

State Form 56059 (R-I / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells	
Jurisdiction	Bluffton Redevelopment Commission	
Allocation Code	T90402	
Allocation Area Name	Adams Street #2	
Form Prepared By:		
Name	Matt Eckerle	
Unit/Company	Baker Tilly Municipal Advisors, LLC	
Telephone Number	(317) 465-1520	
E-mail Address	Matt.Eckerle@bakertilly.com	
D-fildii Addic55	Mail, Eckercigoakettiny.com	
	essed Value of Allocation Area 2,543,37	5
	al Assessed Value of Allocation Area 3.094.22	
3) 2019 Pay 2020 Total (Res	al) Assessed Value of Allocation Area (Line 1 + Line 2)	\$5,637,600
4) 2020 Pay 2021 Net Asses	used Value of Allocation Area	•
	sed Value of Allocation Area 5,878,56 sed Value Growth in Allocation Area Due	<u>-</u>
	al Image	
	r a Change in Tax Status 238,06 seed Value Decrease in Allocation Area Due	<u> </u>
to Demolition or a Cha		•
	sed Value Growth as a Result of	<u>0</u>
Abatement Roll-Off in	A 91	n
	Decrease Due to 2020 Pay 2021	<u>0</u>
Appeals Settlements in	Allowed and American	n
	Net Assessed Value of Allocation Area	<u>0</u>
,		\$5,640,500
4.		
10) 2020 Pay 2021 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.00051
11) 2020 Pay 2021 Adjusted	d Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$2,544,672
	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$3,333,889
12) F-1 10000 B 000		
13) Estimated 2020 Pay 202.	Tax Rate for the Allocation Area (Round to Four Decimal Places)	1.643
	Incremental Tax Revenue ((Line 12/100) * Line 13)	\$54,776
15) Actual 2019 Pay 2020 1	ax Rate for the Allocation Area	1.643
2020 PAY 2021 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.00051
	, , , , , , , , , , , , , , , , , , ,	1.00031
I, Lisa McCormick	Auditor, of Wells County, certify to t	ne best of my
	se assessed value calculation is full, true and complete for the tax increment finance allocation area	
identified above.		
Dated (month, day, year)	2/1/2/12/2	
control (anyma, any, year)	TIMINAU	
KIN TYIC	Maria	
Comity Auditor (Standure)	Lisa McCormick	
County Triguot (DIETHING)	County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
A		MH
The pase assessed value adju	stment, as certified above, is approved by the Department of Local Government Finance.	
Island Nelson		
Commissioner, Department of	of Local Government Finance Date (month, day, year)	
	······· (month, ut), jeut)	



State Form \$6059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells		
Jurisdiction	Blufflon Redevelopment Commission	-	
Allocation Code	T90401	-	
Allocation Arca Name	Adams Street #1	-	
Form Prepared By:			
Name	Matt Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1520	→	
E-mail Address	Matt.Eckerle@bakertilly.com		
1) 2019 Pay 2020 Base Assa	essed Value of Allocation Area	-	
2) 2019 Pay 2020 Increment	al Assessed Value of Allocation Area	29,003,342	
3) 2019 Pay 2020 Total (Res	al) Assessed Value of Allocation Area (Line 1 + Line 2)	23,078,298	
,	-1, 10000000 (title 0.1 Mileanos Alea (Line 1 (Line 2)		\$52,081,640
4) 2020 Pay 2021 Net Asses	sed Value of Allocation Area	56,064,970	
5) 2020 Pay 2021 Net Asses	sed Value Growth in Allocation Area Due		
	r a Change in Tax Status	3,909,000	
6) 2020 Pay 2021 Net Asses	sed Value Decrease in Allocation Area Due		
to Demolition or a Cha	nge in Tax Status	0	
7) 2020 Pay 2021 Net Asses	sed Value Growth as a Result of		
Abatement Roll-Off in		102,160	
8) Estimated Assessed Value	Decrease Due to 2020 Pay 2021		
Appeals Settlements in		0	
9) 2020 Pay 2021 Adjusted	Net Assessed Value of Allocation Area		
		_	\$52,053,810
10) 2020 Pay 2021 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	_	0.99947
11) 2020 Pay 2021 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$10 007 0 7 0
12) 2020 Pay 2021 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$28,987,970 \$27,077,000
	,	•	\$27,077,000
13) Estimated 2020 Pay 2021	Tax Rate for the Allocation Area (Round to Four Decimal Places)		1,6294
14) Estimated 2020 Pay 2021	Incremental Tax Revenue ((Line 12/100) * Line 13)	_	\$441,193
15) Actual 2019 Pay 2020 Ta	x Rate for the Allocation Area		1,6294
2020 PAY 2021 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99947
I, Lisa McCormick	Audian of Mil II		
	Auditor, of Wells e assessed value calculation is full, true and complete for the tax increment finance	County, certify to the be	est of my
identified above.	o assessed value calculation is fair, true and complete for the lax increment finance	e allocation area	
,	<i>)</i> ,		
Dated (aughth, duy, your)	12/16/2020		
JYX 11/0	(DINVILL		
County Auditor (Signature)	Lisa McCormick		
county reductor (origination)	County Auditor (P)	inted)	
. March 1 - 1 Ta 1 Ta 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	DEPARTMENT OF LOCAL GOVERNMENT FINANCE		Otto consequence de la consequence della consequ
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
The base assessed valuation	timent as certified share is approved by the		
r r ouse assessor value (dd) (ii	stment, as certified above, is approved by the Department of Local Government Fi	nance,	
delis (N.)			
Commissione, Department of	Local Government Finance Date (month, day, year)	-	
•	Date (month, day, year)		



State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells County		
Jurisdiction	Ossian Redevelopment Commission	-	
Allocation Code	T90901		
Allocation Area Name	Ossian Industrial Park	- →	
Form Prepared By:			
Name	Matt Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC	-	
Telephone Number	(317) 465-1500	_	
E-mail Address	Matt.Eckerle@bakertilly.com	-	
		~~	
1) 2019 Pay 2020 Base Ass	essed Value of Allocation Area	16,858,413	
2) 2019 Pay 2020 Increment	tal Assessed Value of Allocation Area	954,822	
3) 2019 Pay 2020 Total (Re	al) Assessed Value of Allocation Area (Line I + Line 2)		\$17,813,235
4) 2020 Pay 2021 Net Asses	ssed Value of Allocation Area	10 702 025	
5) 2020 Pay 2021 Net Asses	ssed Value Growth in Allocation Area Duc	19,783,835	
to New Construction o	r a Change in Tax Status	1,675,800	
6) 2020 Pay 2021 Net Asses	ssed Value Decrease in Allocation Area Duc	1,073,000	
to Demolition or a Cha	inge in Tax Status	0	
7) 2020 Pay 2021 Net Asses	ssed Value Growth as a Result of		
Abatement Roll-Off in		331,890	
	e Decrease Due to 2020 Pay 2021		
Appeals Settlements in	Attocation Area Net Assessed Value of Allocation Area	0	
,, aver any aver regulates	LACE VASCOSCE AND OF WHOCKHOIL WICK		617 777 148
		****	\$17,776,145
10) 2020 Pay 2021 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99792
11) 2020 Pay 2021 Adjusted	d Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$16,823,348
12) 2020 Pay 2021 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$2,960,487
13) Estimated 2020 Pay 202	1 Tax Rate for the Allocation Area (Round to Four Decimal Places)		
14) Estimated 2020 Pay 202	Incremental Tax Revenue ((Line 12/100) * Line 13)	_	1.5378
15) Actual 2019 Pay 2020 To	ax Rate for the Allocation Area		\$45,526
		_	1.5378
2020 PAY 2021 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99792
I, Lisa McCormick	Auditor, of Wells	County, certify to the be	ant of week
knowledge that the above bas	se assessed value calculation is full, true and complete for the tax increment financ	e allocation area	est of my
identified above.	•		
Dated (month, day, year)	aly long		
Dated (monin, day, year)	7/16/2020		
Ti MAI	Lisa McCormick		
Lour Auditor (Signature)	County Auditor (Pr	into di	<u> </u>
	County Attentor (27)	insea)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE		Section of the sectio
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
1			
THE DASC ASSESSED VALUE adjus	stment, as certified above, is approved by the Department of Local Government Fi	nance,	
Mer Selas	\		
Commissioner, Department o	f Local Government Finance Date (worth des part)		



State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells		
Jurisdiction	Bluffton Redevelopment Commission		
Allocation Code	MidLand		
Allocation Area Name	T90403		
Form Prepared By:			
Name	Matt Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC	***************************************	
Telephone Number	(317) 465-1520		
E-mail Address	Matt.Eckerle@bakertilly.com		
1) 2019 Pay 2020 Base Assa	essed Value of Allocation Area		
2) 2019 Pay 2020 Increment	al Assessed Value of Allocation Area	1,651,320	
3) 2019 Pay 2020 Total (Re:	al) Assessed Value of Allocation Area (Line 1 + Line 2)	0	•
-, wy (100)	" Assessed value of Attocation Alea (Luie I + Line 2)		\$1,651,320
4) 2020 Pay 2021 Net Asses	ssed Value of Allocation Area	. 400 404	
5) 2020 Pay 2021 Net Asses	sed Value Growth in Allocation Area Due	6,400,431	
to New Construction of	r a Change in Tax Status	4 44% 40 4	
6) 2020 Pay 2021 Net Asses	sed Value Decrease in Allocation Area Duc	4,147,431	
to Demolition or a Cha	ngé in Tax Status		
7) 2020 Pay 2021 Net Asses	sed Value Growth as a Result of	0	
Abatement Roll-Off in	Allocation Area	601.600	
	e Decrease Due to 2020 Pay 2021	601,680	•
Appeals Settlements in	Allocation Area	•	
9) 2020 Pay 2021 Adjusted	Net Assessed Value of Allocation Area	0	
			\$1.661.220
			\$1,651,320
10) 2020 Pay 2021 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Plac	ces)	1.00000
		·	1.0000
11) 2020 Pay 2021 Adjusted	d Base Assessed Value of Allocation Area (Line 1 * Line 10))	\$1,651,320
12) 2020 Pay 2021 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$4,749,111
10\ T () . 10000			
13) Estimated 2020 Pay 202	I Tax Rate for the Allocation Area (Round to Four Decimal Place	ces)	1.6294
14) Estimated 2020 Pay 202	I Incremental Tax Revenue ((Line 12/100) * Line 13)		\$77,382
15) Actual 2019 Pay 2020 T	ax Rate for the Allocation Area		1,6294
4040 TAN 4 TAN 4 COM BANK			
2020 PAY 2021 BASE NET	TRALIZATION FACTOR FOR ALLOCATION AREA (1	LINE 10)	1.00000
I, Lisa McCormick	Auditor, of Wells		
	Auditor, of Wells se assessed value calculation is full, true and complete for the tax	County, certify to the	best of my
identified above.	as assessed value calculation is fall, true and complete for the la	x increment mance allocation area	
	, .		
Dated (month, day, year)	7/16/2020		
	/ JV St 1 bo		
Lecio	a I	Lisa McCormick	
County Auditor (Managery)		County Auditor (Printed)	
ZXILLITT	O MUU K	(Controlly	
	DEPARTMENT OF LOCAL GOVERNMENT	NT FINANCE	
	CERTIFICATION OF TIF BASE NEUTRA		
Allocation Area Name			
11 11	•		
The base assessed value at the	ament, a certified above, is approved by the Department of Lo	cal Government Finance.	
ysur / Nelson	MY		
_ / / / / /			
Commissioner, Department o	f Local Government Finance	Date (month, day, year)	