Town of Whitestown, Indiana

RESOLUTION NO. 2021-11

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

Mann Brothers 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 "Mann Brothers Super-Voluntary Annexation" proposed by Ordinance 2021-09.

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 April, 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
MANN BROTHERS SUPER-VOLUNTARY ANNEXATION

Town of Whitestown, Indiana
Boone County

Annexation Fiscal Plan

March 18, 2021 (final)

Mann Brothers 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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Fiscal Projections Prepare by:
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Figure 1: Annexation Area Map

Figure 1: Mann Brothers Holdings Parcels to be annexed
(Corporate boundaries shown in green/Annexation Area boundaries shown in black)

(Contiguity: Per Boone County GIS, the Mann Brothers parcels are 100% contiguity with Whitestown boundaries on the southern and eastern boundaries of 012-00130-00, as well as contiguous along the northern and eastern boundaries of parcel 012-03380-00, thereby exceeding the statutory minimum.)

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

The proposed annexation of the Mann Brothers Supervoluntary Annexation Area consists of two parcels owned by Mann Brothers Holdings shown in the legal description as "Parcel A" (described as two parcels @ ~0.4958 acres and ~0.584 acres), totaling ~1.08 acres, and "Parcel B" which is described as a single parcel as "1 acre, more or less.". The proposed Annexation Area is intended to be 100% voluntary and was requested by the property owner. The annexation petition is in accordance with the provisions of IC36-4-3-5.1. The property record card maintained by the Boone County Assessor indicates the following information:

- Parcel Number 012-00130-00
  - Owner of Record: Mann Brothers Holdings, LLC
  - Described as two parcels:
    - Acreage: 0.4958 acres
    - Acreage: 0.584 acres
  - Total Assessed Value $ 5,600 (2020 land & improvements)
- Parcel Number 012-03380-00
  - Owner of Record: Mann Brothers Holdings, LLC
  - Described as one parcel: "1 acre more or less"
  - Total Assessed Value $ 213,900 (2020 land and improvements)
- The combined parcels are more than 25% contiguous with the municipal boundaries of the Town of Whitestown.

In addition, the legal description provided as part of the petition package indicates that the parcels to be annexed are located in the northeast quadrant of the intersection of Albert S. White Drive and Anson Boulevard. (The northern leg of Anson Boulevard has not yet been completed.) The annexation parcels are currently developed as a rural residential tract abutting a large industrial development located immediately east and north, as well as major industrial development in the southeast and southwest quadrants of that intersection.

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, per IC 36-4-3-5.1):
  - more than 1/4 contiguous to the existing corporate limits of the Town of Whitestown;
  - more than 150 feet wide at its narrowest point;
  - approximately 2.1 acres (+ or -).

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 presumed to be less than 3.0 persons per acre and is considered subdivided. The Legal Description provided as part of the Annexation Petition shows the Annexation Territory parcel as ~2.1 acres. For purposes of this Fiscal Plan the current AG zoning is judged to result in no demand for immediate municipal services to the parcel unless/until approved development takes place. Municipal services are already provided to surrounding property as a result of prior annexation, development and contiguity.

"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 result of the Petition for Annexation which has been reviewed by the Town and Owner who jointly concur that the Annexation Territory is needed and can be used by the Town in accordance with IC 36-4-3-13(c). The fact that the Annexation Territory is >25% contiguous with existing corporate boundaries means that this annexation will result in simplification of the process of planning and delivery of municipal services.

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 and surrounding area, as approved development occurs.

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

The Annexation Territory consists of two parcels developed as rural residential and zoned as AG, which is >25% contiguous to existing corporate boundaries. The parcel has no immediate need for municipal utility services in its current use, and is currently being studied for development consistent with the adjacent development patterns on three sides (north, east, and south). As any approved development takes place, the full range of municipal services will be extended, as appropriate.

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/frequency necessary to support appropriate future development. It is further in the best interests of both Whitestown and the landowner that the planning for Whitestown Utility extensions, and other municipal services, be efficiently and effectively planned and designed to assure that service is adequate to serve future development.

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

The Mann Brothers Annexation is undertaken with the assumption of the parcel in its current AG use. Changes to the land use as a result of development are to be reviewed and approved by the Town in accordance with municipal ordinances and state statutes applicable at the time of review. The annexation assures that development standards are fairly applied to all landowners, and that future development standards for the Mann Brothers parcel are consistent with and complimentary to the development patterns of the surrounding area.

Needed & Can Be Used: Transportation Infrastructure Planning

The Annexation Territory is located in the northeast quadrant of the intersection of Anson Boulevard and Albert S. White Drive. Both roadway corridors are already included in the

road inventory of the Town of Whitestown, due to previous annexation and development. The addition of this short segment of CR300S to Whitestown's inventory of roads is not expected to generate increases in capital and non-capital municipal service costs, because the vast majority of the area roadways is already in the Whitestown thoroughfare inventory.

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

Any 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.

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 provided under IC 36-4-3-4.1 will be utilized unless/until the property is developed, thereby generating no fiscal impact to property owners as a result of annexation.

The Town will therefore provide nominal municipal services to the existing annexation parcels from existing/budgeted revenues until such time as approved development takes place. As the property develops, additional municipal revenue from the development is expected to support the cost of increased municipal services.

With respect to capital expenditures, Whitestown anticipates that the planning and development review/approval process will assure appropriate cooperation between the Town, landowner, and future developer to provide capital and non-capital services in a manner that is compatible with both the Town's policies and the service demands of any future development. The future developer of the property will be responsible for costs of the extension of any infrastructure needed to support 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 Annexation Territory in a manner consistent with the development status of the Annexation Territory. Police patrols and street services are already provided along both Albert S. White Drive and along Anson Boulevard at a level commensurate with current land use, and the intensity of those municipal services will be adjusted 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 existing rural residential land, with the exception of maintenance of Albert S. White Drive and Anson Boulevard. However, future municipal capital services will be provided in support of approved development as that approved development takes place.

Fiscal Impact Projections

Fiscal Impact Projections: Mann Brothers Super-Voluntary Annexation Area				
Municipal Service	*type*	*Service Date*	*Est. Cost: low*	*Est. Cost: high*
(changes to election/precinct boundaries at County level)				
Elections (precinct maps)	Non-capital	immediately	$100	$ 200
Town Administration & Clerk-Treasurer	Non-capital	2022	$100	$ 200
Town Council	Non-capital	2022	$ 200	$ 400
(Estimated costs related to annexation ordinance.)				
Building Commissioner & Plan Commission	Non-capital	2021	$ 500	$ 1,000
(Existing land use is Ag (sec 4.1))				
Redevelopment Commission	Non-capital	2022	$ 0	$ 0
(no impact projected for Redevelopment Commission.)				
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 Albert S. White Drive.)				
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			$ 2,900	$ 5,500

Appendix A: Parcel List Proposed for Super-Voluntary Annexation (per Legal Description provided)

Parcel ID	Owner
# 012-00130-00	Mann Brothers Holdings
# 012-03380-88	Mann Brothers Holdings

TOWN OF WHITESTOWN

Mann Brothers Super-Voluntary Annexation Impact Analysis

March 22, 2021

Reedy Financial Group P.C.

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Town of Whitestown

Mann Brothers Super-Voluntary Annexation Impact Analysis

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March 22, 2021

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Town of Whitestown
Mann Brothers Super-Voluntary Annexation
5-Year Fiscal Summary for Agricultural Classification
March 22, 2021

Reedy Financial Group P.C.
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	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	1,262	-	4,238	5,500	2,900	5,500	2,600	-
Year 2	1,300	901	3,299	5,500	2,900	5,500	2,600	-
Year 3	1,339	928	3,233	5,500	2,900	5,500	2,600	-
Year 4	1,379	956	3,165	5,500	2,900	5,500	2,600	-
Year 5	1,421	985	3,095	5,500	2,900	5,500	2,600	-

(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 14 and 15.
(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.
(5) Assumes 3% increase in property tax revenue in Years 2 - 5.
(6) Assumes 3% increae in income tax revenue in Years 3 - 5.

Year 1	Other Revenue:	10% times property tax levy plus $4,112 to cover maximum costs
Year 2	Other Revenue:	10% times property tax levy plus $3,169 to cover maximum costs
Year 3	Other Revenue:	10% times property tax levy plus $3,099 to cover maximum costs
Year 4	Other Revenue:	10% times property tax levy plus $3,027 to cover maximum costs
Year 5	Other Revenue:	10% times property tax levy plus $2,953 to cover maximum costs

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Town of Whitestown

Mann Brothers

Super-Voluntary Annexation - Tax Impact Agricultural Classification

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2019 PAY 2020 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	MANN BROTHERS HOLDINGS LLC	06-07-23-000-015.000-018		205,300	95,995	109,305	1.5715	1.5715	1,718	1,718	1,718	1,718	-
2	MANN BROTHERS HOLDINGS LLC	06-07-23-000-013.000-018		5,600	-	5,600	1.5715	1.5715	88	88	88	88	-
	Total			**210,900**	**95,995**	**114,905**			**1,806**	**1,806**	**1,806**	**1,806**	-
	Note (1): "UIC" - Unincorporated												
	Note (2): "IC" - Incorporated												

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Town of Whitestown

Mann Brothers

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 Cap	UIC Tax Bill	IC Tax Bill	Additional UIC Taxes due to Referendum	Additional IC Taxes due to Referendum	CB Credit UIC	CB Credit IC	Increase in CB Post Annex.	Post CB/REF UIC Tax Bill	Post CB/REF IC Tax Bill	Increase in Tax Bill
1	06-07-23-000-015.000-018		$ 35,000	$ 155,700	$ -	$ 14,600	$ 205,300	$ 95,995	$ 109,305	1.5715	1.5715	$ 2,345	$ 1,718	$ 1,718	$ -	$ -	$ -	$ -	$ -	$ 1,718	$ 1,718	$ -
2	06-07-23-000-013.000-018		$ -	$ -	$ 5,600	$ -	$ 5,600	$ -	$ 5,600	1.5715	1.5715	$ -	$ 88	$ 88	$ -	$ -	$ -	$ -	$ -	$ 88	$ 88	$ -
	Total:		**$ 35,000**	**$ 155,700**	**$ 5,600**	**$ 14,600**	**$ 210,900**	**$ 95,995**	**$ 114,905**			**$ 2,345**	**$ 1,806**	**$ 1,806**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,806**	**$ 1,806**	**$ -**
	Note (1): "UIC" - Unincorporated																					
	Note (2): "IC" - Incorporated																					

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

#1 MANN BROTHERS HOLDINGS LLC : PARCEL 06-07-23-000-015.000-018

UIC TAX BILL

TAX CAP %:	1.0%	2.0%	3.0%	Total
HOMESITE LAND	$ 35,000	$ -	$ -	$ 35,000
HOMESITE IMPROVEMENTS	$ 155,700	$ -	$ -	$ 155,700
EXCESS ACREAGE	$ -	$ -	$ -	$ -
NON-HOMESITE IMPROVEMENTS	$ -	$ -	$ 14,600	$ 14,600
GROSS ASSESSED VALUE:	$ 190,700	$ -	$ 14,600	$ 205,300
TAX CAP AMOUNT:	$ 1,907	$ -	$ 438	
DEDUCTIONS:				
HOMESTEAD	$ 45,000			
MORTGAGE	$ -			
SUPPLEMENTAL	$ 50,995			
OTHER	$ -			
NET ASSESSED VALUE:	$ 94,705	$ -	$ 14,600	$ 109,305
TAX RATE:	$ 1.5715	$ 1.5715	$ 1.5715	
GROSS TAX AMOUNT:	$ 1,488	$ -	$ 229	$ 1,718
PROPERTY TAX CAP AMOUNT:	$ 1,907	$ -	$ 438	$ 2,345
VOTER-APPROVED MAX ADJ TO CAP*	$ 181	$ -	$ 28	$ 209
UIC NET PROPERTY TAXES AFTER CAP:	**$ 1,488**	**$ -**	**$ 229**	**$ 1,718**
			TAX BILL AMOUNT:	$ 1,718
				$ (0)

IC TAX BILL

TAX CAP %:	1.0%	2.0%	3.0%	Total
HOMESITE LAND	$ 35,000	$ -	$ -	$ 35,000
HOMESITE IMPROVEMENTS	$ 155,700	$ -	$ -	$ 155,700
EXCESS ACREAGE	$ -	$ -	$ -	$ -
NON-HOMESITE IMPROVEMENTS	$ -	$ -	$ 14,600	$ 14,600
GROSS ASSESSED VALUE:	$ 190,700	$ -	$ 14,600	$ 205,300
TAX CAP AMOUNT:	$ 1,907	$ -	$ 438	
DEDUCTIONS:				
HOMESTEAD	$ 45,000			
MORTGAGE	$ -			
SUPPLEMENTAL	$ 50,995			
OTHER	$ -			
NET ASSESSED VALUE:	$ 94,705	$ -	$ 14,600	$ 109,305
TAX RATE:	$ 1.5715	$ 1.5715	$ 1.5715	
GROSS TAX AMOUNT:	$ 1,488	$ -	$ 229	$ 1,718
PROPERTY TAX CAP AMOUNT:	$ 1,907	$ -	$ 438	$ 2,345
VOTER-APPROVED MAX ADJ TO CAP*	$ 181	$ -	$ 28	$ 209
IC NET PROPERTY TAXES AFTER CAP:	**$ 1,488**	**$ -**	**$ 229**	**$ 1,718**
			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.

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

#2 MANN BROTHERS HOLDINGS LLC : PARCEL 06-07-23-000-013.000-018

UIC TAX BILL

TAX CAP %:	1.0%	2.0%	3.0%	Total
HOMESITE LAND	$ -	$ -	$ -	$ -
HOMESITE IMPROVEMENTS	$ -	$ -	$ -	$ -
EXCESS ACREAGE	$ -	$ -	$ 5,600	$ 5,600
NON-HOMESITE IMPROVEMENTS	$ -	$ -	$ -	$ -
GROSS ASSESSED VALUE:	$ -	$ -	$ 5,600	$ 5,600
TAX CAP AMOUNT:	$ -	$ -	$ 168	
DEDUCTIONS:				
HOMESTEAD	$ -			
MORTGAGE	$ -			
SUPPLEMENTAL	$ -			
OTHER	$ -			
NET ASSESSED VALUE:	$ -	$ -	$ 5,600	$ 5,600
TAX RATE:	$ 1.5715	$ 1.5715	$ 1.5715	
GROSS TAX AMOUNT:	$ -	$ -	$ 88	$ 88
PROPERTY TAX CAP AMOUNT:	$ -	$ -	$ 168	$ 168
VOTER-APPROVED MAX ADJ TO CAP*	$ -	$ -	$ 11	$ 11
UIC NET PROPERTY TAXES AFTER CAP:	**$ -**	**$ -**	**$ 88**	**$ 88**
			TAX BILL AMOUNT:	$ 88
				$ 0

IC TAX BILL

TAX CAP %:	1.0%	2.0%	3.0%	Total
HOMESITE LAND	$ -	$ -	$ -	$ -
HOMESITE IMPROVEMENTS	$ -	$ -	$ -	$ -
EXCESS ACREAGE	$ -	$ -	$ 5,600	$ 5,600
NON-HOMESITE IMPROVEMENTS	$ -	$ -	$ -	$ -
GROSS ASSESSED VALUE:	$ -	$ -	$ 5,600	$ 5,600
TAX CAP AMOUNT:	$ -	$ -	$ 168	
DEDUCTIONS:				
HOMESTEAD	$ -			
MORTGAGE	$ -			
SUPPLEMENTAL	$ -			
OTHER	$ -			
NET ASSESSED VALUE:	$ -	$ -	$ 5,600	$ 5,600
TAX RATE:	$ 1.5715	$ 1.5715	$ 1.5715	
GROSS TAX AMOUNT:	$ -	$ -	$ 88	$ 88
PROPERTY TAX CAP AMOUNT:	$ -	$ -	$ 168	$ 168
VOTER-APPROVED MAX ADJ TO CAP*	$ -	$ -	$ 11	$ 11
IC NET PROPERTY TAXES AFTER CAP:	**$ -**	**$ -**	**$ 88**	**$ 88**
			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.

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Town of Whitestown
Mann Brothers Super-Voluntary Annexation
5-Year Fiscal Summary for Non Agricultural Classification
March 22, 2021

Reedy Financial Group P.C.
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	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	1,262	-	4,238	5,500	2,900	5,500	2,600	-
Year 2	1,300	901	3,299	5,500	2,900	5,500	2,600	-
Year 3	1,339	928	3,233	5,500	2,900	5,500	2,600	-
Year 4	1,379	956	3,165	5,500	2,900	5,500	2,600	-
Year 5	1,421	985	3,095	5,500	2,900	5,500	2,600	-

(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 $1,421 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 14 and 15.
(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.
(5) Assumes 3% increase in property tax revenue in Years 2 - 5.
(6) Assumes 3% increae in income tax revenue in Years 3 - 5.

Year 1	Other Revenue:	10% times property tax levy plus $4,112 to cover maximum costs
Year 2	Other Revenue:	10% times property tax levy plus $3,169 to cover maximum costs
Year 3	Other Revenue:	10% times property tax levy plus $3,099 to cover maximum costs
Year 4	Other Revenue:	10% times property tax levy plus $3,027 to cover maximum costs
Year 5	Other Revenue:	10% times property tax levy plus $2,953 to cover maximum costs

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Town of Whitestown

Mann Brothers

Super-Voluntary Annexation - Tax Impact Non Agricultural Classification

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2019 PAY 2020 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	MANN BROTHERS HOLDINGS LLC	06-07-23-000-015.000-018		205,300	95,995	109,305	1.5715	2.3446	1,718	2,563	1,718	2,519	**802**
2	MANN BROTHERS HOLDINGS LLC	06-07-23-000-013.000-018		5,600	-	5,600	1.5715	2.3446	88	131	88	131	**43**
	Total:			**210,900**	**95,995**	**114,905**			**1,806**	**2,694**	**1,806**	**2,651**	**845**
	Note (1): "UIC" - Unincorporated												
	Note (2): "IC" - Incorporated												

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Town of Whitestown

Mann Brothers

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	Net AV	UIC Tax Rate	IC Tax Rate	Total Max Tax Cap	UIC Tax Bill	IC Tax Bill	Additional UIC Taxes due to Referendum	Additional IC Taxes due to Referendum	CB Credit UIC	CB Credit IC	Increase in CB Post Annex.	Post CB/REF UIC Tax Bill	Post CB/REF IC Tax Bill	Increase in Tax Bill
1	06-07-23-000-015.000-018		$ 35,000	$ 155,700	$ -	$ 14,600	$ 205,300	$ 95,995	$ 109,305	1.5715	2.3446	$ 2,345	$ 1,718	$ 2,563	$ -	$ 270	$ -	$ 43	$ 43	$ 1,718	$ 2,519	$ 802
2	06-07-23-000-013.000-018		$ -	$ -	$ 5,600	$ -	$ 5,600	$ -	$ 5,600	1.5715	2.3446	$ 168	$ 88	$ 131	$ -	$ -	$ -	$ -	$ -	$ 88	$ 131	$ 43
	Total:		**$ 35,000**	**$ 155,700**	**$ 5,600**	**$ 14,600**	**$ 210,900**	**$ 95,995**	**$ 114,905**			**$ 2,513**	**$ 1,806**	**$ 2,694**	**$ -**	**$ 270**	**$ -**	**$ 43**	**$ 43**	**$ 1,806**	**$ 2,651**	**$ 845**
	Note (1): "UIC" - Unincorporated																					
	Note (2): "IC" - Incorporated																					

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

#1 MANN BROTHERS HOLDINGS LLC : PARCEL 06-07-23-000-015.000-018

UIC TAX BILL

TAX CAP %:		1.0%	2.0%	3.0%	Total
HOMESITE LAND		$ 35,000	$ -	$ -	$ 35,000
HOMESITE IMPROVEMENTS		$ 155,700	$ -	$ -	$ 155,700
EXCESS ACREAGE		$ -	$ -	$ -	$ -
NON-HOMESITE IMPROVEMENTS		$ -	$ -	$ 14,600	$ 14,600
GROSS ASSESSED VALUE:		$ 190,700	$ -	$ 14,600	$ 205,300
TAX CAP AMOUNT:		$ 1,907	$ -	$ 438	
DEDUCTIONS:					
	HOMESTEAD	$ 45,000			
	MORTGAGE	$ -			
	SUPPLEMENTAL	$ 50,995			
	OTHER	$ -			
NET ASSESSED VALUE:		$ 94,705	$ -	$ 14,600	$ 109,305
TAX RATE:		$ 1.5715	$ 1.5715	$ 1.5715	
GROSS TAX AMOUNT:		$ 1,488	$ -	$ 229	$ 1,718
PROPERTY TAX CAP AMOUNT:		$ 1,907	$ -	$ 438	$ 2,345
VOTER-APPROVED MAX ADJ TO CAP*		$ 270	$ -	$ 42	$ 312
UIC NET PROPERTY TAXES AFTER CAP:		**$ 1,488**	**$ -**	**$ 229**	**$ 1,718**
				TAX BILL AMOUNT:	$ 1,718
					$ (0)

IC TAX BILL

TAX CAP %:		1.0%	2.0%	3.0%	Total
HOMESITE LAND		$ 35,000	$ -	$ -	$ 35,000
HOMESITE IMPROVEMENTS		$ 155,700	$ -	$ -	$ 155,700
EXCESS ACREAGE		$ -	$ -	$ -	$ -
NON-HOMESITE IMPROVEMENTS		$ -	$ -	$ 14,600	$ 14,600
GROSS ASSESSED VALUE:		$ 190,700	$ -	$ 14,600	$ 205,300
TAX CAP AMOUNT:		$ 1,907	$ -	$ 438	
DEDUCTIONS:					
	HOMESTEAD	$ 45,000			
	MORTGAGE	$ -			
	SUPPLEMENTAL	$ 50,995			
	OTHER	$ -			
NET ASSESSED VALUE:		$ 94,705	$ -	$ 14,600	$ 109,305
TAX RATE:		$ 2.3446	$ 2.3446	$ 2.3446	
GROSS TAX AMOUNT:		$ 2,220	$ -	$ 342	$ 2,563
PROPERTY TAX CAP AMOUNT:		$ 1,907	$ -	$ 438	$ 2,345
VOTER-APPROVED MAX ADJ TO CAP*		$ 270	$ -	$ 42	$ 312
IC NET PROPERTY TAXES AFTER CAP:		**$ 2,177**	**$ -**	**$ 342**	**$ 2,519**
				INCREASE IN TAX BILL:	$ 802
				TAX BILL % INCREASE:	47%

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

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

#2 MANN BROTHERS HOLDINGS LLC : PARCEL 06-07-23-000-013.000-018

UIC TAX BILL

TAX CAP %:	1.0%	2.0%	3.0%	Total
HOMESITE LAND	$ -	$ -	$ -	$ -
HOMESITE IMPROVEMENTS	$ -	$ -	$ -	$ -
EXCESS ACREAGE	$ -	$ -	$ 5,600	$ 5,600
NON-HOMESITE IMPROVEMENTS	$ -	$ -	$ -	$ -
GROSS ASSESSED VALUE:	$ -	$ -	$ 5,600	$ 5,600
TAX CAP AMOUNT:	$ -	$ -	$ 168	
DEDUCTIONS:				
HOMESTEAD	$ -			
MORTGAGE	$ -			
SUPPLEMENTAL	$ -			
OTHER	$ -			
NET ASSESSED VALUE:	$ -	$ -	$ 5,600	$ 5,600
TAX RATE:	$ 1.5715	$ 1.5715	$ 1.5715	
GROSS TAX AMOUNT:	$ -	$ -	$ 88	$ 88
PROPERTY TAX CAP AMOUNT:	$ -	$ -	$ 168	$ 168
VOTER-APPROVED MAX ADJ TO CAP*	$ -	$ -	$ 16	$ 16
UIC NET PROPERTY TAXES AFTER CAP:	**$ -**	**$ -**	**$ 88**	**$ 88**
			TAX BILL AMOUNT:	$ 88
				$ 0

IC TAX BILL

TAX CAP %:	1.0%	2.0%	3.0%	Total
HOMESITE LAND	$ -	$ -	$ -	$ -
HOMESITE IMPROVEMENTS	$ -	$ -	$ -	$ -
EXCESS ACREAGE	$ -	$ -	$ 5,600	$ 5,600
NON-HOMESITE IMPROVEMENTS	$ -	$ -	$ -	$ -
GROSS ASSESSED VALUE:	$ -	$ -	$ 5,600	$ 5,600
TAX CAP AMOUNT:	$ -	$ -	$ 168	
DEDUCTIONS:				
HOMESTEAD	$ -			
MORTGAGE	$ -			
SUPPLEMENTAL	$ -			
OTHER	$ -			
NET ASSESSED VALUE:	$ -	$ -	$ 5,600	$ 5,600
TAX RATE:	$ 2.3446	$ 2.3446	$ 2.3446	
GROSS TAX AMOUNT:	$ -	$ -	$ 131	$ 131
PROPERTY TAX CAP AMOUNT:	$ -	$ -	$ 168	$ 168
VOTER-APPROVED MAX ADJ TO CAP*	$ -	$ -	$ 16	$ 16
IC NET PROPERTY TAXES AFTER CAP:	**$ -**	**$ -**	**$ 131**	**$ 131**
			INCREASE IN TAX BILL:	$ 43
			TAX BILL % INCREASE:	49%

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

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Town of Whitestown

Mann Brothers Super-Voluntary Annexation

Net Assessed Valuation

March 22, 2021

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Pay 2020 Net Assessed Valuation (1)	$	712,983,828
Total Annexation Net AV (2)	$	114,905
Annexation Area Net AV to Pay 2020 City Net AV		0.0161%

Note(1): Based on 2020 Whitestown AV from Budget Order
Note(2): Based on 2019 Pay 2020 AV

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Town of Whitestown
Mann Brothers Super-Voluntary Annexation
Maximum Levy Worksheet
March 22, 2021

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		2016	2017	2018	2019	2020	Pro Forma Annexation
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	$ -	**$ 1,421**
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	$ 10,655,408
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	$ 10,655,408

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Town of Whitestown
Mann Brothers Super-Voluntary Annexation
Projected Worth Township Fire Impact
March 22, 2021

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Worth Township - Projected Fire Net Assessed Value Impact								
Pre-Annexation			**Post-Annexation**			**Increase/(Decrease) in NAV**		
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	$	56,518,390	Fire Net Assessed Value	$	(114,905)

Worth Township - Projected Fire Property Tax Levy Impact								
Pre-Annexation			**Post-Annexation**			**Increase/(Decrease) in Property Tax Levy**		
2020 Fire Net Assessed Value	$	56,633,295	Fire Net Assessed Value	$	56,518,390			
2020 Certified Tax Rate	$	0.4891	Certified Tax Rate	$	0.4891			
2020 Certified Levy	$	276,993	Certified Levy	$	276,431	Certified Levy	$	(562)

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.

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Town of Whitestown
Mann Brothers Super-Voluntary Annexation
Projected LIT Certified Shares Impact
March 22, 2021

2020 Certified Shares Distribution: $ 34,717,647

Unit	Unit Name	Pre-Annexation Attributed Allocation	Pre-Annexation Certified Shares	Post-Annexation Attributed Allocation	Post-Annexation Certified Shares	Increase/(Decrease) Certified Shares
0000	BOONE COUNTY	22,466,351	$ 10,485,336	22,466,351	$ 10,485,215	$ (121)
0001	CENTER TOWNSHIP	1,113,074	$ 519,486	1,113,074	$ 519,480	$ (6)
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	$ 64,538	$ (1)
0011	WASHINGTON TOWNSHIP	30,211	$ 14,100	30,211	$ 14,100	$ (0)
0012	WORTH TOWNSHIP	526,064	$ 245,521	525,502	$ 245,256	$ (265)
0402	LEBANON CIVIL CITY	11,383,111	$ 5,312,645	11,383,111	$ 5,312,584	$ (61)
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	$ 179,498	$ (2)
0539	ULEN CIVIL TOWN	93,166	$ 43,482	93,166	$ 43,481	$ (1)
0540	**WHITESTOWN CIVIL TOWN**	**11,997,099**	**$ 5,599,201**	**11,998,521**	**$ 5,599,800**	**$ 599**
0541	ZIONSVILLE CIVIL TOWN	20,239,925	$ 9,446,234	20,239,925	$ 9,446,125	$ (109)
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	$ 952,566	$ (11)
0016	THORNTON PUBLIC LIBRARY	649,586	$ 303,170	649,586	$ 303,166	$ (4)
0296	HUSSEY - MAYFIELD MEMORIAL LIBRARY	2,671,711	$ 1,246,922	2,671,711	$ 1,246,908	$ (14)
1040	BOONE COUNTY SOLID WASTE MANAGEMENT DIST	-	$ -	-	$ -	$ -
	Total:	**74,387,587**	**$ 34,717,647**	**74,388,447**	**$ 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.

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Town of Whitestown
Mann Brothers Super-Voluntary Annexation
Projected LIT Public Safety Impact
March 22, 2021

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

		Pre-Annexation		Post-Annexation		Increase/(Decrease)
Unit	Unit Name	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	$ 5,819,559	$ (123)
0402	LEBANON CIVIL CITY	11,383,111	$ 2,948,681	11,383,111	$ 2,948,618	$ (63)
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	$ 99,626	$ (2)
0539	ULEN CIVIL TOWN	93,166	$ 24,134	93,166	$ 24,133	$ (1)
0540	**WHITESTOWN CIVIL TOWN**	**11,997,099**	**$ 3,107,728**	**11,998,521**	**$ 3,108,030**	**$ 302**
0541	ZIONSVILLE CIVIL TOWN	20,239,925	$ 5,242,950	20,239,925	$ 5,242,838	$ (112)
	Total:	**67,012,141**	**$ 17,358,823**	**67,013,562**	**$ 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.

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Town of Whitestown
Mann Brothers Super-Voluntary Annexation
Overlapping Circuit Breaker Impact
March 22, 2021

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	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	$ 43.45	$ 43.45	$ 43.45	$ 43.45	$ 43.45
Equals: Increased Share of Circuit Breaker	$ 23.39	$ 3.91	$ 0.12	$ 16.03	$ -

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

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Town of Whitestown
Mann Brothers Super-Voluntary Annexation
Pre Annexation versus Post Annexation Tax Rate
March 22, 2021

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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.

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