MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

TIF Annual Report to Fiscal Body for 2024

March 16, 2025

FSG Corp
Financial Solutions Group Inc.

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

TIF Annual Report to Fiscal Body for 2024

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March 16, 2025

Monroe County Redevelopment Commission
Bloomington, Indiana

RE: BLOOMINGTON TWP. SR 46 TIF DISTRICT –
TIF ANNUAL REPORT FOR 2024

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 2024" (the "Report"), dated March 15, 2025, 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 present this report to 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 recommendation 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

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 15 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

Original 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"). The final payment on the 2010 Bonds was made on February 1, 2021.

2021 Financing
The Redevelopment Commission issued $4,500,000 of Economic Development Tax Increment Revenue Bonds, Series 2021 (Hunter Valley Road Extension Project) on December 23, 2021 (the "2021 Bonds). As of March 1, 2025 the Developer has only drawn $61,500 of the maximum $4,500,000.

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.

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.

2. The final payment on the original Bonds was made on February 1, 2021;

3. 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;

4. Bloomington Township created a Fire Territory, in 2016, which resulted in a large property tax rate increase in 2017 (26% increase); the rate was decreased for taxes payable in 2018 thru 2021;

5. Bloomington Township dissolved the Fire Territory and joined the Monroe Fire District beginning with taxes payable in 2021. Tax rates for Fire Districts are not captured by TIF Districts. This change reduced TIF Revenue beginning in 2021; and

6. The County is reviewing the additional infrastructure needs in the area and will use future TIF Revenue to help address those infrastructure needs.

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

Taxing Unit	Payable 2015	Payable 2016	Payable 2017	Payable 2018	Payable 2019	Payable 2020	Payable 2021	Payable 2022	Payable 2023	Payable 2024	Payable 2025
State	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Welfare	-	-	-	-	-	-	-	-	-	-	-
County	0.3838	0.3760	0.3832	0.4109	0.4113	0.4105	0.3986	0.3916	0.3554	0.3577	0.3064
Solid Waste	0.0282	0.0284	0.0287	0.0291	0.0289	0.0286	0.0277	0.0272	0.0240	0.0246	0.0228
Township	0.2963	0.3281	0.6790	0.4008	0.4001	0.3561	0.0188	0.0253	0.0223	0.0236	0.0216
Fire District							0.3890	0.3002	0.2787	0.2802	0.2802
School **(1)**	0.5366	0.5355	0.5325	0.5295	0.5239	0.5178	0.5179	0.5427	0.5095	0.4645	0.4711
TIF Replacement	-	-	-	-	-	-	-	-	-	-	-
Library	0.0916	0.0950	0.0964	0.0957	0.0972	0.0969	0.0920	0.0924	0.0783	0.0848	0.0786
Gross Tax Rate	$ 1.3365	$ 1.3630	$ 1.7198	$ 1.4660	$ 1.4614	$ 1.4099	$ 1.4440	$ 1.3794	$ 1.2682	$ 1.2354	$ 1.1807
Less: PTRC											
Real PP											
Business											
Net Tax Rate											
Real PP	$ 1.3365	$ 1.3630	$ 1.7198	$ 1.4660	$ 1.4614	$ 1.4099	$ 1.4440	$ 1.3794	$ 1.2682	$ 1.2354	$ 1.1807
Business											

(1) School tax rate does not include the School Referendum tax rate (.1732 and .0850 in 2025).

EXHIBIT D

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Final Debt Service Schedule - Taxable TIF Revenue Bonds, Series 2021

Date	Principal Amount	Interest Rate	Interest Amount	Semi-Annual Debt Service	Annual Debt Service
12/23/2021					
8/1/2022		4.00%	$ 1,490	$ 1,490	
2/1/2023		4.00%	1,230	1,230	$ 2,720
8/1/2023		4.00%	1,230	1,230	
2/1/2024		4.00%	1,230	1,230	2,460
8/1/2024		4.00%	1,230	1,230	
2/1/2025		4.00%	1,230	1,230	2,460
8/1/2025		4.00%	1,230	1,230	
2/1/2026		4.00%	1,230	1,230	2,460
8/1/2026		4.00%	1,230	1,230	
2/1/2027		4.00%	1,230	1,230	2,460
8/1/2027		4.00%	1,230	1,230	
2/1/2028		4.00%	1,230	1,230	2,460
8/1/2028		4.00%	1,230	1,230	
2/1/2029		4.00%	1,230	1,230	2,460
8/1/2029		4.00%	1,230	1,230	
2/1/2030		4.00%	1,230	1,230	2,460
8/1/2030		4.00%	1,230	1,230	
2/1/2031		4.00%	1,230	1,230	2,460
8/1/2031		4.00%	1,230	1,230	
2/1/2032		4.00%	1,230	1,230	2,460
8/1/2032		4.00%	1,230	1,230	
2/1/2033	61,500	4.00%	1,230	62,730	63,960
	$ 61,500		$ 27,320	$ 88,820	$ 88,820

NOTE. The 2021 Bonds were purchased by the developer. As of March 1, 2025 only $61,500 has been drawn on the Bonds. The maximum principal amount is $4,500,000. Debt service on the 2021 Bonds is payable from TIF revenue only.

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Bloomington Township TIF Allocation Fund #4921

	As of 12/31/08	As of 12/31/09	As of 12/31/10	As of 12/31/11	As of 12/31/12	As of 12/31/13	As of 12/31/14	As of 12/31/15	As of 12/31/16
Beginning Balance	$ 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
TIF Settlement	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
Claims	(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)
Ending Balance	$ 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
Per Books	$ 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

	As of 12/31/17	As of 12/31/18	As of 12/31/19	As of 12/31/20	As of 12/31/21	As of 12/31/22	As of 12/31/23	As of 3/1/24	As of 3/1/25
Beginning Balance	$ 147,576.82	$ 500,255.13	$ 5,000.00	$ 183,730.38	$ 274,889.85	$ 282,205.09	$ 806,960.00	$ 1,301,629.20	$ 1,784,283.45
TIF Settlement	355,620.06	363,474.50	379,591.86	379,541.97	280,626.34	530,444.58	500,099.20	490,249.83	-
Claims	(2,941.75)	(858,729.63)	(200,861.48)	(288,382.50)	(273,311.10)	(5,689.67)	(5,430.00)	(7,595.58)	(1,000.00)
Ending Balance	$ 500,255.13	$ 5,000.00	$ 183,730.38	$ 274,889.85	$ 282,205.09	$ 806,960.00	$ 1,301,629.20	$ 1,784,283.45	$ 1,783,283.45
Per Books	$ 500,255.13	$ 5,000.00	$ 183,730.38	$ 274,889.85	$ 282,205.09	$ 806,960.00	$ 1,301,629.20	$ 1,784,283.45	$ 1,783,283.45

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.

EXHIBIT F

MONROE COUNTY, INDIANA

State Road 46

Analysis of Cash and Investments at Old National Level (Held for 2021 Bonds)

Hunter Valley Road

2023

	Construction Cash and Investment	Debt Service Reserve Cash and Investment	Sinking Fund Cash and Investment	Balance
Beginning Balance	$ -	$ 1.96	$ -	$ 1.96
Interest Income	-	13.32	-	13.32
Deposits	-	2,460.00	-	2,460.00
TIF	-	-	-	-
Disbursements	-	(2,460.00)	-	(2,460.00)
Ending Balance	$ -	$ 15.28	$ -	$ 15.28

2024

	Construction Cash and Investment	Debt Service Reserve Cash and Investment	Sinking Fund Cash and Investment	Balance
Beginning Balance	$ -	$ 15.28	$ -	$ 15.28
Interest Income	-	9.98	-	9.98
TIF	-	3,670.58	-	3,670.58
Disbursements	-	(24,600.00)	-	(24,600.00)
Ending Balance	$ -	$ 1,235.84	$ -	$ 1,235.84

2025 (Through March 1, 2025)

	Construction Cash and Investment	Debt Service Reserve Cash and Investment	Sinking Fund Cash and Investment	Balance
Beginning Balance	$ -	$ 1,235.84	$ -	$ 1,235.84
Interest Income	-	5.51	-	5.51
TIF	-	-	-	-
Disbursements	-	(1,230.00)	-	(1,230.00)
Ending Balance	$ -	$ 11.35	$ -	$ 11.35

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)
	2020	23,007,067	141,076,711	(118,069,644)
	2021	23,705,064	141,076,711	(117,371,647)
	2022	26,957,433	141,076,711	(114,119,278)
	2023	33,580,637	141,076,711	(107,496,074)
	2024	35,814,919	141,076,711	(105,261,792)
Estimated				
	2025	37,149,264	141,076,711	(103,927,447)

MONROE COUNTY, INDIANA

Actual Assessed Value

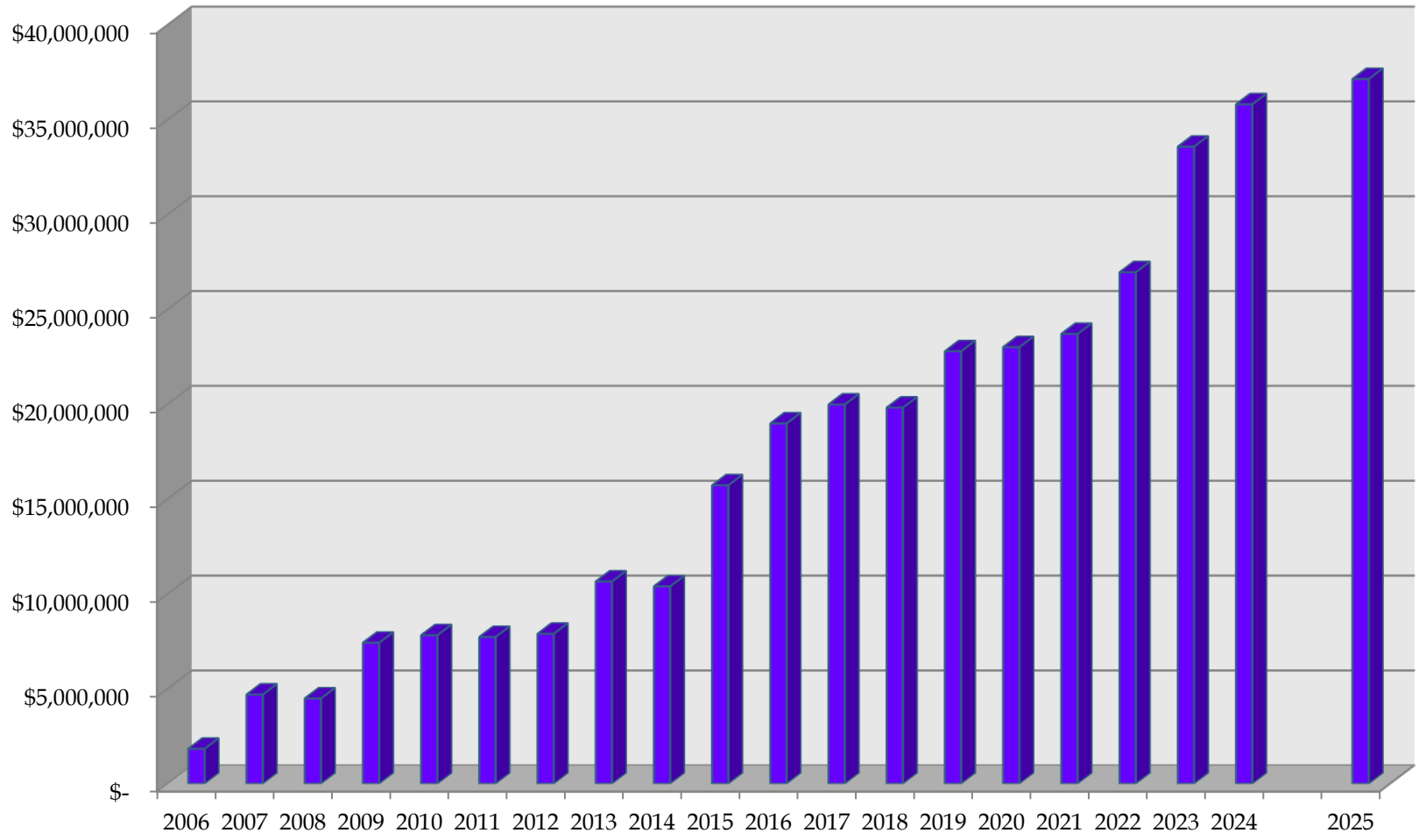


EXHIBIT I

MONROE COUNTY, INDIANA

Bloomington Township

State Road 46 TIF District

Major Changes in Assessed Value

Major Changes in Payable 2023 (over $100,000)

		Positive	Negative	Net
04-24-101-059.000-011	SIP Elletsville LLC	$ 146,000		
04-24-400-022.000-011	Trilogy Real Estate Bloomington LL	4,804,046		
04-24-400-022.013-011	Logan Land Dev LLC	402,200		
04-25-101-005.014-011	Logan Land Dev LLC	199,900		
05-20-300-009.000-004	ENJ Investments LLC	378,400		
05-20-300-039.000-004	Bishop and Nice LLC	156,100		
05-30-400-014.000-004	STAR QUARRY	564,700		
		$ 6,651,346	$ -	$ 6,651,346

Major Changes in Payable 2024 (over $100,000)

		Positive	Negative	Net
04-24-400-022.000-011	West River LLC		$ (418,946)	
04-25-101-005.011-011	Logan Land Dev LLC	394,300		
04-25-101-005.014-011	Logan Land Dev LLC		(135,400)	
05-19-300-006.002-004	Logan Land Dev LLC	356,185		
05-19-300-006.098-004	Logan Land Dev LLC	229,800		
05-20-300-039.005-004	Cockerham Properties LLC & Rump	325,800		
05-30-100-006.006-004	Logan Land Dev	1,311,700		
05-30-200-002.000-004	MCINTOSH, CAROLE	107,800		
05-30-200-010.000-004	WOODS, MELISSA	115,030		
05-31-203-018.000-004	Whitehall Trucking		(128,400)	
		$ 2,840,615	$ (682,746)	$ 2,157,869

Major Changes in Payable 2025 (over $100,000)

		Positive	Negative	Net
04-24-101-018.009-011	HR2 LLC, an IN LLC	$ 149,900		
04-24-101-059.000-011	SIP Elletsville LLC	500,900		
04-24-400-022.000-011	West River LLC	508,940		
04-25-101-005.011-011	Logan Land Dev LLC		(393,500)	
05-19-300-006.002-004	Logan Land Dev LLC	1,548,375		
05-19-300-006.098-004	Logan Land Dev LLC		(229,800)	
05-20-300-009.006-004	Cockerham Properties LLC & Rump	337,900		
05-20-300-039.005-004	Cockerham Properties LLC & Rump	349,400		
05-30-100-006.006-004	Logan Land Dev		(1,311,700)	
05-30-200-002.000-004	MCINTOSH, CAROLE		(101,200)	
05-30-300-006.000-004	BUSH, DONALD	108,200		
05-30-400-014.002-004	Ledge Wall Quarry LLC		(221,700)	
		$ 3,503,615	$ (2,257,900)	$ 1,245,715

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Estimated Annual Tax Increment

	Payable Year	Captured Assessed Valuation	Net Tax Rate **(1)**	TIF
Most Recent Estimate	2025	$ 37,149,264	$ 0.9005	$ 334,529
	2026	37,149,264	0.9005	334,529
	2027	37,149,264	0.9005	334,529
	2028	37,149,264	0.9005	334,529
	2029	37,149,264	0.9005	334,529

(1) Tax rate does not include School Referendum Tax rate or Fire District tax rate.

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	14 Pay 15 AV	15 Pay 16 AV	16 Pay 17 AV	17 Pay 18 AV	18 Pay 19 AV	19 Pay 20 AV	20 Pay 21 AV	21 Pay 22 AV	22 Pay 23 AV	23 Pay 24 AV	24 Pay 25 AV
RICHLAND TWP.												
53 - 04-24-100-011.000-011	Logan Land Dev LLC	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
53 - 04-24-100-017.000-011	Logan Land Dev LLC	170,000	170,800	190,600	256,200	256,500	257,400	269,300	266,300	279,000	317,300	325,500
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	385,600	1,049,900	1,037,600	1,037,600	1,038,200	1,005,900	1,005,900	1,005,900	1,035,000	1,014,200	1,041,000
53 - 04-24-101-018.009-011	HR2 LLC, an IN LLC	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	499,800
53 - 04-24-101-026.000-011	Owen County State Bank	1,003,900	1,032,200	1,011,300	1,011,300	1,015,100	981,700	981,700	981,700	980,600	964,400	978,400
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 Elletsville LLC	3,563,200	3,610,500	3,519,400	3,519,400	3,595,400	3,611,300	3,611,300	3,611,300	3,757,300	3,659,800	4,160,700
53 - 04-24-400-020.000-011	SHAW, NED & AMAN	170,400	171,700	169,500	183,700	185,200	204,600	211,700	211,900	240,600	247,600	255,200
53 - 04-24-400-021.000-011	Logan Land Dev LLC	-	-	-	-	-						
53 - 04-24-400-022.000-011	West River LLC	5,369,500	7,885,600	7,963,600	7,963,600	10,908,000	10,908,000	10,908,000	9,948,160	14,752,206	14,333,260	14,842,200
53 - 04-24-400-022.003-011	Logan Land Dev LLC	1,800	1,800	7,400	7,000	6,100	5,900	4,800	33,300	33,300	33,300	41,100
53 04-24-400-022.006-011	Logan Land Dev LLC								2,100	2,100	2,100	2,600
53 04-24-400-022.007-011	Logan Land Dev LLC								7,700	7,700	7,700	9,500
53 - 04-24-400-022.013-011	Logan Land Dev LLC	1,800	1,800	4,000	3,800	3,800	3,800	3,800	3,800	406,000	406,000	406,000
53 - 04-24-400-022.014-011	Logan Land Dev LLC			2,000	2,000	1,900	1,900	46,900	134,000	134,000	134,000	134,000
53 - 04-24-400-022.092-011	Logan Land Dev LLC	1,800	1,800	6,000	5,700	5,700	5,700	5,700	365,700	365,700	365,700	413,400
53 - 04-24-400-027.000-011	ZZ STATE	-	-	-	-	-	-	-	-	-		-
53 - 04-25-101-001.000-011	Bloomington Hospital Inc.	2,840,200	2,869,800	2,767,700	-	-	-	-	-	-		-
53 - 04-25-101-003.000-011	North Park LLC	-	-	-	-	-	-	-	-	-		-
53 - 04-25-101-004.000-011	Logan Land Dev LLC	-	-	-	-	-	-	-	-	-		-
53 04-25-101-005.000-011	IU Health						77,600	77,600	79,600	-		-
53 - 04-25-101-005.011-011	Logan Land Dev LLC	1,800	1,800	3,900	3,700	3,700	3,700	3,700	3,700	3,700	398,000	4,500
53 - 04-25-101-005.014-011	Logan Land Dev LLC	1,800	1,800	204,400	2,176,400	2,234,300	2,234,300	2,172,200	2,551,800	2,751,700	2,616,300	2,638,600
53 - 04-25-101-005.092-011	Logan Land Dev LLC	1,800	1,800	2,000	2,000	1,900	1,900	1,900	800	800	800	800
	Subtotal Richland Twp.	$ 13,863,500	$ 17,151,200	$ 17,239,300	$ 16,522,300	$ 19,605,700	$ 19,653,600	$ 19,654,400	$ 19,557,660	$ 25,099,606	$ 24,850,360	$ 25,753,300

MONROE COUNTY, INDIANA

NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

PARCEL #	REAL ESTATE NAME	14 Pay 15 AV	15 Pay 16 AV	16 Pay 17 AV	17 Pay 18 AV	18 Pay 19 AV	19 Pay 20 AV	20 Pay 21 AV	21 Pay 22 AV	22 Pay 23 AV	23 Pay 24 AV	24 Pay 25 AV
BLOOMINGTON TWP.												
53 - 01-20-256-000.000-004	Logan Land Dev LLC	$ -	$ -	$ -	$ -	$ -	$ 53,900	$ 53,900	$ 53,900	$ 53,900	$ 53,900	$ 53,900
53 - 01-20-346-000.000-004	BRUMMETT, JAMES	71,940	72,165	66,630	62,265	62,330	65,970	78,775	83,845	106,225	109,980	121,400
53 01-21-260-000.000-004	STAR QUARRY	11,200	11,200	11,200	11,200	11,600	11,600	11,600	11,600	11,600	11,600	-
53 - 01-23-221-000.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-
53 - 01-23-325-500.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-
53 - 01-27-890-100.000-004	CSX	2,300	2,300	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800
53 - 01-27-890-101.000-004	CSX	6,800	6,800	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400
53 - 05-19-202-001.000-004	HENRY, CHARLES	26,600	26,600	34,300	26,100	26,100	26,100	26,100	26,100	26,100	26,100	26,100
53 - 05-19-300-002.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-
53 - 05-19-300-004.000-004	Logan Land Development	62,400	60,900	77,200	167,700	167,900	167,900	173,200	174,800	157,200	157,200	178,900
53 - 05-19-300-004.002-004	Logan Land Development			7,800	7,300	6,400	6,200	5,100	5,100	5,900	7,500	9,000
53 - 05-19-300-006.000-004	Logan Land Dev LLC	1,800	1,800	43,800	41,400	36,000	34,900	28,600	28,800	33,500	42,500	51,000
53 - 05-19-300-006.002-004	Logan Land Dev LLC	-	-	12,000	11,300	11,300	11,300	11,300	961,400	961,400	1,317,585	2,865,960
53 - 05-19-300-006.006-004	Logan Land Dev LLC								11,300	11,300	11,300	11,300
53 - 05-19-300-006.098-004	Logan Land Dev LLC	-	-	2,300	2,200	2,200	2,200	2,200	2,200	2,200	232,000	2,200
53 - 05-19-400-001.000-004	HOADLEY, BG	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800
53 - 05-19-400-021.000-004	HOADLEY, BG	2,300	2,300	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800
53 - 05-19-400-024.000-004	GILLIAT, GUY	93,600	93,500	94,100	82,300	83,500	79,900	93,800	100,700	110,100	116,800	122,900
53 - 05-19-400-029.000-004	SCALES, GILBERT	124,100	117,300	118,200	121,500	123,100	112,000	165,200	174,900	191,600	207,500	218,300
53 - 05-19-400-032.000-004	HOADLEY, BG	-	-	-	-	-	-	-	-	-		
53 - 05-19-400-042.000-004	HOADLEY, BG	-	-	-	-	-	-	-	-	-	-	
53 - 05-19-400-043.000-004	HOADLEY, BG	-	-	-	-	-	-	-	-	-	-	
53 - 05-19-400-044.000-004	HOADLEY, BG	655,600	657,800	662,700	645,500	653,400	653,000	653,900	644,100	698,800	658,900	659,000
53 - 05-19-400-047.000-004	HOADLEY, BG	-	-	-	-	-	-	-	-	-		
53 - 05-20-200-006.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-		
53 - 05-20-200-022.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-		
53 - 05-20-200-030.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-		
53 - 05-20-200-032.000-004	FURR, BRUCE	34,000	34,000	43,900	83,500	83,500	83,500	83,500	83,500	104,400	104,400	108,600
53 - 05-20-200-034.000-004	FURR, BRUCE	32,600	32,600	42,000	80,000	80,000	80,000	80,000	80,000	100,000	100,000	104,000
53 - 05-20-300-001.000-004	HOADLEY, BG	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800.00	1,800.00
53 - 05-20-300-003.000-004	Dry Creek Inc	-	-	-	-	-	-	-	-	-	-	-
53 - 05-20-300-004.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-

MONROE COUNTY, INDIANA

NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

	PARCEL #	REAL ESTATE NAME	14 Pay 15 AV	15 Pay 16 AV	16 Pay 17 AV	17 Pay 18 AV	18 Pay 19 AV	19 Pay 20 AV	20 Pay 21 AV	21 Pay 22 AV	22 Pay 23 AV	23 Pay 24 AV	24 Pay 25 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	ENJ Investments LLC	270,200	270,200	280,400	280,400	280,400	280,400	150,200	229,700	608,100	596,100	600,100
53 -	05-20-300-009.002-004	ENJ Investments LLC							150,000	627,100	672,800	658,700	671,700
53 -	05-20-300-009.004-004	Cockerham Properties LLC & Rumple Proper							152,200	232,800	232,800	232,800	232,800
53 -	05-20-300-009.006-004	Cockerham Properties LLC & Rumple Proper							148,200	226,700	226,700	226,700	564,600
53 -	05-20-300-009.007-004	Cockerham Properties LLC & Rumple Proper							156,700	239,600	239,600	239,600	239,600
53 -	05-20-300-009.008-004	Cockerham Properties LLC & Rumple Proper							-	-	-	-	-
53 -	05-20-300-011.000-004	RATTS, LARRY	35,000	35,000	35,000	35,000	35,000	35,000	35,000	53,600	53,600	53,600	53,600
53 -	05-20-300-013.000-004	FENDER, MARY	103,900	104,300	102,400	99,200	100,200	103,500	117,900	125,100	148,200	160,400	168,000
53 -	05-20-300-015.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-
53 -	05-20-300-023.000-004	Westbury Village LLC	71,400	71,400	71,400	105,400	71,400	71,400	71,400	109,200	109,200	109,200	118,300
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	-	-	-	-	-	-	-	-	-		
53 -	05-20-300-034.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-		
53 -	05-20-300-035.000-004	BRUMMETT, JAMES	-	-	-	-	-	-	-	87,200	133,500	142,900	149,700
53 -	05-20-300-039.000-004	Bishop and Nice LLC	298,800	424,800	427,600	498,400	504,100	475,300	464,600	497,000	653,100	635,200	641,300
53 -	05-20-300-039.001-004	Bishop and Nice LLC	252,100	449,800	453,800	528,900	527,900	527,900	527,900	565,900	608,700	593,200	598,500
53 -	05-20-300-039.002-004	Bishop and Nice LLC	61,200	61,200	61,200	61,200	61,200	61,200	61,200	93,600	93,600	93,600	93,600
53 -	05-20-300-039.003-004	Bishop and Nice LLC	331,400	354,100	354,200	354,200	355,500	352,100	359,700	380,900	402,500	333,200	336,000
53 -	05-20-300-039.004-004	Bishop and Nice LLC	48,500	48,500	48,500	48,500	48,500	48,500	98,100	150,000	59,900	-	-
53 -	05-20-300-039.005-004	Cockerham Properties LLC & Rumple Proper	25,500	25,500	25,500	25,500	25,500	25,500	157,300	240,500	240,500	566,300	915,700
53 -	05-20-300-039.006-004		-	-	-	-	-	25,500	-	-	-	-	-
53 -	05-20-300-040.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-
53 -	05-29-200-004.000-004	YATES, HELEN	9,600	9,600	9,600	9,600	9,600	9600	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	11,100	11,100	11,100	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	96,200	92,400	92,800	92,800	90,400	90,400	90,400	90,400	104,900	103,800	104,200
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	19,600	-	-
53 -	05-30-100-005.000-004	HOADLEY, BG	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800
53 -	05-30-100-006.000-004	Logan Land Dev	1,800	1,800	20,700	19,600	17,000	16,500	13,500	13,700	15,900	20,100	24,100
53 -	05-30-100-006.006-004	Logan Land Dev	1,800	1,800	13,000	12,300	12,300	12,300	12,300	12,300	12,300	1,324,000	12,300

MONROE COUNTY, INDIANA

NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

PARCEL #	REAL ESTATE NAME	14 Pay 15 AV	15 Pay 16 AV	16 Pay 17 AV	17 Pay 18 AV	18 Pay 19 AV	19 Pay 20 AV	20 Pay 21 AV	21 Pay 22 AV	22 Pay 23 AV	23 Pay 24 AV	24 Pay 25 AV
53 - 05-30-100-006.008-004	Logan Land Dev	$ 1,800	$ 1,800	$ 55,100	$ 52,000	$ 45,200	43,900	$ 36,000	$ 36,300	$ 42,200	53,400	64,100
53 - 05-30-100-006.009-004	Logan Land Dev	-	-	2,200	2,200	2,200	2,200	2,200	2,200	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	60,200	-	-
53 - 05-30-100-008.000-004	INDIANA LIMESTONE	-	-	-	-	-	-	-	-	-	-	-
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	200	-	-
53 - 05-30-100-010.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	
53 - 05-30-100-011.000-004	Logan Land Dev	4,300	4,300	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200
53 - 05-30-100-012.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-
53 - 05-30-200-001.000-004	LANGWALD, RALF	60,075	59,230	59,945	59,945	60,920	65,405	67,160	74,830	95,565	94,000	103,838
53 - 05-30-200-002.000-004	MCINTOSH, CAROLE	51,150	50,683	51,313	50,276	51,006	56,174	56,040	77,010	56,300	164,100	62,900
53 - 05-30-200-003.000-004	LENNING, Ronessa E.	67,980	67,135	67,980	67,980	69,085	74,220	76,170	87,090	99,310	104,040	115,312
53 - 05-30-200-004.000-004	Kile, Nickie Wayne, Janee & Sally	310,500	315,100	318,700	309,600	313,000	313,200	313,200	423,600	425,100	412,700	417,000
53 - 05-30-200-005.000-004	FLAKE, JOHN	3,300	3,300	3,300	3,300	3,300	4,400	4,400	4,400	4,400	4,400	4,600
53 - 05-30-200-006.000-004	FLAKE, JOHN	47,600	47,700	13,660	13,660	1,180	1,180	-	47,700	47,800	57,900	59,500
53 - 05-30-200-007.000-004	CHUMLEY	16,400	16,400	16,400	16,400	16,400	16,400	16,400	16,400	16,400	21,800	22,900
53 - 05-30-200-008.000-004	Houser, Keim	109,800	137,000	136,500	136,500	137,600	144,500	76,440	87,040	102,800	90,620	108,312
53 - 05-30-200-009.000-004	Logan Land Dev LLC	-	-	-	-	-	33,400	33,400	33,400	33,400	33,400	33,400
53 - 05-30-200-010.000-004	WOODS, MELISSA	46,335	40,690	41,275	41,275	42,185	42,760	69,150	76,755	87,870	202,900	213,100
53 - 05-30-200-011.000-004	Corwin, Julia Michelle	36,400	36,270	36,790	36,790	37,375	40,300	41,405	49,140	62,595	63,120	70,375
53 - 05-30-200-012.000-004	Houston, Margaret	42,780	42,715	43,300	39,985	43,635	46,950	48,185	56,440	63,135	63,760	71,162
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	2,500	2,400	2,400	2,400	2,400	273,700	273,700	273,700	309,400
53 - 05-30-200-014.430-004	Logan Land Dev LLC			2,000	2,000	1,900	1,900	1,900	1,900	22,000	22,000	22,000
53 - 05-30-200-015.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-
53 - 05-30-200-016.000-004	Indiana University Health Bloomington In	-	-	-	-	-	15,500	27,200	27,200	27,200	27,200	27,200
53 - 05-30-200-016.007-004	Indiana University Health Bloomington In	-	-	-	-	-	-	-	-	-		-
53 - 05-30-200-016.008-004	Indiana University Health Bloomington In	-	-	-	-	-	-	15,500	15,500	15,500	15,500	15,500
53 - 05-30-300-001.000-004	DECKARD, DELMAR	22,260	23,735	24,155	21,815	38,010	38,010	39,705	45,525	50,805	48,980	52,188
53 - 05-30-300-002.000-004	Brummett/Powell, She	91,200	90,300	91,000	91,000	91,500	92,100	94,300	103,200	113,800	123,200	129,000
53 - 05-30-300-003.000-004	BUSH, DONALD	24,175	24,360	24,550	22,415	22,935	22,935	24,105	29,825	21,090	24,040	28,812
53 - 05-30-300-004.000-004	GRIFFITH, MICHAEL	38,540	38,670	39,190	39,870	39,720	42,945	44,150	51,730	60,355	58,500	63,375
53 - 05-30-300-005.000-004	NORTH, JAMES	50,380	50,480	51,130	48,450	49,655	53,655	55,150	60,320	76,870	80,120	88,625
53 - 05-30-300-006.000-004	BUSH, DONALD	31,675	32,180	32,865	33,320	33,940	33,940	37,775	43,155	52,780	53,000	161,200
53 - 05-30-300-007.000-004	WILLIBEY, DAVID	74,920	82,130	83,140	80,825	81,935	81,740	88,095	94,245	103,695	95,260	99,400
53 - 05-30-300-008.000-004	Underwood, Chris	113,500	39,185	39,835	39,835	40,810	44,580	45,945	53,875	65,380	69,840	77,875
53 - 05-30-300-009.000-004	SPINKS, ESTEL	47,585	47,360	46,060	137,700	139,000	145,400	148,000	162,800	184,100	191,200	199,700
53 - 05-30-300-010.000-004	Simanton, David E.	83,000	84,200	84,700	85,200	85,500	85,500	90,700	96,400	112,900	118,800	123,900
53 - 05-30-300-011.000-004	CLARK, J	62,005	62,660	62,295	62,070	61,160	60,965	62,130	68,440	73,290	76,560	84,000

MONROE COUNTY, INDIANA

NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

PARCEL #	REAL ESTATE NAME	14 Pay 15 AV	15 Pay 16 AV	16 Pay 17 AV	17 Pay 18 AV	18 Pay 19 AV	19 Pay 20 AV	20 Pay 21 AV	21 Pay 22 AV	22 Pay 23 AV	23 Pay 24 AV	24 Pay 25 AV
53 - 05-30-300-012.000-004	SHIPWASH, VERNA	$ 22,295	$ 22,360	$ 22,425	$ 79,500	$ 80,100	$ 83,300	$ 84,500	$ 90,500	$ 100,900	$ 101,600	$ 106,100
53 - 05-30-300-013.000-004	Barnes, Dwight	37,480	37,190	37,190	33,990	35,060	38,865	40,230	45,205	60,060	60,080	66,395
53 - 05-30-300-014.000-004	PRINCE, ANCIL	200	200	200	200	200	-	-	-	-		
53 - 05-30-300-015.000-004	BARTLETT, S	53,320	120,670	120,260	120,260	122,215	114,125	118,625	118,625	163,955	172,160	170,550
53 - 05-30-300-016.000-004	MONTGOMERY, MI	171,500	170,600	171,300	175,600	176,100	184,600	187,400	201,700	225,000	212,800	220,700
53 - 05-30-300-017.000-004	PRINCE, ANCIL	1,400	1,400	1,400	22,000	1,900	1,400	1,400	1,400	1,400	1,900	2,000
53 - 05-30-300-018.000-004	MAY, LESTER	46,205	46,400	47,050	47,050	47,570	51,535	53,030	58,620	121,065	119,960	132,188
53 - 05-30-300-019.000-004	Coleman, Shawn D	35,025	34,895	35,480	38,490	38,635	53,305	55,000	63,435	73,540	74,540	167,100
53 - 05-30-300-020.000-004	HAMMER, REBEKAH	42,900	42,600	43,000	43,000	46,100	48,200	49,000	52,900	58,100	62,900	65,900
53 - 05-30-300-021.000-004	BOWMER, WALTER	17,540	15,252	15,382	15,382	15,590	35,350	36,520	41,720	49,260	53,220	59,688
53 - 05-30-300-022.000-004	HEDRICK, MERLE	276,400	295,400	310,200	336,400	339,800	341,600	346,700	372,300	395,100	412,800	431,200
53 - 05-30-300-023.000-004	WAGNER, ROBERT	53,610	55,765	56,515	57,835	58,810	58,810	60,895	69,590	80,335	81,020	86,562
53 - 05-30-300-024.000-004	Holden, Adam & Debra A	23,200	23,500	23,200	23,200	23,200	23,700	24,000	27,000	30,700	26,800	27,700
53 - 05-30-300-025.000-004	COX, Joseph	95,500	96,800	97,300	98,000	99,200	99,200	101,600	111,100	122,200	129,200	56,762
53 - 05-30-300-026.000-004	Jones, Paul H III	35,870	33,920	34,440	34,440	35,090	38,210	39,380	47,050	74,090	78,300	87,062
53 - 05-30-300-027.000-004	DAVIS, RICHARD	32,035	28,655	28,915	28,915	29,370	32,555	33,790	40,160	52,250	50,460	56,375
53 - 05-30-300-028.000-004	AXSOM, PATRICIA	110,300	111,700	45,740	46,165	46,945	46,945	48,575	52,510	64,265	66,080	69,975
53 - 05-30-300-029.000-004	BUNCH, TERRY	31,070	30,680	31,200	34,840	35,815	39,195	40,495	42,185	49,270	50,520	56,750
53 - 05-30-300-030.000-004	Hovis, Sheree	34,765	34,505	35,025	35,025	35,935	36,325	40,290	44,970	58,750	62,460	69,750
53 - 05-30-300-031.000-004	DECKARD, RANDAL	27,750	27,590	27,980	27,780	27,880	45,595	46,830	50,765	59,645	62,180	68,875
53 - 05-30-300-032.000-004	Walker, Phillip & Irene	27,300	27,300	27,300	27,300	27,300	27,300	27,300	31,800	36,400	36,400	37,800
53 - 05-30-300-033.000-004	PRINCE, ANCIL	12,110	11,720	12,110	12,110	12,890	22,250	21,770	25,725	47,395	50,660	56,438
53 - 05-30-300-034.000-004	WALKER	266,040	263,505	263,235	263,235	266,550	275,650	281,630	308,800	334,735	370,700	395,875
53 - 05-30-300-035.000-004	ST JOHN, ANN	30,215	38,532	38,688	38,688	38,870	40,755	41,600	50,955	60,670	63,900	69,700
53 - 05-30-300-036.000-004	COWDEN, DONALD	59,700	53,800	51,400	48,500	42,300	40,900	33,600	33,900	39,400	49,900	59,800
53 - 05-30-300-036.002-004	C-Ray Properties	-	4,400	732,000	805,900	831,500	831,500	828,300	828,300	876,800	792,100	797,400
53 - 05-30-300-037.000-004	BOARD OF COMM. MONROE CO.	-	-	-	-	-	-		-	-	-	
53 - 05-30-300-038.000-004	Echo Properties, LLC	106,100	105,600	105,400	108,100	111,600	114,000	118,300	126,200	142,100	153,400	160,800
53 - 05-30-300-039.000-004	WINEINGER, TINA	40,650	41,270	111,600	108,000	106,000	105,200	104,700	103,100	143,400	160,800	168,200
53 - 05-30-300-040.000-004	Seeber, John E Jr.	34,800	34,800	34,800	34,800	34,800	34,800	34,800	39,800	44,800	46,400	48,300
53 - 05-30-300-041.000-004	H2R LLC	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	4,700	5,000

MONROE COUNTY, INDIANA

NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

PARCEL #	REAL ESTATE NAME	14 Pay 15 AV	15 Pay 16 AV	16 Pay 17 AV	17 Pay 18 AV	18 Pay 19 AV	19 Pay 20 AV	20 Pay 21 AV	21 Pay 22 AV	22 Pay 23 AV	23 Pay 24 AV	24 Pay 25 AV
53 - 05-30-300-042.000-004	PRINCE, ANCIL	$ 1,100	$ 1,100	$ 1,100	$ 1,000	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -
53 - 05-30-400-002.000-004	SEEBER, JOHN	2,400	2,400	2,400	2,400	2,400	2,400	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	40,200	68,300	68,300	68,300	68,300	71,300	71,300
53 - 05-30-400-006.000-004	State of Indiana	-	-	-	-	-	-	-	-	-	-	-
53 - 05-30-400-007.000-004	INDIANA LIMESTONE	14,600	14,600	14,600	14,600	14,600	14,600	14,600	41,300	44,300	44,300	44,300
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	265,600	265,600	265,600
53 - 05-30-400-009.000-004	INDIANA LIMESTONE	-	-	-	-	-	-	-	-	-	-	-
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	735,600	248,100	252,000	252,000	257,100	257,100	257,100	257,100	287,100	282,200	283,900
53 - 05-30-400-013.010-004	Crown Castle	-	10,500	10,500	10,500	10,600	10,600	10,600	10,600	10,700	10,700	10,700
53 - 05-30-400-014.000-004	STAR QUARRY	476,000	476,000	476,000	476,000	141,600	141,600	141,500	141,500	706,200	706,300	706,400
53 - 05-30-400-014.002-004	Ledge Wall Quarry LLC	-	-	-	-	221,700	221,700	221,700	221,700	221,700	221,700	-
53 - 05-30-400-014.011-004	CBS Corporation	-	-	-	-	58,000	58,000	58,000	58,000	58,000	58,000	58,000
53 - 05-31-100-001.000-004	HAHN, JAMES	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-100-002.000-004	MAIDI	1,500	1,600	1,700	200	200	200	200	200	200	300	300
53 - 05-31-100-003.000-004	Quality Realty	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-100-004.000-004	STAR QUARRY	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-100-005.000-004	Wyatt, Junior	73,300	-	-	-	-	-	-		-	-	
53 - 05-31-100-042.000-004	McElhinney, Shayne	-	-	-	-	-	-	-	-	-	-	
53 - 05-31-100-045.000-005	ZZ STATE	-	-	-	-	-	-	-	-	-	-	
53 - 05-31-100-052.000-004	Cassady, Randy	15,300	6,600	6,600	6,600	6,600	6,600	6,600	6,600	7,300	9,700	10,100
53 - 05-31-100-071.000-005	ZZ STATE	-	-	-	-	-	-	-	-	-		
53 - 05-31-101-001.000-004	ZZ STATE	700	700	700	700	700	700	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	-	-	-	-	-	-	-	-	-		
53 - 05-31-101-007.000-004	STURGIS G S	-	-	-	-	-	-	-	-	-		

MONROE COUNTY, INDIANA

NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

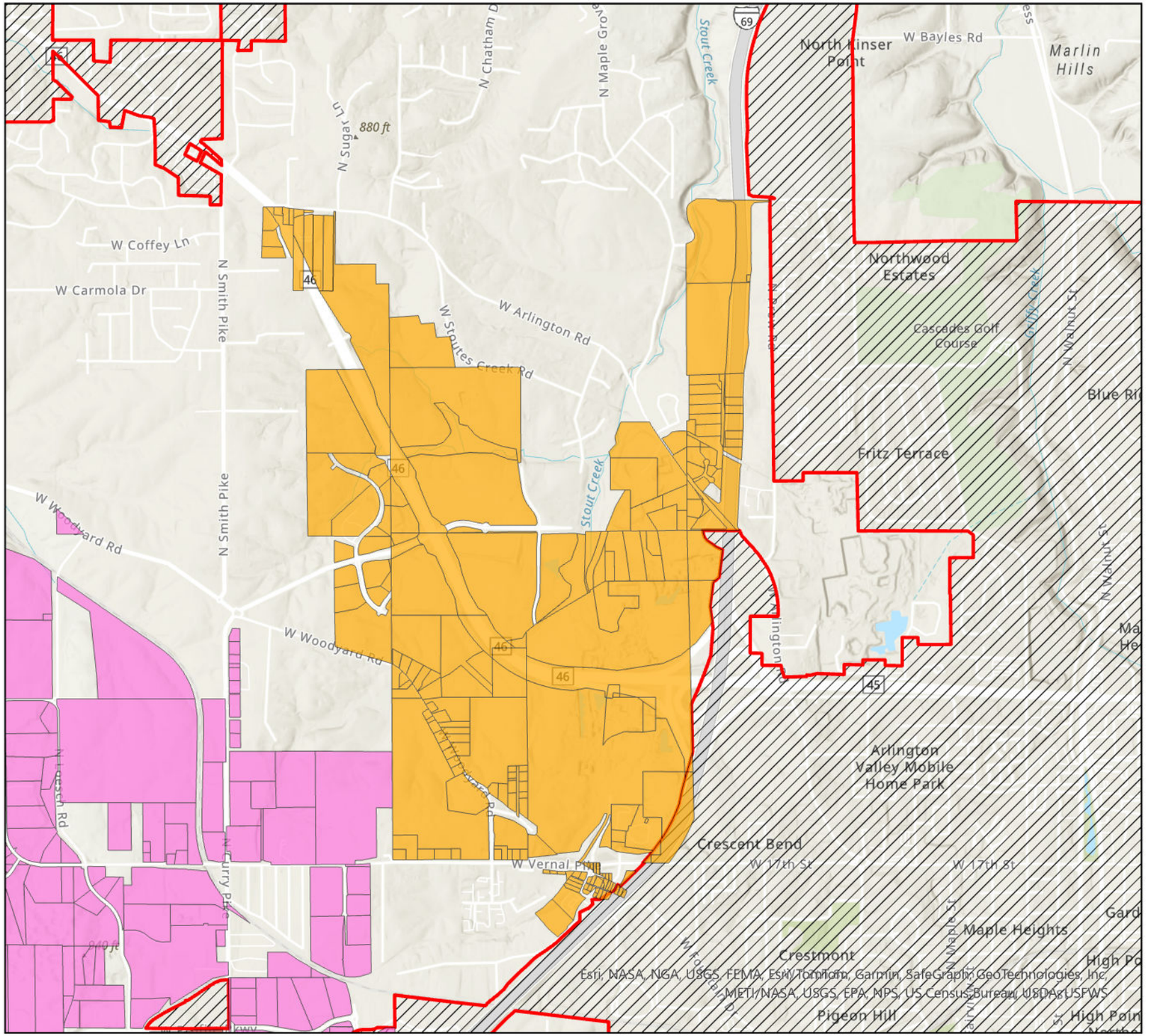
	PARCEL #	REAL ESTATE NAME	14 Pay 15 AV	15 Pay 16 AV	16 Pay 17 AV	17 Pay 18 AV	18 Pay 19 AV	19 Pay 20 AV	20 Pay 21 AV	21 Pay 22 AV	22 Pay 23 AV	23 Pay 24 AV	24 Pay 25 AV
53 -	05-31-101-008.000-004	STURGIS G S	$ 6,700	$ 6,700	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
53 -	05-31-101-009.000-004	ZZ STATE	68,900	64,800	-	-	-	-	-	-	-		
53 -	05-31-101-010.000-004	GRIFFEY, JAMES	6,700	6,700	76,900	75,300	76,100	76,100	76,100	76,500	84,200	91,700	95,700
53 -	05-31-101-011.000-004	McElhinney, Shayne	-	-	21,100	7,300	7,300	7,300	7,300	7,300	8,000	10,400	10,800
53 -	05-31-101-012.000-004	VOGT, KENNETH	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	11,400	11,400	-	-	-	-	-	-	-		
53 -	05-31-101-019.000-004	TRD Enterprises	-	-	-	-	-	-	-	-	-		
53 -	05-31-101-020.000-004	Huesman, Wade M	88,400	87,300	68,900	68,200	68,400	71,300	71,300	71,700	80,400	88,600	92,100
53 -	05-31-101-021.000-004	VOGT, KENNETH	-	-	-	-	-	-	-	-	-		
53 -	05-31-101-022.000-004	HACKER, STEPHEN	-	800	-	-	-	-	-	-	-		
53 -	05-31-101-023.000-004	WEVER, JAMES	800	11,800	-	-	-	-	-	-	-		
53 -	05-31-101-024.000-004	WEVER, JAMES	11,900	5,400	-	-	-	-	-	-	-		
53 -	05-31-101-025.000-004	STURGIS G S	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.	16,800	16,800	16,800	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000
53 -	05-31-101-029.000-004	WEVER, JAMES	19,300	19,300	-	-	-	-	-	-	-		-
53 -	05-31-101-030.000-004	TRD Enterprises	-	-	-	-	-	-	-	-	-		
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	38,600	33,400	33,700	5,100	5,100	5,100	5,100	5,100	5,600	7,500	7,800
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	-	-	-	-	-	-	-	-	-		
53 -	05-31-101-037.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-		-
53 -	05-31-101-038.000-004	WEVER, JAMES	7,300	7,300	-	-	-	-	-	-	-		
53 -	05-31-101-039.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-		
53 -	05-31-101-040.000-004	STURGIS, ROBERT	26,500	26,500	26,500	26,500	26,500	26,500	26,500	46,500	26,500	26,500	26,500
53 -	05-31-101-041.000-004	LENNING, FREDDIE	43,500	44,000	44,300	44,300	44,700	44,700	48,800	45,800	41,000	49,600	51,800
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	796,800	847,900	853,700	852,500	864,300	864,300	860,100	850,300	917,500	789,100	794,400
53 -	05-31-203-026.000-004	HANNA, WILLIAM	1,345,500	1,359,400	1,345,900	1,345,900	1,318,600	1,288,000	1,286,300	1,283,700	1,355,400	1,319,200	1,331,400
		Subtotal	$ 10,273,580	$ 10,151,657	$ 10,940,348	$ 11,454,981	$ 11,398,806	$ 11,628,299	$ 12,391,940	$ 15,370,780	$ 17,498,550	$ 19,632,345	$ 20,617,279
	Grand	Total Net Assessed Value	$ 24,137,080	$ 27,302,857	$ 28,179,648	$ 27,977,281	$ 31,004,506	$ 31,281,899	$ 32,046,340	$ 34,928,440	$ 42,598,156	$ 44,482,705	$ 46,370,579
	Total	Base Year Assessed Value	8,412,295	8,317,152	8,197,760	8,158,939	8,212,336	8,274,832	8,341,276	7,971,007	9,017,519	8,667,786	9,221,315
		Incremental Net Assessed Value	$ 15,724,785	$ 18,985,705	$ 19,981,888	$ 19,818,342	$ 22,792,170	$ 23,007,067	$ 23,705,064	$ 26,957,433	$ 33,580,637	$ 35,814,919	$ 37,149,264

APPENDIX B

Map

2024 Monroe County TIF Districts 46 Corridor EDA

- 46 Corridor EDA (BT/RT)
- Curry Profile AA (RT)
- Fullerton Pike EDA (PT)
- Westside EDA (RT/RC)
- Corporate Boundaries



GIS DISCLAIMER: Monroe County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

The lines and corners represented by GIS do not represent legal boundaries. Users should not rely on them for any purpose other than a low-accuracy approximation of the location of lines or corners. They are of limited precision and are simply graphic representations developed for the county's limited purposes. By law, the legal boundaries of a parcel are a function of (1) the law, (2) evidence on the ground, and (3) the written deed description or subdivision plat. Only a registered land surveyor is trained and licensed to locate boundary lines.

Map created by the Monroe County GIS Division 04/01/2024

APPENDIX C

Infrastructure Construction

STATE ROAD 46 ECONOMIC DEVELOPMENT AREA
EXHIBIT "A" - INFRASTRUCTURE CONSTRUCTION – COST ESTIMATES – February 2025

SEG. NO.	ROAD NAME / LOCATION	TERMINI	CROSS SECTION[i]	CONSTRUCTION COST[ii]	DESIGN COST [iii]	RIGHT-OF-WAY COST[iv]	CONSTR SUPERVISION COST [v]	TOTAL SEGMENT COST	COMMENTS
1	Curry Pike	0.4	4 lanes with intersection turn lanes, concrete curb,gutter & sidewalk and side path.	3,992,000	446,513	401,625	223,256	5,063,394	The funding for the entire project will blend federal funds and other local funds to satisfy budget.
	TOTALS			3,992,000	446,513	401,625	223,256	$5,063,394	

[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 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 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 (2022-2023)
R/W cost of $401,625 with completion in 1-2 years (2023-2024)
Construction/Construction Inspection at $4,215,526 with completion in 2 years (2024-2025)
Total project cost of $5,063,394

Project Status
Updated cost for construction was prepared by Crider and Crider in 2022
Affordable housing discussions with owner and RDC board is ongoing

APPENDIX D

Other DLGF Required Information

MONROE COUNTY, INDIANA

TIF ANNUAL REPORT FOR 2024

Redevelopment Commission Members and Officers

President:	Richard Martin
Vice President:	Cullen McCarty
Secretary:	Iris Kiesling
Member:	Randy Cassady
Member:	Vacant
Non-Voting School Board Member:	Brad Tucker
Commission Members Removed during 2024:	Jim Shelton
Commission Members Added during 2024:	

MONROE COUNTY, INDIANA

TIF ANNUAL REPORT FOR 2024

Redevelopment Commission Employees

Name of Employee	Annual Salary

The Redevelopment Commission does not have any employees.

MONROE COUNTY, INDIANA

TIF ANNUAL REPORT FOR 2024

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: