

State Form 56059 (R6 / 5-22)

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			
E-mail Address	(317) 777-7023		
L-man Address	Jim.Higgins@lwgcpa.com		
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area	16,168,531	
2) 2021 Pay 2022 Increment	tal Assessed Value of Allocation Area	33,245,008	
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)	33,243,000	\$49,413,539
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area		
5) 2022 Pay 2023 Net Asses	sed Value Growth in Allocation Area Due	56,379,004	
to New Construction of	r a Change in Tax Status		
6) 2022 Pay 2023 Net Asses.	sed Value Decrease in Allocation Area Due	763,360	
to Demolition or a Cha	nge in Tax Status		
7) 2022 Pay 2023 Net Assess	sed Value Growth as a Result of	422,500	
Abatement Roll-Off in	Allocation Area		
	Decrease Due to 2022 Pay 2023	0	
Appeals Settlements in	Allocation Area		
	Net Assessed Value of Allocation Area	0	
	The state of the s		\$56,038,144
		_	#50,056,144
10) 2022 Pay 2023 Neutrali:	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)	_	1.13406
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)		#10.22.C.004
12) 2022 Pay 2023 Incremen	ital Assessed Value of Allocation Area (Line 4 - Line 11)	-	\$18,336,084
	(MARK I LIGHT II)	_	\$38,042,920
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places)		
14) Estimated 2022 Pay 2023	Incremental Tax Revenue ((Line 12/100) * Line 13)	\ 	<u>3</u>
15) Actual 2021 Pay 2022 Tax	Rate for the Allocation Area	-	\$1,141,288
		33	3
2022 PAY 2023 BASE NEUT	FRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	Г	1.13406
I, MARCIE SHEPI	USAN ALTO DE LA		
knowledge that the above base	HEPL) Auditor, of WABASH County	y, certify to the be	st of my
identified above.	assessed value calculation is full, true and complete for the tax increment finance alloc	ation area	
Dated (month, day, year)	1/29/22 upherd Marcie Sh		
Marcie Sh	ushud 11 S	- \	
County Auditor (Signature)	County Auditor (Printed)	EDHERL	
(8)	County Auditor (Printed)		
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE		
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
	A		
he lase assessed value ajust	ent, as certified above, is approved by the Department of Local Government Finance.		
10d.1. 1 XI	07/29/2022		
assept / Wo	rall }		
Commissioner, Department of I	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 Commiss	sion	-	
Allocation Code	T85102		-	
Allocation Area Name	Ford Meter Box Allocation Area		=8	
Form Prepared By:			-	
Name	Jim Higgins			
Unit/Company	LWG CPAs & Advisors		,	
Telephone Number	(317) 777-7023			
E-mail Address	Jim.Higgins@lwgcpa.com			
1) 2021 Pay 2022 Base Ass	sessed Value of Allocation Area		4,583,089	
2) 2021 Pay 2022 Incremen	ntal Assessed Value of Allocation Area		272,611	
3) 2021 Pay 2022 Total (Re	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	2/2,011	\$4,855,700
4) 2022 Pay 2023 Net Asse	ssed Value of Allocation Area			
5) 2022 Pay 2023 Net Asset	ssed Value Growth in Allocation Area D	hi e	5,299,400	
to New Construction of	or a Change in Tax Status	uc		
6) 2022 Pay 2023 Net Asses	ssed Value Decrease in Allocation Area	Due	34,900	
to Demolition or a Cha	ange in Tax Status	Due		
7) 2022 Pay 2023 Net Asses	ssed Value Growth as a Result of		0	
Abatement Roll-Off in	Allocation Area			
8) Estimated Assessed Value	e Decrease Due to 2022 Pay 2023		0	
Appeals Settlements in	Allocation Area			
9) 2022 Pay 2023 Adjusted l	Net Assessed Value of Allocation Area		0	
		-		\$5,264,500
10) 2022 Pay 2022 Nontrol			-	
10) 2022 Tay 2023 Neutran	ization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)		1.08419
11) 2022 Pay 2023 Adjusted	l Base Assessed Value of Allocation Ar	res (Line 1 * Line 10)		
12) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Area	(Line 4 - I inc 11)	_	\$4,968,939
		(Ellie 4 - Ellie 11)		\$330,461
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Roun	d to Four Decimal Places)		
14) Estimated 2022 Pay 2023	Incremental Tax Revenue ((Line 12/100) * Line 13)	-	3
15) Actual 2021 Pay 2022 Tax	x Rate for the Allocation Area	, Dine 13)	_	\$9,914
			_	3
2022 PAY 2023 BASE NEUT	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)		1.08419
I, MARCIE SHE	PHERD Auditor, of	WABASH CO		
knowledge that the above base	assessed value calculation is full true a	nd complete for the tax increment finance	ounty, certify to the be	st of my
identified above.	tun, nue a	and complete for the tax increment finance	allocation area	
Dated (month, day, year) Marcio Sh County Auditor (Signature)	7/29/2022			
1 danier SI		* /	57	
County Auditor (Signature)	phia	County Auditor (Printe) HEPHERL)	
ocumy ridditor (bigilature)		County Auditor (Printe	ed)	
	DEPARTMENT OF LOC	CAL GOVERNMENT FINANCE		
	CERTIFICATION OF T	TIF BASE NEUTRALIZATION		
Allocation Area Name				
ma				
ine pase issessed value adjustr	nent, as certified above, is approved by t	he Department of Local Government Finar	nce.	
Claster Not	111			
Commissioner Deportment - CT	Const Constant	07/29/2022		
Commissioner, Department of I	Local Government Finance	Date (month, day, year)		



State Form 56059 (R6 / 5-22)

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 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) 2021 Pay 2022 Base Asse	essed Value of Allocation Area	_	0	
	tal Assessed Value of Allocation Area	-	1,108,300	
	al) Assessed Value of Allocation Area (Line 1 + Line 2)	-	1,100,300	\$1,108,300
4) 2022 Pay 2023 Net Asses	ssed Value of Allocation Area		1,317,900	
	sed Value Growth in Allocation Area Due	-	1,517,900	
	r a Change in Tax Status		0	
	sed Value Decrease in Allocation Area Due	-	<u>U</u>	
to Demolition or a Cha	inge in Tax Status		0	
	sed Value Growth as a Result of		0	
Abatement Roll-Off in			0	
	e Decrease Due to 2022 Pay 2023	-		
Appeals Settlements in			0	
	Net Assessed Value of Allocation Area			
				\$1,317,900
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal	Diagon		
			-	1.18912
11) 2022 Pay 2023 Adjusted	l Base Assessed Value of Allocation Area (Line 1 * Line	e 10)		\$0
12) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Line 1)	1)		\$1,317,900
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decima	l Places)		2
14) Estimated 2022 Pay 2023	Incremental Tax Revenue ((Line 12/100) * Line 13)	114003)		\$39,537
	x Rate for the Allocation Area		_	
			-	3
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION ARE	CA (LINE 10)		1.18912
I, MARCIE SH		H Cour	nty, certify to the be	st of my
knowledge that the above bas	e assessed value calculation is full, true and complete for t	he tax increment finance allo	ocation area	,
identified above.				
Dated (month, day, year) Lancio St. County Auditor (Signature)	7/29/2022			
11				
Marcu	epherd	MARCIE ST	EPHERO	
County Auditor (Signature)		County Auditor (Printed)		
	DEPARTMENT OF LOCAL GOVERNM	MENT FINANCE		
	CERTIFICATION OF TIF BASE NEU	TRALIZATION		
Allocation Area Name				
The assessed while affirm	tment, as certified above, is approved by the Department o	f Local Government Finance	a	
7,11 1/30	> Z		··	
Casher Melas	uy	07/29/2022		
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 Redevelopmen	nt Commission		
Allocation Code	T85201		i.	
Allocation Area Name	POET Allocation Area		2	
Form Prepared By:				
Name	Jim Higgins			
Unit/Company	LWG CPAs & Advisors			
Telephone Number	(317) 777-7023			
E-mail Address	Jim.Higgins@lwgcpa.com			
1) 2021 Pro 2022 P				
1) 2021 Pay 2022 Base Ass	essed Value of Allocation Area		0	
2) 2021 Pay 2022 Incremen	tal Assessed Value of Allocation Are	ea v	5,846,700	
3) 2021 Pay 2022 Total (Re	al) Assessed Value of Allocation Are	ea (Line 1 + Line 2)		\$5,846,700
4) 2022 Pay 2023 Net Asses	ssed Value of Allocation Area		6 169 500	
5) 2022 Pay 2023 Net Asses	ssed Value Growth in Allocation Area	a Due	6,168,500	
to New Construction o	r a Change in Tax Status			
6) 2022 Pay 2023 Net Asses	ssed Value Decrease in Allocation Ar	rea Due	0	
to Demolition or a Cha	nge in Tax Status		0	
Abatement Roll-Off in	sed Value Growth as a Result of			
8) Estimated Assessed Value	Decrease Due to 2022 Pay 2023		0	
Appeals Settlements in	Allocation Area			
9) 2022 Pay 2023 Adjusted I	Net Assessed Value of Allocation Are	ea	0	
				\$6,168,500
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Rou	and to Till But a beautiful	_	, ,
			9 1	1.05504
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation	Area (Line 1 * Line 10)		
12) 2022 Pay 2023 Incremen	ital Assessed Value of Allocation A	rea (Line 4 - Line 11)	, -	\$6 169 500
			-	\$6,168,500
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Ro	ound to Four Decimal Places)		1.3279
14) Estimated 2022 Pay 2023	Incremental Tax Revenue ((Line 12/1	100) * Line 13)		\$81,912
15) Actual 2021 Pay 2022 Tax	Rate for the Allocation Area		-	1.3279
2022 PAY 2023 BASE NEUT	TRALIZATION FACTOR FOR A	LLOCATION AREA (LINE 10)	_	1.05504
I, MARCIE SHE	-0.433	1. (1.05504
		_WABASH Co	ounty, certify to the be	st of my
identified above.	assessed value calculation is full, tru	ue and complete for the tax increment finance a	Illocation area	
	7/20/			
Dated (month, day, year) Manaw Sh	1729/2072			
Marcio St	centural	11222	Summuma	
County Auditor (Signature)	- praige	County Auditor (Printe	JHEPHERL)	
		County Addition (Frame	u)	
	DEPARTMENT OF L	OCAL GOVERNMENT FINANCE		
	CERTIFICATION O	OF TIF BASE NEUTRALIZATION		
Allocation Area Name				
41 1 A/A				
The togge assessed value adjust	hent, a straffied above, is approved t	by the Department of Local Government Finan	ce.	
11/10		07/29/2022		
Commissioner, Department of L	ocal Government Finance			
,	The Covernment I mailed	Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85 - Wabash			
Jurisdiction	Wabash County Redevelopment Commi	ssion		
Allocation Code	T85202	551011		
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) 2021 Pay 2022 Base As	sessed Value of Allocation Area			
2) 2021 Pay 2022 Increme	ntal Assessed Value of Allocation Area		186,160	
3) 2021 Pay 2022 Total (R	eal) Assessed Value of Allocation Area (Line 1	+ Line 2)	68,640	\$254,800
4) 2022 Pay 2022 Not A and	and Val. Carl		-	
5) 2022 Pay 2023 Net Asse	essed Value of Allocation Area		296,400	
to New Construction	essed Value Growth in Allocation Area Due			
6) 2022 Pay 2023 Net Age	or a Change in Tax Status		0	
to Demolition or a Ch	ssed Value Decrease in Allocation Area Due			
7) 2022 Pay 2023 Net Asse	ange in Tax Status ssed Value Growth as a Result of	52	. 0	
Abatement Roll-Off in	Allogation Anna			
	e Decrease Due to 2022 Pay 2023	-	0	
Appeals Settlements is	A Allocation Area			
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area	_	0	
, , , , , , , , , , , , , , , , , , , ,	ver resessed value of Anocation Area			
				\$296,400
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to Fiv	e Decimal Places)		1.16327
			_	1.10327
12) 2022 Pay 2023 Adjuster	Base Assessed Value of Allocation Area (Lin	e 1 * Line 10)		\$216,554
12) 2022 Fay 2023 Increme	ntal Assessed Value of Allocation Area (Line	4 - Line 11)	S	\$79,846
13) Estimated 2022 Pay 2023	Tay Date for the Allegation A			412,010
14) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Fo Incremental Tax Revenue ((Line 12/100) * Lin	ur Decimal Places)		1.4355
15) Actual 2021 Pay 2022 Ta	x Rate for the Allocation Area	e 13)		\$1,146
,	A Rate for the Anocation Area			1.4355
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCAT	ION ADEA (LINE 40)		
		ON AREA (LINE 10)		1.16327
I, MARCIE SH	EPHERD Auditor, of	Abash Cou		
knowledge that the above bas	e assessed value calculation is full, true and com	plete for the tay increment finance all	inty, certify to the best of	my
identified above.	,	protection the tax increment imance an	ocation area	
Dated (month, day, year)	7/29/2022			
Dated (month, day, year) Marcin 5	kepherd	MARCIE S	LERUENA	
County Auditor (Signature)		County Auditor (Printed		
		County Addition (Frinted)	,	
	DEPARTMENT OF LOCAL G	OVERNMENT FINANCE		
	CERTIFICATION OF TIF BA	SE NEUTRALIZATION		
Allocation Area Name				
The ase seesed very adjust	ment, as cartified above, is approved by the Dep	artment of Local Government Finance	ρ.	
aldster Nels	w.		. .	
Commissioner, Department of	Local Government Finance	07/29/2022		
- Department 01	Local Government Finance	Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85 - Wabash		
Jurisdiction	Wabash County Redevelopment Commission		
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		
1) 2021 Pay 2022 Page Age	ssed Value of Allocation Area		
	al Assessed Value of Allocation Area	1,054,289	
3) 2021 Pay 2022 Incidence at 2	l) Assessed Value of Allocation Area (Line 1 + Line 2)	557,991	
3) 2021 Tay 2022 Total (Rea	1) Assessed Value of Affocation Area (Line 1 + Line 2)		\$1,612,280
4) 2022 Pay 2023 Net Assess	sed Value of Allocation Area	1 702 550	
	sed Value Growth in Allocation Area Due	1,792,550	
to New Construction or	a Change in Tax Status	0	
6) 2022 Pay 2023 Net Assess	ed Value Decrease in Allocation Area Due		
to Demolition or a Char	nge in Tax Status	0	
	ed Value Growth as a Result of		
Abatement Roll-Off in		0	
8) Estimated Assessed Value	Decrease Due to 2022 Pay 2023		
Appeals Settlements in .		0	
9) 2022 Pay 2023 Adjusted N	let Assessed Value of Allocation Area		
			\$1,792,550
10) 2022 D. 2022 N	4 5 4 5 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	· ·	
10) 2022 Pay 2023 Neutraliz	ration Factor (Line 9 / Line 3) (Round to Five Decimal Places)	, <u> </u>	1.11181
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)		
12) 2022 Pay 2023 Aujusteu	tal Assessed Value of Allocation Area (Line 4 - Line 10)	<u></u>	\$1,172,169
12, 4022 Lay 2023 Incidition	tal Assessed Value of Anocation Area (Line 4 - Line 11)	-	\$620,381
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.447
14) Estimated 2022 Pay 2023	Incremental Tax Revenue ((Line 12/100) * Line 13)		1.447
15) Actual 2021 Pay 2022 Tax	Rate for the Allocation Area		\$8,977
		1	1.447
2022 PAY 2023 BASE NEUT	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.11181
		L	1.11101
I, MARCIE SH		County, certify to the bes	t of my
knowledge that the above base	assessed value calculation is full, true and complete for the tax increment final	nce allocation area	,
identified above.			
Dated (month, day, year)	7/29/2022		
Dated (month, day: year) Marcin 5	benkerd	E SHEDHERD	
County Auditor (Signature)	County Auditor (F	E CHEDHERD	
====	County Auditor (P	rintea)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE		
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
Thuse ssessed value adjust	ment, as cortified above, is approved by the Department of Local Government	Finance	
1011.1X7		inatioo,	
Cossept / Was	07/29/2022		
Commissioner, Department of I	Local Government Finance Date (month, day, year)	-0	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85 - Wabash		
Jurisdiction	North Manchester Redevelopment Commission	-	
Allocation Code	T85105	_	
Allocation Area Name	Cinergy MetroNet Allocation Area - Town of North Manchester Portion		
Form Prepared By:			
Name	Jim Higgins		
Unit/Company	LWG CPAs & Advisors	<u>-</u> 2	
Telephone Number	(317) 777-7023		
E-mail Address	Jim.Higgins@lwgcpa.com		
1) 2021 Pay 2022 Base Ass	essed Value of Allocation Area		
	tal Assessed Value of Allocation Area	2,613,068	
3) 2021 Pay 2022 Total (Re-	al) Assessed Value of Allocation Area (Line 1 + Line 2)	2,056,037	\$4,669,105
	ssed Value of Allocation Area	5,478,620	
	sed Value Growth in Allocation Area Due		
	r a Change in Tax Status	0	
	sed Value Decrease in Allocation Area Due		
to Demolition or a Cha		0	
	sed Value Growth as a Result of		
Abatement Roll-Off in		545,215	
	e Decrease Due to 2022 Pay 2023		
Appeals Settlements in		0	
9) 2022 Pay 2023 Adjusted I	Net Assessed Value of Allocation Area	+1	
		<u></u>	\$4,933,405
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	=	1.05661
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$2,760,994
12) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	<u>-</u>	\$2,717,626
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places)	_	
14) Estimated 2022 Pay 2023	Incremental Tax Revenue ((Line 12/100) * Line 13)		2.9604
15) Actual 2021 Pay 2022 Ta	x Rate for the Allocation Area	-	\$80,453
,		Eq.	2.9604
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.05661
I, MARCIE ST	REPHERD Auditor, of ABASH	County cortificts the h	
knowledge that the above bas	e assessed value calculation is full, true and complete for the tax increment finance	County, certify to the be	est of my
identified above.	i	e anocanon area	
Dated (month, day, year)	7/29/2022		
Marcio S	7/29/2022 hepherd Unecie	SHEPHERD	
County Auditor (Signature)	County Auditor (Pro		
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE		
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
The se a sessed value adjus	ment, as captified above, is approved by the Department of Local Government Fi	nance.	
aldster Nel.	07/29/2022		
Commissioner Denortment of			
Commissioner, Department of	Local Government Finance Date (month, day, year)		