

THE TOWN COUNCIL OF THE TOWN
OF WHITESTOWN, INDIANA

YAY/NAY

Clinton Bohm, President

Susan Austin, Vice President

Eric Miller

Kevin Russell

Jeffrey Wishek

ATTEST:

Matt Sumner, Clerk-Treasurer
Town of Whitestown, Indiana

3652270

EXHIBIT A

ANNEXATION FISCAL PLAN
TRAILSIDE SUPER-VOLUNTARY ANNEXATION

*Town of Whitestown, Indiana
Boone County*

Annexation Fiscal Plan

June 12, 2019 (review draft)

Trailside Super-Voluntary Annexation (IC36-4-3-5.1)

The Fiscal Plan may be reviewed in the office of the Town Manager located in the Whitestown Municipal Complex. Copies of the Fiscal Plan are available immediately at this location for a copying fee of \$0.10 per page (black & white), OR interested parties may obtain a copy of the Fiscal Plan from the internet web page at www.Whitestown.in.gov. For any questions regarding this annexation, the public should contact the Town Manager's office at 317-732-4530.

Policy Narrative Prepared by:

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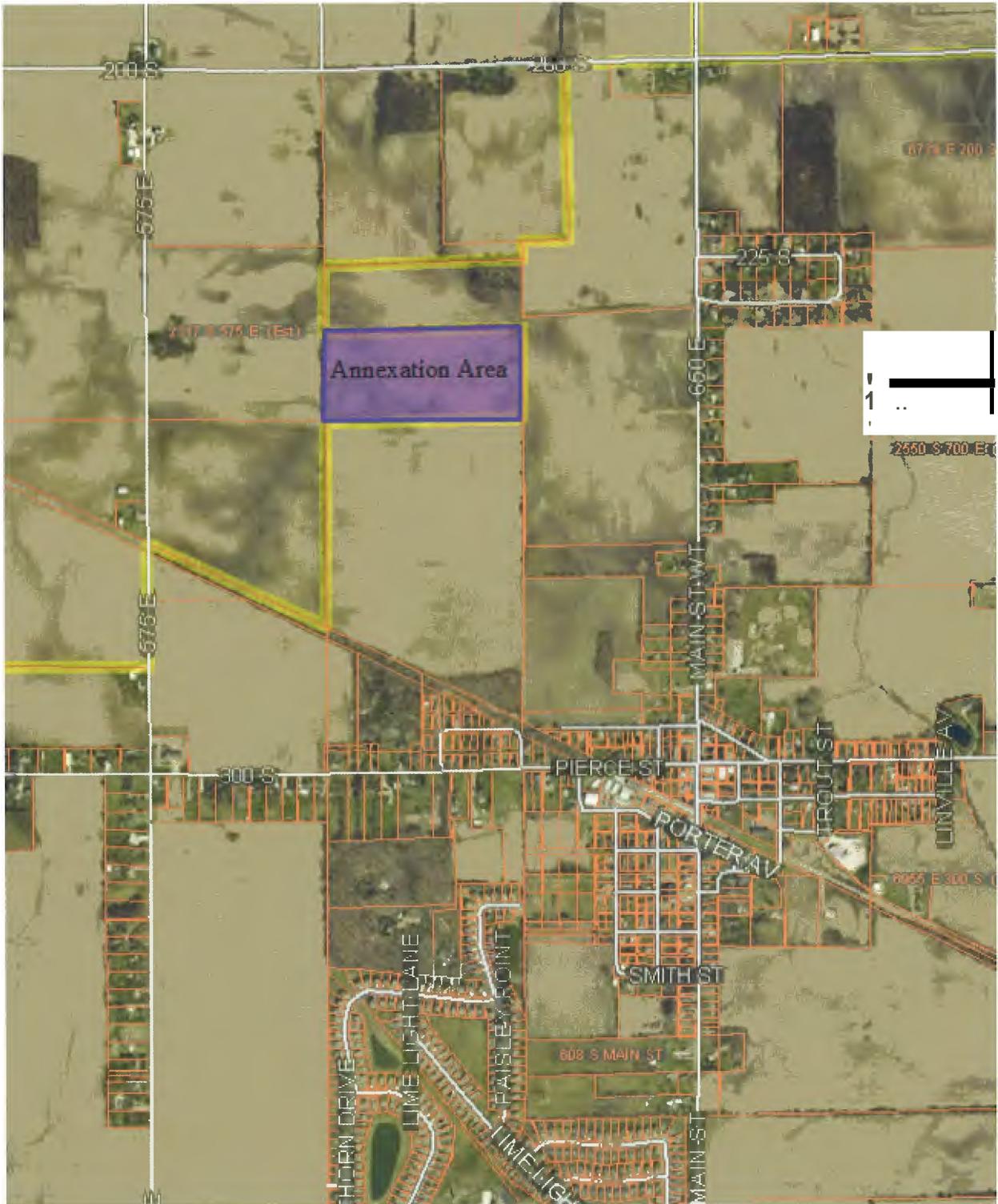
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Map #1: Annexation Area Map



Super-Voluntary Annexation (IC36-4-3-5.1)

The proposed annexation of the Super-Voluntary Annexation Area is intended to be 100% voluntary and was requested by the property owner/developer in accordance with the provisions of IC36-4-3-5.1. The Trailside property to be annexed (address: 5175 E. 300S) is part of a group of parcels which have been assembled for a proposed housing development west of Main Street and south of CR 200 South. The other parcels in the proposed development are already inside the Whitestown corporate boundaries. The Annexation Area is statutorily contiguous to the Town boundaries. For purposes of this annexation, the Town's core purpose is to annex the land (as requested) in a manner consistent with past policies related to residential development inside the corporate boundaries and the extension of municipal services and infrastructure thereto. The research and analysis performed as part of this Super-Voluntary Fiscal Plan indicate that the following statutory attributes apply:

- Super-Voluntary Annexation Area (100% of owners):
 - o more than 1/8 contiguous to the existing corporate limits of the Town of Whitestown;
 - o more than 150 feet wide at its narrowest point;
 - o approximately 23.2 acres(+ or-);
 - o annexed parcel is part of a larger proposed development.

Annexation of Agricultural Land Proposed for Development

This annexation is undertaken at the request of, and in cooperation with, the landowner/developer for the purposes of accommodating proposed urbanization of agricultural land and is treated as an annexation under section 4.1 of the statute. The property is currently classified as agricultural for tax purposes, however, the parcel to be annexed is part of a proposed development which has been presented to the Town for approval by the landowner/developer. The landowner/developer will make decisions related to the full range of consequences and outcomes resulting from the annexation, and the development which has been proposed.

In its current state, the Annexation Area is agricultural in land use, and is not accessible for delivery of municipal capital and non-capital services, and the parcel in its current condition is not projected to consume any municipal services. However, the developer has assembled a group of parcels for purposes of development, and the full range of the developer's intent to urbanize the Annexation Area has been presented publicly. As the development occurs over the next several years, municipal services will be extended to the Annexation Area as those acres are developed, and in the manner proposed by the developer and approved by the Town.

Contiguity, Population Density & Percent Subdivided

The Super-Voluntary Annexation Area is more than 1/4 contiguous to the existing corporate limits of the Town of Whitestown. The population density of the Annexation Area is less than 3.0 persons per acre. This annexation is being pursued in support of future development.

"Needed & Can Be Used" (IC36-4-3-13(c))

This annexation is undertaken in accordance with IC36-4-3-5.1 (which addresses annexations with consent from 100% of property owners). IC36-4-3-13(c) does not specify the exact nature

of the 'needed and can be used' provisions of section 13(c), however, this annexation is pursued as a direct result of the stated intent, and public presentation of the developer to pursue development of a group of parcels over which the developer has control. Therefore, the Trailside Annexation Territory is 'needed and can be used' in accordance with IC36-4-3-13(c) by virtue of the expressed interests of the landowner in potentially developing property in accordance with its development proposal. The development review/approval process conforms to Indiana statutes related to planning, zoning and development, as well as accepted standards for transportation planning, utility planning, and environmental planning (including stormwater management and groundwater protection). The determination of highest and best use is locally administered through a series of interactive processes by multiple groups, including the Plan Commission, Town Council, Whitestown Utilities, and other organizations with authorities related to the future-proposed uses of the land.

Needed & Can Be Used: Planning Utilities to Serve the Trailside Parcels

The landowner has proposed to develop the Annexation Area, and has presented a plan for development in which the development is to be served by Whitestown Utilities. The developer has requested approval of those infrastructure plans and is satisfied that the development plan can be adequately served by Whitestown Utilities.

This super-voluntary Annexation therefore meets the statutory parameters of 'needed and can be used' by the Town of Whitestown, Whitestown Utilities, and the landowners for purposes of planning utility service at levels of quantity and frequency necessary to support the future development which is proposed/approved.

It is in the best interests of both Whitestown and the landowner that the planning for Whitestown Utility extensions be efficiently and effectively planned and designed to assure that service is adequate for the extant property, as well as other property located within the utility service area, or basin, if utility service were to be proposed for future extension. Such utility service extensions are planned and designed in a manner that seeks to minimize/optimize cost to utility customers, without excess costs that would otherwise increase user rates for the utility.

Needed & Can Be Used: Planning, Zoning & Development Review/Approval

The Trailside Annexation is undertaken in conjunction with the review and approval process for zoning and development of the Trailside property in order to implement orderly growth in the Town. The annexation assures that development types and densities are fairly applied to all landowners, and that future development patterns for the Trailside parcel is consistent with and complimentary to the development patterns of the surrounding area.

Needed & Can Be Used: Transportation Infrastructure Planning

The proposed development, which includes the Trailside property, will provide for future connection to Main Street, as well as potential future extensions to the north and west. At this time, the Annexation Area, per se, does not have transportation access, due to its use

as agricultural land, but transportation access to the Annexation Area is to be provided as a result of the proposed development, itself. This process of converting agricultural land to urbanized land, with commensurate access to transportation and other municipal capital services, is considered to be the precise statutory intent of "needed and can be used." The Town and landowner are cooperating to consider, study, and comprehend the municipal capital and non-capital services requirements necessitated by the proposed development as well as future development of surrounding areas.

Needed & Can Be Used: Stormwater, Flood Protection & Aquifer Protection

Agricultural land is generally considered to be close to 'natural state' in terms of runoff, flooding and stormwater, with the exception of agricultural chemicals that are sometimes applied in certain types of agricultural land uses. New development is considered to universally increase the speed and volume of stormwater runoff, as well as changing the chemical content of runoff, thereby creating potential stormwater and flooding issues. This Annexation is 'needed and can be used' to afford adjacent property owners certain protections from the impacts of stormwater, flooding and runoff as a result of the extant development proposal.

Issues of stormwater control and retention are being addressed as part of Whitestown's development process, and that process will be extended to the Annexation Area. This annexation will make the Trailside parcel a functional part of the overall plan for stormwater and flood control, and aquifer protection in the development area.

Plan to Provide Municipal Services

Municipal Non-Capital & Capital Services

The Town of Whitestown recognizes the following municipal departments, agencies and offices as providing municipal services to residents of the Town:

- Town Council/Town Administration (non-capital services only)
- Clerk-Treasurer (non-capital services only)
- Fire Department (non-capital and capital services)
- Police Department (non-capital services only)
- Street Department (non-capital & capital services)
- Redevelopment Commission (non-capital services only)
- Plan Commission (non-capital services only)
- Parks Department (non-capital and capital services)
- Whitestown Utilities (non-capital and capital services)
- Street Lighting (capital services)
- Drainage Services (capital services)

This Fiscal Plan is offered for the purpose of informing the public and landowners in the Annexation Area with regard to the extension of municipal services as a result of annexation under section 5.1 (100% voluntary annexation). While it is possible that property tax implications of section 4.1 (protecting agricultural landowners from municipal property taxes) will be utilized as the proposed development takes place, the primary stated intent of the annexation is to annex land which is proposed to be urbanized.

The fact that the Annexation Area is currently assessed as agricultural land means that current landowners are unlikely to risk economic impact from the addition of municipal property taxes unless/until the Annexation Area is reclassified and presumably developed. The Town will therefore provide nominal municipal services to the undeveloped annexation parcels from existing/budgeted revenues. As the property develops, additional revenue from the development is expected to support the cost of increased services.

With respect to capital expenditures, Whitestown anticipates that the planning and development approval process will assure appropriate cooperation between the Town and the developer to provide capital and non-capital services in a manner that is compatible with the Town's policies. It is anticipated that the developer will be responsible for the cost of extending or improving any capital infrastructure that is needed for the property's development, consistent with longstanding development policies of the Town.

Providing Municipal Non-Capital Services

The Town commits that "...planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density. "

The Town will provide municipal non-capital services to the proposed development in a manner consistent with the development of the collection of parcels proposed for development (including the Annexation Area). This commitment will be further detailed as part of the planning and development review and approval process.

Providing Municipal Capital Services

The Town commits that "...services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria. "

The Town and developer expect that the developer will be responsible for installing capital infrastructure to the proposed development at the expense of the developer, unless otherwise negotiated separately as part of the subdivision approval process. Capital infrastructure to be installed by the developer is expected to include sanitary sewers, stormwater control, drainage control, water lines, fire protection (hydrants), sliereels, curbs, sidewalks/pathways and other capital services to be provided by the Town.

Fiscal Impact Projections

| Fiscal Impact Projections: Trailside Super-Voluntary Annexation Area | | | | |
|---|-----------------------|---------------------|-----------------------|------------------------|
| <i>Municipal Service</i> | <i>type</i> | <i>Service Date</i> | <i>Est. Cost: low</i> | <i>Est. Cost: high</i> |
| Elections | Non-capital | immediately | \$0 | \$0 |
| (No voters/residents in the Area.) | | | | |
| Town Administration & Clerk-Treasurer | Non-capital | 2019 | \$100 | \$1,000 |
| (Estimated costs related to discussions of development opportunities.) | | | | |
| Town Council | Non-capital | 2019 | \$100 | \$1,000 |
| (Council agenda items related to development.) | | | | |
| Building Commissioner & Plan Commission | Non-capital | 2019 | \$0 | \$0 |
| (Existing land use is Ag (sec 4.1), requiring no building permits) | | | | |
| Redevelopment Commission | Non-capital | 2020 | \$0 | \$0 |
| (Costs estimated to be related to development proposals.) | | | | |
| Street Department | Non-capital | 2020 | \$200 | \$1,000 |
| (CR400S and 500E already in town. Only 228' of CR450E is added) | | | | |
| Street Department* | capital | 2020 | n/a | n/a |
| Police Department | Non-capital | 2020 | \$100 | \$500 |
| (Police already patrol the Area, including CR500E.) | | | | |
| Fire Department | Non-capital | 2020 | \$100 | \$200 |
| (Whitestown already serves the Area through township fire partnership.) | | | | |
| Fire Department | capital | 2020 | n/a | n/a |
| (Ag land not expected to generate new parks demand.) | | | | |
| Parks Department | Non-capital | 2020 | n/a | n/a |
| Parks Department | capital | 2020 | n/a | n/a |
| (Existing Ag land will not require sewer service.) | | | | |
| Sewer Utility | Capital & Non-capital | 2020 | \$0 | \$0 |
| (Existing Ag land will not require water service.) | | | | |
| Water Utility | Capital & Non-Capital | 2020 | \$0 | \$0 |
| Estimated Annual Total Cost | | | \$ 600 | \$3,700 |

Appendix A: Parcels Proposed for Super-Voluntary Annexation
Parcel List

| <u>Parcel ID</u> | <u>Owner</u> | <u>Property Address</u> |
|--------------------------|--------------|-------------------------|
| 06-08-18-000-019.000-018 | Smith, Brent | 4302 S 875 East |

TOWN OF WHITESTOWN

Trailside Super-Voluntary Annexation **Impact** Analysis

June 17, 2019

Town of Whitestown
Trailside Super-Voluntary Annexation Impact Analysis
Table of Contents
June 17, 2019

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| | |
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Town of Whitestown

Trailside Super-Voluntary Annexation: 5-Year Fiscal Summary for Agricultural Classification

June 17, 2019



Real Expertise. Real Solutions.

| | Property Taxes | Income Taxes | Other Revenue | Total Revenues | Total Minimum Costs | Total Maximum Costs | Projected Revenues over Minimum Costs | Projected Revenues over Maximum Costs |
|--------|----------------|--------------|---------------|----------------|---------------------|---------------------|---------------------------------------|---------------------------------------|
| Year 1 | | | 3,700 | 3,700 | 600 | 3,700 | 3,100 | |
| Year 2 | | | 3,700 | 3,700 | 600 | 3,700 | 3,100 | |
| Year 3 | | - | 3,700 | 3,700 | 600 | 3,700 | 3,100 | |
| Year 4 | | - | 3,700 | 3,700 | 600 | 3,700 | 3,100 | |
| Year 5 | | | 3,700 | 3,700 | 600 | 3,700 | 3,100 | |

- (1) While classified as agricultural, there is a projected \$0 increase in property taxes.
- (2) Per the "Plan to Provide Municipal Services" section of the Annexation Fiscal Plan, existing/budgeted revenues from the Town will be used to provide appropriate municipal services to the undeveloped annexation parcels. The projected "Other Revenues" are shown at the maximum cost level.
- (3) Costs are based on the estimates by Wabash Scientific, Inc located in the "Fiscal Impact Projections" section of the Annexation Fiscal Plan.

Town of Whitestown

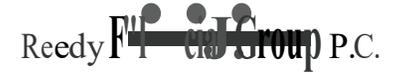
Trailside Super-Voluntary Annexation - Tax Impact Agricultural Classification



Reedy Financial Group
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| 2018 PAY 2119 PROPERTY TAX IMPACT | | | | | | | | | | | | |
|-----------------------------------|--------------------------------|--------|----------------------|------------|--------------------|--------------|-------------|--------------------------|-------------------------|-----------------------|-----------------------|---------------------------------|
| Owner Name | Parcel # | Waiver | Gross Assessed Value | Deductions | Net Assessed Value | UIC Tax Rate | IC Tax Rate | UIC Gross Property Taxes | IC Gross Property Taxes | UICNet Property Taxes | IC Net Property Taxes | Increase (Decrease) in Tax Bill |
| 1 SMITH E BRENT | 06-08-18.Q00-019..(J)()..()1 8 | | 149,100 | | 149,100 | 1772.4 | 1772.4 | 2,643 | 2,643 | 2,643 | 2,643 | |
| Total | | | 149,100 | | 149,100 | | | 2,643 | 2,643 | 2,643 | 2,643 | |
| Note (1) "UIC" - Unincorporated | | | | | | | | | | | | |
| Note (2) "IC" - Incorporated | | | | | | | | | | | | |

Town of Whitestown
Trailside Super-Voluntary Annexation - Circuit Breaker Agricultural Classification



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| Parcel# | Waiver | Residential Land | Residential Improv | Non-Res Land | Non-Res Improv. | Gross AV | Total Deductions | Net AV | UIC Tax Rate | IC Tax Rate | Total Max Tax Cao | UIC Tax Bill | IC Tax 8111 | CB Credit UIC | CB Credit IC | Increase in CB Post Annex | Additional UIC Taxes due to Referendum | Additional IC Taxes due to Referendum | Post CB/REF UIC Tax Bill | Post CB/REF IC Tax Bill | Increase in Tax 8111 |
|----------------------------------|--------|------------------|--------------------|--------------|-----------------|------------|------------------|------------|--------------|-------------|-------------------|--------------|-------------|---------------|--------------|---------------------------|--|---------------------------------------|--------------------------|-------------------------|----------------------|
| 06-08-18-000-019000-018 | | \$ 149,100 | \$ | \$ | \$ | \$ 149,100 | \$ | \$ 149,100 | 1-.7724 | 1-.7724 | \$ 2,982 \$ 2,643 | \$ | \$ 2,643 | \$ | \$ | \$ | \$ | \$ | \$ 2,643 | \$ 2,643 | \$ |
| Total: | | \$ 149,100 | \$ | \$ | \$ - | \$ 149,100 | \$ | \$ 149,100 | | | \$ 2,982 \$ 2,643 | \$ 2,643 | \$ 2,643 | \$ | \$ | \$ | \$ | \$ - | \$ 2,643 | \$ 2,643 | \$ |
| Note (1): "UIC" - Unincorporated | | | | | | | | | | | | | | | | | | | | | |
| Note (2): "IC" - Incorporated | | | | | | | | | | | | | | | | | | | | | |



TRAILSIDE SUPER-VOLUNTARY ANNEXATION AGRICULTURAL CLASSIFICATION

TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#1 SMITH E BRENT: PARCEL 06-08-18- 000-019.000-018

| UIC TAX BILL | | | | | |
|-----------------------------------|------|-----------------|------|---------------------|---------|
| TAX CAP%: | 1.0% | 2.0% | 3.0% | Total | |
| HOMESITE LAND | \$ | \$ 149,100 | \$ | \$ | 149,100 |
| HOMESITE IMPROVEMENTS | \$ | \$ | \$ | \$ | |
| EXCESS ACREAGE | \$ | \$ | \$ | \$ | |
| NON-HOMESITE IMPROVEMENTS | \$ | \$ | \$ | \$ | |
| GROSS ASSESSED VALUE: | \$ | \$ 149,100 | \$ | \$ | 149,100 |
| TAX CAP AMOUNT: | \$ | \$ 2,982 | \$ | | |
| DEDUCTIONS: | | | | | |
| | | HOMESTEAD \$ | | | |
| | | MORTGAGE \$ | | | |
| | | SUPPLEMENTAL \$ | | | |
| | | OTHER \$ | | | |
| NET ASSESSED VALUE: | \$ | 149,100 | \$ | \$ | 149,100 |
| TAX RATE: | \$ | 1.7724 | \$ | 1.7724 | |
| GROSS TAX AMOUNT: | \$ | \$ 2,643 | \$ | \$ | 2,643 |
| PROPERTY TAX CAP AMOUNT: | \$ | \$ 2,982 | \$ | \$ | 2,982 |
| VOTER-APPROVED MAX ADJ TO CAP* | \$ | \$ 321 | \$ | \$ | 321 |
| UIC NET PROPERTY TAXES AFTER CAP: | \$ | \$ 2,643 | \$ | \$ | 2,643 |
| | | | | TAX BILL AMOUNT: \$ | 2,643 |
| | | | | \$ | 0 |

| IC TAX BILL | | | | | |
|----------------------------------|------|-----------------|------|--------------------------|---------|
| TAX CAP %: | 1.0% | 2.0% | 3.0% | Total | |
| HOMESITE LAND | \$ | \$ 149,100 | \$ | \$ | 149,100 |
| HOMESITE IMPROVEMENTS | \$ | \$ | \$ | \$ | |
| EXCESS ACREAGE | \$ | \$ | \$ | \$ | |
| NON-HOMESITE IMPROVEMENTS | \$ | \$ | \$ | \$ | |
| GROSS ASSESSED VALUE: | \$ | \$ 149,100 | \$ | \$ | 149,100 |
| TAX CAP AMOUNT: | \$ | \$ 2,982 | \$ | | |
| DEDUCTIONS: | | | | | |
| | | HOMESTEAD \$ | | | |
| | | MORTGAGE \$ | | | |
| | | SUPPLEMENTAL \$ | | | |
| | | OTHER \$ | | | |
| NET ASSESSED VALUE: | \$ | 149,100 | \$ | \$ | 149,100 |
| TAX RATE: | | 1.7724 | \$ | 1.7724 | |
| GROSS TAX AMOUNT: | \$ | \$ 2,643 | \$ | \$ | 2,643 |
| PROPERTY TAX CAP AMOUNT: | \$ | \$ 2,982 | \$ | \$ | 2,982 |
| VOTFR-APPROVED MAX ADJ TO CAP* | \$ | 321 | \$ | \$ | 321 |
| IC NET PROPERTY TAXES AFTER CAP: | \$ | \$ 2,643 | \$ | \$ | 2,643 |
| | | | | INCREASE IN TAX BILL: \$ | |
| | | | | TAX BILL% INCREASE: | 0% |

*Note: Charges not subject to the property tax caps include property tax levies approved by voters through a referendum.

Town of Whitestown

Trailside Super-Voluntary Annexation: 5-Year Fiscal Summary for Non Agricultural Classification

June 17, 2019

| | Property Taxes | Income Taxes | Other Revenue | Total Revenues | Total Minimum Costs | Total Maximum Costs | Projected Revenues over Minimum Costs | Projected Revenues over Maximum Costs |
|--------|----------------|--------------|---------------|----------------|---------------------|---------------------|---------------------------------------|---------------------------------------|
| Year 1 | 1,534 | | 2,166 | 3,700 | 600 | 3,700 | 3,100 | |
| Year 2 | 1,580 | 1,011 | 1,109 | 3,700 | 600 | 3,700 | 3,100 | |
| Year 3 | 1,628 | 1,041 | 1,031 | 3,700 | 600 | 3,700 | 3,100 | |
| Year 4 | 1,676 | 1,072 | 951 | 3,700 | 600 | 3,700 | 3,100 | |
| Year 5 | 1,727 | 1,104 | 869 | 3,700 | 600 | 3,700 | 3,100 | |

- (1) Projected property tax revenue is subject to approval by the DLGF, and is based on current and future projected net assessed valuations of the annexation area. It assumes a \$1,728 automatic 15% annexation adjustment to the maximum levy. It also assumes a circuit breaker percentage loss of 11.2 %.
- (2) Income taxes are based on Certified Shares and Public Safety Distribution Increase/(Decrease) projections on pages 11 and 12.
- (3) Other Revenue is distributed based on a ratio of property taxes. Existing/budgeted revenues from the Town will be used to cover the remainder of the maximum costs.
- (4) Costs are based on the estimates by Wabash Scientific, Inc located in the "Fiscal Impact Projections" section of the Annexation Fiscal Plan.

| | | |
|--------|----------------|---|
| Year 1 | Other Revenue: | 10% times property tax levy plus \$2,012 to cover maximum costs |
| Year 2 | Other Revenue: | 10% times property tax levy plus \$951 to cover maximum costs |
| Year 3 | Other Revenue: | 10% times property tax levy plus \$869 to cover maximum costs |
| Year 4 | Other Revenue: | 10% times property tax levy plus \$784 to cover maximum costs |
| Year 5 | Other Revenue: | 10% times property tax levy plus \$696 to cover maximum costs |

Town of Whitestown
 Transition of Super-Voluntary Annexation - Tax Impact Non Agricultural Classification

| 2018 PAY 21 19 PROPERTY TAX IMPACT | | | | | | | | | | | | |
|------------------------------------|--------------------------|--------|----------------------|------------|--------------------|--------------|-------------|--------------------------|-------------------------|------------------------|-----------------------|---------------------------------|
| Owner Name | Parcel # | Waiver | Gross Assessed Value | Deductions | Net Assessed Value | UIC Tax Rate | IC Tax Rate | UIC Gross Property Taxes | IC Gross Property Taxes | UIC Net Property Taxes | IC Net Property Taxes | Increase (Decrease) in Tax Bill |
| 1 SMITH E BRENT | 06-08-18-000-019.000-018 | | 149,100 | | 149,100 | 17724 | 2.3949 | 2,643 | 3,571 | 2,643 | 3,375 | 733 |
| Total: | | | 149,100 | | 149,100 | | | 2,643 | 3,571 | 2,643 | 3,375 | 733 |
| Note (1) "UIC" - Unincorporated | | | | | | | | | | | | |
| Note (2) "IC" - Incorporated | | | | | | | | | | | | |

Town of Whitestown
 Trailside Super-Voluntary Annexation - Circuit Breaker Non Agricultural Classification

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| Parcel # | Waiver | Residential Land | Residential Improv | Non-Res. Land | Non-Res Improv. | Gross AV | Total Deductions | NetAV | UIC Tax Rate | IC Tax Rate | Total Max Tax Cap | UIC Tax Bill | IC Tax 8111 | CB Credit UIC | CB Credit IC | Increase m CB Post Annex. | Additional UIC Taxes due to Referendum | Additional IC Taxes due to Referendum | Post CB/REF UIC Tax Bill | Post CB/REF IC Tax Bill | Increase 1n Tax Bill |
|---|--------|------------------|--------------------|---------------|-----------------|------------|------------------|------------|--------------|-------------|-------------------|--------------|-------------|---------------|--------------|---------------------------|--|---------------------------------------|--------------------------|-------------------------|----------------------|
| 06-08-18-000-019000-018 | | \$ 149,100 | \$ | \$ | \$ | \$ 149,100 | \$ -- | \$ 149,100 | 1.1124 | 2.3949 | \$ 2,982 | \$ 2,643 | \$ 3,571 | \$ -- | \$ 589 | \$ 589 | \$ | \$ 393 | \$ 2,643 | \$ 3,375 | \$ 733 |
| Total | | \$ 149,100 | \$ | \$ | \$ | \$ 149,100 | \$ | \$ 149,100 | | | \$ 2,982 | \$ 2,643 | \$ 3,571 | \$ -- | \$ 589 | \$ 589 | \$ | \$ 393 | \$ 2,643 | \$ 3,375 | \$ 733 |
| Note (1): "UIC" - Unincorporated | | | | | | | | | | | | | | | | | | | | | |
| Note (2): "IC" - Incorporated | | | | | | | | | | | | | | | | | | | | | |

TRAILSIDE SUPER-VOLUNTARY ANNEXATION NON AGRICULTURAL CLASSIFICATION
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#1 SMITHE BRENT: PARCEL 06-08-18-000-019.000-018

UIC TAX BILL

| TAX CAP%: | 1.0% | 2.0% | 3.0% | Total |
|-----------------------------------|--------------|------------|------------------|------------|
| HOMESITE LAND | \$ | \$ 149,100 | \$ | \$ 149,100 |
| HOMESITE IMPROVEMENTS | \$ | \$ | \$ | \$ |
| EXCESS ACREAGE | \$ | \$ | \$ | \$ |
| NON-HOMESITE IMPROVEMENTS | \$ | \$ | \$ | \$ |
| GROSS ASSESSED VALUE: | \$ | \$ 149,100 | \$ | \$ 149,100 |
| TAX CAP AMOUNT: | \$ | \$ 2,982 | \$ | \$ |
| DEDUCTIONS: | | | | |
| | HOMESTEAD | \$ | | |
| | MORTGAGE | \$ | | |
| | SUPPLEMENTAL | \$ | | |
| | OTHER | \$ | | |
| NET ASSESSED VALUE: | \$ | \$ 149,100 | \$ | \$ 149,100 |
| TAX RATE: | \$ 1.7724 | \$ 1.7724 | \$ 1.7724 | |
| GROSS TAX AMOUNT : | \$ | \$ 2,643 | \$ | \$ 2,643 |
| PROPERTY TAX CAP AMOUNT: | \$ | \$ 2,982 | \$ | \$ 2,982 |
| VOTER-APPROVED MAX ADJ TO CAP* | \$ | \$ 393 | \$ | \$ 393 |
| UIC NET PROPERTY TAXES AFTER CAP: | \$ | \$ 2,643 | \$ | \$ 2,643 |
| | | | TAX BILL AMOUNT: | \$ 2,643 |
| | | | | \$ 0 |

IC TAX BILL

| TAX CAP %: | 1.0% | 2.0% | 3.0% | Total |
|----------------------------------|--------------|------------|-----------------------|------------|
| HOMESITE LAND | \$ | \$ 149,100 | \$ | \$ 149,100 |
| HOMESITE IMPROVEMENTS | \$ | \$ | \$ | \$ |
| EXCESS ACREAGE | \$ | \$ | \$ | \$ |
| NON-HOMESITE IMPROVEMENTS | \$ | \$ | \$ | \$ |
| GROSS ASSESSED VALUE: | \$ | \$ 149,100 | \$ | \$ 149,100 |
| TAX CAP AMOUNT: | \$ | \$ 2,982 | \$ | \$ |
| DEDUCTIONS: | | | | |
| | HOMESTEAD | \$ | | |
| | MORTGAGE | \$ | | |
| | SUPPLEMENTAL | \$ | | |
| | OTHER | \$ | | |
| NET ASSESSED VALUE : | \$ | \$ 149,100 | \$ | \$ 149,100 |
| TAX RATE : | \$ 2.3949 | \$ 2.3949 | \$ 2.3949 | |
| GROSS TAX AMOUNT: | \$ | \$ 3,571 | \$ | \$ 3,571 |
| PROPERTY TAX CAP AMOUNT: | \$ | \$ 2,982 | \$ | \$ 2,982 |
| VOTER-APPROVED MAX ADJ TO CAP* | \$ | \$ 393 | \$ | \$ 393 |
| IC NET PROPERTY TAXES AFTER CAP: | \$ | \$ 3,375 | \$ | \$ 3,375 |
| | | | INCREASE IN TAX BILL: | \$ 733 |
| | | | TAX BILL% INCREASE: | 28% |

*Note: Charges not subject to the property tax caps include property tax levies approved by voters through a referendum.

Town of Whitestown
 Trailside Super-Voluntary Annexation
 Net Assessed Valuation
 June 17, 2019

| | | |
|---|----|-------------|
| Pay 2019 Net Assessed Valuation (1) | \$ | 636,150,790 |
| | | |
| Total Annexation Net AV (2) | \$ | 149,100 |
| | | |
| Annexation Area Net AV to Pay 2019 City Net AV | | 0.02% |
| | | |

Note(1): Based on 2019 Whitestown AV from Budget Order

Note(2): Based on 2018 Pay 2019 AV

Town of Whitestown
Maximum Levy Worksheet
June 17, 2019

| | 2015 | 2016 | 2017 | 2018 | 2019 | Pro Forma Annexation |
|--|--------------|--------------|--------------|--------------|--------------|-------------------------|
| Prior Year Levy | \$ 3,756,018 | \$ 4,057,950 | \$ 4,371,465 | \$ 5,114,440 | \$ 6,070,007 | \$ 7,371,080 |
| Plus: | | | | | | |
| Under Max | \$ - | \$ 29 | \$ 250 | \$ 153 | \$ 385 | \$ 23 |
| Prior year PTRC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Prior Year levy excess | \$ - | \$ - | \$ 424 | \$ - | \$ - | \$ - |
| 1/2 of Prior Year Unused Property Tax Levy | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12 |
| Minus: | | | | | | |
| Prior year FIT | \$ 316 | \$ 1,821 | \$ - | \$ - | \$ - | \$ - |
| Prior year Temporary Appeals | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Prior year Misc Changes | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Equals: Sub-total | \$ 3,755,702 | \$ 4,056,158 | \$ 4,372,139 | \$ 5,114,593 | \$ 6,070,392 | \$ 7,371,115 |
| Times: 6 year non farm income factor | 1.027 | 1.026 | 1.098 | 1.100 | 1.094 | 1.094 |
| Equals: Sub-total | \$ 3,857,106 | \$ 4,161,618 | \$ 4,800,609 | \$ 5,626,052 | \$ 6,641,009 | \$ 8,064,000 |
| Plus: | | | | | | |
| Ensuing Year FIT | \$ 1,821 | \$ 1,629 | \$ - | \$ - | \$ - | \$ - |
| Ensuing Year Misc Changes | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Ensuing year Temporary Appeals | \$ 199,052 | \$ 208,892 | \$ 313,504 | \$ 390,329 | \$ 724,117 | \$ 755,888 |
| Automatic 15% Annexation Adjustment | \$ - | \$ - | \$ 480 | \$ 54,011 | \$ 5,977 | \$ 1,728 |
| Less: | | | | | | |
| Ensuing Year PTRC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Ensuing Year Levy Excess | \$ - | \$ 424 | \$ - | \$ - | \$ - | \$ - |
| Equals: Ensuing Year Maximum Property Tax Levy | \$ 4,057,979 | \$ 4,371,715 | \$ 5,114,593 | \$ 6,070,392 | \$ 7,371,103 | \$ 8,821,615 |
| Less: Under Max Levy by | \$ 29 | \$ 250 | \$ 153 | \$ 385 | \$ 23 | \$ - |
| Equals: 1782 Notice | \$ 4,057,950 | \$ 4,371,465 | \$ 5,114,440 | \$ 6,070,007 | \$ 7,371,080 | \$ 8,821,615 |

Town of Whitestown

T rail side Super-Voluntary Annexation: Projected LIT Certified Shares Impact
June 17, 2019

2019 Certified Shares Distribution: \$ 31,305,671

| Unit | Unit Name | Pre-Annexation | | Post-Annexation | | Inc rease/(Dec rease) |
|---------------|--|-----------------------|----------------------|-----------------------|----------------------|-----------------------|
| | | Attributed Allocation | Certified Shares | Attributed Allocation | Certified Shares | Certified Shares |
| 0000 | BOONE COUNTY | 21,873,421 | \$ 9,649,688 | 21,873,421 | \$ 9,649,453 | \$ (235) |
| 0001 | CENTER TOWNSHIP | 1,079,070 | \$ 476,043 | 1,079,070 | \$ 476,031 | \$ (12) |
| 0002 | CLINTON TOWNSHIP | 18,769 | \$ 8,280 | 18,769 | \$ 8,280 | \$ (0) |
| 0004 | HARRISON TOWNSHIP | 21,480 | \$ 9,476 | 21,480 | \$ 9,476 | \$ (0) |
| 0005 | JACKSON TOWNSHIP | 82,621 | \$ 36,449 | 82,621 | \$ 36,448 | \$ (1) |
| 0006 | JEFFERSON TOWNSHIP | 38,789 | \$ 17,112 | 38,789 | \$ 17,112 | \$ (0) |
| 0007 | MARION TOWNSHIP | 36,554 | \$ 16,126 | 36,554 | \$ 16,126 | \$ (0) |
| 0009 | SUGAR CREEK TOWNSHIP | 134,987 | \$ 59,551 | 134,987 | \$ 59,550 | \$ (1) |
| 0011 | WASHINGTON TOWNSHIP | 29,255 | \$ 12,906 | 29,255 | \$ 12,906 | \$ (0) |
| 0012 | WORTH TOWNSHIP | 523,837 | \$ 231,096 | 523,837 | \$ 231,090 | \$ (6) |
| 0402 | LEBANON CIVIL CITY | 11,161,277 | \$ 4,923,914 | 11,161,277 | \$ 4,923,794 | \$ (120) |
| 0536 | ADVANCE CIVIL TOWN | 209,058 | \$ 92,228 | 209,058 | \$ 92,226 | \$ (2) |
| 0537 | JAMESTOWN CIVIL TOWN | 226,283 | \$ 99,827 | 226,283 | \$ 99,825 | \$ (2) |
| 0538 | THORNTON CIVIL TOWN | 371,493 | \$ 163,888 | 371,493 | \$ 163,884 | \$ (4) |
| 0539 | ULEN CIVIL TOWN | 90,708 | \$ 40,017 | 90,708 | \$ 40,016 | \$ (1) |
| 0540 | WHITESTOWN CIVIL TOWN | 10,121,211 | \$ 4,465,078 | 10,122,939 | \$ 4,473,731 | \$ 653 |
| 0541 | ZIONSVILLE CIVIL TOWN | 19,516,736 | \$ 8,610,012 | 19,516,736 | \$ 8,609,802 | \$ (210) |
| 0615 | WESTERN BOONE COUNTY SCHOOL CORPORATION | - | \$ - | - | \$ - | \$ - |
| 0630 | ZIONSVILLE COMMUNITY SCHOOL CORPORATION | - | \$ - | - | \$ - | \$ - |
| 0665 | LEBANON COMMUNITY SCHOOL CORPORATION | - | \$ - | - | \$ - | \$ - |
| 3055 | SHERIDAN COMMUNITY SCHOOLS | - | \$ - | - | \$ - | \$ - |
| 0015 | LEBANON PUBLIC LIBRARY | 2,049,871 | \$ 904,322 | 2,049,871 | \$ 904,300 | \$ (22) |
| 0016 | THORNTON PUBLIC LIBRARY | 720,400 | \$ 317,812 | 720,400 | \$ 317,804 | \$ (8) |
| 0296 | HUSSEY - MAYFIELD MEMORIAL LIBRARY | 2,656,281 | \$ 1,171,846 | 2,656,281 | \$ 1,171,817 | \$ (29) |
| 1040 | BOONE COUNTY SOLID WASTE MANAGEMENT DIST | - | \$ - | - | \$ - | \$ - |
| Total: | | 70,962,099 | \$ 31,305,671 | 70,963,826 | \$ 31,305,671 | |

Note (1) Based on 2019 Certified Local Income Tax Report

Note (2): This effect is on a per year basis. Projected effect to be similar for 4 years.

Town of Whitestown

Trailside Super-Voluntary Annexation : Projected LIT Public Safety Impact
June 17, 2019

2019 Public Safety Distribution Amount: \$ 15,652,836

| Unit | Unit Name | Pre-Annexation | | Post-Annexation | | Increase/(Decrease) |
|---------------|------------------------------|-------------------|----------------------------|-------------------|----------------------------|----------------------------|
| | | Allocation Amount | Public Safety Distribution | Allocation Amount | Public Safety Distribution | Public Safety Distribution |
| 0000 | BOONE COUNTY | 21,873,421 | \$ 5,385,875 | 21,873,421 | \$ 5,385,728 | \$ (147) |
| 0402 | LEBANON CIVIL CITY | 11,161,277 | \$ 2,748,232 | 11,161,277 | \$ 2,748,158 | \$ (74) |
| 0536 | ADVANCE CIVIL TOWN | 209,058 | \$ 51,476 | 209,058 | \$ 51,475 | \$ (1) |
| 0537 | JAMESTOWN CIVIL TOWN | 226,283 | \$ 55,717 | 226,283 | \$ 55,716 | \$ (1) |
| 0538 | THORNTOWN CIVIL TOWN | 371,493 | \$ 91,473 | 371,493 | \$ 91,470 | \$ (3) |
| 0539 | ULEN CIVIL TOWN | 90,708 | \$ 22,335 | 90,708 | \$ 22,334 | \$ (1) |
| 0540 | WHITESTOWN CIVIL TOWN | 11,111,111 | \$ 2,421,878 | 10,129,939 | \$ 2,492,495 | 357 |
| 0541 | ZIONSVILLE CIVIL TOWN | 19,516,736 | \$ 4,805,590 | 19,516,736 | \$ 4,805,460 | \$ (130) |
| Total: | | 63,570,187 | \$ 15,652,836 | 63,571,915 | \$ 15,652,836 | |

Note (1): Allocation amount is based Attributed Allocation from Certified Shares.
 Note (2): Based on 2019 Certified Local Income Tax Report.
 Note (3): This effect is on a per year basis. Projected effect to be similar for 4 years.

Town of Whitestown

Whitestown: Overlapping Circuit Breaker Impact
 June 17, 2019

Reedy, F_____ Group P.C.

Real Experience. Real Solutions.

| | WHITESTOWN CIVIL TOWN | BOONE COUNTY | WORTH TOWNSHIP | LEBANON COMM SCHOOL | BOONE COUNTY SOLID WASTE |
|--|--------------------------|------------------------|-------------------|---|--------------------------------|
| Unit Rate | 1.1840 | 0.2185 | 0.0074 | 0.9850 | 0.0000 |
| Divided by: New Taxing District Rate | 2.3949 | 2.3949 | 2.3949 | 2.3949 | 2.3949 |
| Equals: % of Taxing District Rate | 49.44% | 9.12% | 0.31% | 41.13% | 0.00% |
| Times: Total Circuit Breaker Increase | 589 | 589 | 589 | 589 | 589 |
| Equals: Increased Share of Circuit Breaker | <u>291</u> | <u>54</u> | <u>2</u> | <u>242</u> | <u> </u> |

Note: The increased share of circuit breaker results in property tax revenue loss.

Town of Whitestown

Pre Annexation versus Post Annexation Tax Rate

June 17, 2019

| Pre Annexation Tax Rate | |
|--------------------------|------------------|
| | <u>2019 Rate</u> |
| Boone County | 0.2185 |
| Worth Township | 0.5689 |
| Lebanon Community School | 0.9850 |
| Boone County Solid Waste | |

Total: 1.7724

| Post Annexation Tax Rate | |
|----------------------------------|------------------|
| | <u>2019 Rate</u> |
| Boone County | 0.2185 |
| Worth Township (2) | 0.0074 |
| Lebanon Community School | 0.9850 |
| Boone County Solid Waste | |
| Whitestown Civil Town (3) | 1.1840 |

Total: 2.3949

Note (1): Based on 2019 DLGF Abstract.

Note (2): Worth Township Post Annexation tax rate does not include fire rates.

Note (3): Post Annexation Tax Rate - Whitestown Civil Town: Excludes Debt Service rate \$0.0777 and Lease Rental Payment rate \$0.0216.