CITY OF WESTFIELD, IN

Redevelopment Commission Meeting Agenda

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

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF REDEVELOPMENT 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 20, 2026

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from July 20, 2026

OLD BUSINESS

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

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

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

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

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

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

OTHER BUSINESS

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

ADJOURNMENT

CITY OF Westfield INDIANA

CITY OF WESTFIELD, IN

Redevelopment Commission Meeting Minutes - 7/20/2026

Monday, July 20, 2026 at 6:00 PM

CALL TO ORDER

Attendance:
President: Joe Plankis - Present
Vice President: Chip Parsley - Present
Secretary: Steve Latour - Present
Commissioner: Brian Tomamichel - Present
Commissioner: Patrick Downey - Present
Commissioner: Carrie Larrison - Present
Executive Director: Jenell Fairman - Present
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
Meyer Najem: Wes Williams - Present
Anova: Shaun Barcelow - Present

a. Declaration of quorum and opening of meeting

President Plankis noted the presence of a quorum and called the meeting to order at 6:14 PM.

b. Pledge of Allegiance

The Pledge of Allegiance was recited.

c. Announce any Changes to Agenda

While the required public hearing would still be held, action items 4, 5, 6, and 7 would be continued to a future meeting because the commission is still awaiting a required signature from one of the parties to the agreement. Also, to provide transparency regarding a change of a publicly noticed potential award, Adam Collins, with Wallack Somers & Haas, stated that although the Redevelopment Commission had completed the request for proposals process and identified a potential award, recent news involving the project's developer prompted the City to pause the award out of an abundance of caution. The delay is intended to protect taxpayers while the City gathers additional information and evaluates whether to proceed with or terminate the project. No action will be taken at this meeting, and the item was removed.

APPROVAL OF MINUTES

Document: Minutes from June 15, 2026
June 15, 2026 minutes were presented

Motion to Approve: Chip Parsley
Seconded: Brian Tomamichel

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

Motion Determination: Passed

APPROVAL OF EXECUTIVE SESSION MEMORANDUM

Document: Executive Session Memorandum from June 15, 2026
June 15, 2026 Executive Session Memorandum was presented

Motion to Approve: Chip Parsley
Seconded: Brian Tomamichel

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

Motion Determination: Passed

FINANCIAL MATTERS

Clerk Treasurer's Reports
Documents:

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

The Clerk Treasurer sent the monthly reports early for the commissioners' review prior to the meeting. The commissioners will follow up with the Clerk Treasurer with any questions outside the meeting.

Approval of Claims
Document: Claims for July 20, 2026
Motion to Approve: Steve Latour
Seconded: Patrick Downey

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

Motion Determination: Passed

Approval of Disbursements
Grand Park North Infrastructure BOT

- **GMP #1 and 2 – Total : $1,368,040.27**

Anova

- **Total: $5,250.00**

Patriot

- **Total: $3,189.55**

Motion to Approve: Chip Parsley
Seconded: Steve Latour

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

Motion Determination: Passed

EXECUTIVE DIRECTOR REPORT
Executive Director Jenell Fairman provided updates on several redevelopment projects. Wood Wind Golf Course, now a wholly owned subsidiary of the Downtown Westfield CDC, has exceeded performance expectations since its 2025 rebranding, achieving record revenue, rounds played, and memberships. To support continued growth, the Redevelopment Commission will consider a $2.65 million grant for capital improvements, including the acquisition of approximately 5.6 acres, bridge and cart path repairs, drainage improvements, clubhouse and pavilion renovations, and new amenities such as a golf simulator lounge and additional restroom facilities. The Commission will also review final design services and a guaranteed maximum price (GMP) contract for the

Market Court Level Up Innovation Hub. Regarding the Lantern Commons Gateway project, the required public hearing will proceed, but action items 4 through 7 will be continued to a future meeting due to a pending signature. The approximately $30 million mixed-use development is expected to generate significant assessed value and tax increment while providing luxury apartments, commercial space, public amenities, and enhanced pedestrian connectivity. Additional updates included the anticipated closing and start of demolition for the Park and Poplar development, with parking garage construction to follow, and consideration of GMPs 3 and 4 for the Grand Park North infrastructure project, which includes parking garage construction, site preparation for the ECR headquarters, relocation of the D1 Championship Diamond, and related infrastructure improvements. Also, to provide transparency regarding a change of a publicly noticed potential award, Adam Collins, with Wallack Somers & Haas, stated that although the Redevelopment Commission had completed the request for proposals process and identified a potential award, recent news involving the project's developer prompted the City to pause the award out of an abundance of caution. The delay is intended to protect taxpayers while the City gathers additional information and evaluates whether to proceed with or terminate the project. No action will be taken at this meeting, and the item was removed.

OLD BUSINESS

NEW BUSINESS

a. Action Item #1 - Resolution 18-2026 re: DWCDC Grant and Wood Wind Land Acquisition

Document: Resolution 18-2026

Executive Director Jenell Fairman presented the resolution for a a $2.65 million grant to the DWCDC for capital improvements at Wood Wind Golf Course. As outlined in the Executive Director's report, the funding will support the acquisition of approximately 5.6 acres adjacent to the new holes under construction, as well as infrastructure and safety improvements including bridge and cart path repairs, drainage enhancements, restroom renovations, bunker restoration, and a new pump house roof. The grant will also fund revenue-generating amenities such as a golf simulator lounge, an additional golf course restroom, and a reach-in deli cooler, building on the course's record-setting performance and continued growth.

Motion to Approve: Chip Parsley
Seconded: Brian Tomamichel

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

Motion Determination: Passed

b. Action Item #2 - Amendment to DKGR Contract

Document: Amendment to DKGR Contract

Executive Director Jenell Fairman presented the amendment to the DKGR contract which builds on a previously approved design contract for the Level Up Innovation Hub at the Market Court property for schematic interior design, which included preliminary MEP (mechanical, electrical, and plumbing) design and signage / way finding. The new contract authorizes the remaining design work, including final MEP design, as well as architectural oversight during bidding, permitting, and construction administration. The additional scope is not to exceed $86,200.

Motion to Approve: Chip Parsley
Seconded: Patrick Downey

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

Motion Determination: Passed

c. Action Item #3 - Resolution 24-2026 re: Market Court GMP

Document: Resolution 24-2026

Director of Economic Development Chuck Haberman and Wes Williams with Meyer Najem reviewed the resolution that has a guaranteed maximum price (GMP) for the Market Court Level Up Innovation Hub, a key milestone in the renovation of the former Tractor Supply building west of U.S. 31 on 181st Street. Chuck explained that the project team has been working with DKGR on the design and Meyer Najem as the construction manager. Following the bid opening, all construction divisions were successfully bid and reviewed for compliance with the project plans except fire protection, which received no bids and will need to be rebid. The current bid total is approximately $3.04 million, and the proposed $3.1 million GMP includes the accepted alternates, the original estimated cost for the fire protection work, and a contingency to accommodate any increase when that scope is rebid. Overall, the project remains below the approved GMP.

Motion to Approve: Chip Parsley
Seconded: Patrick Downey

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

No: None
Abstain: None

Motion Determination: Passed

Continued to a Future Meeting
d. Action Item #4 - Resolution 19-2026 re: Front Street - Additional TIF Pledge
Document: Resolution 19-2026
This item was continued to a future meeting, as previously announced during the "Announce Any Changes to the Agenda" portion of the meeting.

e. Public Hearing on the Adoption of Declaratory Resolution for Lantern Commons EDA and Gateway TIF Allocation Area
Dustin Meeks with Barnes and Thornburg explained that the proposed TIF pledge from the agenda was removed because additional signatures are needed before the related documents can be executed or approved. The public hearing, however, will proceed as planned on the declaratory resolution to establish the Lantern Commons Gateway TIF allocation area within the Lantern Commons Economic Development Area. Dustin explained that the new Gateway allocation area will be created by separating a single parcel from the existing Front Street allocation area so it can generate its own tax increment to help finance the Lantern Commons Gateway project. He noted that the associated TIF pledge resolutions are more complex because they amend the original Front Street development agreements and adjust how TIF revenues are allocated toward existing bond obligations. The hearing represents the public's final opportunity to comment before the Commission considers a confirmatory resolution at a future meeting, once all required approvals and signatures have been obtained.

Public Meeting Open: 6:36 PM
Public Meeting Close: 6:36 PM

No in-person, email, or remote requests to speak before the Commission were received.

Continued to a Future Meeting
f. Action Item #5 - Resolution 20-2026 re: Confirmatory Resolution - Lantern Commons EDA and creation of the Gateway TIF Allocation Area
Document: Resolution 20-2026
This item was continued to a future meeting, as previously announced during the "Announce Any Changes to the Agenda" portion of the meeting.

Continued to a Future Meeting
g. Action Item #6 - Resolution 21-2026 re: Lantern Commons Gateway - TIF Pledge
Document: Resolution 21-2026
This item was continued to a future meeting, as previously announced during the "Announce Any Changes to the Agenda" portion of the meeting.

Continued to a Future Meeting
h. Action Item #7 - Resolution 22-2026 re: Lantern Commons Gateway - Project Agreement
Document: Resolution 22-2026
This item was continued to a future meeting, as previously announced during the "Announce Any Changes to the Agenda" portion of the meeting.

i. Action Item #8 - 2026 RDC Spending Plan Update
Document: 2026 RDC Spending Plan Update
Redevelopment Manager Rachel Baker presented an amendment/update to the 2026 RDC spending plan, noting that the Commission is required to adopt a spending plan annually by December 1 and amend it as needed to reflect unforeseen changes. The last amendment was approved in March 2026, and the current update includes several significant adjustments. The proposed changes increase disbursements from the RDC Capital Fund by approximately $2.65 million for a grant to the DWCDC to support Wood Wind capital improvements and land acquisition, as previously approved by the Commission. The amendment also increases capital project expenditures from the Aurora and Main Street allocation area funds by a combined total of about $1.1 million to cover costs associated with the Level Up Innovation Hub, reflecting the recently approved GMP and updated project cost estimates.

k. Action Item #9 - Resolution 23-2026 re: Grand Park North Infrastructure - Second GMP Addenda
Document: Resolution 23-2026
Executive Director Jenell Fairman and Shaun Barcelow with Anova presented resolution and the related Patriot Services Agreement for the Grand Park North Infrastructure Project, outlining GMPs 3 and 4. GMP #3, covering construction of the N8 parking garage, totals approximately $21.49 million, while GMP #4, covering the surrounding site infrastructure, totals about $8.2 million. Together with previously approved GMPs 1 and 2, the total project cost reaches approximately $40.84 million, including a 3% contingency of roughly $863,000 for unforeseen conditions, owner-directed scope changes, and other project related expenses. Shaun noted that the pricing is based on 90% complete construction documents, giving the project team confidence in the estimates and the project's successful execution. Jenell clarified that GMP 1 covers project design, GMP 2 relocates the Division 1 Championship Diamond,

GMP 3 funds the parking garage, and GMP 4 covers the infrastructure surrounding the garage.

Motion to Approve: Chip Parsley
Seconded: Steve Latour

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

Motion Determination: Passed

I. Action Item #10 - Patriot Services Agreement

Document: Patriot Services Agreeement
This agreement was presented as part of the previous action item #9 by Executive Director Jenell Fairman and Shaun Barcelow with Anova.

Motion to Approve: Steve Latour
Seconded: Chip Parsley

Yes: Joe Plankis, Brian Tomamichel, Steve Latour, Chip Parsley, Patrick Downey
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 6:47 PM

Joseph Plankis

Joseph Plankis, RDC President

07/27/26

Date

CITY OF
Westfield
INDIANA

Executive Session Memorandum

City of Westfield Redevelopment Commission

July 20, 2026

MEMBERS PRESENT: Joseph Plankis, Chip Parsley, Steve Latour, Brian Tomamichel, Patrick Downey

ALSO PRESENT: Ryan Wilmering representing Wallack Somers & Haas, P.C. (City of Westfield Redevelopment Commission legal counsel)

The Executive Session was called to order at 5:16 PM at Westfield City Hall pursuant to IC 5-14-1.5-6.1 (b)(2)(D) and with respect to that subject matter only.

No other subject matter was discussed.

The meeting adjourned at 5:45 PM.

Joseph Plankis

Joseph Plankis, President

SLatour

Steve Latour, Secretary

WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 19-2026

RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION PLEDGING CERTAIN ADDITIONAL TAX INCREMENT REVENUES TO THE PAYMENT OF CITY OF WESTFIELD, INDIANA ECONOMIC DEVELOPMENT TAX INCREMENT REVENUE BONDS, SERIES 2023 (FRONT STREET PROJECT – FEDERALLY TAXABLE)

(LANTERN COMMONS GATEWAY PROJECT)

WHEREAS, the Westfield Redevelopment Commission (the "Commission"), governing body of the City of Westfield Department of Redevelopment (the "Department"), has created each of the Gateway Allocation Area (the "Gateway Allocation Area") and the Front Street Allocation Area (the "Front Street Allocation Area") within the existing Lantern Commons Economic Development Area for purposes of the allocation and distribution of property taxes under IC 36-7-14-39, and has created each of the Gateway Allocation Fund (the "Gateway Allocation Fund") and the Front Street Allocation Fund (the "Front Street Allocation Fund"), respectively, pursuant to IC 36-7-14-39; and

WHEREAS, on October 4, 2023, the City of Westfield, Indiana (the "City") issued its City of Westfield, Indiana Economic Development Tax Increment Revenue Bond, Series 2023 (Front Street Project – Federally Taxable), dated October 4, 2023 (the "Series 2023 Bonds"), which Series 2023 Bonds are payable from a pledge of a portion of the tax increment revenues generated from the real property in the Front Street Allocation Area deposited into the Front Street Allocation Fund; and

WHEREAS, the City, the Commission, and the Company entered into a First Amendment to Development Agreement, dated as of July 6, 2026 (the "First Amendment") amending the Development Agreement among the City, the Commission, and the Lantern Commons Master, LLC (the "Company"), dated as of September 26, 2023; and

WHEREAS, pursuant to the First Amendment, the Company has (a) consented to (i) the creation of the Gateway Allocation Area by the removal of one or more parcels from the Front Street Allocation Area thereby reducing the amount of tax increment revenues generated in the Front Street Allocation Area and deposited into the Front Street Allocation Fund, and (ii) the Commission's pledging a portion of the tax increment revenues generated in the Gateway Allocation Area to payment of certain other bonds (the "Gateway Bonds"), in exchange for (b) the Commission's pledge of an annual amount equal to $96,587.20 from the tax increment revenues generated in the Gateway Allocation Area to the payment of debt service on the Series 2023 Bonds;

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

1. An amount equal to $96,587.20 annually, or $48,293.60 semi-annually, from the real property tax increment revenues generated from the Gateway Allocation Area each year and deposited into the Gateway Allocation Fund pursuant to IC 36-7-14-39 during the life of the Series

2023 Bonds (such annual amount, the "Additional Pledged TIF Revenues") shall be set aside and used only as set forth in this Resolution.

2. On each January 15 and July 15, beginning no earlier than January 15, 2027, an amount $48,293.60 (i.e., one-half of the annual Additional Pledged TIF Revenues) shall be immediately transferred to the trustee for the Series 2023 Bonds (the "Trustee") for deposit into the funds and accounts and application in accordance with the trust indenture for the Series 2023 Bonds (the "Indenture"), prior to the use of any tax increment revenues from the Gateway Allocation Area to pay debt service on the Gateway Bonds.

3. Pursuant to IC 36-7-14-39(b)(4)(D) and IC 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 Additional Pledged TIF Revenues deposited into the Gateway Allocation Fund to the Trustee for disposition in accordance with the Indenture.

4. Upon the defeasance of the Series 2023 Bonds, any moneys comprising the Additional Pledged TIF Revenues remaining in the funds and accounts under the Indenture shall be returned to the Commission for deposit into the Gateway Allocation Fund and may be used by the Commission for any purpose permitted by law.

5. 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 entered into by the officers of the Commission and the Department related to the Projects be, and hereby are, ratified and approved.

6. This resolution shall take effect immediately upon adoption by the Commission, and all resolutions or parts of resolutions in conflict herewith are hereby repealed.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 27th day of July, 2026.

Joseph Plankis, President

Absent

Chip Parsley, Vice President

Steve Latour, Secretary

Brian Tomamichel, Member

Absent

Patrick Downey, Member

WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 20-2026

RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION CONFIRMING A RESOLUTION APPROVING AN AMENDMENT TO THE DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE LANTERN COMMONS 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 an economic development area known as the "Lantern Commons Economic Development Area" (the "Area"), designated a portion of the Area as an allocation area, known as the Front Street Allocation Area (the "Existing Allocation Area"), pursuant to Section 39 of the Act, and approved and amended an economic development plan for the Area (collectively, the "Plan") pursuant to the Act; and

WHEREAS, on April 20, 2026, the Commission approved and adopted Resolution No. 10-2026 (the "Amending Resolution") that amended the Declaratory Resolution to (i) remove the parcels described in Exhibit A of the Amending Resolution from the Existing Allocation Area, and designate the parcels so removed as a separate allocation area within the Area, to be known as the "Gateway Allocation Area," pursuant to Section 39 of the Act and (ii) adopt the a supplement to the Plan (the "2026 Plan Supplement"); and

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

WHEREAS, pursuant to Section 16(b) of the Act, the Common Council of the City of Westfield, Indiana (the "City") on May 11, 2026, adopted its Resolution No. 26-131 approving the Amending Resolution, the 2026 Plan Supplement and the Plan Commission Order; and

WHEREAS, pursuant to Section 17 of the Act, the Commission caused to be published a Notice of Public Hearing with respect to the Amending Resolution 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 Existing Allocation Area and the Gateway Allocation Area a copy of the Notice of Public Hearing and a statement disclosing the impact of the Existing Allocation Area and the Gateway Allocation Area; and

WHEREAS, at the public hearing held by the Commission on June 15, 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 2026 Plan Supplement, 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 and the 2026 Plan Supplement.

3. The terms for the effectiveness of the creation of the Gateway Allocation Area and the allocation of property taxes for the parcel or parcels included in Exhibit A to the Amending Resolution as provided in Section 17 of the Amending Resolution have been satisfied and each of the Commission, the City, and Lantern Commons Master, LLC have duly authorized, executed and delivered the First Amendment to the Original Development Agreement (as defined in the Amending Resolution).

4. The Amending Resolution is hereby confirmed.

5. 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.

6. 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 27th day of July, 2026.

Joe Plankis

Joe Plankis, President

Absent

Chip Parsley, Vice President

Steve Latour

Steve Latour, Secretary

Brian Tomamichel, Member

Absent

Patrick Downey, Member

Description of parcel removed from the existing Front Street Allocation Area and designated as the Gateway Allocation Area

The following parcel is hereby removed from the existing Front Street Allocation Area and designated as a separate allocation area within the Lantern Commons Economic Development Area, to be known as the "Gateway Allocation Area." The Gateway Allocation Area consists of the orange-shaded parcels depicted in the map set forth on the following page of this Exhibit A.

PARCEL ID NUMBERS:

09-09-12-00-00-013.002

Lantern Commons EDA
Gateway Allocation Area (New)

WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 21-2026

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 (LANTERN COMMONS GATEWAY PROJECT)

WHEREAS, the Westfield Redevelopment Commission (the "Commission"), governing body of the City of Westfield Department of Redevelopment (the "Department"), has created the Gateway Allocation Area (the "Allocation Area") within the existing Lantern Commons Economic Development Area for purposes of the allocation and distribution of property taxes under IC 36-7-14-39, and has created the Gateway Allocation Fund (the "Allocation Fund") pursuant to IC 36-7-14-39; and

WHEREAS, MB Lantern, LLC, or an affiliate thereof (collectively, the "Company") intends to finance all or a portion of the costs of the design and construction of the projects listed in Exhibit A hereto (collectively, the "Projects"), which will be located in 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__ (Lantern Commons Gateway 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 Seven Million Two Hundred Fifty Thousand Dollars ($7,250,000) (the "Bonds"), the proceeds of which will be provided to the Company and applied to costs of the Projects; and

WHEREAS, as an inducement to the Company to locate the Projects in the City of Westfield, Indiana (the "City"), the Commission has agreed to pledge a portion of the tax increment revenues generated from the real property of the Company in the Allocation Area, and, if necessary, taxpayer payments from the Company 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. An amount equal to (a) one hundred percent (100%) of all real property tax increment revenues generated from the Allocation Area and deposited into the Allocation Fund pursuant to IC 36-7-14-39 Revenues for any given year, minus (b) $96,587.20 annually, or $48,293.60 semi-annually (the "Make-Whole Amount"), which Make-Whole Amount is pledged as additional security for the City of Westfield, Indiana Economic Development Tax Increment Revenue Bond, Series 2023 (Front Street Project – Federally Taxable), dated October 4, 2023 (the "Series 2023 Bonds") during the life of the Series 2023 Bonds, shall be set aside and used only as set forth in this Resolution (the amount described in paragraph 1(a), minus the Make-Whole

Amount described in paragraph 1(b), the "Pledged TIF Revenues"). After the final maturity of the Series 2023 Bonds, "Pledged TIF Revenues" shall mean one hundred percent (100%) of all real property tax increment revenues generated from the Allocation Area and deposited into the Allocation Fund pursuant to IC 36-7-14-39 Revenues for any given year.

2. On each January 15 and July 15, beginning no earlier than January 15, 2027, after setting aside $48,293.60 semi-annually for the Make-Whole Amount so long as the Series 2023 Bonds are outstanding, 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 the Bonds (the "Indenture").

3. Pursuant to IC 36-7-14-39(b)(4)(D) and IC 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 IC 36-7-25-6 and IC 5-1-14-4, if it is determined to be necessary for the Company 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 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.

4. 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.

5. 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 entered into by the officers of the Commission and the Department related to the Projects be, and hereby are, ratified and approved.

6. This resolution shall take effect immediately upon adoption by the Commission, and all resolutions or parts of resolutions in conflict herewith are hereby repealed.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 27th day of July, 2026.

Joe Plankis

Joe Plankis, President

Absent

Chip Parsley, Vice President

SLatour

Steve Latour, Secretary

Brian Tomamichel, Member

Absent

Patrick Downey, Member

EXHIBIT A

DESCRIPTION OF PROJECTS

All or any portion of the engineering, design, acquisition and/or construction of infrastructure improvements located in or directly benefiting or serving the Gateway Allocation Area (the "Allocation Area"), which includes all or any portion of a mixed-use development consisting of approximately: (a) 120,000 sq. ft. of luxury apartment units, clubhouse, fitness, and leasing office space, including approximately 102 housing units, (b) 29,000 sq. ft. of retail space, and (c) 262 surface parking spots (collectively, the "Development"), together with local public improvements serving or benefitting the Development, including, but not limited to, land acquisition, storm water improvements, utilities relocation, streetscape and plaza improvements, general site improvements, parking and/or road, trail and sidewalk or other related local public improvements (the foregoing, together with the Development, the "Projects"). All of the Projects will be located in, physically connected to, or directly serving or benefitting the Allocation Area.

RESOLUTION NO. 22-2026
A RESOLUTION OF
THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION
REGARDING LANTERN COMMONS-GATEWAY 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, MB Lantern LLC, or its affiliate (the "**Developer**"), desires to improve approximately 4.85 acres of real estate located generally east of US 31, west of Westfield Boulevard, north of 161st Street, and south of Woodside Drive 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**") with an anticipated capital investment of $30,000,000, consisting of: (a) an approximately 102 luxury apartment units and amenities spaces totaling approximately 120,000 square feet; (b) approximately 29,000 square feet of retail space; (d) stormwater management, a public plaza, and enhanced pedestrian connectivity throughout the Real Estate and surrounding developments (collectively, the "**Public Improvements**"); and (e) 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: (A) issue the Bonds; and (ii) provide a credit against certain park impact fees for the Project for the Public Improvements; 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 27th day of July, 2026.

CITY OF WESTFIELD
REDEVELOPMENT COMMISSION

Joseph Plankis

Joseph Plankis, President

Absent

Chip Parsley, Vice President

SLatour

Steve Latour, Secretary

Brian Tomamichel, Member

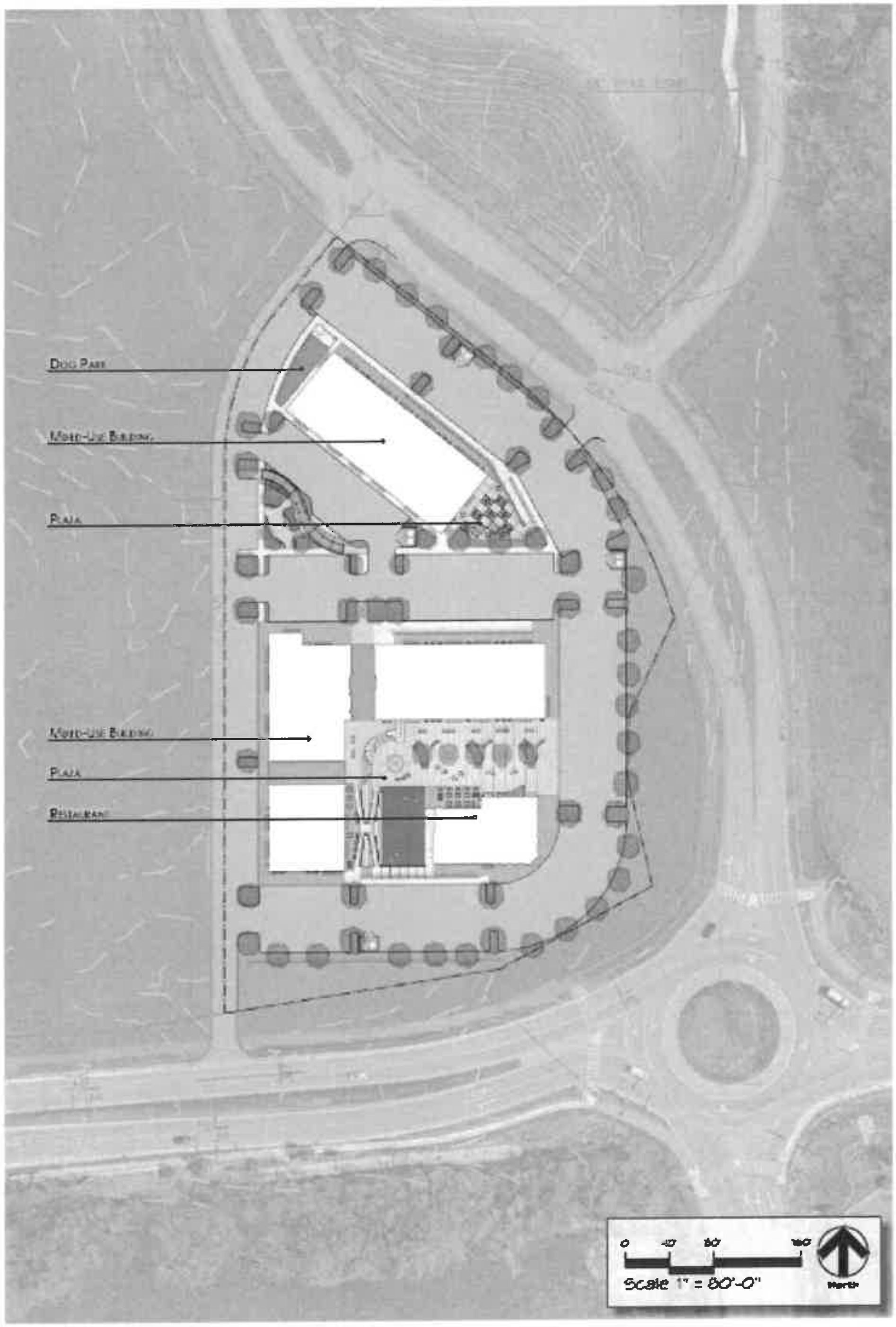
Absent

Patrick Downey, Member

<u>EXHIBIT A</u>

The Real Estate

SITE RENDERING



STUDIO M

<u>**RESOLUTION NO. 25-2026**</u>
<u>**A RESOLUTION OF**</u>
<u>**THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION**</u>
<u>**REGARDING AMENDMENT TO LEASE AND TRANSFER OF LAND FROM**</u>
<u>**THE CITY OF WESTFIELD REDEVELOPMENT AUTHORITY**</u>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. Each agreement, instrument, certificate, and other document contemplated by this Resolution to be executed and delivered by the 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.

6. 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 Lease Amendment, the transfer of the Real Estate, and the other matters contemplated by this Resolution.

Adopted this 27th day of July, 2026.

CITY OF WESTFIELD
REDEVELOPMENT COMMISSION

Joseph Plankis

Joseph Plankis, President

Absent

Chip Parsley, Vice President

SLatour

Steve Latour, Secretary

Brian Tomamichel, Member

Absent

Patrick Downey, Member

EXHIBIT A

THE REAL ESTATE

Legal Description

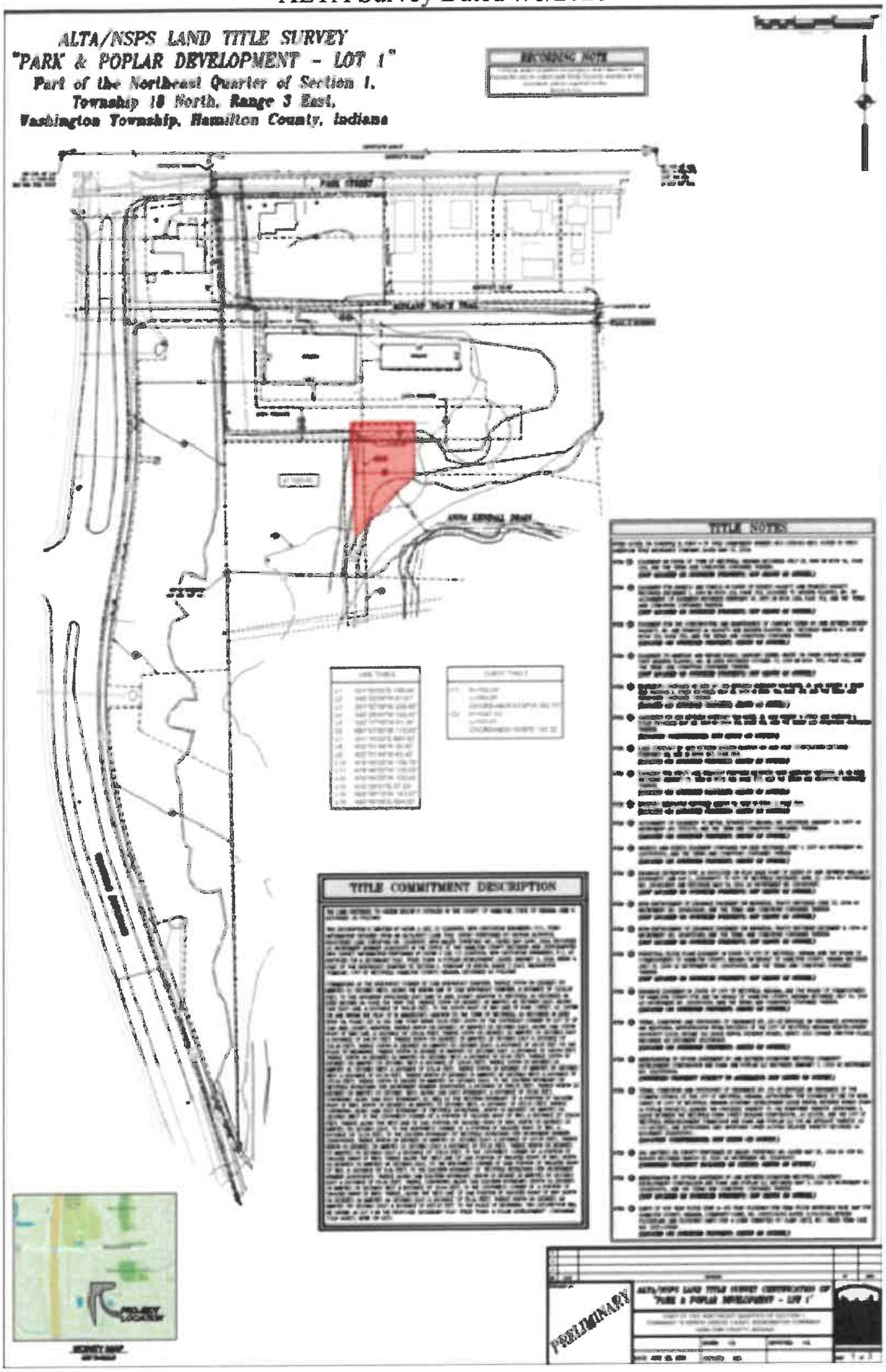
THIS DESCRIPTION IS WRITTEN BY KEVIN J. LEE, LS 22400006, WITH CROSSROAD ENGINEERS, P.C., AND IS BASED ON A LOCATION CONTROL ROUTE SURVEY, RECORDED AS INSTRUMENT NUMBER 2013027284 AND A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2014014861. THESE DOCUMENTS COMBINED WITH SURVEY INFORMATION PERFORMED BY MYSELF, AS REPORTED ON A SECONDARY PLAT TITLED 'PARK & POPLAR DEVELOPMENT', DATED JULY 29,2026 BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS WEST (BASIS OF BEARING) ON THE EAST LINE OF SAID NORTHEAST QUARTER 1322.89 FEET TO THE CENTERLINE OF THE

CENTRAL INDIANA RAILROAD; THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS WEST ON SAID CENTERLINE 636.78 FEET; THENCE SOUTH 02 DEGREES 16 MINUTES 51 SECONDS EAST 425.36 FEET TO A CORNER FENCE POST; THENCE NORTH 88 DEGREES 17 MINUTES 45 SECONDS WEST 377.23 FEET, TO THE CENTERLINE OF A 30 FOOT WIDE EASEMENT AS SET OUT AND RESERVED IN EXHIBIT B OF A WARRANTY DEED RECORDED IN DEED RECORD 307, PAGES 692-694 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 01 DEGREE 46 MINUTES 08 SECONDS WEST ON SAID CENTERLINE 58.31 FEET, TO THE SOUTH LINE OF FUTURE LOT 1 IN THE PARK AND POPLAR DEVELOPMENT, ALSO BEING THE **PLACE OF** BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 01 DEGREE 46 MINUTES 08 SECONDS WEST 173.32 FEET TO THE CENTERLINE OF A 50 FOOT EASEMENT SET OUT IN SAID EXHIBIT B, SAID CENTERLINE BEING PARALLEL WITH SAID RAILROAD CENTERLINE AND 180 FEET SOUTH 01 DEGREES 46 MINUTES 08 SECONDS EAST FROM SAID CENTERLINE; THENCE NORTH 89 DEGREES 38 MINUTES 08 SECONDS EAST ON SAID CENTERLINE AND PARALLEL WITH SAID RAILROAD 93.38 FEET; THENCE SOUTH 01 DEGREES 46 MINUTES 08 SECONDS EAST 77.12 FEET, TO THE SOUTH LINE OF SAID FUTURE LOT 1 OF PARK AND POPLAR DEVELOPMENT; THENCE SOUTH 43 DEGREES 03 MINUTES 35 SECONDS WEST, ALONG SAID SOUTH LINE, 132.42 FEET TO THE **PLACE OF** BEGINNING.

CONTAINING 0.268 ACRES, MORE OR LESS.

ALTA Survey Dated 7/8/2026



RESOLUTION NO. 26-2026
A RESOLUTION OF
THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION
REGARDING GRANT OF LAND TO
DOWNTOWN WESTFIELD COMMUNITY DEVELOPMENT CORPORATION

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

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

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

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

WHEREAS, pursuant to Indiana Code 36-7-14-12.2(a)(25), the Commission may provide financial assistance (including grants and loans) to neighborhood development corporations to permit them to "construct, rehabilitate, or repair commercial property within the district"; and

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

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

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

WHEREAS, the Commission has determined that, to the extent DWCDC determines that it is in the best interests of DWCDC and the City to acquire the Real Estate for the ultimate purpose of constructing, rehabilitating, and/or repairing the Real Estate and/or other commercial property within the district, it is now in the best interests of the Commission to enter into a grant agreement (the "**Grant Agreement**") with DWCDC pursuant to which the Commission will grant the Real Estate to DWCDC for the ultimate purpose of constructing, rehabilitating, and/or repairing the Real Estate and/or other commercial property within the district, 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, to the extent DWCDC determines that it is in the best interests of DWCDC and the City to acquire the Real Estate for the ultimate purpose of constructing, rehabilitating, and/or repairing the Real Estate and/or other commercial property within the district, will execute and deliver the Grant Agreement, which Grant 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 Grant 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 Grant Agreement and the other matters contemplated by this Resolution.

Adopted this 27th day of July, 2026.

CITY OF WESTFIELD
REDEVELOPMENT COMMISSION

Joseph Plankis

Joseph Plankis, President

Absent

Chip Parsley, Vice President

SLatour

Steve Latour, Secretary

Brian Tomamichel, Member

Absent

Patrick Downey, Member

EXHIBIT A

THE REAL ESTATE

Legal Description

THIS DESCRIPTION IS WRITTEN BY KEVIN J. LEE, LS 22400006, WITH CROSSROAD ENGINEERS, P.C., AND IS BASED ON A LOCATION CONTROL ROUTE SURVEY, RECORDED AS INSTRUMENT NUMBER 2013027284 AND A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2014014861. THESE DOCUMENTS COMBINED WITH SURVEY INFORMATION PERFORMED BY MYSELF, AS REPORTED ON A SECONDARY PLAT TITLED 'PARK & POPLAR DEVELOPMENT', DATED JULY 29,2026 BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS WEST (BASIS OF BEARING) ON THE EAST LINE OF SAID NORTHEAST QUARTER 1322.89 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD; THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS WEST ON SAID CENTERLINE 636.78 FEET; THENCE SOUTH 02 DEGREES 16 MINUTES 51 SECONDS EAST 425.36 FEET TO A

CORNER FENCE POST; THENCE NORTH 88 DEGREES 17 MINUTES 45 SECONDS WEST 377.23 FEET, TO THE CENTERLINE OF A 30 FOOT WIDE EASEMENT AS SET OUT AND RESERVED IN EXHIBIT B OF A WARRANTY DEED RECORDED IN DEED RECORD 307, PAGES 692-694 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 01 DEGREE 46 MINUTES 08 SECONDS WEST ON SAID CENTERLINE 58.31 FEET, TO THE SOUTH LINE OF FUTURE LOT 1 IN THE PARK AND POPLAR DEVELOPMENT, ALSO BEING THE **PLACE OF** BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 01 DEGREE 46 MINUTES 08 SECONDS WEST 173.32 FEET TO THE CENTERLINE OF A 50 FOOT EASEMENT SET OUT IN SAID EXHIBIT B, SAID CENTERLINE BEING PARALLEL WITH SAID RAILROAD CENTERLINE AND 180 FEET SOUTH 01 DEGREES 46 MINUTES 08 SECONDS EAST FROM SAID CENTERLINE; THENCE NORTH 89 DEGREES 38 MINUTES 08 SECONDS EAST ON SAID CENTERLINE AND PARALLEL WITH SAID RAILROAD 93.38 FEET; THENCE SOUTH 01 DEGREES 46 MINUTES 08 SECONDS EAST 77.12 FEET, TO THE SOUTH LINE OF SAID FUTURE LOT 1 OF PARK AND POPLAR DEVELOPMENT; THENCE SOUTH 43 DEGREES 03 MINUTES 35 SECONDS WEST, ALONG SAID SOUTH LINE, 132.42 FEET TO THE **PLACE OF** BEGINNING.

CONTAINING 0.268 ACRES, MORE OR LESS.

ALTA Survey Dated 7/8/2026