RESOLUTION #11, 2021

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA, ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF PROPERTY KNOWN AS THE "PRAIRIE RIDGE ANNEXATION"

WHEREAS, the Common Council (the "Council") of the City of Valparaiso, Indiana (the "City") has investigated annexation of property west of its existing border; and

WHEREAS, pursuant to IC 36-4-3, the legislative body of a municipality may, by ordinance, annex territory that is contiguous to the municipality, subject to certain limitations; and

WHEREAS, pursuant to Indiana Code §36-4-3-3.1 a fiscal plan must be prepared and adopted by resolution prior to such annexation; and

WHEREAS, the required fiscal plan, included as Exhibit C (the "Fiscal Plan") and attached hereto and made a part hereof, has been prepared and presented to the Common Council for consideration; and

WHEREAS, it is anticipated the effective date of the annexation will be December 2022, such that owners will commence paying property taxes beginning May 2024; and

WHEREAS, services of a noncapital nature will commence by December 2023 and services of a capital nature will commence by December 2025; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code §36-4-3-13; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Valparaiso, Porter County, Indiana as follows:

SECTION 1. <u>Incorporation of Recitals.</u> The foregoing recitals (or "whereas clauses") are findings of fact by the Common Council and are incorporated into this Resolution by reference.

SECTION 2. <u>Approval and Adoption of Fiscal Plan.</u> The Common Council of the City hereby approves and adopts the Fiscal Plan attached hereto, made a part hereof, and marked as Exhibit C to this Resolution for the Prairie Ridge Annexation.

SECTION 3. <u>Effective Date.</u> This Resolution shall be in full force and effect upon its passage by the Common Council and as provided by Indiana law.

SECTION 4. <u>Severability.</u> The sections, subsections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase of this Ordinance shall be declared unconstitutional, invalid or unenforceable by the valid judgement or decree of a court of competent jurisdiction, such unconstitutionally, invalidity, or unenforceability shall not affect any of the remaining sections, subsections, paragraphs, sentences, clauses, and phrases of this Ordinance.

PASSED by the Common Council of the City of Valparaiso, Indiana, by a 7 - 0 vote of all members present and voting on this 12th day of July, 2021.

Matthew R. Murphy, Mayor

ATTEST:

Holly Taylor, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 12th day of July, 2021 at the hour of 6:00 o'clock P.M.

Holly Taylor, Clerk-Treasurer

This Resolution approved and signed by me this 12th day of July, 2021.

Matthew R. Murphy, Mayor

Exhibit A

Legal Description – Prairie Ridge Subdivision

An area of land located in the southeast quarter of Section 31, Township 35 North, Range 5 West of the second principal meridian in Center Township, Porter County, Indiana, being more particularly described as: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THEN SOUTH 00 DEGREES, 6 MINUTES, 45 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 866.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES, 6 MINUTES, 45 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1,212.00 FEET; THENCE SOUTH 89 DEGREES, 48 MINUTES 17 SECONDS EAST, PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,079.72 FEET; THENCENORTH 00 DEGREES 6 MINUTES 45 SECONDS WEST, PARALLEL TO THE SAID WEST LINE, A DISTANCE OF 1,212.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 17 SECONDS WEST, PARALLEL TO SAID NORTH LINE, A DISTANCE OF 1,079.72 FEET, TO THE POINT OF BEGINNING. CONTAINING 30.04 ACRES, MORE OR LESS.

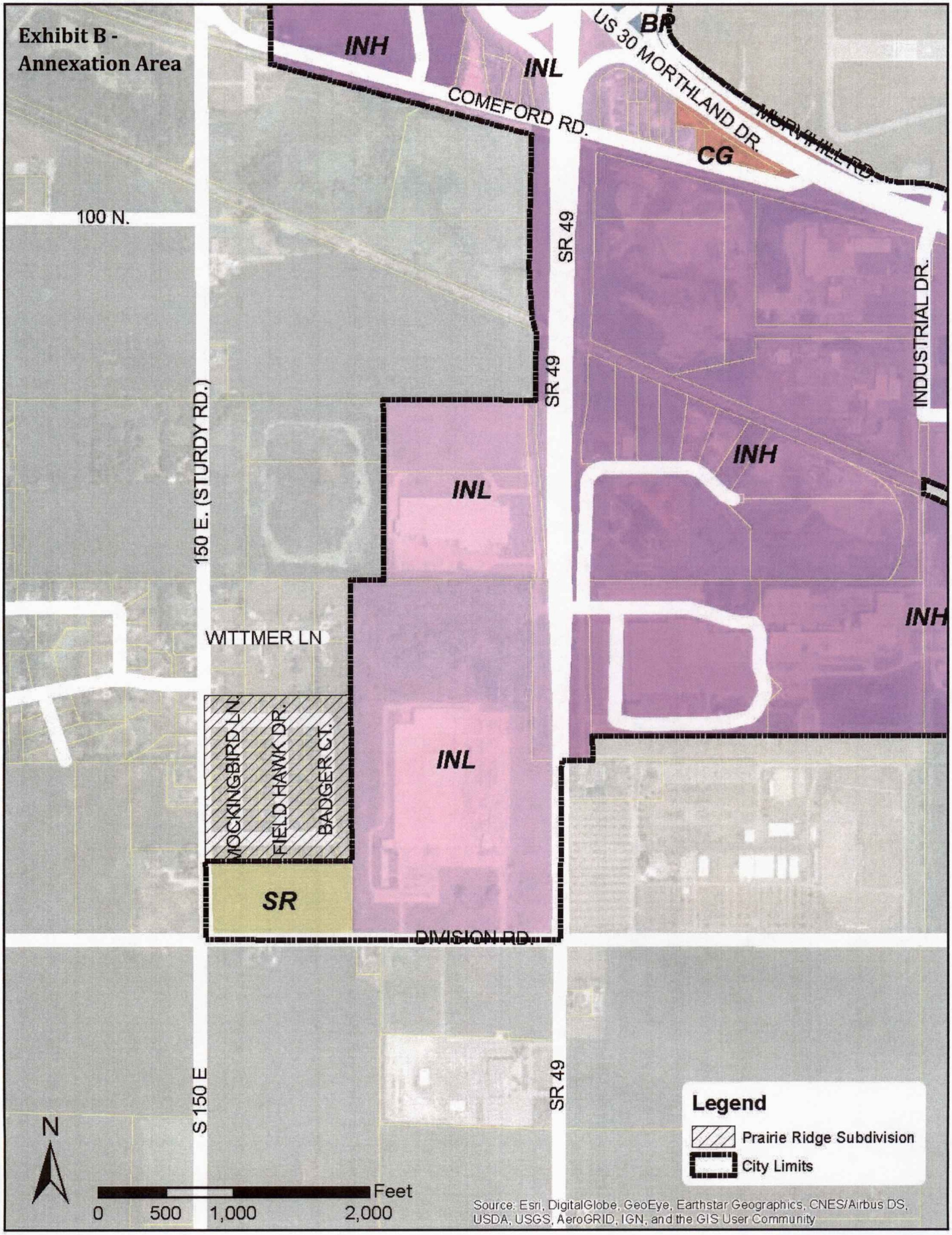

Exhibit B -
Annexation Area
INH
INL
BR
US 30 MORTHLAND DR.
MORVILLE RD.
COMEFORD RD.
CG
100 N.
SR 49
INDUSTRIAL DR.
150 E. (STURDY RD.)
INL
INH
INH
WITTMER LN
MOCKINGBIRD LN.
FIELD HAWK DR.
BADGER CT.
INL
SR
DIVISION RD.
S 150 E
SR 49
Legend
Prairie Ridge Subdivision
City Limits
N
0
500
1,000
2,000
Feet
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXHIBIT C

CITY OF VALPARAISO

ANNEXATION FISCAL PLAN
PRAIRIE RIDGE

DATED
JULY 12, 2021

Cender & Company LLC
233 E. 84th Drive, Suite 103 • Merrillville, IN 46410
Phone: 219•736•1800 Fax: 219•736•8465

CITY OF VALPARAISO
ANNEXATION FISCAL PLAN
PRAIRIE RIDGE

TABLE OF CONTENTS

CITY OF VALPARAISO
ANNEXATION FISCAL PLAN
PRAIRIE RIDGE

TABLE OF CONTENTS

CITY OF VALPARAISO
ANNEXATION FISCAL PLAN
PRAIRIE RIDGE

INTRODUCTION

The following fiscal plan (the "Fiscal Plan") is for the proposed annexation of a parcel to the south and east of the existing corporate limits on the south side of Valparaiso (the "Annexation Area"). The Annexation Area is adjacent to the City of Valparaiso (the "City"). The requirements of the code mandate the development and adoption of a written fiscal plan and the establishment of a definite policy by resolution of the City Council. The Indiana Code states that this fiscal plan must include and provide:

1. The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency;

2. The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used;

3. The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin;

4. That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided 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 non-capital services provided in areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density;

5. 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;

6. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for two (2) years after the effective date of the annexation;

7. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for two (2) years after the effective date of the annexation;

8. Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation; and

9. A list of all parcels of property in the annexation territory and the following information regarding each parcel:

   A. The name of the owner of the parcel.

   B. The parcel identification number.

   C. The most recent assessed value of the parcel.

   D. The existence of a known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. It was developed through the cooperative efforts of the City's various administrative offices and the City's financial advisor, Cender & Company, L.L.C. This Fiscal Plan is the result of an analysis of the proposed Annexation Area.

The Annexation Area is contiguous to the City for the purposes of Indiana Code 36-4-3-1.5, and there is a written Fiscal Plan, herein provided, that has been approved by the City Council.

AREA DESCRIPTION

Location, Area Size and Contiguity

The proposed Annexation Area is located on the south and east sides of the existing corporate boundaries on the south side of the City. A map and legal description of the area to be annexed has been included in attached APPENDIX A.

The Annexation Area is approximately 30 acres. The perimeter boundary of the Annexation Area totals 4,583.44 lineal feet, 1,212.00 (or 26.44%) of which is contiguous to the existing corporate boundaries of the City.

Current Land Use

The Annexation Area consists of an established subdivision containing seventy (70) residential sites, an open space and a detention parcel.

Zoning

Existing Zoning: R1- Low Density Single-Family Residential
Proposed Zoning: Suburban Residential (SR)

Current Population

The current population of the Annexation Area is estimated at one hundred sixty-seven (167). This estimate was determined using the 2010 Census for Center Township, Porter County, Indiana, person per household figure of 2.38.

Real Property Assessed Valuation

The net assessed valuation for land and improvements in the Annexation Area as of January 1, 2020, is $12,102,135 for taxes payable 2021. Assuming an annual 3% growth in the Annexation Area, the net assessed valuation for land and improvements as of January 1, 2023, is $13,224,330 for taxes payable 2024.

NON-CAPITAL SERVICES

Cost of Services

The current standard and scope of non-capital services being delivered within the City and the Annexation Area were evaluated by each municipal department to determine the personnel and equipment necessary to provide such non-capital services in a manner equivalent in standard and scope to services that are currently provided within the existing City's municipal boundary.

The City will provide all non-capital services to the Annexation Area within one (1) year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the City regardless of topography, patterns of land use, and population density.

Police Protection

The Porter County Sheriff's Department currently provides police protection and law enforcement services to the Annexation Area. However, all non-capital services of the Valparaiso Police Department ("VPD") will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The City of Valparaiso Police Department's primary purpose is the prevention of crime. The department consists of four (4) divisions including administration, community relations, patrol and investigations. The administration division consists of a police chief, assistant police chief and captain of patrol. The investigations division consists of six (6) detectives, combining for over 80 years of law enforcement. The VPD patrols within the boundaries of the City on a daily basis and responds to all alarm calls. In addition, the VPD provides other services such as detection and apprehension of offenders, traffic control, and preservation of civil order. The VPD does not distinguish between different areas of the City. The same services are provided throughout the City. Due to the location and character of the Annexation Area, the City may need to evaluate staffing distribution in the future or anticipate an increase in fuel as a result of the annexation. Due to the call history of the Annexation Area, it is not expected an additional officer will be needed, but costs for a portion of an officer have been included in the financial analysis. It is anticipated that an increase in fuel may be necessary for adding the Annexation Area to the patrol map in an amount expected to grow to approximately $500 per year. The Police Department's budget within the City's General Fund will fund any additional costs.

Fire Protection

The Annexation Area is currently served by the Valparaiso Fire Protection Territory ("VFPT"). The VFPT serves the corporate City limits of Valparaiso and Center Township; approximately 30 square miles of homes and industries and more than 80,000 residents. The VFPT has three shifts of 21 firefighters per shift, working 24 hours on duty and 48 hours off-duty. There are three stations, four engines, two aerials, four rescue trucks, and a tanker.

The VFPT provides fire protection, emergency medical response, hazardous materials response, technical rescue and fire prevention services to citizens within the City limits and Center Township. Given that service is already provided by VFPT to the Annexation Area, there will be no additional costs for the provision of services upon annexation.

Emergency Medical Services

Currently, the VFPT provides emergency medical services to the Annexation Area. These services include, but are not limited to, emergency medical response. Given that service is already provided by VFPT to the Annexation Area, there will be no additional costs for the provision of services upon annexation.

Street Maintenance

Any dedicated streets and county roads in the Annexation Area are currently maintained by Porter County. However, all non-capital services of the Street Division of Valparaiso Public Works will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The Street Division of Valparaiso Public Works is responsible for the maintenance of more than 165 miles of streets and 140 cul de sacs, including:

- Patching, resurfacing, and sealing roadways, public parking areas, and alleys.
- Plowing snow and providing salt for city streets, parking lots, and alleys.
- Maintaining necessary detours and road closures.
- Providing any necessary assistance to police, fire, and EMS during emergency calls.

The Street Division of Valparaiso Public Works is also responsible for issuing dumpster permits and providing street sweeping through the use of two (2) street sweepers. The Annexation Area has five (5) streets. Currently, the City has approximately 165 miles of streets. The City anticipates additional operating costs for supplies, repairs and maintenance, snowplowing and salting in an amount expected to grow to approximately $2,300 per year as a result of the annexation. The Local Road and Street and Motor Vehicle Highway Funds will fund any additional costs.

Trash Collection and Recycling

Porter County does not provide solid waste disposal to the Annexation Area. Within one (1) year of the effective date of this annexation, the City of Valparaiso will provide garbage, yard refuse and recyclables collection services to all residential properties in the Annexation Area. The City anticipates additional operating costs for trash collection services and recycling of approximately $10,080 per year. Trash services are funded through a $12.00 monthly fee billed to homeowners. It is anticipated the additional costs will be covered by the additional revenues generated from the monthly trash collection fee. In addition, each household within the Annexation Area will be provided with two trash toters at an estimated cost to the City of $60 each.

Storm Water and Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. The future development in the Annexation Area will have to have their storm water plan approved by the City, and any associated storm water and drainage costs will be borne by the developers, therefore it is not anticipated that there will be any additional cost to the City. Nevertheless, all non-capital services of the Storm Water Department will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City. Any additional stormwater costs will be funded by the monthly stormwater fee, which is currently $12.50 in 2021.

Parks

There are currently 17 parks within City limits. Amenities found in the parks include baseball diamonds, basketball courts, boats, disc golf courses, picnic areas, play fields, playgrounds, restrooms, skate parks, tennis courts, and pavilions. Rogers-Lakewood Park, one of Valparaiso's premier facilities, is a 122-acre park featuring various outdoor activities such as hayrides, discovery camps, boating, fishing, and hiking as well as six 6 shelters for rental. The centerpiece of Downtown Valparaiso, Central Park Plaza, has the outdoor Northwest Health Amphitheater for concerts and other special events as well as a splash pad. The William E. Urschel Pavilion, a 135' long by 85' wide open-air pavilion, is used year-round, hosting a number of events in the summer and transforming into a refrigerated ice rink in the late fall that lasts through early spring. The Indiana Beverage Activity Building houses year-round restrooms, a rentable lobby area, conference room, and warming area with a view of the rink.

Upon the effective date of the annexation, residents of the Annexation Area will be eligible for the resident rates for parks and shelter rentals. It is anticipated that no additional parks will be added as a result of the annexation, therefore there will be no additional costs to the City. Nevertheless, all non-capital services of the Valparaiso Parks and Recreation Department will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

Street Lighting

Porter County does not provide streetlights in the Annexation Area. Typically, within Valparaiso subdivisions all utilities are underground and lighting is provided via individual light posts. These are the responsibility of the individual homeowners. The subdivision has the described individual light posts. It is anticipated that there will be no additional costs to the City for street lighting.

Governmental Administrative Services

The City does not anticipate that the addition of the Annexation Area will result in a demand for Governmental Administrative Services that cannot be met by the existing staffing of the City's offices, agencies and departments. All non-capital services of the administration of the City will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The Governmental Administrative Services of the City include, but are not limited to, the services provided by the following:

- City Administrator
- Clerk-Treasurer's Office
- City Council
- Engineering Department
- Human Resources Department
- Planning Department
- Project and Facility Management Department
- Building Department
- Community Engagement Department
- Code Enforcement Division
- Economic Development

CAPITAL IMPROVEMENTS

Cost of Services

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of services in the same manner as services that are currently provided within the existing City's corporate limits.

The City will provide the following capital services to the Annexation Area no later than three (3) years after the effective date of the annexation in the same manner as those capital services provided to areas within the City regardless of topography, patterns of land use, and population density and in a manner consistent with federal, state and local laws, procedures and planning criteria. It is currently assumed that the annexation will be effective as soon as practically possible, but no later than December 31, 2022.

Water Service

The Annexation Area is currently served by the Valparaiso Water Department, which will continue to serve the Annexation Area after annexation. It is anticipated that the City will not incur any additional costs related to the provision of water service in the Annexation Area.

Wastewater Service

The Annexation Area is currently served by the Valparaiso Wastewater Department, which will continue to serve the Annexation Area after annexation. It is anticipated that the City will not incur any additional costs related to the provision of wastewater service in the Annexation Area.

Storm Water and Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. Any additional storm water costs will be funded by the monthly stormwater fee, which is currently $12.50 in 2021.

Street Construction

As this is an existing, fully established subdivision, no construction of new streets within the development in the Annexation Area is anticipated. Regardless, all capital services of the Valparaiso Street Department, including evaluation and construction services, will be extended to the Annexation Area within three (3) years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

Sidewalks

In general, construction and reconstruction of sidewalks is not the responsibility of the City. Sidewalks were initially installed by developers as part of a subdivision. Regardless, all capital services of the City will be extended to the Annexation Area within three (3) years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

Street Lighting

Porter County does not provide streetlights in the Annexation Area. Typically, within Valparaiso subdivisions all utilities are underground and lighting is provided via individual light posts. These are the responsibility of the individual homeowners. The subdivision has the described individual light posts. It is anticipated that there will be no additional costs to the City for street lighting.

FISCAL IMPACT

As a result of this annexation, in 2023[1] the assessed value for the City will increase by approximately $13,224,330 to $2,086,051,522. This represents an increase of approximately 0.63%. The net impact of increasing the City's assessed value will result in additional property tax revenues to the City, and may assist in stabilizing property tax rates for City residents.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than December 31, 2022. Based on the assumed effective date,

[1] The total listed for 2023 assumes an annual 3% growth between 2021 and 2023 in both the City's and Annexation Area's Net Assessed Value.

Annexation Area property owners will pay property taxes to the City beginning 2023 payable 2024. However, the City will begin providing non-capital municipal services to the property owners within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services to the property owners within three (3) years after the effective date of the annexation.

It is anticipated that there will be minimal additional costs to the City as a result of the annexation. The additional costs are related to the Police Department, the Street Department and trash services. The causes of the anticipated increased costs are discussed on the prior pages, and a summary of the costs is demonstrated on page 13.

It is anticipated that the City will realize an increase in its levy of approximately $126,874 ($101,348 net of circuit breaker credit) as a result of the annexation. However, the percentage increase in the levy will not exceed the percentage increase in the City's assessed value; therefore, there is not anticipated to be a tax rate increase as a direct result of this annexation. If there is a shortfall in revenue from the annexation, the services described in this plan can be provided using funds on hand.

It is also anticipated that due to the annexation several other political subdivisions could see an effect on their Circuit Breakers. However, these effects are nominal due to the size of the annexation and the limited circuit breaker impact, for even up to four (4) years after the annexation becomes effective. (See page 15 for estimated circuit breaker tax impact due to the annexation on the affected political subdivisions.)

ASSUMED INDEBTEDNESS

As required by Indiana Code 36-4-3-10, the City will assume and pay any unpaid bonds or other obligations of Center Township existing at the effective date of the annexation of the Annexation Area in the same ratio as the assessed valuation of the property in the Annexation Area bears to the assessed valuation of all property in Center Township, as shown by the most recent assessment for taxation before the annexation, unless the assessed property within the City is already liable for the indebtedness.

There is no debt currently outstanding for Center Township.

CITY OF VALPARAISO, INDIANA
Prairie Ridge Annexation

ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT
(Assumes first year of tax collections from Annexation Area is 2023 pay 2024)

Assessment Year	Estimated Net Assessed Value of Annex. Area (1)	Estimated Net Assessed Value of City (2)	Total Est. Net Assessed Value of City (3)	Est. Property Tax Levy of City (4),(5)	Sub-total: Est. Property Tax Rate (6)	Estimated Net Assessed Value of Fire Territory (2)	Estimated Fire Territory Tax levy (4)	Sub-total: Est. Property Tax Rate (7)	Total Est. Property Tax Rate
2020 Pay 2021	-	1,896,930,516	1,896,930,516	18,440,062	0.9721	2,808,162,393	8,014,495	0.2854	1.2575
2021 Pay 2022	-	1,953,838,431	1,953,838,431	18,948,876	0.9698	2,920,488,887	8,226,876	0.2817	1.2515
2022 Pay 2023	-	2,012,453,584	2,012,453,584	19,472,954	0.9676	3,037,308,441	8,445,629	0.2781	1.2457
2023 Pay 2024	13,224,330	2,072,827,192	2,086,051,522	20,012,754	0.9594	3,158,800,777	8,670,944	0.2745	1.2339
2024 Pay 2025	13,621,060	2,135,012,008	2,148,633,068	20,568,749	0.9573	3,285,152,807	8,903,019	0.2710	1.2283

(1) Based on the current net assessed value of $12,102,135 in 2020 Pay 2021 of the real property in the Annexation Area as gathered from the Porter County Assessor's office, and assumes an annual 3% growth.
(2) Represents the assessed value for the City of Valparaiso and the Fire Protection Territory, respectively, not including the Annexation Area, and assumes a 3% overall value growth per year.
(3) Represents the net assessed value for the City, including the Annexation Area, used to calculate the tax rate.
(4) Represents the estimated property tax levy of the City and Fire Territory, respectively.
(5) Assumes the City receives an automatic increase in its levy equal to its percentage increase in net assessed value as a result of the annexation.
(6) Based on the Estimated Property Tax Levy of the City divided by the Total Estimated Net Assessed Value of the City.
(7) Based on the Estimated Fire Territory Property Tax Levy divided by the Estimated Net Assessed Value of the Fire Territory.

Prepared by
Cender & Company

CITY OF VALPARAISO, INDIANA
Prairie Ridge Annexation

PARCEL LIST

	Parcel ID	Owner		New Owner	2020 Pay 2021 Net Assessed Value	Remonstrance Waiver
1	64-10-31-402-006.000-003	Lubarski Ronald J & Rebecca D/H&W		Lubarski Ronald J & Rebecca D/H&W	$ 154,950	9/10/2013
2	64-10-31-402-007.000-003	Campbell Rodney F & Melissa A/H&W	**	Smith Borden M & Buibish Kristin D/	125,635	8/16/2011
3	64-10-31-402-008.000-003	Meyer Christopher & Rachelle/H&W		Meyer Christopher & Rachelle/H&W	172,695	2/26/2013
4	64-10-31-402-009.000-003	Pearman Eric G & Melissa N/H&W		Pearman Eric G & Melissa N/H&W	173,865	7/9/2010
5	64-10-31-402-010.000-003	Borst Daniel L		Borst Daniel L	171,590	3/2/2012
6	64-10-31-402-011.000-003	Mayer David M & Jennifer R/H&W		Mayer David M & Jennifer R/H&W	166,885	11/20/2007
7	64-10-31-402-012.000-003	D'Agostino Lea Ann & Malott Allen M		D'Agostino Lea Ann & Malott Allen M	181,210	4/25/2013
8	64-10-31-402-013.000-003	Varner Louis W & Kathryn M/H&W		Varner Louis W & Kathryn M/H&W	195,640	4/29/2013
9	64-10-31-402-014.000-003	Reisen Daniel R & Natalie/H&W		Reisen Daniel R & Natalie/H&W	185,225	9/21/2011
10	64-10-31-402-015.000-003	Roytan James M & Julie R /H&W		Roytan James M & Julie R /H&W	185,825	8/22/2012
11	64-10-31-405-004.000-003	Mattingly Duane E & Susan K/H&W		Mattingly Duane E & Susan K/H&W	198,315	4/3/2013
12	64-10-31-405-005.000-003	Babulic David E & Hoek Sarah G		Babulic David E & Hoek Sarah G	181,600	8/20/2013
13	64-10-31-405-006.000-003	Piazza Michael D & Lauren A/H&W		Piazza Michael D & Lauren A/H&W	229,385	8/20/2013
14	64-10-31-453-007.000-003	Hahn Alina R & Kristopher Paul/W&H		Hahn Alina R & Kristopher Paul/W&H	180,820	8/20/2013
15	64-10-31-453-008.000-003	Mrak Rudolph D		Mrak Rudolph D	187,695	8/20/2013
16	64-10-31-453-009.000-003	Martin James J & Lorrie K/H&W		Martin James J & Lorrie K/H&W	200,190	9/17/2014
17	64-10-31-453-010.000-003	Foster Scott		Foster Scott Bradley & Sarah Beth/H	194,535	9/17/2014
18	64-10-31-453-011.000-003	Kangas Shane I & Michele A/H&W	**	Spinella Michael & Cheryl/H&W	201,910	6/9/2015
19	64-10-31-453-012.000-003	Ordonez Jody M & Byers Judy M/JT		Ordonez Jody M & Byers Judy M/JT	185,110	6/5/2015
20	64-10-31-453-006.000-003	Gonzalez Edward J & Abigail M/H&W		Gonzalez Edward J & Abigail M/H&W	222,175	4/29/2013
21	64-10-31-453-005.000-003	McKean James M & Melissa K/H&W		McKean James M & Melissa K/H&W	189,020	12/14/2010
22	64-10-31-453-004.000-003	Holt John A & Kyle L		Holt John A & Kyle L	163,660	12/14/2010
23	64-10-31-453-003.000-003	Dybel William R & Sharon M/H&W		Dybel William R & Sharon M/H&W	179,235	8/10/2011
24	64-10-31-453-002.000-003	Young Brandon & Melissa /H&W		Young Brandon & Melissa /H&W	162,975	3/26/2012
25	64-10-31-453-001.000-003	Marconi Christopher J & Kimberly J/		Marconi Christopher J & Kimberly J/	162,000	10/24/2011
26	64-10-31-405-003.000-003	Bartley David E & Jolyne R/H&W		Bartley David E & Jolyne R/H&W	171,005	8/2/2010
27	64-10-31-405-002.000-003	Balcerak Stephanie K		Balcerak Stephanie K	147,670	5/14/2010
28	64-10-31-405-001.000-003	Collins Kevin P & Mary L/H&W	**	Perez Daniel Alexander & Sara Eliza	204,220	4/25/2013
29	64-10-31-404-004.000-003	Sliger Kenneth R Living Trust		Sliger Kenneth R Living Trust	155,665	6/5/2014
30	64-10-31-404-005.000-003	Jones Christopher A & Kristin E/H&W		Jones Christopher A & Kristin E/H&W	178,675	7/3/2013
31	64-10-31-404-006.000-003	Jablonski Brian E & Christine L/H&W		Jablonski Brian E & Christine L/H&W	209,420	9/24/2012
32	64-10-31-452-007.000-003	Walczak Kyle & Jennifer/H&W		Walczak Kyle & Jennifer/H&W	184,370	3/26/2012
33	64-10-31-452-008.000-003	DeSmet Craig & Sarah/H&W		DeSmet Craig & Sarah/H&W	196,030	3/26/2012
34	64-10-31-452-009.000-003	Stewart Bryan E & Tara J/H&W		Stewart Bryan E & Tara J/H&W	196,175	8/22/2012
35	64-10-31-452-010.000-003	Crofton Brandon J & Blaga Bethany K		Crofton Brandon J & Bethany K/H&W	141,685	6/4/2012
36	64-10-31-452-011.000-003	Hamod Samuel K		Hamod Samuel K	160,020	5/22/2008
37	64-10-31-452-012.000-003	Mandon Adam		Mandon Adam	174,515	7/3/2013
38	64-10-31-452-006.000-003	McLamb Jason A & Amanda/H&W		McLamb Jason A & Amanda/H&W	184,525	7/2/2013
39	64-10-31-452-005.000-003	Kerr Brandon L & Joann/H&W		Kerr Brandon L & Joann/H&W	153,065	9/25/2013

CITY OF VALPARAISO, INDIANA
Prairie Ridge Annexation

PARCEL LIST

	Parcel ID	Owner		New Owner	2020 Pay 2021 Net Assessed Value	Remonstrance Waiver
40	64-10-31-452-004.000-003	Lopez Juan J Jr & Mendez-Lopez Nanc		Lopez Juan J Jr & Mendez-Lopez Nanc	175,425	11/1/2007
41	64-10-31-452-002.000-003	Dylkiewicz Denise M		Dylkiewicz Denise M	159,155	6/23/2010
42	64-10-31-452-001.000-003	Brauer Andrew P & Tracy L/H&W		Brauer Andrew P & Tracy L/H&W	135,255	3/8/2010
43	64-10-31-404-003.000-003	Didion Craig W & Stephanie M/H&W		Didion Craig W & Stephanie M/H&W	148,350	6/18/2009
44	64-10-31-404-002.000-003	Kennett Kirk W & Brittany A/H&W		Kennett Kirk W & Brittany A/H&W	147,670	6/18/2009
45	64-10-31-404-001.000-003	Mac Donald Darlene B		Mac Donald Darlene B	170,040	4/12/2010
46	64-10-31-403-001.000-003	Moreth Michael J & Julia C/H&W		Moreth Michael J & Julia C/H&W	150,595	10/8/2009
47	64-10-31-403-002.000-003	Zorich Linda		Zorich Linda	140,000	9/8/2008
48	64-10-31-403-003.000-003	Green Nicole A & Walczynski Mitchel		Green Nicole A & Walczynski Mitchel	142,320	9/8/2008
49	64-10-31-451-001.000-003	Mcelfresh Lucas J & Mrotek Morgan A		Mcelfresh Lucas J & Mrotek Morgan A	155,275	7/2/2013
50	64-10-31-452-003.000-003	Sumichrast Steven J & Cynthia/H&W		Sumichrast Steven J & Cynthia/H&W	167,105	10/8/2013
51	64-10-31-451-002.000-003	Bethesda Lutheran Comminities Inc		Bethesda Lutheran Comminities Inc	-	2/16/2011
52	64-10-31-451-003.000-003	Mysliwiec James & Teresa/H&W		Mysliwiec James & Teresa/H&W	149,865	5/23/2012
53	64-10-31-451-004.000-003	Erickson Carl D & Carly J/H&W		Erickson Carl D & Carly J/H&W	163,015	2/24/2012
54	64-10-31-451-005.000-003	Guzman John & Ann/H&W		Guzman John & Ann/H&W	161,255	9/26/2011
55	64-10-31-454-001.000-003	Gasvoda James Ryan & Jamie Lynn/H&W	**	Fugate Bennie A	207,860	7/19/2010
56	64-10-31-454-002.000-003	Vanderstelt Charles L & Kathryn A/H		Vanderstelt Charles L & Kathryn A/H	159,500	10/5/2012
57	64-10-31-454-003.000-003	Mallonee Shawn	**	Gonzales Christopher S & O'Shaughne	155,740	9/6/2007
58	64-10-31-451-006.000-003	Dillon Timothy		Dillon Timothy	173,410	5/9/2008
59	64-10-31-454-004.000-003	Catherman Stephen LP & Ramona J/H&W	**	Medved Jonathan M & Hurst Andrea L/	179,735	08/14/207
60	64-10-31-454-005.000-003	McNabb Thomas E & Patricia A/H&W		McNabb Thomas E & Patricia A/H&W	168,200	7/20/2007
61	64-10-31-454-006.000-003	Shotwell Larry W		Shotwell Larry W	140,000	9/6/2007
62	64-10-31-454-007.000-003	Klein William C & Rebecca L B/H&W	**	Bales Michael L & Jennifer J/H&W	188,880	6/2/2010
63	64-10-31-454-008.000-003	Walker Jay R & Julie M/H&W		Walker Jay R & Julie M/H&W	154,235	12/21/2007
64	64-10-31-454-009.000-003	Hezlep Scott W & Danae M/H&W		Hezlep Scott W & Danae M/H&W	175,880	2/3/2011
65	64-10-31-454-010.000-003	Davidson Eric G & Joann E Marinkovi	**	Marinkovich-Davidson Joann	172,825	3/15/2013
66	64-10-31-454-011.000-003	Sewell Mark J & Beth A Scaglione/H&		Sewell Mark J & Beth A Scaglione/H&	226,135	9/12/2011
67	64-10-31-454-015.000-003	McHugh Thomas		McHugh Thomas	255,830	2/25/2013
68	64-10-31-454-014.000-003	Jance Marsha Lynn		Jance Marsha Lynn	158,915	5/14/2014
69	64-10-31-454-013.000-003	Lee James & Dianna/H&W		Lee James & Dianna/H&W	214,385	05/27/014
70	64-10-31-454-012.000-003	Smith Amy L		Smith Amy L Life Est	196,095	0/14/2014
71	64-10-31-402-016.000-003	Sturdy Road Prairie Ridge Property		Sturdy Road Prairie Ridge Property	-	
		2020 pay 2021 Total			$ 12,102,135	

** The Owners have changed since last year's Fiscal Plan was prepared, however, the remonstrance waiver date remains as previously listed.

CITY OF VALPARAISO, INDIANA
Prairie Ridge Annexation

ESTIMATED ANNUAL (RECURRING) AND NON-RECURRING (ONE-TIME) REVENUES:
By Collection Year

Assessment Date (January 1, _____)	2020	2021	2022	2023	2024
Collection Year (Fiscal Year)	2021	2022	2023	2024	2025
Dwelling Unit Assessment (total):	$ -	$ -	$ -	$ 13,224,330	$ 13,621,060
Dwelling Units (total):	70	70	70	70	70
Population (estimated total):	167	167	167	167	167

	Year 1	Year 2	Year 3	Year 4	Year 5
Annual (Recurring) Revenues					
Property Tax Revenue (Corporation portion)	$ -	$ -	$ -	$ 126,874	$ 130,394
Less: Estimated Net Change in Circuit Breaker Credit to the City				(5,188)	(5,344)
Property Tax Revenue (Fire Territory portion)	34,539	35,114	35,706	36,301	36,913
LIT Revenues for Economic Development	-	-	5,957	5,957	5,957
Dog & Cat (Pet) Tax License Revenues	-	-	-	-	-
Cigarette Tax Revenue	-	-	96	96	96
ABC Gallonage Tax Revenue	-	-	394	394	394
Vehicle Excise Tax Revenue	-	-	10,500	10,500	10,500
Cable Television Franchise Fee	-	-	1,365	1,365	1,365
Local Road and Street ("LRS") Revenue	-	-	3,606	3,606	3,606
Motor Vehicle Highway ("MVH") Revenue	-	-	7,622	7,622	7,622
Water Revenue	28,610	28,610	28,610	28,610	28,610
Sewer Revenue	40,144	40,144	40,144	40,144	40,144
Stormwater Revenue	10,500	10,500	10,500	10,500	10,500
Garbage Collection Fee Revenue	-	-	10,080	10,080	10,080
Sub-Total Recurring (Annual) Revenue	$ 113,793	$ 114,368	$ 154,579	$ 276,861	$ 280,837
Non-Recurring (One-Time) Revenues					
Garbage Collection Fee Revenue	$ -	$ -	$ -	$ -	$ -
Building and Inspection Permit Fees	-	-	-	-	-
Sub-Total Non-Recurring (One-Time) Revenue	$ -	$ -	$ -	$ -	$ -
TOTAL	$ 113,793	$ 114,368	$ 154,579	$ 276,861	$ 280,837

CITY OF VALPARAISO, INDIANA
Prairie Ridge Annexation

ESTIMATED NON-CAPITAL (RECURRING) AND CAPITAL (NON-RECURRING) COSTS:
BY FISCAL YEAR

Fiscal Year (January 1 to December 31):	2021	2022	2023	2024	2025
Dwelling Units (total):	70	70	70	70	70
Population (estimated total):	167	167	167	167	167

	Year 1	Year 2	Year 3	Year 4	Year 5
Non-Capital (Recurring) Costs					
Administrative Services	$ -	$ -	$ -	$ -	$ -
Building and Planning Services	-	-	-	-	-
Garbage Collection Services [1]	-	-	18,480	10,080	10,080
Police Protection [2] [4]	-	-	35,765	36,838	37,943
Fire Protection and Emergency Services [3]	34,539	35,114	35,706	36,301	36,913
Water Revenue [3]	28,610	28,610	28,610	28,610	28,610
Sewer Revenue [3]	40,144	40,144	40,144	40,144	40,144
Stormwater Revenue [3]	10,500	10,500	10,500	10,500	10,500
Street and Road Maintenance [4]	-	-	19,998	20,598	21,216
Snowplowing and Salting [4]	-	-	1,591	2,300	2,369
Street Lights	-	-	-	-	-
Sub-Total: Non-Capital (Recurring) Costs	$ 113,793	$ 114,368	$ 190,794	$ 185,371	$ 187,775
Capital (Non-Recurring) Costs					
Administrative Services	$ -	$ -	$ -	$ -	$ -
Building and Planning Services	-	-	-	-	-
Garbage Collection Services	-	-	-	-	-
Police Protection	-	-	-	-	-
Fire Protection and Emergency Services	-	-	-	-	-
Street and Road Maintenance		-	-	-	-
Sub-Total: Capital (Non-Recurring) Costs	$ -	$ -	$ -	$ -	$ -
TOTAL	$ 113,793	$ 114,368	$ 190,794	$ 185,371	$ 187,775

[1] The initial, one-time cost to provide two toters to each home is $120.00.

[2] Includes a portion of a salary and benefits for a Patrolman 3rd class, as well fuel costs for patrol.

[3] Expenses listed equal Revenues collected as the subdivision is already included in the service area.

[4] Based on a city-wide average of annual expenses per center-line mile. Assumes an $800 increase associated with the annexion, and a 3% inflationary adjustment for years 2 through 5.

Prepared by
Center & Company

CITY OF VALPARAISO, INDIANA
Prairie Ridge Annexation

ESTIMATED REVENUES AND COSTS: BY FISCAL YEAR

Assessment Date (January 1, _____):	2020	2021	2022	2023	2024
Collection Year (Fiscal Year):	2021	2022	2023	2024	2025
	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Revenues					
Annual (Recurring)	$ 113,793	$ 114,368	$ 154,579	$ 276,861	$ 280,837
Non-Recurring (One-Time)	-	-	-	-	-
Subtotal	$ 113,793	$ 114,368	$ 154,579	$ 276,861	$ 280,837
Costs					
Non-Capital (Recurring)	$ 113,793	$ 114,368	$ 190,794	$ 185,371	$ 187,775
Capital (Non-Recurring)	-	-	-	-	-
Subtotal	$ 113,793	$ 114,368	$ 190,794	$ 185,371	$ 187,775
Net Impact (Revenues less Costs)	**$ -**	**$ -**	**$ (36,215)**	**$ 91,490**	**$ 93,062**
Revenue to Cost Ratio:	1.00	1.00	(0.81)	1.49	1.50

CITY OF VALPARAISO, INDIANA
Prairie Ridge Annexation

Estimated Circuit Breaker Credit Tax Impact Due to the Annexation

	Certified Assessed Value (1)	Change in Assessed Value Due to Annexation (2)	% Change in Assessed Values	Total Circuit Breaker Credit (3)	Estimated Percentage of Tax Levies to Total Before Allocation of Circuit Breakers	Estimated Allocation of Circuit Breaker Credit Change to the Taxing Units (4)
Porter County	$ 10,507,269,641	-	-	$ 2,125,085	49.23%	$ 9,214
Center Township	2,547,983,949	-	-	33,376	0.67%	125
City of Valparaiso	1,896,930,516	13,224,330	0.70%	1,918,599	27.72%	5,188
Valpo Community Schools	2,547,983,949	-	-	769,823	15.03%	2,813
Porter County Library	8,834,149,139	-	-	272,147	6.31%	1,181
Porter County Airport	10,507,269,641	-	-	45,347	1.05%	197
Total Estimated Increase in Circuit Breaker Credits Due to Annexation						$ 18,718
Estimated change in circuit breaker credits due to increased assessed value in City's total assessed value (City of Valparaiso's total circuit breaker credits for 2021 by % change in assessed values from annexation)						$ (13,430)
Estimated net increase in circuit breaker credits due to increased in City's rate to annexation area parcels						32,146
Net Estimated Increase in Circuit Breaker Credits						$ 18,716

(1) The 2021 Certified Assessed Values per the Department of Local Government Finance ("DLGF")
(2) See page 9 for estimated increase in assessed values from the annexation.
(3) Circuit Breaker Credits for 2021 from reports by the DLGF.
(4) The Circuit Breaker Credits are allocated to all taxing units based on each taxing units' total property tax levies (except for those levies outside the tax caps).

Prepared by
Cender & Company LLC

APPENDIX A

MAP OF PROPOSED ANNEXATION AREA

ArcGIS Web Map

8/7/2020, 1:56:42 PM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Polling Places
County Parks
Calumet Trail
Porter County Bndry
Highways
County Roads
Minor Roads - County
Minor Roads - Municipal
Buildings
Parcel Number
Centroid
Non Centroid
Carto Lines
Corp Line
County Line
Geo Twp Line
Indian Line
Lot Line

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Porter County GIS, Porter County Auditor's Office, Porter County GIS, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS

Porter County GIS

IGIO, INDOT | Porter County Auditor's Office, Porter County GIS | Porter County GIS | Indiana Department of Environmental Management | USDA FSA | Esri Community Maps Contributors,

APPENDIX B

LEGAL DESCRIPTION OF PROPOSED ANNEXATION AREA

PRAIRIE RIDGE

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN IN CENTER TOWNSHIP, PORTER COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THEN SOUTH 00 DEGREES, 6 MINUTES, 45 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 866.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES, 6 MINUTES, 45 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1,212.00 FEET; THENCE SOUTH 89 DEGREES, 48 MINUTES 17 SECONDS EAST, PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,079.72 FEET; THENCE NORTH 00 DEGREES 6 MINUTES 45 SECONDS WEST, PARALLEL TO THE SAID WEST LINE, A DISTANCE OF 1,212.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 17 SECONDS WEST, PARALLEL TO SAID NORTH LINE, A DISTANCE OF 1,079.72 FEET, TO THE POINT OF BEGINNING. CONTAINING 30.04 ACRES, MORE OR ELSS.