by retail and civic uses on both sides.

#### 3. Eastside and Westside Corridors

The Westside and Eastside corridors extend the activation along Championship Way both eastward and westward. Serving as key organizing elements of the northern area, the corridors - illustrated with canals in this plan-frame picturesque views toward the baseball diamonds on the east (Diamond Side) and the multipurpose fields on the west (Field Side).

#### 4. Grand Park Boulevard Underpass

The existing Grand Park Boulevard underpass connecting the Grand Park District mixed use development to the Diamond Side of Grand Park shall remain. Access to this underpass shall be reconfigured to connect to the sidewalk north of the proposed Eastside Canal.

#### 5. Surface Parking along Utility Pathway

This parking lot is designed such that drive aisles within the parking lot align with the utility easement pathway, rather than parking stalls.

#### 6. Stadium Frontage on 186th Street

The stadium parcel's edges and corners along 186th Street shall feature active facades and landscaping with tall, striking elements that create a visual gateway, announcing entry into the district and enhancing the corner's prominence.

#### 7. Grand Park District Area Wayfinding/Gateway:

Area visitors shall pass through a new roundabout at 191st Street and Grand Park Boulevard as they enter the Grand Park district. Landscaping and signage at this northernmost block of Grand Park Boulevard shall reinforce this important moment of entry. Consider mural activation of the eastern wall of the Grand Park Event Center or other gateway features.

#### 8. Championship Way Crossing

At the intersection of 186th Street and Championship Way a neck-down design shall be considered which narrows the roadway at the point of crossing, reducing lane widths along 186th Street to slow traffic speeds and enhance pedestrian safety. This will create a more calming and controlled driving environment and reduce the crossing distance for people walking or biking along Championship Way.

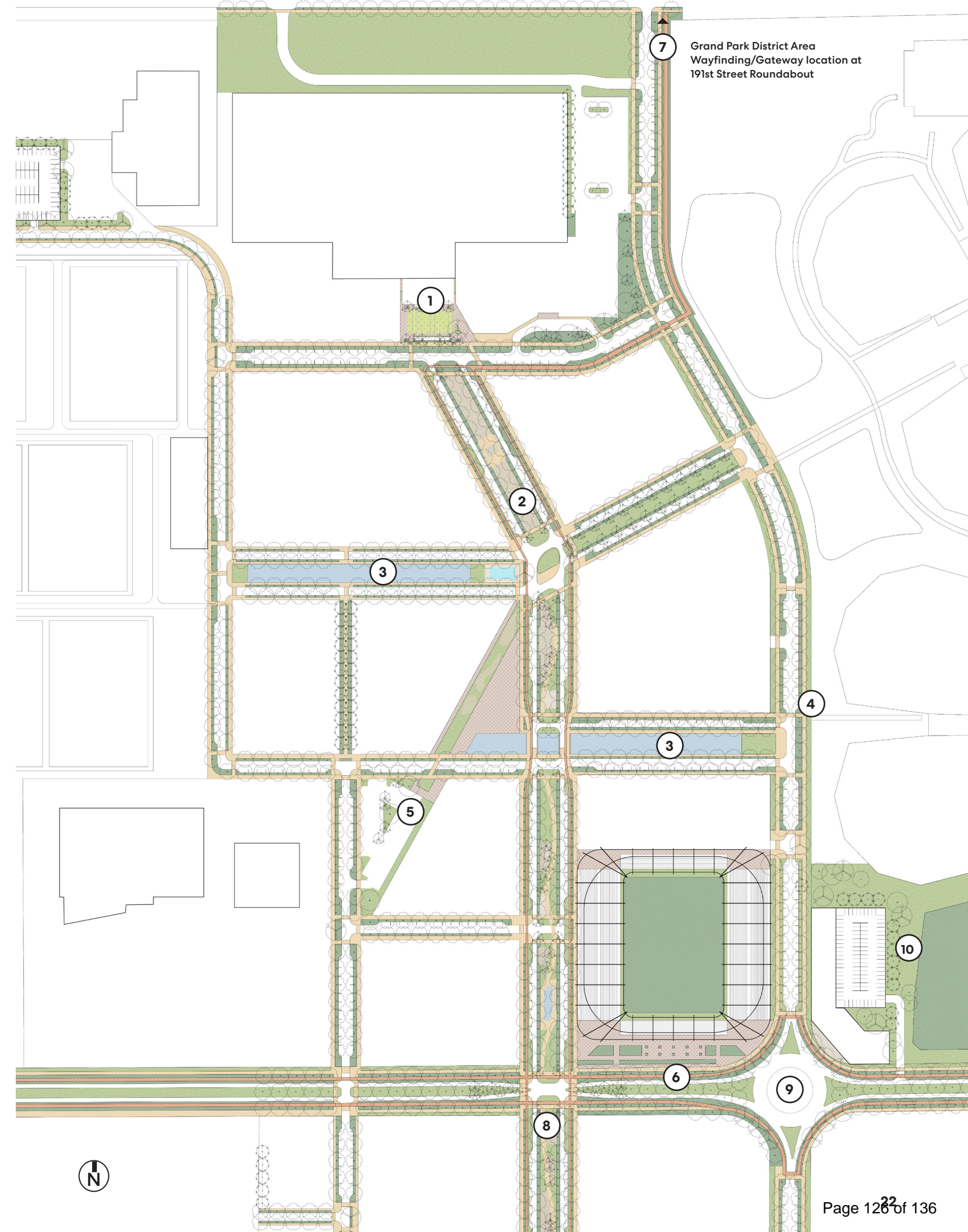
#### 9. Existing 186th Street Roundabout

#### 10. Championship Baseball Diamond

Location of new Championship Baseball Diamond relocated from existing location elsewhere in the district. Landscape screening and/or other glare-mitigation strategies should be provided along adjacent vertical structures to reduce sun reflection from nearby buildings and maintain safe, comfortable visibility for players during games.

*Additional description on page 20. Programming concept descriptions in the Appendix 03.*

*Refer to Appendix 04 for more recommendations related to Gateways and Vista Terminations.*



# Regulating Plan

## North Area Key Location Summary Map - Building

### Anchor/Destination Buildings

Anchor buildings hold prominent locations and serve unique functions in the district. Anchor/Destination buildings' critical and flexible design features are described here:

- 1. Grand Park Event Center (GPEC)**  
The Grand Park Events Center has been a centerpiece to the 400+ acre sports complex since the summer of 2016. This 377,000 square foot indoor sports facility includes three full-size synthetic fields, four locker rooms, office and meeting space, a full-service restaurant, and a sports pub.
- 2. Hotel + Conference Center**  
A new hotel with ground-level conference/meeting and event spaces may be directly accessible from GPEC. A portico marks the corner, visible and accessible from Grand Park Boulevard. This block shall also support an entry portico for hotel visitors, though the primary parking amenity would be the parking garage located across the street.
- 3. Practice Facility / Destination Sport Headquarters**  
This block is sized to accommodate a large indoor practice facility, office, and support services for a sports headquarters, with retail fronting Championship Way.
- 4. Standalone Structured Parking**  
One of only two non-wrapped parking garages proposed for the Grand Park District, this structured parking garage would support GPEC on major event days when parking demand is highest. This proposed garage replaces existing surface parking on the Grand Park Sports Campus.
- 5. Office over Retail Fronting Plaza**  
In the Illustrative Plan for the area, a standalone structure is depicted at the location with retail on the ground floor, office uses above. The eastern face of a structure at this location provides essential enclosure to the GPEC Plaza, and will be highly visible. The eastern facade shall be considered a major placemaking opportunity and pursue major signage or use of this facade for a large video screen overlooking the plaza.

- 6. Grand Park Stadium**  
Replacing an existing multipurpose championship field, a new +/-10,000-seat multipurpose stadium is envisioned to hold a prominent location at the southeast corner of the northern development area. The stadium itself, highly visible from the eastern approach along E 186th Street, announces your arrival at the Grand Park District.
- 7. 186th Corner Building**  
A building designed for this site shall emphasize frontage toward the 186th Street and Grand Park Boulevard roundabout. Note that building materiality shall respond to the adjacency of the Championship Baseball Diamond. Retail would not be required at this location. Parking shall be shared with the field.
- 8. Typical Mixed Use Block**  
The mixed-use block features a ground floor of retail with 4-5 stories of residential units above, surrounding a centrally located structured parking garage. This layout maximizes space efficiency, integrating commercial, residential, and parking uses in a cohesive design. Within the Grand Park District, most blocks are designed such that a typical mixed use development with internal structured parking could be accommodated. Ground Floor retail shall be focused toward Championship Way.
- 9. Standalone Retail**  
A single-use, freestanding commercial building designed to accommodate retail, dining, or service-oriented businesses. A retail building at this prominent location shall engage all three faces of this block with active frontages such as display windows, outdoor seating, or signage, to enhance the public realm. The structure shall be a minimum 20 feet tall with primarily glass/openable facades on all sides, like a market hall.



# Regulating Plan

## North Area - Landscape 1|2

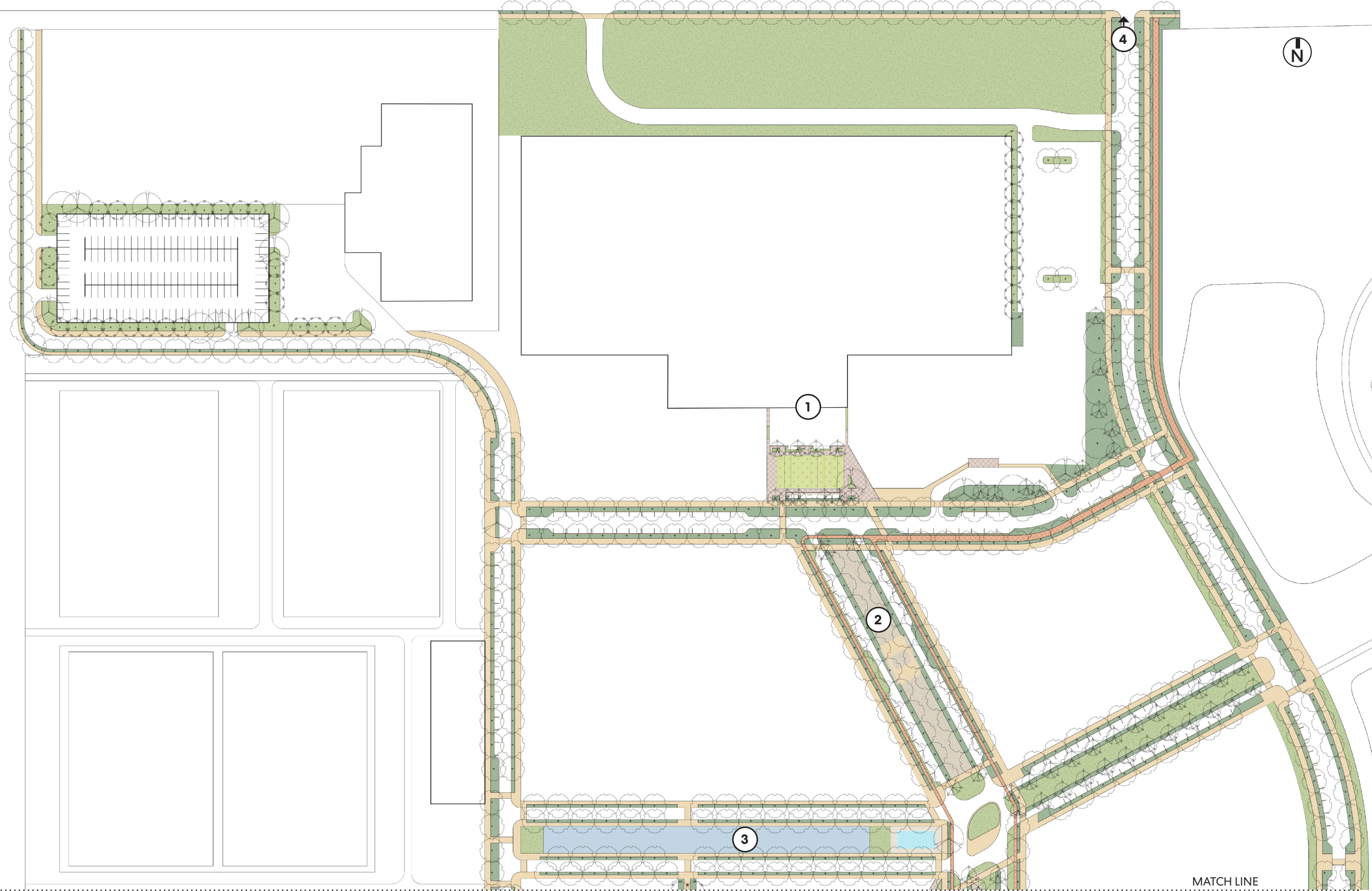
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### North Area: Public & Open Spaces

1. Grand Park Event Center Plaza
2. Championship Way Linear Park
3. Westside Corridor (Field Side)
4. Grand Park District Area Wayfinding/Gateway



Figure 3.2: Grand Park Event Center (above) is a 377,000 square feet indoor recreation facility located at 19000 Grand Park Boulevard, Westfield, IN 46074.



### Key:

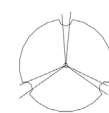
- ❖ **Paseos:** Open-air pedestrian passage through a building may be placed in this location, primarily providing passage between the retail street and boardwalk. Paseos shall be between 12 and 20 feet in width and at least 16 feet in height.
- ⊕ **Large Tree:** A native tree with a minimum 50-foot crown-width at maturity shall be planted in this location. Trees shall be planted in locations with ample planting width and depth to support mature growth. While genus may vary, all Large Trees on a given block shall appear to be the same species, with variety occurring between blocks, not within them. Native examples include White Oak, Sugar Maple, American Elm, Tulip Poplar, and American Sycamore.



**Standard Tree:** A native tree with an approximate 40-foot crown-width at maturity shall be planted in this location. While genus may vary, all Standard Trees shall appear to be the same species, with variety occurring between blocks, not within them. Native examples include Thornless Honey Locust, American Beech, Yellowwood, and Black Gum, and Hickory.



**Ornamental / Flowering Tree:** A smaller sized tree selected primarily for its decorative qualities, such as vibrant flowers, striking foliage, or unique form. These trees are placed to enhance visual or seasonal interest and accentuate key areas within the design, such as entryways or garden spaces. Variety among Ornamental Trees is welcome. Native examples include Dogwood, Eastern Redbud, Serviceberry, American Fringe Tree, and Sweetbay Magnolia.



**Specimen Tree:** A specimen tree is a notable tree identified for its exceptional size, form, species, or historical significance. It is typically used to emphasize a key feature of a landscape or open space design.



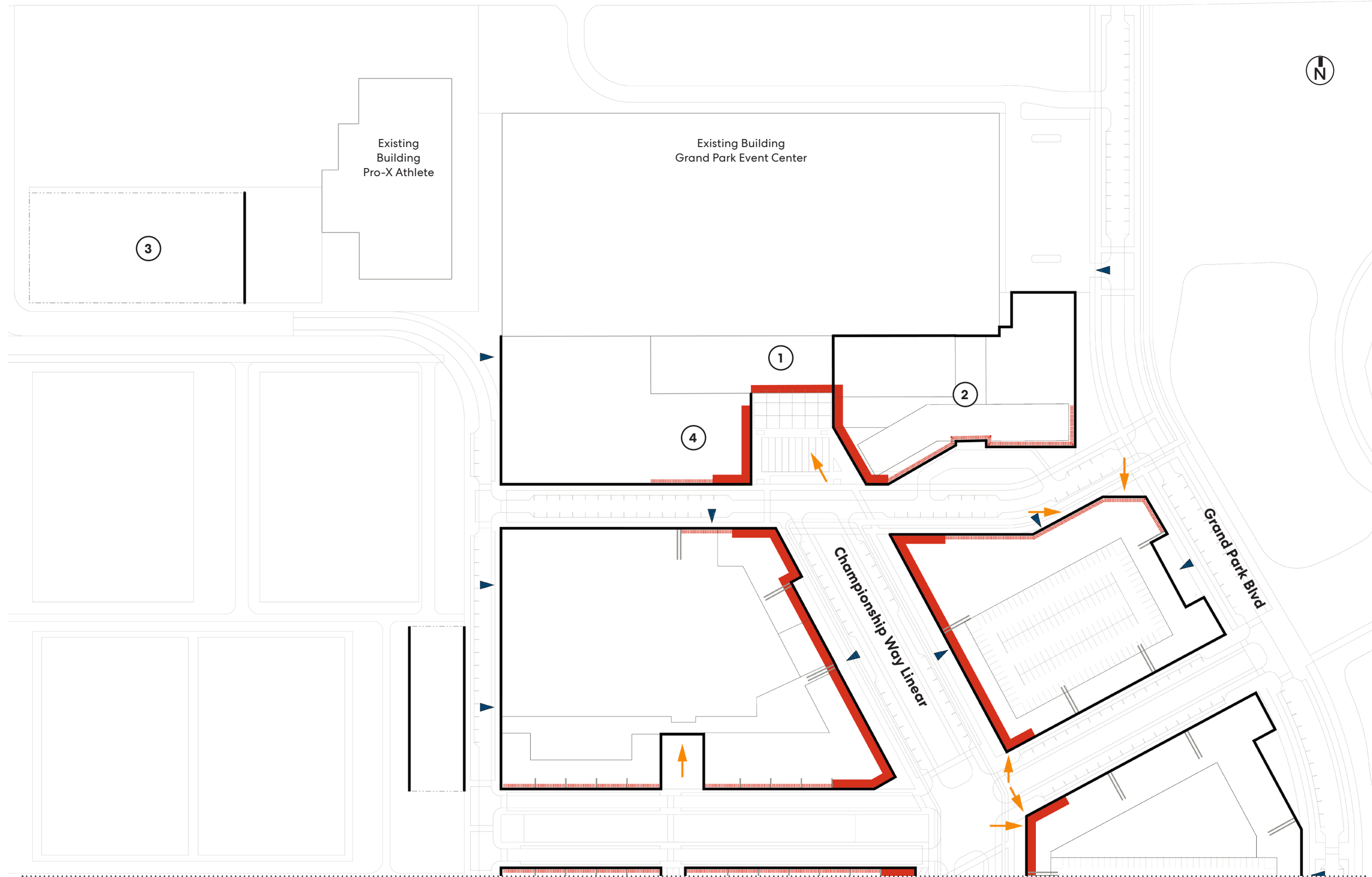
**Evergreen Tree:** A year-round foliage tree used to provide consistent visual screening and privacy for buildings or outdoor spaces. Its dense canopy and ability to block views make it an ideal choice for creating natural barriers and enhancing site aesthetics. Variety among Evergreen Trees is welcome. Native species examples include American Holly, Eastern Redcedar, White Pine, Northern White Cedar and Hemlock.

# Regulating Plan North Area - Building 1|2

Unlike the illustrative plans provided earlier in this document, this Regulating Plan is provided to generally locate all of the building features that it depicts. While building uses and configurations cannot be predicted, this plan controls those aspects of future buildings that most determine the quality of the public realm, including locations of building facades, retail frontages, key vista-terminating features, curb cuts, and the demise lines that are used to break up overly-long block faces. Enforcing the limited requirements of this drawing provides the underlying urban structure necessary to prevent changes in building use and detail from undermining the urban fabric.

### Anchor/Destination Buildings

1. Grand Park Event Center (GPEC)
2. Hotel + Conference Center
3. Standalone Structured Parking
4. Office over Retail Fronting Plaza



### KEY

- Primary Building Line:** Buildings shall place a habitable building edge (and not parking) along no less than 80% of their Primary Building Lines. The gaps in building edge allowed by that percentage shall not occur at building corners, with the exception that corners may be rounded or chamfered. Other than Attachments, buildings may not sit in front of their Building Lines.
- Property Lines:** Property lines depict the outer extent of legally platted area within each block.

- Retail Required:** Buildings shall place ground-floor retail (or dining/entertainment) or hotel lobby uses along no less than 80% of this frontage.
- Retail Allowed:** Buildings may place ground-floor retail (or dining/entertainment) or hotel lobby uses along this frontage. Such use is prohibited at all other frontages.
- Full Demise Line:** Building segments on either side of this line shall convincingly appear to be a distinct building designed by a different architect. Each such "building" shall have its own entrance. Full demise lines may move by as much as 50 feet but may not decrease in number by more than 30%.

**Partial Demise Line:** Building segments on either side of this line shall convincingly appear to be repeated rowhouse-like structures. Each such "rowhouse" shall have its own entrance. Among segments, varying colors and doorway treatments are encouraged, but wall materials and window types shall be consistent. Partial demise lines may move or change in number as long as the resulting rowhouses are largely similar in width and between 15 and 50 feet wide.

- Vista Termination:** These locations are perspective-framed by a long view down a street. Buildings at Vista Terminations shall generally respond with an appropriately scaled architectural feature, aligned to sit centered within the vista. Proper such features include but are not limited to entrances, gables, bay windows, grouped window compositions, towers, and cupolas.
- Curb Cut Allowed:** Curb cuts are permitted only in these locations. Curb cuts may not exceed 24 feet in width (plus 10-foot max corner curb radii). Curb cuts may be moved (with appropriate modifications to the tree plan) to other non-corner locations but may not increase in number. The majority of locations indicated show access to structured parking garages.

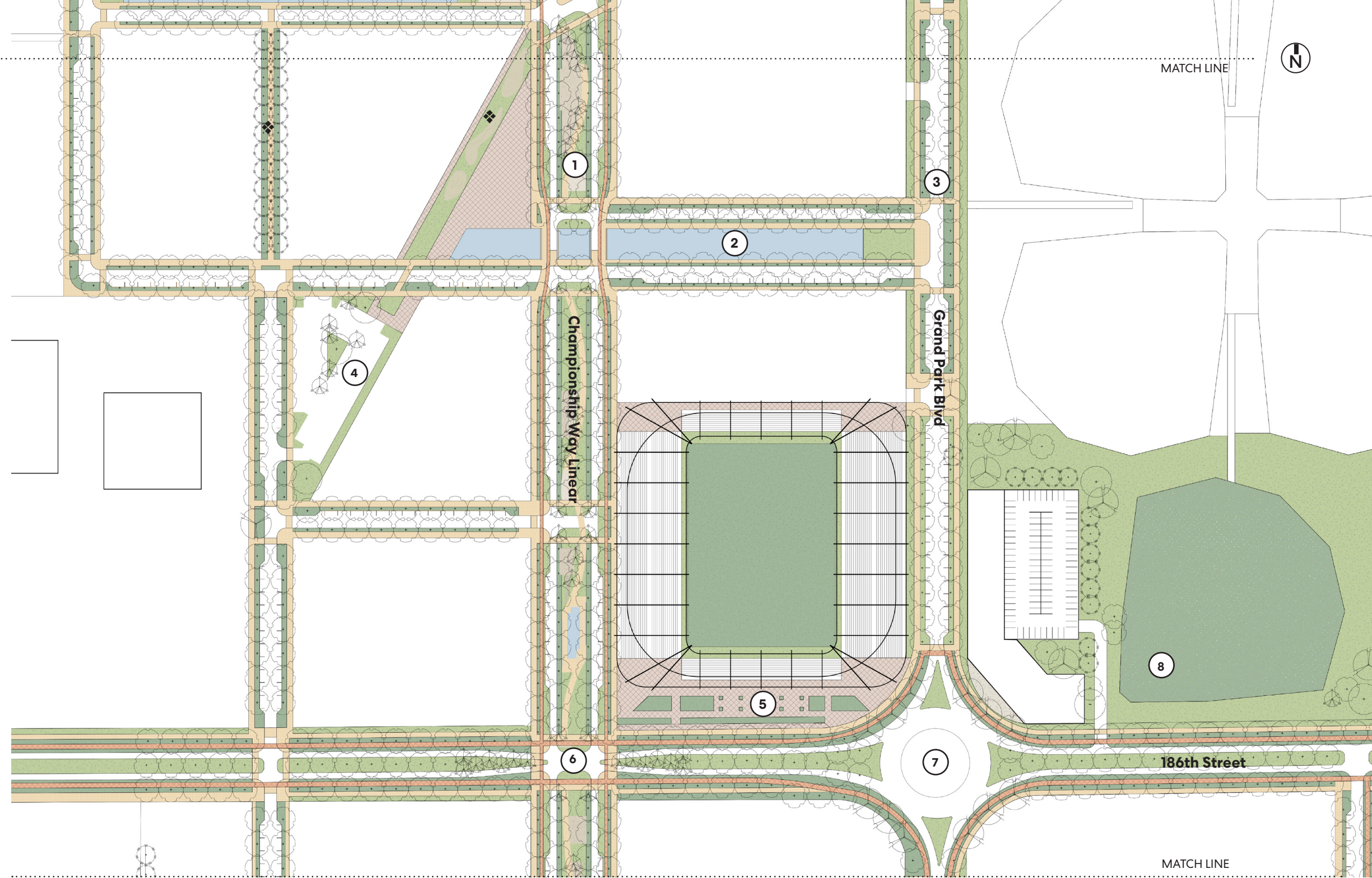
# Regulating Plan

## North Area - Landscape 2|2

Unlike the illustrative plans provided earlier in this document, this Regulating Plan is provided to generally locate all of the landscape features that it depicts. All curbs, crosswalks, sidewalks, green areas, trees, water features, and other items shown here shall form the basis for subsequent construction documents. It is also provided in digital format so that subsequent engineering and landscape drawings, rather than being created new, may be built atop this drawing.

### North Area: Public & Open Spaces

1. Championship Way Linear Park
2. Eastside Corridor (Diamond Side)
3. Grand Park Boulevard Underpass
4. Surface Parking along Utility Pathway
5. Stadium Frontage on 186th Street
6. Championship Way Crossing
7. Existing Roundabout
8. Championship Baseball Diamond



### Key:

- ❖ **Paseos:** Open-air pedestrian passage through a building may be placed in this location, primarily providing passage between the retail street and boardwalk. Paseos shall be between 12 and 20 feet in width and at least 16 feet in height.
- ⊕ **Large Tree:** A native tree with a minimum 50-foot crown-width at maturity shall be planted in this location. Trees shall be planted in locations with ample planting width and depth to support mature growth. While genus may vary, all Large Trees on a given block shall appear to be the same species, with variety occurring between blocks, not within them. Native examples include White Oak, Sugar Maple, American Elm, Tulip Poplar, and American Sycamore.



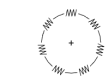
**Standard Tree:** A native tree with an approximate 40-foot crown-width at maturity shall be planted in this location. While genus may vary, all Standard Trees shall appear to be the same species, with variety occurring between blocks, not within them. Native examples include Thornless Honey Locust, American Beech, Yellowwood, and Black Gum, and Hickory.



**Ornamental / Flowering Tree:** A smaller sized tree selected primarily for its decorative qualities, such as vibrant flowers, striking foliage, or unique form. These trees are placed to enhance visual or seasonal interest and accentuate key areas within the design, such as entryways or garden spaces. Variety among Ornamental Trees is welcome. Native examples include Dogwood, Eastern Redbud, Serviceberry, American Fringe Tree, and Sweetbay Magnolia.



**Specimen Tree:** A specimen tree is a notable tree identified for its exceptional size, form, species, or historical significance. It is typically used to emphasize a key feature of a landscape or open space design.



**Evergreen Tree:** A year-round foliage tree used to provide consistent visual screening and privacy for buildings or outdoor spaces. Its dense canopy and ability to block views make it an ideal choice for creating natural barriers and enhancing site aesthetics. Variety among Evergreen Trees is welcome. Native species examples include American Holly, Eastern Redcedar, White Pine, Northern White Cedar and Hemlock.

# Regulating Plan North Area - Building 2|2

Unlike the illustrative plans provided earlier in this document, this Regulating Plan is provided to generally locate all of the building features that it depicts. While building uses and configurations cannot be predicted, this plan controls those aspects of future buildings that most determine the quality of the public realm, including locations of building facades, retail frontages, key vista-terminating features, curb cuts, and the demise lines that are used to break up overly-long block faces. Enforcing the limited requirements of this drawing provides the underlying urban structure necessary to prevent changes in building use and detail from undermining the urban fabric.

### Anchor/Destination Buildings

1. Westfield Grand Park Stadium
2. 186th Corner Building
3. Typical Mixed Use Block (Example)
4. Standalone Retail



### KEY

- Primary Building Line:** Buildings shall place a habitable building edge (and not parking) along no less than 80% of their Primary Building Lines. The gaps in building edge allowed by that percentage shall not occur at building corners, with the exception that corners may be rounded or chamfered. Other than Attachments, buildings may not sit in front of their Building Lines.
- Property Lines:** Property lines depict the outer extent of legally platted area within each block.

- Retail Required:** Buildings shall place ground-floor retail (or dining/entertainment) or hotel lobby uses along no less than 80% of this frontage.
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**Partial Demise Line:** Building segments on either side of this line shall convincingly appear to be repeated rowhouse-like structures. Each such "rowhouse" shall have its own entrance. Among segments, varying colors and doorway treatments are encouraged, but wall materials and window types shall be consistent. Partial demise lines may move or change in number as long as the resulting rowhouses are largely similar in width and between 15 and 50 feet wide.

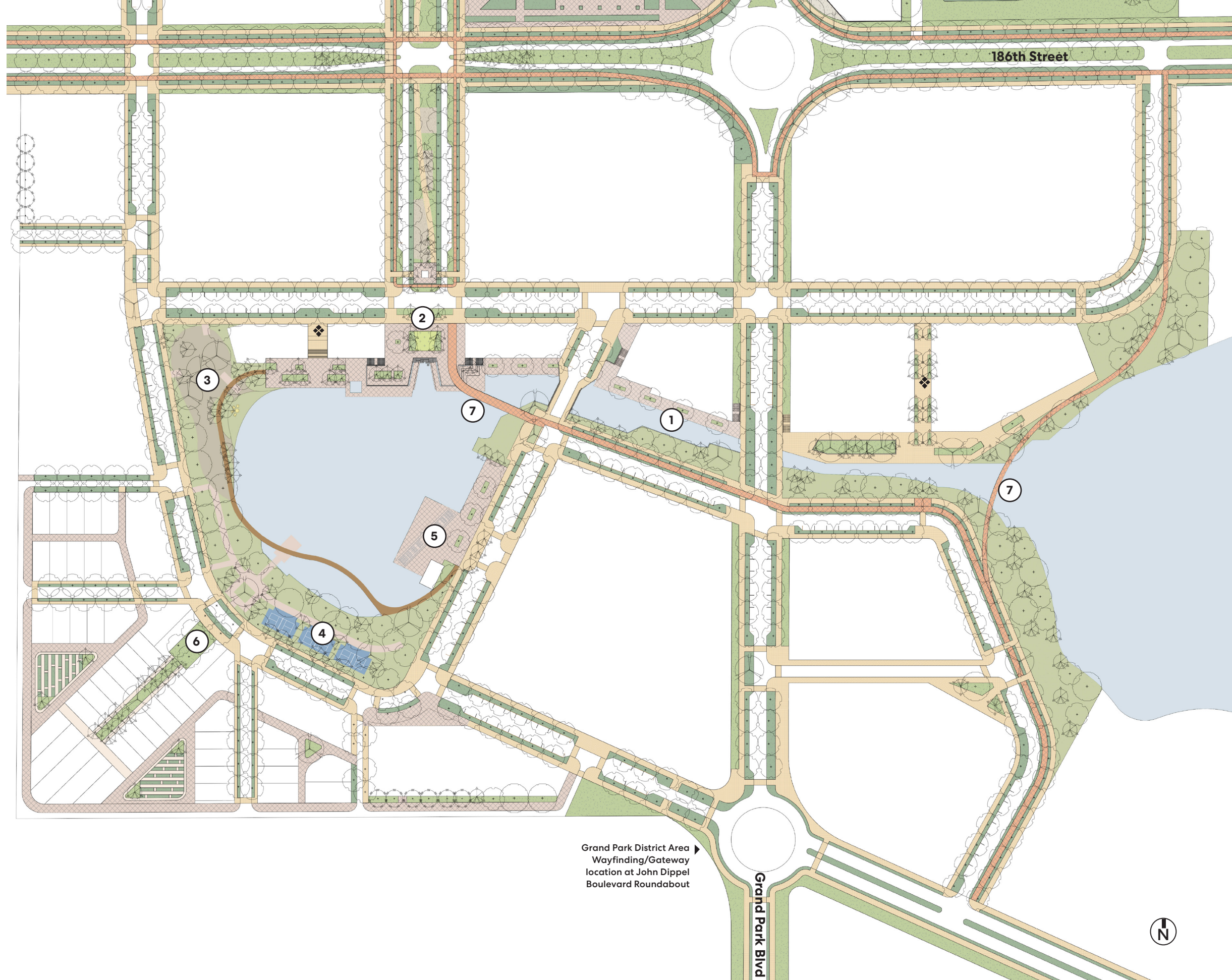
- Vista Termination:** These locations are perspective-framed by a long view down a street. Buildings at Vista Terminations shall generally respond with an appropriately scaled architectural feature, aligned to sit centered within the vista. Proper such features include but are not limited to entrances, gables, bay windows, grouped window compositions, towers, and cupolas.
- Curb Cut Allowed:** Curb cuts are permitted only in these locations. Curb cuts may not exceed 24 feet in width (plus 10-foot max corner curb radii). Curb cuts may be moved (with appropriate modifications to the tree plan) to other non-corner locations but may not increase in number. The majority of locations indicated show access to structured parking garages.

## Regulating Plan

### South Area Key Location Summary Map - Landscape

#### Public and Open Spaces

1. **Retail Canalwalk:** A retail canalwalk along the northern edge connects the new pond to the existing lake east of Grand Park Boulevard. Shops and restaurants here are designed with two frontages: one facing the street and another facing the canal and boardwalk. The waterfront shall include outdoor dining, lighting, and signage to enhance its appeal. The retail boardwalk presents opportunities for winter activation and programming including .
2. **Championship Way Linear Park & Central Public Plaza:** Championship Way Linear Park terminates in the south area at a plaza anchoring the retail canalwalk around a water feature and interactive landscape element that combines flowing, splashing, or cascading water with accessible design, inviting people of all ages to engage with the water through touch, movement, and play, while enhancing the aesthetic and sensory appeal of public spaces.
3. **Northwest Edge Park:** Envisioned to be the location of a destination waterfront playground at the western end of the retail canalwalk.
4. **Southwest Edge Park:** The park-like setting along the southern edge of the pond provides passive respite and active outdoor recreation facilities (tennis courts, pickleball courts, etc) serving the surrounding neighborhood.
5. **Retail Attraction:** The view to the south along the Championship Way Linear Park shall terminate with a proposed major retail attraction, depicted as a Ferris Wheel in the illustrative plans. Areas around this highly visible corner present opportunities for winter activation and programming.
6. **Residential Neighborhood Courtyard(s):** An interior residential courtyard is a shared, central green space enclosed by homes, fostering community interaction while offering a tranquil, semi-private outdoor environment.
7. **Bike/Pedestrian Bridges (X2):** The bike-and-pedestrian-only bridge is a streamlined structure designed with wide pathways, gentle slopes, and safety features like railings and lighting, creating a car-free, accessible route for walkers, runners, and cyclists to enjoy.



# Regulating Plan

## South Area - Landscape 1|1

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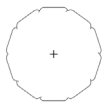
### South Area: Public & Open Spaces

1. Retail Canalwalk
2. Championship Way Linear Park & Central Public Plaza
3. Northwest Edge Park
4. Southwest Edge Park
5. Retail Attraction
6. Residential Neighborhood Courtyard(s)
7. Bike/Pedestrian Bridges (X2)

**Key:**



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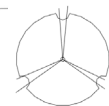
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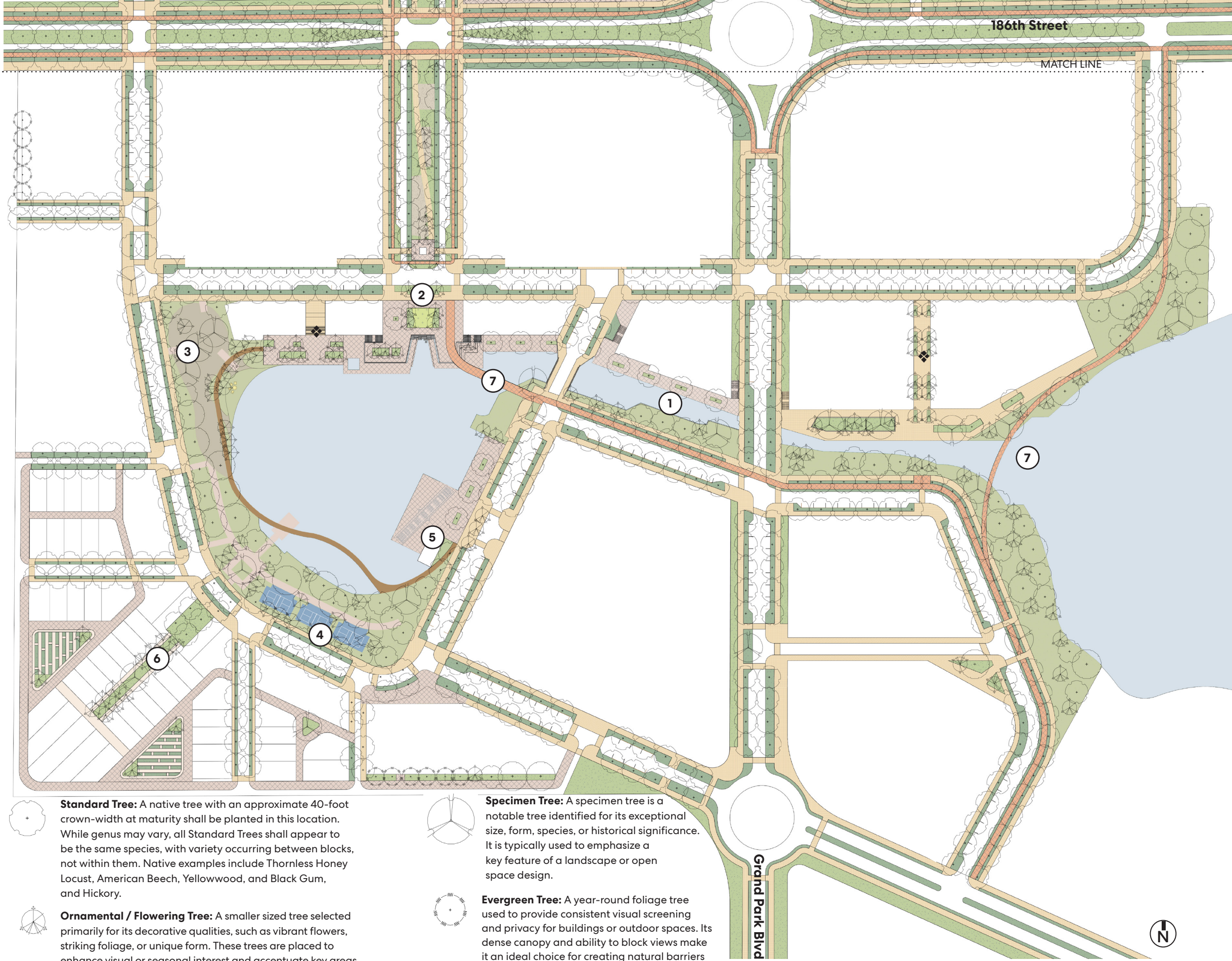
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# Regulating Plan South Area - Building 1|1

(Anchor/Destination Buildings Noted)

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## Anchor/Destination Buildings

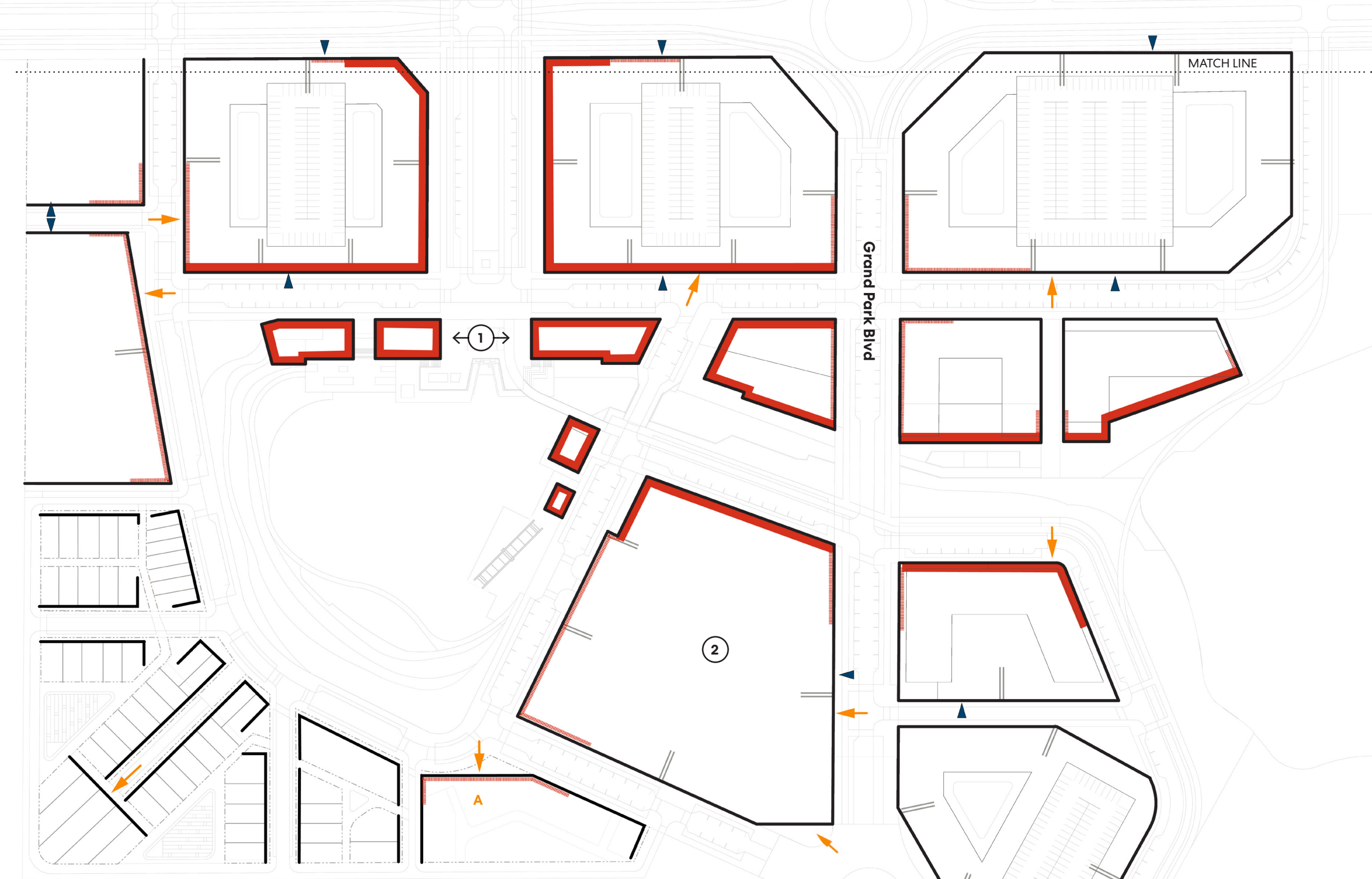
Anchor buildings hold prominent locations and serve unique functions in the district. Anchor/Destination Building's critical and flexible design features are described here:


- 1. Standalone Retail along the canalwalk:** Active frontage on both street and canal sides of the building. Where buildings are located at an intersection, all frontages must have active edges.
- 2. Ice Facility/Indoor Sport Destination:** holding a large, prominent location these buildings act as a gateway into the area or identifying marker for visitors and shall provide ample pick-up/drop-off space and access to a nearby parking structure to manage event traffic.


Note: Location of Ice Facility / Indoor Sports Destination has changed since initial illustrations.


## Key:


-  **Primary Building Line:** Buildings shall place a habitable building edge (and not parking) along no less than 80% of their Primary Building Lines. The gaps in building edge allowed by that percentage shall not occur at building corners, with the exception that corners may be rounded or chamfered. Other than Attachments, buildings may not sit in front of their Building Lines.
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 **Vista Termination:** These locations are perspective-framed by a long view down a street. Buildings at Vista Terminations shall generally respond with an appropriately scaled architectural feature, aligned to sit centered within the vista. Proper such features include but are not limited to entrances, gables, bay windows, grouped window compositions, towers, and cupolas. Note: At location "A" vista terminus, Civic Art or Playable installation such as a climbing wall shall be installed in front or attached to the building facade, visible from 1/2 mile distance.

 **Curb Cut Allowed:** Curb cuts are permitted only in these locations. Curb cuts may not exceed 24 feet in width (plus 10-foot max corner curb radii). Curb cuts may be moved (with appropriate modifications to the tree plan) to other non-corner locations but may not increase in number. The majority of locations indicated show access to structured parking garages.

# Grand Park District

Figure 3.2 Full Illustrative Plan



Grand Park Blvd

Championship Way

191st Street

186th Street



## Steering Committee

---

### City of Westfield

Scott Willis, Mayor  
Danielle Carey-Tolan, Deputy Mayor  
Jenell Fairman  
Kevin Todd  
Johnathan Nail  
Christopher McConnell  
Claire Gelinas  
Rachel Baker  
Lauren Wahl  
David Brock  
Caleb Ernest  
Daine Crabtree  
Lauren Gillingham-Teague  
Weston Rogers  
Ryan Collingwood  
Michael Pearce  
Matt Trnian  
Rachel Nelson  
Kelley Wells

### City Council

Patrick Tamm  
Jon Dartt  
Victor McCarty  
Joe Duepner  
Noah Herron  
Chad Huff  
Kurt Wanninger

### Redevelopment Commission

Joe Plankis  
Jon Dartt  
Brian Tomamichael  
Brian Pawlowski  
Larry Kemper  
Mike Steele

### Hamilton County Tourism

Brenda Myers  
Karen Radcliff

### Partners

Hunden Partners – Rob Hunden, Ryan Sheridan, Steve Haemmerle, Hugh Hawes  
Keystone Group - Ersal Ozdemir, Kelly Mulder, Jennifer Pavlik  
Henke Development Group - Steve Henke, Brad Henke, Betsy Garfield  
Wood Development, LLC - Craig and Sandy Wood  
Boilermaker Ventures - Benjamin Smith  
Podell Partners - Wes Podell

### Consulting Team:

Cassie Branum  
Evanthia Constantinou  
Don Dethlefs  
Sarah Kellerman-Gould  
Lauren Hawley  
Jahnvi Kirtane  
Negar Mohammadi  
Sulaya Ranjit  
Jeff Speck  
Alay Thakrar  
Jeff Williams

*In loving memory of:* Aditi Subramanian

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**Special thanks to Hamilton County Tourism for sponsoring Grand Park District planning efforts.**