

MONROE COUNTY, INDIANA

Westside Economic
Development Area

2008 TIF Annual Report

May 12, 2009



Financial

Solutions

Group,

Inc.

MONROE COUNTY, INDIANA
Westside Economic Development Area
2008 TIF Annual Report

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May 12, 2009

Monroe County Redevelopment Commission
Bloomington, Indiana

RE: 2008 TIF ANNUAL REPORT

Redevelopment Commission Members:

We have prepared a report entitled, "Monroe County, Indiana 2008 TIF Annual Report" (the "Report"), dated May 12, 2009, which we respectfully submit herewith.

The purpose of this Report is to set forth the actual results since the first year of allocation area, which was payable year 1993.

The findings and conclusions of the Report are as found on Exhibit C.

This Report is not intended to be used in a financing unless consent is given by Financial Solutions Group, Inc.

There will usually be differences between the projected and actual results because events and circumstances frequently do not occur as expected. Those differences may be material. We have no responsibility to update the Report for events and circumstances occurring after the date of the Report.

Sincerely,

Financial Solutions Group, Inc.

Gregory T. Guerrettaz

3639 N. Raceway Rd.
Suite 400
Indianapolis, IN 46234
Phone: 317.347.0211
Fax: 317.347.0259

Email Addresses:

finance@msn.com

For large documents, please
send to:

fsg_documents@yahoo.com

MONROE COUNTY, INDIANA

Westside Economic Development Area

PURPOSE OF REPORT

The purpose of this report is to analyze the tax allocation area known as the Westside Economic Development Area, in an effort to give the County some assurance that revenue will be sufficient to pay debt service. In preparing our report, we have analyzed a substantial amount of data and have arrived at certain conclusions as detailed and presented in our Summary of Findings in this report.

The approach for our report is to detail where the district has been, where the district is now and where the district will go in the future, from an economic point of view. We have set forth the Parcel Analysis, by year, as an appendix to the report.

The purpose is also to verify the computations made throughout the process, both in the computation of the increment. We have set forth, in our findings, points that the Commission needs to address.

MONROE COUNTY, INDIANA

Westside Economic Development Area

GENERAL INFORMATION ABOUT THE AREA**Tax Increment Financing**

The original \$3,140,000 Monroe County Redevelopment Authority Economic Development Lease Rental Bonds of 1995, (the "Bonds"), were issued on July 1, 1995, based upon the projected incremental taxes to be received within the Allocation Area. The Lease Rentals are payable from Tax Increment collected in the Economic Development Area and, if Tax Increment is not sufficient, from a special benefits tax levied and collected in the Monroe County Redevelopment District under IC 36-7-14-27, to the extent of such shortfall. The fixed annual lease rentals are \$268,000 per year and are due January 15 and July 15 of each year in equal, semi-annual installments of \$134,000.

Refunding and Redevelopment Bonds

In 2004, the original bonds were refunded at a substantial savings. In 2007, the Redevelopment District Bonds were issued. As of 04/01/09, the Area has outstanding bonds in the amount of \$6,935,000 (see Exhibits E and F).

The Monroe County Allocation Area

The Allocation Area is comprised principally of commercial property located in the Westside Industrial area north of State Road 48. On February 25, 1993, the Monroe County Redevelopment Commission (the "Commission"), pursuant to its Resolution No. 93-01, declared the Westside Economic Development Area ("WED") to be designated an economic development area under IC 36-7-14, as amended. There were originally sixty parcels in the WED Area, with six hundred twenty five acres available for development within the TIF boundaries. Currently, there are an estimated 129 parcels.

Since its establishment, there has been a substantial amount of growth in the Allocation Area. With the completion of additional industrial office space, along with ongoing construction in the area, the County expects that the Allocation Area will continue to grow. The proceeds of the Lease Rental Bonds were used to fund the infrastructure improvement in the area.

(Continued)

Bonds Funds and Accounts – County Level – 2004 Bonds

The Lease Agreement states that all Tax Increment collected in the Allocation Area shall be, immediately upon receipt by the Lessee, set aside in the Lessee's Allocation Fund for the purpose of paying the rentals. Any Tax Increment that exceeds the rentals payments is to be placed in a Surplus Fund. To the extent Tax Increment and amounts in the Surplus Fund are not sufficient to pay the lease rental, a Special Benefits Tax shall then be levied. The following information is a summary of the funds and accounts established in the Lease Agreement. The provisions of the agreement are listed below and presented in the future tense.

Allocation Fund – 2004 Bonds and 2007 Bonds

The Allocation Fund is to be used to pay rentals due within the next twelve calendar months, to the extent required and permitted by the lease. In addition, it will be used to pay amounts due within the next twelve calendar months, under any obligation or leases junior and subordinate to the lease. The obligation to pay rentals is limited to moneys in the Allocation Fund, including Tax Increment and the Special Benefits Tax, and in the Surplus Fund and investment earnings. Any funds not needed for the purposes listed above shall be deposited in the Surplus Fund.

Surplus Fund – 2004 Bonds and 2007 Bonds

Any funds in excess of the Allocation Fund and investment earnings are to be placed in the Surplus Fund. The Surplus Fund, and investment earnings thereon, shall be held by the Treasurer of the County to secure the Lessee's obligation under the lease. Money in the Surplus Fund may be used to pay Fixed Annual Rentals, pay additional Rental due, pay to acquire or construct additional local public improvements in the WED Area and Pay additional Rentals to redeem or purchase Bonds prior to maturity.

Bond Principal and Interest Account – 2007 Bonds

Debt service shall be payable to the Bond Principal and Interest Account of the Allocation Fund, an amount of money which, after taking into account moneys already in the Bond Principal and Interest Account and the Capitalized Interest Account, is at least equal to the debt service due and payable on the immediately succeeding January 15 or July 15 until the amount on deposit in the Bond Principal and Interest Account is sufficient to pay debt service on the Bonds during the next twelve months. The pledge of tax increment to pay debt service shall be on parity with the outstanding lease. No deposit need be made to the Bond Principal and Interest Account to the extent that the amount contained therein (together with funds available in the Capitalized Interest Account, if any) is at least equal to the aggregate amount of debt service becoming due and payable on all outstanding Bonds during the next twelve months. All money in the Bond Principal and Interest Account shall

(Continued)

be used and withdrawn solely for the purpose of paying debt service (and the redemption premium, if any) on the Bonds as it shall become due and payable (including accrued interest on any Bonds purchased or redeemed prior to maturity).

Debt Service Reserve Account - 2007 Bonds

Proceeds of the 2007 Bonds or cash on hand in an amount equal to the debt service reserve requirement shall be deposited in the Debt Service Reserve Account, upon issuance of the Bonds. Moneys deposited and maintained in the Debt Service Reserve Account shall be applied to the payment of the principal of and interest on the 2007 Bonds to the extent that amounts in the Bond Principal and Interest Account and the Surplus Fund are insufficient to pay debt service when due and payable. If moneys in the Debt Service Reserve Account are transferred to the Bond Principal and Interest Account to pay debt service on the 2007 Bonds, the depletion of the balance in the Debt Service Reserve Account shall be made up from any moneys in the Surplus Fund and from the next available tax increment after the required deposits to the Bond Principal and Interest Account are made. Any moneys in the Debt Service Reserve Account in excess of the Debt Service Reserve Requirement shall be deposited in the Bond Principal and Interest Account and applied.

INSUFFICIENT FUNDS

Special Benefits Tax

The Special Benefits Tax is a tax levied on all taxable property in the Monroe County Redevelopment District. On July 1, the Lessee shall estimate the amount of Tax Increment to be collected in the subsequent calendar year. If the estimated amount of Tax Increment is not enough to cover the Rental Payments, and if the funds in the Allocation Fund and the Surplus Fund are not available, or will not be available at the time the Rental payments are due, then the Lessee shall annually levy a tax on property in the Monroe County Redevelopment District, in an amount sufficient, with the Tax Increment and with funds in the Surplus Fund, to pay the rentals on their due dates. The Special Benefits Tax will, upon receipt, be deposited in the Allocation Fund.

**CITY OF BLOOMINGTON AND MONROE COUNTY AGREEMENT REGARDING TIF
REVENUE FROM THE COUNTY'S WESTSIDE DISTRICT**

Readers should be aware of an agreement between the City of Bloomington and Monroe County for the distribution of TIF when the City annexes into the TIF District. The County shall pay, annually, to the City, an amount equal to the increase in assessed value over the base values of the parcels labeled, "008-30030-03", "008-30030-08" and "008-00140-00" with a base value of \$46,265.

The growth in assessed value will be multiplied times the Richland City tax rate less the property tax replacement credit and the amount of this computation will then go to the City semi-annually.

This calculation is intended to leave the County with the same revenue it would have received had the City not annexed the property. A determination by the County could be made in the event that revenue is not available to pay the current outstanding Bonds to not pay the City the revenue. This determination must be made annually and shall not terminate the agreement. This agreement is in effect until the expiration of the Lease on the current bond issue.

MONROE COUNTY, INDIANA

Westside Economic Development Area

SUMMARY OF FINDINGS

Findings

As a result of our inquiries, due diligence and investigations incident to the preparations of this Report, we have the following general findings concerning the Tax Increment Revenues in the Allocations Area:

1. The TIR should be distributed according to the 1782 Notice.
2. Several issues arose during 2008 which appear to be corrected going forward.
3. The County should maintain a \$500,000 balance for the Debt Service Reserve Fund for the 2007 Bonds and a separate account should be set up at the bank for the debt service to be paid from.

~~~~~ Positive Points ~~~~~

1. The County has maintained a strong coverage ratio of TIF revenue to debt service and continues to have a strong cash balance.

Compliance Issues

1. The Commission has been complying with the Continuing Disclosure Certificate, which states:
 - (a) The Commission undertakes to provide the following annual financial information:
 - (i) To each NRMSIR and SID, within 180 days of the close of each fiscal year of the Commission, beginning with the fiscal year ending December 31, 1996, annual financial information, other than the audited financial statements described in (2) below, consisting of information on Tax Increment (as defined in the Lease) collections and property tax collections in Monroe County, Indiana, and

(Continued)

- (ii) To each NRMSIR and SID, the audited financial statements of Monroe County, Indiana, for such fiscal year as prepared and examined by the State Board of Accounts, together with the opinion of such accountants and all notes thereto, upon receipt from the State Board of Accounts.

Base Adjustments

The County, with FSG Corp.'s assistance, has adjusted the base in a very positive way, allowing benefits to flow to the underlying tax districts and the TIF area.

MONROE COUNTY, INDIANA
Westside Economic Development Area

Analysis of Richland Township Tax Rates (Unit # 012)

Taxing Unit	Payable 2008	Payable 2007	Payable 2006	Payable 2005	Payable 2004	Payable 2003	Payable 2002	Payable 2001	Payable 2000	Payable 1999	Payable 1998	Payable 1997	Payable 1996	Payable 1995	Payable 1994	Payable 1993	
State	\$ 0.0024	\$ 0.0024	\$ 0.0024	\$ 0.0020	\$ 0.0024	\$ 0.0033	\$ 0.0033	\$ 0.0100	\$ 0.0100	\$ 0.0100	\$ 0.0100	\$ 0.0100	\$ 0.0100	\$ 0.0100	\$ 0.0100	\$ 0.0100	
Welfare	0.0923	0.1086	0.1254	0.1500	0.1849	0.1424	0.1154	0.3421	0.7677	0.8260	0.7578	0.7785	0.7337	0.5405	0.6666	0.3891	
County	0.2877	0.2589	0.2668	0.2730	0.2841	0.2618	0.4231	1.2666	1.2892	1.2391	1.2690	1.2518	1.2660	1.3784	1.3669	1.3115	
Solid Waste	0.0243	0.0196	0.0259	0.0230	0.0251	0.0237	0.0366	0.0878	0.0871	0.0846	0.0891	0.0937	0.0963	0.1087	0.1072	0.1091	
Townships	0.1095	0.1200	0.1288	0.0960	0.0921	0.0783	0.1074	0.3395	0.3263	0.2994	0.3210	0.3504	0.1601	0.1855	0.1914	0.6369	
School	1.5004	1.4728	1.5516	1.5490	1.4984	1.4512	1.5259	4.6344	4.7731	4.0634	4.3608	4.6463	4.3713	5.0379	4.7410	4.4675	
TIF Replacement	0.0060	0.0053	0.0057	0.0050	0.1078	0.0082											
Library	0.0941	0.0894	0.1064	0.1050	0.0037	0.1044	0.1645	0.4967	0.5181	0.5070	0.5213	0.5192	0.4462	0.4190	0.3439	0.3142	
Gross Tax Rate	\$ 2.1167	\$ 2.0770	\$ 2.2130	\$ 2.2030	\$ 2.1985	\$ 2.0733	\$ 2.3762	\$ 7.1771	\$ 7.7715	\$ 7.0295	\$ 7.3290	\$ 7.6499	\$ 7.0836	\$ 7.6800	\$ 7.4270	\$ 7.2383	
Less: PTRC	Real PP	21.4806%	24.5615%	27.9001%	26.6936%	28.7254%	28.0830%	14.3741%	13.4442%	13.6154%	15.1180%	12.2633%	13.7041%	14.6268%	15.2693%	14.5304%	12.7200%
	Business	15.3094%	16.7644%	18.7052%	18.2467%	19.6480%											
Net Tax Rate	Real PP	\$ 1.6620	\$ 1.5669	\$ 1.5956	\$ 1.6149	\$ 1.5670	\$ 1.4911	\$ 2.0346	\$ 6.2122	\$ 6.7134	\$ 5.9668	\$ 6.4302	\$ 6.6016	\$ 6.0475	\$ 6.5073	\$ 6.3478	\$ 6.3176
	Business	\$ 1.7926	\$ 1.7288	\$ 1.7991	\$ 1.8010												

Additional City Components

City	0.6936	
Transit	0.0265	
TIR	0.0181	
Total City	<u>0.7382</u>	
Less: TIR Monroe County	(0.0060)	
Less: Adjust. in Township	<u>(0.0930)</u>	
Total Bloomington City-Richland	<u>\$ 2.7559</u>	
Less: PTRC	Real PP	19.9687%
	Business	<u>11.7519%</u>
Net Bloomington City-Richland	<u>\$ 2.2056</u>	

MONROE COUNTY, INDIANA
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Economic Development Lease Rental Refunding Bonds of 2004
Final Debt Service Schedule

Date	Principal	Interest Rate	Interest Amount	Semi-Annual Debt Service	Annual Debt Service (1)
8/1/2009	\$ 155,000	3.25%	\$ 39,952	\$ 194,952	
2/1/2010			37,433	37,433	\$ 232,385
8/1/2010	160,000	3.50%	37,433	197,433	
2/1/2011			34,633	34,633	232,066
8/1/2011	165,000	3.625%	34,633	199,633	
2/1/2012			31,643	31,643	231,276
8/1/2012	170,000	3.75%	31,643	201,643	
2/1/2013			28,455	28,455	230,098
8/1/2013	180,000	3.80%	28,455	208,455	
2/1/2014			25,035	25,035	233,490
8/1/2014	185,000	3.90%	25,035	210,035	
2/1/2015			21,428	21,428	231,463
8/1/2015	190,000	4.00%	21,428	211,428	
2/1/2016			17,628	17,628	229,055
8/1/2016	200,000	4.00%	17,628	217,628	
2/1/2017			13,628	13,628	231,255
8/1/2017	210,000	4.125%	13,628	223,628	
2/1/2018			9,296	9,296	232,924
8/1/2018	215,000	4.20%	9,296	224,296	
2/1/2019			4,781	4,781	229,078
8/1/2019	225,000	4.25%	4,781	229,781	229,781
	<u>\$ 2,055,000</u>		<u>\$ 487,869</u>	<u>\$ 2,542,869</u>	<u>\$ 2,542,869</u>

(1) Lease amount - \$268,000 per year

MONROE COUNTY, INDIANA
Westside Economic Development Area

Redevelopment District Bonds of 2007
Final Debt Service Schedule

Date	Principal	Interest Rate	Interest Amount	Semi-Annual Debt Service	Annual Debt Service (1)
7/15/2009	\$ 140,000	4.00%	\$ 100,894	\$ 240,894	
1/15/2010			98,094	98,094	\$ 338,988
7/15/2010	150,000	4.00%	98,094	248,094	
1/15/2011			95,094	95,094	343,188
7/15/2011	150,000	4.00%	95,094	245,094	
1/15/2012			92,094	92,094	337,188
7/15/2012	160,000	4.00%	92,094	252,094	
1/15/2013			88,894	88,894	340,988
7/15/2013	170,000	4.00%	88,894	258,894	
1/15/2014			85,494	85,494	344,388
7/15/2014	170,000	4.000%	85,494	255,494	
1/15/2015			82,094	82,094	337,588
7/15/2015	180,000	4.000%	82,094	262,094	
1/15/2016			78,494	78,494	340,588
7/15/2016	190,000	4.000%	78,494	268,494	
1/15/2017			74,694	74,694	343,188
7/15/2017	210,000	4.125%	74,694	284,694	
1/15/2018			70,363	70,363	355,056
7/15/2018	220,000	4.125%	70,363	290,363	
1/15/2019			65,825	65,825	356,188
7/15/2019	450,000	4.125%	65,825	515,825	
1/15/2020			56,544	56,544	572,369
7/15/2020	480,000	4.125%	56,544	536,544	
1/15/2021			46,644	46,644	583,188
7/15/2021	510,000	4.125%	46,644	556,644	
1/15/2022			36,125	36,125	592,769
7/15/2022	540,000	4.25%	36,125	576,125	
1/15/2023			24,650	24,650	600,775
7/15/2023	570,000	4.25%	24,650	594,650	
1/15/2024			12,538	12,538	607,188
7/15/2024	590,000	4.25%	12,538	602,538	602,538
	<u>\$ 4,880,000</u>		<u>\$ 2,116,169</u>	<u>\$ 6,996,169</u>	<u>\$ 6,996,169</u>

MONROE COUNTY, INDIANA
Westside Economic Development Area

Actual and Projected Debt Service Coverage Calculation

Year	2004 Bonds (1)	2007 Bonds	Combined Debt Service	Estimated TIF Revenue	Coverage
2008	\$ 268,000	\$ 324,188	\$ 592,188	\$ 1,894,275	3.20
2009	268,000	338,988	606,988	1,110,918	1.83
2010	268,000	343,188	611,188	1,110,918	1.82
2011	268,000	337,188	605,188	1,110,918	1.84
2012	268,000	340,988	608,988	1,110,918	1.82
2013	268,000	344,388	612,388	1,110,918	1.81
2014	268,000	337,588	605,588	1,110,918	1.83
2015	268,000	340,588	608,588	1,110,918	1.83
2016	268,000	343,188	611,188	1,110,918	1.82
2017	268,000	355,056	623,056	1,110,918	1.78
2018	268,000	356,188	624,188	1,110,918	1.78
2019		572,369	572,369	1,110,918	1.94
2020		583,188	583,188	1,110,918	1.90
2021		592,769	592,769	1,110,918	1.87
2022		600,775	600,775	1,110,918	1.85
2023		607,188	607,188	1,110,918	1.83
2024		602,538	602,538	1,110,918	1.84
	<u>\$ 2,948,000</u>	<u>\$ 7,320,356</u>	<u>\$ 10,268,356</u>	<u>\$ 19,668,966</u>	

(1) Based upon the lease amount of \$268,000 per year

MONROE COUNTY, INDIANA
 Westside Economic Development Area
Analysis of Cash and Investments at US Bank Level

2000

	<u>Sinking Fund</u>	<u>Debt Reserve</u>	<u>O & M Reserve</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 5,526.13	\$ 262,580.00	\$ 16,149.16	\$ 284,255.29
Interest Income	2,799.64	14,135.18	879.85	17,814.67
Transfers	14,135.18	(14,135.18)	-	-
Lease Rental	268,000.00	-	-	268,000.00
Debt Payments	(259,317.50)	-	-	(259,317.50)
Disbursements	-	-	-	-
Ending Balance	<u>\$ 31,143.45</u>	<u>\$ 262,580.00</u>	<u>\$ 17,029.01</u>	<u>\$ 310,752.46</u>

2001

	<u>Sinking Fund</u>	<u>Debt Reserve</u>	<u>O & M Reserve</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 31,143.45	\$ 262,580.00	\$ 17,029.01	\$ 310,752.46
Interest Income	3,127.43	9,951.60	677.92	13,756.95
Transfers	7,272.13	(9,951.60)	-	(2,679.47)
Lease Rental	394,799.94	-	-	394,799.94
Debt Payments	(260,237.50)	-	-	(260,237.50)
Disbursements	-	-	-	-
Ending Balance	<u>\$ 176,105.45</u>	<u>\$ 262,580.00</u>	<u>\$ 17,706.93</u>	<u>\$ 456,392.38</u>

MONROE COUNTY, INDIANA

Westside Economic Development Area

Analysis of Cash and Investments at US Bank Level

(Continued)

2002

	<u>Sinking Fund</u>	<u>Debt Reserve</u>	<u>O & M Reserve</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 176,105.45	\$ 262,580.00	\$ 17,706.93	\$ 456,392.38
Interest Income	1,400.21	3,677.52	248.41	5,326.14
Transfers	3,677.52	(3,677.52)	-	-
Lease Rental	132,042.90	-	-	132,042.90
Debt Payments	(260,827.50)	-	-	(260,827.50)
Disbursements	-	-	-	-
Ending Balance	<u>\$ 52,398.58</u>	<u>\$ 262,580.00</u>	<u>\$ 17,955.34</u>	<u>\$ 332,933.92</u>

2003

	<u>Sinking Fund</u>	<u>Debt Reserve</u>	<u>O & M Reserve</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 52,398.58	\$ 262,580.00	\$ 17,955.34	\$ 332,933.92
Interest Income	705.61	1,697.01	123.59	2,526.21
Transfers	1,697.01	(1,697.01)	-	-
Lease Rental	265,194.96	-	-	265,194.96
Debt Payments	(261,077.50)	-	-	(261,077.50)
Disbursements	-	-	-	-
Ending Balance	<u>\$ 58,918.66</u>	<u>\$ 262,580.00</u>	<u>\$ 18,078.93</u>	<u>\$ 339,577.59</u>

MONROE COUNTY, INDIANA

Westside Economic Development Area

Analysis of Cash and Investments at US Bank Level

(Continued)

2004

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	<u>Sinking Fund</u>	<u>Debt Reserve</u>	<u>O & M Reserve</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 58,918.66	\$ 262,580.00	\$ 18,078.93	\$ 339,577.59
Interest Income	607.75	1,999.93	129.42	2,737.10
Transfers	685.13	(26,631.72)	-	(25,946.59)
Lease Rental	266,593.48	-	-	266,593.48
Debt Payments	(260,977.50)	-	-	(260,977.50)
Used in Refunding	(65,775.24)	-	-	(65,775.24)
Disbursements	-	-	-	-
Ending Balance	<u>\$ 52.28</u>	<u>\$ 237,948.21</u>	<u>\$ 18,208.35</u>	<u>\$ 256,208.84</u>
	<u>Allocation</u>	<u>Escrow</u>	<u>Issuance Expense</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 401,278.61	\$ -	\$ -	\$ 401,278.61
Interest Income	1,937.92	-	40.74	1,978.66
Transfer	-	2,636,017.90	77,877.46	2,713,895.36
Lease Rental	-	-	-	-
Debt Payments	-	-	-	-
Transfers	-	-	-	-
Disbursements	(133,995.56)	-	(64,877.75)	(198,873.31)
Ending Balance	<u>\$ 269,220.97</u>	<u>\$ 2,636,017.90</u>	<u>\$ 13,040.45</u>	<u>\$ 2,918,279.32</u>

MONROE COUNTY, INDIANA

Westside Economic Development Area

Analysis of Cash and Investments at US Bank Level

(Continued)

2005

-16-

	<u>Sinking Fund</u>	<u>Debt Reserve</u>	<u>O & M Reserve</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 52.28	\$ 237,948.24	\$ 18,208.35	\$ 256,208.87
Interest Income	1,743.84	5,622.52	434.00	7,800.36
Transfers	14,931.29	(3,453.02)	-	11,478.27
Lease Rental	268,000.00	-	-	268,000.00
Debt Payments	(235,311.59)	-	-	(235,311.59)
Used in Refunding	-	-	-	-
Disbursements	-	-	-	-
Ending Balance	<u>\$ 49,415.82</u>	<u>\$ 240,117.74</u>	<u>\$ 18,642.35</u>	<u>\$ 308,175.91</u>
	<u>Allocation</u>	<u>Escrow</u>	<u>Issuance Expense</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 269,220.97	\$ 2,636,017.90	\$ 13,040.45	\$ 2,918,279.32
Interest Income	12,295.29	43,449.63	187.82	55,932.74
Transfer	(268,000.00)	(2,679,467.53)	(11,478.27)	(2,958,945.80)
TIF	1,096,169.78	-	-	1,096,169.78
Debt Payments	-	-	-	-
Disbursement to Monroe County	(839,028.44)	-	(1,750.00)	(840,778.44)
Ending Balance	<u>\$ 270,657.60</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 270,657.60</u>

EXHIBIT H

MONROE COUNTY, INDIANA

Westside Economic Development Area

Analysis of Cash and Investments at US Bank Level

(Continued)

2006

-17-

	<u>Sinking Fund</u>	<u>Debt Reserve</u>	<u>O & M Reserve</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 49,415.82	\$ 240,117.74	\$ 18,642.35	\$ 308,175.91
Interest Income	5,040.22	9,987.28	742.92	15,770.42
Transfers	-	(8,297.26)	-	(8,297.26)
Lease Rental	276,297.26	-	-	276,297.26
Debt Payments	(232,953.76)	-	-	(232,953.76)
Used in Refunding	-	-	-	-
Disbursements	-	-	(1,750.00)	(1,750.00)
Ending Balance	<u>\$ 97,799.54</u>	<u>\$ 241,807.76</u>	<u>\$ 17,635.27</u>	<u>\$ 357,242.57</u>

	<u>Allocation</u>	<u>Escrow</u>	<u>Issuance Expense</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 270,657.60	\$ -	\$ -	\$ 270,657.60
Interest Income	22,435.52	-	-	22,435.52
Transfer	(268,000.00)	-	-	(268,000.00)
TIF	1,414,030.83	-	-	1,414,030.83
Debt Payments	-	-	-	-
Disbursement to Monroe County	(1,164,677.92)	-	-	(1,164,677.92)
Ending Balance	<u>\$ 274,446.03</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 274,446.03</u>

EXHIBIT H

MONROE COUNTY, INDIANA

Westside Economic Development Area

Analysis of Cash and Investments at US Bank Level

(Continued)

2007

-18-

	<u>Sinking Fund</u>	<u>Debt Reserve</u>	<u>O & M Reserve</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 97,799.54	\$ 241,807.76	\$ 17,635.27	\$ 357,242.57
Interest Income	6,524.83	10,352.17	774.70	17,651.70
Transfers	10,933.33	(10,933.33)		-
Lease Rental	268,000.00			268,000.00
Debt Payments	(233,753.76)			(233,753.76)
Used in Refunding				-
Disbursements	(1,750.00)			(1,750.00)
Ending Balance	<u>\$ 147,753.94</u>	<u>\$ 241,226.60</u>	<u>\$ 18,409.97</u>	<u>\$ 407,390.51</u>

	<u>Allocation</u>	<u>Escrow</u>	<u>Issuance Expense</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 274,446.03	\$ -	\$ -	\$ 274,446.03
Interest Income	11,690.37	-	-	11,690.37
Transfer	268,000.00	-	-	268,000.00
TIF	(268,000.00)	-	-	(268,000.00)
Debt Payments		-	-	-
Disbursement to Monroe County	(8,471.18)	-	-	(8,471.18)
Ending Balance	<u>\$ 277,665.22</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 277,665.22</u>

EXHIBIT H

MONROE COUNTY, INDIANA

Westside Economic Development Area

Analysis of Cash and Investments at US Bank Level

(Continued)

2008

-19-

	<u>Sinking Fund</u>	<u>Debt Reserve</u>	<u>O & M Reserve</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 147,753.94	\$ 241,226.60	\$ 18,409.97	\$ 407,390.51
Interest Income	2,551.08	3,655.77	267.20	6,474.05
Transfers	7,006.55	(7,006.55)	(1,750.00)	(1,750.00)
Lease Rental	268,000.00	-	-	268,000.00
Debt Payments	(234,403.76)	-	-	(234,403.76)
Used in Refunding	-	-	-	-
Disbursements	-	-	-	-
Ending Balance	<u>\$ 190,907.81</u>	<u>\$ 237,875.82</u>	<u>\$ 16,927.17</u>	<u>\$ 445,710.80</u>

	<u>Allocation</u>	<u>Escrow</u>	<u>Issuance Expense</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ 277,665.22	\$ -	\$ -	\$ 277,665.22
Interest Income	4,097.52	-	-	4,097.52
Transfer	-	-	-	-
TIF	121,987.93	-	-	121,987.93
Debt Payments	(134,000.00)	-	-	(134,000.00)
Disbursement to Monroe County	-	-	-	-
Ending Balance	<u>\$ 269,750.67</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 269,750.67</u>

EXHIBIT H

MONROE COUNTY, INDIANA

Westside Economic Development Area

Analysis of Cash and Investments at Old National Level (held for 2007 Bonds)

2008

	<u>Construction (1)</u>	<u>Debt Service Reserve (2)</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ -	\$ 421,381.98	\$ 421,381.98
Interest Income	-	2,171.73	2,171.73
Transfers	-	-	-
Lease Rental	-	223,294.00	223,294.00
Debt Payments	-	(223,293.75)	(223,293.75)
Used in Refunding	-	-	-
Disbursements	-	-	-
Ending Balance	<u>\$ -</u>	<u>\$ 423,553.96</u>	<u>\$ 423,553.96</u>

2009

	<u>Construction (1)</u>	<u>Debt Service Reserve (2)</u>	
	<u>Cash and Investment</u>	<u>Cash and Investment</u>	<u>Balance</u>
Beginning Balance	\$ -	\$ 423,553.96	\$ 423,553.96
Interest Income	-	635.24	635.24
Transfer	-	-	-
TIF	-	100,893.75	100,893.75
Debt Payments	-	(100,893.75)	(100,893.75)
Disbursement to Monroe County	-	-	-
Ending Balance	<u>\$ -</u>	<u>\$ 424,189.20</u>	<u>\$ 424,189.20</u>

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(1) See Appendix E for a detailed listing of construction expenses.

(2) Debt Service Reserve Fund balance should be \$500,000.

MONROE COUNTY, INDIANA

Westside Economic Development Area

Analysis of Cash and Investments at the County Level

	<u>As of 12/31/00</u>	<u>As of 12/31/01</u>	<u>As of 12/31/02</u>	<u>As of 12/31/03</u>	<u>As of 12/31/04</u>	<u>As of 12/31/05</u>
Beginning Balance	\$ 463,116.54	\$ 572,111.05	\$ 1,251,905.21	\$ 1,451,705.57	\$ 1,614,446.51	\$ 2,457,168.41
Transfer back by National City TIF	466,731.91	272,968.82	487,504.00	438,973.20	-	-
Transfer to National City Claims	(1,112,259.28)	(696,253.44)	(487,504.00)	(653,575.02)	-	-
	(357,737.12)	(104,001.05)	(602,179.83)	(798,130.55)	(113,641.94)	(239,521.76)
Ending Balance	<u>\$ 572,111.05</u>	<u>\$ 1,251,905.21</u>	<u>\$ 1,451,705.57</u>	<u>\$ 1,614,446.51</u>	<u>\$ 2,457,168.41</u>	<u>\$ 3,056,675.09</u>

	<u>As of 12/31/06</u>	<u>As of 12/31/07</u>	<u>As of 12/31/08</u>	<u>As of 4/30/09</u>
Beginning Balance	\$ 3,056,675.09	\$ 4,454,756.80	\$ 5,441,549.53	\$ 6,140,531.42
Transfer back by US Bank (1)	1,164,677.92	8,471.18	-	-
TIF	595,638.06	1,397,361.12	1,368,255.82	679,744.28
Transfer to US Bank		-	(255,987.93)	(134,000.00)
Transfer to Old National Bank			(223,294.00)	(100,893.75)
Town of Ellettsville	(235,000.00)	-	-	-
Claims	(127,234.27)	(419,039.57)	(189,992.00)	(641,151.20)
Ending Balance	<u>\$ 4,454,756.80</u>	<u>\$ 5,441,549.53</u>	<u>\$ 6,140,531.42</u>	<u>\$ 5,944,230.75</u>
Per Books		<u>\$ 5,441,549.53</u>	<u>\$ 6,140,531.42</u>	<u>\$ 5,944,230.75</u>
Difference		<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(1) Name Change

MONROE COUNTY, INDIANA

Westside Economic Development Area

**Detail of Revenue and Expenses Associated with TIF
for Calendar Year 2008**

Project	Revenue Amount
Property Tax Transactions	\$ 1,368,255.82
Excise Tax Transactions	-
Misc. Receipts	-
US Bank Refund	-
Total	\$ 1,368,255.82

Project	Expense Amount
Profile Parkway Signalization	\$ -
TIF Annual Review	8,725.00
Loesch Road	-
Multi-Use Trail Corridor	106,035.00
IN Life Sciences & Training Inst.	-
Bioconvergence Infrastructure	-
Insurance	-
Disbursement to Bank	479,281.93
Engineering/Construction	-
Curry Pike	-
Vernal Pike	75,232.00
Sunrise Greeting Court	-
Total	\$ 669,273.93

MONROE COUNTY, INDIANA

Westside Economic Development Area

Actual Net Assessed Value (Net of the Base Value)

Payable Year	Actual Richland Township		
1994	\$ 1,690,998		
1995	20,884,869		
1996	20,059,203		
1997	26,695,707		
1998	12,111,234		
1999	34,341,135		
2000	52,420,542		
2001	42,999,270		
2002	42,615,308		
2003	94,512,172	(1)	
2004	45,098,252	(2)	
2005	51,885,003		
	Real Property	Personal Property	Total Property
2006	\$ 40,134,170	\$ 35,779,170	\$ 75,913,340
2007	75,044,324	35,920,720	110,965,044
2008	69,674,657	35,940,270	105,614,927

(1) New Personal Property was introduced this year and due to a missed filing date, all Personal Property was included.

(2) 100% of new Personal Property was abated in this year.

MONROE COUNTY, INDIANA

Actual Net Assessed Value

-24-
AV

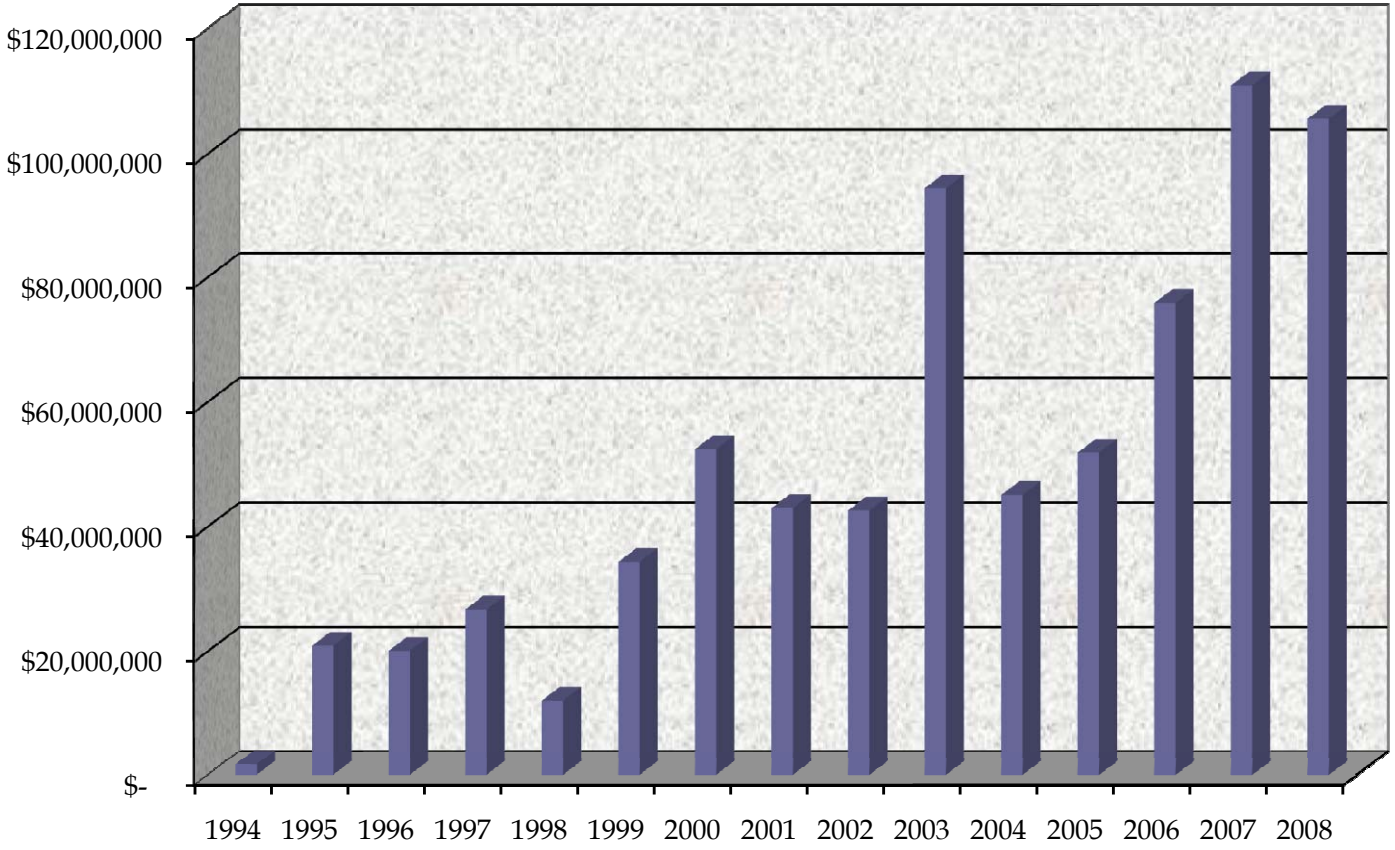


EXHIBIT M

MONROE COUNTY, INDIANA
Westside Economic Development Area

Major Changes in Assessed Value

Major Changes in Payable 1997 (Over \$25,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
007-7880-00	Dunn	\$ 27,440		
007-7880-01	Dunn	46,235		
007-7880-02	Dunn	54,660		
007-9480-02	Tol Real Estate	111,100		
007-0710-00	IPCO		\$ 95,920	
007-7110-06	Masterkraft		99,300	
007-8150-15	Hall	33,660		
007-5610-00	G.E.Real	314,765		
207-3650-00	G.E.Personal Property	1,834,070		
Total		<u>\$ 2,421,930</u>	<u>\$ 195,220</u>	<u>\$ 2,226,710</u>

Major Changes in Payable 1998 (Over \$25,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
007-3570-01	Ferguson	\$ 499,010		
007-7880-00	Dunn	27,440		
007-7880-02	Dunn	27,330		
007-9480-03	Tasus	38,470		
007-8150-11	Littlehead	66,470		
007-8150-13	Simanton	42,360		
007-8150-15	Hall	750,660		
007-0030-00	ABB		\$ 215,540	
007-0030-02	Gates	85,630		
007-0030-03	Gates	127,920		
007-0110-00	Wetterau		1,056,430	
007-5610-00	G.E.Real	325,195		
207-3650-00	G.E.Personal Property		4,821,430	
Total		<u>\$ 1,990,485</u>	<u>\$ 6,093,400</u>	<u>\$ (4,102,915)</u>

MONROE COUNTY, INDIANA

Westside Economic Development Area

Major Changes in Assessed Value

(Continued)

Major Changes in Payable 1999 (over \$25,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
007-7880-01	Dunn	\$ 46,235		
007-7880-02	Dunn	27,330		
007-9480-06	Cook	26,730		
007-19480-03	Tasus	38,470		
007-9481-04	Columbia House	1,217,780		
0075240-05	Griner	196,970		
007-8150-23	Koorsen	80,590		
007-8150-29	Lake County	190,180		
007-8150-30	Beasley	916,150		
007-0030-05	Beasley	33,330		
007-0110-00	Wetterau	205,920		
007-5610-00	G.E.Real	277,925		
207-3650-00	G.E.Personal Property	1,752,906		
008-0030-08	Whitehall	42,700		
008-0030-09	Whitehall (platted)	29,830		
Total		<u>\$ 5,083,046</u>	<u>\$ -</u>	<u>\$ 5,083,046</u>

Major Changes in Payable 2000 (over \$25,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
007-13570-03	Ferguson, Dunn, Ragle	\$ 768,980		
007-19480-01	Davis	220,570		
007-19480-03	Tasus, Lot 3	31,300		
007-19481-00	Park 48	47,340		
007-20120-00	Ridge Line, Inc.		\$ 1,080,900	
007-28150-02	ZZ United States POS	181,180		
007-28150-25	Davis	231,110		
007-28150-33	Hall	43,260		
007-30030-02	Gates, Jerry (Platted)		85,630	
007-30030-03	Gates, Susan (Platted)		127,920	
007-30031-01	Jefferson	252,050		
007-30110-00	PYA Monarch	782,280		
007-15610-00	G.E.	209,045		
207-03650-00	G.E.	3,004,644		
008-00140-00	GOODY'S	81,790		
008-30030-08	WHITEHALL PIKE	1,331,160		
TOTAL		<u>\$ 7,184,709</u>	<u>\$ 1,294,450</u>	<u>\$ 5,890,259</u>

MONROE COUNTY, INDIANA

Westside Economic Development Area

Major Changes in Assessed Value

(Continued)

Major Changes in Payable 2001 (over \$25,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
007-19480-03	TASUS, LOT 3	\$ 200,540		
007-28150-01	BEN TIRE	158,090		
007-28150-33	HALL		\$ 43,260	
007-30110-00	PYA MONARCH		569,650	
007-15610-00	G.E.	191,430		
207-03650-00	G.E.		3,004,644	
008-00140-00	GOODY'S		22,530	
		<u>550,060</u>	<u>3,640,084</u>	<u>(3,090,024)</u>
TOTAL		<u>\$ 550,060</u>	<u>\$ 3,640,084</u>	<u>\$ (3,090,024)</u>

Major Changes in Payable 2002 (over \$500,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
007-17860-00	FERGUSON	\$ 2,338,790		
007-17880-01	DUNN, ETAL		\$ 1,256,440	
007-19480-03	TASUS, LOT 3		1,924,180	
007-19481-00	PARK 48	606,510		
007-27110-02	SUNRISE PUBL.	768,830		
007-28150-15	HALL		884,640	
007-28150-30	BEASLEY		1,708,795	
007-30110-00	PYA MONARCH	1,890,760		
207-03650-00	G.E.	1,193,372		
008-00140-00	PETSMART	877,010		
008-00140-07	WHITEHALL (OLD NA.)	1,420,100		
		<u>9,095,372</u>	<u>5,774,055</u>	<u>3,321,317</u>
		<u>\$ 9,095,372</u>	<u>\$ 5,774,055</u>	<u>\$ 3,321,317</u>

MONROE COUNTY, INDIANA

Westside Economic Development Area

Major Changes in Assessed Value

(Continued)

Major Changes in Payable 2003 (over \$500,000)

		Positive	Negative	Net
007-17860-00	FERGUSON	\$ 911,900		
007-15610-00	G.E.	2,487,750		
007-19480-04	COOK, INC.	21,233,675		
007-19481-04	COLUMBIA HOUSE	2,189,300		
007-20710-00	DUNN	680,500		
007-25240-05	GRINER	715,260		
007-27110-02	SUNRISE PUBL.	1,058,150		
007-28150-30	BEASLEY	786,995		
007-30031-04	KUZMA-BAKER	603,445		
007-30110-00	PYA MONARCH	910,540		
207-03650	G.E.	12,175,840 (1)		
008-00140-00	PETSMART	1,492,750		
008-00140-00	WHITEHALL-REPLATTED	607,300		
008-00140-07	WHITEHALL (OLD N.A.)	2,362,500		
008-00141-00	REPLATTED (PETSMART)		\$ 1,187,100	
008-30030-03	SKG	553,200		
008-30030-08	WHITEHALL PIKE	4,809,900		
		<u>\$ 53,579,005</u>	<u>\$ 1,187,100</u>	<u>\$ 52,391,905</u>

Major Changes in Payable 2004 (over \$100,000)

		Positive	Negative	Net
007-13570-01	FERGUSON, JAMES		\$ 288,780	
007-17860-00	FERGUSON		222,800	
007-17880-01	DUNN, ETAL		153,900	
007-19480-02	TOL REAL ESTATE	\$ 1,670,000		
007-19480-03	TASUS, LOT 3		182,610	
007-19480-04	COOK, INC.		17,598,685	
007-19480-06	COOK, INC.	594,500		
007-20710-00	DUNN		485,100	
007-27110-02	SUNRISE PUBL.		448,550	
007-28150-15	HALL	207,900		
007-28150-30	BEASLEY	109,570		
007-30031-03	SKG	110,700		
007-15610-00	G.E.		4,570,745	
207-03650-00	G.E.		33,342,922	
008-30030-03	SKG		365,000	
013-64850-00	1/2 PEP BOYS		194,750	
		<u>\$ 2,692,670</u>	<u>\$ 57,853,842</u>	<u>\$ (55,161,172)</u>

(1) New line installed

MONROE COUNTY, INDIANA

Westside Economic Development Area

Major Changes in Assessed Value

(Continued)

Major Changes in Payable 2005 (over \$100,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
007-13570-01	FERGUSON, JAMES	\$ 161,120		
007-19480-03	TASUS, CORP	114,730		
007-19480-04	COOK, INC.	4,432,765		
007-19480-06	COOK, INC.	200,070		
007-19481-04	KDC - BLOOMINGTON I		\$ 4,731,000	
007-20710-00	DUNN		324,200	
007-27110-02	SUNRISE PUBL.		509,220	
007-27110-06	HEITINK PROPERTIES	106,300		
007-28150-15	HALL		478,410	
007-28150-30	SYNDICATED BLGTN I	301,270		
007-28150-33	HALL		149,600	
007-30030-04	THOMPSON	397,900		
007-30031-04	CIRCLE-PROSCO INC.	200,490		
007-30031-06	THOMPSON, JACK D.		108,400	
007-15610-00	G.E.		1,864,025	
008-00140-00	PETSMART		1,492,750	
008-00140-00	WHITEHALL - REPLACE		608,800	
008-00141-00	REPLATTED (PETSMART)	1,492,750		
107-14340-00	G.E. (PERS. PROP.)	240,280		
107-11610-00	GE APPLIANCES (ADDED 3-1-04)	42,016,050		
013-64850-00	1/2 PEP BOYS		434,150	
		<u>\$ 49,663,725</u>	<u>\$ 10,700,555</u>	<u>\$ 38,963,170</u>

MONROE COUNTY, INDIANA

Westside Economic Development Area

Major Changes in Assessed Value

(Continued)

Major Changes in Payable 2006 (over \$100,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
007-13570-01	FERGUSON, JAMES (LEFT	\$ 444,140		
007-17880-00	DUNN, ETAL	114,600		
007-17880-01	DUNN, ETAL	224,100		
007-17880-02	DUNN, ETAL	229,000		
007-19480-02	TOL REAL ESTATE	220,830		
007-19480-03	TASUS, CORP		\$ 127,890	
007-19480-04	COOK, INC	4,709,285		
007-19480-06	COOK, INC	734,620		
007-19481-04	KDC - BLOOMINGTON I	624,000		
007-25240-05	GRINER	205,640		
007-27110-06	HEITINK PROPERTIES	329,800		
007-28150-30	SYNDICATED BLGTN I	578,870		
007-30031-04	CIRCLE-PROSCO INC	779,130		
007-30031-08	CRANE FEDERAL CREDIT	537,500		
207-03650-00	G.E.	35,701,502		
008-00141-00	1/2 GOODY'S (LAND P)	608,750		
		<u>\$ 46,041,767</u>	<u>\$ 127,890</u>	<u>\$ 45,913,877</u>

Major Changes in Payable 2007 (over \$300,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
53-04-35-401-002.000-011	STORAGE EXPRESS	\$ 803,300		
53-04-35-401-005.000-011	TOL REAL ESTATE	583,377		
53-04-35-401-003.000-011	TASUS, CORP	787,576		
53-04-35-100-003.000-011	COOK, INC	6,540,632		
53-04-35-401-008.000-011	COOK, INC	315,600		
53-04-35-400-009.000-011	COOK, INC	708,740		
53-04-35-401-006.000-011	KDC BLOOMINGTON I	2,073,664		
53-04-25-102-007.000-011	GRINER	1,501,460		
53-04-25-102-003.000-011	GRINER	1,588,730		
53-04-36-201-005.000-011	NORTHWEST PARK	361,100		
53-00-72-815-015.000-011	HALL	942,935		
53-04-35-101-004.000-011	NORTHWEST PARK	314,200		
53-04-26-401-011.000-011	SYNDICATED BLGTN I	450,270		
53-04-36-100-054.000-011	ABB	685,000		
53-04-36-401-007.000-011	THOMPSON	552,600		
53-04-36-401-009.000-011	BLGTN STORAGE	1,260,400		
53-04-36-401-005.000-011	CIRCLE-PROSCO, INC	982,554		
53-04-36-401-006.000-011	REITER, MATTHEWS	397,000		
53-04-36-401-011.000-011	CRANE FEDERAL CREDIT	519,300		
53-04-36-200-016.000-011	BLGTN LKE		\$ 315,309	
53-04-35-100-002.000-011	SORRELLS	658,900		
		<u>\$ 22,027,338</u>	<u>\$ 315,309</u>	<u>\$ 21,712,029</u>

MONROE COUNTY, INDIANA

Westside Economic Development Area

Major Changes in Assessed Value

(Continued)

Major Changes in Payable 2008 (over \$100,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
53-04-25-400-008.000-011	FERGUSON, JAMES (LEFT	\$ 157,515		
53-04-25-300-025.000-011	DUNN, CHARLES H. JR.		\$ 728,800	
53-04-35-401-003.000-011	TASUS, CORP	537,044		
53-04-35-100-003.000-011	COOK, INC	3,944,238		
53-04-35-401-008.000-011	COOK, INC		157,800	
53-04-35-400-009.000-011	COOK, INC	304,417		
53-04-35-401-006.000-011	KDC - BLOOMINGTON I	1,065,131		
53-04-36-200-024.000-011	DUNN		146,600	
53-04-25-102-003.000-011	GRINER	171,500		
53-04-36-100-042.000-011	SUNRISE PUBL		418,900	
53-04-36-100-033.000-011	IHHC		177,800	
53-04-36-201-005.000-011	NORTHWEST PARK		375,400	
53-04-35-101-004.000-011	NORTHWEST PARK		339,800	
53-04-35-101-002.000-011	NORTHWEST PARK		206,900	
53-04-35-101-006.000-011	NORTHWEST PARK		239,300	
53-04-35-101-010.000-011	NORTHWEST PARK		111,200	
53-00-72-815-021.000-011	NORTHWEST PARK		204,300	
53-04-26-401-002.000-011	NORTHWEST PARK		142,200	
53-04-26-401-011.000-011	SYNDICATED BLGTN I		693,785	
53-04-26-401-015.000-011	SYNDICATED BLGTN I		176,100	
53-04-36-100-054.000-011	ABB		1,147,200	
53-04-36-401-007.000-011	THOMPSON		292,500	
53-04-36-401-009.000-011	BLGTN STORAGE	1,354,000		
53-04-36-401-003.000-011	THOMPSON, JACK D		144,500	
		<u>\$ 7,533,845</u>	<u>\$ 5,703,085</u>	<u>\$ 1,830,760</u>

MONROE COUNTY, INDIANA
 Westside Economic Development Area
Actual Versus Estimated TIF Revenue

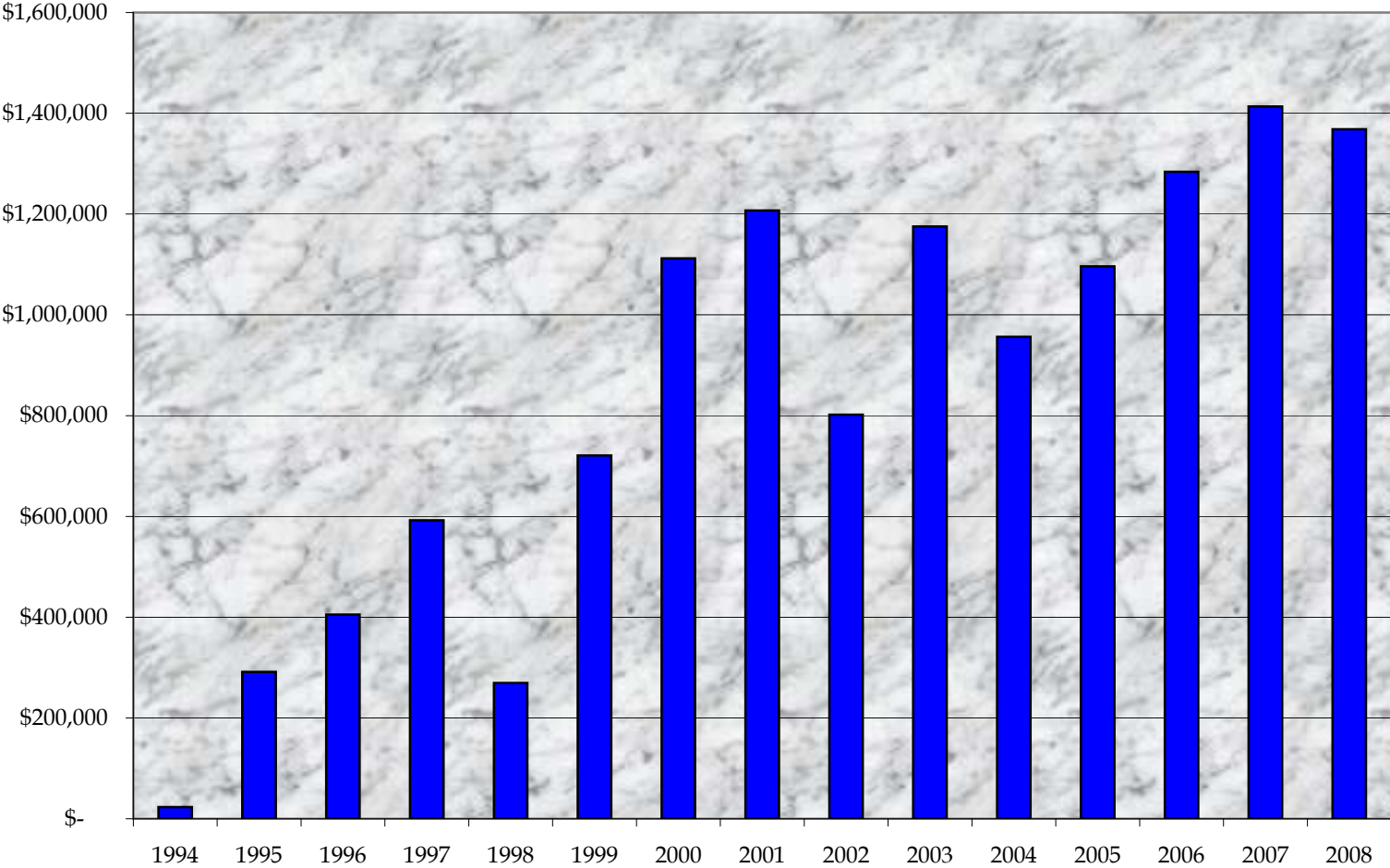
<u>Payable Year</u>	<u>Actual TIF Revenue</u>	<u>Original Estimated TIF Revenue</u>	<u>Difference</u>
1994	\$ 23,115	\$ 22,842	\$ 273
1995	291,438	66,042	225,396
1996	405,104	140,671	264,433
1997	592,348	216,506	375,842
1998	269,465	267,755	1,710
1999	720,982	309,692	411,290
2000	1,112,259	382,375	729,884
2001	1,207,080	423,933	783,147
2002	801,980 (1)	565,933	236,047
2003	1,175,473	621,794	553,679
2004	956,364	N/A	
2005	1,096,170	N/A	
2006	1,283,902	N/A	
2007	1,413,646	N/A	
2008	1,368,256 (2)		

(1) Part of the 2002 revenue was received in 2003.

(2) Part of the 2008 revenue was received in 2009.

MONROE COUNTY, INDIANA

Actual TIF Revenue



MONROE COUNTY, INDIANA

Westside Economic Development Area

Actual and Projected TIF Revenue

Collection Year	Net Assessed Value - Real	Base Assessed Value - Real	Captured Assessed Value	G.E. Pers. Prop.	Gross Tax Rate (1)	PTRC	Net Tax Rate	Estimated Revenue	Per Records
2008	\$ 125,602,906	\$ 55,928,249	\$ 69,674,657		2.1167	21.48%	1.662	\$ 1,157,993	
				\$ 35,940,270	2.1167	15.31%	1.793	644,409	
								<u>\$ 1,802,402</u>	
								\$ -	
								<u>1,802,402</u>	<u>2,047,872</u>
2009	\$ 134,895,260	\$ 63,731,335	\$ 71,163,925		1.799		1.799	\$ 1,280,239	
				\$ 34,132,070	1.799		1.799	614,036	
								<u>\$ 1,894,275</u>	
2010 (2)	\$ 127,395,260	\$ 65,643,275	\$ 61,751,985		1.799		1.799	\$ 1,110,918	
				\$ -	1.799		1.799	-	
								<u>\$ 1,110,918</u>	

(1) Actual Pay 2008 and Pay 2009 tax rates

(2) Assumes a reduction in G.E. Real property and a removal of all G.E. Personal property. This is not currently expected, but could happen in the future

	TIR	TIF	Correction Adjustment	Total	Less TIR	Net
Actual 2008						
December 2008	96,127.93	1,001,719.46	270,280.91	1,368,128.30		
April 2009	72,545.76	606,998.52		679,544.28		
	<u>168,673.69</u>	<u>1,608,717.98</u>	<u>270,280.91</u>	<u>2,047,672.58</u>	<u>168,673.69</u>	<u>1,878,998.89</u>
Sould Have Been	189,349.00					1,802,401.84
	<u>(20,675.31)</u>					<u>76,597.05</u>
						<u>4%</u>

MONROE COUNTY, INDIANA

Westside Economic Development Area

PTRC Adjustment for Payable 2003

Payable Year	Estimated Net Assessed Value	Net Tax Rate	With HEA 1001 Estimated Tax Increment (1)	20% PTRC	Tax Increment
2003	\$ 72,656,961	\$ 0.7075	\$ 514,048	\$ 102,810	\$ 411,238
Payable Year	Estimated Net Assessed Value	Net Tax Rate	Automatic Adjustment Tax Increment (2)	60% PTRC	Tax Increment
2003	\$ 72,656,961	\$ 0.7075	\$ 514,048	\$ 308,429	\$ 205,619
Difference					\$ 205,619
Total Assessed Value in County Area					\$ 2,419,047,058
Tax Rate					\$ 0.0085

(1) Based on impact as a result of the reduction in the School General Fund tax rate

(2) Based on the automatic decrease in the tax rate allowed by HEA 1001

MONROE COUNTY, INDIANA

Westside Economic Development Area

PTRC Adjustment for Payable 2004

Payable Year	Estimated Net Assessed Value	Net Tax Rate	With HEA 1001 Estimated Tax Increment	20% PTRC	Tax Increment (1)
2004	\$ 29,913,340	\$ 0.7586	\$ 226,923	\$ 45,385	\$ 181,538

Payable Year	Estimated Net Assessed Value	Net Tax Rate	Automatic Adjustment Tax Increment	60% PTRC	Tax Increment (2)
2004	\$ 29,913,340	\$ 0.7586	\$ 226,923	\$ 136,154	\$ 90,769

Difference					\$ 90,769
Total Assessed Value in County Area					\$ 2,416,633,000
Tax Rate					\$ 0.0037

(1) Based on impact as a result of the reduction in the School General Fund tax rate

(2) Based on the automatic decrease in the tax rate allowed by HEA 1001

MONROE COUNTY, INDIANA

Westside Economic Development Area

PTRC Adjustment for Payable 2005

Payable Year	Estimated Net Assessed Value	Net Tax Rate	With HEA 1001 Estimated Tax Increment (1)	20% PTRC	Tax Increment
2005	\$ 49,572,125	\$ 0.7081	\$ 351,020	\$ 70,204	\$ 280,816
Payable Year	Estimated Net Assessed Value	Net Tax Rate	Automatic Adjustment Tax Increment (2)	60% PTRC	Tax Increment
2005	\$ 49,572,125	\$ 0.7081	\$ 351,020	\$ 210,612	\$ 140,408
Difference					\$ 140,408
Total Assessed Value in County Area					\$ 2,507,496,140
Tax Rate					\$ 0.0056

(1) Based on impact as a result of the reduction in the School General Fund tax rate

(2) Based on the automatic decrease in the tax rate allowed by HEA 1001

MONROE COUNTY, INDIANA

Westside Economic Development Area

PTRC Adjustment for Payable 2006

Payable Year	Estimated Net Assessed Value	Net Tax Rate	With HEA 1001 Estimated Tax Increment (1)	20% PTRC	Tax Increment
2006	\$ 67,200,669	\$ 0.7278	\$ 489,086	\$ 97,817	\$ 391,269
Payable Year	Estimated Net Assessed Value	Net Tax Rate	Automatic Adjustment Tax Increment (2)	60% PTRC	Tax Increment
2006	\$ 67,200,669	\$ 0.7278	\$ 489,086	\$ 293,452	\$ 195,635
Difference					\$ 195,635
Requested Amount for both Westside and 46 Allocation Areas					\$ 149,403
Total Assessed Value in County Area					\$ 2,621,100,020
Tax Rate					\$ 0.0057

(1) Based on impact as a result of the reduction in the School General Fund tax rate

(2) Based on the automatic decrease in the tax rate allowed by HEA 1001

MONROE COUNTY, INDIANA
Westside Economic Development Area

PTRC Adjustment for Payable 2007

Payable Year	Estimated Net Assessed Value	Net Tax Rate	With HEA 1001 Estimated Tax Increment (1)	20% PTRC	Tax Increment
2007	\$ 58,225,263	\$ 0.6694	\$ 389,760	\$ 77,952	\$ 311,808
Payable Year	Estimated Net Assessed Value	Net Tax Rate	Automatic Adjustment Tax Increment (2)	60% PTRC	Tax Increment
2007	\$ 58,225,263	\$ 0.6694	\$ 389,760	\$ 233,856	\$ 155,904
Difference					\$ 155,904
Requested Amount for both Westside and 46 Allocation Areas					\$ 163,957
Total Assessed Value in County Area					\$ 3,093,526,100
Tax Rate					\$ 0.0053

(1) Based on impact as a result of the reduction in the School General Fund tax rate

(2) Based on the automatic decrease in the tax rate allowed by HEA 1001

MONROE COUNTY, INDIANA

Westside Economic Development Area

PTRC Adjustment for Payable 2008

Payable Year	Estimated Net Assessed Value	Net Tax Rate	With HEA 1001 Estimated Tax Increment (1)	20% PTRC	Tax Increment
2008	\$ 59,175,847	\$ 1.6651	\$ 985,325	\$ 197,065	\$ 788,260
Payable Year	Estimated Net Assessed Value	Net Tax Rate	Automatic Adjustment Tax Increment (2)	60% PTRC	Tax Increment
2008	\$ 59,175,847	\$ 1.6651	\$ 985,325	\$ 591,195	\$ 394,130
Difference					\$ 394,130
Requested Amount for both Westside and 46 Allocation Areas					\$ 199,366
Total Assessed Value in County Area					\$ 3,322,772,585
Tax Rate					\$ 0.0060

(1) Based on impact as a result of the reduction in the School General Fund tax rate

(2) Based on the automatic decrease in the tax rate allowed by HEA 1001

APPENDIX A

MONROE COUNTY, INDIANA
Westside Economic Development Area

APPENDIX A

HISTORY OF THE WESTSIDE TIF DISTRICT (92 Pay 93 Thru 99 Pay 00)

PARCEL #	REAL ESTATE NAME	92 Pay 93	93 Pay 94	94 Pay 95	95 Pay 96	96 Pay 97	97 Pay 98	98 Pay 99	99 Pay 00	
		Base Year								
		NAV	NAV	NAV	NAV	NAV	NAV	NAV	NAV	NAV
1 53 - 04-25-300-016.000-011	GRUBB, DAVID	\$ 7,200	\$ 7,200	\$ 7,200	\$ 8,040	\$ 8,040	\$ 8,040	\$ 8,040	\$ 8,040	
2 53 - 04-25-300-008.000-011	CRIDER	1,670	1,670	1,670	2,740	2,740	2,740	2,740	2,740	
3 53 - 04-25-400-022.000-011	DETMER	6,800	5,630	5,630	6,000	6,000	6,000	6,000	6,000	
4 53 - 04-25-400-008.000-011	FERGUSON, JAMES (LEFT	770			1,270	1,270	500,280	500,280	500,280	
5 53 - 04-25-400-020.000-011	DUNN CHARLES H. JR.	3,830	3,830	3,830	3,830	3,830	3,830	3,830	3,830	
6 53 - 04-25-400-005.000-011	DUNN CHARLES H. JR.	1,170	1,170	1,170	1,170	1,170	1,170	1,170	770,150	
7 53 - 04-25-300-024.000-011	GRUBB, D SPLIT TO -01 &	14,670	14,670	14,670	16,670	16,670	16,670	2,040	2,040	
8 53 - 04-25-300-007.000-011	GRUBB, DAVID	-	-	-	-	-	-	6,000	6,000	
9 53 - 04-25-300-011.000-011	GRUBB, D	-	-	-	-	-	-	7,870	7,870	
10 53 - 04-35-400-015.000-011	HOLMES	19,340	19,340	19,340	19,440	21,440	19,440	19,440	19,440	
11 53 - 04-36-200-002.000-011	STERRETT, T	4,800	9,200	4,800	10,130	5,160	7,130	5,130	7,030	
12 53 - 04-25-300-004.000-011	GRUBB, D	430	430	430	370	370	370	370	370	
13 53 - 04-25-300-003.000-011	GRUBB, D	5,640	5,640	5,640	8,170	8,170	8,170	8,170	8,170	
14 53 - 00-71-651-500.000-011	HAGAN, EDITH	-	-	-	-	-	370	370	370	
15 53 - 04-36-202-004.000-011	TEIGE, S	7,670	7,670	7,670	10,000	10,000	10,000	10,000	10,000	
16 53 - 04-36-202-002.000-011	FOSTER CHRIS	3,770	3,770	3,770	3,570	3,570	3,570	3,570	3,570	
17 53 - 04-36-202-001.000-011	ELLIS, G	770	770	770	570	570	570	570	570	
18 53 - 04-25-300-025.000-011	DUNN, CHARLES H. JR.	970	970	970	1,270	1,270	1,270	1,270	1,270	
19 53 - 04-25-300-009.000-011	DUNN, ETAL	900	900	900	1,000	1,000	1,000	700	700	
20 53 - 04-25-300-021.000-011	DUNN, ETAL	100	-	-	-	-	-	100	12,000	
21 53 - 04-25-400-019.000-011	DUNN, ETAL	30	130	130	30	30	30	30	2,430	
22 53 - 04-25-400-014.000-011	DUNN, ETAL	77,150	118,010	158,870	187,950	215,390	242,830	260,260	283,980	
23 53 - 04-25-400-001.000-011	DUNN, ETAL	271,255	317,320	363,385	411,780	458,015	458,015	504,250	504,250	
24 53 - 04-25-400-023.000-011	DUNN, ETAL	312,255	366,520	420,780	479,190	533,850	561,180	588,510	588,510	
25 53 - 04-35-400-005.000-011	IVY TECH	14,300	6,270	6,270	2,070	2,070	2,070	-	-	
26 53 - 04-35-401-002.000-011	STORAGE EXPRESS	870	870	870	17,630	17,630	17,630	10,170	230,740	
27 53 - 04-35-401-005.000-011	TOL REAL ESTATE	296,940	389,040	481,140	649,500	760,600	760,600	760,600	760,600	
28 53 - 04-35-401-003.000-011	TASUS, CORP	33,170	125,580	194,040	295,600	271,980	310,450	348,920	380,220	
29 53 - 04-35-100-003.000-011	COOK, INC	8,030	8,030	8,030	5,630	5,630	5,630	5,630	5,630	
30 53 - 04-35-401-008.000-011	COOK, INC	-	-	-	-	-	-	5,260	52,600	
31 53 - 04-35-400-009.000-011	COOK, INC	-	-	-	-	-	-	26,730	26,730	
32 53 - 04-35-401-001.000-011	PAIN, JOHN F. SR	-	-	-	-	-	-	6,730	6,730	
33 53 - 04-35-401-006.000-011	KDC - BLOOMINGTON I	-	-	-	-	-	-	1,217,780	136,880	
34 53 - 04-36-100-003.000-011	DUNN	500	500	500	1,770	1,770	1,770	1,770	1,770	
35 53 - 04-36-200-006.000-011	INDIANA RR (state assess)	-	-	-	-	-	-	-	-	
36 53 - 00-72-070-500.000-011	INDIANA RR (state assess)	-	-	-	-	-	-	-	-	
37 53 - 04-36-200-024.000-011	DUNN	594,340	594,340	594,340	756,390	660,470	651,000	651,000	651,000	
38 53 - 04-35-200-016.000-011	MASTERS	-	-	15,920	1,470	1,470	1,470	1,470	1,470	
39 53 - 04-25-200-003.000-011	MOBLEY	5,060	5,060	5,060	4,660	4,660	4,660	4,660	4,660	
40 53 - 00-72-195-500.000-011	MOBLEY	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	
41 53 - 04-25-300-018.000-011	MOBLEY	33,690	33,690	33,690	36,960	36,960	36,960	36,960	36,960	
42 53 - 04-25-300-001.000-011	PENNINGTON	1,400	1,400	1,400	1,730	5,130	5,130	5,130	5,130	
43 53 - 04-25-102-004.000-011	GRINER	22,260	22,260	22,260	22,300	22,300	43,900	43,900	43,900	
44 53 - 04-25-102-011.000-011	GRINER	3,330	3,330	3,330	270	270	270	270	270	
45 53 - 04-25-102-007.000-011	GRINER	85,825	97,368	108,910	127,220	133,560	133,560	131,290	141,240	
46 53 - 04-25-102-003.000-011	GRINER	1,500	1,500	1,500	3,330	3,330	3,330	3,330	3,330	
47 53 - 04-25-102-009.000-011	GRINER	3,230	3,230	3,230	230	230	230	230	230	

MONROE COUNTY, INDIANA
Westside Economic Development Area

APPENDIX A

HISTORY OF THE WESTSIDE TIF DISTRICT (92 Pay 93 Thru 99 Pay 00)

PARCEL #	REAL ESTATE NAME	92 Pay 93	93 Pay 94	94 Pay 95	95 Pay 96	96 Pay 97	97 Pay 98	98 Pay 99	99 Pay 00	
		Base Year								
		NAV	NAV	NAV	NAV	NAV	NAV	NAV	NAV	NAV
48 53 - 04-25-102-005.000-011	GRINER	\$ 30	\$ 30	\$ 30	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	
49 53 - 04-25-102-008.000-011	REALCO II	27,760	61,370	61,370	34,630	34,630	34,630	34,630	34,630	
50 53 - 04-25-102-001.000-011	WILSON	48,760	48,760	5,000	6,670	6,670	6,670	6,670	6,670	
51 53 - 04-25-102-010.000-011	GILBERT & GILBERT	46,100	46,100	46,100	46,630	46,630	46,630	46,630	46,630	
52 53 - 04-25-102-002.000-011	WILSON	970	970	970	70	70	70	70	70	
53 53 - 00-72-524-015.000-011	Wilson Tool BLDG on L.L.	-	-	-	46,730	46,730	46,730	46,730	46,730	
54 53 - 04-36-100-011.000-011	MONROE COUNTY	130	-	-	-	-	-	-	-	
55 53 - 04-36-100-042.000-011	SUNRISE PUBL	463,600	529,200	529,200	740,060	729,120	736,190	736,190	750,340	
56 53 - 04-36-100-033.000-011	IHHC	796,620	796,620	796,620	880,380	880,380	880,380	880,380	880,380	
57 53 - 04-36-200-003.000-011	STANFIELD FAMILY TRUST	11,370	11,370	11,370	15,330	17,330	15,330	14,330	15,330	
58 53 - 04-35-200-017.000-011	NORWEST	-	-	-	830	800	800	800	800	
59 53 - 04-26-401-019.000-011	ZZ MON COUNTY	3,130	3,130	3,130	3,830	-	-	-	-	
60 53 - 04-26-401-016.000-011	BEN TIRE	-	-	-	-	100	100	100	181,280	
61 53 - 04-26-401-014.000-011	ZZ UNITED STATES POS	-	-	-	-	100	100	100	-	
62 53 - 04-26-401-003.000-011	ZZ UNITED STATES POS	-	-	-	-	100	100	100	-	
63 53 - 04-26-401-004.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
64 53 - 04-26-401-012.000-011	HANNA PROPERTIES LLC	-	-	-	-	100	100	100	100	
65 53 - 04-26-401-013.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
66 53 - 04-26-401-006.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
67 53 - 04-25-301-001.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
68 53 - 04-36-201-007.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
69 53 - 04-36-201-004.000-011	GARRISON	-	-	-	-	5,970	9,300	15,040	32,340	
70 53 - 04-36-201-006.000-011	LITTLEHEAD	-	-	-	-	8,630	75,100	75,100	75,100	
71 53 - 04-36-201-005.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
72 53 - 04-36-201-008.000-011	SIMANTON	-	-	-	-	7,470	49,830	49,830	49,830	
73 53 - 04-36-201-001.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
74 53 - 00-72-815-015.000-011	HALL	-	-	-	-	33,660	784,320	784,320	784,320	
75 53 - 04-35-101-005.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
76 53 - 04-35-101-004.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
77 53 - 04-35-101-002.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
78 53 - 04-35-101-006.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
79 53 - 04-35-101-010.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
80 53 - 00-72-815-021.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
81 53 - 04-35-101-001.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
82 53 - 04-35-101-007.000-011	KOORSEN	-	-	-	-	100	100	80,690	80,690	
83 53 - 00-72-815-024.000-011	DAVIS	-	-	-	-	100	100	100	4,900	
84 53 - 04-26-401-008.000-011	DAVIS	-	-	-	-	100	100	100	231,210	
85 53 - 04-26-401-005.000-011	DAVIS	-	-	-	-	100	100	100	6,730	
86 53 - 04-26-401-009.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
87 53 - 04-26-401-002.000-011	NORTHWEST PARK	-	-	-	-	100	100	100	100	
88 53 - 04-26-401-010.000-011	ANDREONI	-	-	-	-	100	100	190,180	190,180	
89 53 - 04-26-401-011.000-011	SYNDICATED BLGTN I	-	-	-	-	100	100	916,150	916,150	
90 53 - 04-26-401-015.000-011	SYNDICATED BLGTN I	-	-	-	-	100	100	100	16,770	
91 53 - 04-26-401-017.000-011	B&W	-	-	-	-	100	100	100	19,470	
92 53 - 04-35-101-008.000-011	HALL	-	-	-	-	100	100	100	43,360	
93 53 - 05-01-102-001.000-004	NORTHWEST	2,770	2,770	-	-	870	870	870	870	
94 53 - 04-36-100-054.000-011	ABB	2,655,495	2,691,960	2,691,960	2,485,620	2,492,420	2,278,880	2,278,880	2,278,880	
95 53 - 04-36-100-034.000-011	ZZ MONROE COUNTY	-	-	-	-	-	-	-	-	
96 53 - 04-36-401-007.000-011	THOMPSON	-	-	-	-	-	-	7,670	7,670	
97 53 - 04-36-401-001.000-011	BEASLEY	-	-	-	-	-	-	33,330	33,330	
98 53 - 04-36-401-002.000-011	THOMPSON	-	-	-	-	-	-	300	300	

MONROE COUNTY, INDIANA
Westside Economic Development Area

APPENDIX A

HISTORY OF THE WESTSIDE TIF DISTRICT (92 Pay 93 Thru 99 Pay 00)

PARCEL #	REAL ESTATE NAME	92 Pay 93	93 Pay 94	94 Pay 95	95 Pay 96	96 Pay 97	97 Pay 98	98 Pay 99	99 Pay 00
		Base Year							
		NAV	NAV	NAV	NAV	NAV	NAV	NAV	NAV
99 53 - 04-36-401-009.000-011	BLGTN STORAGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 262,050
100 53 - 04-36-401-008.000-011	CURRY INDUSTRIAL PARK	-	-	-	-	-	-	100	100
101 53 - 04-36-401-005.000-011	CIRCLE-PROSCO INC	-	-	-	-	-	-	14,130	14,330
102 53 - 04-36-401-006.000-011	REITER, MATTHEWS	-	-	-	-	-	-	100	8,200
103 53 - 04-36-401-003.000-011	THOMPSON, JACK D	-	-	-	-	-	-	100	9,630
104 53 - 04-36-401-011.000-011	CRANE FEDERAL CREDIT	-	-	-	-	-	-	10,000	10,000
105 53 - 04-36-401-004.000-011	CURRY INDUSTRIAL PARK	-	-	-	-	-	-	100	100
106 53 - 04-36-200-016.000-011	BLGTN LKE	1,124,850	1,252,870	1,252,870	1,526,920	1,526,920	470,490	676,410	1,458,690
107 53 - 04-35-100-002.000-011	SORRELLS	16,900	16,900	16,900	18,100	18,100	18,100	20,100	20,100
108 53 - 04-35-100-001.000-011	SORRELLS	3,700	3,700	3,700	3,900	3,900	3,900	3,900	3,900
109 53 - 04-36-200-001.000-011	STERRETT	2,300	2,300	3,300	3,630	3,630	3,630	3,630	3,630
110 53 - 04-26-100-002.000-011		-	-	-	-	-	-	-	-
111 53 - 04-26-100-004.000-011		-	-	-	-	-	-	-	-
112 53 - 04-26-100-007.000-011		-	-	-	-	-	-	-	-
113 53 - 04-36-100-016.000-011		-	-	-	-	-	-	-	-
114 53 - 04-36-100-018.000-011		-	-	-	-	-	-	-	-
115 53 - 04-36-100-024.000-011		-	-	-	-	-	-	-	-
116 53 - 04-36-100-012.000-011	ZZ ELLETTSVILLE TOWN	-	-	-	-	-	-	-	-
117 53 - 04-36-100-031.000-011	ZZ ELLETTSVILLE TOWN	-	-	-	-	-	-	-	-
	Subtotal	\$ 7,051,920	\$ 7,647,158	\$ 7,926,435	\$ 8,917,580	\$ 9,097,745	\$ 9,300,385	\$ 12,146,800	\$ 13,771,390
1 53 - 04-36-300-003.000-011	G.E. (Real Property)	\$ 2,961,940	\$ 3,039,050	\$ 4,216,920	\$ 4,832,070	\$ 5,146,835	\$ 5,472,030	\$ 5,749,955	\$ 5,959,000
2 111 - 11610-00	G.E. APPLIANCES (PERS. PROP.)								
3 111 - 14340-00	G.E. (PERS. PROP.)								
4 111 - 11660-00	20 G.E. (PERS. PROPERTY)								
	Subtotal G.E.	\$ 2,961,940	\$ 3,039,050	\$ 4,216,920	\$ 4,832,070	\$ 5,146,835	\$ 5,472,030	\$ 5,749,955	\$ 5,959,000
	Subtotal - Richland Non-City								
	Total Net Assessed Value								
	Base Year Assessed Value								
	Incremental Net Assess. Value								
RICHLAND CITY PARCELS									
1 53 - 04-36-405-010.000-012	PETSMART	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 53 - 04-36-405-006.000-012	WHITEHALL (OLD NA.)	-	-	-	-	-	-	-	-
3 53 - 04-36-405-008.000-012	WHITEHALL	-	-	-	-	-	-	-	-
4 53 - 04-36-405-002.000-012	REPLATTED (PETSMART)	-	-	-	-	-	-	-	-
5 53 - 04-36-405-015.000-012	WHITEHALL CROSSING	9,360	-	-	-	-	-	13,000	13,000
6 53 - 04-36-405-009.000-012	WHITEHALL PIKE	15,180	-	-	-	-	-	42,700	1,373,860
7 53 - 04-36-405-014.000-012	WHITEHALL CROSSING								
	Subtotals RC	\$ 24,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,700	\$ 1,386,860
BLOOMINGTON CITY PARCELS									
1 53 - 05-31-302-011.000-005	1/2 PEP BOYS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotals BC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Net Assessed Value								
	Base Year Assessed Value								
	Incremental Net Assess. Value								
	GRAND TOTAL								
	Total Net Assessed Value	\$ 10,038,400	\$ 10,686,208	\$ 12,143,355	\$ 13,749,650	\$ 14,244,580	\$ 14,772,415	\$ 17,952,455	\$ 21,117,250
	Base Year Assessed Value		15,991,197	15,991,197	17,488,069	17,499,396	18,293,102	15,858,536	15,858,536

MONROE COUNTY, INDIANA
Westside Economic Development Area

APPENDIX A

HISTORY OF THE WESTSIDE TIF DISTRICT (92 Pay 93 Thru 99 Pay 00)

PARCEL #	REAL ESTATE NAME	92 Pay 93	93 Pay 94	94 Pay 95	95 Pay 96	96 Pay 97	97 Pay 98	98 Pay 99	99 Pay 00
		Base Year NAV	NAV	NAV	NAV	NAV	NAV	NAV	NAV
	Incremental Net Assess. Value		\$ (5,304,989)	\$ (3,847,842)	\$ (3,738,419)	\$ (3,254,816)	\$ (3,520,687)	\$ 2,093,919	\$ 5,258,714

MONROE COUNTY, INDIANA
Westside Economic Development Area

APPENDIX A

HISTORY OF THE WESTSIDE TIF DISTRICT (00 Pay 01 thru 08 Pay 09)

PARCEL #	REAL ESTATE NAME	00 Pay 01	01 Pay 02	02 Pay 03	03 Pay 04	04 Pay 05	Adjusted	05 Pay 06	Base Assessed	06 Pay 07	Adjusted	07 Pay 08	Base Net	08 Pay 09	
		NAV	NAV	NAV	NAV	NAV	Base	NAV	Value	NAV	Base	NAV	Taxable	NAV	
1	53 - 04-25-300-016.000-011	GRUBB, DAVID	\$ 8,040	\$ 24,100	\$ 58,800	\$ 58,800	\$ 58,800	\$ 24,714	\$ 58,800	\$ 48,440	\$ 66,200	\$ 49,468	\$ 71,400	\$ 52,780	\$ 73,100
2	53 - 04-25-300-008.000-011	CRIDER	2,740	8,200	15,300	15,300	5,800	5,732	5,000	5,300	5,300	6,300	6,300	6,400	6,400
3	53 - 04-25-400-022.000-011	DETMER	6,000	18,000	45,400	44,500	44,600	23,341	41,600	42,260	44,600	43,675	52,400	46,217	56,700
4	53 - 04-25-400-008.000-011	FERGUSON, JAMES (LEFT	500,280	1,501,000	1,510,420	1,221,640	1,382,760	2,643	1,798,670	393,980	2,024,585	439,211	2,182,100	661,448	2,261,600
5	53 - 04-25-400-020.000-011	DUNN CHARLES H. JR.	3,830	11,500	24,400	24,400	24,400	13,146	20,500	20,500	20,500	24,019	26,500	24,875	27,900
6	53 - 04-25-400-005.000-011	DUNN CHARLES H. JR.	770,150	3,500	7,500	7,500	7,500	4,016	6,300	6,300	6,300	7,380	8,100	7,629	8,500
7	53 - 04-25-300-024.000-011	GRUBB, D SPLIT TO -01 &	2,040	6,100	14,300	14,300	14,300	50,354	14,300	21,200	21,200	21,600	21,600	21,500	21,500
8	53 - 04-25-300-007.000-011	GRUBB, DAVID	6,000	18,000	39,800	39,800	39,800	-	39,800	8,600	44,600	9,219	46,200	13,792	47,400
9	53 - 04-25-300-011.000-011	GRUBB, D	7,870	23,600	56,500	56,500	56,500	-	56,500	12,390	64,300	13,570	68,000	19,845	68,200
10	53 - 04-35-400-015.000-011	HOLMES	19,440	58,300	121,100	92,100	92,100	66,384	90,200	105,900	105,900	125,803	156,700	129,675	155,000
11	53 - 04-36-200-002.000-011	STERRETT	5,030	21,100	33,300	32,400	33,300	16,476	33,400	33,890	52,300	34,070	52,800	35,690	50,300
12	53 - 04-25-300-004.000-011	GRUBB, D	370	1,100	2,400	2,400	2,400	1,476	2,000	2,000	2,000	2,600	2,600	2,700	2,700
13	53 - 04-25-300-003.000-011	GRUBB, D	8,170	24,500	34,200	34,200	34,200	19,359	34,200	35,240	37,900	35,937	42,100	37,525	44,300
14	53 - 00-71-651-500.000-011	HAGAN, EDITH	370	1,100	1,300	1,300	1,300	-	1,100	210	1,100	279	1,400	436	1,500
15	53 - 04-36-202-004.000-011	TEIGE, S	10,000	30,000	66,600	66,600	66,600	26,327	66,600	54,330	84,600	54,922	87,100	49,953	56,250
16	53 - 04-36-202-002.000-011	FOSTER, CHRIS	3,570	10,700	15,300	15,300	15,300	12,940	14,900	19,600	19,600	24,058	28,300	28,604	41,700
17	53 - 04-36-202-001.000-011	ELLIS, G	570	1,700	2,800	2,800	2,800	2,643	2,800	9,250	28,300	9,409	28,300	10,873	25,800
18	53 - 04-25-300-025.000-011	DUNN, CHARLES H. JR.	1,270	2,342,600	3,254,500	3,031,700	3,003,700	3,329	3,025,300	599,510	3,085,600	475,114	2,356,800	714,436	2,440,500
19	53 - 04-25-300-009.000-011	DUNN, ETAL	700	2,100	4,500	17,400	17,400	3,089	17,400	7,520	16,000	7,595	16,000	8,594	16,000
20	53 - 04-25-300-021.000-011	DUNN, ETAL	100	31,200	39,000	39,000	39,000	343	39,000	27,040	140,300	24,885	124,700	36,285	124,700
21	53 - 04-25-400-019.000-011	DUNN, ETAL	30	7,300	22,800	700	700	103	700	600	600	940	1,100	965	1,100
22	53 - 04-25-400-014.000-011	DUNN, ETAL	283,980	893,200	1,040,700	1,044,900	1,036,600	264,814	1,151,200	618,390	1,225,700	606,318	1,149,100	683,468	1,189,700
23	53 - 04-25-400-001.000-011	DUNN, ETAL	504,250	1,505,310	1,689,000	1,535,100	1,535,100	931,069	1,759,200	1,712,270	1,912,800	1,724,847	2,000,600	1,732,120	1,877,000
24	53 - 04-25-400-023.000-011	DUNN, ETAL	588,510	1,765,700	1,980,500	1,983,800	1,973,800	1,071,800	2,202,800	1,998,150	2,342,700	1,976,523	2,258,200	2,045,665	2,338,800
25	53 - 04-35-400-005.000-011	IVY TECH	-	-	-	-	-	49,084	-	-	-	-	-	-	-
26	53 - 04-35-401-002.000-011	STORAGE EXPRESS	230,740	829,510	712,600	712,600	712,600	2,986	751,700	304,040	1,555,000	307,267	1,518,100	433,704	1,477,200
27	53 - 04-35-401-005.000-011	TOL REAL ESTATE	760,600	2,282,000	2,363,700	4,033,700	4,033,700	1,019,232	4,254,530	2,403,240	4,837,907	2,402,001	4,764,975	2,740,323	4,955,955
28	53 - 04-35-401-003.000-011	TASUS, CORP	580,760	1,398,100	2,231,650	2,049,040	2,163,770	113,854	2,035,880	708,430	2,823,456	832,695	3,360,500	1,151,719	3,459,700
29	53 - 04-35-100-003.000-011	COOK, INC	5,630	61,500	21,295,175	3,696,490	8,129,255	27,563	12,838,540	3,774,610	19,379,172	4,693,605	23,323,410	8,048,997	27,540,755
30	53 - 04-35-401-008.000-011	COOK, INC	52,600	315,600	473,400	473,400	473,400	-	473,400	152,060	789,000	125,959	631,200	183,667	631,200
31	53 - 04-35-400-009.000-011	COOK, INC	26,730	160,400	-	594,500	794,570	-	1,529,190	431,300	2,237,930	507,338	2,542,347	819,167	2,815,190
32	53 - 04-35-401-001.000-011	PAIN, JOHN F. SR	6,730	626,700	1,076,700	1,076,700	1,076,700	-	1,129,300	251,720	1,306,100	277,581	1,391,000	404,493	1,390,100
33	53 - 04-35-401-006.000-011	KDC - BLOOMINGTON I	136,880	3,653,700	5,843,000	5,843,000	1,112,000	-	1,736,000	734,210	3,809,664	972,790	4,874,795	1,819,036	6,251,390
34	53 - 04-36-100-003.000-011	DUNN	1,770	5,300	10,300	5,800	5,800	1,716	5,800	8,150	29,700	8,328	29,700	10,790	29,700
35	53 - 04-36-200-006.000-011	INDIANA RR (state assess)	-	-	-	-	-	-	-	-	-	-	-	-	-
36	53 - 00-72-070-500.000-011	INDIANA RR (state assess)	-	-	-	-	-	-	-	-	-	-	-	-	-
37	53 - 04-36-200-024.000-011	DUNN	651,000	2,208,300	2,888,800	2,403,700	2,079,500	2,040,042	2,079,500	2,582,200	2,582,200	2,435,600	2,435,600	2,234,900	2,234,900
38	53 - 04-35-200-016.000-011	MASTERS	1,470	4,400	13,000	10,000	-	-	-	9,540	49,500	10,497	52,600	15,538	53,400
39	53 - 04-25-200-003.000-011	MOBLEY	4,660	14,000	28,000	28,000	28,000	17,368	23,800	24,600	24,600	30,600	30,600	31,338	31,900
40	53 - 00-72-195-500.000-011	MOBLEY	1,800	5,400	11,400	11,400	11,400	6,178	9,600	9,600	9,600	11,279	12,400	11,689	13,100
41	53 - 04-25-300-018.000-011	MOBLEY	36,960	110,900	196,200	196,200	196,200	115,639	187,400	206,100	206,100	209,272	223,200	186,325	186,325
42	53 - 04-25-300-001.000-011	PENNINGTON	5,130	15,400	26,900	26,900	26,900	4,805	25,800	12,940	31,100	13,429	32,800	15,470	32,000
43	53 - 04-25-102-004.000-011	GRINER	43,900	131,700	306,700	306,700	305,900	76,406	305,900	160,670	261,900	173,935	326,900	192,369	326,900
44	53 - 04-25-102-011.000-011	GRINER	270	800	16,100	16,100	16,100	11,430	16,100	16,900	16,900	16,900	16,900	16,900	16,900
45	53 - 04-25-102-007.000-011	GRINER	141,240	603,180	1,318,440	1,228,400	1,322,820	294,590	1,528,460	27,000	27,000	24,000	24,000	24,000	24,000
46	53 - 04-25-102-003.000-011	GRINER	3,330	10,000	62,500	62,500	53,800	5,149	60,200	325,210	1,648,930	370,640	1,820,430	519,937	1,764,200
47	53 - 04-25-102-009.000-011	GRINER	230	700	50,900	50,900	47,200	11,087	62,800	23,440	38,700	22,633	34,400	24,117	34,400

MONROE COUNTY, INDIANA
Westside Economic Development Area

APPENDIX A

HISTORY OF THE WESTSIDE TIF DISTRICT (00 Pay 01 thru 08 Pay 09)

PARCEL #	REAL ESTATE NAME	00 Pay 01	01 Pay 02	02 Pay 03	03 Pay 04	04 Pay 05	Adjusted Base	05 Pay 06	Base Assessed Value	06 Pay 07	Adjusted Base	07 Pay 08	Base Net Taxable	08 Pay 09	
		NAV	NAV	NAV	NAV	NAV		NAV		NAV		NAV		NAV	
48	53 - 04-25-102-005.000-011	GRINER	\$ 2,500	\$ 7,500	\$ 900	\$ 900	\$ 900	\$ 103	\$ 900	\$ 430	\$ 1,400	\$ 400	\$ 1,200	\$ 492	\$ 1,200
49	53 - 04-25-102-008.000-011	REALCO II	34,630	103,900	283,100	283,300	276,100	95,285	276,900	188,920	266,500	185,903	251,700	197,006	259,900
50	53 - 04-25-102-001.000-011	WILSON	6,670	20,000	62,500	62,500	62,500	167,366	62,500	62,500	62,500	62,500	62,500	62,500	62,500
51	53 - 04-25-102-010.000-011	GILBERT & GILBERT	46,630	139,900	197,100	184,600	184,600	158,236	189,300	169,000	169,000	153,900	153,900	159,100	159,100
52	53 - 04-25-102-002.000-011	WILSON	70	200	15,300	15,300	15,300	3,329	15,300	7,790	15,300	7,856	15,300	8,749	15,300
53	53 - 00-72-524-015.000-011	Wilson Tool BLDG on L.L.	46,730	140,200	131,100	131,100	131,100	-	132,100	132,100	132,100	106,000	106,000	110,600	110,600
54	53 - 04-36-100-011.000-011	MONROE COUNTY	-	-	-	-	-	446	-	-	-	-	-	-	-
55	53 - 04-36-100-042.000-011	SUNRISE PUBL	750,340	3,019,850	4,078,000	3,629,450	3,120,230	1,591,284	3,085,830	2,922,080	3,246,600	2,827,700	2,827,700	2,876,569	2,920,100
56	53 - 04-36-100-033.000-011	IAHC	880,380	2,641,400	2,830,800	2,843,800	2,843,800	2,734,358	2,844,300	3,041,600	3,041,600	2,863,800	2,863,800	2,962,900	2,962,900
57	53 - 04-36-200-003.000-011	STANFIELD FAMILY TRUST	15,330	39,700	69,300	69,300	62,820	39,027	62,720	32,620	32,620	52,020	52,020	29,445	29,445
58	53 - 04-35-200-017.000-011	NORTHWEST	800	2,400	5,200	5,200	5,200	-	4,300	4,300	5,200	5,200	5,600	5,369	5,900
59	53 - 04-26-401-019.000-011	ZZ MON COUNTY	-	-	-	-	-	10,744	-	-	-	-	-	-	-
60	53 - 04-26-401-016.000-011	BEN TIRE	339,370	543,900	983,200	983,200	983,200	-	962,200	228,240	1,184,300	236,972	1,187,500	357,587	1,228,900
61	53 - 04-26-401-014.000-011	ZZ UNITED STATES POS	100	-	-	-	-	-	-	-	-	-	-	-	-
62	53 - 04-26-401-003.000-011	ZZ UNITED STATES POS	100	-	-	-	-	-	-	-	-	-	-	-	-
63	53 - 04-26-401-004.000-011	NORTHWEST PARK	100	300	67,000	67,000	67,000	-	67,000	51,650	268,000	42,785	214,400	62,386	214,400
64	53 - 04-26-401-012.000-011	HANNA PROPERTIES LLC	100	59,700	542,500	579,900	579,900	-	610,600	165,090	856,600	151,622	759,800	226,965	780,000
65	53 - 04-26-401-013.000-011	NORTHWEST PARK	100	300	47,500	47,500	47,500	-	47,500	36,620	190,000	30,332	152,000	44,229	152,000
66	53 - 04-26-401-006.000-011	NORTHWEST PARK	100	300	98,400	98,400	98,400	-	98,400	75,840	393,500	62,501	313,200	91,135	313,200
67	53 - 04-25-301-001.000-011	NORTHWEST PARK	100	300	62,400	62,400	62,400	-	62,400	48,080	249,500	39,751	199,200	57,963	199,200
68	53 - 04-36-201-007.000-011	NORTHWEST PARK	100	300	18,800	18,800	18,800	-	18,800	14,450	75,000	11,973	60,000	17,459	60,000
69	53 - 04-36-201-004.000-011	GARRISON	32,340	200,750	279,920	303,210	341,540	-	379,510	87,350	453,255	86,886	435,400	131,378	451,500
70	53 - 04-36-201-006.000-011	LITTLEHEAD	75,100	225,200	265,900	265,900	270,700	-	314,000	76,760	398,300	73,855	370,100	110,835	380,900
71	53 - 04-36-201-005.000-011	NORTHWEST PARK	100	300	120,400	120,400	120,400	-	120,400	92,800	481,500	21,173	106,100	30,873	106,100
72	53 - 04-36-201-008.000-011	SIMANTON	49,830	149,500	184,800	184,800	187,800	-	186,400	49,550	257,100	45,339	227,200	67,886	233,300
73	53 - 04-36-201-001.000-011	NORTHWEST PARK	100	300	30,600	30,600	30,600	-	30,600	23,610	122,500	19,317	96,800	28,167	96,800
74	53 - 00-72-815-015.000-011	HALL	784,320	1,468,320	1,791,140	1,999,040	1,520,630	-	1,595,665	489,250	2,538,600	514,513	2,578,300	777,152	2,670,800
75	53 - 04-35-101-005.000-011	NORTHWEST PARK	100	300	54,000	54,000	54,000	-	54,000	41,630	216,000	34,483	172,800	50,282	172,800
76	53 - 04-35-101-004.000-011	NORTHWEST PARK	100	300	104,800	104,800	104,800	-	104,800	80,750	419,000	15,805	79,200	23,046	79,200
77	53 - 04-35-101-002.000-011	NORTHWEST PARK	100	300	71,000	71,000	71,000	-	71,000	54,730	284,000	15,386	77,100	22,435	77,100
78	53 - 04-35-101-006.000-011	NORTHWEST PARK	100	300	82,100	82,100	82,100	-	82,100	63,310	328,500	17,800	89,200	25,956	89,200
79	53 - 04-35-101-010.000-011	NORTHWEST PARK	100	300	234,000	234,000	234,000	-	234,000	45,100	234,000	24,505	122,800	35,732	122,800
80	53 - 00-72-815-021.000-011	NORTHWEST PARK	100	300	388,500	388,500	388,500	-	388,500	74,870	388,500	36,758	184,200	53,599	184,200
81	53 - 04-35-101-001.000-011	NORTHWEST PARK	100	300	16,600	16,600	16,600	-	16,600	12,820	66,500	10,616	53,200	15,480	53,200
82	53 - 04-35-101-007.000-011	KOORSEN	80,690	242,100	228,300	228,300	228,300	-	244,000	47,120	244,500	50,208	251,600	67,449	231,800
83	53 - 00-72-815-024.000-011	DAVIS	4,900	14,700	18,400	18,400	18,400	-	18,400	14,170	73,500	11,734	58,800	17,110	58,800
84	53 - 04-26-401-008.000-011	DAVIS	231,210	693,700	653,700	653,700	653,700	-	627,600	130,490	677,100	146,114	732,200	215,442	740,400
85	53 - 04-26-401-005.000-011	DAVIS	6,730	20,200	25,300	25,300	25,300	-	25,300	19,470	101,000	16,124	80,800	14,782	50,800
86	53 - 04-26-401-009.000-011	NORTHWEST PARK	100	300	22,900	22,900	22,900	-	22,900	17,630	91,500	9,778	49,000	14,258	49,000
87	53 - 04-26-401-002.000-011	NORTHWEST PARK	100	300	70,300	70,300	70,300	-	70,300	54,160	281,000	27,698	138,800	40,388	138,800
88	53 - 04-26-401-010.000-011	ANDREONI	190,180	600,600	624,100	624,100	601,000	-	610,200	134,810	699,500	141,784	710,500	202,697	696,600
89	53 - 04-26-401-011.000-011	SYNDICATED BLGTN I	916,150	1,039,655	1,826,650	1,936,220	2,237,490	-	2,816,360	629,560	3,266,630	513,424	2,572,845	824,582	2,833,800
90	53 - 04-26-401-015.000-011	SYNDICATED BLGTN I	100	50,300	62,900	62,900	62,900	-	62,900	33,940	176,100	-	-	-	-
91	53 - 04-26-401-017.000-011	B&W	19,470	166,100	266,500	266,500	291,200	-	362,400	103,700	538,100	104,746	524,900	147,265	506,100
92	53 - 04-35-101-008.000-011	HALL	100	130,100	162,600	162,600	13,000	-	13,000	2,220	11,500	3,891	19,500	5,674	19,500
93	53 - 05-01-102-001.000-004	NORTHWEST	870	2,600	5,500	5,500	5,500	9,508	4,600	890	4,600	918	4,600	1,833	6,300
94	53 - 04-36-100-054.000-011	ABB	2,278,880	4,543,400	4,388,400	4,388,400	4,377,900	9,114,854	4,365,900	5,050,900	5,050,900	3,903,700	3,903,700	3,903,700	3,903,700
95	53 - 04-36-100-034.000-011	ZZ MONROE COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-
96	53 - 04-36-401-007.000-011	THOMPSON	7,670	23,000	172,500	172,500	570,400	-	596,400	221,440	1,149,000	170,919	856,500	252,921	869,200
97	53 - 04-36-401-001.000-011	BEASLEY	33,330	100,000	500,000	500,000	500,000	-	500,000	86,730	450,000	89,800	450,000	130,941	450,000
98	53 - 04-36-401-002.000-011	THOMPSON	300	900	44,000	44,000	8,800	-	8,800	8,480	44,000	3,512	17,600	5,121	17,600

MONROE COUNTY, INDIANA
Westside Economic Development Area

APPENDIX A

HISTORY OF THE WESTSIDE TIF DISTRICT (00 Pay 01 thru 08 Pay 09)

PARCEL #	REAL ESTATE NAME	00 Pay 01	01 Pay 02	02 Pay 03	03 Pay 04	04 Pay 05	Adjusted Base	05 Pay 06	Base Assessed Value	06 Pay 07	Adjusted Base	07 Pay 08	Base Net Taxable	08 Pay 09
		NAV	NAV	NAV	NAV	NAV		NAV		NAV		NAV		NAV
99 53 - 04-36-401-009.000-011	BLGTN STORAGE	\$ 262,050	\$ 1,119,200	\$ 1,519,300	\$ 1,519,300	\$ 1,519,300	\$ -	\$ 1,532,400	\$ 538,240	\$ 2,792,800	\$ 827,515	\$ 4,146,800	\$ 1,218,192	\$ 4,186,500
100 53 - 04-36-401-008.000-011	CURRY INDUSTRIAL PARK	100	300	300	111,000	111,000	-	111,000	42,790	222,000	55,377	277,500	80,747	277,500
101 53 - 04-36-401-005.000-011	CIRCLE-PROSCO INC	14,330	81,990	685,435	662,350	862,840	-	1,641,970	505,810	2,624,524	524,245	2,627,069	766,467	2,634,080
102 53 - 04-36-401-006.000-011	REITER, MATTHEW S	100	188,400	432,100	432,100	432,100	-	432,100	159,790	829,100	171,398	858,900	247,683	851,200
103 53 - 04-36-401-003.000-011	THOMPSON, JACK D	100	28,900	216,000	216,800	108,400	-	108,400	69,630	361,300	43,264	216,800	63,085	216,800
104 53 - 04-36-401-011.000-011	CRANE FEDERAL CREDIT	10,000	30,000	225,000	225,000	225,000	-	762,500	247,030	1,281,800	261,716	1,311,500	404,609	1,390,500
105 53 - 04-36-401-004.000-011	CURRY INDUSTRIAL PARK	100	11,100	55,500	55,500	55,500	-	55,500	190	1,000	339	1,700	495	1,700
106 53 - 04-36-200-016.000-011	BLGTN LKE	889,040	4,557,880	5,468,420	5,477,020	5,483,110	3,860,991	5,422,020	5,106,710	5,106,711	5,015,900	5,015,900	5,076,700	5,076,700
107 53 - 04-35-100-002.000-011	SORRELLS	20,100	60,300	105,300	24,500	24,500	58,008	22,500	215,040	681,400	217,247	674,705	500,766	1,466,980
108 53 - 04-35-100-001.000-011	SORRELLS	3,900	11,700	24,700	24,200	24,200	12,700	6,400	-	-	-	-	-	-
109 53 - 04-36-200-001.000-011	STERRETT	3,630	10,900	16,500	15,400	16,000	7,895	16,000	17,070	29,500	17,113	29,600	17,911	27,100
110 53 - 04-26-100-002.000-011	RIDGE LINE INC	-	-	-	-	-	-	-	60	300	80	400	145	500
111 53 - 04-26-100-004.000-011	MOBLEY, LESLIE E. & ANNABELLE	-	-	-	-	-	-	-	139,780	164,000	142,539	179,600	147,863	180,100
112 53 - 04-26-100-007.000-011	RIDGE LINE INC	-	-	-	-	-	-	-	130,370	136,500	131,453	144,100	133,633	143,500
113 53 - 04-36-100-016.000-011	HEITINK PROPERTIES, LLC	-	-	-	-	-	-	-	258,590	993,240	279,443	1,068,210	399,302	1,168,490
114 53 - 04-36-100-018.000-011	ROADWAY EXPRESS, INC.	-	-	-	-	-	-	-	421,070	444,800	414,038	417,000	419,344	424,000
115 53 - 04-36-100-024.000-011	RC ONE LP	-	-	-	-	-	-	-	537,900	537,900	486,400	486,400	434,000	434,000
116 53 - 04-36-100-012.000-011	ZZ ELLETTSVILLE TOWN	-	-	-	-	-	-	-	-	-	-	-	-	-
117 53 - 04-36-100-031.000-011	ZZ ELLETTSVILLE TOWN	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	\$ 13,466,710	\$ 43,242,745	\$ 79,943,350	\$ 63,081,360	\$ 62,609,635	\$ 24,205,361	\$ 72,114,645	\$ 41,268,450	\$ 98,459,824	\$ 40,704,159	\$ 99,880,006	\$ 49,654,334	\$ 107,450,460
1 53 - 04-36-300-003.000-011	G.E. (Real Property)										\$ 14,869,100	\$ 14,869,100	\$ 13,343,100	\$ 13,343,100
2 53 - 04-36-300-003.005-011	CMI Real Estate Holdings LLC	\$ 6,150,430	\$ 18,947,020	\$ 21,434,770	\$ 16,864,025	\$ 15,000,000	\$ 10,166,711	\$ 15,000,000	\$ 14,869,100	\$ 14,869,100			375,307	1,289,800
	Subtotal including G. E. Real Property							\$ 56,137,550	\$ 113,328,924		\$ 99,880,006		\$ 108,740,260	
3 111 - 11610-00	G.E. APPLIANCES (PERS. PROP.)							\$ 35,701,500	\$ 6,906,290	\$ 35,835,320	\$ -	\$ 35,888,600	\$ -	\$ 34,073,780
4 111 - 14340-00	G.E. (PERS. PROP.)							27,700	440	2,290	-	-	-	-
4 111 - 11660-00	20 G.E. (PERS. PROPERTY)							49,970	16,020	83,110	-	51,670	-	58,290
	Subtotal of G. E. Personal Property							\$ 6,922,750	\$ 35,920,720		\$ 35,940,270		\$ 34,132,070	
	Captured AV for G. E. Personal Property									\$ 28,997,970		\$ 35,940,270		\$ 34,132,070
	Subtotal G.E.	\$ 6,150,430	\$ 18,947,020	\$ 21,434,770	\$ 16,864,025	\$ 15,000,000	\$ 10,166,711	\$ 50,779,170	\$ 21,791,850	\$ 50,789,820	\$ -	\$ 35,940,270	\$ 13,718,407	\$ 35,421,870
	Subtotal - Richland Non-City						\$ 34,372,072	\$ 122,893,815	\$ 63,060,300	\$ 149,249,644	\$ 55,573,259	\$ 135,820,276	\$ 63,372,741	\$ 142,872,330
	Total Net Assessed Value							\$ 122,893,815		\$ 149,249,644		\$ 135,820,276		\$ 142,872,330
	Base Year Assessed Value							34,372,072		63,060,300		55,573,259		63,372,741
	Incremental Net Assess. Value							\$ 88,521,743		\$ 86,189,344		\$ 80,247,017		\$ 79,499,589
RICHLAND CITY PARCELS														
1 53 - 04-36-405-010.000-012	WHITEHALL CROSSING LLC	\$ -	\$ -	\$ 1,492,750	\$ 1,492,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 53 - 04-36-405-006.000-012	WHITEHALL CROSSING A-11 LLC	-	1,420,100	3,782,600	3,782,600	3,782,600	-	3,782,300	28,780	4,285,500	27,863	4,268,300	26,966	4,158,800
3 53 - 04-36-405-008.000-012	WHITEHALL CROSSING A-11 LLC	-	20,700	700	700	700	-	700	-	700	7	1,100	7	1,100
4 53 - 04-36-405-002.000-012	WHITEHALL CROSSING A LLC	-	1,187,100	-	-	1,492,750	-	1,490,350	70,960	10,566,700	68,293	10,461,500	69,855	10,773,400
5 53 - 04-36-405-015.000-012	WHITEHALL CROSSING LLC	13,000	39,000	592,200	227,200	227,200	32,128	227,200	74,200	369,800	73,749	370,300	74,449	370,300
6 53 - 04-36-405-009.000-012	WHITEHALL PIKE LLC	1,373,860	4,122,000	8,931,900	8,931,900	8,931,900	52,105	9,000,700	180,930	9,622,300	183,201	10,334,200	185,398	10,563,900
7 53 - 04-36-405-014.000-012	WHITEHALL CROSSING D LLC	-	-	-	-	-	-	71,900	1,930	287,500	1,877	287,500	1,864	287,500
	Subtotals RC	\$ 1,386,860	\$ 6,788,900	\$ 14,800,150	\$ 14,435,150	\$ 14,435,150	\$ 84,233	\$ 14,573,150	\$ 356,800	\$ 25,132,500	\$ 354,990	\$ 25,722,900	\$ 358,539	\$ 26,155,000

MONROE COUNTY, INDIANA
Westside Economic Development Area

APPENDIX A

HISTORY OF THE WESTSIDE TIF DISTRICT (00 Pay 01 thru 08 Pay 09)

PARCEL #	REAL ESTATE NAME	00 Pay 01	01 Pay 02	02 Pay 03	03 Pay 04	04 Pay 05	Adjusted Base	05 Pay 06	Base Assessed Value	06 Pay 07	Adjusted Base	07 Pay 08	Base Net Taxable	08 Pay 09
		NAV	NAV	NAV	NAV	NAV		NAV		NAV		NAV		
BLOOMINGTON CITY PARCELS														
1 53 - 05-31-302-011.000-005	PARCEL FOR LAND ONLY	\$ -	\$ 402,900	\$ 628,900	\$ 434,150	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -
	Subtotals BC	\$ -	\$ 402,900	\$ 628,900	\$ 434,150	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -
	Total Net Assessed Value						\$ 84,233	\$ 14,573,150	\$ 356,800	\$ 25,132,500	\$ 354,990	\$ 25,722,900	\$ 358,539	\$ 26,155,000
	Base Year Assessed Value									356,800		354,990		358,539
	Incremental Net Assess. Value							\$ 14,573,150		\$ 24,775,700		\$ 25,367,910		\$ 25,796,461
	GRAND TOTAL													
	Total Net Assessed Value	\$ 21,004,000	\$ 68,978,665	\$ 116,178,270	\$ 94,380,535	\$ 92,044,785	\$ 34,456,305	\$ 137,466,965	\$ 63,417,100	\$ 174,382,144	\$ 55,928,249	\$ 161,543,176	\$ 63,731,280	\$ 169,027,330
	Base Year Assessed Value	15,858,536	49,160,057	58,118,558	52,198,971	51,885,003		52,175,905		63,417,100		55,928,249		63,731,280
	Incremental Net Assess. Value	\$ 5,145,464	\$ 19,818,608	\$ 58,059,712	\$ 42,181,564	\$ 40,159,782		\$ 85,291,060		\$ 110,965,044		\$ 105,614,927		\$ 105,296,050

APPENDIX B

MONROE COUNTY, INDIANA
Westside Economic Development Area

**Base Computation
as of April 30, 2009**

1992/1993 Total	\$ 14,367,583
Personal property 1992/1993	<u>4,057,256</u>
Base without Personal Property	\$ 10,310,327
Base Factor Adjustment (1)	<u>1.14415</u>
Adjusted Base	\$ 11,796,561
Personal property	<u>4,057,256</u>
Total Adjusted Base after Reassessment	<u><u>\$ 15,853,817</u></u>
(1) Source: County Auditor's Certificate of Adjustment to Base Assessed Valuation of TIF Districts	
Adjusted Assessed Value Base 2002 and Prior	<u><u>\$ 47,575,608</u></u>
Total Adjusted Assessed Value Base for Payable 2006 (includes Personal Property)	<u><u>\$ 52,175,905</u></u>
New Base for Pay 2007	<u><u>\$ 63,417,100 (1)</u></u>
New Base for Pay 2008	<u><u>\$ 63,100,300</u></u>
Restored to (2)	<u><u>\$ 55,928,249</u></u>
New Base for Pay 2009 (3)	<u><u>\$ 63,731,335</u></u>

(1) Base work papers showed \$63,486,200, for a difference of \$69,100.

(2) Base work papers showed \$55,928,249 for a difference of \$7,172,051.

(3) New base amount is after a correction by FSG Corp. The base originally contained G.E. Personal property. The computer system has been updated to better calculate the TIF values in the future.

APPENDIX C



C

23

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TWO-MILE

19

23

Bloomington

26

30

Richland

24

22

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Van Buren

Perry

2

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Scale: 1" = 2000'

This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The geographic and planimetric information is based on aerial photography taken in March 1995 and March 1996 and later updated by GIS technicians. The accuracy of information contained in this document is based on National Mapping Standards, Version 2 to 1997 standards. The Corporation liability without limitation effective January 1, 1997.

Geographic Information System

APPENDIX D

RICHLAND TIF DISTRICT
EXHIBIT "A" - INFRASTRUCTURE CONSTRUCTION - COST ESTIMATES - 4/30/2009

SEG. NO.	ROAD NAME / LOCATION	TERMINI	<u>CROSS SECTION</u> [i]	<u>CONSTRUCTION COST</u> [ii]	<u>DESIGN COST</u> [iii]	<u>RIGHT-OF-WAY COST</u> [iv]	<u>CONSTR SUPERVISION COST</u> [v]	TOTAL SEGMENT COST	COMMENTS
1	Mobley East Farm Property	1,700 lft.	2 lanes with intersection turn lanes	\$ 571,200	\$ 39,984	\$ 57,120	\$ 28,560	\$ 696,864	
2	Mobley West Farm / Ridgeline Properties	2,100 lft.	2 lanes with intersection turn lanes	705,600	49,392	70,560	35,280	860,832	
3	Loesch Road	5,100 lft.	2 lanes with intersection turn lanes	1,713,600	119,952	0	85,680	1,919,232	
4	Ferguson / Dunn Property	1,000 lft.	2 lanes with intersection turn lanes	336,000	23,520	33,600	16,800	409,920	
5	Masters Property / Hartstrait Road access	5,100 lft	2 lanes with intersection turn lanes	1,713,600	119,952	171,360	85,680	2,090,592	
6	Northwest Park Water Booster Station	N/A	N/A	100,000	0	0	0	100,000	Need updated est.
	TOTALS			\$ 5,140,000	\$ 352,800	\$ 332,640	\$ 252,000	\$ 6,077,440	

[i] X Sect; This is the typical roadway width being proposed, such as two lanes or four lanes. Pavement depths shall satisfy INDOT pavement design for the functional classification of said road segment. It is anticipated that all roads will have concrete curb, gutter and sidewalk along one side. Fiber optic conduit shall be placed along each road segment with provisions made to access all adjacent areas. Certain roads will have a designated multi-use trail of which should be added to the cost once the locations are determined. The estimated cost per linear foot of the construction of a multi-use path/trail is \$48/lft.

[ii] Road Construction costs based on average of past County road projects. The average cost of constructing a two lane road used for the purpose of compiling these segment estimates are \$300 per linear foot and the average cost of constructing a four lane road is \$525.00 per linear foot, using the above cross-section, and for four lane road with boulevard, the amount used is \$600.00 per lft.

[\[iii\] Design costs based on past contracts for this service for locally bid projects, usually 7% of the construction estimate. On federal or state funded projects, this amount can be as high as 15%.](#)

[\[iv\] Estimates are based on locations where additional Rights-of-Way will be required on lots that are not zoned for industrial or business uses. The cost per acre used is \\$70,000. A length is estimated with a width estimated at 70 feet.](#)

[\[v\] Construction engineering costs based on past contracts for this service for locally bid projects, usually 5% of the construction estimate. On federal or state funded projects, this amount can be as high as 15%.](#)

RICHLAND TIF DISTRICT

EXISTING PROJECTS

EXHIBIT "B" - ROAD CONSTRUCTION - COST ESTIMATES - 4/30/2009

Under Development / Construction

SEG. NO.	ROAD NAME / LOCATION	TERMINI	CROSS SECTION[i]	CONSTRUCTION COST[iii]	DESIGN COST [iii]	RIGHT-OF-WAY COST[iv]	CONSTR SUPERVISION COST [v]	TOTAL SEGMENT COST	ADDITIONAL FUNDS REQUIRED
1	Vernal Pike, Phase II	Curry Pike to point 2400' east of intersection	3 lanes with intersection turn lanes	\$ 1,362,830	\$ 95,398	\$ 126,283	\$ 95,398	\$ 1,679,909	\$ 747,132
2	Sunrise Greeting Ct	925 lft	2 lanes with intersection turn lanes	348,096	21,756	0	15,540	385,392	37,296
3	Karst Park Greenway	12,130 lft.	12' wide multi-use path	582,240	87,336	0	87,336	756,912	0
4	Curry Pike	all TIF District	landscaping	62,777	5,000	0	0	67,777	0
6	Fiber Optic Cable	all TIF District	N/A	18,500	0	0	0	18,500	0
	Total			\$ 2,374,443	\$ 209,490	\$ 126,283	\$ 198,274	\$ 2,908,490	\$ 784,428

PROJECT STATUS

1&6) Vernal Pike, Phase II The amount listed is for matching funds to be used with FHWA funds. Overall project ends at SR 37, costing \$6.9 million, of which the segment in the TIF is estimated at \$1,679,909. Will receive \$5.53 million in FHWA funding for project per MPO TIP in FFY 2009. Design and any additional costs will be paid with Local Road & Street or Cumulative Capital Development funds.

2) Sunrise Greeting Court The design of the project is complete. Additional Right-of-Way is needed to construct adequate drainage at the south end of of the project. It requires a drainage easement and the property owners are willing to cooperate on this. Anticipate a April, 2008 construction bid opening

3) Karst Park Greenway Working with Planning Dept & INDOT Enhancement funds (80% construction costs covered) on project development. Currently under design (Butler, Fairman & Seufert, Inc is design engineer). Public Hearings upcoming in March, 2008. Anticipate a 2010 construction bid opening.

4) Loesch Road The Redevelopment Commission approved funds for resurfacing of the existing pavement in 2006. The fund balance in this line, after completing the overlay, is \$77,070.13. Funds could be used for future projects in this corridor or used to suppliment other projects. Regardless, additional funds will be required to reconstruct the roadway as mentioned above, to accommodate industrial uses.

Completed Projects

	ROAD NAME / LOCATION	TERMINI	BALANCE REMAINING	COMMENTS
1	Profile Parkway	Curry Pike Signal	\$ 2,818	Project Completed.
2	Bioconvergence Infrstr	Stormwater Construction	41,965	Project Completed.
	Total		\$ 44,783	

APPENDIX E

MONROE COUNTY REDEVELOPMENT COMMISSION
 Monroe County, Indiana

Final Sources and Uses of Funds
 as of 10/1/2007

Sources of Funds

Bond Proceeds	\$ 5,000,000
Estimated Interest Earnings	30,000
Net Original Issue Premium	17,196
Cash on Hand	<u>1,037,627</u>
 Total Sources of Funds	 <u><u>\$ 6,084,823</u></u>

Uses of Funds

Construction Bid plus Alternates 2 and 3	\$ 4,506,532
Construction Contingency	279,853
Sewer Change Order	8,000
Net Architect Fees and Expenses (\$256,706 already paid)	103,294
Loose Equipment	150,000
Technology Equipment (Estimated, Ivy Tech to provide)	189,600
Capitalized Interest to January 15, 2008	78,618
Debt Service Reserve Fund	500,000
Bond Insurance	39,000
Ratings	20,000
Trustee	2,000
Builder's Risk Insurance	10,000
Local Counsel	5,000
Bond Counsel	50,000
Financial Advisor (includes parity report)	37,000
Printing & Publication of O.S.	5,000
Miscellaneous Cost of Issuance	55,022
Underwriter's Discount	<u>45,904</u>
 Total Uses of Funds	 <u><u>\$ 6,084,823</u></u>

MONROE COUNTY REDEVELOPMENT BONDS OF 2007

Analysis of Bond Funds as of March 31, 2008

Par of Bonds	\$ 5,000,000.00
Underwriter's Fee	(45,904.00)
Net Settled	\$ 4,954,096.00

	Interest Income	Trustee	COI	Other	Construction Garmong	Change Order Construction Garmong	Loose Equip.	Ivy Tech Tech. Equip.	Arch. Fees	Sewer	Builder's Risk Ins.	Bond Reserve	Interest Expense	Balance	Per Bank	Difference
Beginning Balance	\$ 4,954,096.00													\$ 4,954,096.00		
Income	\$ 2,622.03													4,956,718.03		
Trustee		\$ (1,000.00)												4,955,718.03	\$ 4,955,718.03	\$ -
Income	18,115.55													4,973,833.58		
Ice Miller			\$ (50,000.00)											4,923,833.58		
FSG			(39,280.18)											4,884,553.40		
B&T			(2,339.90)											4,882,213.50		
B&T			(6,027.22)											4,876,186.28		
Moody's			(8,275.00)											4,867,911.28		
Newspaper			(290.25)											4,867,621.03		
BSA				\$ (11,748.51)										4,855,872.52		
Income	17,899.89													4,873,772.41		
Hylant				(926.00)										4,872,846.41		
UPS				(28.70)										4,872,817.71		
BSA				(8,041.83)										4,864,775.88		
Garmong					\$ (312,912.76)									4,551,863.12		
Income	14,994.13													4,566,857.25		
BSA				(6,814.13)										4,560,043.12		
Garmong - Change Order						\$ (17,559.00)								4,542,484.12		
Garmong					(155,500.20)									4,386,983.92	4,386,983.92	-
UPS				(28.70)										4,386,955.22		
Income	13,344.73													4,400,299.95		
Garmong					(46,123.20)									4,354,176.75		
Interest Expense	-											\$ (78,618.02)		4,275,558.73		
Interest Income	10,827.38													4,286,386.11	4,274,632.73	11,753.38
Interest Income	7,683.18													4,294,069.29		
BSA				(6,759.27)										4,287,310.02		
BSA				(6,685.95)										4,280,624.07		
Totals	\$ 4,954,096.00	\$ 85,486.89	\$ (1,000.00)	\$ (106,212.55)	\$ (41,033.09)	\$ (514,536.16)	\$ (17,559.00)	\$ -	\$ -	\$ -	\$ -	\$ (78,618.02)	\$ -	\$ 4,280,624.07	\$ 4,280,624.07	\$ -
Budget Amounts	\$ 30,000.00	\$ 2,000.00	\$ 117,000.00	\$ 55,022.00	\$ 4,506,532.00	\$ 279,853.00	\$ 150,000.00	\$ 189,600.00	\$ 103,294.00	\$ 8,000.00	\$ 10,000.00	\$ 500,000.00	\$ -			
Balance	\$ 55,486.89	\$ 1,000.00	\$ 10,787.45	\$ 13,988.91	\$ 3,991,995.84	\$ 262,294.00	\$ 150,000.00	\$ 189,600.00	\$ 103,294.00	\$ 8,000.00	\$ 10,000.00	\$ 421,381.98	\$ -			

New Info.

Analysis of Bond Funds as from April 1, 2008 to December 31, 2008

	Interest Income	Trustee	COI	Other	Construction Garmong	Change Order Construction Garmong	Loose Equip.	Ivy Tech Tech. Equip.	Arch. Fees	Sewer	Builder's Risk Ins.	Bond Reserve	Interest Expense	Balance	Per Bank	Difference
Beginning Balance	\$ 4,954,096.00	\$ 85,486.89	\$ (1,000.00)	\$ (106,212.55)	\$ (41,033.09)	\$ (514,536.16)	\$ (17,559.00)	\$ -	\$ -	\$ -	\$ -	\$ (78,618.02)	\$ -	\$ 4,280,624.07	\$ 4,280,624.07	\$ -
Interest Income	5,215.43					-								4,285,839.50		
BSA				(6,686.53)										4,279,152.97		
Garmong					(368,069.08)									3,911,083.89		
Interest Income	5,727.91													3,916,811.80		
BSA				(6,675.88)										3,910,135.92		
Garmong												(421,381.98)		3,488,753.94		
Interest Income														3,488,753.94		
Garmong					(254,934.90)									3,233,819.04		
Interest Income	5,179.00													3,238,998.04		
Garmong					(217,013.40)									3,021,984.64		
BSA				(6,800.96)										3,015,183.68		
Garmong					(226,939.50)									2,788,244.18		
Interest	4,220.38													2,792,464.56		
BSA				(6,644.69)										2,785,819.87		
Garmong					(245,119.78)									2,540,700.09		
Interest Income	3,785.34													2,544,485.43		
BSA				(6,645.75)										2,537,839.68		
Interest Income	3,473.62													2,541,313.30		
BSA				(6,695.22)										2,534,618.08		
Garmong					(235,877.48)									2,298,740.60		
Old National Fee		(1,000.00)												2,297,740.60		
Interest Income	2,519.75													2,300,260.35		
Garmong					(332,836.04)									1,967,424.31		
Interest Income														1,967,424.31		
Garmong														1,967,424.31		
Interest Income	460.63													1,967,884.94		
Interest	581.48													1,968,466.42		
Garmong					(459,328.31)									1,509,138.11		
Garmong					(900,981.87)									608,156.24		
Garmong					(199,439.97)									408,716.27		
Interest Income	597.20													409,313.47		
BSA				(7,635.24)										401,678.23		
Interest Income	169.00													401,847.23		
IVY Tech								(183,223.23)						218,624.00		
BSA				(677.08)										217,946.92		
Garmong					(217,956.92)									(10.00)		
Interest Income	71.89													61.89	61.89	(0.00)
Interest Expense																-
Totals	\$ 4,954,096.00	\$ 117,488.52	\$ (2,000.00)	\$ (106,212.55)	\$ (89,494.44)	\$ (4,173,033.41)	\$ (17,559.00)	\$ (183,223.23)	\$ -	\$ -	\$ -	\$ (500,000.00)	\$ -	\$ 61.89		
Budget Amounts	\$ 30,000.00	\$ 2,000.00	\$ 117,000.00	\$ 55,022.00	\$ 4,506,532.00	\$ 279,853.00	\$ 150,000.00	\$ 189,600.00	\$ 103,294.00	\$ 8,000.00	\$ 10,000.00	\$ 500,000.00	\$ 78,618.00	\$ 5,999,919.00	\$ 5,999,919.00	\$ -
Balance	\$ 87,488.52	\$ -	\$ 10,787.45	\$ (34,472.44)	\$ 333,498.59	\$ 262,294.00	\$ 150,000.00	\$ 6,376.77	\$ 103,294.00	\$ 8,000.00	\$ 10,000.00	\$ -	\$ 78,618.00	\$ 928,396.37		

APPENDIX F

8a. 2008p2009 total net real estate assessed value of the TIF area (no deduction for base assessed value)	148,236,660
9a. Less 2008p2009contested assessed value of the TIF area (do not include appealed assessed value on real growth shown on line (3a))	2,000,000
10a. Line 8a minus line 9a = 2008p2009 net assessed value of the TIF area	146,236,660
11a. Less estimated captured assessment from line 7a	74,968,490
12a. Line 10a minus line 11a = tentative new base net assessed value	71,268,170
13a. Lesser of line 9 or 12a = 2008p2009 base assessed value, but not less than \$0	63,704,170

The amount on Line 13a is the base amount to be used in the certification of the assessed valuation in those taxing districts containing the specific TIF district. This amount CANNOT be a negative number. If it does calculate to be a negative number, it must be adjusted to zero in order to continue the calculation.

14a. Line 13a divided by line 7 = final neutralization factor (factor multiplied by old parcel base = new base assessed value)	1.00957
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The amount of potential captured assessed valuation of the specific TIF district will depend on whether Line 9 or Line 12a is used in determining Line 13a. (A) if Line 9 is used, the potential captured assessment is Line 10a minus Line 13a. (B) If Line 12a is used, the potential captured assessment is the amount on Line 11A. (C) If Line 13a is a negative number that must be adjusted to zero, the potential captured assessment is Line 10a.

What is the potential captured assessment?

(A) Line 9 is used for the base assessed valuation for March 1, 2008.	82,532,490
(B) Line 12a was used for the base assessed valuation for March 1, 2008.	\$

**The amount indicated in either (A) or (B) is the amount shown as a minus amount in the certification of assessed valuation in those taxing districts containing the specific TIF district.*

15. What is the potential tax increment revenue for 2009?	\$ 1,584,624
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I, Amy Gerstman, Auditor of Monroe County, certify to the best of my knowledge that the above base assessed valuation calculation is full, true and complete for the tax increment finance allocation area.

Dated this _____ day of _____, 200____.

County Auditor (signature)

County Auditor (printed name)

(Please submit the completed form to _____-Budget Director, Department of Local Government Finance, for action)

SEND COPY TO GOVERNING BODY OF DISTRICT

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF INFORMATION**

District Name: _____

The base assessed valuation adjustment, as certified, has been approved by the Department of Local Government Finance this _____ day of _____, 200____.

Commissioner, Department of Local Government Finance