



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R4 / 5-20)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Pike
 Jurisdiction City of Petersburg
 Allocation Code T63001
 Allocation Area Name Main Street

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 Assessed Value of Allocation Area	<u>8,061,927</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>3,070,623</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$11,132,550</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>11,090,134</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>58,400</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>97,400</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$11,129,134</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99969</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$8,059,428</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,030,706</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>4.1445</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$125,608</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>4.1445</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99969</u>

I, Judy Gumbel Auditor, of Pike 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) 7/27/20
Judy Gumbel
 County Auditor (Signature) Judy Gumbel
 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
7/27/20
 Date (month, day, year)



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County Pike
Jurisdiction Pike County
Allocation Code T63003
Allocation Area Name Mega-Site

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

Table with 2 columns: Description and Amount. Rows include 1) 2019 Pay 2020 Base Assessed Value of Allocation Area (11,132,555), 2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area ((211,960)), 3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (\$10,920,595), 4) 2020 Pay 2021 Net Assessed Value of Allocation Area (10,181,181), 5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (0), 6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (0), 8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area (0), 9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area (\$10,181,181), 10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.93229), 11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$10,378,770), 12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$197,589), 13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) (2.5368), 14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$5,012), 15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area (2.5368), 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (0.93229)

I, Judy Gumbel Auditor, of Pike 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) 7/27/20
Judy Gumbel
County Auditor (Signature)

Judy Gumbel
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

7/27/20
Date (month, day, year)

TIF NEUTRALIZATION SUMMARY

PIKE COUNTY (INDIANA) REDEVELOPMENT COMMISSION

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2021 Neutral Factor</u>	<u>Pay 2021 Pass-through AV</u>
Pike Crossing			
Pike Crossing	T63002	0.97071	\$0
Pike Crossing	T63002	0.97071	\$0
Mega-Site			
Mega-Site	T63003	0.93229	\$0
Mega-Site	T63003	0.93229	\$0
Mega-Site	T63003	0.93229	\$0

FOR INTERNAL USE ONLY
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
July 27, 2020



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Pike
Jurisdiction Pike County
Allocation Code T63002
Allocation Area Name Pike Crossing

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

Table with 2 columns: Description and Amount. Rows include assessed values for 2019 and 2020, net assessed values, growth, and neutralization factors. Total 2020 Pay 2021 Adjusted Net Assessed Value is \$8,746,647.

I, Judy Gumbel Auditor, of Pike 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) 7/27/20
Signature of Judy Gumbel

Judy Gumbel
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 of Commissioner, Department of Local Government Finance

Date (month, day, year) 7/27/20

TIF NEUTRALIZATION SUMMARY

PIKE COUNTY (INDIANA) REDEVELOPMENT COMMISSION

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2021 Neutral Factor</u>	<u>Pay 2021 Pass-through AV</u>
Pike Crossing			
Pike Crossing	T63002	0.97071	\$0
Pike Crossing	T63002	0.97071	\$0
Mega-Site			
Mega-Site	T63003	0.93229	\$0
Mega-Site	T63003	0.93229	\$0
Mega-Site	T63003	0.93229	\$0

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PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
July 27, 2020