

# BARNES & THORNBURG LLP

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

CITY OF GREENFIELD  
C/O LORI ELMORE  
CLERK TREASURER  
10 SOUTH STATE STREET  
GREENFIELD, IN 46140

Invoice 3493538

November 11, 2025  
Richard C. Starkey  
00017907-00000017

## PAYABLE UPON RECEIPT

Fees for Services	\$	66,917.50
Other Charges	\$	0.00
<b>Total This Invoice</b>	<b>\$</b>	<b>66,917.50</b>

**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.

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

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## **APARTMENT BONDS**

For legal services rendered in connection with the above matter for the period ending October 31, 2025 as described on the attached detail.

Fees for Services	\$	<u>66,917.50</u>
<b>Total This Invoice</b>	<b>\$</b>	<b>66,917.50</b>

## APARTMENT BONDS

**Summary of Invoice****Date Description**

10/16/24 Prepared for and attended meeting of working group in Greenfield.

11/12/24 Reviewed Developer's timetable; Discussion with G. Morelock on above. Began draft of timetable with dates.

11/27/24 Reviewed and revised maps pertaining to old Allocation Areas to become a new Allocation Area; Discussion with B. Krohn on above; Reviewed draft of Development Agreement.

12/03/24 Reviewed and revised Timetable; Discussion with counsel for possible Developer on above.

12/04/24 Reviewed and revised Declaratory Resolution; Prepared Council Resolution for approval of use of IC 5-23.

12/09/24 Working group call; Discussion with G. Morelock regarding structure.

12/30/24 Prepared Plan Commission Resolution and City Council Resolution for TIF Amendments.

01/02/25 Reviewed and revised Plan Commission Resolution and Common Council Resolution.

01/07/25 Prepared form of Notice of Hearing.

01/08/25 Prepared Confirmatory Resolution.

01/09/25 Prepared for and participated in working group meeting with G. Mooreland and B. Krohn regarding structure of financing.

01/13/25 Working group conference call with design Developer and City.

01/15/25 Reviewed and revised Project Agreement for Mixed Use Project.

01/16/25 Reviewed and revised Project Agreement.

01/17/25 Reviewed and revised Confirmatory Resolution.

01/20/25 Reviewed and revised B. Krohn's Power Point regarding structure of transaction.

01/25/25 Prepared and revised timetable.

03/03/25 Reviewed and revised timetable; Discussion with B. Krohn on establishing new Allocation Area.

03/04/25 Prepared Declaratory Resolution; Prepared Plan Commission Resolution.

03/05/25 Reviewed and revised Plan Commission Resolution; Reviewed and revised Declaratory Resolution; Revised timetable.

03/06/25 Reviewed and revised Declaratory Resolution.

03/18/25 Reviewed and revised Economic Development Agreement.

## APARTMENT BONDS

<b>Date</b>	<b>Description</b>
03/19/25	Working group call regarding TIF flows of revenues.
03/31/25	Discussion regarding structure of TIF financing.
04/01/25	Discussion with B. Krohn regarding structure of TIF and transaction.
04/02/25	Working group call with the Developer and City regarding structure of transaction; Revised timetable.
04/15/25	Discussion with G. Morelock and B. Krohn regarding timing and structure of transaction.
04/16/25	Discussion with G. Morelock and B. Krohn on revised timetable.
04/22/25	Reviewed and revised timetables; Discussions with working group on above.
04/24/25	Reviewed and revised timetables.
04/25/25	Discussions with T. Nolting regarding swap of land; review economic development agreement.
05/08/25	Reviewed and revised timetables; Discussion with L. Elmore regarding timetables and steps required; General discussions on procedures discussed in timetable for projects.
05/20/25	Prepared EDC Hearing Notice for TRG incentives; Prepared EDC Hearing Notice for parking garage bonds; Discussions with working group on conference call.
05/21/25	Prepared Ordinance for TRG Incentive.
05/22/25	Began preparation of Bond Ordinance for TRG Incentive.
05/28/25	Prepared for and attended meeting of Redevelopment Commission regarding structure of transaction.
06/03/25	Prepared EDC Resolution for TRG Incentive; Prepared RDC Resolution for TRG Incentive; Prepared report for TRG Incentive.
06/06/25	Prepared Trust Indenture and Financing Agreement for Apartment Project incentive.
06/09/25	Prepare for, travel to and from and attend each of EDC and RDC meetings.
06/25/25	Prepared discussion regarding land swap; Communicated the same to G. Morelock.
07/01/25	Prepared e mail regarding appraisals; discussion with G. Morelock.
07/10/25	Reviewed parcels to be sold and bought by City and proposed plan thereof.
07/16/25	Began preparation of timetable for swap of land.
07/29/25	Prepared timetable regarding the purchase and sale of property for the

## APARTMENT BONDS

Date	Description	
	incentive.	
08/05/25	Prepared Declaratory Resolution; Prepared Plan Commission Resolution; Prepared Common Council Resolution for acquisition of land.	
08/07/25	Reviewed and revised Declaratory Resolution and Exhibits; Discussion with G. Morelock and L. Elmore on above	
08/08/25	Revised Declaratory Resolution.	
08/11/25	Prepared for and participated in working group conference call to discuss structure of financing.	
08/12/25	Reviewed and revised Plan Commission Resolution and Council Resolution.	
08/17/25	Reviewed and revised Financing Agreement for the Conditional Project Expenditure Agreement.	
08/19/25	Prepared Notice of Confirmatory Resolution.	
08/25/25	Prepared Council Resolution transferring parcels to RDC.	
08/25/25	Prepared Resolution of Council transferring land to RDC; Discussion with G. Morelock on above.	
09/03/25	Working group call with TRG and B. Krohn regarding TIF amounts.	
09/17/25	Prepared form of Conditional Project Expenditure Agreement.	
10/08/25	Discussions regarding steps for transferring land with T. Nolting and G. Morelock.	
Fees for Services		\$ 66,917.50

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