

Town of Whitestown, Indiana

RESOLUTION NO. 2017-21

**A FISCAL POLICY RESOLUTION
FOR ANNEXING CONTIGUOUS TERRITORY
TO THE TOWN OF WHITESTOWN, INDIANA**

Reinhardt Super-Voluntary Annexation

WHEREAS, Ind. Code § 36-4-3-3.1 requires that the municipality has developed a written fiscal plan and has established a definite policy, by resolution of the legislative body that meets the requirements set forth in Ind. Code § 36-4-3-13(d), prior to annexing property under Ind. Code § 36-4-3; and

WHEREAS, it is the desire of the Town Council of the Town of Whitestown, State of Indiana, to provide such written fiscal plan, and comply with Indiana law.

THEREFORE, BE IT RESOLVED by the Town Council of the Town of Whitestown, State of Indiana, that Exhibit A, as attached and incorporated herein, is adopted as the fiscal plan for the “Reinhardt Super-Voluntary Annexation” proposed by Ordinance 2017-17.

BE IT FURTHER RESOLVED THAT the sections, paragraphs, sentences, clauses and phrases of this Resolution and the fiscal plan are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution or the fiscal plan shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution or the fiscal plan.

PASSED the ____ day of _____ 2017.

[Signatures on next page]

THE TOWN COUNCIL OF THE TOWN
OF WHITESTOWN, INDIANA

YAY/NAY

Eric Miller, President

Susan Austin, Vice President

Kevin Russell

Clinton Bohm

Jeffrey Wishek

ATTEST:

Matt Sumner, Clerk-Treasurer
Town of Whitestown, Indiana

EXHIBIT A

**ANNEXATION FISCAL PLAN
REINHARDT SUPER-VOLUNTARY ANNEXATION**

*Town of Whitestown, Indiana
Boone County*

Annexation Fiscal Plan

May 30, 2017 (draft)

Reinhardt 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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Michael R. Shaver, President

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Fiscal Projections Prepare by:

Reedy Financial Group

Eric Reedy, President

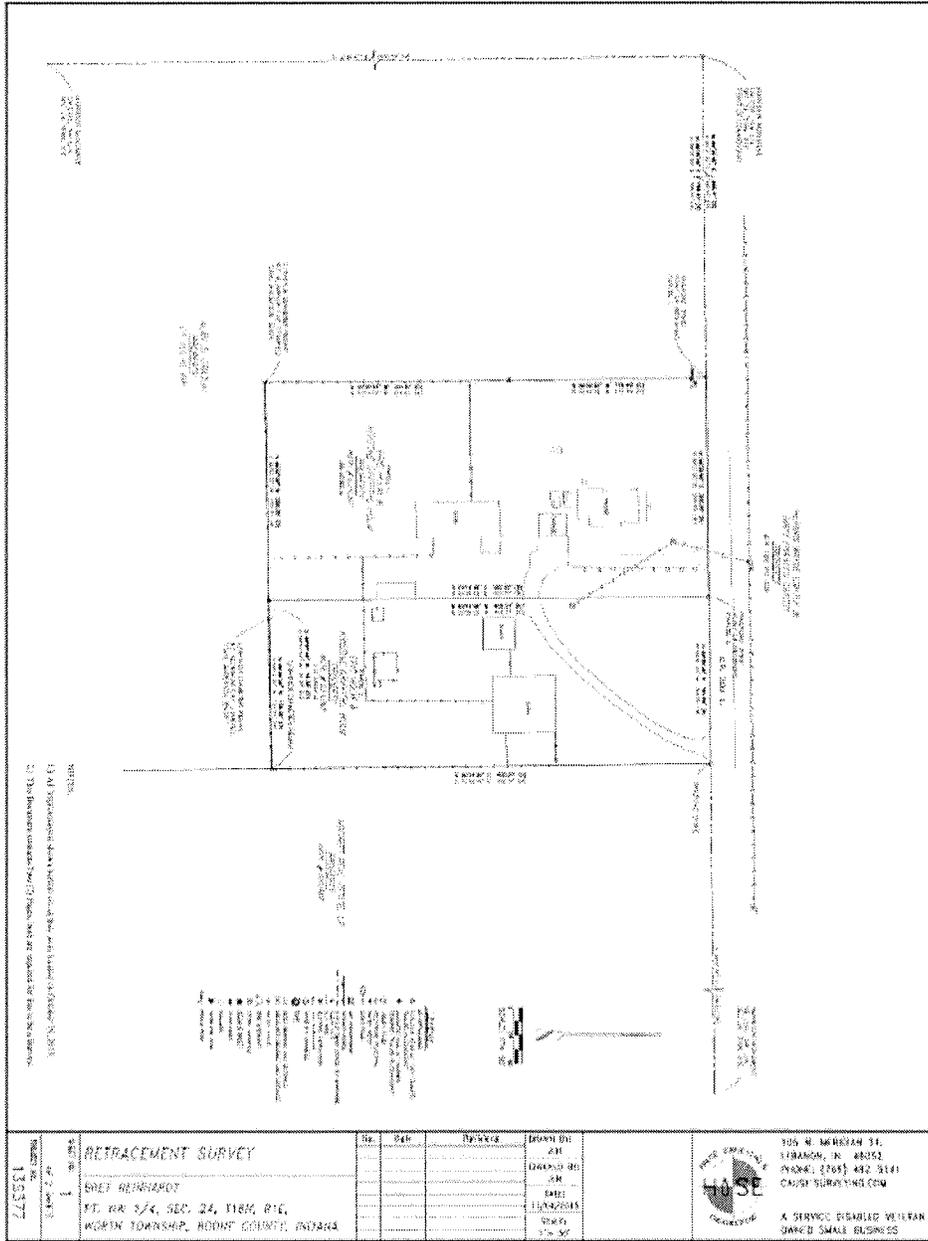
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Map #1: Annexation Area Map



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 in accordance with the provisions of IC36-4-3-5.1. The Reinhardt property consists of two (2) parcels located contiguous to the existing boundaries of the Town with an address of 5175 E. 300S. (The Reinhardt property is contiguous with the Hockett property which was annexed as part of the North Annexation which became effective in 2016.) 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) to continue a coordinated effort to plan for Town services and other infrastructure that will ultimately be necessary to enable the development of the Reinhardt property. The studies 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):
 - more than 1/8 contiguous to the existing corporate limits of the Town of Whitestown;
 - more than 150 feet wide at its narrowest point;
 - approximately 3.3 acres (+ or -).

Agricultural Annexation

This annexation is undertaken at the request of and in cooperation with the landowner for the purposes of facilitating future development of agricultural land and is accordingly treated as an annexation under section 4.1 of the statute for property tax purposes. The property is currently classified as agricultural for tax purposes. Whitestown therefore asserts in Section 5 of the Ordinance that the real property will be exempt from the property tax liability for municipal purposes unless/until the land is re-classified for assessment purposes, which means that this annexation is expected to have no impact on the property taxes for assessed agricultural property.

While the real property is expected to be exempt from property taxes for "municipal purposes," the landowner will continue to pay a full share of county, township and other taxes that are not solely "municipal" in nature. Importantly, fire protection service is not uniquely a municipal service, but is frequently provided by townships and, in fact, the statutory default requires townships to provide fire protection services where municipalities do not. Whitestown also currently provides fire protection service to all of Worth Township, including this annexation area, via an inter-local agreement and the annexation area owners already pay taxes for those fire protection services via inter-local agreement. Whitestown is therefore proceeding with the annexation at this time with the understanding, as agreed by the property owner, that the fire tax levy for the property is not to be considered "property tax liability under IC 6-1.1 for municipal purposes," and that the property will continue to pay property taxes under the fire tax levy even while the real estate remains classified as agricultural. As such the proposed annexation is projected to have \$0 impact on the property tax burden of the landowner until it is reclassified.

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, judicial precedent has established broad parameters for addressing the 'needed and can be used' parameter. Therefore, the Reinhardt 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 their property in accordance with its highest and best uses, as provided by 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 Reinhardt Parcels

A lack of adequate water capacity is widely acknowledged as being a developmental constraint in southeastern Boone County, and Whitestown Utilities has undertaken extensive efforts to address this constraint within the Whitestown utility service territory. Similarly, Whitestown is the only feasible provider of sewer and water utility service in the area and has worked extensively to plan and provide capacity for future development such as the potential development of the property considered here.

This Super-voluntary Annexation is therefore 'needed and can be used' by the Town of Whitestown, Whitestown Utilities and the landowners for purposes of planning utility service at quantity and frequency levels necessary to support the future development which is determined to be the highest and best use for this property. While it is possible that utility services could be extended using broad generalities with regard to development intensities, 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 such 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 Reinhardt Annexation is undertaken to provide optimal cooperation with regard to

the review and approval process for consistent and equitable zoning and development as the Reinhardt property is considered for development. Whitestown has established a set of planning, zoning and development standards which are consistent and equitable throughout Whitestown. The Whitestown standards are not necessarily the same as planning, zoning and development standards for other areas, therefore, the annexation is 'needed and can be used' to assure that development types and densities are fairly applied to all landowners, and that future development patterns for the Reinhardt parcels is consistent with and complimentary to the development patterns of the surrounding area.

Needed & Can Be Used: Delivering Adequate Public Safety Services

The Reinhardt Annexation is also 'needed and can be used' to assure that the Town of Whitestown can provide adequate, fair, and equitable public safety services to future development on the Reinhardt parcels. In this case, 'public safety services' includes such things as personnel, lighting, telecommunications and other forms of public safety facilities and infrastructure.

Public safety demands are highly idiosyncratic to developmental intensity and design. High density developments clearly require different configurations of public safety services, depending upon the design and occupancy of the future development, especially in a modern era of new forms of threats to public safety. It is in the best interests of both Whitestown and the landowners that public safety issues be addressed cooperatively and with the public interest in the forefront.

A simple, existing example of the need to carefully consider issues related to public safety services is the commonly-seen need for offices and industrial developments to employ police/security personnel during shift changes. These police/security personnel are deemed necessary to enable employees at certain facilities to exit their parking areas in some organized manner which is consistent with basic expectations of public safety.

In other communities, developments which are not carefully scrutinized for public safety issues, including traffic safety often find major increases in traffic accidents and personal injury. By working cooperatively, Whitestown and landowners seek to minimize such public safety impacts.

Needed & Can Be Used: Transportation Infrastructure Planning

Local transportation facilities must be carefully planned to be able to address both normal operative expectations, as well as emergency situations, just as public safety services must be carefully planned to address normal levels of public safety services as well as public safety emergencies. It is therefore necessary for Whitestown and landowners to consider, study, and comprehend the transportation service/capacity requirements necessitated by future development of the Reinhardt parcels, as well as consider, study, and comprehend the roadways, intersections and traffic controls which could be affected by traffic emergencies at or near the Annexation Area. It is in the best interests of both parties to acknowledge and attempt to accommodate such situations.

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 generally 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 problems. 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 Whitestown's planning and development standards.

In recent years, increasingly severe and unpredictable weather patterns have increased the amount of attention needed to address issues of stormwater, flooding and runoff, to protect adjacent and downstream properties. The Town of Whitestown addresses a portion of the stormwater issue through its common planning/zoning/development standards review/approval process. Generally, the idea is to capture runoff onsite which thereby minimizes stormwater impacts on adjacent properties.

In some cases, stormwater management facilities can also be planned in a manner that improves flood protection for adjacent properties, as well as addressing flooding issues related to roadway drainage and other drainage issues that might exist in the Area.

Finally, the Reinhardt Annexation enhances the ability of Whitestown to consider measures which might be necessary to protect groundwater and aquifers from pollution emanating from new development. Despite the fact that area groundwater is not available in sufficient quantities to serve large populations, groundwater aquifers still exist and can still be affected by development which does not adequately protect groundwater from new sources of pollution.

This Annexation is determined to be 'needed and can be used' for purposes of managing stormwater, flooding and runoff, as well as for purposes of providing enhanced protection of local groundwater supplies.

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) along with the property tax implications of section 4.1 (protecting agricultural landowners from municipal property taxes). The fact that the Annexation Area is assessed as agricultural land **means that landowners have no risk of economic impact from the addition of municipal property taxes unless/until the Annexation Area is reclassified and presumably developed.** The Town will therefore provide appropriate municipal services to the undeveloped Annexation parcels from existing/budgeted revenues, with the estimates (below) based on existing levels of development (i.e., agricultural use). 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 the ability to serve the property once the owner is prepared to develop it. 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 other developments within 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."*

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.”

Fiscal Impact Projections

Fiscal Impact Projections: Reinhardt 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	2017	\$100	\$500
(Estimated costs related to discussions of development opportunities.)				
Town Council	Non-capital	2017	\$100	\$200
(Council agenda items related to development.)				
Building Commissioner & Plan Commission	Non-capital	2017	\$ 0	\$ 0
(Existing land use is Ag (sec 4.1), requiring no building permits)				
Redevelopment Commission	Non-capital	2017	\$0	\$0
(Costs estimated to be related to development proposals.)				
Street Department	Non-capital	2017	\$200	\$500
(CR400S and 500E already in town. Only 228' of CR450E is added)				
Street Department*	capital	2019	n/a	n/a
Police Department	Non-capital	2017	\$100	\$500
(Police already patrol the Area, including CR500E.)				
Fire Department	Non-capital	2017	\$100	\$200
(Whitestown already serves the Area through township fire partnership.)				
Fire Department	capital	2019	n/a	n/a
(Ag land not expected to generate new parks demand.)				
Parks Department	Non-capital	2017	n/a	n/a
Parks Department	capital	2019	n/a	n/a
(Existing Ag land will not require sewer service.)				
Sewer Utility	Capital & Non-capital	2017	\$ 0	\$ 0
(Existing Ag land will not require water service.)				
Water Utility	Capital & Non-Capital	2019	\$ 0	\$ 0
Estimated Annual Total Cost			\$ 600	\$ 2,000

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

<u>Parcel ID</u>	<u>Owner</u>	<u>Property Address</u>
06-07-24-000-001.001-018	Reinhardt, Brent & Shawna Reynolds	5175 E CR300S
06-07-24-000-002.000-018	Reinhardt, Brent & Shawna Reynolds	5175 E CR300S

Appendix B: Legal Description

RECORD LAND DESCRIPTION: (INSTR. # 0310307)

Parcel I:

Part of the Northwest Quarter of section 24, Township 18 North, Range 1 East, situated in Worth Township, Boone County, Indiana, and being more particularly described as follows:

Beginning at a point on the North line of said Quarter Section being North 89 degrees 35 minutes 46 seconds East (assumed basis of bearings) 766.41 feet from the Northwest Corner thereof, said point being 1,908.41 feet West of the Northeast Corner of said Quarter Section; thence continue North 89 degrees 35 minutes 46 seconds East along said North line 200.00 feet; thence South 0 degrees 14 minutes 46 seconds East 402.57 feet to an existing fence line; thence South 89 degrees 07 minutes 46 seconds West along said fence line 200.00 feet; thence North 0 degrees 00 minutes 53 seconds West along an existing fence line 224.81 feet; thence North 0 degrees 32 minutes 20 seconds West along said fence line 179.40 feet to the point of beginning and containing 1.848 acres, more or less. Subject to right of way for County Road 300 South off the entire North side thereof and all other legal easements and rights of way of record.

Parcel II:

Part of the Northwest Quarter of Section 24, Township 18 North, Range 1 East, situated in Worth Township, Boone County, Indiana, and being more particularly described as follows:

Beginning at a point on the North line of said Quarter Section being North 89 degrees 35 minutes 46 seconds East (assumed basis of bearings) 966.41 feet from the Northwest Corner thereof, said point being 1708.41 feet to an existing fence line; thence South 89 degrees 26 minutes 36 seconds West along said fence line 136.85 feet; thence South 89 degrees 07 minutes 46 seconds West along said fence line 16.38 feet; thence North 0 degrees 14 minutes 46 seconds West 402.57 feet to the point of beginning and containing 1.410 acres, more or less. Subject to right of way for County Road 300 South off the entire North side thereof and all other legal easements and rights of way of record.

TOWN OF WHITESTOWN

Reinhardt Super-Voluntary Annexation Impact Analysis

May 31, 2017

Reedy Financial Group P.C.

Government Finance Specialists

Certified Public Accountants | Consultants | Registered Municipal Advisors

Town of Whitestown
Reinhardt Super-Voluntary Annexation Impact Analysis
Table of Contents
May 31, 2017

Agricultural Classification Impact

5-year Fiscal Summary	1
Tax Impact	2
Circuit Breaker	3
Individual Tax Bill Analysis	4-5

Non Agricultural Classification Impact

5-year Fiscal Summary	6
Tax Impact	7
Circuit Breaker	8
Individual Tax Bill Analysis	9-10
Net Assessed Value	11
Maximum Levy Worksheet	12

Town of Whitestown

Reinhardt Annexation: 5-Year Fiscal Summary for Agricultural Classification

May 31, 2017

	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	-	-	2,000	2,000	600	2,000	1,400	-
Year 2	-	-	2,000	2,000	600	2,000	1,400	-
Year 3	-	-	2,000	2,000	600	2,000	1,400	-
Year 4	-	-	2,000	2,000	600	2,000	1,400	-
Year 5	-	-	2,000	2,000	600	2,000	1,400	-

(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/budgeting 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
Reinhardt Annexation - Tax Impact Agricultural Classification

2016 PAY 2017 PROPERTY TAX IMPACT												
			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
	Owner Name	Parcel #										
1	REINHARDT BRET & SHAWNA REYNOLDS	06-07-24-000-001.001-018	8,000	-	8,000	1.8252	1.8252	146	146	146	146	-
2	REINHARDT BRET & SHAWNA REYNOLDS	06-07-24-000-002.000-018	178,700	-	178,700	1.8252	1.8252	3,262	3,262	3,262	3,262	-
	Total		186,700	-	186,700			3,408	3,408	3,408	3,408	-
	Note (1): "UIC" - Unincorporated											
	Note (2): "IC" - Incorporated											

Town of Whitestown
Reinhardt Annexation - Circuit Breaker Agricultural Classification

	Parcel #	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 Cap	UIC Tax Bill	IC Tax Bill	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 Bill
1	06-07-24-000-001.001-018	\$ -	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 8,000	1.8252	1.8252	\$ 160	\$ 146	\$ 146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146	\$ 146	\$ -
2	06-07-24-000-002.000-018	\$ 35,000	\$ 97,500	\$ 4,400	\$ 41,800	\$ 178,700	\$ -	\$ 178,700	1.8252	1.8252	\$ 4,036	\$ 3,262	\$ 3,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,262	\$ 3,262	\$ -
	Total:	\$ 35,000	\$ 97,500	\$ 12,400	\$ 41,800	\$ 186,700	\$ -	\$ 186,700			\$ 4,196	\$ 3,408	\$ 3,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,408	\$ 3,408	\$ -

Note (1): "UIC" - Unincorporated
 Note (2): "IC" - Incorporated

TOWN OF WHITESTOWN - REINHARDT ANNEXATION AGRICULTURAL CLASSIFICATION
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#1 REINHARDT BRET & SHAWNA REYNOLDS: PARCEL 012-03640-01

UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 8,000	\$ -	\$ -	\$ 8,000
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	\$ -
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
GROSS ASSESSED VALUE:	\$ -	\$ 8,000	\$ -	\$ -	\$ 8,000
TAX CAP AMOUNT:	\$ -	\$ 160	\$ -	\$ -	\$ -
DEDUCTIONS:					
HOMESTEAD	\$ -	\$ -	\$ -	\$ -	\$ -
MORTGAGE	\$ -	\$ -	\$ -	\$ -	\$ -
SUPPLEMENTAL	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER	\$ -	\$ -	\$ -	\$ -	\$ -
NET ASSESSED VALUE:	\$ -	\$ 8,000	\$ -	\$ -	\$ 8,000
TAX RATE:	\$ 1.8252	\$ 1.8252	\$ 1.8252	\$ -	\$ -
GROSS TAX AMOUNT:	\$ -	\$ 146	\$ -	\$ -	\$ 146
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 160	\$ -	\$ -	\$ 160
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 18	\$ -	\$ -	\$ 18
UIC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 146	\$ -	\$ -	\$ 146
TAX BILL AMOUNT:					\$ 146
					\$ (0)

IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 8,000	\$ -	\$ -	\$ 8,000
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	\$ -
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
GROSS ASSESSED VALUE:	\$ -	\$ 8,000	\$ -	\$ -	\$ 8,000
TAX CAP AMOUNT:	\$ -	\$ 160	\$ -	\$ -	\$ -
DEDUCTIONS:					
HOMESTEAD	\$ -	\$ -	\$ -	\$ -	\$ -
MORTGAGE	\$ -	\$ -	\$ -	\$ -	\$ -
SUPPLEMENTAL	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER	\$ -	\$ -	\$ -	\$ -	\$ -
NET ASSESSED VALUE:	\$ -	\$ 8,000	\$ -	\$ -	\$ 8,000
TAX RATE:	\$ 1.8252	\$ 1.8252	\$ 1.8252	\$ -	\$ -
GROSS TAX AMOUNT:	\$ -	\$ 146	\$ -	\$ -	\$ 146
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 160	\$ -	\$ -	\$ 160
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 18	\$ -	\$ -	\$ 18
IC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 146	\$ -	\$ -	\$ 146
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 - REINHARDT ANNEXATION AGRICULTURAL CLASSIFICATION
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#2 REINHARDT BRET & SHAWNA REYNOLDS: PARCEL 012-02910-00

UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 35,000	\$ 4,400	\$ 39,400	
HOMESITE IMPROVEMENTS	\$ -	\$ 97,500	\$ 41,800	\$ 139,300	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
GROSS ASSESSED VALUE:	\$ -	\$ 132,500	\$ 46,200	\$ 178,700	
TAX CAP AMOUNT:	\$ -	\$ 2,650	\$ 1,386		
DEDUCTIONS:					
HOMESTEAD	\$ -				
MORTGAGE	\$ -				
SUPPLEMENTAL	\$ -				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ -	\$ 132,500	\$ 46,200	\$ 178,700	
TAX RATE:	\$ 1.8252	\$ 1.8252	\$ 1.8252		
GROSS TAX AMOUNT:	\$ -	\$ 2,418	\$ 843	\$ 3,262	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 2,650	\$ 1,386	\$ 4,036	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 294	\$ 102	\$ 396	
UIC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 2,418	\$ 843	\$ 3,262	
			TAX BILL AMOUNT: \$	3,262	
			\$	0	

IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 35,000	\$ 4,400	\$ 39,400	
HOMESITE IMPROVEMENTS	\$ -	\$ 97,500	\$ 41,800	\$ 139,300	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
GROSS ASSESSED VALUE:	\$ -	\$ 132,500	\$ 46,200	\$ 178,700	
TAX CAP AMOUNT:	\$ -	\$ 2,650	\$ 1,386		
DEDUCTIONS:					
HOMESTEAD	\$ -				
MORTGAGE	\$ -				
SUPPLEMENTAL	\$ -				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ -	\$ 132,500	\$ 46,200	\$ 178,700	
TAX RATE:	\$ 1.8252	\$ 1.8252	\$ 1.8252		
GROSS TAX AMOUNT:	\$ -	\$ 2,418	\$ 843	\$ 3,262	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 2,650	\$ 1,386	\$ 4,036	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 294	\$ 102	\$ 396	
IC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 2,418	\$ 843	\$ 3,262	
			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

Reinhardt Annexation: 5-Year Fiscal Summary for Non Agricultural Classification

May 31, 2017

	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	1,018	-	983	2,000	600	2,000	1,400	0
Year 2	1,048	1,788	105	2,941	600	2,000	2,341	941
Year 3	1,080	1,842	108	3,030	600	2,000	2,430	1,030
Year 4	1,112	1,897	111	3,121	600	2,000	2,521	1,121
Year 5	1,145	1,954	115	3,214	600	2,000	2,614	1,214

(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.

(2) Income taxes and Other Revenue are distributed based on a ratio of property taxes.

(3) Costs are based on the estimates by Wabash Scientific, Inc located in the "Fiscal Impact Projections" section of the Annexation Fiscal Plan.

LIT Certified Shares Projection:

2017 certified shares	3,430,673
Divided by 2016 property tax levy	4,639,080
% of CS to Prop levy	74%
Times Annexation PT Adjustment	2,418
Equals Annexation CS	1,788

Year 1 Other Revenue: 10% time property tax levy plus \$881 to cover maximum costs

Year 2-5 Other Revenue: 10% times property tax levy

Town of Whitestown
Reinhardt Annexation - Tax Impact Non Agricultural Classification

2016 PAY 2017 PROPERTY TAX IMPACT												
			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
	Owner Name	Parcel #										
1	REINHARDT BRET & SHAWNA REYNOLDS	06-07-24-000-001.001-018	8,000	-	8,000	1.8252	2.5535	146	204	146	185	39
2	REINHARDT BRET & SHAWNA REYNOLDS	06-07-24-000-002.000-018	178,700	-	178,700	1.8252	2.5535	3,262	4,563	3,262	4,240	979
	Total		186,700	-	186,700			3,408	4,767	3,408	4,425	1,018
	Note (1): "UIC" - Unincorporated											
	Note (2): "IC" - Incorporated											

Town of Whitestown
Reinhardt Annexation - Circuit Breaker Non Agricultural Classification

	Parcel #	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 Cap	UIC Tax Bill	IC Tax Bill	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 Bill
1	06-07-24-000-001.001-018	\$ -	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 8,000	1.8252	2.5535	\$ 160	\$ 146	\$ 204	\$ -	\$ 44	\$ 44	\$ -	\$ 25	\$ 146	\$ 185	\$ 39
2	06-07-24-000-002.000-018	\$ 35,000	\$ 97,500	\$ 4,400	\$ 41,800	\$ 178,700	\$ -	\$ 178,700	1.8252	2.5535	\$ 4,036	\$ 3,262	\$ 4,563	\$ -	\$ 733	\$ 733	\$ -	\$ 411	\$ 3,262	\$ 4,240	\$ 979
	Total:	\$ 35,000	\$ 97,500	\$ 12,400	\$ 41,800	\$ 186,700	\$ -	\$ 186,700			\$ 4,196	\$ 3,408	\$ 4,767	\$ -	\$ 778	\$ 778	\$ -	\$ 436	\$ 3,408	\$ 4,425	\$ 1,018
<p>Note (1): "UIC" - Unincorporated Note (2): "IC" - Incorporated</p>																					

TOWN OF WHITESTOWN - REINHARDT ANNEXATION NON AGCLASSIFICATION
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#1 REINHARDT BRET & SHAWNA REYNOLDS: PARCEL 012-03640-01

		UIC TAX BILL				
TAX CAP %:		1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$	-	\$ 8,000	\$	-	\$ 8,000
HOMESITE IMPROVEMENTS	\$	-	\$ -	\$	-	\$ -
EXCESS ACREAGE	\$	-	\$ -	\$	-	\$ -
NON-HOMESITE IMPROVEMENTS	\$	-	\$ -	\$	-	\$ -
GROSS ASSESSED VALUE:	\$	-	\$ 8,000	\$	-	\$ 8,000
TAX CAP AMOUNT:	\$	-	\$ 160	\$	-	
DEDUCTIONS:						
	HOMESTEAD	\$	-			
	MORTGAGE	\$	-			
	SUPPLEMENTAL	\$	-			
	OTHER	\$	-			
NET ASSESSED VALUE:	\$	-	\$ 8,000	\$	-	\$ 8,000
TAX RATE:	\$	1.8252	\$ 1.8252	\$	1.8252	
GROSS TAX AMOUNT:	\$	-	\$ 146	\$	-	\$ 146
PROPERTY TAX CAP AMOUNT:	\$	-	\$ 160	\$	-	\$ 160
VOTER-APPROVED MAX ADJ TO CAP*	\$	-	\$ 18	\$	-	\$ 18
UIC NET PROPERTY TAXES AFTER CAP:	\$	-	\$ 146	\$	-	\$ 146
				TAX BILL AMOUNT:	\$	146
					\$	(0)

		IC TAX BILL				
TAX CAP %:		1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$	-	\$ 8,000	\$	-	\$ 8,000
HOMESITE IMPROVEMENTS	\$	-	\$ -	\$	-	\$ -
EXCESS ACREAGE	\$	-	\$ -	\$	-	\$ -
NON-HOMESITE IMPROVEMENTS	\$	-	\$ -	\$	-	\$ -
GROSS ASSESSED VALUE:	\$	-	\$ 8,000	\$	-	\$ 8,000
TAX CAP AMOUNT:	\$	-	\$ 160	\$	-	
DEDUCTIONS:						
	HOMESTEAD	\$	-			
	MORTGAGE	\$	-			
	SUPPLEMENTAL	\$	-			
	OTHER	\$	-			
NET ASSESSED VALUE:	\$	-	\$ 8,000	\$	-	\$ 8,000
TAX RATE:	\$	2.5535	\$ 2.5535	\$	2.5535	
GROSS TAX AMOUNT:	\$	-	\$ 204	\$	-	\$ 204
PROPERTY TAX CAP AMOUNT:	\$	-	\$ 160	\$	-	\$ 160
VOTER-APPROVED MAX ADJ TO CAP*	\$	-	\$ 25	\$	-	\$ 25
IC NET PROPERTY TAXES AFTER CAP:	\$	-	\$ 185	\$	-	\$ 185
				INCREASE IN TAX BILL:	\$	39
				TAX BILL % INCREASE:		27%

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

TOWN OF WHITESTOWN - REINHARDT ANNEXATION NON AGCLASSIFICATION
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#2 REINHARDT BRET & SHAWNA REYNOLDS: PARCEL 012-02910-00

UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 35,000	\$ 4,400	\$ 39,400	
HOMESITE IMPROVEMENTS	\$ -	\$ 97,500	\$ 41,800	\$ 139,300	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
GROSS ASSESSED VALUE:	\$ -	\$ 132,500	\$ 46,200	\$ 178,700	
TAX CAP AMOUNT:	\$ -	\$ 2,650	\$ 1,386		
DEDUCTIONS:					
HOMESTEAD	\$ -				
MORTGAGE	\$ -				
SUPPLEMENTAL	\$ -				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ -	\$ 132,500	\$ 46,200	\$ 178,700	
TAX RATE:	\$ 1.8252	\$ 1.8252	\$ 1.8252		
GROSS TAX AMOUNT:	\$ -	\$ 2,418	\$ 843	\$ 3,262	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 2,650	\$ 1,386	\$ 4,036	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 294	\$ 102	\$ 396	
UIC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 2,418	\$ 843	\$ 3,262	
				TAX BILL AMOUNT:	\$ 3,262
					\$ 0

IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 35,000	\$ 4,400	\$ 39,400	
HOMESITE IMPROVEMENTS	\$ -	\$ 97,500	\$ 41,800	\$ 139,300	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
GROSS ASSESSED VALUE:	\$ -	\$ 132,500	\$ 46,200	\$ 178,700	
TAX CAP AMOUNT:	\$ -	\$ 2,650	\$ 1,386		
DEDUCTIONS:					
HOMESTEAD	\$ -				
MORTGAGE	\$ -				
SUPPLEMENTAL	\$ -				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ -	\$ 132,500	\$ 46,200	\$ 178,700	
TAX RATE:	\$ 2.5535	\$ 2.5535	\$ 2.5535		
GROSS TAX AMOUNT:	\$ -	\$ 3,383	\$ 1,180	\$ 4,563	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 2,650	\$ 1,386	\$ 4,036	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 411	\$ 143	\$ 554	
IC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 3,061	\$ 1,180	\$ 4,240	
				INCREASE IN TAX BILL:	\$ 979
				TAX BILL % INCREASE:	30%

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

Town of Whitestown
Reinhardt Annexation
Net Assessed Valuation
May 31, 2017

Pay 2017 Net Assessed Valuation	\$ <u>461,592,125</u>
Total Annexation Net AV	\$ <u>186,700</u>
Annexation Area Net AV to Pay 2017 City Net AV	<u>0.04%</u>

Town of Whitestown
Maximum Levy Worksheet
May 31, 2017

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>Pro Forma Annexation</u>
Prior Year Levy	\$ 3,756,018	\$ 4,057,950	\$ 4,371,465	\$ 5,114,440	\$ 5,979,247
Plus:					
Under Max	\$ -	\$ 29	\$ 250	\$ 153	\$ -
Prior year PTRC	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year levy excess	\$ -	\$ -	\$ 424	\$ -	\$ -
1/2 of Prior Year Unused Property Tax Levy	\$ -	\$ -	\$ -	\$ 77	\$ -
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	\$ 5,114,670	\$ 5,979,247
Times: 6 year non farm income factor	1.027	1.026	1.098	1.098	1.098
Equals: Sub-total	\$ 3,857,106	\$ 4,161,618	\$ 4,800,609	\$ 5,615,907	\$ 6,565,214
Plus:					
Ensuing Year FIT	\$ 1,821	\$ 1,629	\$ -	\$ -	\$ -
Ensuing Year Misc Changes	\$ -	\$ -	\$ -	\$ -	\$ -
Ensuing year Temporary Appeals	\$ 199,052	\$ 208,892	\$ 313,504	\$ 363,340	\$ 410,767
Automatic 15% Annexation Adjustment	\$ -	\$ -	\$ 480	\$ -	\$ 2,418
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	\$ 5,979,247	\$ 6,978,399
Less: Under Max Levy by	\$ 29	\$ 250	\$ 153	\$ -	\$ -
Equals: 1782 Notice	\$ 4,057,950	\$ 4,371,465	\$ 5,114,440	\$ 5,979,247	\$ 6,978,399