Town of Whitestown, Indiana

RESOLUTION NO. 2016-07

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

**Hackett
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 "Hackett Super-Voluntary Annexation" proposed by Ordinance 2016-1.

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 February, 2016.

[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:

_____
Amanda Andrews, Clerk-Treasurer
Town of Whitestown, Indiana

2889688

EXHIBIT A

ANNEXATION FISCAL PLAN
HACKETT SUPER-VOLUNTARY ANNEXATION

Town of Whitestown, Indiana
Boone County

Annexation Fiscal Plan

January 20, 2016

Hackett Super-Voluntary Annexation

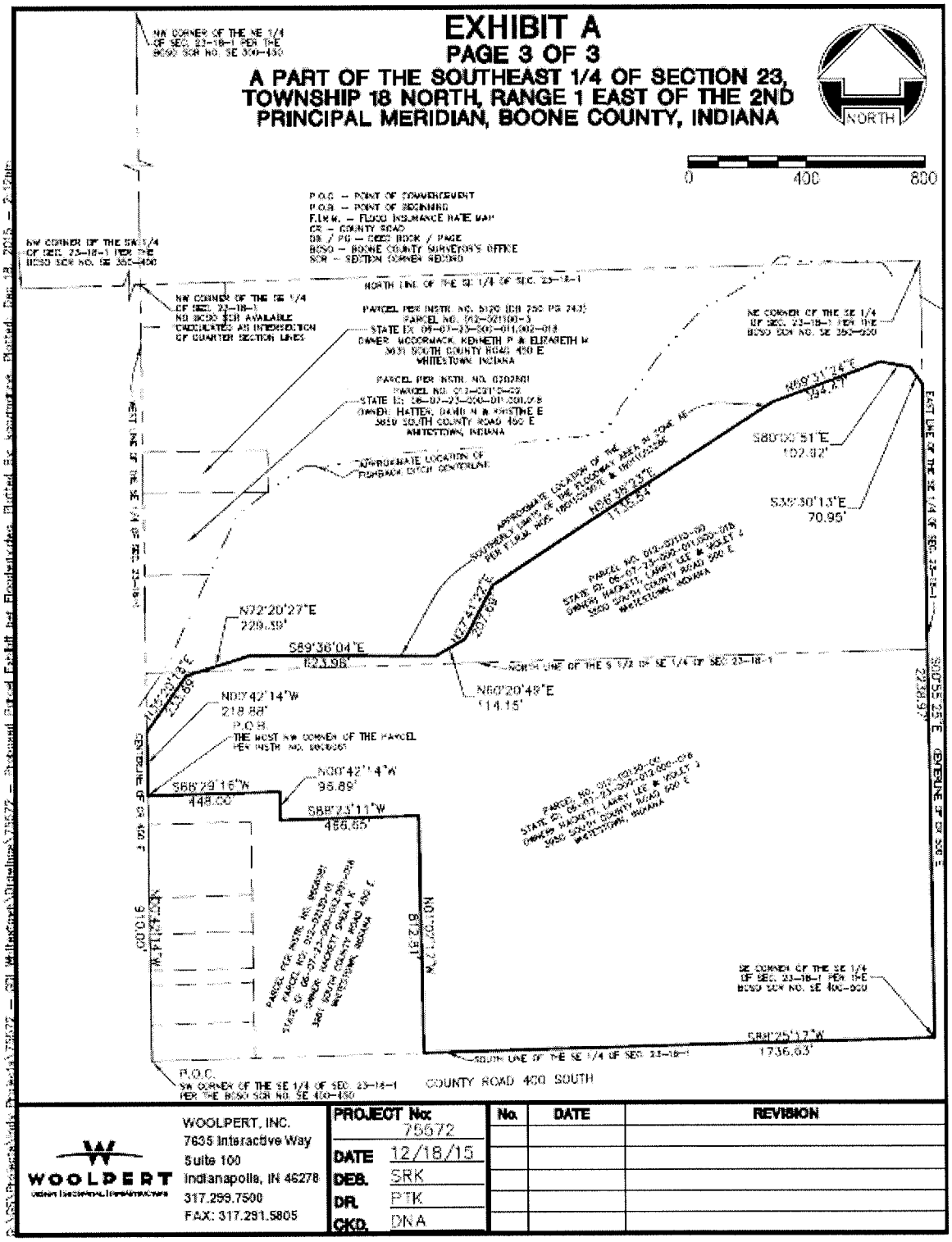
(IC36-4-3-5.1)

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 (voice)
317/872-9885 (fax)
wabsci@aol.com (email)

Fiscal Projections Prepare by:
Reedy Financial Group
Eric Reedy, President
P.O. Box 943
Seymour, IN 47274
812/522-9444
ereedy@reedyfinancialgroup.com

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 Hackett property consists of 2 parcels located in the northwest quadrant of the intersection of CR 400S (aka Albert S. White Boulevard) and CR 500E (see parcel list, Appendix), in close proximity to the Anson development and the Amazon Fulfillment Center. 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 to continue a coordinated effort to plan for Town services and other infrastructure that will ultimately be necessary to enable the development of the Hackett property.

- Super-Voluntary Annexation Area:
  - more than 1/8 contiguous to the existing corporate limits of the Town of Whitestown;
  - more than 150 feet wide at its narrowest point.

Agricultural Annexation

This annexation is undertaken at the request of and in cooperation with the landowner for the purposes of facilitating future development, and is accordingly treated as an annexation under section 5.1 as opposed to section 4.1 (note that 4.1 annexations do not require a fiscal plan). Nevertheless, the property is currently classified as agricultural for tax purposes. As appears to be contemplated by the revised version of section 4.1, Whitestown will therefore assume 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 already pays taxes for those 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 order to enable the Hackett parcels to be developed in the future.

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

It is important to note that this annexation is proposed to be undertaken in accordance with IC36-4-3-5.1 (which addresses annexes 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 Hackett Annexation Territory is needed and can be used in accordance with IC36-4-3-13(c) by virtue of the 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).

Needed & Can Be Used: Planning Utilities to Serve the Hackett 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 service in the area and has worked extensively to plan and provide capacity for future development such as the property here.

This super-voluntary annexation is therefore 'needed and can be used' as the basis for the Town of Whitestown, Whitestown Utilities and the landowners for purposes of planning utility service at 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, without excess costs that would otherwise increase user rates for the utility.

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

The Hackett Annexation is undertaken to provide optimal cooperation with regard to the review and approval process for consistent and equitable zoning and development as the Hackett 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 Hackett parcels is consistent with and complimentary to the development patterns of the surrounding area.

Needed & Can Be Used: Delivering Adequate Public Safety Services

The Hackett 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 Hackett parcels. In this case, 'public safety services' includes such things as personnel, lighting, and other forms of public safety facilities.
Public safety demands are highly idiosyncratic to the development 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

Few communities in Indiana have been confronted with such vast shifts in transportation infrastructure demands than Boone County and other counties along I-65. During the summer of 2015, for example, a single problem with a single bridge over a relatively minor waterway led to massive transportation disruption that lasted months before it could be brought under control.

During the I-65 disruption, traffic was re-routed onto local thoroughfares which were unable to handle the traffic volumes, causing extensive traffic delays, as well as leading to accidents and fatality, due to inadequate secondary traffic safety controls. Even schools and school buses were adversely affected. Until this emergency arose, local transportation planners had never seriously considered a traffic emergency of this magnitude, despite extensive and major traffic improvement projects along I-65 over recent decades.

The 2015 I-65 adventure in thoroughfare policy demonstrated that local transportation facilities must be more carefully planned to be able to address emergency situations, just as public safety services must be carefully planned to address public safety emergencies. It is therefore necessary for Whitestown and landowners to consider, study, and comprehend the transportation requirements necessitated by future development of the Hackett 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.

In addition, the proximity of the Annexation Area to the Amazon Fulfillment Center creates a need to more carefully study potential traffic conflicts, traffic peaks, and intersection needs. While the development of the Hackett parcels has not yet been determined, the location proximate to high-intensity developments, as well as the plans to develop Anson further requires that issues of transportation and thoroughfare be very carefully considered to protect the public interest.

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. New development is generally considered to universally increase the speed and volume of stormwater runoff, thereby creating potential stormwater and flooding problems. This Annexation is 'needed and can be used' to protect adjacent property owners from the impacts of stormwater, flooding and runoff.

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 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 Areas with regard to the extension of municipal services as a result of annexation under section 5.1 (100% voluntary annexation) with the implications of section 4.1 (protecting 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 it will be ready, and able 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: Hackett Super-Voluntary Annexation Area				
Municipal Service	*type*	*Service Date*	*Est. Cost: low*	*Est. Cost: high*
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	$100	$200
(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 CR450E.)				
Fire Department	Non-capital	2017	$100	$200
(Whitestown already serves the Area through township fire partnership.)				
Fire Department	capital	2019	n/a	n/a
Parks Department	Non-capital	2017	n/a	n/a
(Ag land not expected to generate new parks demand.)				
Parks Department	capital	2019	n/a	n/a
Sewer Utility	Capital & Non-capital	2017	$ 0	$ 0
(Existing Ag land will not require sewer service.)				
Water Utility	Capital & Non-Capital	2019	$ 0	$ 0
(Existing Ag land will not require water service.)				
Estimated Annual Total Cost			$ 700	$ 2,100

Appendix A: Parcels Proposed for Super-Voluntary Annexation

Parcel List

Parcel ID	Owner	Property Address
06-07-23-000-011.000-018 (partial)	Hackett, Larry & Viola	3500 S CR500E
06-07-23-000-012.000-018	Hackett, Larry & Viola	3950 S CR500E

Appendix B: Legal Description
SR13 Super-Voluntary Annexation
(prepared by Woolpert Consultants)

A LAND BOUNDARY DESCRIPTION OF A
87.13 ACRE PARCEL
WHITESTOWN, BOONE COUNTY, INDIANA
DECEMBER 18, 2015

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE 2ND PRINCIPAL MERIDIAN, WORTH TOWNSHIP, BOONE COUNTY, INDIANA, BEING A PART OF BOONE COUNTY PARCEL NUMBERS 012-02130-00 AND 012-02110-00, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION;

THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION, NORTH 00 DEGREES 42 MINUTES 14 SECONDS WEST, A DISTANCE OF 910.00 FEET TO THE MOST NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED ON JULY 1, 1996 IN THE BOONE COUNTY RECORDER'S OFFICE PER INSTRUMENT NO. 9606081, BEING **THE POINT OF BEGINNING OF THIS DESCRIPTION**;

THENCE CONTINUING ALONG THE WEST LINE OF SAID QUARTER SECTION, NORTH 00 DEGREES 42 MINUTES 14 SECONDS WEST, A DISTANCE OF 218.88 FEET (MORE OR LESS) TO THE SOUTHERLY LIMITS OF THE FLOODWAY AREA IN ZONE AE AS DEPICTED ON THE FLOOD INSURANCE RATE MAPS – MAP NUMBERS 18011C0307E AND 18011C0326E, BOTH PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND BOTH WITH AN EFFECTIVE DATE OF JANUARY 18, 2012;

THENCE ALONG THE SOUTHERLY LIMITS OF SAID FLOODWAY AREA IN ZONE AE, AS DETERMINED PER SAID FLOOD INSURANCE RATE MAPS UTILIZING GRAPHIC PLOTTING METHODS, THE FOLLOWING NINE (9) APPROXIMATE COURSES:

1) NORTH 35 DEGREES 20 MINUTES 13 SECONDS EAST, A DISTANCE OF 233.69 FEET;
2) NORTH 72 DEGREES 20 MINUTES 27 SECONDS EAST, A DISTANCE OF 229.39 FEET;
3) SOUTH 89 DEGREES 36 MINUTES 04 SECONDS EAST, A DISTANCE OF 623.98 FEET;
4) NORTH 60 DEGREES 20 MINUTES 49 SECONDS EAST, A DISTANCE OF 114.15 FEET;
5) NORTH 27 DEGREES 41 MINUTES 22 SECONDS EAST, A DISTANCE OF 207.69 FEET;
6) NORTH 56 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 1135.54 FEET;
7) NORTH 69 DEGREES 31 MINUTES 24 SECONDS EAST, A DISTANCE OF 394.47 FEET;
8) SOUTH 80 DEGREES 00 MINUTES 51 SECONDS EAST, A DISTANCE OF 102.92 FEET;
9) SOUTH 35 DEGREES 30 MINUTES 13 SECONDS EAST, A DISTANCE OF 70.95 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID QUARTER SECTION;

THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION, SOUTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF 2238.97 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION;

THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION, SOUTH 88 DEGREES 25 MINUTES 17 SECONDS WEST, A DISTANCE OF 1736.63 FEET TO THE MOST SOUTHEASTERLY CORNER OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED ON JULY 1, 1996 IN THE BOONE COUNTY RECORDER'S OFFICE PER INSTRUMENT NO. 9606081;

THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PARCEL, THE FOLLOWING FOUR (4) COURSES:

1) NORTH 01 DEGREE 07 MINUTES 17 SECONDS WEST, ALONG AN EXISTING FENCE LINE, A DISTANCE OF 812.81 FEET;

2) SOUTH 88 DEGREES 23 MINUTES 11 SECONDS WEST, ALONG AN EXISTING FENCE LINE, A DISTANCE OF 466.65 FEET;

3) NORTH 00 DEGREES 42 MINUTES 14 SECONDS WEST, A DISTANCE OF 96.89 FEET;

4) SOUTH 88 DEGREES 29 MINUTES 16 SECONDS WEST, A DISTANCE OF 448.00 FEET TO THE POINT OF BEGINNING, CONTAINING 87.13 ACRES, MORE OR LESS.

BEING SUBJECT TO ANY PART(S) OF THE ABOVE DESCRIBED PARCEL TAKEN OR USED FOR PUBLIC ROADWAY PURPOSES.

THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD83 (NSRS 2007), PER THE COORDINATES PROVIDED IN THE BOONE COUNTY SURVEYOR'S OFFICE SECTION CORNER RECORDS.

TOWN OF WHITESTOWN

Hackett Annexation Impact Analysis

February 5, 2016

Reedy Financial Group P.C.
Government Finance Specialists
Certified Public Accountant • Consultants

Town of Whitestown
Hackett Annexation Impact Analysis
Table of Contents
February 5, 2016

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

Hackett Annexation: 5-Year Fiscal Summary for Agricultural Classification

February 5, 2016

	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	-	-	2,100	2,100	700	2,100	1,400	-
Year 2	-	-	2,100	2,100	700	2,100	1,400	-
Year 3	-	-	2,100	2,100	700	2,100	1,400	-
Year 4	-	-	2,100	2,100	700	2,100	1,400	-
Year 5	-	-	2,100	2,100	700	2,100	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

Hackett Annexation - Tax Impact Agricultural Classification

2015 PROPERTY TAX IMPACT

	Owner Name	Parcel #	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	HACKETT LARRY LEE & VIOLET J	06-07-23-000-011.000-018	56,800	-	56,800	1.7674	1.7674	1,004	1,004	1,004	1,004	-
2	HACKETT LARRY LEE & VIOLET J	06-07-23-000-012.000-018	279,100	-	279,100	1.7674	1.7674	4,933	4,933	4,933	4,933	-
	Total		**335,900**	**-**	**335,900**			**5,937**	**5,937**	**5,937**	**5,937**	**-**

Note (1): "UIC" - Unincorporated

Note (2): "IC" - Incorporated

Note (3): Only a portion of parcel 06-07-23-000-011.000-018 is being annexed. Therefore, the tax impact was based on a third of the assessed value.

Town of Whitestown

Hackett Annexation - Circuit Breaker Agricultural Classification

	Parcel #	Homestead Land	Homestead 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	06-07-23-000-011.000-018	$ -	$ -	$ 56,800	$ -	$ 56,800	-	$ 56,800	1.7674	1.7674	$ 1,136	$ 1,004	$ 1,004	$ -	$ -	$ -	$ -	$ -	$ 1,004	$ 1,004	$ -
2	06-07-23-000-012.000-018	$ 35,000	$ 64,000	$ 139,700	$ 40,400	$ 279,100	-	$ 279,100	1.7674	1.7674	$ 6,077	$ 4,933	$ 4,933	$ -	$ -	$ -	$ -	$ -	$ 4,933	$ 4,933	$ -
	Total:	**$ 35,000**	**$ 64,000**	**$ 196,500**	**$ 40,400**	**$ 335,900**	**$ -**	**$ 335,900**			**$ 7,213**	**$ 5,937**	**$ 5,937**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 5,937**	**$ 5,937**	**$ -**

Note (1): "UIC" - Unincorporated

Note (2): "IC" - Incorporated

Note (3): Only a portion of parcel 06-07-23-000-011.000-018 is being annexed. Therefore, the tax impact was based on a third of the assessed value.

TOWN OF WHITESTOWN - HACKETT ANNEXATION AGRICULTURAL CLASSIFICATION

TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#1 HACKETT LARRY LEE & VIOLET J: PARCEL 06-07-23-000-011.000-018

UIC TAX BILL

TAX CAP %:		1.0%		2.0%		3.0%		Total
HOMESITE LAND	$	-	$	-	$	-	$	-
HOMESITE IMPROVEMENTS	$	-	$	-	$	-	$	-
EXCESS ACREAGE	$	-	$	56,800	$	-	$	56,800
NON-HOMESITE IMPROVEMENTS	$	-	$	-	$	-	$	-
GROSS ASSESSED VALUE:	$	-	$	56,800	$	-	$	56,800
TAX CAP AMOUNT:	$	-	$	1,136	$	-		
DEDUCTIONS:								
HOMESTEAD	$	-						
MORTGAGE	$	-						
SUPPLEMENTAL	$	-						
OTHER	$	-						
NET ASSESSED VALUE:	$	-	$	56,800	$	-	$	56,800
TAX RATE:	$	1.7674	$	1.7674	$	1.7674		
GROSS TAX AMOUNT:	$	-	$	1,004	$	-	$	1,004
PROPERTY TAX CAP AMOUNT:	$	-	$	1,136	$	-	$	1,136
VOTER-APPROVED MAX ADJ TO CAP*	$	-	$	137	$	-	$	137
UIC NET PROPERTY TAXES AFTER CAP:	**$**	**-**	**$**	**1,004**	**$**	**-**	**$**	**1,004**
						TAX BILL AMOUNT:	$	1,004
							$	(0)

IC TAX BILL

TAX CAP %:		1.0%		2.0%		3.0%		Total
HOMESITE LAND	$	-	$	-	$	-	$	-
HOMESITE IMPROVEMENTS	$	-	$	-	$	-	$	-
EXCESS ACREAGE	$	-	$	56,800	$	-	$	56,800
NON-HOMESITE IMPROVEMENTS	$	-	$	-	$	-	$	-
GROSS ASSESSED VALUE:	$	-	$	56,800	$	-	$	56,800
TAX CAP AMOUNT:	$	-	$	1,136	$	-		
DEDUCTIONS:								
HOMESTEAD	$	-						
MORTGAGE	$	-						
SUPPLEMENTAL	$	-						
OTHER	$	-						
NET ASSESSED VALUE:	$	-	$	56,800	$	-	$	56,800
TAX RATE:	$	1.7674	$	1.7674	$	1.7674		
GROSS TAX AMOUNT:	$	-	$	1,004	$	-	$	1,004
PROPERTY TAX CAP AMOUNT:	$	-	$	1,136	$	-	$	1,136
VOTER-APPROVED MAX ADJ TO CAP*	$	-	$	137	$	-	$	137
IC NET PROPERTY TAXES AFTER CAP:	**$**	**-**	**$**	**1,004**	**$**	**-**	**$**	**1,004**
						INCREASE IN TAX BILL:	$	0
						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 - HACKETT ANNEXATION AGRICULTURAL CLASSIFICATION

TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#2 HACKETT LARRY LEE & VIOLET J: PARCEL 06-07-23-000-012.000-018

UIC TAX BILL

TAX CAP %:		1.0%		2.0%		3.0%		Total
HOMESITE LAND	$	-	$	35,000	$	-	$	35,000
HOMESITE IMPROVEMENTS	$	-	$	64,000	$	-	$	64,000
EXCESS ACREAGE	$	-	$	130,600	$	9,100	$	139,700
NON-HOMESITE IMPROVEMENTS	$	-	$	-	$	40,400	$	40,400
GROSS ASSESSED VALUE:	$	-	$	229,600	$	49,500	$	279,100
TAX CAP AMOUNT:	$	-	$	4,592	$	1,485		
DEDUCTIONS:								
HOMESTEAD	$	-						
MORTGAGE	$	-						
SUPPLEMENTAL	$	-						
OTHER	$	-						
NET ASSESSED VALUE:	$	-	$	229,600	$	49,500	$	279,100
TAX RATE:	$	1.7674	$	1.7674	$	1.7674		
GROSS TAX AMOUNT:	$	-	$	4,058	$	875	$	4,933
PROPERTY TAX CAP AMOUNT:	$	-	$	4,592	$	1,485	$	6,077
VOTER-APPROVED MAX ADJ TO CAP*	$	-	$	556	$	120	$	675
UIC NET PROPERTY TAXES AFTER CAP:	**$**	**-**	**$**	**4,058**	**$**	**875**	**$**	**4,933**
						TAX BILL AMOUNT:	$	4,933
							$	0

IC TAX BILL

TAX CAP %:		1.0%		2.0%		3.0%		Total
HOMESITE LAND	$	-	$	35,000	$	-	$	35,000
HOMESITE IMPROVEMENTS	$	-	$	64,000	$	-	$	64,000
EXCESS ACREAGE	$	-	$	130,600	$	9,100	$	139,700
NON-HOMESITE IMPROVEMENTS	$	-	$	-	$	40,400	$	40,400
GROSS ASSESSED VALUE:	$	-	$	229,600	$	49,500	$	279,100
TAX CAP AMOUNT:	$	-	$	4,592	$	1,485		
DEDUCTIONS:								
HOMESTEAD	$	-						
MORTGAGE	$	-						
SUPPLEMENTAL	$	-						
OTHER	$	-						
NET ASSESSED VALUE:	$	-	$	229,600	$	49,500	$	279,100
TAX RATE:	$	1.7674	$	1.7674	$	1.7674		
GROSS TAX AMOUNT:	$	-	$	4,058	$	875	$	4,933
PROPERTY TAX CAP AMOUNT:	$	-	$	4,592	$	1,485	$	6,077
VOTER-APPROVED MAX ADJ TO CAP*	$	-	$	556	$	120	$	675
IC NET PROPERTY TAXES AFTER CAP:	**$**	**-**	**$**	**4,058**	**$**	**875**	**$**	**4,933**
						INCREASE IN TAX BILL:	$	0
						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

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

February 5, 2016

	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	2,004	-	200	2,204	700	2,100	1,504	104
Year 2	2,064	2,758	206	5,028	700	2,100	4,328	2,928
Year 3	2,126	2,840	213	5,179	700	2,100	4,479	3,079
Year 4	2,190	2,926	219	5,334	700	2,100	4,634	3,234
Year 5	2,255	3,013	226	5,494	700	2,100	4,794	3,394

(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.

COIT Projection:

2016 certified shares	2,940,062
Divided by 2015 property tax levy	4,263,488
% of CS to Prop levy	69%
Times Annexation PT Adjustment	3,999
Equals Annexation CS	2,758

Other Revenue: 10% times property tax levy

Town of Whitestown

Hackett Annexation - Tax Impact Non Agricultural Classification

2015 PROPERTY TAX IMPACT

	Owner Name	Parcel #	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	HACKETT LARRY LEE & VIOLET J	06-07-23-000-011.000-018	56,800	-	56,800	1.7674	2.4943	1,004	1,417	1,004	1,330	**326**
2	HACKETT LARRY LEE & VIOLET J	06-07-23-000-012.000-018	279,100	-	279,100	1.7674	2.4943	4,933	6,962	4,933	6,611	**1,678**
	Total		**335,900**	-	**335,900**			**5,937**	**8,378**	**5,937**	**7,941**	**2,004**

Note (1): "UIC" - Unincorporated

Note (2): "IC" - Incorporated

Note (3): Only a portion of parcel 06-07-23-000-011.000-018 is being annexed. Therefore, the tax impact was based on a third of the assessed value.

Town of Whitestown

Hackett Annexation - Circuit Breaker Non Agricultural Classification

	Parcel #	Homestead Land	Homestead 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	06-07-23-000-011.000-018	$ -	$ -	$ 56,800	$ -	$ 56,800	-	$ 56,800	1.7674	2.4943	$ 1,136	$ 1,004	$ 1,417	$ -	$ 281	$ 281	$ -	$ 194	$ 1,004	$ 1,330	$ 326
2	06-07-23-000-012.000-018	$ 35,000	$ 64,000	$ 139,700	$ 40,400	$ 279,100	-	$ 279,100	1.7674	2.4943	$ 6,077	$ 4,933	$ 6,962	$ -	$ 1,135	$ 1,135	$ -	$ 784	$ 4,933	$ 6,611	$ 1,678
	Total:	**$ 35,000**	**$ 64,000**	**$ 196,500**	**$ 40,400**	**$ 335,900**	**$ -**	**$ 335,900**			**$ 7,213**	**$ 5,937**	**$ 8,378**	**$ -**	**$ 1,416**	**$ 1,416**	**$ -**	**$ 978**	**$ 5,937**	**$ 7,941**	**$ 2,004**

Note (1): "UIC" - Unincorporated

Note (2): "IC" - Incorporated

Note (3): Only a portion of parcel 06-07-23-000-011.000-018 is being annexed. Therefore, the tax impact was based on a third of the assessed value.

TOWN OF WHITESTOWN - HACKETT ANNEXATION NON AGCLASSIFICATION

TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#1 HACKETT LARRY LEE & VIOLET J: PARCEL 06-07-23-000-011.000-018

UIC TAX BILL

TAX CAP %:		1.0%		2.0%		3.0%		Total
HOMESITE LAND	$	-	$	-	$	-	$	-
HOMESITE IMPROVEMENTS	$	-	$	-	$	-	$	-
EXCESS ACREAGE	$	-	$	56,800	$	-	$	56,800
NON-HOMESITE IMPROVEMENTS	$	-	$	-	$	-	$	-
GROSS ASSESSED VALUE:	$	-	$	56,800	$	-	$	56,800
TAX CAP AMOUNT:	$	-	$	1,136	$	-		
DEDUCTIONS:								
HOMESTEAD	$	-						
MORTGAGE	$	-						
SUPPLEMENTAL	$	-						
OTHER	$	-						
NET ASSESSED VALUE:	$	-	$	56,800	$	-	$	56,800
TAX RATE:	$	1.7674	$	1.7674	$	1.7674		
GROSS TAX AMOUNT:	$	-	$	1,004	$	-	$	1,004
PROPERTY TAX CAP AMOUNT:	$	-	$	1,136	$	-	$	1,136
VOTER-APPROVED MAX ADJ TO CAP*	$	-	$	137	$	-	$	137
UIC NET PROPERTY TAXES AFTER CAP:	**$**	**-**	**$**	**1,004**	**$**	**-**	**$**	**1,004**
						TAX BILL AMOUNT:	$	1,004
							$	(0)

IC TAX BILL

TAX CAP %:		1.0%		2.0%		3.0%		Total
HOMESITE LAND	$	-	$	-	$	-	$	-
HOMESITE IMPROVEMENTS	$	-	$	-	$	-	$	-
EXCESS ACREAGE	$	-	$	56,800	$	-	$	56,800
NON-HOMESITE IMPROVEMENTS	$	-	$	-	$	-	$	-
GROSS ASSESSED VALUE:	$	-	$	56,800	$	-	$	56,800
TAX CAP AMOUNT:	$	-	$	1,136	$	-		
DEDUCTIONS:								
HOMESTEAD	$	-						
MORTGAGE	$	-						
SUPPLEMENTAL	$	-						
OTHER	$	-						
NET ASSESSED VALUE:	$	-	$	56,800	$	-	$	56,800
TAX RATE:	$	2.4943	$	2.4943	$	2.4943		
GROSS TAX AMOUNT:	$	-	$	1,417	$	-	$	1,417
PROPERTY TAX CAP AMOUNT:	$	-	$	1,136	$	-	$	1,136
VOTER-APPROVED MAX ADJ TO CAP*	$	-	$	194	$	-	$	194
IC NET PROPERTY TAXES AFTER CAP:	**$**	**-**	**$**	**1,330**	**$**	**-**	**$**	**1,330**
						INCREASE IN TAX BILL:	$	326
						TAX BILL % INCREASE:		32%

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

TOWN OF WHITESTOWN - HACKETT ANNEXATION NON AGCLASSIFICATION

TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#2 HACKETT LARRY LEE & VIOLET J: PARCEL 06-07-23-000-012.000-018

UIC TAX BILL

TAX CAP %:		1.0%		2.0%		3.0%		Total
HOMESITE LAND	$	-	$	35,000	$	-	$	35,000
HOMESITE IMPROVEMENTS	$	-	$	64,000	$	-	$	64,000
EXCESS ACREAGE	$	-	$	130,600	$	9,100	$	139,700
NON-HOMESITE IMPROVEMENTS	$	-	$	-	$	40,400	$	40,400
GROSS ASSESSED VALUE:	$	-	$	229,600	$	49,500	$	279,100
TAX CAP AMOUNT:	$	-	$	4,592	$	1,485		
DEDUCTIONS:								
HOMESTEAD	$	-						
MORTGAGE	$	-						
SUPPLEMENTAL	$	-						
OTHER	$	-						
NET ASSESSED VALUE:	$	-	$	229,600	$	49,500	$	279,100
TAX RATE:	$	1.7674	$	1.7674	$	1.7674		
GROSS TAX AMOUNT:	$	-	$	4,058	$	875	$	4,933
PROPERTY TAX CAP AMOUNT:	$	-	$	4,592	$	1,485	$	6,077
VOTER-APPROVED MAX ADJ TO CAP*	$	-	$	556	$	120	$	675
UIC NET PROPERTY TAXES AFTER CAP:	**$**	**-**	**$**	**4,058**	**$**	**875**	**$**	**4,933**
						TAX BILL AMOUNT:	$	4,933
							$	0

IC TAX BILL

TAX CAP %:		1.0%		2.0%		3.0%		Total
HOMESITE LAND	$	-	$	35,000	$	-	$	35,000
HOMESITE IMPROVEMENTS	$	-	$	64,000	$	-	$	64,000
EXCESS ACREAGE	$	-	$	130,600	$	9,100	$	139,700
NON-HOMESITE IMPROVEMENTS	$	-	$	-	$	40,400	$	40,400
GROSS ASSESSED VALUE:	$	-	$	229,600	$	49,500	$	279,100
TAX CAP AMOUNT:	$	-	$	4,592	$	1,485		
DEDUCTIONS:								
HOMESTEAD	$	-						
MORTGAGE	$	-						
SUPPLEMENTAL	$	-						
OTHER	$	-						
NET ASSESSED VALUE:	$	-	$	229,600	$	49,500	$	279,100
TAX RATE:	$	2.4943	$	2.4943	$	2.4943		
GROSS TAX AMOUNT:	$	-	$	5,727	$	1,235	$	6,962
PROPERTY TAX CAP AMOUNT:	$	-	$	4,592	$	1,485	$	6,077
VOTER-APPROVED MAX ADJ TO CAP*	$	-	$	784	$	169	$	953
IC NET PROPERTY TAXES AFTER CAP:	**$**	**-**	**$**	**5,376**	**$**	**1,235**	**$**	**6,611**
						INCREASE IN TAX BILL:	$	1,678
						TAX BILL % INCREASE:		34%

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

Town of Whitestown
2016 Annexation
Net Assessed Valuation
February 5, 2016

Pay 2015 Net Assessed Valuation	$	349,552,187
Total Annexation Net AV	$	335,900
Annexation Area Net AV to Pay 2015 City Net AV		0.1%

Town of Whitestown
Maximum Levy Worksheet
February 5, 2016

		2014	2015	2016	Pro Forma Annexation
Prior Year Levy		$ 3,369,075	$ 3,755,929	$ 4,057,950	$ 4,163,439
Plus:					
	Under Max	$ 54	$ 89	$ 29	$ -
	Prior year PTRC	$ -	$ -	$ -	$ -
	Prior Year levy excess	$ -	$ -	$ -	$ -
Minus:					
	Prior year FIT	$ 2,008	$ 316	$ 1,821	$ 1,821
	Prior year Temporary Appeals	$ -	$ -	$ -	$ -
	Prior year Misc Changes	$ -	$ -	$ -	$ -
Equals:	Sub-total	$ 3,367,121	$ 3,755,702	$ 4,056,158	$ 4,161,618
Times:	6 year non farm income factor	1.026	1.027	1.026	1.026
Equals:	Sub-total	$ 3,454,666	$ 3,857,106	$ 4,161,618	$ 4,269,820
Plus:					
	Ensuing Year FIT	$ 316	$ 1,821	$ 1,821	$ 1,821
	Ensuing Year Misc Changes	$ -	$ -	$ -	$ -
	Ensuing year Temporary Appeals	$ 300,000	$ 199,052	$ -	$ -
	Automatic 15% Annexation Adjustment	$ 1,036	$ -	$ -	$ 3,999
Less:					
	Ensuing Year PTRC	$ -	$ -	$ -	$ -
	Ensuing Year Levy Excess	$ -	$ -	$ -	$ -
Equals:	Ensuing Year Maximum Property Tax Levy	$ 3,756,018	$ 4,057,979	$ 4,163,439	$ 4,275,640
Less:	Under Max Levy by	$ 89	$ 29	$ -	$ -
Equals:	1782 Notice	$ 3,755,929	$ 4,057,950	$ 4,163,439	$ 4,275,640