# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

**NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.**

<table>
<thead>
<tr>
<th>County</th>
<th>St. Joseph</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Walkerton</td>
</tr>
<tr>
<td>Allocation Code</td>
<td>T71301</td>
</tr>
<tr>
<td>Allocation Area Name</td>
<td>Walkerton Community</td>
</tr>
</tbody>
</table>

**Form Prepared By:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Matthew R. Eckerle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit/Company</td>
<td>Baker Tilly Municipal Advisors, LLC</td>
</tr>
<tr>
<td>Telephone Number</td>
<td>(317) 465-1500</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:Matt.Eckerle@baker.tilly.com">Matt.Eckerle@baker.tilly.com</a></td>
</tr>
</tbody>
</table>

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1) **2018 Pay 2019 Base Assessed Value of Allocation Area**: 16,578,643

2) **2018 Pay 2019 Incremental Assessed Value of Allocation Area**: 2,045,879

3) **2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)**: 18,624,522

4) **2019 Pay 2020 Net Assessed Value of Allocation Area**: 19,080,315

5) **2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status**: 814,500

6) **2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status**: 0

7) **2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area**: 0

8) **Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area**: 200,000

9) **2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area**: 18,085,315

10) **2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)**: 0.97000

11) **2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)**: 16,081,284

12) **2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)**: 2,999,031

13) **Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)**: 3.9621


15) **Actual 2018 Pay 2019 Tax Rate for the Allocation Area**: 3.9621

### 2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

<table>
<thead>
<tr>
<th>Date (month, day, year)</th>
<th>9/5/19</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DEPARTMENT OF LOCAL GOVERNMENT FINANCE</strong></td>
<td></td>
</tr>
<tr>
<td><strong>CERTIFICATION OF TIF BASE NEUTRALIZATION</strong></td>
<td></td>
</tr>
</tbody>
</table>

I, Michael J. Hamann, Auditor of St. Joseph 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.

**County Auditor (Signature)**

**County Auditor (Printed)**

---

**Allocation Area Name**

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

**Commissioner, Department of Local Government Finance**

**Date (month, day, year)**

**9/5/19**
TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 30050 (E) / 3-19
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

<table>
<thead>
<tr>
<th>County</th>
<th>St. Joseph</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of South Bend</td>
</tr>
<tr>
<td>Allocation Code</td>
<td>T7J513</td>
</tr>
<tr>
<td>Allocation Area Name</td>
<td>West Washington-Chapin Allocation Area</td>
</tr>
</tbody>
</table>

Form Prepared By:
Name: Matthew E. Eckerle
Unit/Company: Baker Tilly Municipal Advisors, LLC
Telephone Number: (317) 465-1500
E-mail Address: Matt.Eckerle@bakerstilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) $26,219,437
4) 2019 Pay 2020 Net Assessed Value of Allocation Area
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area $26,651,459

10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 1.01686
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) $18,404,077
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) $8,513,440
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places) $5.8792
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area $5.8792

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.01686

Michael J. Hamann  Auditor of  St. Joseph  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: 9/5/19

County Auditor (Signature)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

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

Commissioner, Department of Local Government Finance  9/4/19

Date: (month, day, year)
TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: St. Joseph
Jurisdiction: City of South Bend
Allocation Code: T71516
Allocation Area Name: South Side Allocation Area No. 1

Form Prepared By:
Name: Matthew R. Eckelie
Unit/Company: Baker Tilly Municipal Advisors, LLC
Telephone Number: (317) 465-1500
E-mail Address: Matt.Eckelie@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)

4) 2019 Pay 2020 Net Assessed Value of Allocation Area
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area

10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)

11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)

13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)
15) Actual 2018 Pay 2019 Pay 2020 Tax Rate for the Allocation Area

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

I, Michael J. Hanann, Auditor of St. Joseph 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) 9/5/19

County Auditor (Signature) Michael J. Hanann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Commissioner, Department of Local Government Finance
9/6/19
### TIF Allocation Area Real Property Base Neutralization Worksheet 2019 Pay 2020

Form No. 58019 (Rev. 3-13)

**NOTE:** DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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<tr>
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<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of South Bend</td>
</tr>
<tr>
<td>Allocation Code</td>
<td>T71518</td>
</tr>
<tr>
<td>Allocation Area Name</td>
<td>Douglas Road Allocation Area</td>
</tr>
</tbody>
</table>

**Form Prepared By:**
- **Name:** Matthew R. Eckertle
- **Unit/Company:** Baker Tilly Municipal Advisors, LLC
- **Telephone Number:** (317) 465-1500
- **E-mail Address:** Matt.Eckertle@bakertilly.com

#### 1) 2018 Pay 2018 Base Assessed Value of Allocation Area

#### 2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area

#### 3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)

#### 4) 2019 Pay 2020 Net Assessed Value of Allocation Area

#### 5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status

#### 6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status

#### 7) 2019 Pay 2020 Net Assessed Value Decrease as a Result of Abatement Roll-Off in Allocation Area

#### 8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area

#### 9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area

#### 10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)

#### 11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)

#### 12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)

#### 13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)


#### 15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area

#### 2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

| L. Michael J. Hamann | Auditor of St. Joseph 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:** 7/5/19

**County Auditor (Signature):**

---

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

**Allocation Area Name:**

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

**Commissioner, Department of Local Government Finance:** 9/6/19

**Date (month, year):**

---

**Michael J. Hamann**

County Auditor (Printed)
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: St. Joseph
Jurisdiction: City of South Bend
Allocation Code: T71521
Allocation Area Name: River West Development Area - Allocation Area No. 1

Form Prepared By:
Name: Matthew R. Eckerle
Unit/Company: Baker Tilly Municipal Advisors, LLC
Telephone Number: (317) 465-1500
E-mail Address: Matt.Eckerle@bakertilly.com

2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area
3) 2018 Pay 2019 Total (Total) Assessed Value of Allocation Area (Line 1 + Line 2)

4) 2019 Pay 2020 Net Assessed Value of Allocation Area $724,495,324
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area $696,251,550

10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 0.98429

11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) $218,424,497
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)

13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places) $2.3855
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 11) 0.98429

I, Michael J. Hainman, Auditor, of St. Joseph 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: 9/5/19
County Auditor (Signature) Michael J. Hainman
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Dated: 9/5/19
Commissioner, Department of Local Government Finance
TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of South Bend</td>
</tr>
<tr>
<td>Allocation Code</td>
<td>171522</td>
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<tr>
<td>Allocation Area Name</td>
<td>River East Development Area - Allocation Area No. 1</td>
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<table>
<thead>
<tr>
<th>Form Prepared By:</th>
<th>Name</th>
<th>Matthew R. Eckelbe</th>
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</thead>
<tbody>
<tr>
<td>Unit/Company</td>
<td>Baker Tilly Municipal Advisors, LLC</td>
<td></td>
</tr>
<tr>
<td>Telephone Number</td>
<td>(317) 465-1500</td>
<td></td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:Matt.Eckelbe@bakertilly.com">Matt.Eckelbe@bakertilly.com</a></td>
<td></td>
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<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
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<tbody>
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<td>1) 2018 Pay 2019 Base Assessed Value of Allocation Area</td>
<td>$195,533,598</td>
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<td>2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area</td>
<td>$0,386,523</td>
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<td>3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)</td>
<td>$206,920,121</td>
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<td>4) 2019 Pay 2020 Net Assessed Value of Allocation Area</td>
<td>$223,942,273</td>
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<tr>
<td>5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status</td>
<td>$28,104,032</td>
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<td>6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status</td>
<td>$593,580</td>
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<tr>
<td>7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area</td>
<td>$844,892</td>
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<tr>
<td>8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area</td>
<td>$0,000,000</td>
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<tr>
<td>9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area</td>
<td>$206,707,728</td>
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<tr>
<td>10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 5) (Round to Five Decimal Places)</td>
<td>1.05823</td>
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<tr>
<td>12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)</td>
<td>$116,840,742</td>
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<tr>
<td>13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)</td>
<td>$6.7975</td>
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<tr>
<td>14) Estimated 2019 Pay 2020 Incremental Tax Revenue (Line 12/100) * Line 13)</td>
<td>$6,869,067</td>
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<tr>
<td>15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area</td>
<td>$6,869,067</td>
</tr>
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2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | 1.05823

I, Michael J. Hamann, Auditor of St. Joseph 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: 9/5/19

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Commissioner, Department of Local Government Finance 9/6/19
TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: St. Joseph
Jurisdiction: City of South Bend
Allocation Code: 771525
Allocation Area Name: River East Development Area - Allocation Area No. 2

Form Prepared By: Matthew R. Eckelie
Name: Matthew R. Eckelie
Unit/Company: Baker Tilly Municipal Advisors, LLC
Telephone Number: (317) 465-1500
E-mail Address: Matt.Eckerle@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area
   $18,462,607
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area
   $156,918,267
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)
   $171,885,894

4) 2019 Pay 2020 Net Assessed Value of Allocation Area
   $216,287,978
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
   $37,146,551
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
   $54,4270
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
   $0
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area
   $0
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area
   $180,032,994

10) 2019 Pay 2020 Neutralization Factor (Line 9/Lines 5) (Round to Five Decimal Places)
    1.04740
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)
    $15,677,072
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)
    $200,580,303
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)
    $3.8792
    $11,792,529
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area
    $3.8792

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

1.04740

I, Michael J. Hamann, Auditor, of St. Joseph 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: 9/5/19

County Auditor (Signature) 

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Commissioner, Department of Local Government Finance

9/6/19
**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

**NOTE:** DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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<th>St. Joseph</th>
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<tbody>
<tr>
<td>Jurisdiction</td>
<td>Mishawaka</td>
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<tr>
<td>Allocation Code</td>
<td>T71623</td>
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<tr>
<td>Allocation Area Name</td>
<td>Consolidated</td>
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**Form Prepared By:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Matthew R. Eckerle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uni/Comapny</td>
<td>Baker Tilly Municipal Advisors, LLC</td>
</tr>
<tr>
<td>Telephone Number</td>
<td>(317) 465-1500</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:Matt.Eckerle@bakertilly.com">Matt.Eckerle@bakertilly.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1) 2018 Pay 2019 Base Assessed Value of Allocation Area</th>
<th>189,324,572</th>
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</thead>
<tbody>
<tr>
<td>2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area</td>
<td>397,308,340</td>
</tr>
<tr>
<td>3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)</td>
<td>$786,633,212</td>
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<table>
<thead>
<tr>
<th>4) 2019 Pay 2020 Net Assessed Value of Allocation Area</th>
<th>$213,976,543</th>
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<tbody>
<tr>
<td>5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change In Tax Status</td>
<td>35,949,971</td>
</tr>
<tr>
<td>6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change In Tax Status</td>
<td>11,902,934</td>
</tr>
<tr>
<td>7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area</td>
<td>548,993</td>
</tr>
<tr>
<td>8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area</td>
<td>9,206,006</td>
</tr>
<tr>
<td>9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area</td>
<td>$780,180,513</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</th>
<th>0.99154</th>
</tr>
</thead>
<tbody>
<tr>
<td>12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)</td>
<td>$625,235,588</td>
</tr>
<tr>
<td>13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)</td>
<td>4.2211</td>
</tr>
<tr>
<td>14) Estimated 2019 Pay 2020 incremental Tax Revenue (Line 12/100) * Line 13</td>
<td>$26,434,789</td>
</tr>
<tr>
<td>15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area</td>
<td>4.2211</td>
</tr>
</tbody>
</table>

**2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**

| 2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | 0.99154 |

I, Michael J. Hamann, Auditor, of St. Joseph 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):** 9/5/19

**County Auditor (Signature):**

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

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

**Commissioner, Department of Local Government Finance:**

**Date (month, day, year):** 9/6/19
TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020
Base Form 56059 (02/5/19)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: St. Joseph
Jurisdiction: St. Joseph County Indiana
Allocation Code: T71402
Allocation Area Name: New Carlisle Economic Development Area Allocation Area #1

Form Prepared By:
Name: Steve Dalton
Unit/Company: Cender & Company LLC
Telephone Number: 219-736-1800
E-mail Address: sdalton@cendercompany.com

1) 2018 Pay 2020 Base Assessed Value of Allocation Area $38,854,953
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area $40,259,602
3) 2018 Pay 2019 Total (Net) Assessed Value of Allocation Area (Line 1 + Line 2) $88,114,559

4) 2019 Pay 2020 Net Assessed Value of Allocation Area $57,312,859
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status $2,405,085
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status $295,317
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area $186,380
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area $530,300
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area $56,540,856

10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 0.96298

11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) $12,771,754
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) $39,845,567

13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places) $1.241747
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area $1.241747

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.96298

I, Michael Hamann, Auditor, of St. Joseph 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: 8/28/19

Michael Hamann
County Auditor (Signature)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Commissioner, Department of Local Government Finance 8/28/19
TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: St. Joseph
Jurisdiction: St. Joseph County Indiana
Allocation Code: T71401
Allocation Area Name: Wyatt Economic Development Area Allocation Area #1

Form Prepared By:
Name: Steve Dalton
Unit/Company: Cender & Company LLC
Telephone Number: 219-736-1830
E-mail Address: sdalton@cendercompany.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) $6,279,076

4) 2019 Pay 2020 Net Assessed Value of Allocation Area
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status

7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area

$6,078,251

10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 0.97559

11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) $5,775,248
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) $331,503

13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places) $5.732
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.97559

I, Michael Hamann, Auditor of St. Joseph 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: 8/28/19

Michael Hamann
County Auditor (Signature)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

8/28/19

Commissioner, Department of Local Government Finance
## TIF Allocation Area Real Property Base Neutralization Worksheet 2019 Pay 2020

**State Form 16509 (2/15/19)**

**Promulgated by the Department of Local Government Finance**

### NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

<table>
<thead>
<tr>
<th>County</th>
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<tr>
<td>Allocation Code</td>
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<tr>
<td>Allocation Area Name</td>
<td>NW Cleveland EDA</td>
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**Form Prepared By:**

- **Name:** Steve Dalton
- **Unit/Company:** Cender & Company LLC
- **Telephone Number:** 219-736-1800
- **E-mail Address:** s dalton@ cender company.com

1. **2018 Pay 2019 Base Assessed Value of Allocation Area**

2. **2018 Pay 2019 Incremental Assessed Value of Allocation Area**

3. **2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)**

4. **2019 Pay 2020 Net Assessed Value of Allocation Area**

5. **2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status**

6. **2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status**

7. **2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area**

8. **Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area**


10. **2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)**


12. **2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)**

13. **Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)**


15. **Actual 2018 Pay 2019 Tax Rate for the Allocation Area**

**2019 Pay 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**

**1.07425**

---

I, Michael Hamann, Auditor of St. Joseph 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.

**Date:** 8/28/19

**Signature:**

**Printed Name:** Michael Hamann

**County Auditor (Signature):**

---

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE**

**CERTIFICATION OF TIF BASE NEUTRALIZATION**

**Allocation Area Name:**

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

**Commissioner, Department of Local Government Finance:**

**Date:** 8/28/19

**Signature:**
TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: St. Joseph
Jurisdiction: St. Joseph County Indiana
Allocation Code: T71311
Allocation Area Name: Lakeville EDA

Form Prepared By:
Name: Steve Dalton
Unit/Company: Cender & Company LLC
Telephone Number: 219-736-1800
E-mail Address: sdalton@cendercompany.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area $2,916,111
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area
3) 2018 Pay 2019 Total (Red) Assessed Value of Allocation Area (Line 1 + Line 2) $14,576,875

4) 2019 Pay 2020 Net Assessed Value of Allocation Area
5) 2019 Pay 2020 Net Assessed Value of Allocation Area Due to New Construction or a Change in Tax Status $2,560,764
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area

10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 1.04743

11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) $12,386,035
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) $3,226,357

13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places) $176.797
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.04743

I, Michael Hamann, Auditor, of St. Joseph 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) 8/28/19

Michael Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Date (month, day, year) 8/28/19
Commissioner, Department of Local Government Finance
TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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<tr>
<td>Allocation Code</td>
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<tr>
<td>Allocation Area Name</td>
<td>Capital Avenue EDA - AM General Allocation Area</td>
</tr>
</tbody>
</table>

Form Prepared By:

Name: Steve Dalton
Unit/Company: Cender & Company LLC
Telephone Number: 219-736-1800
E-mail Address: sdalton@cendercompany.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)
   $77,860,883

4) 2019 Pay 2020 Net Assessed Value of Allocation Area
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
   $2,191,371
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
   $6,648,069
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
   $26,463
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area
   $2,214,700
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area
   $73,724,419

10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)
     0.94667

11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)
    $54,642,057
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)
    $15,360,219

13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)
    0.25901
    $413,205
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area
    $259,018

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)
0.94667

I, Michael Hamann, Auditor, of St. Joseph 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) 8/28/19

Michael Hamann
County Auditor (Signature)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Commissioner, Department of Local Government Finance
8/28/19

Date (month, day, year)
### TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

**Date:** June 2019

**PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE**

**NOTE:** DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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<tr>
<td>Allocation Code</td>
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<tr>
<td>Area Name</td>
<td>New Carlisle Economic Development Area Allocation Area #2</td>
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**Form Prepared By:**

- **Name:** Steve Dalton
- **Unit/Company:** Corder & Company LLC
- **Telephone Number:** 219-736-1800
- **E-mail Address:** sdalton@cordercompany.com

**1) 2018 Pay 2019 Base Assessed Value of Allocation Area:** $5,972,321

**2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area:** $1,634,728

**3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2):** $7,607,049

**4) 2019 Pay 2020 Net Assessed Value of Allocation Area:** $7,607,049

**5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status:** $2,391,458

**6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status:**

**7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off or Allocation Area:** $2,391,458

**8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area:** $2,391,458

**9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area:** $9,203,294

**10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places):** 0.95987

**11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10):** $7,553,352

**12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11):** $5,012,042

**13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places):**


**15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area:**

**2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10):** 0.95987

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**I, Michael Hamann, Auditor of St. Joseph 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):** 8/28/19

---

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE**

**CERTIFICATION OF TIF BASE NEUTRALIZATION**

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**Allocation Area Name:**

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

**Commissioner, Department of Local Government Finance:**

**Date (month, day, year):** 8/28/19