

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

TIF Annual Report to Fiscal Body for 2018

March 18, 2019



Financial

Solutions

Group,

Inc.

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

TIF Annual Report to Fiscal Body for 2018

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March 18, 2019

Monroe County Redevelopment Commission
Bloomington, Indiana

**RE: BLOOMINGTON TWP. SR 46 TIF DISTRICT -
TIF ANNUAL REPORT FOR 2018**

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Redevelopment Commission Members:

We have prepared our report for this Area entitled, "Monroe County, Indiana, Bloomington Township State Road 46 TIF District, TIF Annual Report to Fiscal Body for 2018" (the "Report"), dated March 18, 2019, which we respectfully submit herewith.

This Report is intended to meet the TIF reporting requirements of IC 36-7-14-13. The Redevelopment Commission must file this report with the County Council by April 15. In addition, the County must submit this report to the Department of Local Government Finance prior to April 15.

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.

A handwritten signature in black ink, appearing to read 'Gregory T. Guerrettaz', written over a white background.

Gregory T. Guerrettaz

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

PURPOSE OF REPORT

The purpose of this Report is to analyze the tax allocation area known as the Bloomington Township State Road 46 TIF District, to calculate the shortfall in revenue compared to 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 APPENDIX A to this Report.

This Report is designed to meet the requirements of IC 36-7-14-13, which requires the Redevelopment Commission to submit an annual report to the County Council by April 15 each year. The County is required to submit the Report to the Department of Local Government Finance by April 15. In addition, this Report can be used by the Commission to determine how much captured assessed value, if any, can be passed through to underlying taxing districts. This determination must be made by June 14 each year and be sent to the County Auditor. We have set forth, in our findings, points that the Commission needs to address.

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

GENERAL INFORMATION ABOUT THE AREA

Tax Increment Financing

The Monroe County Redevelopment Commission (the "Redevelopment Commission"), governing body of the Monroe County Redevelopment District (the "District"), on July 21, 2005, authorized the issuance of bonds of the District designated as Monroe County, Indiana, Redevelopment District Taxable Tax Increment Revenue Bonds, Series 2005, in an aggregate principal amount not to exceed \$7,000,000 (the "Bonds"), and the issuance of bond anticipation notes of the District designated as Monroe County, Indiana, Redevelopment District Taxable Tax Increment Revenue Bond Anticipation Notes, Series 2005, in an aggregate principal amount not to exceed \$7,000,000 (the "BANs"). The Commission refinanced the BANs in October 2010 with the issuance of the \$7,000,000 Redevelopment District Taxable Tax Increment Revenue Bonds, Series 2010. The 2010 Bonds were purchased by the developer and are only payable from TIF revenue (to the extent TIF revenue is available).

The Monroe County Allocation Area - North Park 46 Economic Development Area

The general description of the Area is as follows: the area bounded on the west by Curry Pike/Smith Pike, on the north by SR 46 West and Acuff Road, on the east by SR 37, and on the south by Vernal Pike, excluding most of the existing residentially developed properties.

Bonds Funds and Accounts - County Level

The Resolution states that all Tax Increment collected in the Allocation Area shall be, immediately upon receipt, set aside in the Allocation Fund for the purpose of paying debt service. Any Tax Increment that exceeds the debt service 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 debt service, the Developers shall pay debt service. The following information is a summary of the funds and accounts established in the Resolution. The provisions of the agreement are listed below and presented in the future tense.

(Continued)

Allocation Fund

The Allocation Fund is used to pay debt service, to the extent required and permitted by the Resolution. In addition, it is used to pay amounts due 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 in the Surplus Fund and investment earnings. Any funds not needed for the purposes listed above are deposited in the Surplus Fund.

Surplus Fund

Any funds in excess of the Allocation Fund and investment earnings are placed in the Surplus Fund. The Surplus Fund, and investment earnings thereon, is held by the Treasurer of the County to secure the Redevelopment Commission's obligation under the Resolution. Money in the Surplus Fund may be used to pay debt service, pay to acquire or construct additional local public improvements in the Area and to redeem or purchase Bonds prior to maturity.

FINANCING

Crider & Crider, Inc. and the County acknowledged that Crider & Crider, Inc. originally borrowed from a financial institution the funds necessary to purchase the BANs and that Crider & Crider, Inc. incurred interest and other financing costs associated therewith. The parties also acknowledged that Crider & Crider, Inc. caused the BANs to be purchased by Regions Bank with Crider & Crider, Inc. acting as a guarantor of the payment of principal and interest on the Bonds to such financial institution. In 2009, Crider & Crider Inc. purchased the BANs from Regions Bank. The BANs were refinanced in 2010 and no interest was paid on the BANs by the Commission while the BANs were outstanding.

The Commission has adopted a Resolution and has taken such other actions as may be deemed necessary to pledge all TIF revenue generated by increases in assessed valuation from improvements located within the Allocation Area, for purposes of paying the debt service on the Bonds. The Commission's Resolution authorizing the Bonds shall contain reasonable and customary protections against the future dilution of the security for the Bonds by the issuance of additional obligations payable from TIF revenue, as agreed to with the purchaser of the Bonds.

(Continued)

Refunding Bonds. In the event that, during the term of the Bonds, the coverage on the Bonds reaches at least one hundred forty percent (140%), the Commission will, using its best efforts and acting as necessary in good faith, consider the issuance of refunding bonds, subject to marketability and to such reasonable requirements relating to interest, reserve, and other appropriate requirements.

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

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 Revenue in the Allocation Area:

1. The development in the Allocation Area has not been completed as originally anticipated. Currently, the tax increment will not be sufficient to pay debt service;
2. It is our understanding that the developer (North Park, LLC) currently owns the Bonds;
3. Development in the area has not occurred as quickly as was originally estimated by the developer. TIF revenue is not currently expected to be sufficient to retire the outstanding Bonds;
4. The Commission incorrectly received TIF revenue from the School Corporation's Tax Referendum rate in 2012. That TIF revenue was returned by the Commission in 2013;
5. Bloomington Township created a Fire Protection District, in 2016, which resulted in a large property tax rate increase in 2017 (26% increase); the rate was decreased for taxes payable in 2018 and 2019; and
6. The Bonds have a final maturity of 02/01/2021.

Recommendation

The County should take the parcel listings attached and map the parcels with GIS, creating a "new map". The new map should then be compared to the original TIF maps.

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Analysis of Bloomington Township Tax Rates

<u>Taxing Unit</u>	<u>Payable 2007</u>	<u>Payable 2008</u>	<u>Payable 2009</u>	<u>Payable 2010</u>	<u>Payable 2011</u>	<u>Payable 2012</u>	<u>Payable 2013</u>	<u>Payable 2014</u>	<u>Payable 2015</u>	<u>Payable 2016</u>	<u>Payable 2017</u>	<u>Payable 2018</u>	<u>Payable 2019</u>
State	\$ 0.0024	\$ 0.0024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Welfare	0.1086	0.0923	-	-	-	-	-	-	-	-	-	-	-
County	0.2589	0.2877	0.3353	0.3376	0.3089	0.3350	0.3404	0.3773	0.3838	0.3760	0.3832	0.4109	0.4113
Solid Waste	0.0196	0.0243	0.0243	0.0268	0.0272	0.0248	0.0279	0.0262	0.0282	0.0284	0.0287	0.0291	0.0289
Township	0.2285	0.2301	0.2522	0.3476	0.3175	0.3159	0.3257	0.3261	0.2963	0.3281	0.6790	0.4008	0.4001
School (1)	1.0237	1.0384	0.4909	0.5680	0.6787	0.5294	0.5522	0.5397	0.5366	0.5355	0.5325	0.5295	0.5239
TIF Replacement	0.0053	0.0060	0.0075	-	-	-	-	-	-	-	-	-	-
Library	0.0894	0.0941	0.0963	0.1181	0.1097	0.0826	0.0911	0.0926	0.0916	0.0950	0.0964	0.0957	0.0972
Gross Tax Rate	\$ 1.7364	\$ 1.7753	\$ 1.2065	\$ 1.3981	\$ 1.4420	\$ 1.2877	\$ 1.3373	\$ 1.3619	\$ 1.3365	\$ 1.3630	\$ 1.7198	\$ 1.4660	\$ 1.4614
Less: PTRC													
Real PP	26.5830%	23.9664%											
Business	17.8566%	16.2502%											
Net Tax Rate													
Real PP	<u>\$ 1.2748</u>	<u>\$ 1.3498</u>	<u>\$ 1.2065</u>	<u>\$ 1.3981</u>	<u>\$ 1.4420</u>	<u>\$ 1.2877</u>	<u>\$ 1.3373</u>	<u>\$ 1.3619</u>	<u>\$ 1.3365</u>	<u>\$ 1.3630</u>	<u>\$ 1.7198</u>	<u>\$ 1.4660</u>	<u>\$ 1.4614</u>
Business	<u>\$ 1.4263</u>	<u>\$ 1.4868</u>											

NOTE: State, Welfare and some portions of the School tax rate were eliminated beginning with taxes payable in 2009. In addition, PTRC was also eliminated beginning with taxes payable in 2009.

(1) School tax rate does not include the School Referendum tax rate (.1074 in 2019).

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Final Debt Service Schedule - Taxable TIF Revenue Bonds, Series 2010

<u>Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Interest Amount</u>	<u>Semi-Annual Debt Service</u>	<u>Annual Debt Service</u>
10/20/2010					
8/1/2011			\$ 273,194	\$ 273,194	
2/1/2012	\$ 250,000	5.00%	175,000	425,000	\$ 698,194
8/1/2012	305,000	5.00%	168,750	473,750	
2/1/2013	310,000	5.00%	161,125	471,125	944,875
8/1/2013	315,000	5.00%	153,375	468,375	
2/1/2014	325,000	5.00%	145,500	470,500	938,875
8/1/2014	310,000	5.00%	137,375	447,375	
2/1/2015	350,000	5.00%	129,625	479,625	927,000
8/1/2015	345,000	5.00%	120,875	465,875	
2/1/2016	355,000	5.00%	112,250	467,250	933,125
8/1/2016	360,000	5.00%	103,375	463,375	
2/1/2017	375,000	5.00%	94,375	469,375	932,750
8/1/2017	390,000	5.00%	85,000	475,000	
2/1/2018	400,000	5.00%	75,250	475,250	950,250
8/1/2018	400,000	5.00%	65,250	465,250	
2/1/2019	425,000	5.00%	55,250	480,250	945,500
8/1/2019	425,000	5.00%	44,625	469,625	
2/1/2020	445,000	5.00%	34,000	479,000	948,625
8/1/2020	445,000	5.00%	22,875	467,875	
2/1/2021	470,000	5.00%	11,750	481,750	949,625
	<u>\$ 7,000,000</u>		<u>\$ 2,168,819</u>	<u>\$ 9,168,819</u>	<u>\$ 9,168,819</u>

NOTE: The 2010 Bonds were issued on October 20, 2010 to redeem the outstanding bond anticipation note. The 2010 Bonds were purchased by the developer, North Park, LLC. Debt service on the 2010 Bonds is payable from TIF revenue only.

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Bloomington Township TIF Allocation Fund

	<u>As of 12/31/07</u>	<u>As of 12/31/08</u>	<u>As of 12/31/09</u>	<u>As of 12/31/10</u>	<u>As of 12/31/11</u>	<u>As of 12/31/12</u>	<u>As of 12/31/13</u>	<u>As of 12/31/14</u>	<u>As of 12/31/15</u>	<u>As of 12/31/16</u>	<u>As of 12/31/17</u>	<u>As of 12/31/18</u>	<u>As of 3/1/19</u>
Beginning Balance	\$ 14,058.49	\$ 158,817.21	\$ 195,010.85	\$ 218,866.41	\$ 366,800.14	\$ 159,935.35	\$ 2,345.00	\$ 78,403.26	\$ 53,615.02	\$ 108,452.44	\$ 147,576.82	\$ 500,255.13	\$ 5,000.00
TIF Settlement	146,358.72	38,293.64	27,615.56	151,433.73	85,215.71	65,611.31	216,644.28	141,805.57	255,402.67	310,046.25	355,620.06	363,474.50	-
Claims	(1,600.00)	(2,100.00)	(3,760.00)	(3,500.00)	(292,080.50)	(223,201.66)	(140,586.02)	(166,593.81)	(200,565.25)	(270,921.87)	(2,941.75)	(858,729.63)	-
Ending Balance	<u>\$ 158,817.21</u>	<u>\$ 195,010.85</u>	<u>\$ 218,866.41</u>	<u>\$ 366,800.14</u>	<u>\$ 159,935.35</u>	<u>\$ 2,345.00</u>	<u>\$ 78,403.26</u>	<u>\$ 53,615.02</u>	<u>\$ 108,452.44</u>	<u>\$ 147,576.82</u>	<u>\$ 500,255.13</u>	<u>\$ 5,000.00</u>	<u>\$ 5,000.00</u>
Per Books	<u>\$ 158,817.21</u>	<u>\$ 195,010.85</u>	<u>\$ 218,866.41</u>	<u>\$ 366,800.14</u>	<u>\$ 159,935.35</u>	<u>\$ 2,345.00</u>	<u>\$ 78,403.26</u>	<u>\$ 53,615.02</u>	<u>\$ 108,452.44</u>	<u>\$ 147,576.82</u>	<u>\$ 500,255.13</u>	<u>\$ 5,000.00</u>	<u>\$ 5,000.00</u>

NOTES

For 2009, 2010, 2011 and 2012, some taxes were delayed and received in the year following their collection.

In 2013, the Redevelopment Commission returned \$4,394.44 to Monroe County School Corporation that was incorrectly received as TIF revenue (in 2012) due to the School's referendum tax rate.

Claims are primarily for debt service payments on the outstanding bonds.

MONROE COUNTY, INDIANA

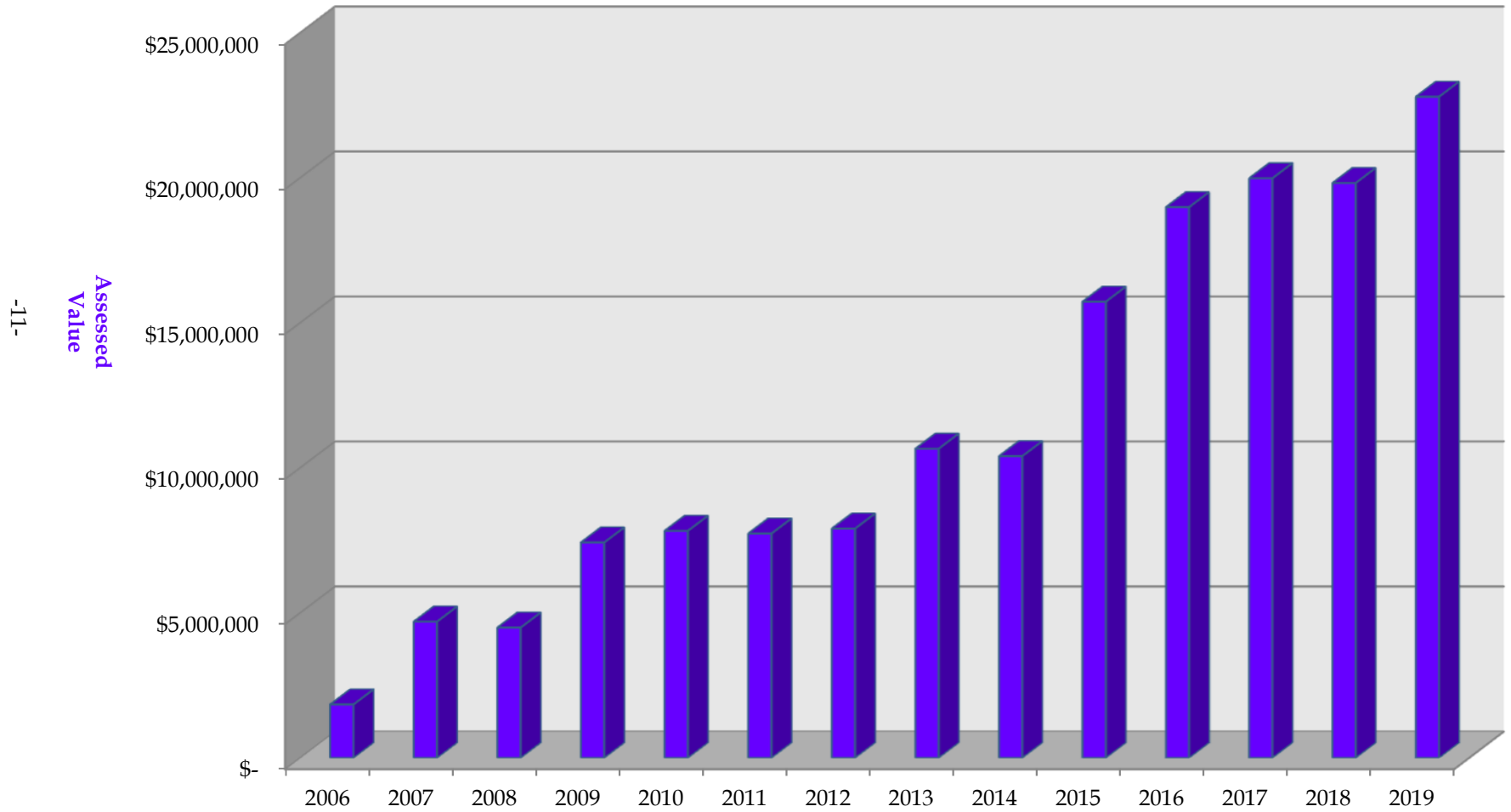
Bloomington Township
State Road 46 TIF District

Actual and Projected Assessed Value

Payable Year	Actual Assessed Valuation	Original Projected Assessed Valuation	Difference
2006	\$ 1,840,320	\$ -	\$ 1,840,320
2007	4,696,900	3,750,000	946,900
2008	4,490,545	10,315,000	(5,824,455)
2009	7,426,214	34,032,325	(26,606,111)
2010	7,824,233	46,509,270	(38,685,037)
2011	7,731,185	53,923,574	(46,192,389)
2012	7,901,504	73,824,449	(65,922,945)
2013	10,655,125	81,387,780	(70,732,655)
2014	10,397,653	96,799,726	(86,402,073)
2015	15,724,785	107,086,864	(91,362,079)
2016	18,985,705	118,433,849	(99,448,144)
2017	19,981,888	124,951,120	(104,969,232)
2018	19,818,342	132,202,967	(112,384,625)
2019	22,792,170	141,076,711	(118,284,541)

MONROE COUNTY, INDIANA

Actual Assessed Value



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EXHIBIT H

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Major Changes in Assessed Value

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

	<u>Positive</u>	<u>Negative</u>	<u>Net</u>
012-02180-00 Hanna Enterprises	\$ 263,100		
012-06940-00 Commercial Inv	121,900		
012-08650-29 Hanna, William		\$ 285,500	
012-11670-00 Hanna, William		389,100	
012-11770-00 Hoadley, BG	311,400		
012-12740-00 Yates, Helen	156,800		
012-13890-00 Ratts, Larry	122,200		
012-02220-00 Star Quarry	137,200		
012-08651-01 Hanna, William	545,700		
012-08651-02 Hanna, William	471,300		
	<u>\$ 2,129,600</u>	<u>\$ 674,600</u>	<u>\$ 1,455,000</u>

Major Changes in Payable 2007 (over \$100,000)

	<u>Positive</u>	<u>Negative</u>	<u>Net</u>
53-04-25-101-004.000-011 NORTH PARK	\$ 300,200		
53-01-27-890-101.000-004 CSX	288,400		
53-05-19-400-044.000-004 HOADLEY, BG	616,900		
53-05-19-400-047.000-004 HOADLEY, BG		\$ 259,700	
53-05-30-100-001.000-004 YATES, HELEN	116,600		
53-05-30-400-008.000-004 HANNA ENTERPRISES	332,000		
53-05-30-400-013.000-004 STIDD, RAYMOND	134,800		
53-05-31-203-026.000-004 HANNA, WILLIAM	685,200		
	<u>\$ 2,474,100</u>	<u>\$ 259,700</u>	<u>\$ 2,214,400</u>

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Major Changes in Assessed Value
(Continued)

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

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
53-04-24-101-026.000-011	BAXTER, MARSHALL		\$ 257,500	
53-05-30-400-008.000-004	HANNA ENTERPRISES		132,800	
53-05-19-400-044.000-004	HOADLEY, BG		179,800	
53-05-31-200-001.000-004	COWDEN, DONALD	\$ 440,300		
53-01-27-890-101.000-004	CSX		114,000	
53-05-31-203-026.000-004	HANNA, WILLIAM	231,900		
		<u>\$ 672,200</u>	<u>\$ 684,100</u>	<u>\$ (11,900)</u>

Major Changes in Payable 2009 (over \$100,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
04-25-101-004.000-011	Logan Land Dev LLC	\$ 2,717,282		
04-24-100-011.000-011	Logan Land Dev LLC	444,900		
04-24-100-017.000-011	Logan Land Dev LLC	626,400		
05-20-300-015.000-004	ZZ STATE		\$ 474,500	
05-31-101-017.000-004	ZZ STATE		221,200	
		<u>\$ 3,788,582</u>	<u>\$ 695,700</u>	<u>\$ 3,092,882</u>

Major Changes in Payable 2010 (over \$100,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
04-24-100-011.000-011	Logan Land Dev LLC	\$ 569,700		
05-20-300-011.000-004	RATTS, LARRY		\$ 121,300	
05-30-300-015.000-004	BARTLETT, S		232,400	
		<u>\$ 569,700</u>	<u>\$ 353,700</u>	<u>\$ 216,000</u>

Major Changes in Payable 2011 (over \$100,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
04-25-101-004.000-011	Logan Land Dev LLC		\$ 147,100	
		<u>\$ -</u>	<u>\$ 147,100</u>	<u>\$ (147,100)</u>

Major Changes in Payable 2012 (over \$100,000)

NONE

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Major Changes in Assessed Value (Continued)

Major Changes in Payable 2013 (over \$100,000)

		Positive	Negative	Net
04-24-101-015.000-011	ZZ STATE	\$ 3,324,900		
04-24-101-026.000-011	Owen County State Bank		\$ 111,900	
04-24-101-051.000-011	ZZ STATE	129,500		
05-19-400-024.000-004	GILLIAT, GUY		393,200	
05-19-400-029.000-004	SCALES, GILBERT		100,200	
05-20-200-030.000-004	ZZ STATE		267,500	
05-30-300-021.000-004	BOWMER, WALTER	153,500		
05-31-101-010.000-004	GRIFFEY, JAMES	100,400		
		<u>\$ 3,708,300</u>	<u>\$ 872,800</u>	<u>\$ 2,835,500</u>

Major Changes in Payable 2014 (over \$100,000)

		Positive	Negative	Net
04-24-400-022.000-011	Logan Land Dev LLC	\$ 364,800		
04-25-101-004.000-011	Logan Land Dev LLC		\$ 137,800	
04-25-101-005.092-011	Logan Land Dev LLC		203,000	
		<u>\$ 364,800</u>	<u>\$ 340,800</u>	<u>\$ 24,000</u>

Major Changes in Payable 2015 (over \$100,000)

		Positive	Negative	Net
04-24-101-018.000-011	HR2 LLC, an IN LLC		\$ (251,900)	
04-24-101-018.009-011	HR2 LLC, an IN LLC	\$ 349,900		
04-24-101-059.000-011	SIP Ellettsville LLC	211,900		
04-24-400-022.000-011	Logan Land Dev LLC	5,003,100		
04-25-101-001.000-011	Bloomington Hospital Inc.	143,300		
04-25-101-004.000-011	Logan Land Dev LLC		(201,900)	
05-20-300-009.000-004	Bishop and Nice LLC	192,300		
05-20-300-031.000-004	Dry Creek Inc		(488,800)	
05-20-300-039.001-004	Bishop and Nice LLC	252,100		
05-20-300-039.003-004	Bishop and Nice LLC	331,400		
		<u>\$ 6,484,000</u>	<u>\$ (690,700)</u>	<u>\$ 5,793,300</u>

Major Changes in Payable 2016 (over \$100,000)

		Positive	Negative	Net
04-24-400-022.000-011	West River LLC	\$ 2,516,100		
04-24-101-018.000-011	HR2 LLC, an IN LLC	664,300		
05-20-300-039.000-004	Bishop and Nice LLC	126,000		
05-20-300-039.001-004	Bishop and Nice LLC	197,700		
05-30-400-013.000-004	Bloomington Asset Mgmt LLC		\$ (487,500)	
		<u>\$ 3,504,100</u>	<u>\$ (487,500)</u>	<u>\$ 3,016,600</u>

Major Changes in Payable 2017 (over \$100,000)

		Positive	Negative	Net
04-25-101-001.000-011	Bloomington Hospital Inc.		\$ (102,100)	
04-25-101-005.014-011	Logan Land Dev LLC	\$ 202,600		
05-30-300-036.002-004	C-Ray Properties	727,600		
		<u>\$ 930,200</u>	<u>\$ (102,100)</u>	<u>\$ 828,100</u>

Major Changes in Payable 2018 (over \$100,000)

		Positive	Negative	Net
04-25-101-001.000-011	Bloomington Hospital Inc.		\$ (2,767,700)	
04-25-101-005.014-011	Logan Land Dev LLC	\$ 1,972,000		
		<u>\$ 1,972,000</u>	<u>\$ (2,767,700)</u>	<u>\$ (795,700)</u>

Major Changes in Payable 2019 (over \$100,000)

		Positive	Negative	Net
04-24-400-022.000-011	West River LLC	\$ 2,944,400		
		<u>\$ 2,944,400</u>	<u>\$ -</u>	<u>\$ 2,944,400</u>

MONROE COUNTY, INDIANA

Bloomington Township
 State Road 46 TIF District

Estimated Annual Tax Increment

	Payable Year	Captured Assessed Valuation	Net Tax Rate	TIF
Most Recent Estimate	2019	\$ 22,792,170	\$ 1.4614	\$ 333,085
	2020	22,792,170	1.4614	333,085
	2021	22,792,170	1.4614	333,085
	2022	22,792,170	1.4614	333,085
	2023	22,792,170	1.4614	333,085

NOTE: The estimated annual TIF revenue is NOT sufficient to pay debt service on the 2010 Bonds.

MONROE COUNTY, INDIANA

Bloomington Township
 State Road 46 TIF District

PTRC Adjustment for Payable 2006

Payable Year	Net Assessed Value	Net Tax Rate	With HEA 1001 Estimated Tax Increment (1)	20% PTRC	Tax Increment
2006	\$ 1,570,367.00	\$ 0.6766	\$ 10,625.10	\$ 2,125.02	\$ 8,500.08
Payable Year	Net Assessed Value	Net Tax Rate	Automatic Adjustment Tax Increment (2)	60% PTRC	Tax Increment
2006	\$ 1,570,367.00	\$ 0.6766	\$ 10,625.10	\$ 6,375.06	\$ 4,250.04
Difference					\$ 4,250.04
Requested Amount for both 46 and Westside Allocation Areas					\$ 149,403.00
Total Assessed Value in County Area					\$ 2,621,100,020.00
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

Bloomington Township
State Road 46 TIF District

PTRC Adjustment for Payable 2007

Payable Year	Net Assessed Value	Net Tax Rate	With HEA 1001 Estimated Tax Increment (1)	20% PTRC	Tax Increment
2007	\$ 4,399,260.00	\$ 0.5814	\$ 25,577.30	\$ 5,115.46	\$ 20,461.84
Payable Year	Net Assessed Value	Net Tax Rate	Automatic Adjustment Tax Increment (2)	60% PTRC	Tax Increment
2007	\$ 4,399,260.00	\$ 0.5814	\$ 25,577.30	\$ 15,346.38	\$ 10,230.92
Difference					\$ 10,230.92
Requested Amount for both 46 and Westside Allocation Areas					\$ 163,957.00
Total Assessed Value in County Area					\$ 3,093,526,100.00
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

Bloomington Township
State Road 46 TIF District

PTRC Adjustment for Payable 2008

Payable Year	Net Assessed Value	Net Tax Rate	With HEA 1001 Estimated Tax Increment (1)	20% PTRC	Tax Increment
2008	\$ 4,406,910.00	\$ 0.5988	\$ 26,388.58	\$ 5,277.72	\$ 21,110.86
Payable Year	Net Assessed Value	Net Tax Rate	Automatic Adjustment Tax Increment (2)	60% PTRC	Tax Increment
2008	\$ 4,406,910.00	\$ 0.5988	\$ 26,388.58	\$ 15,833.15	\$ 10,555.43
Difference					\$ 10,555.43
Requested Amount for both 46 and Westside Allocation Areas					\$ 199,366.00
Total Assessed Value in County Area					\$ 3,322,772,585.00
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

History of the 46 TIF District

MONROE COUNTY, INDIANA
NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

PARCEL #	REAL ESTATE NAME	11 Pay 12	12 Pay 13	13 Pay 14	14 Pay 15	15 Pay 16	16 Pay 17	17 Pay 18	18 Pay 19
		AV	AV	AV	AV	AV	AV	AV	AV
RICHLAND TWP.									
53 - 04-24-100-011.000-011	Logan Land Dev LLC	\$ 111,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53 - 04-24-100-017.000-011	Logan Land Dev LLC	43,100	172,600	173,000	170,000	170,800	190,600	256,200	256,500
53 - 04-24-101-008.000-011	BAKER, LARRY	-	-	-	-	-	-	-	-
53 - 04-24-101-009.000-011	ZZ STATE	-	-	-	-	-	-	-	-
53 - 04-24-101-015.000-011	ZZ STATE	-	-	-	-	-	-	-	-
53 - 04-24-101-018.000-011	HR2 LLC, an IN LLC	637,500	637,500	637,500	385,600	1,049,900	1,037,600	1,037,600	1,038,200
53 - 04-24-101-018.009-011	HR2 LLC, an IN LLC				349,900	349,900	349,900	349,900	349,900
53 - 04-24-101-026.000-011	Owen County State Bank	1,018,900	1,021,900	998,200	1,003,900	1,032,200	1,011,300	1,011,300	1,015,100
53 - 04-24-101-027.000-011	ZZ STATE	-	-	-	-	-	-	-	-
53 - 04-24-101-032.000-011	ZZ STATE	-	-	-	-	-	-	-	-
53 - 04-24-101-051.000-011	ZZ STATE	-	-	-	-	-	-	-	-
53 - 04-24-101-059.000-011	SIP Ellettsville LLC	27,300	3,352,200	3,351,300	3,563,200	3,610,500	3,519,400	3,519,400	3,595,400
53 - 04-24-400-020.000-011	SHAW, NED & AMAN	172,200	156,900	159,400	170,400	171,700	169,500	183,700	185,200
53 - 04-24-400-021.000-011	Logan Land Dev LLC	5,800	-	-	-	-	-	-	-
53 - 04-24-400-022.000-011	West River LLC	58,900	1,600	366,400	5,369,500	7,885,600	7,963,600	7,963,600	10,908,000
53 - 04-24-400-022.003-011	Logan Land Dev LLC	-	-	1,800	1,800	1,800	7,400	7,000	6,100
53 - 04-24-400-022.013-011	Logan Land Dev LLC	-	-	1,800	1,800	1,800	4,000	3,800	3,800
53 - 04-24-400-022.014-011	Logan Land Dev LLC						2,000	2,000	1,900
53 - 04-24-400-022.092-011	Logan Land Dev LLC	-	-	1,800	1,800	1,800	6,000	5,700	5,700
53 - 04-24-400-027.000-011	ZZ STATE	-	-	-	-	-	-	-	-
53 - 04-25-101-001.000-011	Bloomington Hospital Inc.	2,762,700	2,744,500	2,696,900	2,840,200	2,869,800	2,767,700	-	-
53 - 04-25-101-003.000-011	North Park LLC	62,400	62,400	62,400	-	-	-	-	-
53 - 04-25-101-004.000-011	Logan Land Dev LLC	339,700	339,700	201,900	-	-	-	-	-
53 - 04-25-101-005.011-011	Logan Land Dev LLC	-	-	1,800	1,800	1,800	3,900	3,700	3,700
53 - 04-25-101-005.014-011	Logan Land Dev LLC	-	-	1,800	1,800	1,800	204,400	2,176,400	2,234,300
53 - 04-25-101-005.092-011	Logan Land Dev LLC	170,000	204,800	1,800	1,800	1,800	2,000	2,000	1,900
	Subtotal Richland Twp.	\$ 5,410,400	\$ 8,694,100	\$ 8,657,800	\$ 13,863,500	\$ 17,151,200	\$ 17,239,300	\$ 16,522,300	\$ 19,605,700

MONROE COUNTY, INDIANA
NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

PARCEL #	REAL ESTATE NAME	11 Pay 12	12 Pay 13	13 Pay 14	14 Pay 15	15 Pay 16	16 Pay 17	17 Pay 18	18 Pay 19
		AV	AV	AV	AV	AV	AV	AV	AV
53 - 05-20-300-005.000-004	ZZ STATE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53 - 05-20-300-007.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-20-300-008.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-20-300-009.000-004	Bishop and Nice LLC	77,900	77,900	77,900	270,200	270,200	280,400	280,400	280,400
53 - 05-20-300-011.000-004	RATTIS, LARRY	20,000	20,000	20,000	35,000	35,000	35,000	35,000	35,000
53 - 05-20-300-013.000-004	FENDER, MARY	106,200	102,200	103,000	103,900	104,300	102,400	99,200	100,200
53 - 05-20-300-015.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-20-300-023.000-004	Westbury Village LLC	63,000	63,000	63,000	71,400	71,400	71,400	105,400	71,400
53 - 05-20-300-025.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-20-300-026.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-20-300-027.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-20-300-029.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-20-300-030.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-20-300-031.000-004	Dry Creek Inc	490,200	480,600	488,800	-	-	-	-	-
53 - 05-20-300-034.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-20-300-035.000-004	BRUMMETT, JAMES	-	-	-	-	-	-	-	-
53 - 05-20-300-039.000-004	Bishop and Nice LLC	278,800	285,800	284,300	298,800	424,800	427,600	498,400	504,100
53 - 05-20-300-039.001-004	Bishop and Nice LLC	-	-	-	252,100	449,800	453,800	528,900	527,900
53 - 05-20-300-039.002-004	Bishop and Nice LLC	-	-	-	61,200	61,200	61,200	61,200	61,200
53 - 05-20-300-039.003-004	Bishop and Nice LLC	-	-	-	331,400	354,100	354,200	354,200	355,500
53 - 05-20-300-039.004-004	Bishop and Nice LLC	26,700	26,700	26,700	48,500	48,500	48,500	48,500	48,500
53 - 05-20-300-039.005-004		-	-	-	25,500	25,500	25,500	25,500	25,500
53 - 05-20-300-039.006-004		-	-	-	-	-	-	-	-
53 - 05-20-300-040.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-29-200-004.000-004	YATES, HELEN	1,200	9,600	9,600	9,600	9,600	9,600	9,600	9,600
53 - 05-29-200-010.000-005	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-29-300-050.000-005	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-30-100-001.000-004	YATES, HELEN	278,600	11,100	11,100	11,100	11,100	11,100	11,100	11,100
53 - 05-30-100-002.000-004	FRANCIS, DONALD	33,900	33,900	33,900	33,900	33,900	33,900	33,900	33,900
53 - 05-30-100-003.000-004	Vech Properties LLC	115,900	97,200	95,900	96,200	92,400	92,800	92,800	90,400
53 - 05-30-100-004.000-004	FRANCIS, DONALD	17,100	17,100	17,100	17,100	17,100	17,100	17,100	17,100
53 - 05-30-100-005.000-004	HOADLEY, BG	105,000	4,800	4,800	4,800	4,800	4,800	4,800	4,800
53 - 05-30-100-006.000-004	Logan Land Dev	19,800	1,600	1,800	1,800	1,800	20,700	19,600	17,000
53 - 05-30-100-006.006-004	Logan Land Dev	-	-	1,800	1,800	1,800	13,000	12,300	12,300

MONROE COUNTY, INDIANA
NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

PARCEL #	REAL ESTATE NAME	11 Pay 12	12 Pay 13	13 Pay 14	14 Pay 15	15 Pay 16	16 Pay 17	17 Pay 18	18 Pay 19
		AV	AV	AV	AV	AV	AV	AV	AV
53 - 05-30-100-006.008-004	Logan Land Dev	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ 1,800	\$ 55,100	\$ 52,000	\$ 45,200
53 - 05-30-100-006.009-004	Logan Land Dev	-	-	-	-	-	2,200	2,200	2,200
53 - 05-30-100-007.000-004	FRANCIS, DONALD	52,700	52,700	52,700	52,700	52,700	52,700	52,700	52,700
53 - 05-30-100-008.000-004	INDIANA LIMESTONE	700	-	-	-	-	-	-	-
53 - 05-30-100-009.000-004	FRANCIS, DONALD	52,600	52,600	52,600	52,600	52,600	52,600	52,600	52,600
53 - 05-30-100-010.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-30-100-011.000-004	Logan Land Dev	-	-	4,700	4,300	4,300	7,200	7,200	7,200
53 - 05-30-100-012.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-30-200-001.000-004	LANGWALD, RALF	59,240	57,550	58,525	60,075	59,230	59,945	59,945	60,920
53 - 05-30-200-002.000-004	MCINTOSH, CAROLE	50,430	64,801	51,276	51,150	50,683	51,313	50,276	51,006
53 - 05-30-200-003.000-004	LENNING, Ronessa E.	66,550	72,270	73,765	67,980	67,135	67,980	67,980	69,085
53 - 05-30-200-004.000-004	Kile, Nickie Wayne, Janee & Sally	286,500	298,600	307,500	310,500	315,100	318,700	309,600	313,000
53 - 05-30-200-005.000-004	FLAKE, JOHN	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300
53 - 05-30-200-006.000-004	FLAKE, JOHN	47,500	47,600	47,600	47,600	47,700	13,660	13,660	1,180
53 - 05-30-200-007.000-004	CHUMLEY	16,400	16,400	16,400	16,400	16,400	16,400	16,400	16,400
53 - 05-30-200-008.000-004	Houser, Keim	102,000	109,500	108,900	109,800	137,000	136,500	136,500	137,600
53 - 05-30-200-009.000-004	Logan Land Dev LLC	5,000	1,600	1,800	-	-	-	-	-
53 - 05-30-200-010.000-004	WOODS, MELISSA	46,985	49,455	45,685	46,335	40,690	41,275	41,275	42,185
53 - 05-30-200-011.000-004	Corwin, Julia Michelle	38,350	38,675	35,945	36,400	36,270	36,790	36,790	37,375
53 - 05-30-200-012.000-004	Houston, Margaret	38,555	41,415	42,195	42,780	42,715	43,300	39,985	43,635
53 - 05-30-200-013.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-30-200-014.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-30-200-014.002-004	Logan Land Dev LLC	-	-	1,800	1,800	1,800	2,500	2,400	2,400
53 - 05-30-200-014.430-004	Logan Land Dev LLC	-	-	-	-	-	2,000	2,000	1,900
53 - 05-30-200-015.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-30-200-016.000-004	LOGAN LAND DEV	15,000	1,600	1,800	-	-	-	-	-
53 - 05-30-300-001.000-004	DECKARD, DELMAR	23,655	24,405	25,410	22,260	23,735	24,155	21,815	38,010
53 - 05-30-300-002.000-004	Brummett/Powell, She	93,000	89,000	90,400	91,200	90,300	91,000	91,000	91,500
53 - 05-30-300-003.000-004	BUSH, DONALD	73,400	88,300	24,185	24,175	24,360	24,550	22,415	22,935
53 - 05-30-300-004.000-004	GRIFFITH, MICHAEL	34,850	41,275	37,920	38,540	38,670	39,190	39,870	39,720
53 - 05-30-300-005.000-004	NORTH, JAMES	43,800	49,115	49,730	50,380	50,480	51,130	48,450	49,655
53 - 05-30-300-006.000-004	BUSH, DONALD	43,285	28,890	31,090	31,675	32,180	32,865	33,320	33,940
53 - 05-30-300-007.000-004	WILLIBY, DAVID	44,335	74,140	73,910	74,920	82,130	83,140	80,825	81,935
53 - 05-30-300-008.000-004	Underwood, Chris	111,200	111,300	112,500	113,500	39,185	39,835	39,835	40,810
53 - 05-30-300-009.000-004	SPINKS, ESTEL	58,770	46,350	47,065	47,585	47,360	46,060	137,700	139,000
53 - 05-30-300-010.000-004	Simanton, David E.	76,600	82,000	82,500	83,000	84,200	84,700	85,200	85,500
53 - 05-30-300-011.000-004	CLARK, J	61,810	61,325	62,270	62,005	62,660	62,295	62,070	61,160

MONROE COUNTY, INDIANA
NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

PARCEL #	REAL ESTATE NAME	11 Pay 12	12 Pay 13	13 Pay 14	14 Pay 15	15 Pay 16	16 Pay 17	17 Pay 18	18 Pay 19
		AV	AV	AV	AV	AV	AV	AV	AV
53 - 05-30-300-042.000-004	PRINCE, ANCIL	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,000	\$ 1,000
53 - 05-30-400-002.000-004	SEEBER, JOHN	5,600	5,600	5,600	2,400	2,400	2,400	2,400	2,400
53 - 05-30-400-003.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-30-400-004.000-004	K & S Rolloff Holdings LLC	43,200	43,200	43,200	43,200	43,200	43,200	43,200	40,200
53 - 05-30-400-006.000-004	State of Indiana	-	-	-	-	-	-	-	-
53 - 05-30-400-007.000-004	INDIANA LIMESTONE	10,500	14,600	14,600	14,600	14,600	14,600	14,600	14,600
53 - 05-30-400-008.000-004	HANNA Properties LLC	232,400	232,400	232,400	232,400	232,400	232,400	232,400	232,400
53 - 05-30-400-009.000-004	INDIANA LIMESTONE	3,600	-	-	-	-	-	-	-
53 - 05-30-400-010.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-30-400-011.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-30-400-012.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-30-400-013.000-004	Bloomington Asset Management LLC	684,800	701,500	730,100	735,600	248,100	252,000	252,000	257,100
53 - 05-30-400-013.010-004	Crown Castle	-	-	-	-	10,500	10,500	10,500	10,600
53 - 05-30-400-014.000-004	STAR QUARRY	331,100	484,600	484,600	476,000	476,000	476,000	476,000	141,600
53 - 05-30-400-014.002-004	Ledge Wall Quarry LLC	-	-	-	-	-	-	-	221,700
53 - 05-30-400-014.011-004	CBS Corporation	-	-	-	-	-	-	-	58,000
53 - 05-31-100-001.000-004	HAHN, JAMES	74,400	75,600	76,900	-	-	-	-	-
53 - 05-31-100-002.000-004	MAIDI	1,700	1,900	1,900	1,500	1,600	1,700	200	200
53 - 05-31-100-003.000-004	Quality Realty	77,200	77,600	79,200	-	-	-	-	-
53 - 05-31-100-004.000-004	STAR QUARRY	-	-	-	-	-	-	-	-
53 - 05-31-100-005.000-004	Wyatt, Junior	26,265	30,890	89,300	73,300	-	-	-	-
53 - 05-31-100-042.000-004	McElhinney, Shayne	15,300	15,300	15,300	-	-	-	-	-
53 - 05-31-100-045.000-005	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-100-052.000-004	Cassady, Randy	3,600	3,600	3,600	15,300	6,600	6,600	6,600	6,600
53 - 05-31-100-071.000-005	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-101-001.000-004	ZZ STATE	-	-	-	700	700	700	700	700
53 - 05-31-101-002.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-101-003.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-101-005.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-101-006.000-004	WEVER, JAMES	6,700	6,700	-	-	-	-	-	-
53 - 05-31-101-007.000-004	STURGIS G S	95,500	79,700	-	-	-	-	-	-

MONROE COUNTY, INDIANA
NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

PARCEL #	REAL ESTATE NAME	11 Pay 12	12 Pay 13	13 Pay 14	14 Pay 15	15 Pay 16	16 Pay 17	17 Pay 18	18 Pay 19
		AV	AV	AV	AV	AV	AV	AV	AV
53 - 05-31-101-008.000-004	STURGIS G S	\$ 15,800	\$ 15,800	\$ -	\$ 6,700	\$ 6,700	\$ -	\$ -	\$ -
53 - 05-31-101-009.000-004	ZZ STATE	-	-	-	68,900	64,800	-	-	-
53 - 05-31-101-010.000-004	GRIFFEY, JAMES	19,422	21,450	21,840	6,700	6,700	76,900	75,300	76,100
53 - 05-31-101-011.000-004	McElhinney, Shayne	32,100	28,500	28,300	-	-	21,100	7,300	7,300
53 - 05-31-101-012.000-004	VOGT, KENNETH	47,400	35,800	36,100	74,900	76,300	-	-	-
53 - 05-31-101-013.000-004	HACKER, STEPHEN	-	-	-	28,400	20,900	-	-	-
53 - 05-31-101-014.000-004	HACKER, STEPHEN	-	-	-	-	-	-	-	-
53 - 05-31-101-015.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-101-016.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-101-016.000-014	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-101-017.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-101-018.000-004	STURGIS G S	9,900	9,900	-	11,400	11,400	-	-	-
53 - 05-31-101-019.000-004	TRD Enterprises	34,500	33,600	35,400	-	-	-	-	-
53 - 05-31-101-020.000-004	Huesman, Wade M	26,510	27,550	89,400	88,400	87,300	68,900	68,200	68,400
53 - 05-31-101-021.000-004	VOGT, KENNETH	14,000	9,700	9,700	-	-	-	-	-
53 - 05-31-101-022.000-004	HACKER, STEPHEN	-	-	-	-	800	-	-	-
53 - 05-31-101-023.000-004	WEVER, JAMES	800	800	-	800	11,800	-	-	-
53 - 05-31-101-024.000-004	WEVER, JAMES	10,000	11,000	-	11,900	5,400	-	-	-
53 - 05-31-101-025.000-004	STURGIS G S	4,700	4,700	-	5,400	5,400	-	-	-
53 - 05-31-101-026.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-101-027.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-101-028.000-004	Sturgis, Robert C.	18,700	16,800	16,800	16,800	16,800	16,800	27,000	27,000
53 - 05-31-101-029.000-004	WEVER, JAMES	19,300	19,300	-	19,300	19,300	-	-	-
53 - 05-31-101-030.000-004	TRD Enterprises	12,300	12,300	12,300	-	-	-	-	-
53 - 05-31-101-031.000-004	HACKER, STEPHEN	-	-	-	-	-	-	-	-
53 - 05-31-101-032.000-004	HACKER, STEPHEN	-	-	-	-	-	-	-	-
53 - 05-31-101-033.000-004	McElhinney, Shayne	9,870	7,608	38,300	38,600	33,400	33,700	5,100	5,100
53 - 05-31-101-034.000-004	HACKER, STEPHEN	-	-	-	-	-	-	-	-
53 - 05-31-101-035.000-004	HACKER, STEPHEN	-	-	-	-	-	-	-	-
53 - 05-31-101-036.000-004	HACKER, STEPHEN	-	4,160	2,200	-	-	-	-	-
53 - 05-31-101-037.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-101-038.000-004	WEVER, JAMES	7,300	7,300	-	7,300	7,300	-	-	-
53 - 05-31-101-039.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-101-040.000-004	STURGIS, ROBERT	23,000	23,000	23,000	26,500	26,500	26,500	26,500	26,500
53 - 05-31-101-041.000-004	LENNING, FREDDIE	11,766	11,076	43,300	43,500	44,000	44,300	44,300	44,700
53 - 05-31-101-042.000-004	ZZ STATE	-	-	-	-	-	-	-	-
53 - 05-31-200-001.000-004	COWDEN, DONALD	-	-	-	-	-	-	-	-
53 - 05-31-203-018.000-004	Whitehall Trucking	712,200	812,600	814,100	796,800	847,900	853,700	852,500	864,300
53 - 05-31-203-026.000-004	HANNA, WILLIAM	1,381,300	1,350,900	1,325,700	1,345,500	1,359,400	1,345,900	1,345,900	1,318,600
	Subtotal	\$ 10,202,100	\$ 9,617,991	\$ 9,880,031	\$ 10,273,580	\$ 10,151,657	\$ 10,940,348	\$ 11,454,981	\$ 11,398,806
Grand Total	Total Net Assessed Value	\$ 15,612,500	\$ 18,312,091	\$ 18,537,831	\$ 24,137,080	\$ 27,302,857	\$ 28,179,648	\$ 27,977,281	\$ 31,004,506
	Base Year Assessed Value	7,710,996	7,656,966	8,140,178	8,412,295	8,317,152	8,197,760	8,158,939	8,212,336

MONROE COUNTY, INDIANA
NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

PARCEL #	REAL ESTATE NAME	<u>11 Pay 12</u>	<u>12 Pay 13</u>	<u>13 Pay 14</u>	<u>14 Pay 15</u>	<u>15 Pay 16</u>	<u>16 Pay 17</u>	<u>17 Pay 18</u>	<u>18 Pay 19</u>
		AV	AV	AV	AV	AV	AV	AV	AV
	Incremental Net Assessed Value	<u>\$ 7,901,504</u>	<u>\$ 10,655,125</u>	<u>\$ 10,397,653</u>	<u>\$ 15,724,785</u>	<u>\$ 18,985,705</u>	<u>\$ 19,981,888</u>	<u>\$ 19,818,342</u>	<u>\$ 22,792,170</u>

APPENDIX B

Map

APPENDIX C

Infrastructure Construction

**STATE ROAD 46 ECONOMIC DEVELOPMENT AREA
EXHIBIT "A" - INFRASTRUCTURE CONSTRUCTION – COST ESTIMATES – 2/13/2019**

SEG. NO.	ROAD NAME / LOCATION	TERMINI	CROSS SECTION[i]	CONSTRUCTION COST [iii]	DESIGN COST [iii]	RIGHT-OF-WAY COST [iv]	CONSTRUCTION SUPERVISION COST [v]	TOTAL SEGMENT COST	COMMENTS
1	Curry Pike	0.7 miles	4 lanes with intersection turn lanes, concrete curb, gutter & sidewalk and side path.	4,465,125	446,513	401,625	223,256	5,536,519	The funding for the entire project will blend federal funds and other local funds to satisfy budget.
TOTALS				4,465,125	446,513	401,625	223,256	\$5,536,519	

[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.

[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 \$410 per linear foot and the average cost of constructing a four lane road is \$720.00 per linear foot, using the above cross-section, and for four lane road with boulevard, the amount used is \$825.00 per ft.

[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 in \$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%.

Project Timeline

Design cost of \$446,513 with completion in 2-3 years (2020-2022)
 R/W cost of \$401,625 with completion in 1-2 years (2022-2023)
 Construction at \$4,465,125 with completion in 2 years (2023-2024)
 Total project cost of \$5,536,519

Project Status

No progress on project to date due to lack of sufficient revenues. Development in this area is increasing.

APPENDIX D

Other DLGF Required Information

MONROE COUNTY, INDIANA

TIF ANNUAL REPORT FOR 2018

Redevelopment Commission Members and Officers

President: Efrat Feferman

Vice President: Richard Martin

Secretary: Jim Shelton

Member: Barry Lessow

Member: Iris Kiesling

Non-Voting School Board Member: Dana Kerr

Commission Members Removed during 2018:

Commission Members Added during 2018:

MONROE COUNTY, INDIANA

TIF ANNUAL REPORT FOR 2018

Redevelopment Commission Employees

Name of Employee

Annual Salary

The Redevelopment Commission does not have any employees.

MONROE COUNTY, INDIANA

TIF ANNUAL REPORT FOR 2018

Redevelopment Commission - Grants and Loans

Name of Recipient:

**NO GRANTS OR LOANS
WERE MADE.**

Loan or Grant:

Amount:

Source of Funds:

Purpose for Which Recipient Expended Funds: