

TIF NEUTRALIZATION SUMMARY

PRINCETON (INDIANA) REDEVELOPMENT COMMISSION

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2024 Neutral Factor</u>	<u>Pay 2024 Pass-through AV</u>
Reinbrecht	T26005	1.26708	\$0
Second Avenue	T26006	1.21543	\$0
Princeton - Second Avenue (District Apartments Phase 1)	T26007	1.00000	\$0

FOR INTERNAL USE ONLY
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
JULY 28, 2023



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Gibson
Jurisdiction Princeton Civil City
Allocation Code T26005
Allocation Area Name Reinbrecht Allocation Area

Form Prepared By:
Name Emma Adlam
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1512
E-mail Address Emma.Adlam@bakertilly.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	64,400	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	0	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$64,400
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	81,600	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	0	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		\$81,600
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.26708
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$81,600
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$0
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.26708

I, Michael Watkins Auditor, of Gibson 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) 7/28/2023
Michael A. Watkins
County Auditor (Signature)

Michael Watkins
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

7/31/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Gibson
 Jurisdiction Princeton Civil City
 Allocation Code T26006
 Allocation Area Name Second Avenue Allocation Area

Form Prepared By:
 Name Emma Adlam
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number 317-465-1512
 E-mail Address Emma.Adlam@bakertilly.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>312,400</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$312,400</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>379,700</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$379,700</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.21543</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$379,700</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$0</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.21543</u>

I, Michael Watkins Auditor, of Gibson 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)

7/28/2023

Michael A. Watkins
 County Auditor (Signature)

Michael Watkins
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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[Signature]
 Commissioner, Department of Local Government Finance

7/31/2023
 Date (month, day, year)



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2023 PAY 2024**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Gibson
 Jurisdiction Princeton Civil City
 Allocation Code T26007
 Allocation Area Name Princeton - Second Avenue (District Apartments Phase 1)

Form Prepared By:
 Name Emma Adlam
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number 317-465-1512
 E-mail Address Emma.Adlam@bakertilly.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>21,600</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$21,600</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>21,600</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$21,600</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00000</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$21,600</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$0</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00000</u>

I, Michael Watkins Auditor, of Gibson 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) 7/28/23
Michael A. Watkins
 County Auditor (Signature)

Michael Watkins
 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

07/31/2023
 Date (month, day, year)



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2023 PAY 2024**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Gibson
 Jurisdiction Gibson County
 Allocation Code T26002
 Allocation Area Name Owensville North EDA

Form Prepared By:
 Name Matt Eckerle
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number 317-465-1520
 E-mail Address Matt.Eckerle@bakertilly.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>617,850</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>1,981,650</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$2,599,500</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>4,875,400</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>2,255,300</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$2,620,100</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00792</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$622,743</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$4,252,657</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00792</u>

I, Michael Watkins Auditor, of Gibson 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) 07/28/2023
Michael A. Watkins
 County Auditor (Signature)

Michael Watkins
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

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Commissioner, Department of Local Government Finance

07/28/2023

Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Gibson
 Jurisdiction Gibson County
 Allocation Code T26001
 Allocation Area Name Patoka/Union Twp EDA - Patoka Twp

Form Prepared By:

Name Matt Eckerle
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number 317-465-1520
 E-mail Address Matt.Eckerle@bakertilly.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>497,770</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>137,268,930</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$137,766,700</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>139,201,300</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$139,201,300</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01041</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$502,952</u>	
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$138,698,348</u>	
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01041</u>

I, Michael Watkins Auditor, of Gibson 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)

07/28/2023

Michael A. Watkins
 County Auditor (Signature)

Michael Watkins
 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

07/28/2023

Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Gibson
 Jurisdiction Town of Haubstadt
 Allocation Code T26003
 Allocation Area Name Haubstadt EDA

Form Prepared By:
 Name Matt Eckerle
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number 317-465-1520
 E-mail Address Matt.Eckerle@bakertilly.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>10,374,334</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>(539,630)</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$9,834,704</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>9,922,648</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>60,700</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>86,850</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$9,948,798</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01160</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$10,494,676</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>(\$572,028)</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01160</u>

I, Michael Watkins Auditor, of Gibson 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) 07/28/2023

Michael A. Watkins
 County Auditor (Signature)

Michael Watkins
 County Auditor (Printed)

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Allocation Area Name _____

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[Signature]
 Commissioner, Department of Local Government Finance

07/28/2023
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Gibson
 Jurisdiction Gibson County
 Allocation Code T26004
 Allocation Area Name Vuteq Allocation Area

Form Prepared By:
 Name Matt Eckerle
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number 317-465-1520
 E-mail Address Matt.Eckerle@bakertilly.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>81,800</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>7,931,800</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$8,013,600</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>8,313,000</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$8,313,000</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.03736</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$84,856</u>	
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$8,228,144</u>	
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.03736</u>

I, Michael Watkins Auditor, of Gibson 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) 07/28/2023
Michael A. Watkins
 County Auditor (Signature)

Michael Watkins
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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[Signature]
 Commissioner, Department of Local Government Finance

07/28/2023
 Date (month, day, year)