

Town of Whitestown, Indiana

RESOLUTION NO. 2021-2

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

Braun Super-Voluntary Annexation 1

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 “Braun Super-Voluntary Annexation 1” proposed by Ordinance 2020-36.

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 AND ADOPTED this ____ day of January, 2021, by a vote of ____ in favor and ____ against.

THE TOWN COUNCIL OF THE TOWN
OF WHITESTOWN, INDIANA

Clinton Bohm, President

ATTEST:

Matthew Sumner, Clerk-Treasurer
Town of Whitestown, Indiana

EXHIBIT A

**ANNEXATION FISCAL PLAN
BRAUN SUPER-VOLUNTARY ANNEXATION 1**

*Town of Whitestown, Indiana
Boone County*

Annexation Fiscal Plan

December 2, 2020 (final)

Braun I 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:

Wabash Scientific, inc.

Michael R. Shaver, President

3799 Steeplechase Drive

Carmel, IN 46032

317/872-9529

wabsci@aol.com

Fiscal Projections Prepare by:

Reedy Financial Group

Eric Reedy, President

P.O. Box 943

Seymour, IN 47274

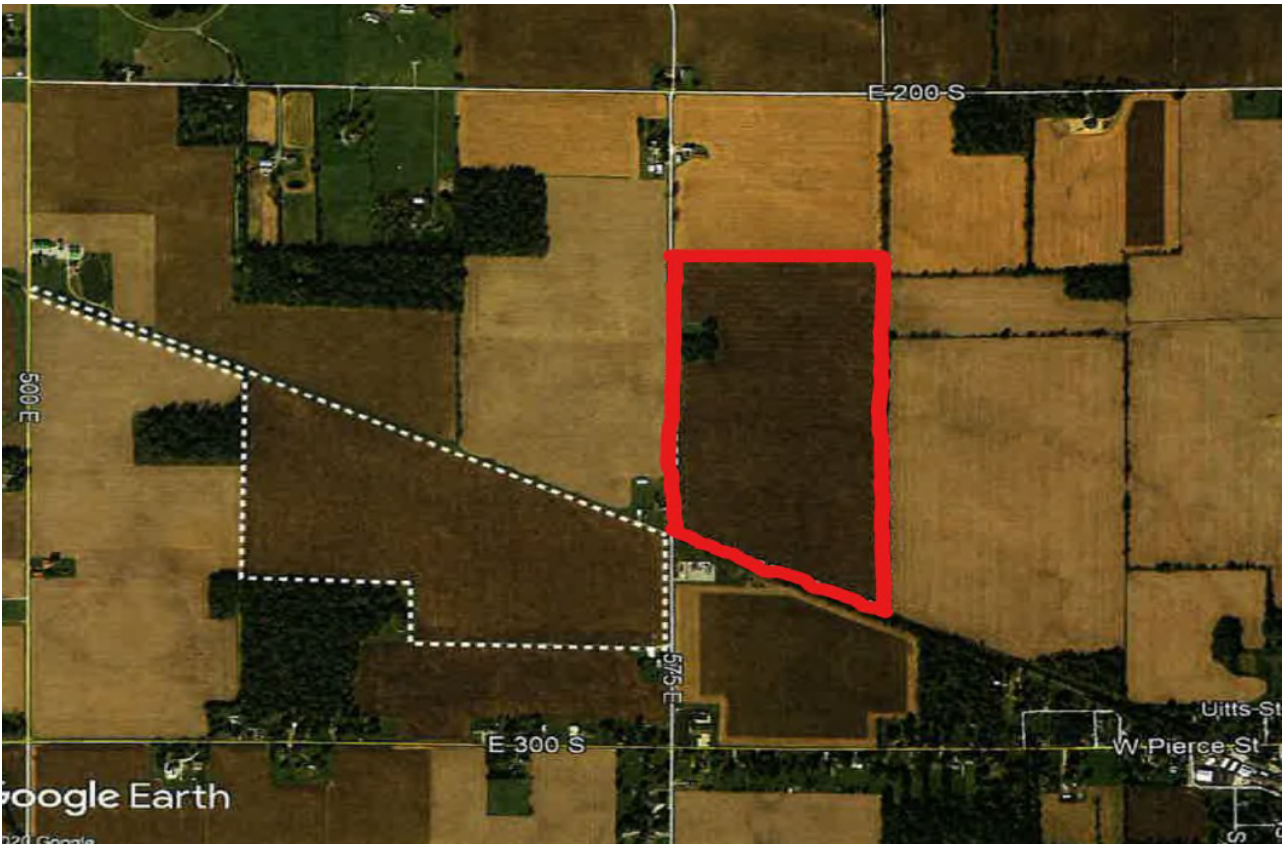
812/522-9444

(voice)

(email)

ereedy@reedyfinancialgroup.com

Map #1: Annexation Area Map



(drawing of Braun I Super-Voluntary Annexation Area taken as shown in Staff Report)

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 Braun I property to be annexed is noted as being 78.49 acres located in the northeast quadrant of the intersection of the Big 4 Trail (as the south boundary of the Annexation Area) and CR575E.(as the west boundary of the Annexation Area). The eastern and southern boundaries of the Braun I parcel were determined to be contiguous with the existing corporate boundaries of the Town of Whitestown, in excess of statutory requirements, per IC36-4-3-1.5.

The research performed as part of this Super-Voluntary Fiscal Plan indicates 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 78.49 acres (+ or -);

Petition for Annexation by Owner

This annexation is undertaken by direct petition of the landowner, under section 5.1 of the statute. The property is currently classified as agricultural for tax purposes.

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 and is not considered subdivided. The Retracement Survey, performed by Hause Surveying, shows the Annexation Territory parcel as 78.49 acres. The Whitestown Staff Report PC20-044-ZA indicates that the property is zoned AG (Agricultural) prior to the development proposal and petition for annexation. For purposes of this Fiscal Plan the AG zoning is judged to result in no demand for immediate municipal services to persons unless/until approved development takes place.

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

This annexation is undertaken in accordance with IC36-4-3-5.1 (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 simultaneous proposal for development and petition for annexation by the property owner. This Fiscal Plan therefore determines that, as a result of the proposed development, the parcel is needed and can be used for the future development of the Town, so long as the conditions set forth in this Fiscal Plan, as well as conditions for zoning/development approval are upheld.

As a result of this annexation, the Annexation Territory will be fully subject to the ordinances and policies of the Town of Whitestown, and the municipal services of Whitestown will be extended to the Annexation Territory as approved development takes place.

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

The parcel presented for development is listed as "agricultural" and as such has no immediate need for municipal utility services. The Annexation Area was proposed for development as a mix of multi-family residential and townhomes, according to the Staff Report (see "Land Planning Base: Overall Exhibit"). As the approved development takes place, the full range of municipal services will be extended.

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 to serve the proposed development. 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 increase user rates for the utility.

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

The Braun I Annexation is undertaken with the assumption of the parcel in its current AG use. Changes to the land use are to be approved by the Town in accordance with municipal ordinances and state statutes. The annexation assures that development types and densities are fairly applied to all landowners, and that future development patterns for the Braun I parcel is consistent with and complimentary to the development patterns of the surrounding area.

Needed & Can Be Used: Transportation Infrastructure Planning

The Annexation Territory is located on CR575E, north of the Big 4 Trail. The addition of this section of CR575E to Whitestown's inventory of roads is expected to generate incremental increases in capital and non-capital municipal service costs, while also improving service efficiencies by bringing more of CR575E under municipal jurisdiction.

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. The agricultural land is not projected to have an impact on the municipal stormwater utility, or flood protection.

The proposed development is to be undertaken in full compliance with all local ordinances to protect the aquifer, as well as controlling stormwater and runoff to prevent and/or minimize flooding. The development proposal includes on-site stormwater retention facilities, as well as drainage provisions.

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 statutory sections 4.1 (tax exemption for agricultural property) and 5.1 (100% voluntary annexation). This Fiscal Plan assumes that municipal property tax exemptions of section 4.1 will be utilized unless/until the property is developed, thereby causing no fiscal impact to property owners.

The Town will therefore provide nominal municipal services to the undeveloped annexation parcels from existing/budgeted revenues until such time as development takes place. As the property develops, additional municipal 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 landowner to provide capital and non-capital services in a manner that is compatible with the Town's policies. The developer of the property will be responsible for costs of the extension of any infrastructure needed for the development of the property (e.g., sewer and water facilities, as well as road improvements to serve the development).

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 status of the Annexation Territory. Police patrols and street services are already provided along CR575E at a density commensurate with current land use, and the intensity of those municipal services will be increased as development occurs.

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 landowner project no municipal capital improvements necessary to serve vacant agricultural land, with the exception of maintenance of CR575E. However, municipal capital will be provided in support of approved development as that approved development takes place.

Fiscal Impact Projections

Fiscal Impact Projections: Braun I 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>
(changes to election/precinct boundaries at County level)				
Elections (precinct maps)	Non-capital	immediately	\$100	\$200
Town Administration & Clerk-Treasurer	Non-capital	2021	\$100	\$500
Town Council	Non-capital	2021	\$500	\$1,000
(Estimated costs related to annexation ordinance.)				
Building Commissioner & Plan Commission	Non-capital	2020	\$ 1,000	\$ 5,000
(Existing land use is Ag (sec 4.1))				
Redevelopment Commission	Non-capital	2021	\$0	\$0
(no impact projected for Redevelopment Commission.) (Developer will be responsible for the cost of any road improvements necessary to serve the development.)				
Street Department	Non-capital	2022	\$500	\$1,000
Street Department*	capital	2024	\$1,000	\$2,000
(Sections of CR500E north/south of the Annexation are already in town.)				
Police Department	Non-capital	2021	\$500	\$700
(Police already patrol CR575E.)				
Fire Department	Non-capital	2021	n/a	n/a
Fire Department	capital	2021	n/a	n/a
(Whitestown already serves the Area through township fire partnership.)				
Parks Department	Non-capital	2022	n/a	n/a
Parks Department	capital	2024	n/a	n/a
(Ag land not expected to generate new parks demand.)				
Sewer Utility	Capital & Non-capital	2022	\$ 0	\$ 0
Water Utility	Capital & Non-Capital	2022	\$ 0	\$ 0
(Existing Ag land not expected require sewer or water service until development takes place.) (Developer to be responsible for the cost of extending all utilities to serve the proposed development.)				
Estimated Annual Total Cost			\$ 3,900	\$ 10,400

Appendix A: Parcel List Proposed for Super-Voluntary Annexation
(per Retracement Survey by Hause Surveying & Engineering)

Parcel ID/Instrument Number	Owner
# 0315475	Ralph C. Schumate & Donna M. Schumate, Revocable Living Trust

TOWN OF WHITESTOWN

Braun I Super-Voluntary Annexation Impact Analysis

December 17, 2020

Town of Whitestown
Braun I Super-Voluntary Annexation Impact Analysis
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December 17, 2020



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Town of Whitestown

Braun I Super-Voluntary Annexation: 5-Year Fiscal Summary for Agricultural Classification
December 17, 2020



	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	707	-	9,693	10,400	3,900	10,400	6,500	-
Year 2	729	505	9,166	10,400	3,900	10,400	6,500	-
Year 3	750	520	9,129	10,400	3,900	10,400	6,500	-
Year 4	773	536	9,091	10,400	3,900	10,400	6,500	-
Year 5	796	552	9,052	10,400	3,900	10,400	6,500	-

- (1) While classified as agricultural, there is a projected \$0 increase in property taxes for the property owner. However, per the Department of Local Government Finance municipalities will be granted the 15% automatic annexation adjustment based on assessed value. This also assumes an 11.2% circuit breaker loss.
- (2) Income taxes are based on Certified Shares and Public Safety Distribution Increase/(Decrease) projections on pages 12 and 13.
- (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 \$9,622 to cover maximum costs
Year 2	Other Revenue:	10% times property tax levy plus \$9,093 to cover maximum costs
Year 3	Other Revenue:	10% times property tax levy plus \$9,054 to cover maximum costs
Year 4	Other Revenue:	10% times property tax levy plus \$9,014 to cover maximum costs
Year 5	Other Revenue:	10% times property tax levy plus \$8,972 to cover maximum costs

Town of Whitestown
 Braun I Super-Voluntary Annexation - Tax Impact Agricultural Classification



2019 PAY 2020 PROPERTY TAX IMPACT													
			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
	Owner Name	Parcel #											
1	BRAUN PROPERTY DEVELOPMENT LLC	06-07-13-000-025.000-018		64,400	-	64,400	1.5715	1.5715	1,012	1,012	1,012	1,012	-
	Total			64,400	-	64,400			1,012	1,012	1,012	1,012	-
	Note (1): "UIC" - Unincorporated												
	Note (2): "IC" - Incorporated												

Town of Whitestown
Braun I Super-Voluntary Annexation - Circuit Breaker Agricultural Classification



	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 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	06-07-13-000-025.000-018		\$ 64,400	\$ -	\$ -	\$ -	\$ 64,400	\$ -	\$ 64,400	1.5715	1.5715	\$ 1,288	\$ 1,012	\$ 1,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,012	\$ 1,012	\$ -
	Total:		\$ 64,400	\$ -	\$ -	\$ -	\$ 64,400	\$ -	\$ 64,400			\$ 1,288	\$ 1,012	\$ 1,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,012	\$ 1,012	\$ -
	Note (1): "UIC" - Unincorporated																					
	Note (2): "IC" - Incorporated																					

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

#1 BRAUN PROPERTY DEVELOPMENT LLC : PARCEL 06-07-13-000-025.000-018

UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 64,400	\$ -	\$ 64,400	
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
GROSS ASSESSED VALUE:	\$ -	\$ 64,400	\$ -	\$ 64,400	
TAX CAP AMOUNT:	\$ -	\$ 1,288	\$ -	\$ -	
DEDUCTIONS:					
HOMESTEAD	\$ -	\$ -	\$ -	\$ -	
MORTGAGE	\$ -	\$ -	\$ -	\$ -	
SUPPLEMENTAL	\$ -	\$ -	\$ -	\$ -	
OTHER	\$ -	\$ -	\$ -	\$ -	
NET ASSESSED VALUE:	\$ -	\$ 64,400	\$ -	\$ 64,400	
TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
GROSS TAX AMOUNT:	\$ -	\$ 1,012	\$ -	\$ 1,012	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 1,288	\$ -	\$ 1,288	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 123	\$ -	\$ 123	
UIC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 1,012	\$ -	\$ 1,012	
				TAX BILL AMOUNT:	\$ 1,012
					\$ 0

IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 64,400	\$ -	\$ 64,400	
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
GROSS ASSESSED VALUE:	\$ -	\$ 64,400	\$ -	\$ 64,400	
TAX CAP AMOUNT:	\$ -	\$ 1,288	\$ -	\$ -	
DEDUCTIONS:					
HOMESTEAD	\$ -	\$ -	\$ -	\$ -	
MORTGAGE	\$ -	\$ -	\$ -	\$ -	
SUPPLEMENTAL	\$ -	\$ -	\$ -	\$ -	
OTHER	\$ -	\$ -	\$ -	\$ -	
NET ASSESSED VALUE:	\$ -	\$ 64,400	\$ -	\$ 64,400	
TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
GROSS TAX AMOUNT:	\$ -	\$ 1,012	\$ -	\$ 1,012	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 1,288	\$ -	\$ 1,288	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 123	\$ -	\$ 123	
IC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 1,012	\$ -	\$ 1,012	
				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

Braun I Super-Voluntary Annexation: 5-Year Fiscal Summary for Non Agricultural Classification
December 17, 2020



	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	707	-	9,693	10,400	3,900	10,400	6,500	-
Year 2	729	505	9,166	10,400	3,900	10,400	6,500	-
Year 3	750	520	9,129	10,400	3,900	10,400	6,500	-
Year 4	773	536	9,091	10,400	3,900	10,400	6,500	-
Year 5	796	552	9,052	10,400	3,900	10,400	6,500	-

- (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 \$797 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 12 and 13.
- (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 \$9,622 to cover maximum costs
Year 2	Other Revenue:	10% times property tax levy plus \$9,093 to cover maximum costs
Year 3	Other Revenue:	10% times property tax levy plus \$9,054 to cover maximum costs
Year 4	Other Revenue:	10% times property tax levy plus \$9,014 to cover maximum costs
Year 5	Other Revenue:	10% times property tax levy plus \$8,972 to cover maximum costs

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



2019 PAY 2020 PROPERTY TAX IMPACT													
			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
	Owner Name	Parcel #											
1	BRAUN PROPERTY DEVELOPMENT LLC	06-07-13-000-025.000-018		64,400	-	64,400	1.5715	2.3446	1,012	1,510	1,012	1,472	460
	Total:			64,400	-	64,400			1,012	1,510	1,012	1,472	460
	Note (1): "UIC" - Unincorporated												
	Note (2): "IC" - Incorporated												

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



	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 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	06-07-13-000-025.000-018		\$ 64,400	\$ -	\$ -	\$ -	\$ 64,400	\$ -	\$ 64,400	1.5715	2.3446	\$ 1,288	\$ 1,012	\$ 1,510	\$ -	\$ 38	\$ 38	\$ -	\$ 184	\$ 1,012	\$ 1,472	\$ 460
	Total:		\$ 64,400	\$ -	\$ -	\$ -	\$ 64,400	\$ -	\$ 64,400			\$ 1,288	\$ 1,012	\$ 1,510	\$ -	\$ 38	\$ 38	\$ -	\$ 184	\$ 1,012	\$ 1,472	\$ 460
	Note (1): "UIC" - Unincorporated																					
	Note (2): "IC" - Incorporated																					

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

#1 BRAUN PROPERTY DEVELOPMENT LLC : PARCEL 06-07-13-000-025.000-018

UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 64,400	\$ -	\$ 64,400	
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
GROSS ASSESSED VALUE:	\$ -	\$ 64,400	\$ -	\$ 64,400	
TAX CAP AMOUNT:	\$ -	\$ 1,288	\$ -	\$ -	
DEDUCTIONS:					
HOMESTEAD	\$ -	\$ -	\$ -	\$ -	
MORTGAGE	\$ -	\$ -	\$ -	\$ -	
SUPPLEMENTAL	\$ -	\$ -	\$ -	\$ -	
OTHER	\$ -	\$ -	\$ -	\$ -	
NET ASSESSED VALUE:	\$ -	\$ 64,400	\$ -	\$ 64,400	
TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
GROSS TAX AMOUNT:	\$ -	\$ 1,012	\$ -	\$ 1,012	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 1,288	\$ -	\$ 1,288	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 184	\$ -	\$ 184	
UIC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 1,012	\$ -	\$ 1,012	
				TAX BILL AMOUNT:	\$ 1,012
					\$ 0

IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 64,400	\$ -	\$ 64,400	
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
GROSS ASSESSED VALUE:	\$ -	\$ 64,400	\$ -	\$ 64,400	
TAX CAP AMOUNT:	\$ -	\$ 1,288	\$ -	\$ -	
DEDUCTIONS:					
HOMESTEAD	\$ -	\$ -	\$ -	\$ -	
MORTGAGE	\$ -	\$ -	\$ -	\$ -	
SUPPLEMENTAL	\$ -	\$ -	\$ -	\$ -	
OTHER	\$ -	\$ -	\$ -	\$ -	
NET ASSESSED VALUE:	\$ -	\$ 64,400	\$ -	\$ 64,400	
TAX RATE:	\$ 2.3446	\$ 2.3446	\$ 2.3446		
GROSS TAX AMOUNT:	\$ -	\$ 1,510	\$ -	\$ 1,510	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 1,288	\$ -	\$ 1,288	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 184	\$ -	\$ 184	
IC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 1,472	\$ -	\$ 1,472	
				INCREASE IN TAX BILL:	\$ 460
				TAX BILL % INCREASE:	45%

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

Town of Whitestown
Braun I Super-Voluntary Annexation
Net Assessed Valuation
December 17, 2020

Pay 2020 Net Assessed Valuation (1)	\$	712,983,828
		<hr/> <hr/>
Total Annexation Net AV (2)	\$	64,400
		<hr/> <hr/>
Annexation Area Net AV to Pay 2020 City Net AV		0.0090%
		<hr/> <hr/>

Note(1): Based on 2020 Whitestown AV from Budget Order

Note(2): Based on 2019 Pay 2020 AV

Town of Whitestown
Maximum Levy Worksheet
December 17, 2020

		<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Pro Forma Annexation</u>
Prior Year Levy	\$	4,057,979	\$ 4,371,465	\$ 5,114,440	\$ 6,070,007	\$ 7,371,080	\$ 8,818,896
Plus:							
Under Max	\$	-	\$ 250	\$ 153	\$ 385	\$ 23	\$ 629
Prior year PTRC	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year levy excess	\$	-	\$ 424	\$ -	\$ -	\$ -	\$ -
1/2 of Prior Year Unused Property Tax Levy	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Minus:							
Prior year FIT	\$	1,821	\$ -	\$ -	\$ -	\$ -	\$ -
Prior year Temporary Appeals	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Prior year Misc Changes	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Equals: Sub-total	\$	4,056,158	\$ 4,372,139	\$ 5,114,593	\$ 6,070,392	\$ 7,371,103	\$ 8,819,525
Times: 6 year non farm income factor		1.026	1.098	1.100	1.094	1.095	1.102
Equals: Sub-total	\$	4,161,618	\$ 4,800,609	\$ 5,626,052	\$ 6,641,009	\$ 8,071,358	\$ 9,719,116
Plus:							
Ensuing Year FIT	\$	1,629	\$ -	\$ -	\$ -	\$ -	\$ -
Ensuing Year Misc Changes	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Ensuing year Temporary Appeals	\$	208,892	\$ 313,504	\$ 390,329	\$ 724,117	\$ 748,167	\$ 934,870
Automatic 15% Annexation Adjustment	\$	-	\$ 480	\$ 54,011	\$ 5,977	\$ -	\$ 797
Less:							
Ensuing Year PTRC	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Ensuing Year Levy Excess	\$	424	\$ -	\$ -	\$ -	\$ -	\$ -
Equals: Ensuing Year Maximum Property Tax Levy	\$	4,371,715	\$ 5,114,593	\$ 6,070,392	\$ 7,371,103	\$ 8,819,525	\$ 10,654,783
Less: Under Max Levy by	\$	250	\$ 153	\$ 385	\$ 23	\$ 629	\$ -
Equals: 1782 Notice	\$	4,371,465	\$ 5,114,440	\$ 6,070,007	\$ 7,371,080	\$ 8,818,896	\$ 10,654,783

Town of Whitestown

Braun I Annexation: Projected Worth Township Fire Impact

December 17, 2020



Worth Township - Projected Fire Net Assessed Value Impact					
<u>Pre-Annexation</u>		<u>Post-Annexation</u>		<u>Increase/(Decrease) in NAV</u>	
2020 Net Assessed Value	\$ 284,072,524	Net Assessed Value	\$ 284,072,524	Net Assessed Value	\$ -
2020 Fire Net Assessed Value	\$ 56,633,295	Fire Net Assessed Value	\$ 56,568,895	Fire Net Assessed Value	\$ (64,400)

Worth Township - Projected Fire Property Tax Levy Impact					
<u>Pre-Annexation</u>		<u>Post-Annexation</u>		<u>Increase/(Decrease) in Property Tax Levy</u>	
2020 Fire Net Assessed Value	\$ 56,633,295	Fire Net Assessed Value	\$ 56,568,895		
2020 Certified Tax Rate	\$ 0.4891	Certified Tax Rate	\$ 0.4891		
2020 Certified Levy	\$ 276,993	Certified Levy	\$ 276,678	Certified Levy	\$ (315)

Note (1): Based on 2019 Pay 2020 assessed value and tax rates.

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

Town of Whitestown

Braun I Super-Voluntary Annexation: Projected LIT Certified Shares Impact
December 17, 2020

2020 Certified Shares Distribution: \$ 34,717,647

Unit	Unit Name	Pre-Annexation		Post-Annexation		Increase/(Decrease)
		Attributed Allocation	Certified Shares	Attributed Allocation	Certified Shares	Certified Shares
0000	BOONE COUNTY	22,466,351	\$ 10,485,336	22,466,351	\$ 10,485,268	\$ (68)
0001	CENTER TOWNSHIP	1,113,074	\$ 519,486	1,113,074	\$ 519,483	\$ (3)
0002	CLINTON TOWNSHIP	19,663	\$ 9,177	19,663	\$ 9,177	\$ (0)
0004	HARRISON TOWNSHIP	22,536	\$ 10,518	22,536	\$ 10,518	\$ (0)
0005	JACKSON TOWNSHIP	84,932	\$ 39,639	84,932	\$ 39,639	\$ (0)
0006	JEFFERSON TOWNSHIP	40,721	\$ 19,005	40,721	\$ 19,005	\$ (0)
0007	MARION TOWNSHIP	37,629	\$ 17,562	37,629	\$ 17,562	\$ (0)
0009	SUGAR CREEK TOWNSHIP	138,284	\$ 64,539	138,284	\$ 64,539	\$ (0)
0011	WASHINGTON TOWNSHIP	30,211	\$ 14,100	30,211	\$ 14,100	\$ (0)
0012	WORTH TOWNSHIP	526,064	\$ 245,521	526,064	\$ 245,519	\$ (2)
0402	LEBANON CIVIL CITY	11,383,111	\$ 5,312,645	11,382,796	\$ 5,312,464	\$ (181)
0536	ADVANCE CIVIL TOWN	213,924	\$ 99,841	213,924	\$ 99,840	\$ (1)
0537	JAMESTOWN CIVIL TOWN	233,960	\$ 109,192	233,960	\$ 109,191	\$ (1)
0538	THORNTON CIVIL TOWN	384,605	\$ 179,500	384,605	\$ 179,499	\$ (1)
0539	ULEN CIVIL TOWN	93,166	\$ 43,482	93,166	\$ 43,482	\$ (0)
0540	WHITESTOWN CIVIL TOWN	11,997,099	\$ 5,599,201	11,997,896	\$ 5,599,537	\$ 336
0541	ZIONSVILLE CIVIL TOWN	20,239,925	\$ 9,446,234	20,239,925	\$ 9,446,173	\$ (61)
0615	WESTERN BOONE COUNTY SCHOOL CORPORATION	-	\$ -	-	\$ -	\$ -
0630	ZIONSVILLE COMMUNITY SCHOOL CORPORATION	-	\$ -	-	\$ -	\$ -
0665	LEBANON COMMUNITY SCHOOL CORPORATION	-	\$ -	-	\$ -	\$ -
3055	SHERIDAN COMMUNITY SCHOOLS	-	\$ -	-	\$ -	\$ -
0015	LEBANON PUBLIC LIBRARY	2,041,034	\$ 952,577	2,041,034	\$ 952,571	\$ (6)
0016	THORNTON PUBLIC LIBRARY	649,586	\$ 303,170	649,586	\$ 303,168	\$ (2)
0296	HUSSEY - MAYFIELD MEMORIAL LIBRARY	2,671,711	\$ 1,246,922	2,671,711	\$ 1,246,914	\$ (8)
1040	BOONE COUNTY SOLID WASTE MANAGEMENT DIST	-	\$ -	-	\$ -	\$ -
Total:		74,387,587	\$ 34,717,647	74,388,069	\$ 34,717,647	

Note (1): Based on 2020 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

Braun I Super-Voluntary Annexation: Projected LIT Public Safety Impact

December 17, 2020

2020 Public Safety Distribution Amount: \$ 17,358,823

Unit	Unit Name	<u>Pre-Annexation</u>		<u>Post-Annexation</u>		<u>Increase/(Decrease)</u>
		Allocation Amount	Public Safety Distribution	Allocation Amount	Public Safety Distribution	Public Safety Distribution
0000	BOONE COUNTY	22,466,351	\$ 5,819,682	22,466,351	\$ 5,819,614	\$ (68)
0402	LEBANON CIVIL CITY	11,383,111	\$ 2,948,681	11,383,111	\$ 2,948,646	\$ (35)
0536	ADVANCE CIVIL TOWN	213,924	\$ 55,415	213,924	\$ 55,414	\$ (1)
0537	JAMESTOWN CIVIL TOWN	233,960	\$ 60,605	233,960	\$ 60,604	\$ (1)
0538	THORNTOWN CIVIL TOWN	384,605	\$ 99,628	384,605	\$ 99,627	\$ (1)
0539	ULEN CIVIL TOWN	93,166	\$ 24,134	93,166	\$ 24,134	\$ (0)
0540	WHITESTOWN CIVIL TOWN	11,997,099	\$ 3,107,728	11,997,896	\$ 3,107,898	\$ 170
0541	ZIONSVILLE CIVIL TOWN	20,239,925	\$ 5,242,950	20,239,925	\$ 5,242,887	\$ (63)
Total:		67,012,141	\$ 17,358,823	67,012,938	\$ 17,358,823	

Note (1): Allocation amount is based Attributed Allocation from Certified Shares.

Note (2): Based on 2020 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

December 17, 2020



	WHITESTOWN CIVIL TOWN	BOONE COUNTY	WORTH TOWNSHIP	LEBANON COMM SCHOOL	BOONE COUNTY SOLID WASTE
Unit Rate	1.2622	0.211	0.0063	0.8651	0.0000
Divided by: New Taxing District Rate	2.3446	2.3446	2.3446	2.3446	2.3446
Equals: % of Taxing District Rate	53.83%	9.00%	0.27%	36.90%	0.00%
Times: Total Circuit Breaker Increase	38	38	38	38	38
Equals: Increased Share of Circuit Breaker	21	3	0	14	-

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

Town of Whitestown

Pre Annexation versus Post Annexation Tax Rate

December 17, 2020



Pre Annexation Tax Rate (018)	
	2020 Rate
Boone County	0.2110
Worth Township	0.4954
Lebanon Community School	0.8651
Boone County Solid Waste	-

Total: 1.5715

Post Annexation Tax Rate (019)	
	2020 Rate
Boone County	0.2110
Worth Township (2)	0.0063
Lebanon Community School	0.8651
Boone County Solid Waste	-
Whitestown Civil Town (3)	1.2622

Total: 2.3446

Note (1): Based on 2020 DLGF Budget Order.

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 \$0.0605, Bond #2 rate \$0.0645, Lease Rental Payment rate \$0.0200 and Park Bond rate \$0.0555.