

TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Clinton County			
Jurisdiction	Frankfort Civil City			
Allocation Code	T12001			
Allocation Area Name	Frankfort Consolidated Allocation Area			
Form Prepared By:				
Name	Parker Criswell			
Unit/Company	Reedy Financial Group			
Telephone Number	(317) 820-3440			
E-mail Address	pcriswell@reedyfinancialgroup.com			
1) 2020 Per 2021 Per A	437-1 CAH C		04.001.101	
1) 2020 Pay 2021 Base Asse.			35,801,481	
· -	al Assessed Value of Allocation Area		2,944,591	
3) 2020 Pay 2021 10tai (Rea	l) Assessed Value of Allocation Area (Line 1 + Line 2	2)	-	\$38,746,072
4) 2021 Pay 2022 Net Assess	sed Value of Allocation Area		45,708,906	
	sed Value Growth in Allocation Area Due		10,7,00,000	
to New Construction or			7,155,896	
	sed Value Decrease in Allocation Area Due		7,100,000	
to Demolition or a Chan			24,900	
	sed Value Growth as a Result of		24,500	
Abatement Roll-Off in			172,090	
	Decrease Due to 2021 Pay 2022		172,000	
Appeals Settlements in A	•		0	
	Net Assessed Value of Allocation Area			
, ,				\$38,405,820
			-	,,
10) 2021 Pay 2022 Neutraliz	zation Factor (Line 9 / Line 3) (Round to Five Deci	mal Places)	-	0.99122
11) 4041 W				
	Base Assessed Value of Allocation Area (Line 1 *		-	\$35,487,144
12) 2021 Pay 2022 Incremen	tal Assessed Value of Allocation Area (Line 4 - Lin	ne 11)	·-	\$10,221,762
12) Estimated 2021 Pay 2022	Toy Bata for the Allegation Assa (Bound to Four De-	(1 m()		4.2000
	Tax Rate for the Allocation Area (Round to Four Dec	imai Piaces)	_	4.2202
	Incremental Tax Revenue ((Line 12/100) * Line 13)		-	\$431,379
15) Actual 2020 Pay 2021 Tax	Rate for the Affocation Area		-	4.2202
2021 PAV 2022 RASE NEUT	FRALIZATION FACTOR FOR ALLOCATION A	ADEA (LINE 10)	-	0.99122
	TRADIZATION PACTOR POR ALLOCATION P	INEA (LINE 10)	L	0.99122
I, Britt Ostler	Auditor, of Clinton	(County, certify to the b	est of my
knowledge that the above base	assessed value calculation is full, true and complete for			est of my
identified above.			anovation area	
	Σ			
Dates (month, day, year)	8-17-21			
12-11-10	Trans.	0	0	
111111010	Nt (16)	13rih A	. Ostler	
County Auditor (Signature)		County Auditor (Prin		
		,		
	DEPARTMENT OF LOCAL GOVE			
	CERTIFICATION OF TIF BASE N	EUTRALIZATION		
Allocation Area Name				
The base assessed alwardjust	ment, as certified above, is approved by the Departme	nt of Local Government Fina	ince.	
1011. 1X1	_			
Ussey / Wrall		08/31/2021		
Commissioner Department of	Local Government Finance	Date (mark day)		



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County	Clinton County		
Jurisdiction	Frankfort Civil City		
Allocation Code	T12004		
Allocation Area Name	ConAgra Allocation Area		
Form Prepared By:			
Name	Parker Criswell		
	The state of the s		
Unit/Company	Reedy Financial Group		
Telephone Number	(317) 820-3440	<u>~</u>	
E-mail Address	pcriswell@reedyfinancialgroup.com		
1) 2020 Pay 2021 Base Asse	essed Value of Allocation Area	692,761	
2) 2020 Pay 2021 Increment	tal Assessed Value of Allocation Area	64,628,539	
3) 2020 Pay 2021 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$65,321,300
4) 2021 Pay 2022 Net Asses	esed Value of Allocation Area	62,382,600	
•	sed Value Growth in Allocation Area Due	02,382,000	
		0.	
	r a Change in Tax Status	0	
	sed Value Decrease in Allocation Area Due		
to Demolition or a Char	-	0	
•	sed Value Growth as a Result of	0	
Abatement Roll-Off in		0	
•	Decrease Due to 2021 Pay 2022	0	
Appeals Settlements in		0	
9) 2021 Pay 2022 Adjusted 1	Net Assessed Value of Allocation Area		\$62,382,600
		_	
10) 2021 Pay 2022 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	_	0.95501
11) 2021 Pay 2022 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$661,594
	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	-	\$61,721,006
,	(— ,—,	-	
13) Estimated 2021 Pay 2022	2 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.9865
	2 Incremental Tax Revenue ((Line 12/100) * Line 13)	_	\$2,460,508
	ax Rate for the Allocation Area		3.9865
•		_	
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.95501
I. Britt Ostler	Auditor, of Clinton	County, certify to the bes	t of my
knowledge that the above base	e assessed value calculation is full, true and complete for the tax incremen		y
identified above.			
	G % 41		
Dated (month, day, year)	8-17-21		
12	Dis.	11 1 A Dall.	
111111111		HA. ISHOY	
County Auditor (Signature)	County Au	ditor (Printed)	
ù			
	DEPARTMENT OF LOCAL GOVERNMENT FINAN		
	CERTIFICATION OF TIF BASE NEUTRALIZATION	ON	
Allocation Area Name			
	<u></u>		
The base assessed value adjus	stment, as certified above, is approved by the Department of Local Govern	ament Finance.	
Clarkes Nil	/-	/o.o.o.4	
Jan	08/31/		
Commissioner, Department of	f Local Government Finance Date (month,	day, year)	



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Clinton County		
Jurisdiction	Clinton County		
Allocation Code	T12003		
Allocation Area Name	Clinton County I-65 EDA		
Form Prepared By:			
Name	Emma Adlam		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	317-465-1500		
E-mail Address	emma.adlam@bakertilly.com		
, interior 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	J. M. Marian G. Galler V. M. J. V. M.		
1) 2020 Pay 2021 Base As	sessed Value of Allocation Area	78,872,406	
2) 2020 Pay 2021 Increme	ntal Assessed Value of Allocation Area	2,477,047	
	eal) Assessed Value of Allocation Area (Line 1 + Line 2)		\$81,349,453
1) 2021 D 2022 I . I	TAX 1 CAN A CAN	05 210 801	
	essed Value of Allocation Area	95,310,801	
	essed Value Growth in Allocation Area Due	12 742 260	
	or a Change in Tax Status	13,743,360	
to Demolition or a Ch	essed Value Decrease in Allocation Area Due	121,662	
	essed Value Growth as a Result of	121,002	
Abatement Roll-Off i		484,535	
	ue Decrease Due to 2021 Pay 2022	10,300	-
Appeals Settlements	*	0	
	Net Assessed Value of Allocation Area	·	=
			\$81,204,568
10) 2021 Pay 2022 Neutra	alization Factor (Line 9 / Line 3) (Round to Five Decimal Place	es)	0.99822
-	ed Base Assessed Value of Allocation Area (Line 1 * Line 10) ental Assessed Value of Allocation Area (Line 4 - Line 11)		\$78,732,013 \$16,578,788
14) Estimated 2021 Pay 202	22 Tax Rate for the Allocation Area (Round to Four Decimal Place 22 Incremental Tax Revenue ((Line 12/100) * Line 13) Fax Rate for the Allocation Area	es)	2.1456 \$355,714 2.1456
2021 PAY 2022 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION AREA (LI	NE 10)	0.99822
I, Britt A. Ostler	Auditor, of Clinton	County, certify to the	e best of my
identified above.	ase assessed value calculation is full, true and complete for the tax	increment finance anocation area	
	C 05 01		
Dated (month, day, year)	8-27-21		
2110	J		
Brutt AC	EATTLE Bri	tt A. Ostler	
County Auditor (Signature)	Con	unty Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT CERTIFICATION OF TIF BASE NEUTRAL		
	CENTIFICATION OF HE DAGE RECTRAL		
Allocation Area Name			
The bas assissed value according	istment, as certified above, is approved by the Department of Loc	al Government Finance.	
aldster Nil			
0000		08/31/2021	
Commissioner, Department	of Local Government Finance Dat	C (month, day, year)	