

TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021 State Form 36059 (Rd / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE.

County	St. Joseph County				
Jurisdiction	St. Joseph County				
Allocation Code	T71406				
Allocation Area Name	New Carlisle EDA #2				
Form Prepared By:					
Name	Steve Dalton				
Unit/Company	Cender & Company LLC		***************************************		
Telephone Number	219-465-8352				
E-mail Address	sdalton@cendercompany.com				
13 4010 h - 4000 h 4				F	
1) 2019 Pay 2020 Base Assessed	I Value of Allocation Area assessed Value of Allocation Area			7,653,349	
	Assessed Value of Allocation Area (Line 1 +	Lina 2)		4,848,930	\$12 \$62 27 0
5) 2017 Tu) 2020 Tolai (telli) 7	issessed value of Milotaton Mica (Ellic 1	Line 2)			S12,502,279
4) 2020 Pay 2021 Net Assessed				12,265,254	
	Value Growth in Allocation Area Due				
to New Construction or a t				380,300	
	Value Decrease in Allocation Area Due			ing the state of t	
to Demolition or a Change 7) 2020 Pay 2021 Net Assessed				0	
Abatement Roll-Off in All				38,475	
8) Estimated Assessed Value De				50,415	
Appeals Settlements in All	· · · · · · · · · · · · · · · · · · ·			0	
9) 2020 Pay 2021 Adjusted Net	Assessed Value of Altocation Area				
					\$11,846,479
10) 2020 Pay 2021 Neutralizat	ion Factor (Line 9 / Line 3) (Round to Fiv	e Decimal Places)		,	0.94755
11) 2020 Pay 2021 Adjusted Ba	ise Assessed Value of Allocation Area (Lir	ie 1 * Line 10)			\$7,251,931
12) 2020 Pay 2021 Incremental	Assessed Value of Allocation Area (Line	4 - Line 11)		•	\$5,013,323
101 71 - 10000 0 0001 7					and the second second second
	x Rate for the Allocation Area (Round to Fo				3.
15) Actual 2019 Pay 2020 Tax R	remental Tax Revenue ((Line 12/100) * Lin	e 13)		!	\$150,400
to y notale 2017 has 2020 has to	are to the Processor Piet			;	4.3277
2020 PAY 2021 BASE NEUTR	ALIZATION FACTOR FOR ALLOCAT	TON AREA (LINE 10)			0.94755
I, Michael Hamann	Auditor, of	St. Joseph County	(County, certify to the be	st of my
knowledge that the above base as identified above.	sessed value calculation is full, true and con	uplete for the tax incremen	nt finance allocation ar	ea	·
Dated (month, gay,) car)	8/5/2020				
		,	A Colonal Tlansaum		
County Auditor (Signature)	T. Commander	- -	Michael Hamann County Auditor <i>(Printe</i>	A)	
County Auditor (Signature)		`	comity Additor it time	4)	
		OCAL GOVERNMEN OF TIF BASE NEUTRA			
Allocation Area Warre	tag na				
Allocation Area Name					
The base asserted value adjustm	nt, in certified name for approved by the De	partment of Local Govern	ment Finance.		
Commissioner, Department of Lo	cal Government Finance	ī	Date (month, day, year)		



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021 State Found \$60599 (R4 ℓ 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO	тои (INCLUDE	PERSONAL	PROPERTY	VALUES
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County	St. Joseph County				
Jurisdiction	St. Joseph County	WWI		•	
Allocation Code	T71402			•	
Allocation Area Name	New Carlisle EDA #1			•	
Form Dearward Dur					
Form Prepared By: Name	Steve Dalton				
Unit/Company	Cender & Company LLC			•	
Telephone Number	219-465-8352	1118		•	
E-mail Address	sdalton@cendercompany.com	4144-1		•	
1) 2019 Pay 2020 Base Assessed				17,697,264	
	Assessed Value of Allocation Area			39,735,109	
3) 2019 Pay 2020 Total (Real) /	Assessed Value of Allocation Area (Line 1 +	Line 2)			\$57,432,373
4) 2020 Pay 2021 Net Assessed	Value of Allocation Area			54,820,895	
	Value Growth in Allocation Area Due			54,020,093	•
to New Construction or a				0	:
6) 2020 Pay 2021 Net Assessed	Value Decrease in Allocation Area Due				•
to Demolition or a Change				0	
7) 2020 Pay 2021 Net Assessed					
Abatement Roll-Off in All				91,442	
Estimated Assessed Value De Appeals Settlements in All	· ·			199,400	
• -	Assessed Value of Allocation Area			199,400	
					\$54,530,053
10) 2020 Pay 2021 Neutralizat	ion Factor (Line 9 / Line 3) (Round to Fi	ve Decimal Places)			0,94947
11) 2020 Pay 2021 Adjusted Br	ase Assessed Value of Allocation Area (Li	ne 1 * Line 10)			\$16,803,021
	Assessed Value of Allocation Area (Line	•			\$38,017,874
,	(2,000				030,017,011
	x Rate for the Allocation Area (Round to Fe				3,
14) Estimated 2020 Pay 2021 Inc	cremental Tax Revenue ((Line 12/100) * Lir	ne 13)			\$1,140,536
15) Actual 2019 Pay 2020 Tax R	ate for the Allocation Area				4.3277
2020 PAV 2021 RASE NEUTD	ALIZATION RACTOR FOR ALLOCAT	PIONADEA (LINE IN		1	0.010.17
ZVZV I A I ZVZ I BASE NEO I K	ALIZATION FACTOR FOR ALLOCAT	HOWAREN (ERNE IV)	,		0.94947
t, Michael Hamann	Auditor, of	St. Joseph County		County, certify to the be	st of my
knowledge that the above base as	ssessed value calculation is full, true and cor		ent finance allocation a		,
identified above.					
Dated (month, day, year)	18/5/2020				
	1 1 (January 11)				
	1 1000		Michael Hamann		
County Auditor (Signature)			County Auditor (Print	ed)	
	DEPARTMENT OF	LOCAL GOVERNME	NT FINANCE		
		OF TIF BASE NEUTR			
	1.50				
Allocation Area Name	11		M		
A 1/1 A	1/30 /		. 77		
The base arsessed value adjusting		epartment of Local Gove	ernment Finance.		
10aster 1	Jefrall)	T.			
Commissioner, Department of Le	real Government Finance		Date (many)		
Commissioner, Expainment in 12	AN GOVERNMENT FINANCE		Date (month, day, year)		



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021 State Form 56059 (R4/3-20)

PRESCRIBED BY THE DEPARIMENT OF LOCAL GOVERNMENT FINANCE

County	St. Joseph County				
Jurisdiction	St. Joseph County			•	
Allocation Code	T71403				
Allocation Area Name	Capital Ave EDA - AM General			•	
Form Prepared By:					
Name	Steve Dalton				
Unit/Company	Cender & Company LLC			•	
Telephone Number	219-465-8352				
E-mail Address	sdalton@cendercompany.com				
					-
1) 2019 Pay 2020 Base Assesse				54,642,056	-)
•	Assessed Value of Albertian Area	110		15,445,180	-
3) ZUIY Pay 2020 Total (Real)	Assessed Value of Allocation Area (Line 1 +	Line 2)			\$70,087,236
4) 2020 Pay 2021 Net Assessed	Value of Allocation Area			73,031,394	
	Value Growth in Allocation Area Due				÷
to New Construction or a				2,894,600	
	Value Decrease in Allocation Area Due				•
to Demolition or a Change				121,500	_
 2020 Pay 2021 Net Assessed Abatement Roll-Off in Al 				328 820	į
8) Estimated Assessed Value D				328,829	-
Appeals Settlements in Al	· · · · · · · · · · · · · · · · · · ·			102,300	ì
	Assessed Value of Allocation Area			. ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-
					\$69,827,165
(0) 2020 1 2021 1	4 5 . 62 021 020 1. 5				
10) 2020 Pay 2021 Neutraliza	tion Factor (Line 9 / Line 3) (Round to Fiv	e Decimal Places)			0,99629
11) 2020 Pay 2021 Adjusted B	ase Assessed Value of Allocation Area (Li	ne E* Line (0)			S54,439,334
· · · · · · · · · · · · · · · · · · ·	d Assessed Value of Allocation Area (Line	,			\$18,592,060
,	(,			,
13) Estimated 2020 Pay 2021 To	ax Rate for the Allocation Area (Round to Fo	ur Decimal Places)			2,1601
_ ·	cremental Tax Revenue ((Line 12/100) * Lin	ne 13)			\$401,607
15) Actual 2019 Pay 2020 Tax I	Rate for the Allocation Area				2.1601
2020 PAY 2021 BASE NEUTE	RALIZATION FACTOR FOR ALLOCAT	TION AREA (LINE 10	١		0,99629
20201711 2001 15101, 1110 11	MIDATION TACTOR FOR AUGUST	or armit mann room	,		0,99029
I, Michael Hamann	Auditor, of	St. Joseph County		County, certify to the b	est of my
	issessed value calculation is full, true and cor	uplete for the tax increm	nent finance allocation a	rea	
identified above.					
)				
Dated (month, day, year)	8/5/2020				
(M)/	1 (returned to		Village of the second		
County Auditor (Signature)	100	_	Michael Hamann	- h	
County Adultor (arginitate)			County Auditor (Print	ea)	
***	DEPARTMENT OF	LOCAL GOVERNME	NT FINANCE		
		OF THE BASE NEUTR			
	·.				
Allocation Area Name	Non-Market Control of				
TIAL MARKET AND A STATE OF THE			157		
The base assessed value augustin	ent, as pertified above, is approved by the De	epartment of Local Gove	ernment Finance.		
A. A. Mal					
Commissioner, Department of L.	ncal Government Finance		Date (month, day, year)		
Sommogones, Department of 12	CONTRACTOR CHARGE		Dave (month, day, year)		



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R475-20)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	St. Joseph County				
Jurisdiction	St. Joseph County				
Allocation Code	T71311				
Allocation Area Name	Lakeville EDA				
	***************************************		***************************************		
Form Prepared By:					
Name	Steve Daiton				
Unit/Company	Cender & Company LLC				
Telephone Number	219-465-8352				
E-mail Address	sdalton@cendercompany.com		<u>.</u>		
1) 2019 Pay 2020 Base Assessed	d Value of Allocation Area			12,586,034	
2) 2019 Pay 2020 Incremental A	Assessed Value of Allocation Area			5,184,350	
3) 2019 Pay 2020 Total (Real) /	Assessed Value of Allocation Area (Line 1 +	· Line 2)			\$17,770,384
				,	
4) 2020 Pny 2021 Net Assessed				17,243,887	
	Value Growth in Allocation Area Due				
to New Construction or a				224,900	
	Value Decrease in Allocation Area Due				
to Demolition or a Change				<u> </u>	
7) 2020 Pay 2021 Net Assessed				and the second second	
Abatement Roll-Off in All					
8) Estimated Assessed Value Do	•			1 5 11 11 11 11 10 000	
Appeals Settlements in All				50,000	
9) 2020 Pay 2021 Adjusted Net	Assessed Value of Allocation Area				\$16,968,987
10) 2020 Pay 2021 Neutralizat	ion Factor (Line 9 / Line 3) (Round to Fi	ve Decimal Places)			0.95490
		•		-	***************************************
11) 2020 Pay 2021 Adjusted Br	isc Assessed Value of Allocation Area (Li	ine I * Line 10)			\$12,018,404
12) 2020 Pay 2021 Incremental	l Assessed Value of Allocation Area (Line	4 - Line 11)			\$5,225,483
				·	
	x Rate for the Allocation Area (Round to Fo	•		:	3.0001
-	oremental Tax Revenue ((Line 12/100) * Li	ne 13)		•	\$156,770
15) Actual 2019 Pay 2020 Tax R	ate for the Allocation Area			:	3,3918
2020 PAY 2021 BASE NEUTR	ALIZATION FACTOR FOR ALLOCA	TION AREA (LINE 10)	Γ	0.95490
			,	L	
I, Michael Hamann	Auditor, of	St. Joseph County	(County, certify to the be	st of my
knowledge that the above base as	sessed value calculation is full, true and cor				•
identified above.	•	•			
Dated (month, day, year)	8/5/2020				
Λ. Λ X					
	11/2		Michael Hamann		
County Auditor (Signature)	1150-0-	**************************************	County Auditor (Printer	di	
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<u></u>	DEPARTMENT OF	LOCAL GOVERNME	NT FINANCE		
		OFTIF BASE NEUTR			
	4.				
Allocation Area Name	25 4 5				
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The bare assessed value sejusion	nt as certified above, is approved by the D	epartment of Local Gove	rnment Finance.		
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Combassioner, Department of Lo	ocal Government Finance	-	Date (month, day, year)		
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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

County	St. Joseph County				
Jurisdiction	St. Joseph County				
Allocation Code	T71405				
Allocation Area Name	NW Cleveland EDA	***************************************	·		
Form Prepared By:					
Name	Steve Dalton				
Unit/Company	Cender & Company LLC				
Telephone Number	219-465-8352				
E-mail Address	sdalton@cendercompany.com	***************************************			
1) 2019 Pay 2020 Base Assessed	d Value of Allocation Area			167,746	
2) 2019 Pay 2020 Incremental A	Assessed Value of Allocation Area			7,665,254	
3) 2019 Pay 2020 Total (Real) /	Assessed Value of Allocation Area (Line 1 ÷	Line 2)			\$7,833,000
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4) 2020 Pay 2021 Net Assessed	Value of Allocation Area			7,557,600	
	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 All				0	
8) Estimated Assessed Value De	•				
Appeals Settlements in Al					
9) 2020 Pay 2021 Adjusted Net	Assessed Value of Allocation Area				
				-	\$7,557,600
10) 2020 Pay 2021 Neutralizat	ion Factor (Line 9 / Line 3) (Round to Fi	ve Decimal Places)		-	0.96484
11) 2020 Pay 7071 Adjusted Re	ise Assessed Value of Allocation Area (Li	na l & l ina 10)			6171.010
	l Assessed Value of Allocation Area (Line	•		•	\$161,848
12) 2020 1 ay 2021 merementa	Assessed white of Amoention Alen (Pine	4 - Line 11)		-	\$7,395,752
13) Estimated 2020 Pay 2021 Ta	x Rate for the Allocation Area (Round to Fe	ur Daginal Dlagge			0.4674
	cremental Tax Revenue ((Line 12/100) * Lin	•		-	2.4574 \$181,743
15) Actual 2019 Pay 2020 Tax R		(C)			2.4574
10) 11011111 2010 1111 11	and for the American Prica			-	2.4374
2020 PAY 2021 BASE NEUTR	ALIZATION FACTOR FOR ALLOCAT	TION AREA (LINE 10)	Г	0.96484
		· · · · · · · · · · · · · · · · · · ·	•	L	
I, Michael Hamann	Auditor, of	St. Joseph County	(County, certify to the be	st of my
	sessed value calculation is full, true and con				st of my
identified above.		aparte for the min interest	tone manier (moration are	u .	
Dated (month, day, year)	8/5/2020				
• 1	V 0 . I				
(W) ~	\wedge 0 ()	*	Michael Hamann		
County Auditor (Signature)	· Horas	_	County Auditor (Printed	.J.	
County Munici (Significancy			County Auditor [F7446	31/	
	DED ADTYGENT OR	LOCAL GOVERNME	NT PINANCE		
		OF TIF BASE NEUTR			
	CIMIT TEATRAIN	or the basication	MIMINITION		
Allocation Area Name	1 % 1				
Miocinoli Meli Mane					
The hasa assessed alua Auetus	ent, as certified above, is approved by the D	anarimant of Local Con-	renmant Cinanos		
THE OTHER RESERVED THE PROPERTY OF	an, as certained above, is approved by the D	oparament of Local Clove	иничи спансе.		
11.18.1	V				
ANGEL / SIFEAL	1 <i>1</i>				
	cal Government Finance		Date (month, day, year)		



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form \$6059 (R4 / 5-20)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	St. Joseph County			
Jurisdiction	St. Joseph County		-	
Allocation Code	T71401		_	
Allocation Area Name	Wyatt EDA		_	
			_	
Form Prepared By:				
Nanie	Steve Dalton			
Unit/Company	Cender & Company LLC		_	
Telephone Number	219-465-8352		-	
E-mail Address	sdalton@cendercompany.com		-	
1) 2019 Pay 2020 Base Assessed			5,775,248	
	ssessed Value of Allocation Area		321,203	
3) 2019 Pay 2020 Total (Real) A	assessed Value of Allocation Area (Line 1 +	Line 2)		\$6,096,451
4) 2020 Pay 2021 Net Assessed	Value of Allocation Area		54 55 501 917	
	Value Growth in Allocation Area Due		5,591,917	•
to New Construction or a (342,300	
	Value Decrease in Allocation Area Due		342,300	i
to Demolition or a Change			585,400	
7) 2020 Pay 2021 Net Assessed			307,000	
Abatement Roll-Off in Alk			pastaminano.	
8) Estimated Assessed Value De	crease Due to 2020 Pay 2021		·	
Appeals Settlements in All	ocation Area		0	
9) 2020 Pay 2021 Adjusted Net.	Assessed Value of Allocation Area			
				\$5,835,017
10) 2020 Pay 2021 Neutralizati	ion Factor (Line 9 / Line 3) (Round to Fiv	re Decimal Places)		0.95712
11) 2020 Pay 2021 Adjusted Ba	se Assessed Value of Allocation Area (Li	ne 1 * Line 10)	,	\$5,527,605
12) 2020 Pay 2021 Incremental	Assessed Value of Allocation Area (Line	4 - Line 11)	,	\$64,312
13) Estimated 2020 Pay 2021 To	x Rate for the Allocation Area (Round to Fo	us Decimal Bloom		A 550,550 (350) (1 a damage)
	remental Tax Revenue ((Line 12/100) * Lir		:	1.7535
15) Actual 2019 Pay 2020 Tax R		10 13)		S1,128
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			•	1.7535
2020 PAY 2021 BASE NEUTR.	ALIZATION FACTOR FOR ALLOCAT	TION AREA (LINE 10)	I	0,95712
I, Michael Hamann	Auditor, of	St. Joseph County	County, certify to the be	st of my
knowledge that the above base as		inplete for the tax increment finance allocation is	res	31 VI III,
identified above.	•			
Dated (month, day, year)	8/5/2020			
1. /	$X \land I I$			
/\\\\	1 tour	Michael Hamann		
County Auditor (Signature)		County Auditor (Prin	ted)	
		LOCAL GOVERNMENT FINANCE OF THE BASE NEUTRALIZATION		
Allocation Area Name	1111			
The type a sessed value dipusing	nessecrific above, is approved by the De	spartment of Local Government Finance.		
Odsbert Al.	and T			
Commissioner, Department of Lo	cal Government Finance	Date (month, day, year)	-	