

TIF NEUTRALIZATION SUMMARY

Cass County

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2020 Neutral Factor</u>	<u>Pay 2020 Pass-through AV</u>
Anderson Ethanol	T09061	0.99529	0
Project Outdoor	T09062	1.00000	0
Airport/Industrial Park	T09271	0.99572	50%
EEG Combined (Consolidated)	T09253	0.99466	50%
Logan's Landing	T09251	1.00747	0

FOR INTERNAL USE ONLY
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
July 24, 2019



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020
 State Form 56059 (RS / 5-19)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Cass
 Jurisdiction Cass County
 Allocation Code T09061
 Allocation Area Name Anderson Ethanol

Form Prepared By:
 Name Jason Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address jason.semmler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	19,382,995	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	13,385,700	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$32,768,695
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	32,631,753	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
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	17,270	
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		\$32,614,483
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99529
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$19,291,701
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$13,340,052
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.5452
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$339,531
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		2.5452
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99529

I, Cheryl Alcorn Auditor, of Cass 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) 7-25-19
Cheryl Alcorn
 County Auditor (Signature)

Cheryl Alcorn
 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.

Walter J. B...
 Commissioner, Department of Local Government Finance

7/25/19
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Cass
Jurisdiction: Cass County
Allocation Code: T09062
Allocation Area Name: Project Outdoor

Form Prepared By:
Name: Jason Semler
Unit/Company: Baker Tilly Municipal Advisors, LLC
Telephone Number: (317) 465-1500
E-mail Address: jason.semler@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include 2018 Pay 2019 Base Assessed Value (97,300), 2018 Pay 2019 Incremental Assessed Value (-97,300), 2019 Pay 2020 Net Assessed Value (0), etc.

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

I, Cheryl Alcorn, Auditor, of Cass 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 7-25-19
Cheryl Alcorn
County Auditor (Signature)

Cheryl Alcorn
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.

[Signature]
Commissioner, Department of Local Government Finance

7/25/19
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Cass
 Jurisdiction Logansport City
 Allocation Code T09271
 Allocation Area Name Airport/Industrial Park

Form Prepared By:
 Name Jason Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address jason.semmler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>1,831,390</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>7,243,576</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$9,074,966</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>9,058,650</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>22,484</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$9,036,166</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99572</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,823,552</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$7,235,098</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>4.5199</u>	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$327,019</u>	
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	<u>4.5199</u>	
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99572</u>

I, Cheryl Alcorn Auditor, of Cass 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 7-25-19
Cheryl Alcorn
 County Auditor (Signature)

Cheryl Alcorn
 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.

Walter Beaufort
 Commissioner, Department of Local Government Finance

7/25/19
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Cass
 Jurisdiction Logansport City
 Allocation Code T09253
 Allocation Area Name EEG Combined (Consolidated)

Form Prepared By:
 Name Jason Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address jason.semmler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	94,863,271	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	6,785,437	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$101,648,708
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	102,641,718	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	1,519,200	
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	16,830	
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		\$101,105,688
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99466
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$94,356,701
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$8,285,017
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		5.0612
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$419,321
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		5.0612
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99466

I, Cheryl Alcorn Auditor, of Cass 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 7-25-19
Cheryl Alcorn
 County Auditor (Signature)

Cheryl Alcorn
 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.

[Signature]
 Commissioner, Department of Local Government Finance

7/25/19
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Cass
Jurisdiction: Logansport City
Allocation Code: T09251
Allocation Area Name: Logan's Landing

Form Prepared By:
Name: Jason Semler
Unit/Company: Baker Tilly Municipal Advisors, LLC
Telephone Number: (317) 465-1500
E-mail Address: jason.semmler@bakertilly.com

Table with 2 columns: Description and Value. Rows include assessed values for 2018 and 2019, growth and decrease factors, and a final neutralization factor of 1.00747.

I, Cheryl Alcorn Auditor, of Cass 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) 7-25-19
Cheryl Alcorn
County Auditor (Signature)

Cheryl Alcorn
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

7/25/19
Date (month, day, year)