

State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85-Wabash			
Jurisdiction	Wabash Redevelopment Commission			
Allocation Code	T85101			
Allocation Area Name	Cinergy MetroNet Allocation Area -	City of Wabash Portion		
	-	•		
Form Prepared By:				
Name	Jim Higgins			
Unit/Company	LWG CPAs & Advisors			
Telephone Number	(317) 777-7023			
E-mail Address	Jim.Higgins@lwgcpa.com			
1) 2020 Pay 2021 Base Asse	essed Value of Allocation Area		16.000.000	
	al Assessed Value of Allocation Area		16,070,889	
	al) Assessed Value of Allocation Area (Lir	ne 1 + Line 2)	33,416,698	\$49,487,587
	,			Φ42,467,367
	sed Value of Allocation Area		49,886,075	
5) 2021 Pay 2022 Net Asses	sed Value Growth in Allocation Area Due			
	r a Change in Tax Status		267,436	
	sed Value Decrease in Allocation Area Du	e		
to Demolition or a Cha				
	sed Value Growth as a Result of			
Abatement Roll-Off in			353,720	
	e Decrease Due to 2021 Pay 2022			
Appeals Settlements in			82,400	
9) 2021 Pay 2022 Adjusted I	Net Assessed Value of Allocation Area			
			12	\$49,182,519
10) 2021 Pay 2022 Neutrali	zation Factor (Line 9 / Line 3) (Round t	o Five Desimal Blacce)		
,	2. Con I actor (Line) / Line 3) (Round t	orive Decimal Flaces)	-	0.99384
11) 2021 Pay 2022 Adjusted	Base Assessed Value of Allocation Area	(Line 1 * Line 10)		\$15,971,892
12) 2021 Pay 2022 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	9	\$33,914,183
	•	,	-	\$33,914,163
13) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round	to Four Decimal Places)		3
14) Estimated 2021 Pay 2022	Incremental Tax Revenue ((Line 12/100)	* Line 13)	-	\$1,017,425
15) Actual 2020 Pay 2021 Ta	x Rate for the Allocation Area		1	3
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)		0.99384
I MARCIE ST	HETHERI)	14/2000		
, , , ,	Auditor, of e assessed value calculation is full, true and	WABUSH	County, certify to the l	est of my
identified above.	e assessed value calculation is full, true and	complete for the tax increment fir	nance allocation area	
Dated (month, day, year)	7/26/2021			
11	7/26/2021 herberd	,		
Marcio .	hepherd	1 ARRCI	IE SHEDHERD	
County Auditor (Signature)	/	County Auditor	(Printed)	
		AL GOVERNMENT FINANCE		
	CERTIFICATION OF T	IF BASE NEUTRALIZATION		
Allocation Area Name				
Allocation Area Name				
The base assessed value address	tment, as certified above, is approved by th	e Department of Local Governmen	nt Finance	
711/1/30	Z	- 2-barmont of poed Opacillilei	n i mance,	
Ulskept / Wra	uY	07/27/202	21	
Commissioner, Department of	Local Government Finance	Date (month day ve	ar)	



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85-Wabash			
Jurisdiction	Wabash Redevelopment Commission			
Allocation Code	T85202		=	
Allocation Area Name	Wabash AgriProducts Allocation Area			
			-	
Form Prepared By:				
Name	Jim Higgins			
Unit/Company	LWG CPAs & Advisors			
Telephone Number	(317) 777-7023		.	
E-mail Address	Jim.Higgins@lwgcpa.com		-	
1) 2020 Pay 2021 Base Asse	ssed Value of Allocation Area		101.010	
2) 2020 Pay 2021 Increment	al Assessed Value of Allocation Area		184,040	
3) 2020 Pay 2021 Total (Rea	l) Assessed Value of Allocation Area (Line 1	l + Line 2)	67,860	\$251,900
		,		4201,500
4) 2021 Pay 2022 Net Asses	sed Value of Allocation Area		254,800	
	sed Value Growth in Allocation Area Due			
	a Change in Tax Status			
	sed Value Decrease in Allocation Area Due			
to Demolition or a Char				
	ed Value Growth as a Result of			
Abatement Roll-Off in				
	Decrease Due to 2021 Pay 2022			
Appeals Settlements in 9) 2021 Pay 2022 Adjusted N	let Assessed Value of Allocation Area			
s, bobi kuy bobb rujustou i	value of Anocanon Area			\$254,800
				Ψ23 1,000
10) 2021 Pay 2022 Neutrali	zation Factor (Line 9 / Line 3) (Round to F	ive Decimal Places)	2	1.01151
11) 2021 Pay 2022 Adjusted	Base Assessed Value of Allocation Area (I	ing 1 * Line 10)		Ø106.150
12) 2021 Pay 2022 Incremen	tal Assessed Value of Allocation Area (Lin	ne 4 - Tine 11)		\$186,158
, x uy inci vino.	em 1255c55cd value of fillocation Area (Em	ie 4 - Line 11)	-	\$68,642
13) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round to	Four Decimal Places)		1 272
14) Estimated 2021 Pay 2022	Incremental Tax Revenue ((Line 12/100) * I	ine 13)		1.373 \$942
15) Actual 2020 Pay 2021 Ta	Rate for the Allocation Area	13)	-	1.373
			-	1.575
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCA	ATION AREA (LINE 10)	[1.01151
I. MARCIE SH	EDHERD Auditor, of	WABASH		1 . 0
	e assessed value calculation is full, true and c	ownlote for the tour in any of Comme	County, certify to the	best of my
identified above.	assessed value calculation is full, lide and c	omplete for the tax increment finan	ce allocation area	
	, ,			
Dated (month, day, year)	7/26/2021			
Marcie Sh	pheral	11/100	SHEPHERIS	
County Auditor (Signature)	preso			
County Additor (Signature)		County Auditor (Pr	inted)	
	DEPARTMENT OF LOCAL	GOVERNMENT FINANCE		
	CERTIFICATION OF TIF			
A11 .* A 37				
Allocation Area Name				
The base assessed value adial	ment, as certified above, is approved by the I	Department of Local Government F	inance	
7011 1/5	L strain and the strain of the s		munico.	
Classiff / Was	WY	07/27/2021		
Commissioner, Department of	Local Government Finance	Date (month, day, year)		



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85-Wabash		
Jurisdiction	Wabash County Redevelopment Commission		
Allocation Code	T85201		
Allocation Area Name	POET Allocation Area		
Form Prepared By:			
Name	Jim Higgins		
Unit/Company	LWG CPAs & Advisors		
Telephone Number	(317) 777-7023		
E-mail Address	Jim.Higgins@lwgcpa.com		
	essed Value of Allocation Area		0
2) 2020 Pay 2021 Increment	tal Assessed Value of Allocation Area	6,765,4	400
3) 2020 Pay 2021 Total (Res	al) Assessed Value of Allocation Area (Line 1 + Line	2)	\$6,765,400
4) 2021 Pay 2022 Net Asses	ssed Value of Allocation Area	5,846,	700
5) 2021 Pay 2022 Net Asses	ssed Value Growth in Allocation Area Due		
to New Construction of	r a Change in Tax Status		0
to Demolition or a Cha	sed Value Decrease in Allocation Area Due		
	sed Value Growth as a Result of		
Abatement Roll-Off in			0
	e Decrease Due to 2021 Pay 2022		
Appeals Settlements in			
9) 2021 Pay 2022 Adjusted I	Net Assessed Value of Allocation Area		\$5 946 700
			\$5,846,700
10) 2021 Pay 2022 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Dec	imal Places)	0.86421
11) 2021 Pay 2022 Adjusted	l Base Assessed Value of Allocation Area (Line 1 *	Line 10)	\$0
12) 2021 Pay 2022 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Li	ne 11)	\$5,846,700
13) Estimated 2021 Pay 2022	? Tax Rate for the Allocation Area (Round to Four De	cimal Places)	1.4784
14) Estimated 2021 Pay 2022	! Incremental Tax Revenue ((Line 12/100) * Line 13)		\$86,438
15) Actual 2020 Pay 2021 Ta	x Rate for the Allocation Area		1.4784
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION A	AREA (LINE 10)	0.86421
I. MARCIE SHE	TOHERD Auditor, of WALA	25td	
	e assessed value calculation is full, true and complete	County, certify to	the best of my
identified above.	a assessed value calculation is full, true and complete	for the tax increment imance anocation area	
Dated (month, day, year)	7/26/2021		
Marcin She	ahead	Magney Sugal	- Λ
County Auditor (Signature)		County Auditor (Printed)	20
	DEPARTMENT OF LOCAL GOVE CERTIFICATION OF TIF BASE N	RNMENT FINANCE NEUTRALIZATION	
Allocation Area Name			
The base As Ad value was	Anent, as certified above, is approved by the Departm	cont of Local Covernment P	
The base assessed value galds	2 approved by the Departm		
Classiff / Ca	rally	07/27/2021	
Commissioner, Department of	Local Government Finance	Date (month, day, year)	



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85 - Wabash			
Jurisdiction	Wabash Redevelopment Commission		=	
Allocation Code	T85103		-	
Allocation Area Name	Miami and Market Streets Allocation A	Area	=) =>	
Form Prepared By:			=2	
Name	Jim Higgins			
Unit/Company	LWG CPAs & Advisors		-:	
Telephone Number	(317) 777-7023		-	
E-mail Address	Jim.Higgins@lwgcpa.com		_	
1) 2020 P. 2021 P				
	essed Value of Allocation Area		0	
	tal Assessed Value of Allocation Area		1,108,300	
3) 2020 Pay 2021 Total (Rea	al) Assessed Value of Allocation Area (Line	1 + Line 2)	_	\$1,108,300
	sed Value of Allocation Area		1,108,300	
5) 2021 Pay 2022 Net Asses	sed Value Growth in Allocation Area Due		-,,,	
	r a Change in Tax Status			
	sed Value Decrease in Allocation Area Due			
to Demolition or a Cha				
	sed Value Growth as a Result of			
Abatement Roll-Off in	Allocation Area			
8) Estimated Assessed Value	Decrease Due to 2021 Pay 2022			
Appeals Settlements in	Allocation Area			
9) 2021 Pay 2022 Adjusted 1	Net Assessed Value of Allocation Area			
			_	\$1,108,300
10) 2021 Day 2022 No. 4 11				
10) 2021 Pay 2022 Neutrali	zation Factor (Line 9 / Line 3) (Round to I	Five Decimal Places)	_	1.00000
11) 2021 Pay 2022 Adjusted	Base Assessed Value of Allocation Area (l	Line 1 * Line 10)		\$0
12) 2021 Pay 2022 Incremen	ntal Assessed Value of Allocation Area (Li	ne 4 - Line 11)	,	\$1,108,300
			0.	\$1,108,300
13) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round to	Four Decimal Places)		3
14) Estimated 2021 Pay 2022	Incremental Tax Revenue ((Line 12/100) * I	Line 13)	=	\$33,249
	x Rate for the Allocation Area	·	1	3
2021 THE ST 2022 THE COT NAMED			_	
2021 FA1 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCA	ATION AREA (LINE 10)	L	1.00000
I, MARCIE SHI	EDHERD Auditor, of	WABASH	County, certify to the b	est of my
knowledge that the above base	e assessed value calculation is full, true and c	complete for the tax increment finance	e allocation area	
identified above.				
Dated (month, day, year)	1/24/2021			
11 . 0		,		
Marcio Oh	rephyd		- SHEPHERD	
County Auditor (Signature)		County Auditor (Pri	inted)	
	DEPARTMENT OF LOCAL	L GOVERNMENT FINANCE		
		BASE NEUTRALIZATION		
Allocation Area Name				
The bale assessed value adjust	ment, as certified above, is approved by the l	Department of Local Government Fi	nance.	
(Odd X)		i management is	names of We	
Comple / Br	all f	07/27/2021		
Commissioner, Department of	Local Government Finance	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85-Wabash			
Jurisdiction	Wabash Redevelopment Commission		 2	
Allocation Code	T85102	•		
Allocation Area Name	Ford Meter Box Allocation Area			
Form Prepared By:				
Name	Jim Higgins			
Unit/Company	LWG CPAs & Advisors			
Telephone Number	(317) 777-7023		_	
E-mail Address	Jim.Higgins@lwgcpa.com			
			_	
	essed Value of Allocation Area		4,517,580	
	tal Assessed Value of Allocation Area		221,020	
3) 2020 Pay 2021 Total (Rea	al) Assessed Value of Allocation Area (Lin	ne 1 + Line 2)		\$4,738,600
4) 2021 Pay 2022 Net Asses	ssed Value of Allocation Area		4.055.500	
	ssed Value Growth in Allocation Area Due		4,855,700	
	r a Change in Tax Status			
	sed Value Decrease in Allocation Area Du			
to Demolition or a Cha		ic .		
	sed Value Growth as a Result of			
Abatement Roll-Off in				
	e Decrease Due to 2021 Pay 2022			
Appeals Settlements in				
	Net Assessed Value of Allocation Area			
	variation of Philodelion Philo			\$4,855,700
			9	\$4,633,700
10) 2021 Pay 2022 Neutrali	ization Factor (Line 9 / Line 3) (Round to	o Five Decimal Places)		1.02471
		,		*
	l Base Assessed Value of Allocation Area			\$4,629,209
12) 2021 Pay 2022 Incremen	ntal Assessed Value of Allocation Area (I	Line 4 - Line 11)		\$226,491
12) Estimated 2021 Bar. 2022	Tron Date Co. d. Att. Lett. A. CD. 1			
13) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round t	to Four Decimal Places)		
	Incremental Tax Revenue ((Line 12/100)	* Line 13)		
15) Actual 2020 Pay 2021 Ta	x Rate for the Allocation Area			
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)	r	1.02471
,		ENTION AREA (ENTE 10)	r	1.02471
I, MARCIE SH	IEPHERL Auditor, of	WABASH	County, certify to the	heet of my
knowledge that the above bas	e assessed value calculation is full, true and		ance allocation area	best of my
identified above.	,		and anothern area	
	- /			
Dated (month, day, year)	<u>7/26/2021</u> Lesherd			
1/24:00 8/	realized.	11	9. 150.150	Λ
	apraid		E SHEPHER	<u> </u>
County Auditor (Signature)		County Auditor (Printed)	
	DEPARTMENT OF LOC	AL GOVERNMENT FINANCE		
		IF BASE NEUTRALIZATION		
Allocation Area Name				
	11			
The base assessed value adjus	scertific above, is approved by th	e Department of Local Government	Finance.	
Wester	(Wrall)	07/27/202	21	
Commissioner, Department of	Local Government Finance	Date (month day year		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85-Wabash			
Jurisdiction	Wabash Redevelopment Commission	on		
Allocation Code	T85106			
Allocation Area Name	Cinergy MetroNet Allocation Area	- Wabash County Portion		
Form Prepared By:				
Name	Jim Higgins			
Unit/Company	LWG CPAs & Advisors			
Telephone Number	(317) 777-7023			
E-mail Address	Jim.Higgins@lwgcpa.com			
L-man Address	Jiii.Tiiggiiis@Twgcpa.com			
1) 2020 Pay 2021 Base Ass	essed Value of Allocation Area		1,045,915	
	tal Assessed Value of Allocation Area		574,250	
	al) Assessed Value of Allocation Area (L	ine 1 + Line 2)	374,230	\$1,620,165
	,	,	_	Ψ1,020,103
4) 2021 Pay 2022 Net Asses	ssed Value of Allocation Area		1,612,280	
5) 2021 Pay 2022 Net Asses	ssed Value Growth in Allocation Area Du	e		
	r a Change in Tax Status			
6) 2021 Pay 2022 Net Asses	ssed Value Decrease in Allocation Area D	Due		
to Demolition or a Cha	inge in Tax Status			
7) 2021 Pay 2022 Net Asses	ssed Value Growth as a Result of			
Abatement Roll-Off in	Allocation Area			
8) Estimated Assessed Valu	e Decrease Due to 2021 Pay 2022			
Appeals Settlements in	Allocation Area			
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area			
			_	\$1,612,280
40) 4044 7 4044 77				
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)		0.99513
11) 2021 Pay 2022 Adjusted	l Base Assessed Value of Allocation Ar	es (I inc 1 * I inc 10)		£1.040.031
	ntal Assessed Value of Allocation Area		-	\$1,040,821
12) 2021 X uj 2022 Incienc	and restessed value of Amounton Arta	(Line 4 - Line 11)	_	\$571,459
13) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round	d to Four Decimal Places)		1.447
	Incremental Tax Revenue ((Line 12/100	·	-	\$8,269
	x Rate for the Allocation Area	, 2	22	1.447
·,····				1.447
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)		0.99513
		1	4	
	EDNERD Auditor, of	WABASH C	ounty, certify to the be	st of my
knowledge that the above bas	e assessed value calculation is full, true a	nd complete for the tax increment finance	allocation area	ž
identified above.				
D	7/2/2/2021			
Dated (month, day, year)	7/26/2021 epheral			
11min 51/2	enhand	11000-	Summer	
County Auditor (Signature)	THURSE		SHEPHERD	
County Auditor (Signature)		County Auditor (Print	ed)	
	DEPARTMENT OF LO	CAL GOVERNMENT FINANCE		
		TIF BASE NEUTRALIZATION		
Allocation Area Name				
The bless as lessed value adds	tment as certified above is approved by	the Department of Local Government Fina		
The discussed variety of the state of the st	ment, a certified above, is approved by	me Department of Local Government Fina	ince.	
Classiff / Won	w	07/27/2021		
Commissioner, Department of	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85-Wabash		
Jurisdiction	Wabash Redevelopment Commission		
Allocation Code	T85105		
Allocation Area Name	Cinergy MetroNet Allocation Area - Town of North Mar	nchester Portion	
Form Prepared By:			
Name	Jim Higgins		
Unit/Company	LWG CPAs & Advisors		
Telephone Number	(317) 777-7023	-	
E-mail Address	Jim.Higgins@lwgcpa.com		
1) 2020 Pay 2021 Base Asse	ssed Value of Allocation Area	2,755,189	
2) 2020 Pay 2021 Increment	al Assessed Value of Allocation Area	2,102,411	
	d) Assessed Value of Allocation Area (Line 1 + Line 2)	\$4,857,	600
4) 2021 Pay 2022 Net Asses	sed Value of Allocation Area	4,672,105	
•	sed Value Growth in Allocation Area Due	1,072,103	
	a Change in Tax Status	20	
	sed Value Decrease in Allocation Area Due		
to Demolition or a Cha		· · · · · · · · · · · · · · · · · · ·	
	sed Value Growth as a Result of		
Abatement Roll-Off in		67,005	
8) Estimated Assessed Value	Decrease Due to 2021 Pay 2022	0,,000	
Appeals Settlements in	•		
9) 2021 Pay 2022 Adjusted 1	Net Assessed Value of Allocation Area		
		\$4,605,1	100
10) 2021 Pay 2022 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal Place	es)0.948	802
11) 2021 Pay 2022 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$2,611,9	974
	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$2,060,1	_
	,	<u> </u>	-
13) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round to Four Decimal Plac	es)	3
14) Estimated 2021 Pay 2022	Incremental Tax Revenue ((Line 12/100) * Line 13)	\$61,8	_
15) Actual 2020 Pay 2021 Ta	x Rate for the Allocation Area		3
2021 PAV 2022 RASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (L	INF 10)	202
/		INE 10) 0.948	102
I. 1 (MAIN) SI	repherd Auditor, of Wahash	County, certify to the best of my	
knowledge that the above base	e assessed value calculation is full, true and complete for the tax		
identified above.	the table to table	. Mesomont intante unocation area	
Detail	7/21/2021		
Dated (month, day, year)	7/26/2021 hepherd		
1 (mail) 8	heapend	Marcie Shepherd	
County Auditor (Signature)	represent	ounty Auditor (Printed)	
		runty Auditor (17thieu)	
В	DEPARTMENT OF LOCAL GOVERNMEN		_
	CERTIFICATION OF TIF BASE NEUTRA	LIZATION	
Allocation Area Name			
The base assessed value adjus	tment, as certified above, is approved by the Department of Loc	al Government Finance.	
aldster Nels	ut	07/27/2021	
Commissioner, Department of	Local Government Finance	te (month, day, year)	
, ,		4 terminal and a mining	