CITY OF WESTFIELD, IN
Redevelopment Authority Meeting Agenda

BOARD OR COMMISSION: Redevelopment Authority Meeting
MEETING DATE: Monday, July 27, 2026 at 5:30 PM
MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF REDEVELOPMENT AUTHORITY

Tyler Enyart, President | Mayor Appointed | 3-year term | 1/1/24-12/31/26
Derek Rochester, Vice President | Mayor Appointed | 3-year term | 1/1/24-12/31/26
Tonya Hyatt, Secretary | Mayor Appointed | 3-year term | 8/5/25-12/31/27

CALL TO ORDER

a. Declaration of quorum and opening of meeting

b. Pledge of Allegiance

APPROVAL OF MINUTES

Document: Minutes from January 20, 2026

OLD BUSINESS

NEW BUSINESS

a. Action Item #1 - Resolution 26-01 re: Lease Amendment and Transfer of Land to RDC - Park and Poplar
Documents: Resolution 26-01, Lease Amendment

a. Action Item #2 - Resolution 26-02 re: Approval of Plat - Park and Poplar
Document: Resolution 26-02

OTHER BUSINESS

ADJOURNMENT

CALL TO ORDER

Attendance:
President: Tyler Enyart - Absent
Vice President: Derek Rochester- Virtual
Secretary: Tonya Hyatt - Present
Executive Director: Jenell Fairman - Present
Office Administrator: David Brock - Present
Legal Counsel Wallack Somers & Haas, P.C. : Ryan Wilmering - Present

a. Declaration of quorum and opening of meeting

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

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

c. Election of Officers

Election of Officers: President: Tyler Enyart
Election of Officers: Vice President: Derek Rochester
Election of Officers: Secretary: Tonya Hyatt

Motion to Approve: Derek Rochester
Seconded: Tonya Hyatt

Yes: Derek Rochester, Tonya Hyatt
No: None
Abstain: None

Motion Determination: Passed

APPROVAL OF MINUTES

Document: Minutes from December 15, 2025
December 15, 2025, minutes were presented.

Motion to Approve: Tonya Hyatt
Seconded: Derek Rochester

Yes: Derek Rochester, Tonya Hyatt
No: None
Abstain: None

Motion Determination: Passed

OLD BUSINESS

NEW BUSINESS

a. Action Item #1 - Duke Easement Approval

Executive Director Jenell Fairman reviewed an easement agreement with Duke Energy related to the Grand Park North build-operate-transfer infrastructure project. The easement, located at the northeast corner of Grand Park Boulevard and 186th Street, is needed to relocate Duke utility facilities that currently conflict with Phase 1 construction, which includes relocating the Division 1 Championship Field and building a new parking lot. The agreement establishes a 15-foot easement for Duke's new utility installation, with the final location to be determined after construction, consistent with Duke's standard procedures. Once the new facilities are in place, a separate agreement will vacate the existing easement. Jenell requested approval of the agreement in substantially its current form, with final technical revisions to be completed before the document is executed.

Motion to Approve: Tonya Hyatt
Seconded: Derek Rochester

Yes: Derek Rochester, Tonya Hyatt
No: None
Abstain: None

Motion Determination: Passed

OTHER BUSINESS

ADJOURNMENT

The Authority adjourned the meeting at 6:09 PM

________________________________ ______________________________
Tyler Enyart, RDA President Date

<u>RESOLUTION NO. 26-01</u>
<u>A RESOLUTION OF</u>
<u>THE CITY OF WESTFIELD REDEVELOPMENT AUTHORITY</u>
<u>REGARDING AMENDMENT TO LEASE AND TRANSFER OF LAND TO</u>
<u>THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION</u>

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

WHEREAS, the City of Westfield Redevelopment Authority (the "**Authority**") is a governmental entity created and authorized to facility the issuance of bonds and other financing structures of the City of Westfield Redevelopment Commission (the "**Commission**"), as authorized by Indiana Code 36-7-14.5; and

WHEREAS, the Commission is a governmental entity created and authorized to administer certain redevelopment activities within the City; and

WHEREAS, the Authority owns certain real estate in the City depicted and/or described on <u>Exhibit A</u> attached hereto (the "**Real Estate**"); and

WHEREAS, the Commission has targeted the Real Estate as an area for redevelopment; and

WHEREAS, in connection with the City of Westfield Redevelopment Authority Local Income Tax Lease Rental Revenue Bonds, Series 2023 (the "**Bonds**"), the Authority, as lessor, and the Commission, as lessee, have entered into that certain Lease Agreement dated October 24, 2023, as amended by that certain Addendum No. 1 to Lease dated November 21, 2023, as amended by that certain Addendum No. 2 to Lease dated November 21, 2023 (collectively, the "**Lease**"); and

WHEREAS, the Authority issued the Bonds pursuant to a Trust Indenture by and between the Authority and The Huntington National Bank, as trustee, dated as of November 1, 2023 (the "**Indenture**"); and

WHEREAS, the Bonds were issued to provide for the acquisition and financing of certain local public improvements more fully described in the Lease (the "**Project**"); and

WHEREAS, the Leased Premises (as defined in the Lease) includes the Real Estate; and

WHEREAS, pursuant to Section 1 of the Lease, the Lease may be amended to remove any portion of the Leased Premises, and pursuant to Section 8.02 of the Indenture, the Leased Premises may be altered or changed so long the value of the Leased Premises is not reduced such that the security of the Bonds is not substantially impaired or reduced; and

WHEREAS, the removal of the Real Estate from the Leased Premises will not substantially impair or reduce the Project or the security of the Bonds, and the payment schedules and amounts of the Lease Rental (as defined in the Lease) payments will remain unchanged; and

WHEREAS, no changes are being made to the Indenture; and

WHEREAS, the removal of the Real Estate from the Leased Premises is in the best interests of the City and its residents and serves a public purpose; and

WHEREAS, Indiana Code Section 36-1-11-8 authorizes the transfer of property between governmental entities upon terms and conditions agreed upon by the entities, as evidenced by the adoption of a substantially identical resolution by each entity; and

WHEREAS, the Commission has adopted, or it is anticipated that the Commission will adopt, a substantially identical resolution authorizing the transfer of the Real Estate from the Authority to the Commission; and

WHEREAS, the Authority has determined that: (a) to the extent the Commission determines that it is in the best interests of the Commission and the City to amend the Lease to remove the Real Estate from the Leased Premises, it is now in the best interests of the Authority to enter into an amendment to the Lease that removes the Real Estate from the Leased Premises (the "**Lease Amendment**"), as authorized by the Lease, the Indenture and applicable law; and (b) to the extent that the Commission determines that it is in the best interests of the Commission and the City to accept a transfer of the Real Estate from the Authority, it is now in the best interests of the Authority to transfer the Real Estate to the Commission, as authorized by Indiana Code 36-1-11-8 and other applicable law.

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

1. The foregoing Recitals are fully incorporated herein by this reference.

2. The Authority: (a) to the extent the Commission determines that it is in the best interests of the Commission and the City to amend the Lease to remove the Real Estate from the Leased Premises, will execute and deliver the Lease Amendment, which Lease Amendment shall include such other terms, and be otherwise in a form, approved by, and satisfactory to, the President of the Authority and the Executive Director of the Commission, which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, and/or Secretary of the Authority; and (b) to the extent that the Commission determines that it is in the best interests of the Commission and the City to accept a transfer of the Real Estate from the Authority, will: (i) transfer the Real Estate to the Commission by limited warranty deed; and (ii) execute all other usual and customary conveyance documents.

3. The parties shall take all steps necessary to effect the transfer of the Real Estate from the Authority to the Commission as provided herein. Such transfer shall take place at a time and date mutually agreed upon by the Authority and the Commission.

4. The Authority will execute and deliver such other agreements, certificates, and other documents, and perform and observe such other actions, covenants, and obligations, as necessary or desirable in connection with the Lease Amendment and/or the transfer of the Real Estate.

5. Each agreement, instrument, certificate, and other document contemplated by this Resolution to be executed and delivered by the Authority shall be in a form approved by, and satisfactory to, the President of the Authority which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, and/or Secretary of the Authority.

6. The President of the Authority is authorized to execute and deliver all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Authority. In the absence of the President, the Vice President and/or Secretary of the Authority shall be authorized to execute and deliver any or all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Authority. The President, Vice President, and/or Secretary are further authorized take all other lawful actions necessary in connection with the Lease Amendment, the transfer of the Real Estate, and the other matters contemplated by this Resolution.

Adopted this 27th day of July, 2026.

CITY OF WESTFIELD
REDEVELOPMENT AUTHORITY

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Tyler Enyart, President

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Derek Rochester, Vice President

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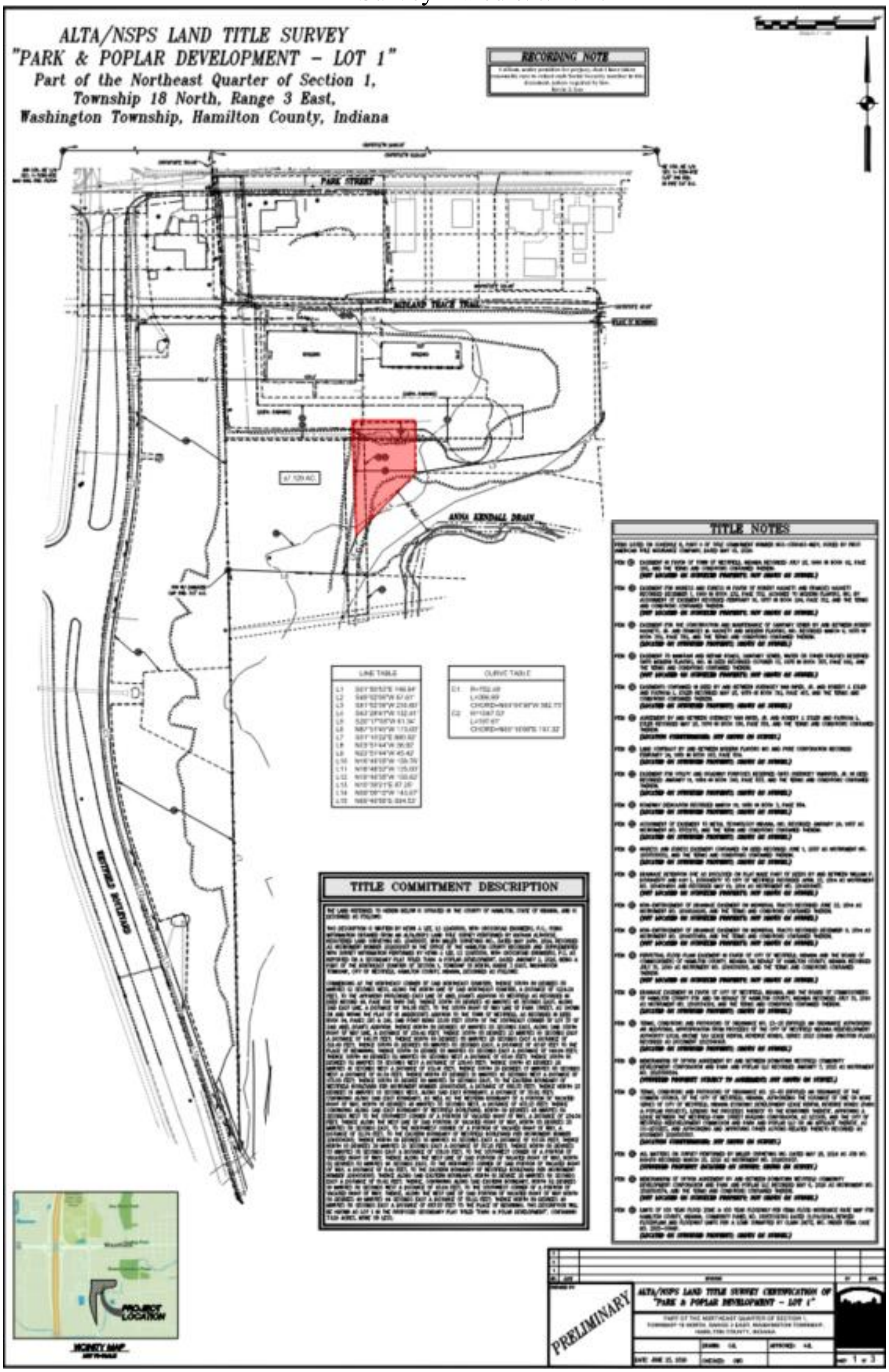
Tonya Hyatt, Secretary

EXHIBIT A

THE REAL ESTATE

ALTA Survey Dated 7/8/2026



RESOLUTION NO. 26-02
A RESOLUTION OF
THE CITY OF WESTFIELD REDEVELOPMENT AUTHORITY
REGARDING PARK AND POPLAR DEVELOPMENT SECONDARY PLAT

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

WHEREAS, the City of Westfield Redevelopment Authority (the "**Authority**") is a governmental entity created and authorized to facility the issuance of bonds and other financing structures of the City of Westfield Redevelopment Commission (the "**Commission**"), as authorized by Indiana Code 36-7-14.5; and

WHEREAS, the Commission is a governmental entity created and authorized to administer certain redevelopment activities within the City; and

WHEREAS, the Authority owns certain real estate in the City depicted and/or described on Exhibit A attached hereto (the "**Real Estate**"); and

WHEREAS, the Commission has targeted the Real Estate as an area for redevelopment; and

WHEREAS, the Commission has requested the Authority's approval and execution of a plat or secondary plat of the Real Estate and other real estate adjacent to or near the Real Estate substantially in the form shown on Exhibit A, attached hereto and incorporated herein by reference (the "**Plat**"); and

WHEREAS, the Authority has determined that it is now in the best interests of the Authority to execute and record the Plat, as authorized by Indiana Code 36-7-14.5-12, -17, and other applicable law.

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

1. The foregoing Recitals are fully incorporated herein by this reference.

2. The Authority will execute the Plat substantially in the form shown on Exhibit A or such other form as approved by the President of the Authority and the Executive Director of the Commission.

3. The parties shall take all steps necessary to effect the recording of the Plat.

4. The Authority will execute and deliver such other agreements, certificates, and other documents, and perform and observe such other actions, covenants, and obligations, as necessary or desirable in connection with the Plat.

5. Each agreement, instrument, certificate, and other document contemplated by this Resolution to be executed and delivered by the Authority shall be in a form approved by, and satisfactory to, the President of the Authority which approval and satisfaction shall be conclusively evidenced by the execution and delivery thereof by the President, Vice President, and/or Secretary of the Authority.

6. The President of the Authority is authorized to execute and deliver all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Authority. In the absence of the President, the Vice President and/or Secretary of the Authority shall be authorized to execute and deliver any or all of the agreements, instruments, certificates, and other documents contemplated by this Resolution to be executed and delivered by the Authority. The President, Vice President, and/or Secretary are further authorized take all other lawful actions necessary in connection with the Plat and the other matters contemplated by this Resolution.

Adopted this 27 day of July, 2026.

CITY OF WESTFIELD
REDEVELOPMENT AUTHORITY

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Tyler Enyart, President

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Derek Rochester, Vice President

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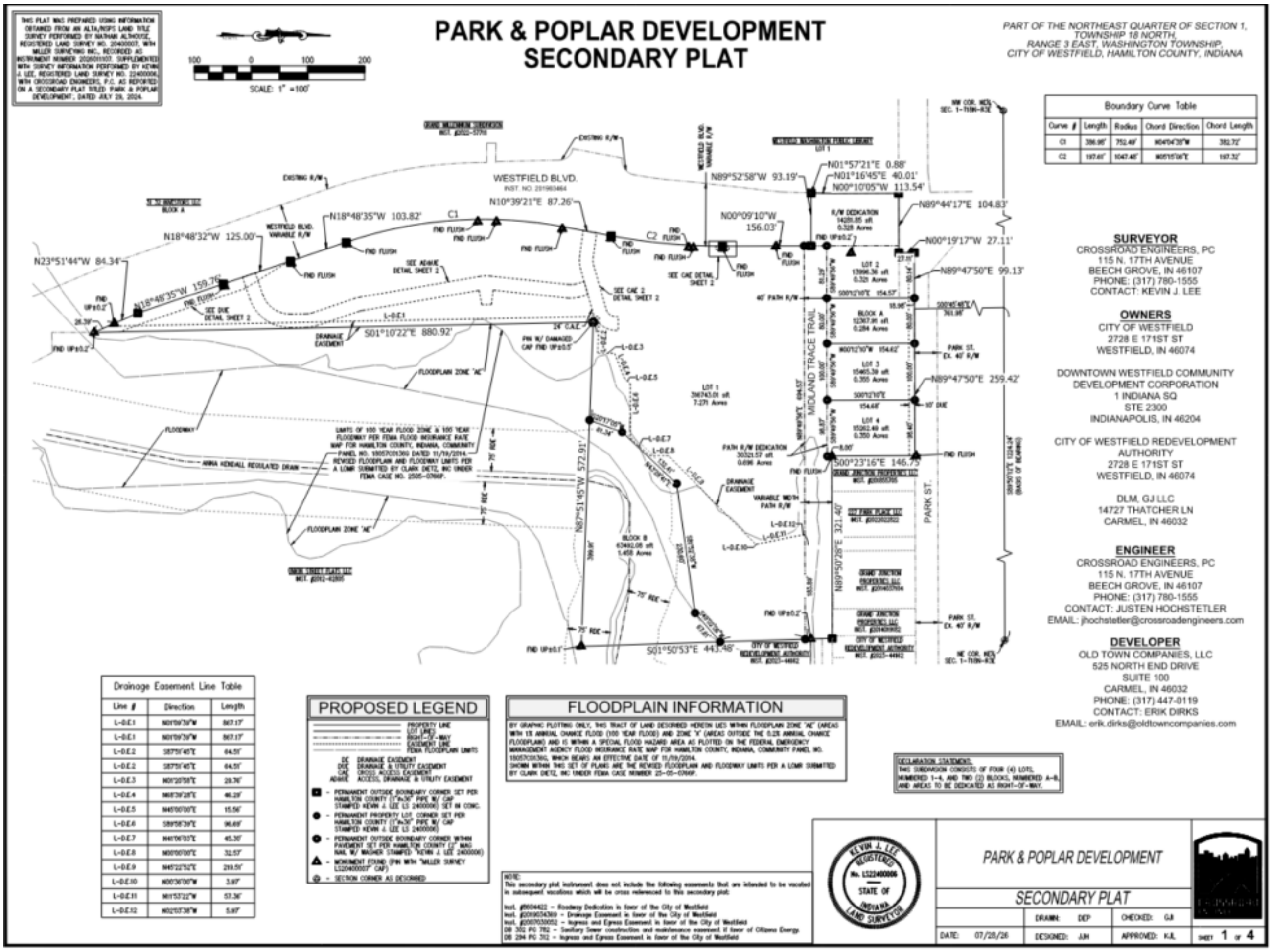
Tonya Hyatt, Secretary

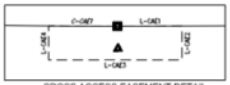
EXHIBIT A

THE PLAT



PARK & POPLAR DEVELOPMENT
SECONDARY PLAT

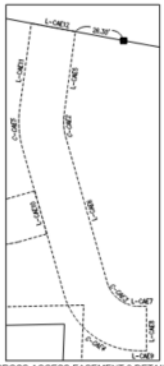
PART OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 18 NORTH,
RANGE 3 EAST, WASHINGTON TOWNSHIP,
CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA



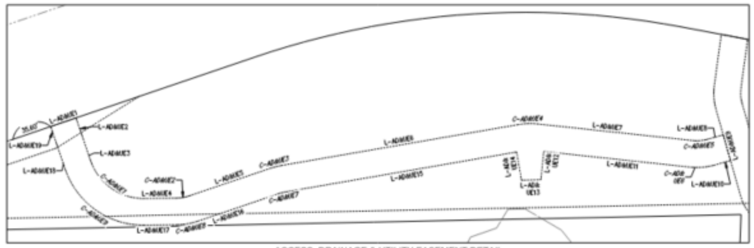
CROSS ACCESS EASEMENT DETAIL
SCALE: 1"=10'

Cross Access Easement Line Table		
Line #	Direction	Length
L-CAE1	N00°09'10"W	11.53'
L-CAE2	N90°00'00"E	6.10'
L-CAE3	S00°00'00"E	24.00'
L-CAE4	N90°00'00"W	6.11'
L-CAE5	N82°14'37"W	44.79'
L-CAE6	S74°08'36"W	81.09'
L-CAE7	S00°00'00"E	3.85'
L-CAE8	N90°00'00"W	24.00'
L-CAE9	N00°00'00"E	3.85'
L-CAE10	N74°08'36"E	81.09'
L-CAE11	S82°14'37"E	46.00'
L-CAE12	S10°39'21"W	24.03'

Cross Access Easement Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C-CAE1	12.47'	1042.57'	N00°11'06"E	12.47'
C-CAE2	12.36'	30.00'	S85°57'00"W	12.28'
C-CAE3	23.29'	18.00'	S37°04'18"W	21.70'
C-CAE4	54.35'	42.00'	N37°04'18"E	50.64'
C-CAE5	22.25'	54.00'	N85°57'00"E	22.10'



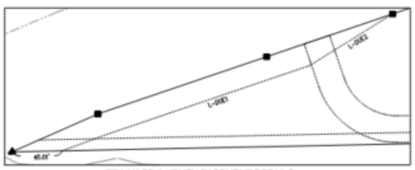
CROSS ACCESS EASEMENT 2 DETAIL
SCALE: 1"=10'



ACCESS, DRAINAGE & UTILITY EASEMENT DETAIL
SCALE: 1"=10'

Access, Drainage, & Utility Easement Line Table		
Line #	Direction	Length
L-ADAUE1	N18°48'32"W	24.00'
L-ADAUE2	N71°11'28"E	16.82'
L-ADAUE3	N71°11'25"E	23.83'
L-ADAUE4	N00°38'11"W	28.72'
L-ADAUE5	N18°48'35"W	76.94'
L-ADAUE6	N09°48'54"W	215.78'
L-ADAUE7	N06°06'02"E	141.50'
L-ADAUE8	N15°51'24"W	15.33'
L-ADAUE9	N74°08'36"E	24.00'
L-ADAUE10	S15°51'24"E	15.75'
L-ADAUE11	S06°06'02"W	133.90'
L-ADAUE12	S87°53'47"E	25.54'
L-ADAUE13	S01°08'29"E	17.40'
L-ADAUE14	S87°11'06"W	25.67'
L-ADAUE15	S09°48'54"E	209.98'
L-ADAUE16	S18°48'35"E	76.94'
L-ADAUE17	S00°38'11"E	28.72'
L-ADAUE18	S71°11'25"W	23.83'
L-ADAUE19	S71°11'28"W	16.82'

Access, Drainage, & Utility Easement Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C-ADAUE1	62.68'	50.00'	N35°16'37"E	58.66'
C-ADAUE2	12.05'	38.00'	N09°47'23"W	12.00'
C-ADAUE3	9.73'	62.00'	N14°15'44"W	9.72'
C-ADAUE4	17.22'	62.00'	N01°51'26"W	17.17'
C-ADAUE5	11.06'	40.00'	N05°39'25"W	11.03'
C-ADAUE6	19.13'	64.00'	S05°29'38"E	19.06'
C-ADAUE7	5.97'	38.00'	S14°15'44"E	5.96'
C-ADAUE8	19.67'	62.00'	S09°47'23"E	19.58'
C-ADAUE9	92.77'	74.00'	S35°16'37"W	86.81'



DRAINAGE & UTLITY EASEMENT DETAILS
SCALE: 1"=10'

Drainage & Utility Easement Line Table		
Line #	Direction	Length
L-DUE1	S18°48'34"E	192.74'
L-DUE2	S31°58'37"E	87.79'

PARK & POPLAR DEVELOPMENT

SECONDARY PLAT

	DRAWN: DEP	CHECKED: GJI
DATE: 07/28/26	DESIGNED: JJH	APPROVED: KJL

SHEET 2 OF 4