



CITY OF WESTFIELD, IN

Redevelopment Commission Meeting Agenda

BOARD OR COMMISSION: Redevelopment Commission Meeting

MEETING DATE: Monday, August 17, 2026 at 6:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

Joe Plankis, President | Mayor Appointed | 1-year term | 1/1/26-12/31/26

Chip Parsley, Vice President | City Council Appointed | 1-year term | 1/1/26-12/31/26

Steve Latour, Secretary | Mayor Appointed | 1-year term | 1/1/26-12/31/26

Brian Tomamichel | City Council Appointed | 1-year term | 1/1/26-12/31/26

Patrick Downey | Mayor Appointed | 1-year term | 1/1/26-12/31/26

Carrie Larrison | School Board Appointed | 2-year term | 1/1/25-12/31/26 | (non-voting)

CALL TO ORDER

- a. Declaration of quorum and opening of meeting
- b. Pledge of Allegiance
- c. Announce any Changes to Agenda

APPROVAL OF MINUTES

Document: Minutes from July 27, 2026

FINANCIAL MATTERS

Clerk Treasurer's Reports

Documents:

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

Approval of Claims

Document: Claims for August 17, 2026

Approval of Disbursements

Grand Park North Infrastructure BOT

- GMP #1 and 2 – Total : \$1,591,524.71

EXECUTIVE DIRECTOR REPORT

OLD BUSINESS

NEW BUSINESS

a. Public Hearing on the Adoption of Declaratory Resolution for East Side EDA and Trace Commons Allocation Area

b. Action Item #1 - Resolution 27-2026 re: Confirmatory Resolution - East Side EDA and creation of the Trace Commons Allocation Area

Document: Resolution 27-2026

c. Action Item #2 - Resolution 28-2026 re: Trace Commons - TIF Pledge

Document: Resolution 28-2026

d. Action Item #3 - Resolution 29-2026 re: Trace Commons - Project Agreement Authorization

Document: Resolution 29-2026

e. Action Item #4 - Resolution 30-2026 re: Amendments to Declaratory Resolution - Eagletown EDA

Document: Resolution 30-2026

OTHER BUSINESS

a. Next Regular Meeting: Monday, September 21st, 2026, 6:00 PM

ADJOURNMENT



CITY OF WESTFIELD, IN
Redevelopment Commission Meeting Minutes - 7/27/2026
Monday, July 27, 2026 at 5:30 PM

CALL TO ORDER

Attendance:

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

a. Declaration of quorum and opening of meeting

President Plankis noted the presence of a quorum and called the meeting to order at 5:59 PM.

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

c. Announce any Changes to Agenda

No changes to the agenda were identified.

APPROVAL OF MINUTES

Document: Minutes from July 20, 2026

July 20, 2026 minutes were presented

Motion to Approve: Brian Tomamichel

Seconded: Joe Plankis

Yes: Joe Plankis, Brian Tomamichel, Steve Latour

No: None

Abstain: None

Motion Determination: Passed

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from July 20, 2026

July 20, 2026 Executive Session Memorandum was presented

Motion to Approve: Brian Tomamichel

Seconded: Steve Latour

Yes: Joe Plankis, Brian Tomamichel, Steve Latour

No: None

Abstain: None

Motion Determination: Passed

OLD BUSINESS

a. Action Item #1 - Resolution 19-2026 re: Front Street - Additional TIF Pledge

Document: Resolution 19-2026 Dustin Meeks with Barnes and Thornburg presented the resolution that addresses a complex financing adjustment related to the Front Street project. The previously issued bonds to finance public infrastructure, including roads and the extension of Westfield Boulevard, with TIF revenues from the Front Street allocation area pledged toward repayment. Because one parcel within that area will now be developed separately as the Lantern Commons Gateway Project, the parcel must be removed from the existing Front Street allocation area and placed into a new Gateway allocation area to support financing for its public infrastructure. To obtain the Front Street developer's consent to this change, an agreement has been proposed for a "make whole" payment representing the portion of TIF revenue the developer would have received had the parcel remained in the original allocation area. This resolution approves an annual pledge of \$96,587.20 from the new Lantern Commons Gateway allocation area toward the existing Front Street bonds, ensuring the Front Street developer is financially unaffected by the change while allowing financing for the Gateway project.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

Yes: Joe Plankis, Brian Tomamichel, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

b. Action Item #2 - Resolution 20-2026 re: Confirmatory Resolution - Lantern Commons EDA and creation of the Gateway TIF Allocation Area

Document: Resolution 20-2026

Dustin Meeks with Barnes and Thornburg presented the resolution formally establishing the new Lantern Commons Gateway allocation area to support the proposed economic development revenue bond financing for development of the project site. The RDC previously adopted a declaratory resolution creating the allocation area and amended the Lantern Commons Economic Development Plan to include the Gateway Project, with subsequent approvals from the Plan Commission and Common Council. A public hearing was also held at the RDC's July 20th meeting, providing an opportunity for public comment. With those requirements completed and consent obtained from the Front Street developer to remove the parcel from the existing Front Street allocation area, the RDC can now adopt the confirmatory resolution.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

Yes: Joe Plankis, Brian Tomamichel, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

c. Action Item #3 - Resolution 21-2026 re: Lantern Commons Gateway - TIF Pledge

Document: Resolution 21-2026

Dustin Meeks with Barnes and Thornburg presented the resolution approving the pledge of revenues from the newly established Lantern Commons Gateway allocation area to support economic development revenue bonds for the Gateway Project. The pledged revenues will consist of the remaining TIF revenues from the allocation area after the previously approved "make whole" payment to the Front Street developer.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

Yes: Joe Plankis, Brian Tomamichel, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

d. Action Item #4 - Resolution 22-2026 re: Lantern Commons Gateway - Project Agreement

Document: Resolution 22-2026

Executive Director Jenell Fairman presented the resolution authorizing the project agreement for the Lantern Commons Gateway Project, outlining the responsibilities of both the developer and the RDC, including the use of pledged TIF revenues and issuance of economic development bonds. The agreement also establishes the project timeline and development expectations. The project will include 102 luxury apartment units located on the east side of Westfield Boulevard, in addition to the existing development on the west side.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

Yes: Joe Plankis, Brian Tomamichel, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

NEW BUSINESS

a. Action Item #1 - Resolution 25-2026 re: Lease Amendment and Acceptance of Land from RDA - Park and Poplar

Document: Resolution 25-2026, Lease Amendment

Executive Director Jenell Fairman and Dustin Meeks with Barnes and Thornburg presented the resolution supporting the Park and Poplar mixed-use development by removing a small portion of property from the existing Grand Junction Plaza lease so it can ultimately be conveyed for use by the developer. The property is currently owned by the RDA and was included in the original RDA - RDC lease used to finance Grand Junction Plaza, although no project improvements are located on this particular portion. Because removing it will not affect the value needed to support the existing lease payments and bonds, the RDA approved an amendment excluding the parcel from the leased premises. This resolution approves that lease amendment and authorizes the RDC to accept the property from the RDA, after which it can be transferred for use in the Park and Poplar project.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

Yes: Joe Plankis, Brian Tomamichel, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

a. Action Item #2 - Resolution 26-2026 re: Grant of RDA Land to DWCDC - Park and Poplar

Document: Resolution 26-2026

Executive Director Jenell Fairman and Dustin Meeks with Barnes and Thornburg presented the resolution authorizing the transfer of the previously discussed parcel from the RDC to the DWCDC. The property will then be combined with the other parcels being conveyed to Old Town Development Group for the Park and Poplar project.

Motion to Approve: Brian Tomamichel
Seconded: Steve Latour

Yes: Joe Plankis, Brian Tomamichel, Steve Latour
No: None
Abstain: None

Motion Determination: Passed

OTHER BUSINESS

a. Next Regular Meeting: Monday, August 17th, 2026, 6:00 PM

ADJOURNMENT

The Commission adjourned the meeting at 6:19 PM

Joseph Plankis, RDC President

Date

July 2026-Appropriation Detail

Fund No.-Name	Description	2026 Beginning Budget	YTD Claims Approved & Applied	Monthly Beginning Balance	MTD Claims Approved & Applied	Ending Balance
244-RDC Capital Fund						
244018330-Legal		\$ 450,000.00	\$ (195,376.25)	\$ 254,623.75		
	Wallack Somers & Haas				\$ (16,591.76)	
	Barnes & Thornburg				\$ (3,470.00)	\$ 234,561.99
244018349-Services		\$ 920,000.00	\$ (214,849.18)	\$ 705,150.82		
	Ice Miller				\$ (7,000.00)	
	Alt and Witzig				\$ (1,400.00)	
	CrossRoad Engineers				\$ (3,996.50)	
	McCarter and English				\$ (3,625.00)	
	Bondry				\$ (51,000.00)	
	Card and Associates				\$ (6,601.00)	
	DKGR LLC				\$ (20,839.20)	
	Argent Institutional Trust				\$ (1,750.00)	
	Anova LLC				\$ (5,250.00)	
	Patriot Engineering and Env Inc				\$ (3,189.55)	\$ 600,499.57
244018241-Nonprofit	Adjustment	\$ 17,585,000.00	\$ (14,955,000.00)	\$ 4,630,000.00	\$ (2,000,000.00)	\$ 2,630,000.00
244018474-Capital Construction	Adjustment and LR BAN-keystone	\$ 1,500,000.00		\$ 1,500,000.00	\$ (455,579.72)	\$ 1,044,420.28
		\$ 20,455,000.00	\$ (15,365,225.43)	\$ 7,089,774.57	\$ (2,580,292.73)	\$ 4,509,481.84

Due to multiple spending plans and prior misidentification of appropriation lines, adjustments to 244018241 and 244018474 now reflect of budget-to-actual as of July 31, 2026.

Fund No.-Name	Description	2026 Beginning Budget	YTD Claims Approved & Applied	Monthly Beginning Balance	MTD Claims Approved & Applied	Ending Balance
301-Eastside	First Financial Bank - P/I	\$ 607,350.00	\$ (301,975.00)	\$ 305,375.00	\$ (303,132.50)	\$ 2,242.50
302-Aurora	Transfer to DWCDC	\$ 1,000,000.00		\$ 500,000.00	\$ (1,000,000.00)	\$ (500,000.00)
303-Lantern Commons	BOK Financial	\$ 396,000.00		\$ 396,000.00	\$ (141,023.86)	\$ 254,976.14
304-Southside		\$ -		\$ -		\$ -
305-Grand Junction		\$ 2,670,000.00	\$ (2,087,102.45)	\$ 582,897.55		\$ 582,897.55
306-Osborne Trails		\$ 918,000.00	\$ (1,177,130.00)	\$ (259,130.00)		\$ (259,130.00)
308-Osborne Trails South		\$ -				\$ -
309-Eagletown		\$ 2,755,990.00	\$ (353,400.00)	\$ 2,402,590.00		\$ 2,402,590.00
310-SEP	Argent Institutional Trust	\$ 221,752.00	\$ (117,467.21)	\$ 104,284.79	\$ (109,153.17)	\$ (4,868.38)
311-Spring Mill Centre	BOK Financial	\$ 122,990.00	\$ (34,900.00)	\$ 88,090.00		\$ 88,090.00
314-Spring Mill Station SWC		\$ -				\$ -
316-Mainstreet	Transfer to DWCDC	\$ 2,098,087.00	\$ (47,276.25)	\$ 2,050,810.75		\$ 2,050,810.75
317-146th Street	Adjustment to 305	\$ 2,000,000.00	\$ (345,500.00)	\$ 1,654,500.00		\$ 1,654,500.00
318-Gigabit	Argent Insitutional Trust	\$ 175,438.00		\$ 175,438.00	\$ (93,743.85)	\$ 81,694.15
319-Spring Mill Station		\$ 2,312,625.00	\$ (279,350.00)	\$ 2,033,275.00		\$ 2,033,275.00
327-Union Square		\$ 909,000.00	\$ (175,150.00)	\$ 733,850.00		\$ 733,850.00
328-Wheeler Landing		\$ 719,913.00	\$ (242,489.72)	\$ 477,423.28	\$ (572,939.07)	\$ (95,515.79)
448-Eagletown DSR		\$ -				\$ -
Subtotal of Budget to Actual		\$ 16,907,145.00	\$ (5,161,740.63)	\$ 11,245,404.37		
Total Budget to Actual		\$ 37,362,145.00	\$ (20,526,966.06)	\$ 18,335,178.94	\$ (4,133,602.26)	\$ 13,534,893.76

July 2026-Fund Summary

Fund No.-Name	Description	Beginning Balance	Revenue MTD	MTD Actual Disbursed	Accounts Payable MTD	Accounts Receivable MTD	Ending Bank Balance
244-RDC Capital Fund		\$ 508,985.77					
244348	Transfers In		\$ 4,380,000.00				
	Dennison Parking		\$ 2,431.18				
	Posted Sales Invoices		\$ 92,050.42				
	July Expenditures			\$ (2,580,292.73)			
		\$ 508,985.77	\$ 4,474,481.60	\$ (2,580,292.73)	\$ (397.85)	\$ (89,550.42)	\$ 2,313,226.37
Fund No.-Name	Description	Beginning Balance	Revenue MTD	MTD Actual Disbursed	Ending Bank Balance	Cash in Investments	Available TIF Cash
301-Eastside	Bond Payment	\$ 2,479,733.65		\$ (303,132.50)	\$ 2,176,601.15	\$ 700,000.00	\$ 2,876,601.15
302-Aurora		\$ 307,510.71	\$ 1,000,000.00	\$ (1,000,000.00)	\$ 307,510.71	\$ -	\$ 307,510.71
303-Lantern Commons		\$ 115,284.47	\$ 36,796.35	\$ (141,023.86)	\$ 11,056.96		\$ 11,056.96
304-Southside		\$ 2,360,437.73		\$ -	\$ 2,360,437.73		\$ 2,360,437.73
305-Grand Junction		\$ 317,301.42			\$ 317,301.42	\$ 1,000,000.00	\$ 1,317,301.42
306-Osborne Trails		\$ 1,392,650.61			\$ 1,392,650.61	\$ 400,000.00	\$ 1,792,650.61
308-Osborne Trails South		\$ 49,861.74			\$ 49,861.74	\$ 100,000.00	\$ 149,861.74
309-Eagletown		\$ 3,773,452.40		\$ (175,597.50)	\$ 3,597,854.90	\$ 400,000.00	\$ 3,997,854.90
310-SEP		\$ 374,131.65		\$ (109,153.17)	\$ 264,978.48		\$ 264,978.48
311-Spring Mill Centre		\$ 749,169.91		\$ (34,900.00)	\$ 714,269.91		\$ 714,269.91
314-Spring Mill Station SWC		\$ 56,575.38			\$ 56,575.38		\$ 56,575.38
316-Mainstreet		\$ 2,872,072.98		\$ (1,046,787.75)	\$ 1,825,285.23	\$ 250,000.00	\$ 2,075,285.23
317-146th Street		\$ 1,421,657.42			\$ 1,421,657.42	\$ 3,300,000.00	\$ 4,721,657.42
318-Gigabit		\$ 93,743.85		\$ (93,743.85)	\$ -		\$ -
319-Spring Mill Station		\$ 309,199.21			\$ 309,199.21	\$ 2,600,000.00	\$ 2,909,199.21
324-Eagletown DSR		\$ -			\$ -	\$ 81.43	\$ 81.43
327-Union Square		\$ (2,500.76)			\$ (2,500.76)		\$ (2,500.76)
328-Wheeler Landing		\$ 572,938.97		\$ (572,938.97)	\$ -		\$ -
Total		\$ 17,752,207.11	\$ 5,511,277.95	\$ (6,057,570.33)	\$ 14,802,740.09	\$ 8,750,081.43	\$ 23,552,821.52

2026 Interest Income	January	February	March	April	May	June	July	August	September	October	November	December	2026 Y-T-D Total
301-Eastside	\$ 2,140.32	\$ 1,921.21	\$ 2,120.10	\$ 1,999.16	\$ 2,099.00	\$ 2,049.05	\$ 2,190.24						\$ 14,519.08
302-Aurora	\$ 1,528.80	\$ 1,372.30	\$ 1,514.36	\$ 2,855.94	\$ 2,998.57	\$ 2,927.22	\$ -						\$ 13,197.19
303-Lantern Commons													
304-Southside													
305-Grand Juntion	\$ 3,057.60	\$ 2,744.58	\$ 3,028.72	\$ 2,855.94	\$ 2,998.57	\$ 2,927.22	\$ 3,128.91						\$ 20,741.54
306-Osborne Trails	\$ 1,223.04	\$ 1,097.84	\$ 1,211.49	\$ 1,142.38	\$ 1,199.43	\$ 1,170.89	\$ 1,251.56						\$ 8,296.63
308-Osborne Trails South				\$ 285.58	\$ 299.86	\$ 292.72	\$ 312.90						\$ 1,191.06
309-Eagletown	\$ 1,223.04	\$ 1,097.84	\$ 1,211.49	\$ 1,142.38	\$ 1,199.43	\$ 1,170.89	\$ 1,251.56						\$ 8,296.63
310-SEP													
311-Spring Mill Centre													
316-Mainstreet	\$ 764.40	\$ 686.15	\$ 757.18	\$ 713.99	\$ 749.64	\$ 731.80	\$ 782.23						\$ 5,185.39
317-146th Street	\$ 10,090.08	\$ 9,057.08	\$ 9,994.78	\$ 9,424.61	\$ 9,895.28	\$ 9,659.81	\$ 10,325.41						\$ 68,447.05
318-Gigabit													
319-Spring Mill Station	\$ 7,949.76	\$ 7,135.88	\$ 7,874.67	\$ 7,425.45	\$ 7,796.28	\$ 7,610.76	\$ 8,135.17						\$ 53,927.97
324-Eagletown DSR	\$ 0.31	\$ 0.28	\$ 0.31	\$ 0.30	\$ 0.31	\$ 0.30	\$ 0.31						\$ 2.12
327-Union Square													
328-Wheeler Landing													
448-Eagletown DSR	\$ 787.69	\$ 1,315.67	\$ (232.29)	\$ 1,015.87	\$ 769.50	\$ 1,099.51	\$ 1,028.33						\$ 5,784.28
Total Interest from TIF Investments	\$ 28,765.04	\$ 26,428.83	\$ 27,480.81	\$ 28,861.60	\$ 30,005.87	\$ 29,640.17	\$ 28,406.62						\$ 199,588.94

Lifetime Interest by Year	2023	2024	2025	2026	Lifetime Total
244-RDC Capital	\$ -	\$ -	\$ -	\$ -	\$ -
301-Eastside	\$ 9,705.20	\$ 7,012.33	\$ 41,614.67	\$ 14,519.08	\$ 72,851.28
302-Aurora	\$ 3,365.96	\$ 26,627.75	\$ 21,042.91	\$ 13,197.19	\$ 64,233.81
303-Lantern Commons (AKA Front Street)					
304-Southside					
305-Grand Juntion	\$ 35,510.93	\$ 17,530.86	\$ 38,098.76	\$ 20,741.54	\$ 111,882.09
306-Osborne Trails			\$ 15,239.51	\$ 8,296.63	\$ 23,536.14
308-Osborne Trails South				\$ 1,191.06	
309-Eagletown	\$ 33,042.55	\$ 5,259.23	\$ 19,125.38	\$ 8,296.63	\$ 65,723.79
310-SEP					
311-Spring Mill Centre					
316-Mainstreet	\$ 19,354.30	\$ 5,200.60	\$ 13,290.26	\$ 5,185.39	\$ 43,030.55
317-146th Street	\$ 28,049.71	\$ 159,771.88	\$ 142,179.00	\$ 68,447.05	\$ 398,447.64
318-Gigabit					
319-Spring Mill Station	\$ 16,829.82	\$ 92,221.14	\$ 108,208.05	\$ 53,927.97	\$ 271,186.98
324-Eagletown DSR	\$ -	\$ 4,818.13	\$ 14,012.18	\$ 2.12	\$ 18,832.43
327-Union Square					
328-Wheeler Landing					
448-Eagletown DSR	\$ -	\$ -	\$ 265.20	\$ 5,784.28	\$ 6,049.48
Life-to-Date of Investments	\$ 145,858.47	\$ 318,441.92	\$ 413,075.92	\$ 199,588.94	\$ 1,076,965.25

Docket Date	Vendor	Fund No.	Amount
1/13/2026	Wallack Somers & Haas	244	\$ 28,581.26
1/13/2026	Barnes & Thornburg	244	\$ 10,281.40
2/12/2026	Wallack Somers & Haas	244	\$ 38,500.00
2/12/2026	Barnes & Thornburg	244	\$ 4,183.00
3/12/2026	Wallack Somers & Haas	244	\$ 24,330.00
3/12/2026	Barnes & Thornburg	244	\$ 5,033.33
4/13/2026	Wallack Somers & Haas	244	\$ 24,636.76
4/13/2026	Barnes & Thornburg	244	\$ 1,988.00
5/13/2026	Wallack Somers & Haas	244	\$ 29,008.50
5/13/2026	Barnes & Thornburg	244	\$ 1,177.00
6/10/2026	Wallack Somers & Haas	244	\$ 29,008.50
6/10/2026	Barnes & Thornburg	244	\$ 1,177.00
7/14/2026	Wallack Somers & Haas	244	\$ 16,591.76
7/14/2026	Barnes & Thornburg	244	\$ 3,470.00
Total-Legal			\$ 217,966.51

1/13/2026	Bondry Management Consulting	244	\$ 25,000.00
2/12/2026	Bondry Management Consulting	244	\$ 10,000.00
3/12/2026	Bondry Management Consulting	244	\$ 32,000.00
6/10/2026	Bondry Management Consulting	244	\$ 8,000.00
7/14/2026	Bondry Management Consulting	244	\$ 51,000.00
Total-Municipal Advisor			\$ 126,000.00

Grand Total			\$ 343,966.51
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I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

August 17, 2026

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS
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CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 3 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$4,078,088.58 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 17 day of August, 2026

_____	_____	_____
_____	_____	_____
_____	_____	_____

Signatures of Governing Board

Approved by State Board of Accounts for the City of Westfield, 2013

Purchase Invoice Register

City of Westfield

Report Date Range: 07/18/26..08/11/26

8/11/2026 2:24 PM

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WESTFIELD\DTOLLEY

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
244 Redevelopment District Capital									
RDC									
VEN012714	Argent Institutional Trust	APP140185	7/21/2026	244018349	REDEVELOP DISTR CAP-	2025 Ambrose	1,750.00	500001413	7/21/2026
VEN013085	Keystone Realty Group LLC	APP140357	7/23/2026	244018474	REDEVELOP DISTR CAP-	2025 BAN Series A and B	455,579.72	500001417	7/24/2026
VEN013086	Anova LLC	APP140358	7/23/2026	244018349	REDEVELOP DISTR CAP-	OTR Project GRPK bonds	5,250.00	500001418	7/24/2026
VEN012804	Patriot Engineering and Env Inc	APP140359	7/23/2026	244018349	REDEVELOP DISTR CAP-	GRPK D1	3,189.55	84885	7/24/2026
VEN011892	DWCDC	APP140827	8/5/2026	244018241	REDEVELOP DISTR CAP-	RDC Grant to DWCDC	2,630,000.00	500001434	8/5/2026
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	Baker	1,805.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	July services	5,280.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	ECR	55.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	Gateway	550.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	General	2,530.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	GrPark	1,210.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	GrPark Gen	2,475.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	HamCross	55.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	Hidden Oaks	385.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	IceFac	9,130.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	July services	605.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	Jungle	55.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	Level 2	165.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	Market	3,505.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	Park St	8,055.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	SocialSq	55.00		
VEN011751	Wallack Somers and Haas PC	APP140828	8/11/2026	244018330	REDEVELOP DISTR CAP-	Wood Wind	550.00		
VEN012776	CrossRoad Engineers PC	APP140829	8/10/2026	244018349	REDEVELOP DISTR CAP-	GRPK BOT	2,172.00		
VEN005476	Terra Site Development	APP140830	8/7/2026	244018349	REDEVELOP DISTR CAP-	ALTA Market Ct	2,842.56		
VEN000931	Ice Miller LLP	APP140831	8/5/2026	244018349	REDEVELOP DISTR CAP-	July services	7,000.00		
VEN013086	Anova LLC	APP140832	8/5/2026	244018349	REDEVELOP DISTR CAP-	OTR Project	8,050.00		
VEN011964	JS Held	APP140833	8/5/2026	244018349	REDEVELOP DISTR CAP-	June services COW Non	330.00		
VEN011964	JS Held	APP140833	8/5/2026	244018349	REDEVELOP DISTR CAP-	June services COW Non	72.25		
VEN011964	JS Held	APP140833	8/5/2026	244018349	REDEVELOP DISTR CAP-	June services COW Non	414.15		
VEN012804	Patriot Engineering and Env Inc	APP140834	8/5/2026	244018349	REDEVELOP DISTR CAP-	GP D1 Baseball CME	1,012.65		
VEN012146	DKGR LLC	APP140835	8/5/2026	244018349	REDEVELOP DISTR CAP-	Level Up Innovation HUB	61,679.48		
VEN005661	Barnes and Thornburg LLP	APP140836	8/5/2026	244018330	REDEVELOP DISTR CAP-	June services	886.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 07/18/26..08/11/26

8/11/2026 2:24 PM

Page 2 of 3

WESTFIELD\DTOLLEY

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
244 Redevelopment District Capital									
RDC									
VEN005661	Barnes and Thornburg LLP	APP140836	8/5/2026	244018330	REDEVELOP DISTR CAP-	June services	440.00		
VEN011964	JS Held	APP140837	8/5/2026	244018349	REDEVELOP DISTR CAP-	June services COW	1,385.33		
VEN011964	JS Held	APP140837	8/5/2026	244018349	REDEVELOP DISTR CAP-	June services COW	1,652.52		
VEN011964	JS Held	APP140837	8/5/2026	244018349	REDEVELOP DISTR CAP-	June services COW	197.25		
VEN011964	JS Held	APP140837	8/5/2026	244018349	REDEVELOP DISTR CAP-	June services COW	1,739.45		
VEN011964	JS Held	APP140837	8/5/2026	244018349	REDEVELOP DISTR CAP-	June services COW	4,838.45		
VEN011964	JS Held	APP140837	8/5/2026	244018349	REDEVELOP DISTR CAP-	June services COW	591.75		
VEN000847	Hamilton County Recorder	APP140838	8/5/2026	244018349	REDEVELOP DISTR CAP-	GRPK South Infrastructure	35.46		
VEN000847	Hamilton County Recorder	APP140839	8/5/2026	244018349	REDEVELOP DISTR CAP-	Lantern Commons Gateway	40.53		
VEN005897	Hamilton County Reporter	APP140843	8/11/2026	244018349	REDEVELOP DISTR CAP-	Lantern	37.49		
VEN005897	Hamilton County Reporter	APP140843	8/11/2026	244018349	REDEVELOP DISTR CAP-	GRPK S Infrastructure	35.46		
VEN005897	Hamilton County Reporter	APP140843	8/11/2026	244018349	REDEVELOP DISTR CAP-	Lantern Gateway	40.53		
Subtotal for RDC							3,227,727.58		
Subtotal for Fund 244 Redevelopment District Capital							3,227,727.58		
Fund No. Fund Name									
303 Front St/Lantern Commons TIF									
RDC									
VEN008527	BOK Financial	APP140168	7/21/2026	303018381	FRONT ST/LANTERN TIF-	Series 2023 Front Street	141,023.86	500001414	7/21/2026
Subtotal for RDC							141,023.86		
Subtotal for Fund 303 Front St/Lantern Commons TIF							141,023.86		
Fund No. Fund Name									
306 Osborne Trails TIF									
RDC									
VEN000010	A and F Engineering	APP140500	7/30/2026	306018474	OSBORNE TRAILS TIF-	PE Services for 191st St	27,245.00	85043	8/11/2026
Subtotal for RDC							27,245.00		
Subtotal for Fund 306 Osborne Trails TIF							27,245.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 07/18/26..08/11/26

8/11/2026 2:24 PM

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WESTFIELD\DTOLLEY

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
310	SEP TIF								
RDC									
VEN012714	Argent Institutional Trust	APP140729	7/27/2026	310018131	SEP TIF-TSF	2020 Bond SEP project	109,153.17	500001428	7/27/2026
Subtotal for RDC							109,153.17		
Subtotal for Fund 310 SEP TIF							109,153.17		

Fund No.	Fund Name								
328	Wheeler Landing TIF								
	RDC								
VEN009455	STAR Financial Bank	APP140167	7/21/2026	328018280	WHEELER LANDING TIF-	2021A	225,768.67	500001416	7/21/2026
VEN009455	STAR Financial Bank	APP140167	7/21/2026	328018280	WHEELER LANDING TIF-	2022B	105,187.50	500001416	7/21/2026
VEN009455	STAR Financial Bank	APP140167	7/21/2026	328018280	WHEELER LANDING TIF-	Xtra Principal	241,982.80	500001416	7/21/2026
	Subtotal for RDC							572,938.97	
Subtotal for Fund 328 Wheeler Landing TIF							572,938.97		
Posted Invoices Total							4,078,088.58		

Credit Memos								
Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description		Amount
Fund No.	Fund Name							
244	Redevelopment District Capital							
	RDC							
VEN000847	Hamilton County Recorder	ACP003206	8/5/2026	244018349	Redevelop Distr Cap-Serv	Redevelop District Cap-		35.46
VEN000847	Hamilton County Recorder	ACP003207	8/5/2026	244018349	Redevelop Distr Cap-Serv	Redevelop District Cap-		40.53
	Subtotal for							75.99
Subtotal by Fund 244 Redevelopment District Capital								75.99
Credit Memo Total								75.99



INVOICE

Date: 05/01/2026

Division: Corporate Trust

Invoice No.:

CITY OF WESTFIELD BUILDING CORPORATION
ATTN: MAYOR
2728 E 171ST STREET
WESTFIELD IN 46074

CITY OF WESTFIELD ECONOMIC DEVELOPMENT
TAX INCREMENT REVENUE BONDS,
SERIES 2025

Ambrose m Man

Account # 14085058790
Abbreviation: 14085058790

Billing Period: 06/30/2026 - 06/29/2027

BALANCE CARRIED FORWARD:

PREVIOUS AMOUNT BILLED:

\$1,750.00

AMOUNT RECEIVED:

\$1,750.00

ADMINISTRATION FEE
ANNUAL ADMINISTRATION

=====

TOTAL DUE

Please Direct Wires and ACH to:
ARGENT INSTITUTIONAL TRUST COMPANY
WIRES TO: BANK OF AMERICA
ABA: 026009593 / ACCT: 334037214392
ACH TO: BANK OF AMERICA
ABA: 061000052 / ACCT: 334037214392
FBO: Invoice # listed above

Remit Checks To:
ARGENT INSTITUTIONAL TRUS
ATTN: CORPORATE TRUST
4343 EASTON COMMONS, SUITE
COLUMBUS, OH 43219
****Invoice# Must be on Check or
Invoice Must Accompany Check**

CHRISTINE BERKEMEIER 317-804-0628
CBERKEMEIER@ARGENTFINANCIAL.COM

Invoices are payable upon receipt

Micha Farrar

From: Rachel Baker
Sent: Friday, July 17, 2026 9:06 AM
To: Micha Farrar
Subject: RE: Argent Invoices

I'm having trouble getting a response from the developer. I'm thinking a solution would be to pay from 244-018-349 and then issue a credit memo when we receive payment from the developer. What do you think?



RACHEL BAKER
Redevelopment Manager
Economic Development
317-391-9773

westfieldin.gov
2728 E 171st St., Westfield IN 46074

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From: Micha Farrar <mfarrar@westfield.in.gov>
Sent: Friday, July 17, 2026 9:04 AM
To: Rachel Baker <rbaker@westfield.in.gov>
Subject: RE: Argent Invoices

Rachel,

As follow up to last email, have you received any payments from developer for Economic Development Tax Rev Bonds2025 Ambrose on Main Admin annual fee? I couldn't check the payment status since I have no information on developer. As reminder, invoice date was 05/01/26 and due on upon receipt.

Thank you



MICHA FARRAR
Deputy Clerk Treasurer, CPFIM, CMC, IAMC
Clerk Treasurer
317-804-3025

westfieldin.gov
130 Penn Street, Westfield IN 46074

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EXHIBIT E

Form of Disbursement Request

DISBURSEMENT REQUEST

Disbursement No.: #5

Date: 7/7/26

Disbursement Amount: \$ 1,368,040.27

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

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

Series 2025 A: \$757,399.21
Series 2025 B: \$155,061.34
244-018-474: \$455,579.72

By: [Signature]

Printed: KELLY MULDER

Title: VP OF DEVELOPMENT

Debra Tolley

From: Rachel Baker
Sent: Thursday, July 23, 2026 8:52 AM
To: Micha Farrar
Cc: Jenell Fairman; Debra Tolley
Subject: FW: Westfield RDC 2025 Lease Rental BAN Series A and B - Disbursement Request
Attachments: 2025 AB Requisition - Disbursement of Funds from Project Fund - signed.pdf; Anova Invoice 870-02.pdf; Patriot Engine_25-2733-01C_Grand Park D1 _150238_06-22-2026.pdf

Micha,

As a follow-up, a portion of this draw request will need to be paid from 244-018-474, see Page 5 of the Requisition document. Since the disbursements were approved by the RDC separately, and not as part of the claims docket, is it possible to get the payments to Keystone, Anova, and Patriot, sent out now instead of waiting until the next claims docket? Let me know if you'd like me to provide the minutes showing the approval from the RDC.

I can follow up separately with wire/ACH information for Keystone Realty Group and Anova since I don't believe those vendors are in NAV yet.

Thanks,
Rachel



RACHEL BAKER
Redevelopment Manager
Economic Development
317-391-9773

westfieldin.gov
2728 E 171st St., Westfield IN 46074

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From: Rachel Baker
Sent: Thursday, July 23, 2026 8:48 AM
To: cberkemeier@argentfinancial.com; phillip.eckert@argentfinancial.com; lcrockett@argentfinancial.com
Cc: Micha Farrar <mfarrar@westfield.in.gov>; Jenell Fairman <jfairman@westfield.in.gov>
Subject: Westfield RDC 2025 Lease Rental BAN Series A and B - Disbursement Request

Good morning,

Attached is a disbursement request from the 2025 Series A and B BAN. I combined both requests into a single document to simplify. The disbursements to Keystone can be sent via wire transfer using the same instructions as previous disbursement requests. Let me know if you have any questions.

Thanks,
Rachel



INVOICE

244-018-349
Project Code 25003

Invoice: 870-02
Invoice Date: 06/19/26
Due Date: 08/18/26

Contract : 870- WESTFIELD RDC

From: Anova, LLC
1060 N Capital Ave Suite 4-201
Indianapolis IN 46204

317-692-0000

To: WESTFIELD REDEVELOPMENT COMMISSION
2728 EAST 171ST STREET
WESTFIELD IN 46074

Item 1 - OTR PROJECT MANAGER-SHAUN BARCELOW

LABOR			5,250.00
OTR PROJECT MANAGER-SHAUN BARCELOW	30.00 HRS @	175.00	5,250.00
OTR PROJECT MANAGER-SHAUN BARCEL Sub-Total:			5,250.00

Summary

1 - OTR PROJECT MANAGER-SHAUN BARCELOW
CURRENT DUE :

5,250.00

5,250.00

Invoice Disbursement Schedule

Contract: 870- WESTFIELD RDC



Invoice: 870-02 6/19/26

Item: 1 - OTR PROJECT MANAGER-SHAUN BARCELOW

LABOR

OTR PROJECT MANAGER-SHAUN BARCELOW	5/12/26-5/20/26	24.00 Hrs @ \$175.00	4,200.00
OTR PROJECT MANAGER-SHAUN BARCELOW	5/27/26-6/4/26	6.00 Hrs @ \$175.00	1,050.00
Total Hours			30.00
TOTAL LABOR			5,250.00

Item: 1 - OTR PROJECT MANAGER-SHAUN BARCELOW 5,250.00

Invoice: 870-02 5,250.00

Summary

1 - OTR PROJECT MANAGER-SHAUN BARCELOW

CURRENT DUE :

	5,250.00
Subtotal before fee	5,250.00
	5,250.00



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

244-018-349
Project Code 25003

City of Westfield, IN
Redevelopment Commission
2728 East 171st Street
Westfield, IN 46074

Invoice number 150238
Date 06/22/2026

Project 25-2733-01C Grand Park D1 Baseball -
CME
PM Michael Henderson

For Professional Services provided through 05/31/2026.

	Hours	Rate	Billed Amount
Sr Engineering Technician OT	5.00	100.05	500.25
Data Processing	0.75	70.00	52.50
Sr Engineering Technician	13.00	67.00	871.00
Senior Project Manager	1.25	160.00	200.00
Project Manager	5.00	115.00	575.00
Subtotal	25.00		2,198.75

	Units	Rate	Billed Amount
Atterberg Limits Analysis ASTM D4318	2.00	105.00	210.00
Hydrometer Analysis ASTM D422	1.00	150.00	150.00
Standard Proctor ASTM D698	3.00	190.00	570.00
Miles	64.00	0.95	60.80
Subtotal			990.80

Invoice total	3,189.55
---------------	-----------------

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

For information regarding this invoice, please contact Susan C. Alexander at 317-558-5034, salexander@patrioteng.com.

Thank you. We appreciate your business!

Invoice Supporting Detail

25-2733-01C Grand Park D1 Baseball - CME

Basic Services Engineering Services

Phase Status: Active

Billing Cutoff: 05/31/2026

Date	Units	Rate	Amount
------	-------	------	--------

Labor WIP Status: Billable

Sr Engineering Technician OT

Andrew Hodge

Billable Time (Direct Labor #001) 05/12/2026 5.00 100.05 500.25

OT

Subtotal **5.00 500.25**

Data Processing

Susan C. Alexander

Billable Time (Direct Labor #001) 05/20/2026 0.50 70.00 35.00

Lab work orders 226 227

Billable Time (Direct Labor #001) 05/26/2026 0.25 70.00 17.50

Lab work order 229

Subtotal **0.75 52.50**

Sr Engineering Technician

Andrew Hodge

Billable Time (Direct Labor #001) 05/12/2026 8.00 67.00 536.00

2 sample pickups FDT DAILY

Billable Time (Direct Labor #001) 05/15/2026 5.00 67.00 335.00

FDT Sample pickup

Subtotal **13.00 871.00**

Senior Project Manager

Kevin Agostino

Billable Time (Direct Labor #001) 05/11/2026 0.50 160.00 80.00

Project setup

Billable Time (Direct Labor #001) 05/26/2026 0.75 160.00 120.00

Report 66202, 66572

Subtotal **1.25 200.00**

Project Manager

Emily Higgs

Billable Time (Direct Labor #001) 05/12/2026 0.25 115.00 28.75

Scheduling - Density testing - results pending, p/u proctor sample

Billable Time (Direct Labor #001) 05/15/2026 0.25 115.00 28.75

*Scheduling - Compaction testing - soils at pond area, results pending
p/u proctor sample (new imported soils) - RUSH*

Subtotal **0.50 57.50**

Jenna Rogers

Billable Time (Direct Labor #001) 05/20/2026 1.75 115.00 201.25

226,227 reports

Billable Time (Direct Labor #001) 05/26/2026 0.75 115.00 86.25

229 proctor and att report

Subtotal **2.50 287.50**

Invoice Supporting Detail

25-2733-01C Grand Park D1 Baseball - CME

Basic Services
Engineering Services

Phase Status: Active

Billing Cutoff: 05/31/2026

Date	Units	Rate	Amount
------	-------	------	--------

Labor WIP Status: Billable

Project Manager

Michael Henderson

Billable Time (Direct Labor #001)	05/22/2026	2.00	115.00	230.00
Report review #66202, 66572				
Soil sample review #226, 227				

Subtotal	2.00	230.00
Labor total	25.00	2,198.75

Basic Services
Testing Services

Phase Status: Active

Billing Cutoff: 05/31/2026

Date	Units	Rate	Amount
------	-------	------	--------

Expense WIP Status: Billable

In-house Expense

Atterberg Limits Analysis ASTM D4318	05/12/2026	1.00	105.00	105.00
227				
Atterberg Limits Analysis ASTM D4318	05/15/2026	1.00	105.00	105.00
229				
Hydrometer Analysis ASTM D422	05/12/2026	1.00	150.00	150.00
227				
Standard Proctor ASTM D698	05/12/2026	2.00	190.00	380.00
226 227				
Standard Proctor ASTM D698	05/15/2026	1.00	190.00	190.00
229				
Mileage - Tech/PM	05/12/2026	32.00	0.95	30.40
Mileage - Tech/PM	05/15/2026	32.00	0.95	30.40
Subtotal		70.00		990.80
Expense total		70.00		990.80

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	17,607.50	2,198.75	12	15,408.75	88
Expense	1,884.00	990.80	53	893.20	47
Consultant					
Total	19,491.50	3,189.55	16	16,301.95	84

Micha Farrar

From: Marla Ailor
Sent: Wednesday, August 5, 2026 10:33 AM
To: Micha Farrar
Cc: Rachel Baker
Subject: RE: RDC Grant to DWCDC - Woodwind

Micha,

In this email string, Jenell was agreeable to the approach that Rachel and I discussed. They want to resolve the large negative available balance, and before I had read Resolution 26-107, I had already explained that we would use 7,280,580 adjustment to eliminate that deficit. Technically, I believe this is what Rachel ultimately agreed to as well.

To answer your question below, based on how based the transferred funds are being used, I believe we should charge the \$2,630,000 grant to 244018241, as discussed. DWCDC

Hopefully, if the RDC approves additional grants to the DWCDC in the future, the resolutions will reference the appropriate appropriation line from the beginning. 🤔

Thank you,



MARLA AILOR
Clerk Treasurer, ACPFIM, CPFA, CMC, IAMC
317-804-3029

westfieldin.gov
130 Penn Street, Westfield IN 46074

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From: Micha Farrar <mfarrar@westfield.in.gov>
Sent: Wednesday, August 5, 2026 10:16 AM
To: Marla Ailor <mailor@westfield.in.gov>
Subject: RE: RDC Grant to DWCDC - Woodwind

Marla
Please see the below responses with red highlight. Thanks

No.	Name	Budget	Actual	Commit.,
<u>244000</u>	⋮ Reserve Account for Encumbranc	0.00	0.00	0.00
244018241	Redevelop District Cap-Nonprofit	12,955,000.00	2,000,000.00	0.00
244018330	Redevelop District Cap-Legal	450,000.00	215,438.01	0.00
244018349	Redevelop District Cap-Serv	920,000.00	319,500.43	0.00
244018400	Redevelop District Cap-Land	0.00	0.00	0.00
244018474	Redevelop District Cap-Const	6,130,000.00	13,410,579.72	0.00



MICHA FARRAR

Deputy Clerk Treasurer, CPFIM, CMC, IAMC
Clerk Treasurer
317-804-3025

westfieldin.gov

130 Penn Street, Westfield IN 46074

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From: Marla Ailor <mailor@westfield.in.gov>
Sent: Wednesday, August 5, 2026 9:53 AM
To: Micha Farrar <mfarrar@westfield.in.gov>
Subject: FW: RDC Grant to DWCDC - Woodwind

Micha,

Can you confirm the additional appropriation of \$4,380,000 to 266018474 was completed in connection with Ordinance 26-04 (back in May)? **Yes, we did**

Council resolved (26-107) to grant funds, \$2,630,000, from 266 to 244018474 on June 8th. We need to ensure that happened or we need to do it. **Since 244018474 is negative, we would need to expense out from 244018241 (even if Res26-107 indicated as 244018474). Please advise.**

And finally, we need to wire **\$2,630,000 to the DWCDC today. Will be done 08/05/26**

Once we have all of this done – we need to make the necessary adjustments to Fund 244 addressed below. Because I didn't recall the grant from 266 to 244 in June, we may want to perform an additional adjustment before sending the wire.* The goal is to "technically" use budgeted funds out of 244018241 to send to the DWCDC from their non-profit line rather than 244018474-Construction. At the same

RESOLUTION 26-107

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA AUTHORIZING A GRANT OF FUNDS FROM THE CAPITAL PROJECTS FUND TO THE REDEVELOPMENT DISTRICT CAPITAL FUND

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, the City of Westfield Redevelopment District ("Redevelopment District") is a duly formed special taxing district pursuant to Ind. Code § 36-7-14-1, *et seq.*, as amended ("Act"), whose boundaries are coterminous with the City and is governed by the Westfield Redevelopment Commission ("Redevelopment Commission");

WHEREAS, pursuant to Section 12.2(a)(23) of the Act, the Redevelopment Commission is authorized to accept loans, grants, and other forms of financial assistance from the federal government, the state government, a municipal corporation, a special taxing district, a foundation, or any other source;

WHEREAS, the City's Capital Projects Fund No. 266 is expected to have an unencumbered fund balance as of December 31, 2026, in excess of \$2,630,000 and

WHEREAS, the Council, on behalf of the City, desires to make a grant to the Redevelopment District in the amount of \$2,630,000 from the City's Fund No. 266, for the purpose of constructing, rehabilitating, and/or repairing capital improvements at, or directly benefitting or serving, Wood Wind Golf Course, which may include the acquisition of property, which grant shall be deposited by the Redevelopment Commission into the Redevelopment District Capital Fund No. 244, and applied by the Redevelopment Commission for economic development and redevelopment purposes as permitted by the Act.

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

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

Section 2. Transfer of Grant Funds. The Council hereby approves, authorizes, and directs the Clerk Treasurer to transfer funds necessary to make the following grant, in a timely and orderly fashion, for the purpose of constructing, rehabilitating, and/or repairing capital improvements at, or directly benefitting or serving, Wood Wind Golf Course, which may include the acquisition of property.

Granted from:

Fund No. 266 appropriation line item #266-018-474
\$2,630,000

Granted to:

Redevelopment District Capital Fund No. 244 appropriation line item 244-018-474
\$2,630,000.

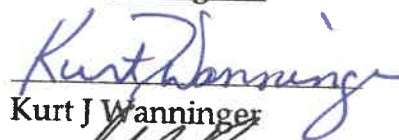
Section 3. Conflict. Should any part of this Resolution be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 4. 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.

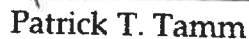
PASSED THIS 8th DAY OF JUNE, 2026, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

Voting For


Kurt J Wanninger


Chad Huff


Patrick T. Tamm

Voting Against

Kurt J Wanninger

Chad Huff

Patrick T. Tamm

Abstain

Kurt J Wanninger

Chad Huff

Patrick T. Tamm



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

City of Westfield

Billing Statement Summary

July 31, 2026

	Matter	Invoice Date	Invoice#	Current Fees	30 Days	Total Due
24000	Baker	08/05/2026	39962	\$1,805.00		\$1,805.00
24000		08/05/2026	39963	\$5,280.00		\$5,280.00
25010	ECR	08/05/2026	39964	\$ 55.00		\$ 55.00
24015	Gateway	08/05/2026	39965	\$ 550.00		\$ 550.00
24000	General	08/05/2026	39966	\$2,530.00		\$2,530.00
25001	GrPark	08/05/2026	39967	\$1,210.00		\$1,210.00
25001	GrPGen	08/05/2026	39968	\$2,475.00		\$2,475.00
25008	HamCross	08/05/2026	39969	\$ 55.00		\$ 55.00
26008	Hidden Oaks	08/05/2026	39970	\$ 385.00		\$ 385.00
25005	IceFac	08/05/2026	39971	\$9,130.00		\$9,130.00
24000		08/05/2026	39972	\$ 605.00		\$ 605.00
25014	Jungle	08/05/2026	39973	\$ 55.00		\$ 55.00
25006	Level2	08/05/2026	39974	\$ 165.00		\$ 165.00
25009	Market	08/05/2026	39975	\$3,505.00		\$3,505.00
24017	ParkSt	08/05/2026	39903	\$8,055.00		\$8,055.00
24005	SocialSq	08/05/2026	39976	\$ 55.00		\$ 55.00
24026	WoodWind	08/05/2026	39977	\$ 550.00		\$ 550.00
			Totals:	\$36,465.00		\$36,465.00

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

Tel: 317.231.9000

Fax: 317.231.9900



REMIT TO:

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

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

Invoice number 261440
Date 08/05/2026

Project GRAND PARK BOT - OTR SERVICES

Total Due This Invoice (see breakdown below):

\$2,172.00

For services performed June 27, 2026 through July 31, 2026.
PROMPT PAYMENT OF INVOICE IS APPRECIATED!!

These services were performed in accordance with our Professional Services Agreement approved December 5, 2025.

Professional Fees

Plan Specification & Review

	Hours	Rate	Billed Amount
Senior Project Manager			
William F. Hall II	12.00	181.00	2,172.00

Invoice total **2,172.00**

Invoice Summary

Description	Contract Amount	Current Billed	Prior Billed	Total Billed	Remaining
PLAN SPECIFICATION & REVIEW	23,500.00	2,172.00	10,128.00	12,300.00	11,200.00
COORDINATION WITH CITY STAFF	23,500.00	0.00	271.50	271.50	23,228.50
MISCELLANEOUS REIMBURSABLES	2,000.00	0.00	0.00	0.00	2,000.00
Total	49,000.00	2,172.00	10,399.50	12,571.50	36,428.50

Grand Park BOT - OTR Services

Plan Specification & Review

Date Range from: 6/27/2026 to 7/31/2026

Employee/Activity	Total	Billed	Work In Progress				Non Billable	Writeoff
			WIP Total	Billable	Deferred	Hold		
William F. Hall II	12.00	12.00						
Billable Time	12.00	12.00						
	Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff
Date								
7/15/2026	1.00	1.00						
7/16/2026	6.00	6.00						
7/17/2026	1.00	1.00						
7/21/2026	1.00	1.00						
7/23/2026	0.50	0.50						
7/24/2026	0.50	0.50						
7/27/2026	2.00	2.00						
Total	12.00	12.00						



TERRA Site Development, Inc.
P.O. Box 237
Carmel, IN 46082

Westfield Redevelopment Commission
Jenell Fairman
2728 E 171st St.
Westfield, IN 46074

244-018-349
Project Code 25009 **INVOICE**

Invoice Date: 8/6/26
Number: 2507016-02
Invoice Period: 07/12/26 - 07/25/26
PO Number:
Terms: Due on receipt
Project Name Code: 2507016
Project Name: ALTA, 18160 Market Court, Westfield, IN

INVOICE SUMMARY

Description	Fee Budget	Prior Billings		This Invoice	
		% Billed	\$ Billed	% Billed	\$ Billed
04-01: ALTA Survey	\$5,700.00	100.00%	\$5,700.00	--	--
04-01: Updated ALTA Survey	\$2,800.00	--	--	100.00%	\$2,800.00
10-01: - Client - As Requested , Services (T&M)	--	--	--	--	--
BUDGET TOTALS	\$8,500.00		\$5,700.00		\$2,800.00

Description	Amount
Travel:Mileage	\$42.56
Subtotal	\$42.56

Date	Code	Quant	Rate	Amount
7/23/26	Travel:Mileage	56.00	\$0.76	\$42.56
TOTAL EXPENSES		--		\$42.56

TOTAL AMOUNT DUE **\$2,842.56**

Please make checks payable to:
TERRA Site Development, Inc.
P.O. Box 237
Carmel, IN 46082

DUE UPON RECEIPT - Monthly finance charge of 1 1/2 % will accrue after 30 days.
THANK YOU. WE APPRECIATE YOUR BUSINESS!

Invoice No. 01-2600994
August 5, 2026

Jenell Fairman & Rachel Baker
City of Westfield Redevelopment Commission
Deliver via Email
jfairman@westfield.in.gov
rbaker@westfield.in.gov

Re: Government Affairs
Our Client.Matter No. 078560.10001

INVOICE SUMMARY

For Services rendered through July 31, 2026

Professional Services

\$7,000.00

Total Current Invoice

\$7,000.00

Thank you for giving Ice Miller the opportunity to serve you. We appreciate your business and the confidence you have placed in us. Please call if we can be of further assistance.

Get the **legal insights** tailored to you—straight to your inbox.

Sign up now through our subscription center.

SIGN UP HERE



PROFESSIONAL SERVICES

Description	Amount
Professional Services Rendered through July 31, 2026.	\$7,000.00

Total Invoice Balance Due	\$7,000.00
---------------------------	------------

Payment Terms: Due Upon Receipt. Interest charges may accrue on past due balance.

Questions on payments, wiring instructions, outstanding balances, etc. please email payice@icemiller.com.
Questions related to billing, including copies of invoices please email icemillerbilling@icemiller.com.



INVOICE

244-018-349
Project Code 25003

Invoice: 870-03
Invoice Date: 07/20/26
Due Date: 09/18/26

Contract : 870- WESTFIELD RDC

From: Anova, LLC
1060 N Capital Ave Suite 4-201
Indianapolis IN 46204

317-692-0000

To: WESTFIELD REDEVELOPMENT COMMISSION
2728 EAST 171ST STREET
WESTFIELD IN 46074

Item 1 - OTR PROJECT MANAGER-SHAUN BARCELOW

LABOR			8,050.00
OTR PROJECT MANAGER-SHAUN BARCELOW	46.00 HRS @	175.00	8,050.00
OTR PROJECT MANAGER-SHAUN BARCEL Sub-Total:			8,050.00

Summary

1 - OTR PROJECT MANAGER-SHAUN BARCELOW
CURRENT DUE :

8,050.00

8,050.00

Invoice Disbursement Schedule

Contract: 870- WESTFIELD RDC



Invoice: 870-03 7/20/26

Item: 1 - OTR PROJECT MANAGER-SHAUN BARCELOW

LABOR				
OTR PROJECT MANAGER-SHAUN BARCELOW	6/5/26-6/17/26	20.00 Hrs @ \$175.00		3,500.00
OTR PROJECT MANAGER-SHAUN BARCELOW	6/19/26-7/1/26	26.00 Hrs @ \$175.00		4,550.00
Total Hours			46.00	
TOTAL LABOR				8,050.00

Item: 1 - OTR PROJECT MANAGER-SHAUN BARCELOW **8,050.00**

Invoice: 870-03 **8,050.00**

Summary

1 - OTR PROJECT MANAGER-SHAUN BARCELOW		8,050.00
	Subtotal before fee	8,050.00
CURRENT DUE :		<u>8,050.00</u>



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

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0397906
Date: 7/27/2026
Due date: 7/27/2026
Payment Terms: Due Upon Receipt
Bill Through Date: 6/18/2026

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

INVOICE

PROJECT NO.
250802146

PROJECT NAME
City of Westfield Non-Grand Park Projects

INVOICE FOR DISTRIBUTION ONLY TO City of Westfield Indiana

This Invoice Represents Your 100% Share



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

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0397906
Date: 7/27/2026
Due date: 7/27/2026
Payment Terms: Due Upon Receipt
Bill Through Date: 6/18/2026

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

INVOICE

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

Professional Services Rendered:	USD	\$ 486.40
Expenses:	USD	\$ 330.00
Invoice Total	USD	\$ 816.40

Rounding differences may exist compared to the detail pages

TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT VIA ACH TO	Project Code:	Amount:
	25009	\$330.00
	25013	\$72.25
	25015	\$414.15

Bank Name:	JP Morgan Chase Bank
ABA#:	021000021
Swift Code:	CHASUS33
Account:	328833006
Branch address:	4 New York Plaza, New York, NY, 10004
Beneficiary:	J.S. Held LLC - US
Reference (Mandatory):	Invoice No: INV-01US-0397906

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

Mailing Address

J.S. Held US Lockbox
P.O. Box 23368
New York, NY 10087-3368

Overnight Mailing Address

JP Morgan Chase – Lockbox Processing
Attn: J.S. Held US Lockbox #23368
4 Chase Metrotech Center, 7th Fl East
Brooklyn NY 11245

Please send your remittance statement at the time payment is processed to Payments@JSHeld.com.

Payment via Credit Card: Please see below credit card link to process payment of your invoice. Please note that there will be a 4% processing fee added on to your charge for the process of the payment using this link. [Click here to make your payment](#)

Please email CashApps@JSHeld.com with any questions you may have regarding invoice payments.

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0397906** WHEN REMITTING PAYMENT

Page 2 of 4

J.S. Held and its affiliates and subsidiaries are not a certified public accounting firm and do not provide audit, attest, or any other public accounting services. J.S. Held is not a law firm and does not provide legal advice. All rights reserved.



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

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0397906
Date: 7/27/2026
Due date: 7/27/2026
Payment Terms: Due Upon Receipt
Bill Through Date: 6/18/2026

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

INVOICE

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

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff & Services	Total Hours	Rate	Amount
PROJECT SUPPORT SERVICES			
Deb Kunce	1.70	263.00	447.10
Susan Drattlo	0.30	131.00	39.30
TOTAL PROJECT SUPPORT SERVICES	2.00		486.40
TOTAL PROFESSIONAL SERVICES RENDERED:	2.00		\$ 486.40 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
6/3/2026	Deb Kunce	Park St. AE contract (AIA for CMc)	1.00
6/9/2026	Susan Drattlo	Invoice documentation	0.30
6/12/2026	Deb Kunce	Park St contract	0.50
6/18/2026	Deb Kunce	Jersey St CMc contract	0.20
TOTAL:			2.00



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

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0397906
Date: 7/27/2026
Due date: 7/27/2026
Payment Terms: Due Upon Receipt
Bill Through Date: 6/18/2026

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

INVOICE

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

SUMMARY OF EXPENSES:

Staff Member	Amount
PROJECT SUPPORT SERVICES	
Susan Drattlo	330.00
PROJECT SUPPORT SERVICES TOTALS	330.00
TOTAL EXPENSES:	330.00 USD

EXPENSE DETAIL

Date	Source	Description	Amount
6/1/2026	Susan Drattlo	Other Direct Project Expense: 18160 Market Court Redevelopment RFP	330.00
TOTAL EXPENSES:			330.00 USD



REPRO GRAPHIX, INC

English (United States)



Payment Received

Hello,

Your payment has been received.

 Mastercard 4563

Transaction ID
TCF5925SOPB28

Total
\$300.00



Remit To:
PO Box 44026
Indianapolis, IN 46244

Invoice No. INV135535

Company	J.S. Held
Account NO.	CA000000442
Contact	Susan Drattlo
Phone	317-903-7363
Email	sdrattlo@jsheld.com
Department	Plans and Specs Department

Amount

\$300.00

Invoice Date

05/26/26

Due Date

06/25/26

Page: 1 of 1

Bill To:
J.S. Held
50 Jericho Quadrangle
Suite 117
Jericho NY 11753
United States

Ship To:
Susan Drattlo
J.S. Held
429 N. Pennsylvania St.
Suite 304
Indianapolis IN 46204
United States

P.O. Number	Terms	Reference	Ordered By	Delivery Date
	Net 30	J140261	Susan Drattlo	05/26/26

Project			
Description	Qty	Unit Price	Total Price
City of Westfield CMc - 18160 Market Court Redevelopment RFP	1	\$200.00	\$200.00
File Work: ePlanroom Digital Download @ 20			

Project			
Description	Qty	Unit Price	Total Price
File Work: Addendum(s) - 01 Addendum x 20 Planholders	1	\$100.00	\$100.00

Subtotal \$300.00
Tax \$0.00
Total Due \$300.00

PAYMENT VIA CREDIT CARD ACCEPTED ONLY AT TIME OF TRANSACTION. INVOICES BILLED NET 30 ON ACCOUNT MAY BE PAID ONLY BY CHECK.
Net 30 Terms, interest charged at 1.5% per month (18% per annum) will be added to accounts over 30 days past due.
For invoice questions please contact: AR @reprographix.com



REPRO GRAPHIX, INC

English (United States)



Payment Received

Hello,

Your payment has been received.

 Mastercard 4563

Transaction ID
TCF5925SOPB28

Total
\$300.00



Remit To:
PO Box 44026
Indianapolis, IN 46244

Invoice No. INV135535

Company	J.S. Held
Account NO.	CA000000442
Contact	Susan Drattlo
Phone	317-903-7363
Email	sdrattlo@jsheld.com
Department	Plans and Specs Department

Amount	Invoice Date	Due Date
\$300.00	05/26/26	06/25/26

Page: 1 of 1

Bill To:	J.S. Held 50 Jericho Quadrangle Suite 117 Jericho NY 11753 United States	Ship To:	Susan Drattlo J.S. Held 429 N. Pennsylvania St. Suite 304 Indianapolis IN 46204 United States
-----------------	--	-----------------	--

P.O. Number	Terms	Reference	Ordered By	Delivery Date
	Net 30	J140261	Susan Drattlo	05/26/26

Project			
Description	Qty	Unit Price	Total Price
City of Westfield CMc - 18160 Market Court Redevelopment RFP File Work: ePlanroom Digital Download @ 20	1	\$200.00	\$200.00

Project			
Description	Qty	Unit Price	Total Price
File Work: Addendum(s) - 01 Addendum x 20 Planholders	1	\$100.00	\$100.00

Subtotal \$300.00
Tax \$0.00
Total Due \$300.00

PAYMENT VIA CREDIT CARD ACCEPTED ONLY AT TIME OF TRANSACTION. INVOICES BILLED NET 30 ON ACCOUNT MAY BE PAID ONLY BY CHECK.
Net 30 Terms, interest charged at 1.5% per month (18% per annum) will be added to accounts over 30 days past due.
For invoice questions please contact: AR @reprographix.com



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

244-018-349
Project Code 25003

City of Westfield, IN
Lauren Wahl
Redevelopment Commission
2728 East 171st Street
Westfield, IN 46074

Invoice number 150696
Date 07/22/2026
Project 25-2733-01C Grand Park D1 Baseball -
CME
PM Michael Henderson

For Professional Services provided through 06/30/2026.

	Hours	Rate	Billed Amount
Data Processing	0.50	70.00	35.00
Sr Engineering Technician	4.25	67.00	284.75
Senior Project Manager	0.50	160.00	80.00
Project Manager	2.50	115.00	287.50
Subtotal	7.75		687.25

	Units	Rate	Billed Amount
Atterberg Limits Analysis ASTM D4318	1.00	105.00	105.00
Standard Proctor ASTM D698	1.00	190.00	190.00
Miles	32.00	0.95	30.40
Subtotal			325.40

Invoice total	1,012.65
---------------	-----------------

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

For information regarding this invoice, please contact Susan C. Alexander at 317-558-5034, salexander@patrioteng.com.

Thank you. We appreciate your business!

Invoice Supporting Detail

25-2733-01C Grand Park D1 Baseball - CME

Basic Services Engineering Services

Phase Status: Active

Billing Cutoff: 06/30/2026

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Data Processing

Susan C. Alexander

Billable Time (Direct Labor #001) 06/18/2026 0.25 70.00 17.50

Lab work order 303

Billable Time (Direct Labor #001) 06/18/2026 0.25 70.00 17.50

Project support

Subtotal **0.50 35.00**

Sr Engineering Technician

Mitchell Alderink

Billable Time (Direct Labor #001) 06/03/2026 4.25 67.00 284.75

Nuclear Density Testing

Subtotal **4.25 284.75**

Senior Project Manager

Kevin Agostino

Billable Time (Direct Labor #001) 06/17/2026 0.50 160.00 80.00

Report 68115

Subtotal **0.50 80.00**

Project Manager

Emily Higgs

Billable Time (Direct Labor #001) 06/03/2026 0.25 115.00 28.75

Scheduling - Compaction testing - placing lifts

Subtotal **0.25 28.75**

Jenna Rogers

Billable Time (Direct Labor #001) 06/16/2026 0.75 115.00 86.25

Ss-303 proc,att reports

Subtotal **0.75 86.25**

Michael Henderson

Billable Time (Direct Labor #001) 06/15/2026 1.50 115.00 172.50

Report review #68115, SS-303

Subtotal **1.50 172.50**

Labor total **7.75 687.25**

Basic Services Testing Services

Phase Status: Active

Billing Cutoff: 06/30/2026

Date	Units	Rate	Amount
------	-------	------	--------

Expense

WIP Status: Billable

In-house Expense

Atterberg Limits Analysis ASTM D4318 06/03/2026 1.00 105.00 105.00

303

Invoice Supporting Detail

25-2733-01C Grand Park D1 Baseball - CME

Basic Services
Testing Services

Phase Status: Active

Billing Cutoff: 06/30/2026

Date	Units	Rate	Amount
------	-------	------	--------

Expense WIP Status: Billable

In-house Expense

Standard Proctor ASTM D698 06/03/2026 1.00 190.00 190.00
303

Mileage - Tech/PM 06/03/2026 32.00 0.95 30.40

Subtotal 34.00 325.40

Expense total 34.00 325.40

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	17,607.50	2,886.00	16	14,721.50	84
Expense	1,884.00	1,316.20	70	567.80	30
Consultant					
Total	19,491.50	4,202.20	22	15,289.30	78

DKGR LLC
10 W MARKET ST STE 800
Indianapolis, IN 46204 USA
3176140053
dkgr@dkgrar.com
www.dkgrar.com



INVOICE

BILL TO

Ms. Jenell Fairman
Westfield Redevelopment
Commission
2728 E. 171st St.
Westfield, IN 46074

INVOICE # 2026-015-002

DATE 07/23/2026

DUE DATE 08/22/2026

TERMS Net 30

PROJECT NAME

Level Up Innovation Hub

DKGR PROJECT

2026-015

DESCRIPTION	QTY	RATE	AMOUNT
03 Construction Documents 100% Architectural DD/CD	1	36,000.00	36,000.00
03 Construction Documents 100% MEP DD/CD	1	25,200.00	25,200.00
01 Schematic Design Phase II - Test Fit for Nicholas + Associates	2,147	0.15	322.05
Reimbursables State DHS Permit Application Fee (backup attached)	1	157.43	157.43

Per Contact Dated 3.19.2026 (with 7/23 Addendum)

BALANCE DUE

\$61,679.48

John Albrecht <john.albrecht@dkgrar.com>

Design Release Service Receipt

noreply@egov.com <noreply@egov.com>

Tue, Jul 14, 2026 at 2:38 PM

Payment Receipt Confirmation

The following amounts have been charged to your credit card. Your credit card statement will show the following merchant name(s) and amount(s) for this transaction. Merchant: State of IN www.IN.gov 800-236-5446

Transaction Summary

Description	Amount
	\$157.43
Total Amount Paid	\$157.43

Thank you for using the Design Release Service online at www.IN.gov. Your transaction is complete. Please include the Local Reference ID number in any correspondence regarding your transaction.

Customer Information

Customer Name John Albrecht
Company Name DKGR
Local Reference ID 424844927
Receipt Date 7/14/2026
Receipt Time 02:38:47 PM EDT

Payment Information

Payment Type Credit Card
Credit Card Type VISA
Credit Card Number *****3759
Order ID 210307136
Name on Credit Card JOHN A ALBRECHT

Billing Information

Billing Address [10 W. Market St.](#)
[Suite 800](#)
Billing City, State Indianapolis, IN
Billing Zip/Postal Code 46204
Country US
Phone Number 3175068372
This receipt has been emailed to the address below.
Email Address john.albrecht@dkgrar.com

BARNES & THORNBURG LLP

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

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

Invoice 3609230

July 16, 2026
 Brian L. Burdick
 00099516-00000001

Page 1

PAYABLE UPON RECEIPT

Fees for Services	\$	1,326.00
Other Charges	\$	0.00
Total This Invoice	\$	1,326.00

Project Code: Amount:
 24000 \$886.00
 25005 \$440.00

To remit payments by check, please return this page with remittance to:

Barnes & Thornburg LLP, 11 South Meridian Street, Indianapolis, Indiana 46204-3535 U.S.A.

To remit payments by ACH or Wire, send remittance advice to wireconfirmations@btlaw.com Send payment to:

Fifth Third Bank, Indianapolis, IN, Account Number: 7653510706 SWIFT CODE: FTBCUS3C

ABA #074908594 for ACH

ABA #042000314 for Wires

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

BARNES & THORNBURG LLP

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

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

Invoice 3609230

July 16, 2026
Brian L. Burdick
00099516-00000001

Page 2

PAYABLE UPON RECEIPT

00099516-00000001
REDEVELOPMENT MATTERS

For legal services rendered in connection with the above matter for the period ending June 30, 2026 as described on the attached detail.

Fees for Services	\$	1,326.00
Total This Invoice	\$	1,326.00

REDEVELOPMENT MATTERS

Summary of Invoice

Date	Name	Description	Hours
06/03/26	Dustin W. Meeks	Review inquiry regarding new parcel adjacent to Grand Junction EDA.	0.20
06/04/26	Bradley J. Bingham	Reviewed inquiry regarding parcel created from former right-of-way which is currently not included in the Grand Junction EDA, and conferred with Dustin Meeks regarding matters related to the same.	0.50
06/04/26	Dustin W. Meeks	Correspondence regarding Grand Junction EDA adjacent right-of-way parcel.	0.20
06/11/26	Dustin W. Meeks	Attend working group meeting regarding Grand Park Ice Facility operating agreement and financing matters.	1.00
06/29/26	Bradley J. Bingham	Reviewed and responded to email from Alex Stanley with questions related to decline in incremental AV for the Southpark Allocation Area.	0.50
Fees for Services			\$ 1,326.00



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

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0396539
Date: 7/22/2026
Due date: 7/22/2026
Payment Terms: Due Upon Receipt
Bill Through Date: 6/30/2026

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

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

INVOICE FOR DISTRIBUTION ONLY TO City of Westfield Indiana

This Invoice Represents Your 100% Share



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

Phone: 516.621.2900
Tax ID #: 47-3291463

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

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

Professional Services Rendered:	USD	\$ 9,980.70
Expenses:	USD	\$ 424.05
Invoice Total	USD	\$ 10,404.75

Rounding differences may exist compared to the detail pages

TO ENSURE TIMELY PROCESSING PLEASE REMIT PAYMENT VIA ACH TO

Bank Name:	JP Morgan Chase Bank
ABA#:	021000021
Swift Code:	CHASUS33
Account:	328833006
Branch address:	4 New York Plaza, New York, NY, 10004
Beneficiary:	J.S. Held LLC - US
Reference (Mandatory):	Invoice No: INV-01US-0396539

Project Code:	Amount:
24000	\$1,385.33
25001	\$1,652.52
25003	\$197.25
25005	\$1,739.45
25009	\$4,838.45
26006	\$591.75

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

Mailing Address

J.S. Held US Lockbox
P.O. Box 23368
New York, NY 10087-3368

Overnight Mailing Address

JP Morgan Chase – Lockbox Processing
Attn: J.S. Held US Lockbox #23368
4 Chase Metrotech Center, 7th Fl East
Brooklyn NY 11245

Please send your remittance statement at the time payment is processed to Payments@JSHeld.com.

Payment via Credit Card: Please see below credit card link to process payment of your invoice. Please note that there will be a 4% processing fee added on to your charge for the process of the payment using this link. [Click here to make your payment](#)

Please email CashApps@JSHeld.com with any questions you may have regarding invoice payments.

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0396539** WHEN REMITTING PAYMENT

J.S. Held and its affiliates and subsidiaries are not a certified public accounting firm and do not provide audit, attest, or any other public accounting services. J.S. Held is not a law firm and does not provide legal advice. All rights reserved.

Page 2 of 5



J.S. Held LLC - US
50 Jericho Quadrangle
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Jenell Fairman
City of Westfield Indiana
2728 East 171st Street
Westfield, IN 46074
United States

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff & Services	Total Hours	Rate	Amount
PROJECT SUPPORT SERVICES			
Deb Kunce	37.80	263.00	9,941.40
Susan Drattlo	0.30	131.00	39.30
TOTAL PROJECT SUPPORT SERVICES	38.10		9,980.70
TOTAL PROFESSIONAL SERVICES RENDERED:	38.10		\$ 9,980.70 USD

PROFESSIONAL SERVICES RENDERED:

Date	Staff Member	Description	Hours
6/1/2026	Deb Kunce	Ice Rink, 18160, Redev mtg	3.00
6/2/2026	Deb Kunce	GP South, Ice Facility, 18160 Market Court	3.00
6/3/2026	Deb Kunce	Grand Park South, [REDACTED]	2.50
6/4/2026	Deb Kunce	18160 Market Court	2.00
6/5/2026	Deb Kunce	18160 Market Court	2.00
6/8/2026	Deb Kunce	Ice rink, 18160 , Redev mtg, const testing, keystone	5.50
6/9/2026	Deb Kunce	18160 market court	1.50
6/9/2026	Susan Drattlo	Invoice documentation	0.30
6/10/2026	Deb Kunce	18160 market court, keystone gmp	3.50
6/11/2026	Deb Kunce	18160, Ice Facility, Keystone	3.50
6/12/2026	Deb Kunce	Task force	0.30

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0396539** WHEN REMITTING PAYMENT
J.S. Held and its affiliates and subsidiaries are not a certified public accounting firm and do not provide audit, attest, or any other public accounting services. J.S. Held is not a law firm and does not provide legal advice. All rights reserved.

Page 3 of 5



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

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

Date	Staff Member	Description	Hours
6/15/2026	Deb Kunce	Redev mtg, Ice Rink	1.70
6/16/2026	Deb Kunce	18160 Market Court, Keystone, Nicholas	3.50
6/17/2026	Deb Kunce	18160 Market court and Grand Park N8	1.50
6/29/2026	Deb Kunce	Redev mtg, 18160 Market Court	1.30
6/30/2026	Deb Kunce	18160 Market Court	3.00
TOTAL:			38.10



J.S. Held LLC - US
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Ste 117
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Jenell Fairman
City of Westfield Indiana
2728 East 171st Street
Westfield, IN 46074
United States

INVOICE

PROJECT NO.	PROJECT NAME
250302569	City of Westfield Program Management

SUMMARY OF EXPENSES:

Staff Member	Amount
OTHER	
File Administration	399.23
OTHER TOTALS	399.23
PROJECT SUPPORT SERVICES	
Deb Kunce	24.82
PROJECT SUPPORT SERVICES TOTALS	24.82
TOTAL EXPENSES:	424.05 USD

EXPENSE DETAIL

Date	Source	Description	Amount
6/8/2026	Deb Kunce	Mileage - Use of Personal Car: Client Mtg 12 x 0.73 = 8.76	8.76
6/11/2026	Deb Kunce	Mileage - Use of Personal Car: Client Meeting 11 x 0.73 = 8.03	8.03
6/30/2026	Deb Kunce	Mileage - Use of Personal Car: Furn mtg 11 x 0.73 = 8.03	8.03
7/21/2026		File Administration	399.23
TOTAL EXPENSES:			424.05 USD

Invoice

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

Description	Amount
LANTERN COMMONS ECONOMIC DEVELOPMENT AREA Ad Ran: 7/10/2026 7/13/2026	\$37.49
PLEASE INCLUDE YOUR INVOICE NUMBER (R8226) ON YOUR CHECK	

Total	\$37.49
Amount Paid	\$0.00
Balance Due	\$37.49

Page 57 of 140

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield
(Governmental Unit)
Hamilton County, Indiana

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

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

.....37 lines,2..... columns wide equals74... equivalent lines at0.50657 cents per line \$37.49
Additional charges for notices containing rule or tabular work (50 per cent of above amount) \$0.00
Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM \$37.49

DATA FOR COMPUTING COST

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

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

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper1..... times. The dates of publication being as follows:

7/10/2026 7/13/2026

Additionally, the statement checked below is true and correct:

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

Date Monday, July 13, 2026


Title Public Notice Advertising

Invoice

Date	Invoice#
7/13/2026	R 8241

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

Description	Amount
GRAND PARK SOUTH INFRASTRUCTURE Ad Ran: 7/13/2026	\$35.46
PLEASE INCLUDE YOUR INVOICE NUMBER (R8241) ON YOUR CHECK	

Total	\$35.46
Amount Paid	\$0.00
Balance Due	\$35.46

Page 59 of 140

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield
(Governmental Unit)
Hamilton County, Indiana

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

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

35 lines, 2 columns wide equals 70 equivalent lines at .050657 cents per line \$35.46
Additional charges for notices containing rule or tabular work (50 per cent of above amount) \$0.00
Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM \$35.46

DATA FOR COMPUTING COST

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

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

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

7/13/2026

Additionally, the statement checked below is true and correct:

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



Date Monday, July 13, 2026

Title Public Notice Advertising



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

Invoice

Date	Invoice#
7/20/2026	R 8287

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

Description	Amount
LANTERN COMMONS GATEWAY PROJECT Ad Ran: 7/15/2026 7/20/2026 PLEASE INCLUDE YOUR INVOICE NUMBER (R8287) ON YOUR CHECK	\$40.53

Total	\$40.53
Amount Paid	\$0.00
Balance Due	\$40.53

For billing questions call (765) 365-2316

ATTACH COPY OF ADVERTISEMENT HERE

City of Westfield
(Governmental Unit)
Hamilton County, Indiana

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

PUBLISHER'S CLAIM

LINE COUNT

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

COMPUTATION OF CHARGES

40 lines, 2 columns wide equals 80 equivalent lines at .050657 cents per line \$40.53
Additional charges for notices containing rule or tabular work (50 per cent of above amount) \$0.00
Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM \$40.53

DATA FOR COMPUTING COST

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

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

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

7/15/2026 7/20/2026

Additionally, the statement checked below is true and correct:

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

Date Monday, July 20, 2026


Title Public Notice Advertising



BOK FINANCIAL®

Services provided by BOKF, NA

~~December 15, 2025~~ 7-17-26

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

WSTFLDFRST23

**CITY OF WESTFIELD, INDIANA ECONOMIC DEVELOPMENT TAX
INCREMENT REVENUE BONDS, SERIES 2023 (FRONT STREET PROJECT –
FEDERALLY TAXABLE)**

MINIMUM PAYMENT DUE

The interest payments above are estimated and will eventually be calculated when TIF Revenue begins to be paid on the project. Unpaid interest will be paid with anticipated excess TIF Revenues in the future.

Wire Payment Instructions: ✓

Bank of Oklahoma
ABA #103900036
Account #600024642
Ref: BOKF Corporate Trust
Attn: Mark Hudson – Indianapolis
For Further Credit: WSTFLDFRST23

ACH Payment Instructions:

Bank of Oklahoma
ABA #103900036
Trust Funds
Acct. No. 600024642
Attn: Mark Hudson - Indianapolis
For Further Credit: WSTFLDFRST23

Questions related to this invoice may be directed to Mark Hudson MHudson@bokf.com or by phone at 317.599.4358 (office).

BOK Financial
Attn: Corporate Trust Department
143 W Market Street, Suite 600B
Indianapolis, IN 46204

\$

141,023.86

303 018 381

* 303018381 = budget. 396,000

Micha Farrar

From: Nathan Fox <nfox@owkcpa.com>
Sent: Friday, July 17, 2026 12:18 PM
To: Micha Farrar
Subject: RE: WESTFLDFRST23-Westfield Economic Develop Tax Rev Bond2023 Front St Project
Categories: DEBT PMT

WARNING: This is an external email. Use caution when opening links or attachments.

Hi Micha,

You covered everything. The City should send Mark Hudson the Taxpayer Revenue of \$59,999.69 and 80% of the TIF Revenue \$44,227.82.

Front Street/Lantern Commons RIF Fund 264 LRS – Road Impact Fee, see below for the transaction recorded.

10/13/23	Southern Building Group Inc	APP109531	-36,796.35	16350 WESTFIELD BLVD	CUST005643
----------	-----------------------------	-----------	------------	----------------------	------------

Thanks,

Nathan J. Fox, CPA
Partner

KROHN
— ASSOCIATES —
CPAS AND CONSULTANTS

Krohn & Associates LLP
Cell: (317) 402-7163
www.owkcpa.com

0.*

44,227.82+
59,999.69+
RIF 36,796.35+ 2023
141,023.86*

From: Micha Farrar <mfarrar@westfield.in.gov>
Sent: Friday, July 17, 2026 11:55 AM
To: Nathan Fox <nfox@owkcpa.com>
Subject: WESTFLDFRST23-Westfield Economic Develop Tax Rev Bond2023 Front St Project

Nathan,

1. As a follow-up to our telephone conversation, please find the attached supporting documentation for the following revenues:
 - TIF Revenue (303110): \$55,284.78
 - Taxpayers Revenue (303990): \$59,999.69

The supporting documentation for the Taxpayers Revenue of \$59,999.69 currently consists only of an email. I have requested a copy of the actual agreement from Rachel Baker and will forward it once it is received.

303110	Front St/Lantern TIF Prop Tax	-403,131.00	-55,284.78
303990	Front St/Lantern TIF-Misc	0.00	-59,999.69

2. I was unable to locate a copy of the 2026 WSTFLDFRST23 debt invoice from BOK. However, I have attached a copy of the Dec 2025 invoice.
3. As soon as we receive the RIF information, I will make the payment to BOK, along with your instructions regarding TIF and Taxpayers revenues.

I hope I have captured everything we discussed. If I missed anything, please let me know. Thank you



MICHA FARRAR

Deputy Clerk Treasurer, CPFIM, CMC, IAMC
 Clerk Treasurer
 317-804-3025

westfieldin.gov

130 Penn Street, Westfield IN 46074

[Send Me a File](#)

[What's Building Here?](#)

[What's Happening Here?](#)



Chad Hill

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

Current Invoice	\$27,245.00
Past Due Balance	\$0.00
Total Due	\$27,245.00

Description	Contract Amt	Percent Complete	Prior Billed	Total Billed	Current Billed
A&F Engineering Services					
Project Management	\$ 49,100.00	45%	\$ 22,095.00	\$ 22,095.00	\$0.00
Road Design/Plan Dev - 191st/Horton/193rd	\$ 366,310.00	45%	\$ 164,839.50	\$ 164,839.50	\$0.00
Road Design/Plan Dev - Spring Mill Rd	\$ 128,760.00	45%	\$ 57,942.00	\$ 57,942.00	\$0.00
Drainage Design/Plan Development	\$ 98,810.00	45%	\$ 44,464.50	\$ 44,464.50	\$0.00
Public Involvement	\$ 5,580.00	0%	\$ -	\$ -	\$0.00
Traffic - Lighting/Signs/Markings/MOT Design	\$ 69,480.00	45%	\$ 31,266.00	\$ 31,266.00	\$0.00
Bidding Phase Services/Procurement	\$ 10,030.00	0%	\$ -	\$ -	\$0.00
Construciton Phase/Post-bid Services	\$ 9,260.00	0%	\$ -	\$ -	\$0.00
HWC Engineering					
Project Management	\$ 15,900.00	71%	\$ 9,699.00	\$ 11,289.00	\$1,590.00
Topographic Survey	\$ 92,000.00	90.22%	\$ 83,000.00	\$ 83,000.00	\$0.00
Environmental Services	\$ 7,300.00	11%	\$ 438.00	\$ 803.00	\$365.00
Permitting	\$ 18,000.00	0%	\$ -	\$ -	\$0.00
Roadway Design/Plan Dev	\$ 161,100.00	46.54%	\$ 63,750.00	\$ 74,970.00	\$11,220.00
Hydraulics Design & Plan Dev	\$ 97,500.00	39%	\$ 24,375.00	\$ 38,025.00	\$13,650.00
Utility Coordination	\$ 28,000.00	19%	\$ 4,900.00	\$ 5,320.00	\$420.00
Construction Phase Services	\$ 20,000.00	0%	\$ -	\$ -	\$0.00
Total	\$ 1,177,130.00		\$ 506,769.00	\$ 534,014.00	\$27,245.00
Current Invoice Total					\$27,245.00



Confidence in the built environment.

15075 Allisonville Rd.

Noblesville, IN 46060

hwcengineering.com

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

June 29, 2026

Invoice No: 2502-035-A - 0000011

Project 2502-035-A A&F- 191st St Corr Improv - SM Rd to GP
EMAIL INVOICE to Jeff <JHill@AF-Eng.com> and Amanda <AYater@AF-Eng.com>

Professional Services from May 25, 2026 to June 28, 2026

Phase 50 Project Management- LS

Fee

Total Fee 15,900.00

Percent Complete 71.00 Total Earned 11,289.00
Previous Fee Billing 9,699.00
Current Fee Billing 1,590.00

Total Fee 1,590.00

Total this Phase \$1,590.00

Phase 51 Environmental Services- LS

Fee

Total Fee 7,300.00

Percent Complete 11.00 Total Earned 803.00
Previous Fee Billing 438.00
Current Fee Billing 365.00

Total Fee 365.00

Total this Phase \$365.00

Phase 53 Roadway Design & Plan Dev East- LS

Task 532 Preliminary Field Check- LS

Fee

Total Fee 51,000.00

Percent Complete 47.00 Total Earned 23,970.00
Previous Fee Billing 12,750.00
Current Fee Billing 11,220.00

Total Fee 11,220.00

Total this Task \$11,220.00

Total this Phase \$11,220.00

Phase 54 Hydraulic Design & Plan Dev East- LS

Project	2502-035-A	A&F- 191st St Corr Improv - SM Rd to GP	Invoice	0000011
---------	------------	---	---------	---------

Fee

Total Fee	97,500.00			
Percent Complete	39.00	Total Earned	38,025.00	
		Previous Fee Billing	24,375.00	
		Current Fee Billing	13,650.00	
		Total Fee		13,650.00
		Total this Phase		\$13,650.00

Phase	55	Utility Coordination- LS
-------	----	--------------------------

Fee

Total Fee	28,000.00			
Percent Complete	19.00	Total Earned	5,320.00	
		Previous Fee Billing	4,900.00	
		Current Fee Billing	420.00	
		Total Fee		420.00
		Total this Phase		\$420.00

TOTAL THIS INVOICE \$27,245.00

Outstanding Invoices

Number	Date	Balance
0000008	3/30/2026	12,440.10
0000009	4/27/2026	10,472.00
0000010	5/25/2026	22,374.00
Total		45,286.10

Billings to Date

	Current	Prior	Total
Fee	27,245.00	186,162.00	213,407.00
Totals	27,245.00	186,162.00	213,407.00

File ✓



TIF REVENUE INVOICE

5/27/2026

City of Westfield
Attn: Treasurer
130 Penn Street
Westfield, IN 46074

Re: City of Westfield, Indiana
Taxable Economic Development Tax Increment Revenue Bonds Series 2020 (SEP Project)

Account 14085049313
Transtar WESTFIELD20

Please remit all TIF Revenues received by: **July 15, 2026**

Scheduled Bond Interest Payable August 1, 2026	\$77,250.00
Scheduled Bond Principal Payable August 1, 2026	\$50,000.00
Unpaid to Date	\$702,141.20
	\$829,391.20

*Represents unpaid amounts owed from prior payment dates (does not include additional accrued interest on past due amounts).

Payments by Wire Transfer

Bank of America
New York NY
ABA #026009593
Credit: Argent Institutional Trust Company
Acct. #334037214715
Ref: Westfield Pure SEP

Payments by Check

Argent institutional Trust Company
Attn: Christine Berkemeier, Corporate Trust
101 W Ohio St Ste 660
Indianapolis, Indiana 46204

Keri,
Would you please pay ASAP?
Thanks

> ~~JUN TIF. 131, 461.46~~

pay
310 018 131
= 109,153.17

WESTFIELD REDEVELOPMENT COMMISSION

SEP ALLOCATION AREA - PAY 2026 SPRING SETTLEMENT

Net Assessed Value	\$14,490,500
Less: Base Assessed Value	<u>(1,264,577)</u>
Captured Assessed Value	13,225,923
Pay 2026 TIF Tax Rate	<u>\$2.0958</u>
Total Estimated Tax Increment	<u>\$277,188.89</u>
Estimated Annual RDC Pledge (80%)	<u>\$221,751.12</u>
Estimated Semiannual RDC Pledge (80%)	<u>\$110,875.56</u>

Spring TIF Collected	<u>\$136,441.46</u>
Spring TIF Pledged to 2020 Bonds (80%)	<u>\$109,153.17</u>

✓

330,956.17
Wired
7/16/26

July 15, 2026

City of Westfield
Attn: Micha Farrar
Attn: Jim Treat

RE: City of Westfield, IN Taxable Economic Development Tax Increment Bonds, Series 2021A
(Wheeler Landing Project)

INVOICE

Semi-annual payment due July 24, 2026

Principal	\$ 75,000.00
Interest	\$150,768.67
Total	\$225,768.67

0.*
Jun
TIF
Rev = 572,958.97+
330,956.17-
241,982.80*

Please **ACH** or **WIRE** funds to: STAR Financial Bank
ABA #074901672
FFC: STAR Wealth Management
Acct #51015451

If by check, mail to: STAR Financial Bank
Attn: Rachael Rice
215 W. Main Street
Fort Wayne, IN 46802

328 018280

1. 2021A = 225,768.67
2. 2022B = 105,187.50
3. Extra principal = 241,982.80

July 2, 2026

City of Westfield
Attn: Micha Farrar
Attn: Jim Treat

RE: City of Westfield, IN Taxable Economic Development Subordinate Tax Increment Revenue
Bonds, Series 2022B (Wheeler Landing Project)

INVOICE

TIF Funds payment due July 24, 2026

Principal	\$45,000.00
Interest	\$60,187.50
Total	\$105,187.50

Please **ACH** or **WIRE** funds to: STAR Financial Bank
ABA #074901672
FFC: STAR Wealth Management
Acct #51015451

If by check, mail to: STAR Financial Bank
Attn: Rachael Rice
215 W Main Street
Fort Wayne, IN 46802

329

Micha Farrar

From: Micha Farrar
Sent: Friday, July 17, 2026 10:49 AM
To: Rachael.Rice@starfinancial.com
Cc: Nathan Fox; Marla Ailor
Subject: City of Westfield 2026 RIF Payment Wheeler Landing EDA

Rachael,

Please confirm when you received the additional wire payment of \$241,982.80 from the City of Westfield.

This payment represents the remaining TIF revenue after the debt service invoices, totaling \$330,956.17, were paid via wire transfer on July 16, 2026.

Per Nathan's instructions, the \$241,982.80 should be applied toward the 2021A Bond principal.

Thank you



MICHA FARRAR

Deputy Clerk Treasurer, CPFIM, CMC, IAMC
Clerk Treasurer
317-804-3025

westfieldin.gov

130 Penn Street, Westfield IN 46074

[Send Me a File](#)

[What's Building Here?](#)

[What's Happening Here?](#)

From: Nathan Fox <nfox@owkcpa.com>
Sent: Thursday, July 16, 2026 12:01 PM
To: Micha Farrar <mfarrar@westfield.in.gov>
Cc: Marla Ailor <mailor@westfield.in.gov>
Subject: RE: 2026 RIF Payment Wheeler Landing EDA

WARNING: This is an external email. Use caution when opening links or attachments.

Hi Micha,

Yes – send Star the \$572,938.97 TIF revenue. I already told Star how to allocate the TIF funds between 2021A and 2022B bonds.

Yes, once you receive the Grand Contracting RIF payments, you will need to instruct Star to apply the funds towards 2021A bond principal. Can you include me on that email as well so I can update the bond amortization schedule.



GRAND PARK BOT - GMP #1

Reviewed and recommended for payment processing.
-Shaun Barcelow, 8/10/2026

APPLICATION AND CERTIFICATION FOR PAYMENT							6
DATE: 7/31/2026		PROJECT NAME: D1 Baseball					
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
Item No:	Description	Budget	Completed to Date	%	Previous Funded Total	Current Draw Request	Balance to Complete
D-1 BASESBALL DIAMOND, PARKING LOT, UNDERGROUND DETENTION & OVERALL CIVIL							
	Hard Cost	7,267,571.00	3,901,529.56	54%	2,776,445.01	1,125,084.55	3,366,041.44
	Architecture, Engineering, Civil, Survey	190,750.00	177,732.36	93%	175,951.86	1,780.50	13,017.64
	Plats D-1	15,000.00	0.00	0%	0.00	0.00	15,000.00
	Design Contingency (5%)	10,288.00	0.00	0%	0.00	0.00	10,288.00
	Professional Service Direct Cost	202,606.00	192,475.70	95%	190,449.64	2,026.06	10,130.30
	Developer Overhead & Fee (4%)	307,449.00	170,869.49	56%	125,713.85	45,155.64	136,579.51
	Total New D-1 Baseball	7,993,664.00	4,442,607.11	56%	3,268,560.36	1,174,046.75	3,551,056.89
	TOTAL COST	7,993,664.00	4,442,607.11	56%	3,268,560.36	1,174,046.75	3,551,056.89

Grand Park BOT

Application #6

Period To 7/31/2026

Project

	Invoice Date	Invoice #	Vendor	Invoice Amount	Cost Category
GMP 1 - D1 Baseball	7/31/2026	25-05-05	Keystone Construction	\$ 1,125,084.55	Hard Cost
GMP 1 - D1 Baseball	7/17/2026	207771	American Structurepoint	\$ 1,780.50	Architecture, Engineering, Civil, Survey
GMP 1 - D1 Baseball	7/31/2026	20260731 GMP #1	Keystone Realty Group	\$ 2,026.06	Professional Service Direct Cost
GMP 1 - D1 Baseball	7/31/2026	20260731 GMP #1	Keystone Realty Group	\$ 45,155.64	Developer Overhead & Fee (4%)
GMP 1 - D-1 Baseball Subtotal				\$ 1,174,046.75	

REQUEST FOR PAYMENT

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

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

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

APPLICATION NO: 250505
PROJECT NAME: GP D1 Baseball Field

Distribution to:
☒ OWNER
☐ CONTRACTOR
☒ ARCHITECT
☐ OTHER

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

PROJECT NOS: 25-05-00
PERIOD TO: July 31, 2026

CONTRACTOR'S REQUEST FOR PAYMENT

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

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

2. NET CHANGE BY CHANGE ORDERS \$ 0.00

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

4. TOTAL COMPLETED/STORED TO DATE \$ 4,265,645.91
Column G from Detail

5. RETAINAGE: \$ 364,116.35
Column I from Detail

6. TOTAL EARNED LESS RETAINAGE \$ 3,901,529.56
Line 4 less line 5

7. LESS PREVIOUS CERTIFICATES FOR \$ 2,776,445.01
Line 6 from last request

8. CURRENT PAYMENT DUE \$ 1,125,084.55

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 3,366,041.44
Line 3 less line 6

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

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

CONTRACTOR: **KEYSTONE CONSTRUCTION CORPORATION**

By:  Date: 08/07/26

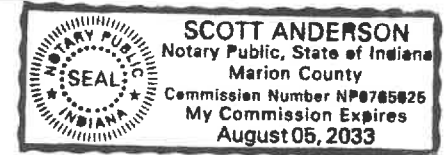
Notary Public:

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

State of: Indiana

County of: MARION

My Commission expires: 8/5/2033

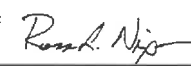


ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 1,125,084.55

ARCHITECT'S REPRESENTATIVE:

By:  Date: 8/7/2026

REQUEST FOR PAYMENT DETAIL

PAGE 2 OF 2 PAGES

APPLICATION NO: 250505
APPLICATION DATE: 7/31/2026

PROJECT NO: 25-05-00
PERIOD TO: 7/31/2026

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PERCENT COMPLETE	BALANCE TO FINISH	RETAINAGE
Field, Dugouts, Fence, Site Work, Paving, Curbs, Walls									
1	General Liability Insurance	61,992.00	61,992.00			61,992.00	100.00%	0.00	0.00
2	Builders Risk Insurance	45,212.00	45,212.00			45,212.00	100.00%	0.00	0.00
3	Preconstruction Services	61,380.00	61,380.00			61,380.00	100.00%	0.00	0.00
4	General Conditions & General Requirements	320,804.00	182,701.00	46,035.00		228,736.00	71.30%	92,068.00	0.00
5	Masonry	82,000.00	0.00			0.00	0.00%	82,000.00	0.00
6	Fencing	120,000.00	0.00			0.00	0.00%	120,000.00	0.00
7	Dugouts / Misc. Specialties	12,000.00	0.00			0.00	0.00%	12,000.00	0.00
8	Turf	1,219,555.00	0.00	105,000.00		105,000.00	8.61%	1,114,555.00	10,500.00
9	Sidewalks / Curb and Gutter	383,314.00	39,360.00	143,812.50		183,172.50	47.79%	200,141.50	18,317.25
10	Earthwork / Site Utilities	452,005.00	330,515.00			330,515.00	73.12%	121,490.00	33,051.50
11	High Netting / Fencing and Gates	103,000.00	51,400.00			51,400.00	49.90%	51,600.00	5,140.00
12	New Scoreboard	26,878.00	0.00			0.00	0.00%	26,878.00	0.00
13	Lighting	797,756.00	406,927.41	343,815.00		750,742.41	94.11%	47,013.59	68,763.00
Parking Lot									
14	New Asphalt	505,127.00	0.00	103,870.00		103,870.00	20.56%	401,257.00	10,387.00
15	Earthwork	301,336.00	139,510.00	115,000.00		254,510.00	84.46%	46,826.00	25,451.00
16	Sidewalks / Curb and Gutter	66,784.00	0.00			0.00	0.00%	66,784.00	0.00
17	Demolition of Existing	221,292.00	214,485.00	5,000.00		219,485.00	99.18%	1,807.00	21,948.50
18	Lighting	62,500.00	0.00			0.00	0.00%	62,500.00	0.00
19	Underground Storage System	1,856,140.00	1,376,079.00	329,502.00		1,705,581.00	91.89%	150,559.00	170,558.10
20	Contingency	288,974.00	0.00			0.00	0.00%	288,974.00	0.00
21	Overhead & Fee	279,522.00	116,400.00	47,650.00		164,050.00	58.69%	115,472.00	0.00
	TOTAL	7,267,571.00	3,025,961.41	1,239,684.50	0.00	4,265,645.91	58.69%	3,001,925.09	364,116.35

HARDCOSTS - GP D1 Baseball Field				
Application No: 250505		Application Date: 7/31/2026		
A	B	C	D	E
ITEM NO.	DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD & MATERIALS
Field, Dugouts, Fence, Site Work, Paving, Curbs, Walls				
1	General Liability Insurance	61,992.00	61,992.00	
2	Builders Risk Insurance	45,212.00	45,212.00	
3	Preconstruction Services	61,380.00	61,380.00	
4	General Conditions & General Requirements	320,804.00	182,701.00	46,035.00
5	Masonry	82,000.00	0.00	
6	Fencing	120,000.00	0.00	
7	Dugouts / Misc. Specialties	12,000.00	0.00	
8	Turf	1,219,555.00	0.00	105,000.00
	Motz Group			105,000.00
9	Sidewalks / Curb and Gutter	383,314.00	39,360.00	143,812.50
	Greystone			143,812.50
10	Earthwork / Site Utilities	452,005.00	330,515.00	
11	High Netting / Fencing and Gates	103,000.00	51,400.00	
12	New Scoreboard	26,878.00	0.00	
13	Lighting	797,756.00	406,927.41	343,815.00
	Musco			343,815.00
Parking Lot				
14	New Asphalt	505,127.00	0.00	103,870.00
	Otto's Parking Marking			3,870.00
	Dotlich			100,000.00
15	Earthwork	301,336.00	139,510.00	115,000.00
	Dotlich			115,000.00
16	Sidewalks / Curb and Gutter	66,784.00	0.00	
17	Demolition of Existing	221,292.00	214,485.00	5,000.00
	Dotlich			5,000.00
18	Lighting	62,500.00	0.00	
19	Underground Storage System	1,856,140.00	1,376,079.00	329,502.00
	Dotlich			329,502.00
20	Contingency	288,974.00	0.00	
21	Overhead & Fee	279,522.00	116,400.00	47,650.00
GRAND TOTAL				
		7,267,571.00	3,025,961.41	1,239,684.50

AFFIDAVIT AND WAIVER OF LIEN

☐ Final

☒ Partial

☒ Payment to Follow

State of Indiana, County of Marion. SS:

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

(PARTIAL WAIVER) that there is due from the owner the sum of One Million One Hundred Twenty-Five Thousand Eighty-Four & 55/100 dollars (\$1,125,084.55),

☐ receipt of which is hereby acknowledged; or

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

(FINAL WAIVER) that the final balance due from the owner is the sum of _____
_____,

☐ receipt of which is hereby acknowledged; or

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

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

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

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

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

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



AFFIDAVIT AND WAIVER OF LIEN

☐ Final

☒ Partial

☐ Payment to Follow

State of Indiana, County of Marion. SS:

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

(PARTIAL WAIVER) that there is due from the owner the sum of One Million Ten Thousand Eight & 40/100 dollars (\$1,010,008.40),

☒ receipt of which is hereby acknowledged; or

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

(FINAL WAIVER) that the final balance due from the owner is the sum of _____ (_____),

☐ receipt of which is hereby acknowledged; or

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

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

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

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

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

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



APPLICATION AND CERTIFICATE FOR PAYMENT

Page 1

To (OWNER): Keystone Construction Corp.
47 S. Pennsylvania St.
10th Floor
Indianapolis, IN 46204
From: The Motz Group LLC
1 Motz Way
Cincinnati, OH 45244

Project: Grand Park Championship
Baseball Field Relocation
E 186th St & Grand Park Blvd
Westfield, IN 46074

Via (Architect):

Application No: 1
Invoice No: 8950
Period To: 7/31/2026

Architect's S01MTZ132505
Project No:

Contract Date: 4/20/2026

CONTRACTOR'S APPLICATION FOR PAYMENT

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Approved previous months	0.00	0.00
Approved this month	0.00	0.00
TOTALS	0.00	0.00
Net change by change orders	0.00	

1. ORIGINAL CONTRACT SUM	\$	1,219,555.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (LINE 1+/-2)	\$	1,219,555.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	\$	105,000.00
5. RETAINAGE	\$	10,500.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5)	\$	94,500.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0.00
8. SALES TAX	\$	0.00
9. CURRENT PAYMENT DUE	\$	94,500.00
10. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$	1,125,055.00

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

State of: Ohio County of: Ham: Hon
Subscribed and sworn to before me this 7th day of Aug. 2026

Notary Public: Julie L. Shelton
My Commission expires: 8/6/30



Julie L Shelton
Notary Public
State of Ohio
Recorded in Hamilton County
My Commission Expires
August 06, 2030

CONTRACTOR: The Motz Group LLC
By: Michael S. Jensen

Date: 8/7/2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED.....\$

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

ARCHITECT:

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

CONTINUATION SHEET

Page 2

Application Number: 1
 Application Date: 8/6/2026
 Period To: 7/31/2026
 Architect's Project No: S01MTZ132505

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
1	Mobilization - Labor	32,500.00	0.00	0.00	0.00	0.00	0	32,500.00	0.00
2	Demobilization - Labor	32,500.00	0.00	0.00	0.00	0.00	0	32,500.00	0.00
3	Excavation/drainage - Labor	210,000.00	0.00	0.00	0.00	0.00	0	210,000.00	0.00
4	Excavation/drainage - Material	105,000.00	0.00	105,000.00	0.00	105,000.00	100	0.00	10,500.00
5	Base stone - Material	130,000.00	0.00	0.00	0.00	0.00	0	130,000.00	0.00
6	Topping stone - Material	45,000.00	0.00	0.00	0.00	0.00	0	45,000.00	0.00
7	Concrete - Labor	75,000.00	0.00	0.00	0.00	0.00	0	75,000.00	0.00
8	Shop drawing/submittals - Labor	35,000.00	0.00	0.00	0.00	0.00	0	35,000.00	0.00
9	Carpet Installation - Labor	55,000.00	0.00	0.00	0.00	0.00	0	55,000.00	0.00
10	Carpet installation - Material	325,000.00	0.00	0.00	0.00	0.00	0	325,000.00	0.00
11	Infill installation - Labor	22,000.00	0.00	0.00	0.00	0.00	0	22,000.00	0.00
12	Infill installation - Material	120,000.00	0.00	0.00	0.00	0.00	0	120,000.00	0.00
13	Punch list/close out - Labor	32,555.00	0.00	0.00	0.00	0.00	0	32,555.00	0.00
		1,219,555.00	0.00	105,000.00	0.00	105,000.00	9	1,114,555.00	10,500.00

AFFIDAVIT AND WAIVER OF LIEN

☐ Final ☒ Partial ☐ Payment to Follow

State of Ohio, County of Hamilton, SS: Michael S. Ferraro,
being duly sworn, states that he/she is CFO (title) of
The Motz Corporation (Subcontractor) having contracted with Keystone
Construction (Contractor) to furnish certain materials and/or labor as follows for a project known
Grand Park Championship Baseball
as Field Relocation, located at E 186th St & Grand
Park Blvd, Westfield, IN 46074 and does hereby further state on behalf of the
aforementioned Subcontractor.

(PARTIAL WAIVER) that there is due from the Contractor the sum of
Ninety-Four Thousand Five Hundred & 00/100 Dollars (\$ 94,500.00)

[] receipt of which is hereby acknowledged ; or

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

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

[] receipt of which is hereby acknowledged; or

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

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

The Motz Corporation By Michael S. Ferraro Title CFO
(Company) (Authorized Representative)

WITNESS MY HAND AND NOTARIAL SEAL, this 7th day of August, 2026.

Notary Public: Julie L. Shelton State of Ohio County of Hamilton

Julie L. Shelton
Notary Public
Printed Name: Julie L. Shelton My Commission Expires: 8/6/30
State of Ohio

Recorded in Hamilton County
My Commission Expires
August 06, 2030



APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

TO OWNER:
Keystone ConstructionPROJECT:
Grand Park D1 Field Relocation.APPLICATION #: 2
PERIOD TO: 7/1/26-7/30/26
Musco Proj# 246917
PO #
CONTRACT DATE 03/17/26

Distribution to:

☐ Owner
☐ Const. Mgr
☐ Architect
☐ ContractorFROM CONTRACTOR:
Musco Sports Lighting, LLC
211 2nd Ave West
Oskaloosa, IA 52577

VIA ARCHITECT:

CONTRACT FOR: Sports Lighting System

CONTRACTOR'S APPLICATION FOR PAYMENTApplication is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

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

CONTRACTOR:

By: Purton J McMurray Date: 7/7/26State of: Iowa
County of: MahaskaSubscribed and sworn to before
me this 7 day of JulyNotary Public: Amy Lynn Vroegh
My Commission expires:**CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED ----- \$

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

ARCHITECT: By: _____ DATE: ____

Const Mgr: By: _____ Date: _____

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

1. ORIGINAL CONTRACT SUM-----	\$	734,250.00
2. Net change by Change Orders-----	\$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	734,250.00
4. TOTAL COMPLETED & STORED TO DATE-\$ (Column G on Continuation Sheet)		687,630.00
5. RETAINAGE:		
a. 10.0% of Completed Work (Columns D+E on Continuation Sheet)	\$	68,763.00
b. 10.0% of Stored Material (Column F on Continuation Sheet)	\$	
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet-----	\$	68,763.00
6. TOTAL EARNED LESS RETAINAGE----- (Line 4 less Line 5 Total)	\$	618,867.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)-----	\$	309,433.50
8. CURRENT PAYMENT DUE-----	\$	309,433.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	115,383.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:

Grand Park D1 Field Relocation.

Page 2 of 2 Pages

APPLICATION NUMBER: 2

APPLICATION DATE:

PERIOD TO: 7/1/26-7/30/26

ARCHITECT'S PROJECT NO: 246917

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
			From Previous Application (D + E)	This Period					
1	June	343,815.00	343,815.00			343,815.00	100%		34,381.50
2	July	343,815.00		343,815.00		343,815.00	100%		34,381.50
3	August	46,620.00						46,620.00	
4									
5									
6									
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	SUBTOTALS PAGE 2	734,250.00	343,815.00	343,815.00		687,630.00	94%	46,620.00	68,763.00

AFFIDAVIT AND WAIVER OF LIEN

☐ Final

☐ Partial

☒ Payment to Follow

State of IA, County of Mahaska.

SS: Rayton J McMurray, being duly sworn, states that he is
Credit Analyst of Musco Sports Lighting LLC (Subcontractor)
having contracted with **Keystone Construction Corporation** to furnish certain materials and/or
labor as follows for a project known as Grand Park D1 BB Field,
located at Westfield, Indiana and
does hereby further state on behalf of the aforementioned Contractor.

(PARTIAL WAIVER) that there is due from the owner the sum of

three hundred nine thousand dollars four hundred thirty three and 50/100 Dollars (\$ 309,433.50)

[] receipt of which is hereby acknowledged ; or

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

(FINAL WAIVER) that the final balance due from the owner is the sum of

Dollars (\$ _____)

[] receipt of which is hereby acknowledged; or

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

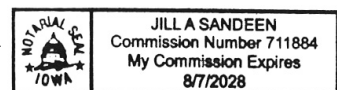
THEREFORE, the undersigned waives and releases unto the Owner of said premises, any and all lien or
claim whatsoever on the above-described property and improvements thereon on account of LABOR or
MATERIAL or both, furnished by the undersigned thereto, subject to limitations or conditions expressed
herein,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

Musco Sports Lighting By Rayton J McMurray Title Credit Analyst
(Company) (Authorized Representative)

WITNESS MY HAND AND NOTARIAL SEAL, this 6 day of August, 20 26.

Notary Public: Jill A Sandeen State of IA County of Mahaska

Printed Name: Jill A Sandeen My Commission Expires: _____



AIA DOCUMENT G702

To (Owner):	Keystone 47 S. Pennsylvania Street, 10th Floor Indianapolis, IN 46204
From (Contractor):	Otto's Parking Marking 2449 E. Main St. Greenwood, IN 46143
Contract For:	Pavement Markings, Signs, and Bumpers

PROJECT: Grand Park Championship
Baseball Field Relocation
Westfield, IN

VIA
(ARCHITECT):

APPLICATION NO: 1

PERIOD TO: 06/30/26

SUB NO: 25-05-00
COST CODE: 01-720

Distribution To:
OWNER
ARCHITECT
X CONTRACTOR

CONTRACT DATE: 07/10/26

CONTRACTOR'S APPLICATION FOR PAYMENT

Change Order Summary			
Change Orders approved in previous months by Owner TOTAL		ADDITIONS	DEDUCTIONS
Approved this Month			
NUMBER	DATE APPROVED		
TOTALS		0.00	0.00
Net change by Change Orders			0.00

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

CONTRACTOR:  Otto's Parking Marking
2449 E. Main St.
Greenwood, IN 46143
By:  Steve Sawa, G.M.

7/17/2026

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

1. ORIGINAL CONTRACT SUM		\$17,090.00
2. Net change by Change Orders		\$0.00
3. CONTRACT SUM TO DATE (Line 1+ 2)		\$17,090.00
4. TOTAL COMPLETED & STORED TO DATE	\$	3,870.00
(Column G on G703)		
5. RETAINAGE:		
a. 10% of Completed Work	\$	387.00
(Column D + E on G703)		
b. % of Stored Material	\$	-
(Column F on G703)		
Total Retainage (Line 5a + 5b or	\$	387.00
Total in Column I of G703)		
6. TOTAL EARNED LESS RETAINAGE		\$3,483.00
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		\$0.00
PAYMENT (Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE		\$3,483.00
9. BALANCE TO FINISH, PLUS RETAINAGE		
(Line 3 less Line 6)		\$13,607.00

State of Indiana, County of Marion
Subscribed and sworn to before me this
17th day of July, 2026.

Notary Public: Crissy Rutledge
My Commission expires: 2/19/2031

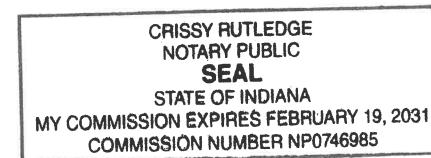
ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ _____
(Attach explanation if amount certified differs from the amount applied for.)
ARCHITECT:

By: _____ Date: _____

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



CONTINUATION SHEET

SCOPE OF WORK

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 1
APPLICATION DATE: 07/17/26
PERIOD TO: 06/30/26
JOB/SUB No.: 25-05-00

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G\C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Layout	\$ 5,068.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 5,068.00	\$ -
2	Bumpers	\$ 1,035.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 1,035.00	\$ -
3	Signs	\$ 3,321.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 3,321.00	\$ -
4	Row Option #1 (Per City Standards)								
5	Thermoplastic	\$ 3,796.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 3,796.00	\$ -
6	CO#1 Temporary Striping Stone Lot					\$ -	#DIV/0!	\$ -	\$ -
7	Layout	\$ 2,798.00	\$ -	\$ 2,798.00	\$ -	\$ 2,798.00	100.00%	\$ -	\$ 279.80
8	CO#2 Additional Temporary Striping- North 1/2 of Stone Lot					\$ -	#DIV/0!	\$ -	\$ -
9	Layout	\$ 1,072.00	\$ -	\$ 1,072.00	\$ -	\$ 1,072.00	100.00%	\$ -	\$ 107.20
10									
11									
12									
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19									
	GRAND TOTALS	\$ 17,090.00	\$ -	\$ 3,870.00	\$ -	\$ 3,870.00	22.64%	\$ 13,220.00	\$ 387.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

G703-1992

AFFIDAVIT AND WAIVER OF LIEN

☐

Final

☒

Partial

☒

Payment to Follow

State of Indiana, County of Johnson.

SS: Steve Sawa, being duly sworn, states that he is
General Manager of Otto's Parking Marking (Subcontractor)
having contracted with **Keystone Construction Corporation** to furnish certain materials and/or
labor as follows for a project known as Grand Park Champoinship Baseball Field,
located at Westfield, IN and
does hereby further state on behalf of the aforementioned Contractor.

(PARTIAL WAIVER) that there is due from the owner the sum of

Three Thousand Four Hundred Eighty-Three and 00/100 Dollars (\$ 3,483.00)

[] receipt of which is hereby acknowledged ; or

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

(FINAL WAIVER) that the final balance due from the owner is the sum of

Dollars (\$ _____).

[] receipt of which is hereby acknowledged; or

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

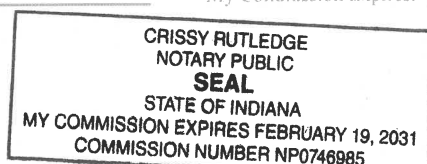
THEREFORE, the undersigned waives and releases unto the Owner of said premises, any and all lien or
claim whatsoever on the above-described property and improvements thereon on account of LABOR or
MATERIAL or both, furnished by the undersigned thereto, subject to limitations or conditions expressed
herein,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

Otto's Parking Marking By Steve Sawa Title General Manager
(Company) (Authorized Representative)

WITNESS MY HAND AND NOTARIAL SEAL, this 17th day of July, 20 26.

Notary Public: Crissy Rutledge State of IN County of Marion

Printed Name: Crissy Rutledge My Commission Expires: 2/19/2031



SUBCONTRACTOR'S AFFIDAVIT

COUNTY OF Johnson)
)
STATE OF Indiana)

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says that he is General Manager of Otto's Parking Marking
, a subcontractor contracted with Keystone Construction Corporation to perform work
 at Grand Park Championship Baseball Field located at Westfield, IN and owned by
. That the total amount of the subcontract including extras is \$ 17,090.00
 of which he has received payment of \$ 0.00 prior to this payment.

That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work in accordance with the contract documents:

Name	Service Rendered	Contract Price/ Total per Vendor or Sub	Amount Paid	This Payment	Balance Due
Total labor and material to complete		\$	\$	\$	\$

Signed this 17th day of July

By: Steve Sawa Steve Sawa, General Manager

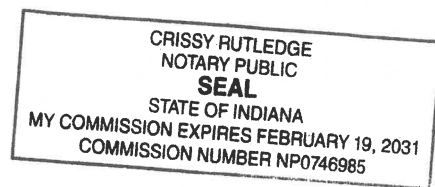
COUNTY OF Johnson)
)SS:
STATE OF Indiana)

Before me, a Notary Public in and for said County and State, personally appeared Steve Sawa,
the General Manager of Otto's Parking Marking, who, being duly sworn upon
their oath, acknowledged the execution of the above and foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 17th day of July, 2026.

Notary Public

Crissy Rutledge
Printed Name



APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO

TO CONTRACTOR:

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

FROM CONTRACTOR:

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

CONTRACT FOR: Site Development

PROJECT:

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

VIA ARCHITECT:

APPLICATION NO:

Four

PERIOD TO:

31-Jul-26

PROJECT #

25-05-00

COST CODE:

31-200

CONTRACT DATE:

03-Apr-26

Distribution to:

☐ OWNER
☐ ARCHITECT
☒ CONTRACTOR

CONTRACTORS APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	3,005,658.00
2. NET CHANGE BY CHANGE ORDERS	\$	43,316.00
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	3,048,974.00
4. TOTAL COMPLETED & STORED TO DATE	\$	2,610,091.00
5. RETAINAGE		
a. 10% of Completed Work (Column D + E on G703)	\$	261,009.10
b. 10% of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column 1 of G703)	\$	261,009.10
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	2,349,081.90
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,854,530.10
8. CURRENT PAYMENT DUE	\$	494,551.80
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	699,892.10

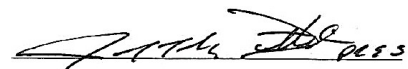
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	43,316.00	
Total approved this month		
TOTALS		
NET CHANGES by Change Order	43,316.00	0.00

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

CONTRACTOR:

Dotlich Contractors, Inc.

By:



John Herron Dotlich

Date: 22-Jul-26

State of:

Indiana

County of:

Boone

Subscribed and sworn to before me this

22nd

day of

July

, 2026

NOTARY PUBLIC:



/ Barry C. Dowers

My Commission Expires:

April 21, 2027



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

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

ARCHITECT:

By:

Date:

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

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE TWO OF TWO

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

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

Application No: Four
Application Date: 22-Jul-26
Period to: 31-Jul-26
Project No: 25-05-00
Project: Grand Park - baseball field

A	B	C	D	E	F	G		H	I
Item	Description	Scheduled Value	Previous Period	This Period	Materials Stored	Total Completed	% (G+ C)	Balance To Finish	Retainage
1	Earthwork	\$641,287.00	\$441,287.00	\$100,000.00		\$541,287.00	84%	\$100,000.00	\$54,128.70
2	Erosion control	\$68,738.00	\$28,738.00	\$15,000.00		\$43,738.00	64%	\$25,000.00	\$4,373.80
3	Demolition / Clearing	\$221,292.00	\$214,485.00	\$5,000.00		\$219,485.00	99%	\$1,807.00	\$21,948.50
4	Storm & Detention system	\$1,856,140.00	\$1,326,638.00	\$329,502.00		\$1,656,140.00	89%	\$200,000.00	\$165,614.00
5	HP pipe increase	\$49,441.00	\$49,441.00			\$49,441.00	100%		\$4,944.10
6	Stone under asphalt	\$168,760.00		\$100,000.00		\$100,000.00	59%	\$68,760.00	\$10,000.00
7	CHANGE ORDER								
8	CO #01 (Water system)	\$43,316.00						\$43,316.00	
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28									
		\$3,048,974.00	\$2,060,589.00	\$549,502.00		\$2,610,091.00	86%	\$438,883.00	\$261,009.10

AFFIDAVIT AND WAIVER OF LIEN

☐ Final ☒ Partial ☒ Payment to Follow

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

(PARTIAL WAIVER) that there is due from the Contractor the sum of
Four hundred ninety four thousand five hundred fifty one dollars and eighty cents Dollars (\$ 494,551.80)

[] receipt of which is hereby acknowledged ; or

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

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

[] receipt of which is hereby acknowledged; or

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

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

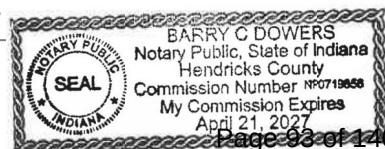
Dotlich Contractors, Inc.
(Company)

By [Signature] Title President
(Authorized Representative)

WITNESS MY HAND AND NOTARIAL SEAL, this 22nd day of July, 2026.

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

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



SUBCONTRACTOR'S AFFIDAVIT

COUNTY OF Boone)

STATE OF Indiana)

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says that he is President of Dotlich Contractors, Inc., a subcontractor contracted with Keystone Construction Corporation to perform work at Grand Park Championship Baseball Field Relocataion located at E. 186th St. & Grand Park Blvd., Westfield, IN and owned by . That the total amount of the subcontract including extras is \$3,048,974.00 of which he has received payment of \$31,500.00 prior to this payment.

That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work in accordance with the contract documents:

Name	Service Rendered	Contract Price/ Total per Vendor or Sub	Amount Paid	This Payment	Balance Due
Roudebush Grading	erosion control	\$12,928.00	\$0.00	\$0.00	\$0.00
Javelina Milling	asphalt milling	\$11,775.00	\$11,775.00	\$0.00	\$0.00
McCreary Concrete	precast	\$55,515.91	\$55,515.91	\$0.00	\$0.00
Core & Main	utilities material	\$892,696.00	\$870,198.00	\$0.00	\$0.00
Ferguson	silt fence	\$1,572.90	\$1,572.90	\$0.00	\$0.00
Total labor and material to complete		\$ 974,487.81	\$ 939,061.81	\$ 0.00	\$ 0.00

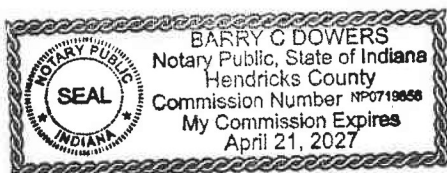
Signed this 22nd day of July, 2026

By: 

COUNTY OF Boone)
STATE OF Indiana)

Before me, a Notary Public in and for said County and State, personally appeared John Dotlich, the President of Dotlich Contractors, Inc., who, being duly sworn upon their oath, acknowledged the execution of the above and foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 22nd day of July, 2026.



Notary Public

Barry C. Dowers
Printed Name

APPLICATION and CERTIFICATE for PAYMENT

To: Keystone Construction Corp.
47 S. Pennsylvania Street, 10th Flr
Indianapolis, IN 46204

Project: Grand Park Championship
Baseball Field Relocation
E 186th St & Grand Park Blvd
Westfield, IN
Relocation of Baseball
Field D1__

Application No: #2

App. Date: July 17, 2026

Period to: July 31, 2026

Project No: 25-05-00

Contract Date: May 19, 2026

Distribution to:

- ☐ OWNER
☐ CONSTRUCTION MGR.
☐ ARCHITECT
☒ CONTRACTOR
☐ OTHER

From: Greystone Concrete Inc.
P.O. Box 546
Mooresville, IN 46158

Contract For: Concrete

Via Architect:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	433,885.00
2. Net Change By Change Orders	43,790.00
3. CONTRACT SUM TO DATE	477,675.00
4. TOTAL COMPLETED AND STORED TO DATE	183,172.50
5. RETAINAGE:	
a. 38.35% of Completed Work	18,317.25
b. of Stored Material	0.00
TOTAL RETAINAGE	18,317.25
6. TOTAL EARNED LESS RETAINAGE	164,855.25
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	35,424.00
8. CURRENT PAYMENT DUE	129,431.25
9. BALANCE TO FINISH, INCLUDING RETAINAGE	312,819.75

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

CONTRACTOR: Greystone Concrete Inc.

By: Greg Iacobucci Date: July 17, 2026

State of: Indiana

County of: Morgan

Subscribed and sworn before me this 17th day of July, 2026

Greg Iacobucci personally appeared before me, the undersigned notary public, and provided satisfactory evidence of identification to be the person who signed this document in my presence and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public Amanda Cave My Commission expires July 21, 2033

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approval this Month	43,790.00	
TOTALS	\$ 43,790.00	\$ 0.00
NET CHANGES by Change Order	\$ 43,790.00	

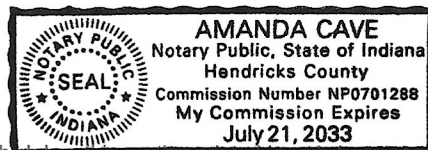
AMOUNT CERTIFIED

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

ARCHITECT:

By: _____ Date: _____

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



CAUTION: You should use an original document which has this section printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced.

Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application No: #2

App. Date: July 17, 2026

Use Column I on Contracts where variable retainage for line items may apply.

Period to: July 31, 2026

Project No: 25-05-00

A	B	C	D	E	F	G		H	I
Item #	Description of Work	Schedule of Values	Work Completed		Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage
			From Previous Application(s)	This Period					
1	C201 Keynote 1, 2, 12, 17, 19, 24-25	200,045.00		100,022.50		100,022.50	50.00	100,022.50	10,002.25
2	L100 Keynote P01, P02, W01	194,480.00					0.00	194,480.00	0.00
3	L101 Keynote P01 Batting Cage	39,360.00	39,360.00			39,360.00	100.00	0.00	3,936.00
4	COR #1/Batting Cages Changes	43,790.00		43,790.00		43,790.00	100.00	0.00	4,379.00

GRAND TOTAL:	477,675.00	39,360.00	143,812.50		183,172.50	38.35	294,502.50	18,317.25
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A=Line Item Number

B=Brief Item Description

C=Total Value of Item

D=Total of D and E From Previous Application(s) (If Any)

E=Total Work Completed For This Application

F=Materials Purchased and Stored for Project

G=Total of All Work Completed and Materials Stored for Project

H=Remaining Balance of Amount to Finish

I=Amount Withheld from G

AFFIDAVIT AND WAIVER OF LIEN

☐ Final

☒ Partial

☐ Payment to Follow

State of Indiana, County of Hamilton.

SS: Greg Jacobucci, being duly sworn, states that he is
Manager of Graystone Concrete Inc. (Subcontractor)

having contracted with **Keystone Construction Corporation** to furnish certain materials and/or labor as follows for a project known as Grand Park Championship Baseball Field Relo located at E 18th St. & Grand Park Blvd. Westfield, IN and does hereby further state on behalf of the aforementioned Contractor.

(PARTIAL WAIVER) that there is due from the owner the sum of

One hundred twenty nine thousand Four hundred thirty one & 25/100 Dollars (\$ 129,431.25)

[] receipt of which is hereby acknowledged; or

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

(FINAL WAIVER) that the final balance due from the owner is the sum of

Dollars (\$ _____).

[] receipt of which is hereby acknowledged; or

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

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

Graystone Concrete Inc. By Greg Jacobucci Title Manager
(Company) (Authorized Representative)

WITNESS MY HAND AND NOTARIAL SEAL, this 17th day of July, 2020.

Notary Public: Amanda Cave State of IN County of Hendricks

Printed Name: Amanda Cave My Commission Expires: July 21, 2033



SUBCONTRACTOR'S AFFIDAVIT

COUNTY OF Hamilton)

STATE OF Indiana

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says that he is Manager of Greystone Concrete Inc., a subcontractor contracted with Keystone Construction Corporation to perform work at Grand Park Championship located at E 18th St + Grand Park Blvd. and owned by Keystone Westfield LLC. That the total amount of the subcontract including extras is \$ 477,475.00 of which he has received payment of \$ 35,424.00 prior to this payment.

That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work in accordance with the contract documents:

Name	Service Rendered	Contract Price/ Total per Vendor or Sub	Amount Paid	This Payment	Balance Due
Shelby Materials	Concrete/	\$150,000.00	\$2,886.86	\$22,068.80	\$125,044.34
Nucor	Stone				
	Rebar	\$7,500.00	\$0	\$0	\$7,500.00
Total labor and material to complete		\$157,500.00	\$2,886.86	\$22,068.80	\$132,544.34

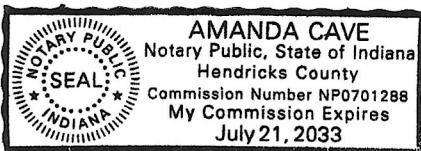
Signed this 17th day of June, 2024

By: Gray Davis

COUNTY OF Hendricks)
STATE OF Indiana)SS:

Before me, a Notary Public in and for said County and State, personally appeared Erin J. Jacobucci
the Manager of Graystone Concrete Inc., who, being duly sworn upon
their oath, acknowledged the execution of the above and foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 17th day of June, 2020



Notary Public

Printed Name _____



AMERICAN
STRUCTUREPOINT
INC.

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

July 17, 2026
Invoice No: 207771

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

Total Due This Invoice (see breakdown below): \$1,780.50

Project 0002024.01793.0002 Grand Park Championship Baseball Field
Services from June 1, 2026 through June 30, 2026

Phase 00400 Site/Permit Construction Plans
Fee

Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
	79,400.00	87.00	69,078.00	67,490.00	1,588.00
Total Fee	79,400.00		69,078.00	67,490.00	1,588.00
Total Fee					1,588.00
TOTAL THIS PHASE:					\$1,588.00

Phase 99999 Reimbursable Expenses

Reimbursable Expenses

Licenses and Fees	192.50
Reimbursables Total	192.50 192.50

Billing Limits	Current	Previous	Total
Total Billings	192.50	495.06	687.56
Maximum			5,000.00
Under Maximum			4,312.44

TOTAL THIS PHASE: \$192.50

TOTAL DUE THIS INVOICE \$1,780.50

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

Project	0002024.01793.0002	Grand Park Championship Baseball Field	Invoice	207771
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Very truly yours,

Kylie Bright-Schuler

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

Billing Backup

Friday, July 17, 2026

American Structurepoint, Inc.

Invoice 207771 Dated 7/17/2026

6:37:01 AM

Project	0002024.01793.0002	Grand Park Championship Baseball Field
Phase	99999	Reimbursable Expenses

Reimbursable Expenses			
Licenses and Fees			
000000093133	3/3/2026	Vinson, Jennifer / CSGP NOI Application - Grand Park / Application Fee for IDEM permit - CSGP NOI	192.50
Reimbursables Total			192.50
			192.50
TOTAL THIS PHASE:			\$192.50
TOTAL THIS SUB-PROJECT:			\$192.50
Total this Report			\$192.50

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



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

DATE:
Invoice #

July 31, 2026
20260731 GMP #1

Inv. Description:

Grand Park BOT - GMP #1

Billed To:

City of Westfield Redevelopment Commission

Cost Entry Description	Description	Amount
Professional Service Direct Costs	D1 Baseball Field	2,026.06
Developer Overhead & Fee	D1 Baseball Field	45,155.64

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

TOTAL DUE
Due Date

\$ 47,181.70
July 31, 2026



GRAND PARK BOT - GMP #2 Design Cost

Reviewed and recommended for payment processing.
-Shaun Barcelow, 8/10/2026

APPLICATION AND CERTIFICATION FOR PAYMENT							6
DATE: 7/31/2026		PROJECT NAME: GMP #2 Design Cost					
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
Item No:	Description	Budget	Completed to Date	%	Previous Funded Total	Current Draw Request	Balance to Complete
PARKING GARAGE							
	Architecture, Landscape, Engineering	626,500.00	451,473.50	72%	405,722.77	45,750.73	175,026.50
	Design Contingency (5%)	31,325.00	0.00	0%	0.00	0.00	31,325.00
	Professional Services	229,019.00	165,421.30	72%	73,813.70	91,607.60	63,597.70
	Developer Overhead & Fee (3%)	693,926.00	126,952.41	18%	85,744.91	41,207.50	566,973.59
	Total Parking Garage	1,580,770.00	743,847.21	47%	565,281.38	178,565.83	836,922.79
N-8 SITE WORK & UTILITIES							
	Phase I Environmental	2,900.00	2,900.00	100%	2,900.00	0.00	0.00
	Primary Plat	12,500.00	0.00	0%	0.00	0.00	12,500.00
	Geotech	26,000.00	26,000.00	100%	26,000.00	0.00	0.00
	100% Civil for Sitework, roads, sidewalks, LA, Utilities	390,000.00	163,683.51	42%	66,003.51	97,680.00	226,316.49
	Design Contingency (5%)	21,570.00	0.00	0%	0.00	0.00	21,570.00
	Professional Services Direct Cost	238,482.00	100,098.41	42%	52,402.01	47,696.40	138,383.59
	Developer Overhead & Fee (4%)	195,014.00	64,042.77	33%	5,892.21	58,150.56	130,971.23
	Total Overall Utilities N8 & Site Work	886,466.00	356,724.69	40%	153,197.73	203,526.96	529,741.31
	Overall Site/Civil/Utility/Traffic/Survey/Drainage						
	35% Civil Set	240,300.00	219,474.00	91%	187,724.00	31,750.00	20,826.00
	Utility Study / Traffic Study / Land Survey	190,700.00	155,952.42	82%	155,952.42	0.00	34,747.58
	Professional Service Direct Cost	227,420.00	209,226.40	92%	206,952.20	2,274.20	18,193.60
	Developer Overhead and Fee (4%)	26,337.00	23,386.11	89%	22,025.14	1,360.97	2,950.89
	Total Overall Site/Civil/Utilities/Traffic	684,757.00	608,038.93	89%	572,653.76	35,385.17	76,718.07
	Total N8 - Site Work & Utilities	1,571,223.00	964,763.62	61%	725,851.49	238,912.13	606,459.38
	TOTAL COST	3,151,993.00	1,708,610.83	54%	1,291,132.87	417,477.96	1,443,382.17

Grand Park BOT

Application #6

Period To 7/31/2026

Project

Invoice Date Invoice #

Vendor

Invoice Amount

Cost Category

GMP 2 - Design Cost

Overall Utilities	7/13/2026	207496	American Structurepoint	\$	97,680.00	100% Civil for Sitework, roads, sidewalks, LA, Utiliti
Overall Utilities	7/31/2026	20260731 GMP #2	Keystone Realty Group	\$	47,696.40	Professional Service Direct Cost
Overall Utilities	7/31/2026	20260731 GMP #2	Keystone Realty Group	\$	58,150.56	Developer Overhead & Fee (4%)

N8 - Utilities Subtotal

\$ 203,526.96

Parking Garage	7/17/2026	66528	CSO Architecture	\$	39,825.00	Architecture, Landscape, Engineering
Parking Garage	7/17/2026	66529	CSO Architecture	\$	45.73	Architecture, Landscape, Engineering
Parking Garage	7/23/2026	42583	EnvelopIQ	\$	5,880.00	Architecture, Landscape, Engineering
Parking Garage	7/31/2026	20260731 GMP #2	Keystone Realty Group	\$	91,607.60	Professional Service Direct Cost
Parking Garage	7/31/2026	20260731 GMP #2	Keystone Realty Group	\$	41,207.50	Developer Overhead & Fee (3%)

Parking Garage Subtotal

\$ 178,565.83

Overall Site	7/13/2026	207479	American Structurepoint	\$	31,750.00	35% Civil Set
Overall Site	7/31/2026	20260731 GMP #2	Keystone Realty Group	\$	2,274.20	Professional Services Direct Cost
Overall Site	7/31/2026	20260731 GMP #2	Keystone Realty Group	\$	1,360.97	Developer Overhead & Fee (4%)

Overall Site - Subtotal

\$ 35,385.17

GMP 2 - Design Cost Subtotal

\$ 417,477.96



AMERICAN
STRUCTUREPOINT
INC.

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

July 13, 2026
Invoice No: 207496

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

Total Due This Invoice (see breakdown below): \$97,680.00

Project 0002024.01793.0004 Grand Park Phase 1 Infrastructure
Services from June 1, 2026 through June 30, 2026

Phase	00100	Topographic Survey				
Fee						
Phase		Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
		16,900.00	100.00	16,900.00	0.00	16,900.00
Total Fee		16,900.00		16,900.00	0.00	16,900.00
Total Fee						16,900.00
TOTAL THIS PHASE:						\$16,900.00

Phase	00200	Civil Design Development				
Fee						
Phase		Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
		89,900.00	100.00	89,900.00	80,910.00	8,990.00
Total Fee		89,900.00		89,900.00	80,910.00	8,990.00
Total Fee						8,990.00
TOTAL THIS PHASE:						\$8,990.00

Phase	00210	Civil Construction Documents				
Fee						
Phase		Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
		129,400.00	30.00	38,820.00	0.00	38,820.00
Total Fee		129,400.00		38,820.00	0.00	38,820.00
Total Fee						38,820.00

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

Project	0002024.01793.0004	Grand Park Phase 1 Infrastructure			Invoice	207496
TOTAL THIS PHASE:					\$38,820.00	
Phase	00300	Structural Design Development				
Fee						
Phase		Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
		14,600.00	100.00	14,600.00	2,190.00	12,410.00
Total Fee		14,600.00		14,600.00	2,190.00	12,410.00
Total Fee					12,410.00	
TOTAL THIS PHASE:					\$12,410.00	
Phase	00310	Structural Construction Documents				
Fee						
Phase		Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
		18,700.00	30.00	5,610.00	0.00	5,610.00
Total Fee		18,700.00		5,610.00	0.00	5,610.00
Total Fee					5,610.00	
TOTAL THIS PHASE:					\$5,610.00	
Phase	00400	Landscape Design Development				
Fee						
Phase		Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
		7,000.00	100.00	7,000.00	6,300.00	700.00
Total Fee		7,000.00		7,000.00	6,300.00	700.00
Total Fee					700.00	
TOTAL THIS PHASE:					\$700.00	
Phase	00410	Landscape Construction Documents				
Fee						
Phase		Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
		47,500.00	30.00	14,250.00	0.00	14,250.00
Total Fee		47,500.00		14,250.00	0.00	14,250.00
Total Fee					14,250.00	
TOTAL THIS PHASE:					\$14,250.00	
TOTAL DUE THIS INVOICE					\$97,680.00	

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

Project	0002024.01793.0004	Grand Park Phase 1 Infrastructure	Invoice	207496
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Very truly yours,

Tyler Sylvia

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

July 17, 2026

Project No: 2025072.1

Invoice No: 66528

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

Project 2025072.1 Keystone-Grand Park Parking Garage N8

For professional services rendered for the period July 01, 2026 to July 31, 2026 for the referenced project.

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Landscape					
Schematic Design	3,975.00	85.00	3,378.75	3,378.75	0.00
Credit of SD removed from CSO scope	-3,975.00	85.00	-3,378.75	-3,378.75	0.00
Total Landscape	0.00		0.00	0.00	0.00
Architectural					
Schematic Design	19,500.00	100.00	19,500.00	19,500.00	0.00
Design Development	26,000.00	100.00	26,000.00	26,000.00	0.00
Const. Documents	58,500.00	90.00	52,650.00	43,875.00	8,775.00
Const. Administration	26,000.00	0.00	0.00	0.00	0.00
Total Architectural	130,000.00		98,150.00	89,375.00	8,775.00
Structural & MEP					
Schematic Design	69,000.00	100.00	69,000.00	69,000.00	0.00
Design Development	92,000.00	100.00	92,000.00	92,000.00	0.00
Const. Documents	207,000.00	90.00	186,300.00	155,250.00	31,050.00
Const. Administration	92,000.00	0.00	0.00	0.00	0.00
Total Structural & MEP	460,000.00		347,300.00	316,250.00	31,050.00
Total Fee	590,000.00		445,450.00	405,625.00	39,825.00
Total Fee				39,825.00	
Total this Invoice				\$39,825.00	

July 17, 2026

Project No: 2025072.1

Invoice No: 66529

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

Project 2025072.1 Keystone-Grand Park Parking Garage N8

For professional services rendered for the period July 01, 2026 to July 31, 2026 for the referenced project.

Unit Billing

8.5 x 11 B/W COPIES	.96	
11 x 17 COLOR COPIES	35.70	
8.5 x 11 COLOR COPIES	8.75	
11 x 17 B/W COPIES	.32	
Total Units	45.73	45.73
Total this Invoice		\$45.73

Project2025072.1

Keystone-Grand Park Parking Garage N8

Unit Billing			
8.5 x 11 B/W COPIES		.96	
11 x 17 COLOR COPIES		35.70	
8.5 x 11 COLOR COPIES		8.75	
11 x 17 B/W COPIES		.32	
Total Units		45.73	45.73
		Total this Project	\$45.73
		Total this Report	\$45.73



Invoice

EnvelopiQ
905 N Capitol Ave, Suite 200
Indianapolis, IN, 46204
Phone: 3172597604

Reference Nbr.: 000042583
Date: 23-Jul-2026
Due Date: 22-Aug-2026
Customer ID: C001416
Currency: USD
Application Nbr.: 0001
Customer PO Nbr: Signed Proposal attached
Project Nbr: QP-26-0002
Project Description: Grand Park ECR Garage Design

BILL TO:

Keystone Construction Corp
47 South Pennsylvania St
10th Floor
Indianapolis IN 46204
United States of America
Attn: Stacey Deckard

SHIP TO:

Keystone Construction Corp
United States of America

CUSTOMER REF. NBR.

Signed Proposal attached

TERMS

Net 30

CONTACT

NO.	ITEM	QTY.	UOM	UNIT PRICE	DISC.	EXTENDED PRICE
1	Grand Park ECR Garage Design	0.000000	LS	11,760.0000	0%	5,880.00

NOTE:

Sales Total:	5,880.00
Less Discount:	0.00
Tax Total:	0.00
Total (USD):	5,880.00
Cash Discount:	0.00

USHERING IN CONNECTED CAPABILITIES



GRAND PARK ECR GARAGE

DESIGN PROPOSAL

A Proposal by
EnvelopiQ

Jack Speedy
jsspeedy@envelopgroup.com

Customer
Keystone Group

Scope of Design Assist Services

1. Coordinate scope with architect & MEP engineers including providing input on MEP design, pathways, and other MEP scopes affecting low-voltage
2. Coordinate scope with IT vendor
3. Coordinate with on-site GC/CM to ensure schedule alignment
4. If Scope Gaps are identified EnvelopiQ will detail possible/preferred solution(s) along with costs and an execution plan
5. Will thoroughly examine and identify any potential gaps or unknown causes for concern or heightened awareness as it may pertain to Day 2 Operations, Maintenance & Upkeep of the systems installed. Examples may include hidden recurring fees, move/add/change complexities or costs, interdependencies on other systems/firmware/upgrades/etc,
6. Attend any necessary project meetings (virtually) with A/E/C team as needed for coordination
7. Provide buildable design for the low-voltage technologies below (per "ECR Garage Requirements" documents provided by the City of Westfield. Design includes full set of T-series drawings, line diagrams, and material lists.
 - a. Access Control
 - b. Video Surveillance
 - c. WiFi & Data Drops
 - d. Parking Sensor/Lighting System
 - e. Excludes life safety systems
8. Review and provide summary of low-voltage technology bids to Keystone Group
9. Exclusions
 - a. Conduit/pathways
 - b. Travel

Fee Proposal

For the above referenced scope of work EnvelopiQ proposes a not to exceed fee of:

Eleven Thousand Seven Hundred Sixty and xx/100.....\$11,760.00

Notes and Clarifications:

- Incidentals (travel, mileage, etc..) will be billed at cost
- Progress billings shall occur once a month on a day that is mutually agreeable to Keystone Group


SIGNED

4/24/26
DATE

KELLY MULDER
PRINT NAME

VP OF DEVELOPMENT
TITLE



AMERICAN
STRUCTUREPOINT
INC.

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

July 13, 2026
Invoice No: 207479

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

Total Due This Invoice (see breakdown below): \$31,750.00

Project 0002024.01793.0003 Grand Park Master Plan
Services from June 1, 2026 through June 30, 2026
Fee

Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
Topographic Survey	58,900.00	100.00	58,900.00	58,900.00	0.00
Private Utility Locate	11,600.00	100.00	11,600.00	11,600.00	0.00
Utility Basis of Design	25,500.00	100.00	25,500.00	25,500.00	0.00
Traffic Study	89,700.00	75.00	67,275.00	67,275.00	0.00
35% Preliminary Civil Engineering	114,400.00	100.00	114,400.00	114,400.00	0.00
35% Preliminary Stormwater Design	38,900.00	100.00	38,900.00	38,900.00	0.00
35% Preliminary Landscape Architecture	63,500.00	50.00	31,750.00	0.00	31,750.00
Gasline Pothole Data	13,500.00	100.00	13,500.00	13,500.00	0.00
CSA 2 - Primary Plat	12,500.00	100.00	12,500.00	12,500.00	0.00
Total Fee	428,500.00		374,325.00	342,575.00	31,750.00
Total Fee					31,750.00
TOTAL DUE THIS INVOICE					\$31,750.00

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

Project	0002024.01793.0003	Grand Park Master Plan	Invoice	207479
---------	--------------------	------------------------	---------	--------

Very truly yours,

Ross Nixon

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



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

DATE:
Invoice #

July 31, 2026
20260731 GMP #2

Inv. Description:

Grand Park BOT - GMP #2

Billed To:

City of Westfield Redevelopment Commission

Cost Entry Description	Description	Amount
Professional Service Direct Costs	Parking Garage	91,607.60
Developer Overhead & Fee	Parking Garage	41,207.50
Professional Service Direct Costs	Overall Utilities	47,696.40
Developer Overhead & Fee	Overall Utilities	58,150.56
Professional Service Direct Costs	Overall Site	2,274.20
Developer Overhead & Fee	Overall Site	1,360.97

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

TOTAL DUE
Due Date

\$ 242,297.23
July 31, 2026

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 27-2026**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
CONFIRMING A RESOLUTION APPROVING AN AMENDMENT TO THE
DECLARATORY RESOLUTION AND THE ECONOMIC
DEVELOPMENT PLAN FOR THE
EAST SIDE ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Westfield Redevelopment Commission (the “Commission”), governing body of the City of Westfield Department of Redevelopment, pursuant to Indiana Code 36-7-14, as amended (the “Act”), previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) which established and amended an economic development area known as the “East Side Economic Development Area” (the “Original Area”), designated portions of the Original Area as a separate allocation area, known as the East Side Economic Development Allocation Area (the “Existing Allocation Area”) pursuant to Section 39 of the Act, and approved and amended a development plan for the Original Area (collectively, the “Plan”) pursuant to the Act; and

WHEREAS, on June 15, 2026, the Commission approved and adopted Resolution No. 17-2026 (the “Amending Resolution”) that amended the Declaratory Resolution to (i) designate certain additional parcels as an economic development area under the Act (such new area, the “2026 Area”), (ii) consolidate the 2026 Area with the Original Area (collectively, the “Area”), (iii) remove certain parcels or portions thereof from the Existing Allocation Area, (iv) designate the entirety of the 2026 Area along with the parcels or portions thereof so removed from the Existing Allocation Area as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the Trace Commons Allocation Area (the “Trace Commons Allocation Area”), and (v) adopt a supplement to the Plan (the “2026 Plan Supplement”) attached as Exhibit B thereto; and

WHEREAS, pursuant to Section 16(a) of the Act, on July 6, 2026, the Westfield-Washington Advisory Plan Commission approved and adopted a resolution (the “Plan Commission Order”) approving the Amending Resolution and determining that the Amending Resolution conforms to the plan of development for the City; and

WHEREAS, pursuant to Section 16(b) of the Act, the Common Council of the City on July 13, 2026, adopted its Resolution No. 26-146 approving the Amending Resolution, the Plan Commission Order and the determination that the 2026 Area is an economic development area pursuant to the Act; and

WHEREAS, pursuant to Section 17 of the Act, the Commission caused to be published a notice of the adoption of the Amending Resolution and of a public hearing thereon (the “Notice”) and filed a copy of said Notice in the offices of all departments, bodies, or officers of the City having to do with City planning, variances from zoning ordinances, land use, or the issuance of building permits; and

WHEREAS, pursuant to Section 17 of the Act, the Commission also filed with each taxing unit located wholly or partially within the Trace Commons Allocation Area a copy of the Notice and a statement disclosing the impact of the area; and

WHEREAS, at the public hearing held by the Commission on August 17, 2026 (the “Public Hearing”), the Commission heard all persons interested in the proceedings and considered written remonstrances and objections, if any; and

WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the proposed development projects in the Plan, as supplemented by the 2026 Plan Supplement, including as applied to the 2026 Area, and confirming the Amending Resolution, in accordance with Section 17 of the Act.

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

1. After considering the evidence presented at the Public Hearing, the Commission hereby confirms the findings and determinations, designations, and approving and adopting actions contained in the Amending Resolution.

2. The Commission hereby finds and determines that it will be of public utility and benefit to proceed with its Plan, as modified by the Amending Resolution.

3. The Amending Resolution is hereby confirmed.

4. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the proposed projects and confirming the Amending Resolution.

5. The Secretary of the Commission is directed to record the final action taken by the Commission pursuant to the requirements of Section 17(d) of the Act.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION
this 17th day of August, 2026.

Joseph Plankis, President

Chip Parsley, Vice President

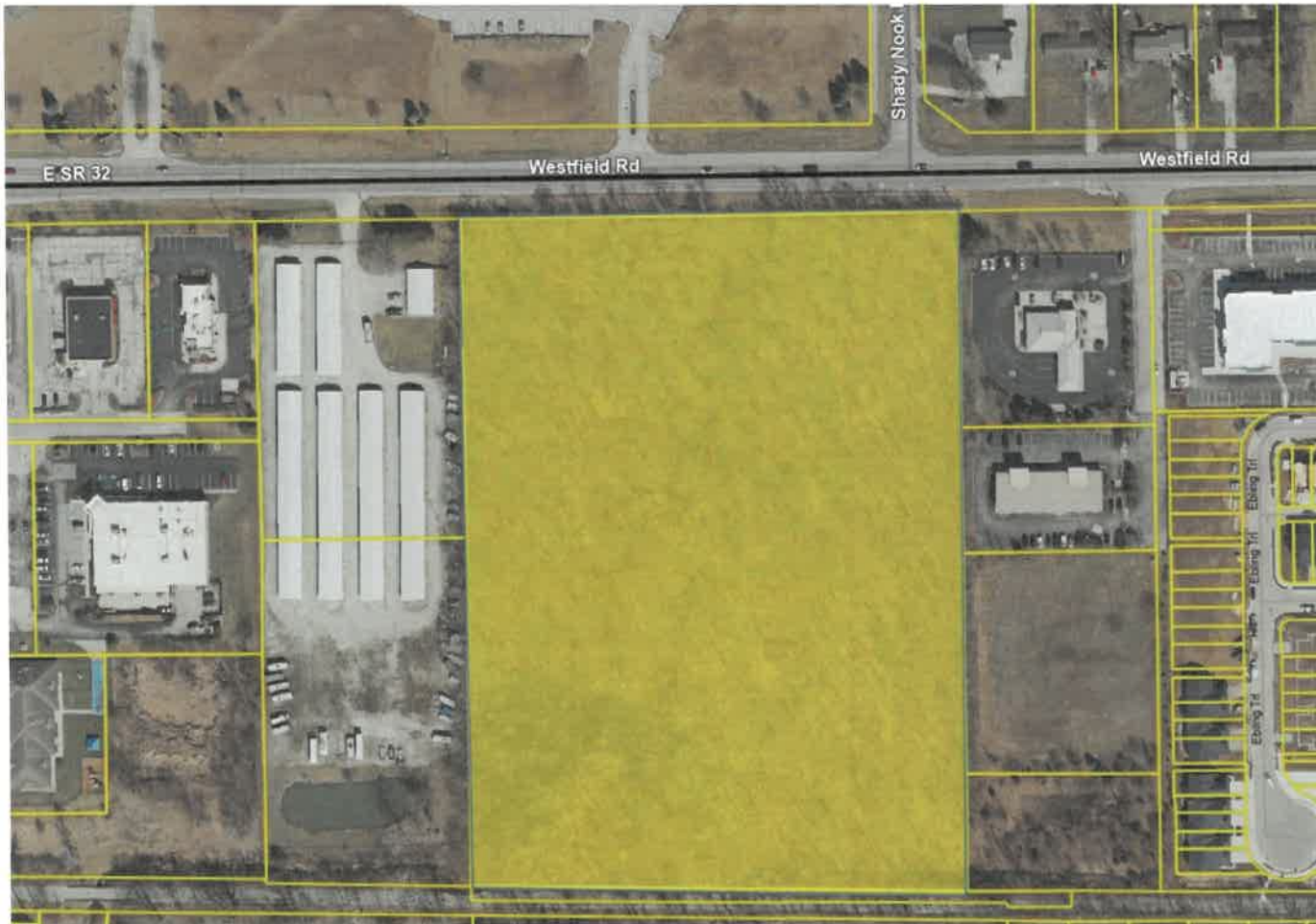
Steve Latour, Secretary

Brian Tomamichel, Member

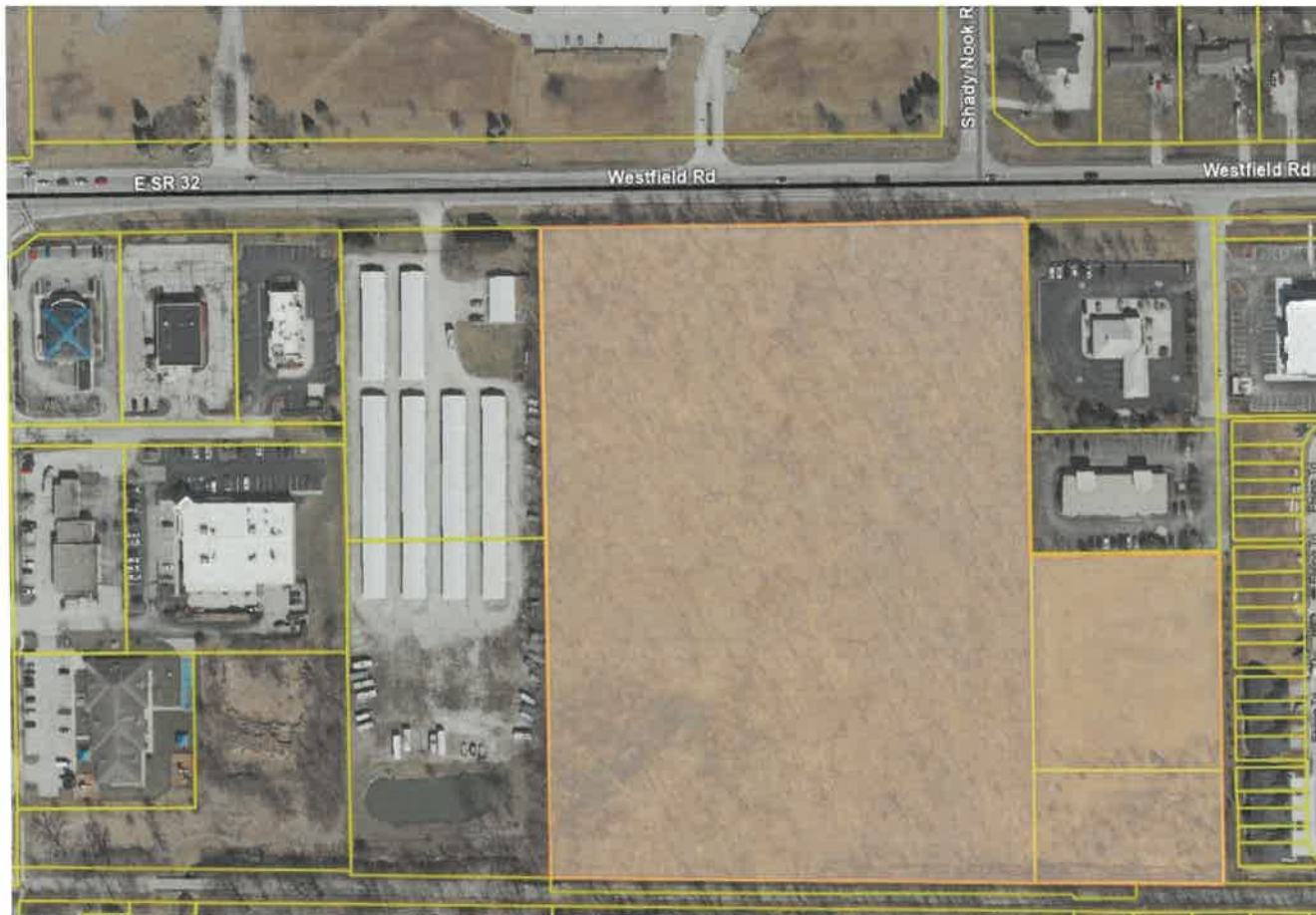
Patrick Downey, Member

East Side - EDA

 = Adding to East Side EDA



East Side - EDA
Trace Commons Allocation Area (New)



**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 28-2026**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION PLEDGING
CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF ECONOMIC
DEVELOPMENT REVENUE BONDS OF THE CITY OF WESTFIELD, INDIANA
(TRACE COMMONS PROJECT)**

WHEREAS, the Westfield Redevelopment Commission (the “Commission”), governing body of the City of Westfield Department of Redevelopment (the “Department”), has created the Trace Commons Allocation Area (the “Allocation Area”) within the existing East Side Economic Development Area for purposes of the allocation and distribution of property taxes under Indiana Code 36-7-14-39, and has created the Trace Commons Allocation Fund (the “Allocation Fund”) pursuant to Indiana Code 36-7-14-39; and

WHEREAS, Level 2 Development, LLC or an affiliate thereof (collectively, the “Developer”) intends to finance all or a portion of the costs of the design and construction of the projects listed in Exhibit A hereto (the “Projects”), all of which will be physically located in, connected to, or will directly serve or benefit the Allocation Area; and

WHEREAS, the City of Westfield Economic Development Commission and Common Council of the City of Westfield, Indiana, have approved the issuance of the taxable or tax-exempt City of Westfield, Indiana, Economic Development Tax Increment Revenue Bonds, Series 20__ (Trace Commons Project) (with the series designation to be completed with the year in which a series of bonds are issued and with such further or different series designation as may be necessary or appropriate), which are expected to be issued in one or more series in an aggregate principal amount not to exceed Thirteen Million Three Hundred Thousand Dollars (\$13,300,000) (the “Bonds”), the proceeds of which will be provided to the Developer and applied to costs of the Projects; and

WHEREAS, as an inducement to the Developer to undertake the Projects and locate the same in the City of Westfield, Indiana (the “City”), the Commission has agreed to pledge sixty percent (60%) of the tax increment revenues generated from the real property of the Developer in the Allocation Area, and, if necessary, taxpayer payments from the Developer or an affiliate thereof, to the payment of the Bonds;

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

1. All real property tax increment revenues generated from the Allocation Area and deposited in the Allocation Fund pursuant to Indiana Code 36-7-14-39 shall be set aside and used only as set forth in this Resolution.
2. Sixty percent (60%) of all real property tax increment revenues generated from Allocation Area and deposited into the Allocation Fund pursuant to Indiana Code 36-7-14-39 (such portion, the “Pledged TIF Revenues”) shall be set aside and used only as set forth in this Resolution. The remaining forty percent (40%) of the real property tax increment revenues

generated from the Allocation Area (or assessed value attributable thereto) may be used by the Commission for any purpose permitted by law, including the release of assessed value to the taxing units as provided under Indiana Code 36-7-14 and Indiana Code 36-7-25, each as amended.

3. On each January 15 and July 15, beginning no earlier than January 15, 2027, all Pledged TIF Revenues shall be immediately transferred to the trustee for the Bonds (the “Trustee”) for deposit into the funds and accounts and application in accordance with the trust indenture for any series of the Bonds (the “Indenture”).

4. Pursuant to Indiana Code 36-7-14-39(b)(4)(D) and Indiana Code 5-1-14-4, the Commission hereby pledges and assigns, for the benefit of the City, all of its rights, title and interest in the Pledged TIF Revenues deposited into the Allocation Fund to the Trustee for disposition in accordance with the Indenture. Furthermore, pursuant to Indiana Code 36-7-25-6 and Indiana Code 5-1-14-4, if it is determined to be necessary for the Developer or an affiliate thereof to enter into one or more taxpayer agreements (each, a “Taxpayer Agreement”), which provides for payments thereunder to guarantee, enhance or otherwise further secure the payment of debt service on any series of the Bonds when due (collectively, the “Taxpayer Payments”), the Commission is authorized to enter into such Taxpayer Agreement, and hereby pledges and assigns, for the benefit of the City, all of its rights, title and interest in the Taxpayer Payments to the Trustee for disposition in accordance with the Indenture with respect to the applicable series of the Bonds.

5. Upon the defeasance of the Bonds, any moneys remaining in the funds and accounts under the Indenture shall be returned to the Commission for deposit into the Allocation Fund and may be used by the Commission for any purpose permitted by law.

6. The officers of the Commission and the Department are hereby authorized and directed to take such further actions and execute such further documents as they deem necessary or appropriate to effectuate the issuance of any series of the Bonds, the pledges made herein, and the construction of the Projects, including without limitation one or more project agreements, consistent with the terms of this resolution, and any such project agreements previously into by the officers of the Commission and the Department related to the Projects be, and hereby are, ratified and approved.

7. All other resolutions, or parts of resolutions, in conflict herewith are hereby repealed.

8. This resolution shall take effect immediately upon adoption by the Commission.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION
this 17th day of August, 2026.

Joseph Plankis, President

Chip Parsley, Vice President

Steve Latour, Secretary

Brian Tomamichel, Member

Patrick Downey, Member

EXHIBIT A

DESCRIPTION OF PROJECTS

All or any portion of the engineering, design, acquisition and/or construction of a mixed-use development consisting of approximately: (a) three (3) commercial and retail buildings including an aggregate of approximately 19,700 square feet, (b) two (2) multi-family housing buildings including an aggregate of approximately 308 apartment units and approximately 8,150 square feet of commercial and retail space, (c) approximately 25 townhomes, and (d) approximately 519 surface parking lot spaces (collectively, the “Development”), together with local public improvements serving or benefitting the Development, including, but not limited to, land acquisition, storm water improvements, detention pond, utilities relocation, streetscape and plaza improvements, general site improvements, parking, road, trail, sidewalk and/or multi-use paths, trail amenities, or other related local public improvements (collectively, the “Projects”). All of the Projects will be located in, physically connected to, or directly serving or benefitting the Trace Commons Allocation Area within the East Side Economic Development Area.

RESOLUTION NO. 29-2026
A RESOLUTION OF
THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION
REGARDING TRACE COMMONS PROJECT AGREEMENT

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

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

WHEREAS, Level 2 Acquisitions, LLC, or its affiliate (the “**Developer**”), desires to improve approximately 14.81 acres of real estate located generally south of Westfield Road, east of Gunther Boulevard, and north of the Midland Trace Trail in Westfield, Indiana, as further depicted on Exhibit A attached hereto and incorporated herein by reference (the “**Real Estate**”), for economic development purposes; and

WHEREAS, the Developer has proposed developing or redeveloping the Real Estate into a mixed-use development (the “**Project**”), in one or more phases, consisting of: (a) approximately 27,850 total square feet of retail space; (b) approximately 308 luxury apartment units and amenities totaling approximately 341,000 square feet; (c) approximately 25 for-sale townhomes; (d) approximately 520 total surface parking spaces; (e) infrastructure and public improvements on or about the Real Estate, including, without limitation, pond, trail, and landscaping (collectively, the “**Public Improvements**”); and (f) related improvements; all as generally depicted on Exhibit A; and

WHEREAS, the Commission has determined that, subject to the Commission’s adoption of a declaratory resolution, confirmatory resolution, and all other approvals necessary or desirable to issue tax increment financing or other bonds (the “**Bonds**”) in support of the Project (collectively, the “**Bond Approvals**”), it is now in the best interests of the Commission to enter into a project agreement (the “**Project Agreement**”) with the Developer, pursuant to which: (a) the Commission shall use commercially reasonable efforts to cause the City to issue the Bonds; and (b) the Developer will agree to construct the Project, including the Public Improvements; all as authorized by Indiana Code 36-7-14-12.2 and other applicable law.

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

1. The foregoing Recitals are fully incorporated herein by this reference.
2. The Commission, subject to receipt of all Bond Approvals, will execute and deliver the Project Agreement, which Project Agreement shall include such other terms, and be otherwise in a form, approved by, and satisfactory to, the President and Executive Director of the Commission, which approval and satisfaction shall be

conclusively evidenced by the execution and delivery thereof by the President, Vice President, Secretary, and/or Executive Director of the Commission.

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

Adopted this 17th day of August, 2026.

**CITY OF WESTFIELD
REDEVELOPMENT COMMISSION**

Joseph Plankis, President

Chip Parsley, Vice President

Steve Latour, Secretary

Brian Tomamichel, Member

Patrick Downey, Member

EXHIBIT A

The Real Estate



Note: Roundabout shown to illustrate the approximate location. Final design may differ in ways, including, without limitation, roundabout footprint, lane configuration, right-of-way needs, drainage infrastructure, and other design considerations.

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 30-2026**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC
DEVELOPMENT PLAN FOR THE EAGLETOWN
ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Westfield Redevelopment Commission (the “Commission”) pursuant to IC 36-7-14 (the “Act”) serves as the governing body of the City of Westfield Redevelopment District (the “District”); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) which established and amended an economic development area known as the “Eagletown Economic Development Area” (the “Area”), designated portions of the Area and consolidated those portions as an allocation area known as the “Eagletown Consolidated Allocation Area” (the “Eagletown Allocation Area”) pursuant to Section 39 of the Act, and approved and supplemented a development plan for the Area (collectively, the “Plan”) pursuant to the Act; and

WHEREAS, the Commission now desires to simultaneously (i) designate the parcels described on Exhibit A hereto (the “2026 Area”) as an economic development area under the Act, (ii) adopt an economic development plan for the 2026 Area, and (iii) consolidate the 2026 Area and the existing Area into a single economic development area (the “Consolidation”), at which time the 2026 Area will thereafter constitute a portion of the Area; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and Plan in order to (i) incorporate and effectuate the Consolidation, (ii) designate the 2026 Area as an allocation area pursuant to Section 39 of the Act and consolidate all of such 2026 Area and the existing Eagletown Allocation Area into a consolidated allocation area under Section 39 of the Act, (iii) remove the parcel described on Exhibit A hereto from the Area and the Eagletown Allocation Area, (iv) remove the parcels described on Exhibit B hereto from the Eagletown Allocation Area, and (v) adopt a supplement to the Plan attached hereto as Exhibit C (the “2026 Plan Supplement”) (collectively, the “2026 Amendments”); and

WHEREAS, the 2026 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of “economic development areas” and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17, 39, 41 and 43 of the Act to the 2026 Amendments; and

WHEREAS, the Commission now desires to approve the 2026 Amendments.

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

1. The Commission hereby finds that the 2026 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Westfield, Indiana (the “City”), the attraction of major new business enterprises to the City, the retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the “State”), and serving to protect and increase property values in the City and the State.

2. The existing Plan, as amended by the 2026 Plan Supplement, is hereby adopted as the economic development plan for the 2026 Area. The Commission hereby finds that the Plan, as amended by the 2026 Plan Supplement, as applied to the 2026 Area, cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of the lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2026 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Area as provided in the 2026 Amendments and to continue to develop the Area, as amended by the 2026 Amendments, under the Act.

5. The accomplishment of the Plan for the Area, as amended by the 2026 Amendments, will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2026 Amendments, conform to the comprehensive plan of development for the City.

7. The 2026 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 8 above, the Commission hereby adopts the specific findings set forth in the Plan, as amended by the 2026 Plan Supplement.

10. The 2026 Area is hereby designated as an “economic development area” under Section 41 of the Act, and consolidated with the Area, as amended by this Resolution, into a single economic development area, and thereby constitutes a portion of the Area.

11. The Plan, as amended by the 2026 Plan Supplement, is hereby designated as the economic development plan for the Area, including the 2026 Area.

12. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area, as amended by the 2026 Amendments. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the 2026 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

13. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, as amended by the 2026 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

14. The 2026 Amendments are hereby in all respects approved.

15. The 2026 Area, which consists of the parcels described in Exhibit A hereto, is hereby designated as an “allocation area” and consolidated with the existing Eagletown Allocation Area, as amended by this Resolution, to be known as the “Eagletown Consolidated Allocation Area”, pursuant to Section 39 of the Act, for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Eagletown Consolidated Allocation Area and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission, except as otherwise permitted by the Act, as the same may be amended from time to time. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act, as the same may be amended from time to time.

16. The allocation provision in Section 15 hereof shall apply to all of the 2026 Area. The Commission hereby finds that this allocation provision allows for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the Area (including the 2026 Area) as

contemplated by the Plan, as supplemented by the 2026 Plan Supplement, thereby facilitating additional investment in the Area. The Commission hereby further finds that the adoption of this allocation provision will result in new property taxes in the 2026 Area that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit C hereto. The base assessment date for the 2026 Area is January 1, 2026. The 2026 Area and the original Eagletown Allocation Area shall hereafter constitute a consolidated allocation area, known as the “Eagletown Consolidated Allocation Area.” All of the other parcels in the original Eagletown Allocation Area prior to adoption of this resolution shall maintain their same existing base assessment date.

17. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto. The allocation provision herein relating to the parcels in the 2026 Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the parcels in the 2026 Area. Notwithstanding anything herein to the contrary, nothing herein shall affect or amend the respective expiration dates of the allocation provision for the parcels in the original Eagletown Allocation Area.

18. This Resolution, together with any supporting data, shall be submitted to the Westfield-Washington Advisory Plan Commission (the “Plan Commission”) and the Common Council of the City (the “Council”) as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

19. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

20. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 17th day of August, 2026, by a vote of ____ in favor and ____ opposed.

Joseph Plankis, President

Chip Parsley, Vice President

Steve Latour, Secretary

Brian Tomamichel, Member

Patrick Downey, Member

EXHIBIT A

Map and Description of Parcels in the 2026 Area and in the Eagletown Economic Development Area

The 2026 Area consists of the yellow-shaded parcels depicted in the maps on the following pages (which are listed below by parcel number), together with any and all public ways, streams or rights-of-way that physically connect any of the described areas to each other and to the existing Eagletown Economic Development Area. The 2026 Area shall be consolidated with, and form a part of, the Eagletown Economic Development Area.

PARCEL ID NUMBERS:

08-05-34-00-00-020.000
08-05-34-00-00-018.000
08-05-34-00-00-019.000
08-05-34-00-00-026.000
08-05-34-00-00-017.000

Map and Description of Parcel Removed from the Eagletown Economic Development Area

The parcel listed below will be removed from the existing Eagletown Economic Development Area, and such parcel is orange-shaded in the maps on the following pages.

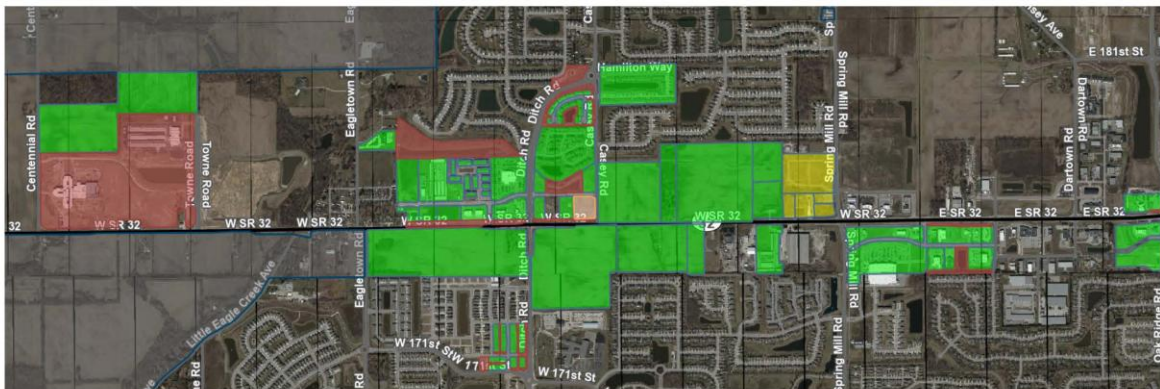
PARCEL ID NUMBER:

08-05-34-00-24-003.000

**Map of the Eagletown Economic Development Area, as Consolidated with the 2026 Area,
with a certain parcel removed**

**Eagletown - EDA
Parcels added and removed from EDA and TIF
Allocation Area**

-  = Existing Eagletown EDA
-  = Additions to Eagletown EDA
-  = Remove from Allocation Area
-  = Remove from Allocation Area and EDA



Detail Map of the 2026 Area



Detail Map of the Parcel Removed from the Eagletown Economic Development Area

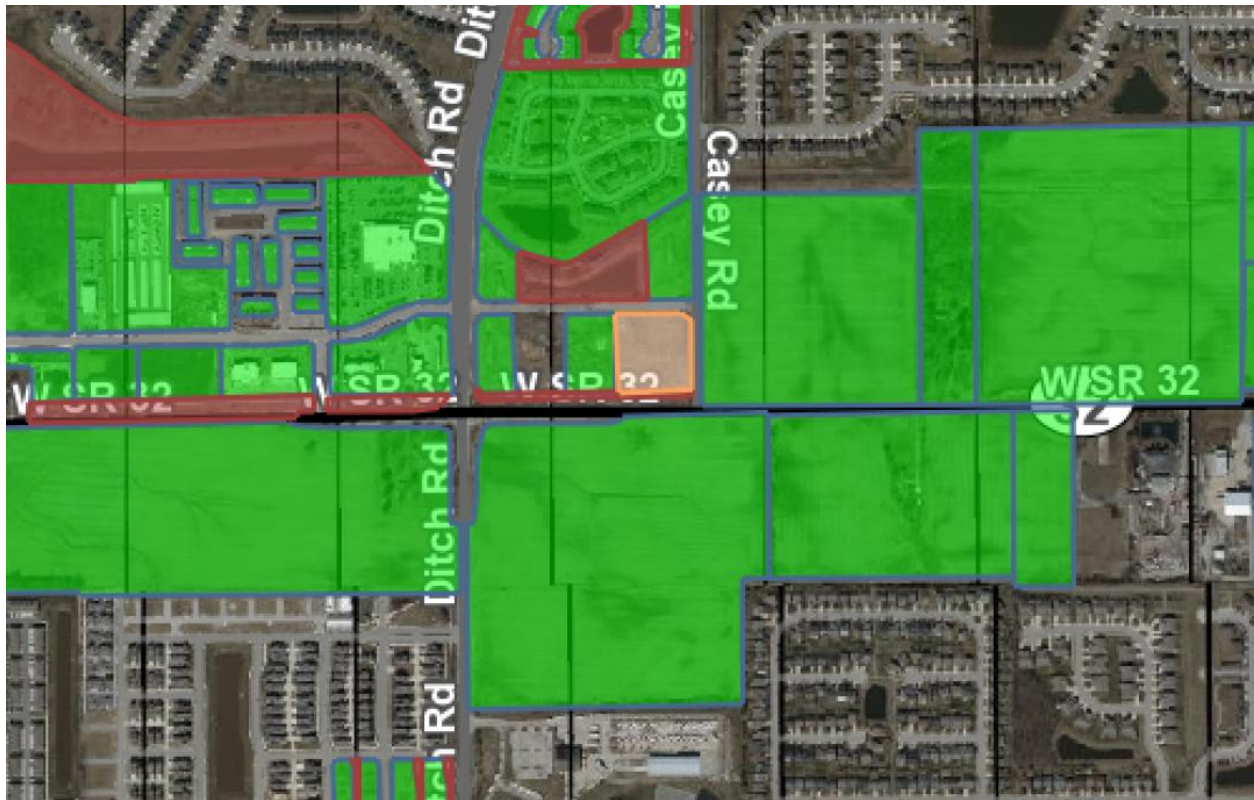


EXHIBIT B

Description of Parcels Removed from the Eagletown Consolidated Allocation Area, but remaining in the Eagletown Economic Development Area

The following parcels will remain in the existing Eagletown Economic Development Area (except for parcel 08-05-34-00-24-003.000, as described in the foregoing Exhibit A to this Resolution), but are hereby removed from the Eagletown Consolidated Allocation Area.

PARCEL ID NUMBERS:

08-05-33-00-00-007.101	08-09-04-00-17-066.000
08-05-33-00-00-012.004	08-09-04-00-17-067.000
08-05-34-00-19-080.000	09-09-02-00-47-004.002
08-05-35-00-00-014.000	08-09-04-00-17-069.000
08-05-33-00-00-009.102	08-05-34-00-24-007.000
08-05-34-00-00-025.004	09-09-02-00-47-003.000
08-05-34-00-24-003.000	08-09-04-00-17-068.000
08-05-32-00-00-015.000	09-09-02-00-47-002.000
08-05-34-00-24-006.000	08-09-04-00-17-063.000
08-05-36-00-00-044.001	08-09-04-00-17-064.000
08-05-32-00-00-017.001	08-09-04-00-17-065.000
08-09-04-00-17-070.000	08-05-33-00-00-008.002
08-09-04-00-17-062.000	

EXHIBIT C

2026 Plan Supplement

The existing Plan for the Area, together with a description of the projects described therein and in this supplement, is hereby adopted as the economic development plan for the 2026 Area. The Plan is hereby supplemented by adding the following projects to the Plan:

All or any portion of the design and construction of infrastructure improvements, including, but not limited to, storm water improvements, utilities relocation, streetscape improvements, general site improvements, road, trail and sidewalk or other local public improvements located in, physically connected to, or directly serving or benefitting the Area, including the 2026 Area (collectively the “Projects”). The estimated cost of the Projects is projected to range from approximately \$5,000,000 to \$10,000,000; however, such estimated costs are simply projections at this time. The Plan will be refined as specific details and timing of the Projects are determined. The Projects will support new industrial and commercial developments within the 2026 Area, all of which are located in, physically connected to, or directly serving and benefitting the existing Eagletown Allocation Area, as consolidated with the 2026 Area. The Commission anticipates capturing tax increment revenues from the existing Eagletown Allocation Area and the 2026 Area (hereafter, the “Eagletown Consolidated Allocation Area”), and applying such tax increment revenues, either directly or through bonding, to pay or reimburse costs of the Projects.

Based on discussions with potential developers of the industrial and commercial developments in the 2026 Area, private development of the 2026 Area will not proceed as planned without the contribution of tax increment revenues to be derived from the Eagletown Allocation Area to the Projects. Therefore, the Commission has determined that the full development of the 2026 Area will not proceed as planned without the contribution of tax increment revenues to be derived from the Eagletown Allocation Area to the Projects, due to the lack of adequate infrastructure and other local public improvements in or serving the Eagletown Allocation Area. The Commission does not have any other method of financing the costs of the Projects, absent issuing bonds payable from a special benefits tax upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the Eagletown Allocation Area. The Commission hereby finds that designating the 2026 Area as an “allocation area,” to be part of and consolidated with the existing Eagletown Allocation Area, will allow for the capture of tax increment revenues that will be available to the Commission to finance the Projects and other improvements located in or serving or benefitting the Eagletown Consolidated Allocation Area, thereby facilitating investment in the Eagletown Consolidated Allocation Area that would otherwise not occur. The Commission may also utilize the captured tax increment revenues to further assist in the development of the Projects, either directly or through bonding.