TIF NEUTRALIZATION SUMMARY

Randolph County

Allocation Area	Allocation Code/ State TIF Code	2022 Neutral Factor	Pay 2022 Pass-through AV
East US 27 EDA	T68211	1.01689	N/A
Randolph Central Driver EDA	T68215	0.99976	N/A
Vision Park	T68212	0.97188	N/A
Vision Park Expansion	T68243	0.98486	N/A
Willow Ridge	T68214	1.00252	N/A
Cardinal Energy Park	T68110	0.99229	N/A
Union City	T68117	0.98412	N/A

FOR INTERNAL USE ONLY PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC JUNE 29, 2021



PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Randolph			
Jurisdiction	Winchester City			
Allocation Code	T68211			
Allocation Area Name	East US 27 EDA			
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, I	LC		
Telephone Number	(317) 465-1500			
E-mail Address	Jason.Semler@bakertilly.com			
1) 2020 Pay 2021 Base Asse	ssed Value of Allocation Area		3,142,056	
•	al Assessed Value of Allocation Area		7,573,204	
•	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$10,715,260
4) 2021 Pay 2022 Net Asses	sed Value of Allocation Area		11,025,905	
5) 2021 Pay 2022 Net Asses	sed Value Growth in Allocation Area D	Due		
	a Change in Tax Status		129,700	
•	sed Value Decrease in Allocation Area	Due		
to Demolition or a Cha	-			
•	sed Value Growth as a Result of			
Abatement Roll-Off in				
	Decrease Due to 2021 Pay 2022		0	
Appeals Settlements in 0) 2021 Pay 2022 A diusted			0	
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area		_	\$10,896,205
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Rour	nd to Five Decimal Places)	_	1.01689
11) 2021 Pay 2022 Adjuster	Base Assessed Value of Allocation A	Area (Line 1 * Line 10)		\$3,195,125
	ntal Assessed Value of Allocation Are		-	\$7,830,780
, ,			—	+ . , ,
13) Estimated 2021 Pay 2022	2 Tax Rate for the Allocation Area (Rou	and to Four Decimal Places)		4.6027
14) Estimated 2021 Pay 2022	2 Incremental Tax Revenue ((Line 12/10	00) * Line 13)		\$360,427
15) Actual 2020 Pay 2021 Ta	ax Rate for the Allocation Area		_	4.6027
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)	C	1.01689
I, Laura Martin	Auditor, of	Randolph	County, certify to the b	est of my
knowledge that the above bas identified above.	e assessed value calculation is full, true	and complete for the tax increment fin	ance allocation area	
Dated (month, day, year)	06/29/2021			
Laura Martin		Laura Martir	n	
County Auditor (Signature)		County Audit		
		LOCAL GOVERNMENT FINANC OF TIF BASE NEUTRALIZATION		

Allocation Area Name

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

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Commissioner, Department of Local Government Finance

June 30, 2021



PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Randolph				
Jurisdiction	Winchester City			_	
Allocation Code	T68215			_	
Allocation Area Name	Randolph Central Driver EDA			_ _	
Form Prepared By:					
Name	Jason G. Semler				
Unit/Company	Baker Tilly Municipal Advisor	s, LLC		_	
Telephone Number	(317) 465-1500			—	
E-mail Address	Jason.Semler@bakertilly.com			_ _	
1) 2020 Pay 2021 Base As	sessed Value of Allocation Area			0	
•	ntal Assessed Value of Allocation Are	ea		818,400	
3) 2020 Pay 2021 Total (R	eal) Assessed Value of Allocation Ar	ea (Line 1 + Line 2)			\$818,400
4) 2021 Pay 2022 Net Ass	essed Value of Allocation Area			818,200	
•	essed Value Growth in Allocation Are	ea Due			
	or a Change in Tax Status				
-	essed Value Decrease in Allocation A	rea Due			
to Demolition or a Ch 7) 2021 Pay 2022 Not Ass	essed Value Growth as a Result of				
Abatement Roll-Off i					
	ue Decrease Due to 2021 Pay 2022				
Appeals Settlements	•			0	
	d Net Assessed Value of Allocation A	rea			
				_	\$818,200
10) 2021 Pay 2022 Neutra	alization Factor (Line 9 / Line 3) (R	ound to Five Decimal F	Places)	_	0.99976
11) 2021 Pay 2022 Adjust	ed Base Assessed Value of Allocatio	on Area (Line 1 * Line)	10)		\$0
	ental Assessed Value of Allocation				\$818,200
13) Estimated 2021 Pay 20	22 Tax Rate for the Allocation Area (Round to Four Decimal 1	Places)		4.6027
•	22 Incremental Tax Revenue ((Line 1		,		\$37,659
	Tax Rate for the Allocation Area				4.6027
2021 PAY 2022 BASE NE	EUTRALIZATION FACTOR FOR	ALLOCATION AREA	A (LINE 10)	C	0.99976
I, Laura Martin	Auditor,	of <u>Randolph</u>		County, certify to the b	est of my
knowledge that the above b identified above.	ase assessed value calculation is full,	true and complete for the	e tax increment finance	allocation area	
Dated (month, day, year)	06/29/2021				
Laura Mart	in		Laura Martin		
County Auditor (Signature))		County Auditor (H	Printed)	
	DEPARTMENT	OF LOCAL GOVERN	MENT FINANCE		
	CERTIFICATIO	ON OF TIF BASE NEU	TRALIZATION		
Allocation Area Name					

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Why Braut

Commissioner, Department of Local Government Finance

June 30, 2021



PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Randolph			
Jurisdiction	Winchester City			
Allocation Code	T68212			
Allocation Area Name	Vision Park			
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors	. LLC		
Telephone Number	(317) 465-1500	,		
E-mail Address	Jason.Semler@bakertilly.com			
1) 2020 Pay 2021 Base As	sessed Value of Allocation Area		0	
· ·	ntal Assessed Value of Allocation Area		1,538,650	-
•	eal) Assessed Value of Allocation Area		1,550,050	\$1,538,650
4) 2021 Pay 2022 Net Ass	essed Value of Allocation Area		1,506,740	
· ·	essed Value Growth in Allocation Area	a Due		-
to New Construction	or a Change in Tax Status			
	essed Value Decrease in Allocation Are	ea Due		
to Demolition or a Ch	-			
· ·	essed Value Growth as a Result of			
Abatement Roll-Off i			11,360	
Appeals Settlements i	ue Decrease Due to 2021 Pay 2022		0	
	d Net Assessed Value of Allocation Are	29	0	_
<i>y)</i> 2021 Tuy 2022 Hujuston				\$1,495,380
10) 2021 Pay 2022 Neutra	alization Factor (Line 9 / Line 3) (Ro	und to Five Decimal Places)		0.97188
	ed Base Assessed Value of Allocation			\$0
12) 2021 Pay 2022 Increm	ental Assessed Value of Allocation A	Area (Line 4 - Line 11)		\$1,506,740
•	22 Tax Rate for the Allocation Area (R	-		4.6027
· · ·	22 Incremental Tax Revenue ((Line 12)	/100) * Line 13)		\$69,351
15) Actual 2020 Pay 2021	Tax Rate for the Allocation Area			4.6027
2021 PAY 2022 BASE NE	EUTRALIZATION FACTOR FOR A	ALLOCATION AREA (LINE 1	0)	0.97188
I, Laura Martin	Auditor, o	f Randolph	County, certify to the	e best of my
	ase assessed value calculation is full, tr	rue and complete for the tax increm		-
Dated (month, day, year)	06/29/2021			
Laura Martis	n an	Laura	Martin	
County Auditor (Signature))	County	Auditor (Printed)	
	ΝΕΡΔ ΡΤΜΕΝΤ Ο	DF LOCAL GOVERNMENT FI	NANCE	
		N OF TIF BASE NEUTRALIZA		
Allocation Area Name				

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

Washing Brant

Commissioner, Department of Local Government Finance

June 30, 2021



PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Randolph	
Jurisdiction	Winchester City	
Allocation Code	T68243	
Allocation Area Name	Vision Park Expansion	
Form Prepared By:		
Name	Jason G. Semler	
Unit/Company	Baker Tilly Municipal Advisors, LLC	
Telephone Number	(317) 465-1500	
E-mail Address	Jason.Semler@bakertilly.com	
1) 2020 Pay 2021 Base As	ssessed Value of Allocation Area	1,372,299
· ·	ental Assessed Value of Allocation Area	4,881,401
•	Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$6,253,700
4) 2021 Pay 2022 Net Ass	essed Value of Allocation Area	6,159,000
	essed Value Growth in Allocation Area Due	
	or a Change in Tax Status	
	essed Value Decrease in Allocation Area Due	
to Demolition or a Cl	essed Value Growth as a Result of	
Abatement Roll-Off		
	ue Decrease Due to 2021 Pay 2022	
Appeals Settlements	•	0
	d Net Assessed Value of Allocation Area	
		\$6,159,000
10) 2021 Pay 2022 Neutr	alization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.98486
11) 2021 Pay 2022 Adjust	ted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$1,351,522
•	nental Assessed Value of Allocation Area (Line 4 - Line 10)	\$4,807,478
13) Estimated 2021 Pay 20	22 Tax Rate for the Allocation Area (Round to Four Decimal Places)	4.6027
14) Estimated 2021 Pay 20	22 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$221,274
15) Actual 2020 Pay 2021	Tax Rate for the Allocation Area	4.6027
2021 PAY 2022 BASE NI	EUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE	10) 0.98486
I, Laura Martin	Auditor, of Randolph	County, certify to the best of my
knowledge that the above bidentified above.	base assessed value calculation is full, true and complete for the tax incr	ement finance allocation area
Dated (month, day, year)	06/29/2021	
Laura Mar	tin Lau	ra Martin
County Auditor (Signature) Cour	nty Auditor (Printed)
	DEPARTMENT OF LOCAL GOVERNMENT CERTIFICATION OF TIF BASE NEUTRALI	
Allocation Area Name		
Allocation Area Name		

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Washing Brant

Commissioner, Department of Local Government Finance

June 30, 2021



PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Randolph		
Jurisdiction	Winchester City		
Allocation Code	T68214		
Allocation Area Name	Willow Ridge		
Form Prepared By:			
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Jason.Semler@bakertilly.com		
1) 2020 Pay 2021 Base Asse	ssed Value of Allocation Area	1,255,583	
2) 2020 Pay 2021 Increment	l Assessed Value of Allocation Area	2,919,582	
3) 2020 Pay 2021 Total (Rea	I) Assessed Value of Allocation Area (Line 1 + Line 2)		\$4,175,165
4) 2021 Pay 2022 Net Asses		4,185,670	
•	ed Value Growth in Allocation Area Due		
	a Change in Tax Status		
-	ed Value Decrease in Allocation Area Due		
to Demolition or a Char 7) 2021 Pay 2022 Not Assoc	ed Value Growth as a Result of		
Abatement Roll-Off in			
	Decrease Due to 2021 Pay 2022		
Appeals Settlements in	•	0	
	Net Assessed Value of Allocation Area		
, <u>,</u> , ,			\$4,185,670
10) 2021 Pay 2022 Neutral	zation Factor (Line 9 / Line 3) (Round to Five Decimal Pla	aces)	1.00252
11) 2021 Pay 2022 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10))	\$1,258,747
12) 2021 Pay 2022 Increme	tal Assessed Value of Allocation Area (Line 4 - Line 11)		\$2,926,923
13) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round to Four Decimal Pla	aces)	4.6027
•	Incremental Tax Revenue ((Line 12/100) * Line 13)	, 	\$134,717
15) Actual 2020 Pay 2021 Ta	x Rate for the Allocation Area		4.6027
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA	(LINE 10)	1.00252
I, Laura Martin	Auditor, of Randolph	County, certify to the best of	f my
-	e assessed value calculation is full, true and complete for the ta	ax increment finance allocation area	·
identified above.			
Dated (month, day, year)	06/29/2021		
Laura Marti	L	Laura Martin	
County Auditor (Signature)		County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNM	IENT FINANCE	
	CERTIFICATION OF TIF BASE NEUT		
Allocation Area Name			
I ne base assessed value adjust	tment, as certified above, is approved by the Department of Lo	ocal Government Finance.	

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Commissioner, Department of Local Government Finance

June 30, 2021



PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Randolph			
Jurisdiction	Randolph County			
Allocation Code	T68110			
Allocation Area Name	Cardinal Energy Park			
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, L	LC		
Telephone Number	(317) 465-1500			
E-mail Address	Jason.Semler@bakertilly.com			
1) 2020 Pay 2021 Base Asse	ssed Value of Allocation Area		0	
•	al Assessed Value of Allocation Area		16,441,100	
3) 2020 Pay 2021 Total (Rea	al) Assessed Value of Allocation Area (I	Line 1 + Line 2)		\$16,441,100
4) 2021 Pay 2022 Net Asses	sed Value of Allocation Area		16,314,400	
•	sed Value Growth in Allocation Area D	ue		
	a Change in Tax Status			_
	sed Value Decrease in Allocation Area	Due		
to Demolition or a Char 7) 2021 Pay 2022 Not Asses	sed Value Growth as a Result of			_
Abatement Roll-Off in				
	Decrease Due to 2021 Pay 2022			_
Appeals Settlements in	-		0	
	Net Assessed Value of Allocation Area			-
				\$16,314,400
10) 2021 Pay 2022 Neutrali	ization Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)		0.99229
•	l Base Assessed Value of Allocation A			\$0
12) 2021 Pay 2022 Increment	ntal Assessed Value of Allocation Are	a (Line 4 - Line 11)		\$16,314,400
•	2 Tax Rate for the Allocation Area (Rou			2.018
•	2 Incremental Tax Revenue ((Line 12/10)	10) * Line 13)		\$329,225
15) Actual 2020 Pay 2021 18	ax Rate for the Allocation Area			2.018
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA (LINE	E 10)	0.99229
I, Laura Martin	Auditor, of	Randolph	County, certify to the	e best of my
knowledge that the above bas identified above.	e assessed value calculation is full, true	1		Ĵ
Dated (month, day, year)	06/29/2021			
Laura Martin	,	Lau	ra Martin	
County Auditor (Signature) County Auditor (Printed)				
		LOCAL GOVERNMENT		
	CERTIFICATION	OF TIF BASE NEUTRALI	ZATION	
Allocation Area Name				

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

Wahy Brant

Commissioner, Department of Local Government Finance

June 30, 2021



PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Randolph		
Jurisdiction	City of Union		
Allocation Code	T68117		
Allocation Area Name	Union City TIF		
Form Prepared By:			
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors,	LLC	
Telephone Number	(317) 465-1500		
E-mail Address	Jason.Semler@bakertilly.com		
1) 2020 Pay 2021 Base Ass	essed Value of Allocation Area		9,240,726
•	tal Assessed Value of Allocation Area		(1,010,126)
3) 2020 Pay 2021 Total (Re	al) Assessed Value of Allocation Area	(Line 1 + Line 2)	\$8,230,600
•	ssed Value of Allocation Area		9,672,700
•	ssed Value Growth in Allocation Area	Due	
	r a Change in Tax Status		1,572,800
to Demolition or a Cha	ssed Value Decrease in Allocation Are	a Due	
	ssed Value Growth as a Result of		
Abatement Roll-Off in			
	e Decrease Due to 2021 Pay 2022		
Appeals Settlements in			0
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Are	a	\$8,099,900
			<u>+ + + + + + + + + + + + + + + + + </u>
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Rou	and to Five Decimal Places)	0.98412
•	d Base Assessed Value of Allocation ental Assessed Value of Allocation A		\$9,093,983 \$578,717
14) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (Ro 2 Incremental Tax Revenue ((Line 12/	-	<u>6.556</u> \$37,941
15) Actual 2020 Pay 2021 T	ax Rate for the Allocation Area		6.556
2021 PAY 2022 BASE NEW	JTRALIZATION FACTOR FOR A	LLOCATION AREA (LINE 10)	0.98412
I, Laura Martin	Auditor, of	Randolph	County, certify to the best of my
knowledge that the above ba identified above.	se assessed value calculation is full, tru	ue and complete for the tax increment finance	e allocation area
Dated (month, day, year)	06/29/2021		
Laura Marte		Laura Martin	
County Auditor (Signature)		County Auditor (Pr	inted)
County Muthor (Signature)		County Auditor (17	inicu)
		LOCAL GOVERNMENT FINANCE OF TIF BASE NEUTRALIZATION	
Allocation Area Name			
The base assessed value adju	stment, as certified above, is approved	l by the Department of Local Government Fi	nance.
adder Brant		June 30, 2021	
Commissioner, Department	of Local Government Finance	Date (month, day, year)	