

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Randolph
 Jurisdiction City of Union City
 Allocation Area Code T68117
 Allocation Area Name Union City TIF

Form Prepared By:
 Name Loren Matthes
 Unit/Company H. J. Umbaugh & Associates
 Phone Number 317-465-1500
 Email Address matthes@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	<u>\$9,749,192</u>	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	<u>(2,247,692)</u>	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$7,501,500</u>
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	<u>7,586,000</u>	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>134,100</u>	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		<u>\$7,451,900</u>
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99339</u>
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$9,684,750</u>
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>(\$2,098,750)</u>
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>5.4717</u>
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>(\$114,837)</u>
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99339</u>

I, _____ Auditor of Randolph 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 _____

 County Auditor (Signature) Mary Ann Lenkensöfer
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Union City TIF

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

Courtney Schaafsma
 Commissioner, Department of Local Government Finance

8-3-15
 Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 68 - Randolph
 Allocation Area Code T68212
 Allocation Area Name Vision Park

Form Prepared By:
 Name James P. Higgins
 Unit/Company London Witte Group, LLC
 Phone Number (317) 634-4747
 Email Address jim.higgins@lwacpa.com

1) Pay 2015 Base Assessed Value of Allocation Area	\$0
2) Pay 2015 Incremental Assessed Value of Allocation Area	1,485,300
3) Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)	\$1,485,300
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	1,910,800
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	363,100
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	0
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)	\$1,547,700
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.04201
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$1,910,800
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.0000
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$57,324
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.04201

I, Mary Ann Lenkensdofe, Auditor of Randolph 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 8/3/15
Mary Ann Lenkensdofe
 County Auditor (Signature)

MARY ANN LENKENSDOFE
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Vision Park

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.
Courtney Schaafsma Date 8-3-15
 Commissioner, Department of Local Government Finance

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 68 - Randolph
 Allocation Area Code T08215
 Allocation Area Name Vision Park Expansion (Tomasco)

Form Prepared By:
 Name James P. Higgins
 Unit/Company London Witte Group, LLC
 Phone Number (317) 634-4747
 Email Address jim.higgins@lwgrp.com

1) Pay 2015 Base Assessed Value of Allocation Area	<u>\$2,003,992</u>	
2) Pay 2015 Incremental Assessed Value of Allocation Area	<u>2,733,768</u>	
3) Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$4,737,760</u>
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	<u>5,711,485</u>	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>1,579,425</u>	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		<u>\$4,132,060</u>
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.87215</u>
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,747,782</u>
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,963,703</u>
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.0000</u>
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$118,911</u>
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.87215</u>

I, Mary Ann Lenkendorf, Auditor of Randolph 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 8/3/15

Mary Ann Lenkendorf
 County Auditor (Signature)

Mary Ann Lenkendorf
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Vision Park Expansion (Tomasco)

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

Courtney L. Schaafsma
 Commissioner, Department of Local Government Finance

8-3-15
 Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 68 - Randolph
 Allocation Area Code T68211
 Allocation Area Name East US 27

Form Prepared By:
 Name James P. Higgins
 Unit/Company London White Group, LLC
 Phone Number (317) 634-4747
 Email Address jim.higgins@wagpa.com

1) Pay 2015 Base Assessed Value of Allocation Area	\$3,724,998
2) Pay 2015 Incremental Assessed Value of Allocation Area	6,547,805
3) Pay 2015 Net Assessed Value of Allocation Area (Line 1 - Line 2)	\$10,272,803
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	10,049,391
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	596,500
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	116,330
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	0
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)	\$9,336,561
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.90886
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$3,385,502
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$6,663,889
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)	0.0090
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$199,917
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.90886

I, Mary Ann Lenkensdofe, Auditor of Randolph 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 8/3/15
Mary Ann Lenkensdofe
 County Auditor (Signature)

Mary Ann Lenkensdofe
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name East US 27

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.
Courtney Schaafsma 8-3-15
 Commissioner, Department of Local Government Finance Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County 58 - Randolph
 Allocation Area Code 768214
 Allocation Area Name Willow Ridge

Form Prepared By:
 Name James P. Higgins
 Unit/Company London White Group, LLC
 Phone Number (317) 634-4747
 Email Address jm.higgins@lwgroup.com

1) Pay 2015 Base Assessed Value of Allocation Area	\$597,417
2) Pay 2015 Incremental Assessed Value of Allocation Area	3,089,358
3) Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)	\$3,686,775
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	3,953,855
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	0
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)	\$3,953,855
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.07244
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$640,694
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$3,313,161
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.0000
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$99,395
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.07244

I, MaryAnn Lenkensdoper, Auditor of Randolph 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 8/3/15
MaryAnn Lenkensdoper
 County Auditor (Signature)

MaryAnn Lenkensdoper
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Willow Ridge

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.
Courtney Schaafsma 8-3-15
 Commissioner, Department of Local Government Finance Date

PAY 2016 TIF ALLOCATION ARBA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Randolph
 Allocation Area Code T68110
 Allocation Area Name Cardinal Energy Park

Form Prepared By:
 Name Loren Mathes
 Unit/Company H. J. Umbaugh & Associates
 Phone Number 317-465-1500
 Email Address mathes@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$0
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	12,039,060
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)	\$12,039,060
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	11,802,800
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	_____
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	_____
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	1,061,000
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	_____
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)	\$10,741,800
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	. 89224
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$11,802,800
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)	1.6787
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12) * Line 13)	\$198,154
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.89224

I, Mary Ann Lenkensdorf, Auditor of Randolph 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 8/3/15
Mary Ann Lenkensdorf
 County Auditor (Signature)

Mary Ann Lenkensdorf
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Cardinal Energy Park

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

Courtney L. Shafiq
 Commissioner, Department of Local Government

8-3-15
 Date