

TIF NEUTRALIZATION SUMMARY

HAMILTON COUNTY

Allocation Area	Allocation Code/ State TIF Code	2021 Neutral Factor	Pay 2021 Pass-through AV
146th St. & US 31 Ramps East	T29401	0.94643	\$0
146th St. & US 31 Ramps West	T29402	1.00100	\$0
96th Street & US 421 TIF	T29403	0.97851	\$0
276th St. TIF:			\$0
276th St. TIF-Adams	T29404	0.97909	
276th St. TIF-Jackson	T29404	0.97909	
Thompson Consumer Electronics	T29405	0.99419	\$0
Westfield Village Park	T29406	0.92642	\$14,136,900

FOR INTERNAL USE ONLY
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
July 28, 2020



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R2 / 5-18)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hamilton
 Jurisdiction Hamilton County Redevelopment Commission
 Allocation Code T29401
 Allocation Area Name 146th St. & US 31 Ramps East

Form Prepared By:
 Name Brian C. Colton
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address brian.colton@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	8,343,498	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	13,272,557	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$21,616,055
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	21,773,715	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	328,545	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	987,000	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$20,458,170
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.94643
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$7,896,537	
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$13,877,178	
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	1.8299	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$253,938	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	1.8299	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.94643

I, Robin Mills Auditor, of Hamilton County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/28/2020

Robin M Mills
 County Auditor (Signature)

Robin Mills
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name 146th St & US 31 Ramps East--T29401

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Adrian Bryant
 Commissioner, Department of Local Government Finance

7/28/20
 Date (month/day/year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
State Form 56059 (R2 / 5-18)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hamilton
Jurisdiction Hamilton County Redevelopment Commission
Allocation Code T29402
Allocation Area Name 146th St. & US 31 Ramps West

Form Prepared By:
Name Brian C. Colton
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address brian.colton@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	0	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	82,075,200	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$82,075,200
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	82,586,800	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	429,500	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	0	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$82,157,300
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00100
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0	
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$82,586,800	
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	1.8299	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$1,511,256	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	1.8299	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00100

I, Robin Mills Auditor, of Hamilton County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/28/2020

Robin M Mills
County Auditor (Signature)

Robin Mills
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name 146th St & US 31 Ramps West--T29402

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

[Signature]
Commissioner, Department of Local Government Finance

7/28/20
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hamilton
Jurisdiction Hamilton County Redevelopment Commission
Allocation Code T29403
Allocation Area Name 96th Street & US 421 TIF

Form Prepared By:
Name Brian C. Colton
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address brian.colton@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	62,468,598	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	209,369,941	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$271,838,539
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	276,816,522	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	6,283,960	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	157,815	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	57,679	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	4,635,120	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$265,997,578
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.97851
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$61,126,148
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$215,690,374
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.8299
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$3,946,918
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		1.8299
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.97851

I, Robin Mills Auditor, of Hamilton County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/28/2020

Robin Mills
County Auditor (Signature)

Robin Mills
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name 96th Street & US 421--29403

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Walter Bryant
Commissioner, Department of Local Government Finance

7/28/20
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hamilton
 Jurisdiction Hamilton County Redevelopment Commission
 Allocation Code T29404
 Allocation Area Name 276th St. TIF

Form Prepared By:
 Name Brian C. Colton
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address brian.colton@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	20,448,029	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	10,299,886	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$30,747,915
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	30,344,255	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	14,500	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	253,725	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	0	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$30,105,030
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.97909
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$20,020,461	
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$10,323,794	
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	1.6243	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$167,689	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	1.6243	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.97909

I, Robin Mills Auditor, of Hamilton County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/28/2020

Robin Mills
 County Auditor (Signature)

Robin Mills
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name 276th St--T29404

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

[Signature]
 Commissioner, Department of Local Government Finance

7/28/20
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hamilton
Jurisdiction Hamilton County Redevelopment Commission
Allocation Code T29405
Allocation Area Name Thompson Consumer Electronics

Form Prepared By:
Name Brian C. Colton
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address brian.colton@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	3,000	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	84,910,757	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$84,913,757
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	85,840,011	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	1,419,180	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	0	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$84,420,831
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99419
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$2,983	
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$85,837,028	
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	1.8299	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$1,570,732	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	1.8299	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99419

I, Robin Mills Auditor, of Hamilton County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/28/2020

Robin Mills
County Auditor (Signature)

Robin Mills
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Thompson Consumer Electronic--T29405

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

[Signature]
Commissioner, Department of Local Government Finance

7/28/20
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hamilton
Jurisdiction Hamilton County Redevelopment Commission
Allocation Code T29406
Allocation Area Name Westfield Village Park

Form Prepared By:
Name Brian C. Colton
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address brian.colton@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	0	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	69,969,100	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$69,969,100
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	70,684,500	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	17,971,200	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	17,199,400	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	5,091,940	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$64,820,760
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.92642
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$0
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$70,684,500
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.3326	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$1,648,787	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	2.3326	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.92642

I, Robin Mills Auditor, of Hamilton County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/28/2020

County Auditor (Signature) Robin Mills

Robin Mills
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Westfield Village Park--T29406

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

7/28/20
Date (month, day, year)