

Baker Tilly Municipal Advisors, LLC
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Town of McCordsville

Ms. Staci Starcher, Clerk-Treasurer
 5759 West Broadway
 McCordsville, IN 46055

sastarcher@mccordsville.org

Invoice Date: February 19, 2021
Invoice Number: BTMA8940
Client Number: 157047

INVOICE

AMOUNT

Fees	AMOUNT
<p>For professional services rendered through February 18, 2021 relating to tax increment financing (TIF) including (i) Project Jarasco abatement analysis, preparation of the Tax Impact Statement, and attending meetings; and (ii) TIF management services including a planning call with Veridus regarding the Town Center plans pursuant to the engagement letter dated November 20, 2020.</p> <p>See attached hourly detail.</p> <p>TIF Create (Jarasco) \$13,888.75 TIF Management \$ 1,052.50</p>	<p>\$14,941.25</p>
Fees Total:	\$14,941.25
Expenses Total:	\$0.00
Invoice Total:	\$14,941.25

For questions, comments or suggestions, please contact Tonya Mack at (317) 465-1500.

Balance is payable upon receipt or previously agreed upon terms.

<p>Please ACH or wire payment to:</p> <p>US Bank, Milwaukee, WI Routing No: 075000022 Account No: 182380578936 Reference #: BTMA8940</p>	<p>Or send payment to:</p> <p>Baker Tilly Municipal Advisors, LLC PO Box 957915 St. Louis, MO 63195-7915</p>	<p>Reference:</p> <p>Client Number: 157047 Invoice Number: BTMA8940 Amount Enclosed: \$_____</p>
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**McCordsville Town
Municipal Advisory Services
Hourly Detail in Support of Invoice**



<u>Date</u>	<u>Staff</u>	<u>Activity</u>	<u>Time</u>	<u>Amount</u>	<u>Detail</u>
TIF Create (Jarasco)					
08/27/2020	Matthes	Financial Modeling	1.00	435.00	Project Jarasco (Southwark Metal) proposed relocation and new building - incentives - reviewing letter and property tax and tax abatement schedules from McGuire Sponcel (McS) with Emma - working through existing and new equipment, potential depreciation, missing MVR, savings calculations; list of questions for Tonya and McS
08/27/2020	Adlam	Financial Modeling	2.00	510.00	Project Jarasco - review information Tonya sent regarding TIF estimate for real and personal property
08/27/2020	Semler	Financial Modeling	0.50	190.00	Discuss abatement analysis for proposed project with Loren and Emma
08/28/2020	Adlam	Financial Modeling	2.00	510.00	Project Jarasco - Zoom meeting with Tonya and Ryan to talk about the project and the Town's goals, call with McGuire Sponcel to discuss their calculations; discuss with Loren
08/28/2020	Matthes	Financial Modeling	2.00	870.00	Project Jarasco (Southwark Metal) proposed relocation/new building - incentives - call with Tonya and Ryan to discuss the recent discussions with the Company's consultants McGuire Sponcel (McS) and the Town; reviewing and discussing the calculations with Emma after cost and other info from Ryan/Tonya; call with McGuire Sponcel (McS) and Emma - post-call work, review BPP 103 form, discussion with Emma on incentive and question re: 50/50 incentive, pro forma gap etc.
08/31/2020	Matthes	Financial Modeling	1.00	435.00	Response to Tonya's question about convo with McGuire Sponcel last Friday and info status; skim the study provided by the Town Councilman about Industrial Development and Residential Property Values; message to Kate in BT Capital about studies
08/31/2020	Adlam	Financial Modeling	1.50	382.50	Project Jarasco - land estimate and personal property
09/01/2020	Carlson	Financial Modeling	1.50	217.50	Project Jarasco - Proof TIF Estimate
09/01/2020	Adlam	Financial Modeling	2.50	637.50	Call with McGuire Sponcel; update abatement page.
09/01/2020	Matthes	Financial Modeling	1.50	652.50	Project Jarasco (Southwark Metal): Abatement Savings Analysis schedules with Emma; call with McGuire Sponcel
09/02/2020	Matthes	Financial Modeling	1.50	652.50	Project Jarasco: new numbers from MS; discuss with Emma, call Tonya and Ryan; revise schedules for presentation; call Jacob from MS
09/02/2020	Adlam	Financial Modeling	2.25	573.75	Project Jarasco - update schedules; talk with McGuire Sponcel; talk with Tonya and Ryan
09/03/2020	Matthes	Financial Modeling	1.00	435.00	Revise #'s in prep for Council Exec Session meeting - discuss McGuire Sponcel with Emma - traditional abatement calc if relocated existing equipment from outside Indiana; call with Tonya and Ryan to go over the schedules and incentive proposal
09/03/2020	Matthes	Meetings/Board Meetings/Hearings	1.50	652.50	Council Executive Session re: abatement and incentives for Southwark Metal
09/03/2020	Adlam	Financial Modeling	1.50	382.50	Project Jarasco - Review Jacob's new email; talk with McGuire Sponcel; update schedules, prepare for council meeting
09/03/2020	Adlam	Meetings/Board Meetings/Hearings	1.50	382.50	Town Council executive session
09/04/2020	Matthes	Financial Modeling	0.25	108.75	Additional communications re: abatement resolution and re-modified abatement schedule for ROW cost
09/08/2020	Matthes	Financial Modeling	0.25	108.75	Abatement resolution, final abatement schedule
09/08/2020	Adlam	Meetings/Board Meetings/Hearings	1.50	480.00	Project Jarasco - Attend Town Council Meeting via zoom
09/08/2020	Adlam	Financial Modeling	0.25	80.00	Project Jarasco - look at new abatement schedule
09/16/2020	Carlson	Legal Documents	1.50	232.50	Prepare list of overlapping taxing units for Buck Creek Township
09/16/2020	Matthes	Legal Documents	0.50	217.50	List of overlapping taxing units for the tax abatement notice; review and discuss/verify with Kyle the Fortville Library- Vernon township and Buck Creek , etc.
09/17/2020	Matthes	Legal Documents	0.50	217.50	Draft letter for Tonya to send with tax abatement hearing notice to overlapping taxing units; review notice and requirement
09/29/2020	Adlam	Meetings/Board Meetings/Hearings	1.00	320.00	Project Jarasco - Public Hearing
10/06/2020	Herman	Regulatory Report	6.00	876.00	Preparing Tax Impact Statement (TIS)
10/06/2020	Adlam	Regulatory Report	0.50	160.00	Discuss Tax Impact Statement with Loren and Marta
10/06/2020	Matthes	Regulatory Report	0.25	108.75	Discuss "But for" with Emma re: new Alloc Area
10/07/2020	Herman	Regulatory Report	0.25	36.50	Finalizing TIS for Review
10/10/2020	Adlam	Regulatory Report	1.00	320.00	Project Jarasco - Review Tax Impact Statement
10/12/2020	Herman	Regulatory Report	1.75	255.50	TIS Revisions

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10/12/2020	Adlam	Regulatory Report	1.75	560.00	Project Jarasco - Review Tax Impact Statement
10/13/2020	Matthes	Regulatory Report	1.00	435.00	Review Jarasco TIS for the Aurora Way Allocation Area
10/13/2020	Adlam	Regulatory Report	0.25	80.00	Review the revised tax impact statement
11/09/2020	Adlam	Regulatory Report	0.25	80.00	TIS comment reminder
11/13/2020	Herman	Regulatory Report	0.25	36.50	Revisions to Letters
11/13/2020	Adlam	Regulatory Report	0.25	80.00	Jarasco - review TIS letters
11/16/2020	Adlam	Regulatory Report	0.50	160.00	Review revised impact statement letters; prep for sending the impact statement on Wednesday
11/16/2020	Herman	Regulatory Report	0.50	73.00	Revisions to TIS
11/16/2020	Matthes	Regulatory Report	1.00	435.00	TIS
11/17/2020	Adlam	Regulatory Report	0.25	80.00	Finalize the impact statement and send to admin for mailing tomorrow
11/19/2020	Adlam	Regulatory Report	0.50	160.00	Tax Impact Statement delivery confirmations; look up library director's email address and send via email
11/19/2020	Matthes	Regulatory Report	0.25	108.75	Discuss problem with the Library delivery
12/01/2020	Adlam	Meetings/Board Meetings/Hearings	0.50	160.00	Project Jarasco - Aurora Way TIF Area Public Hearing
			47.50	13,888.75	
TIF Management					
12/08/2020	Matthes	Telephone Conference	1.00	435.00	Planning call with Veridus re: Town Center plan, new park, funding, etc.
12/08/2020	Adlam	Telephone Conference	1.00	320.00	Zoom meeting with Veridus re Town's downtown plans, including funding the park
12/09/2020	Matthes	Financial Modeling	0.50	217.50	Working with Emma to review Town financial info and available funds for Town Center Park plan and discussing other plans and needs (after call with Veridus and in prep for call with Town)
02/03/2021	Adlam	Correspondence/Typing/Processing/Filing	0.25	80.00	Email answers to Tonya and Staci regarding the 2014 Bonds
			2.75	1,052.50	