

RESOLUTION #16, 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 "COSTAS ANNEXATION"**

WHEREAS, the City of Valparaiso, Porter County, Indiana ("City") has received a petition to annex certain parcels identified in the Exhibit A (the "Annexation Area") into the municipality; 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 B (the "Fiscal Plan") and attached hereto and made a part hereof, has been prepared and presented to the Common Council for consideration; and

WHEREAS, the annexation area includes include one parcel owned by Valparaiso City Utilities with the continued purpose of local utility service and which is expected to make no impact to the Fiscal Plan; and

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

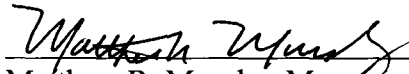
NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Valparaiso, Porter County, Indiana as follows:

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

SECTION 2. Approval and Adoption of Fiscal Plan. The Common Council of the City hereby approves and adopts the Fiscal Plan attached hereto, made a part hereof, and marked as Exhibit B to this Resolution for the Costas Annexation.

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

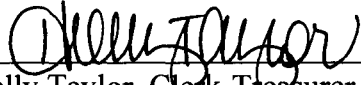
PASSED by the Common Council of the City of Valparaiso, Indiana, by a 6 - 0 vote of all members present and voting on this 13rd day of December, 2021.


Matthew R. Murphy, Mayor

ATTEST:


Holly Taylor, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 13th day of December, 2021 at the hour of 6:09 o'clock P.M.


Holly Taylor, Clerk-Treasurer

This Resolution approved and signed by me this 13th day of December, 2021.

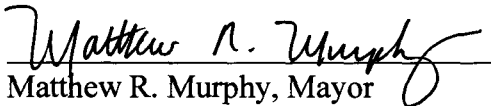

Matthew R. Murphy, Mayor

Exhibit A

LEGAL DESCRIPTION – COSTAS ANNEXATION AREA

ALL OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 WEST, WHICH LIES SOUTH OF THE PUBLIC HIGHWAY RUNNING FROM VALPARAISO TO CHICAGO AND WHICH LIES NORTH OF THE RIGHT-OF-WAY OF THE GRAND TRUNK RAILROAD.

LESS AND EXPECT:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE 2ND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS WEST, (BASIS OF BEARINGS, INDIANA STATE PLANE, NAD 83 WEST ZONE) 376.24 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE NORTH RIGHT-OF-WAY LINE OF THE GRAND TRUNK RAILROAD AND THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 00 MINUTES 31 SECONDS WEST, 565.07 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE; 774.70 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 4,724.71 FEET AND A CHORD BEARING NORTH 80 DEGREES 18 MINUTES 41 SECONDS WEST, 773.84 FEET TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 00 DEGREES 05 MINUTES 46 SECONDS EAST, 1415.19 FEET ALONG SAID EAST LINE TO THE CENTER LINE OF HARRISON BOULEVARD; THENCE SOUTH 63 DEGREES 34 MINUTES 19 SECONDS EAST, 94.84 FEET ALONG SAID CENTER LINE TO A LINE 85 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 05 MINUTES 46 WEST, 557.10 FEET ALONG SAID LINE; THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST, 275.00 FEET TO A LINE 360 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID EAST HALF; THENCE SOUTH 00 DEGREES 05 MINUTES 46 SECONDS EAST, 826.94 FEET ALONG SAID LINE TO A LINE 65.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID GRAND TRUNK RAILROAD; THENCE EASTERLY 412.16 FEET ALONG SAID LINE BEING A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4,659.71 FEET AND A CHORD BEARING SOUTH 82 DEGREES 28 MINUTES 29 SECONDS EAST, 412.02 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 31 SECONDS EAST, 559.33 FEET ALONG SAID LINE TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 03 MINUTES 19 SECONDS EAST 65.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.66 ACRES, MORE OR LESS.

AND

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE 2ND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST COMER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°03'19" WEST, (BASIS OF BEARINGS, INDIANA STATE PLANE, NAD 83 WEST ZONE) 376.24 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE NORTH RIGHT-OF-WAY LINE OF THE GRAND TRUNK RAILROAD AND THE POINT OF BEGINNING; THENCE NORTH 85°00'31" WEST, 565.07 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE; 774.70 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 4,724.71 FEET AND A CHORD BEARING NORTH 80° 18' 14" WEST, 773.84 FEET TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 00° 05' 46" EAST, 1415 .19 FEET ALONG SAID EAST LINE TO THE CENTER LINE OF HARRISON BOULEVARD; THENCE SOUTH 63° 34' 19" EAST, 94.84 FEET ALONG SAID CENTER LINE TO A LINE 85 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00° 05' 46" WEST, 557.10 FEET ALONG SAID LINE; THENCE NORTH 89° 54' 14" EAST, 275.00 FEET TO A LINE 360 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID EAST HALF; THENCE SOUTH 00° 05' 46" EAST, 826.94 FEET ALONG SAID LINE TO A LINE 65.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID GRAND TRUNK RAILROAD; THENCE EASTERLY 412.16 FEET ALONG SAID LINE BEING A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4,659.71 FEET AND A CHORD BEARING SOUTH 82° 28' 29" EAST, 412.02 FEET; THENCE SOUTH 85° 00' 31" EAST, 559.33 FEET ALONG SAID LINE TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00° 03' 19" EAST 65.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.66 ACRES, MORE OR LESS.

Exhibit A: Costas Annexation Area

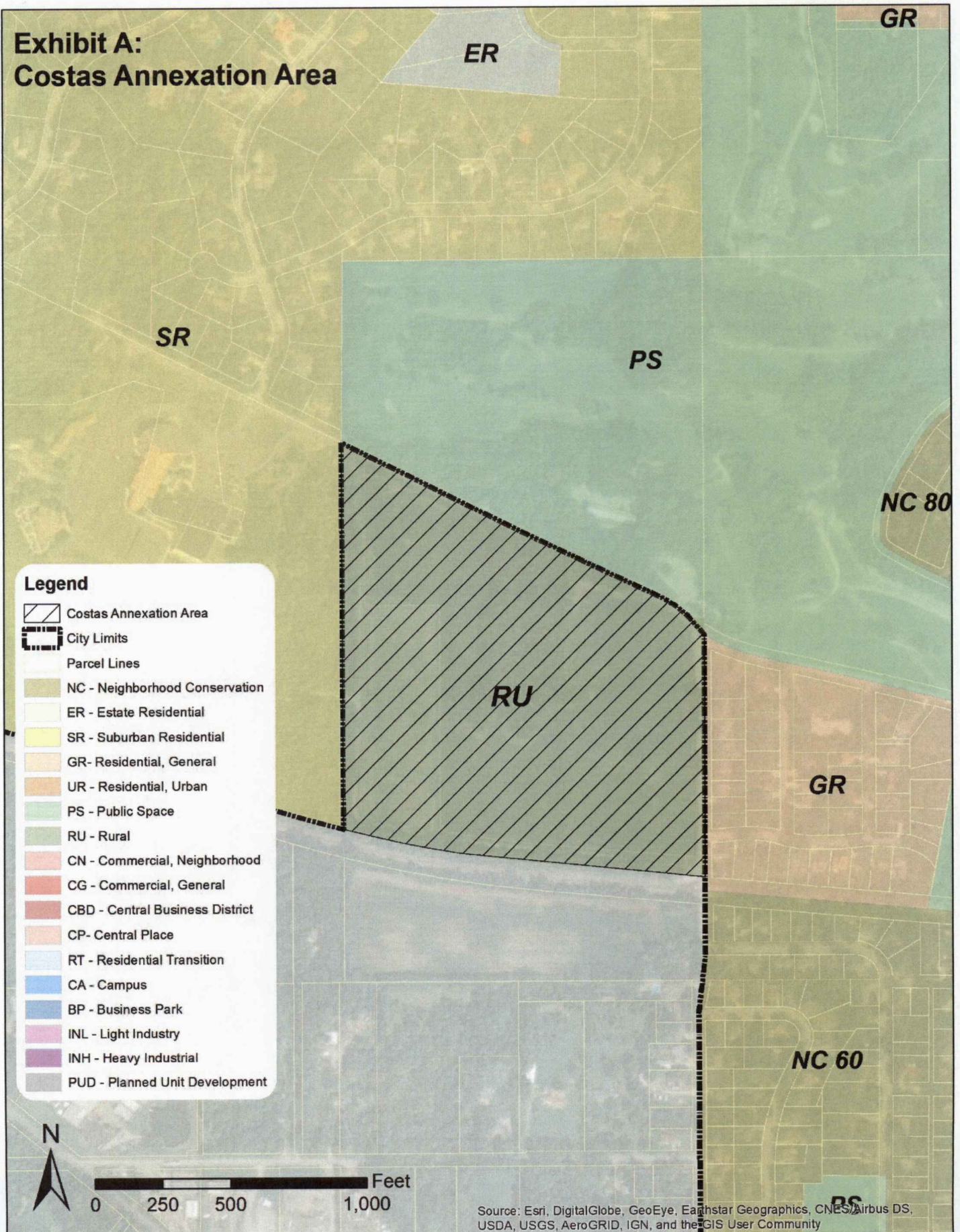


Exhibit B

CITY OF VALPARAISO

**ANNEXATION FISCAL PLAN
COSTAS PROPERTY**

**DATED
OCTOBER 15, 2021**

 **Cender|Dalton**
Municipal Advisors
233 E. 84th Drive, Suite 103
Merrillville, IN 46410
p: 219.736.1800 | f: 219.736.8464

**TOWN OF VALPARAISO
ANNEXATION FISCAL PLAN
COSTAS PROPERTY**

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**TOWN OF VALPARAISO
ANNEXATION FISCAL PLAN
COSTAS PROPERTY**

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**TOWN OF VALPARAISO
ANNEXATION FISCAL PLAN
COSTAS PROPERTY**

INTRODUCTION

The following fiscal plan (the "Fiscal Plan") is for the proposed annexation of a parcel to the west of the existing corporate limits on the western 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 | Dalton. 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 west side of the existing corporate boundaries on the northwest side of the City. A map and legal description of the area to be annexed has been included in attached APPENDIX B.

The Annexation Area is approximately 25.19 acres. The perimeter boundary of the Annexation Area totals 4,734.18 lineal feet, 2,678.40 (or 56.58%) of which is contiguous to the existing corporate boundaries of the City.

Current Land Use

The Annexation Area consists of vacant, unplatted land.

Zoning

Existing Zoning: R2- Medium Density Single-Family Residential
Proposed Zoning: Rural (RU) District

Current Population

The current population of the Annexation Area is estimated at zero (0), as there does not appear to be any primary residences within the Annexation Area.

Real Property Assessed Valuation

The estimated net assessed valuation for land in the Annexation Area is \$24,100. This represents the assessed value as of January 1, 2021, for taxes payable 2022. Assuming an annual 3% (three percent) growth in the Annexation Area after the initial assessment of the real property improvements, the net assessed valuation for land and improvements as of January 1, 2023, is \$745,890 for taxes payable in 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 VPD'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 will not need to evaluate staffing distribution in the future. It is anticipated that no increase in fuel will be necessary as the property is bordered on three (3) sides by Corporation parcels. 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 (3) stations, four (4) engines, two (2) aerials, four (4) rescue trucks, and one (1) 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, and two stations are located within two and one-half miles from 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

The road abutting the Annexation Area is currently maintained by the Street Division of Valparaiso Public Works and as such services will continue as currently provided and will continue 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 will have no new streets. Currently, the City has approximately 165 miles of streets. The City does not anticipate adding any additional operating costs for supplies, repairs and maintenance, snowplowing and salting 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 will provide garbage, yard refuse and recyclables collection services to the Annexation Area. The City does not anticipate additional operating costs for trash collection services and recycling as the City services drive directly past the annexation property. Trash services are funded through a \$12.00 monthly fee for the first tote, with additional totes at \$9.00/month billed to homeowners. It is anticipated that any additional costs will be covered by the additional

revenues generated from the monthly trash collection fee. The property within the Annexation Area will be provided with two (2) trash toters at an estimated cost to the City of \$60.00 each.

Stormwater and Drainage

Stormwater and drainage facilities connected to the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. The builder in the Annexation Area will have to have the stormwater plan approved by the City during the normal planning process and any associated storm water and drainage costs will be borne by the property owner, therefore it is not anticipated that there will be any additional cost to the City. Nevertheless, all non-capital services of the Stormwater 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. As this annexation is a single property owner-owned parcel, any lighting will be the responsibility of the owner. 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
- Plan Commission
- 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, 2021.

Water Service

The Annexation Area is currently served by the Valparaiso Water Department, which will continue to serve the Annexation Area after annexation. Any extensions in service are anticipated to be borne by the property owner. 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. Any extensions in service are anticipated to be borne by the property owner. It is anticipated that the City will not incur any additional costs related to the provision of wastewater service in the Annexation Area.

Stormwater and Drainage

Stormwater and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. The builder in the Annexation Area will have to have the storm water plan approved by the City during the normal planning process and any associated storm water and drainage costs will be borne by the owner, therefore it is not anticipated that there will be any additional cost to the City. Regardless, all capital storm water 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. Any additional stormwater costs will be funded by the monthly stormwater fee, which is currently \$12.50 in 2021.

Street Construction

Construction of any new streets within the development in the Annexation Area is not anticipated as the property is a single property owner-owned parcel. There are currently no existing streets within the Annexation Area; therefore, it is not anticipated that there will be any additional cost to the City. 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 are typically initially installed by developers as part of a subdivision. Currently, there is a mix of areas within the City with and without sidewalks. The current parcel is not connected to nearby parcels via sidewalks as there are none on that side of the road. 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. These are the responsibility of the individual homeowners. As this is a single parcel, owner-occupied, property the owner will be responsible for any lighting. 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 the assessed value for the City will increase by approximately \$745,890 to \$2,037,853,484. This represents an increase of approximately .04%. The net impact of increasing the City's assessed value will result in a small additional property tax revenue to the City.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than December 31, 2021. Based on the assumed effective date, the

Annexation Area property owner will not pay property taxes to the City until 2022 payable 2023. 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 very minimal additional costs to the City as a result of the annexation. The only additional cost anticipated is related to trash services.

It is anticipated that the City will realize an increase in its levy of approximately \$9,376 after the final year of the build-out 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.

The annexation will not have any significant affect on any of the other political subdivisions' circuit breaker credits.

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.

APPENDIX A

CITY OF VALPARAISO, INDIANA
COSTAS ANNEXATION

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

<u>Assessment Year</u>	<u>Estimated Net Assessed Value of Annex. Area (1)</u>	<u>Estimated Net Assessed Value of City (2)</u>	<u>Total Est. Net Assessed Value of City (3)</u>	<u>Est. Property Tax Levy of City (4),(5)</u>	<u>Sub-total: Est. Property Tax Rate (6)</u>	<u>Estimated Net Assessed Value of Territory (2)</u>	<u>Total Est. Assessed Value of Fire Territory (3)</u>	<u>Estimated Fire Territory Tax levy (4)</u>	<u>Sub-total: Est. Property Tax Rate (7)</u>	<u>Total Est. Property Tax Rate</u>
2021 Pay 2022	\$ 24,100	\$ 1,896,930,516	\$ 1,896,930,516	\$ 18,440,062	\$ 0.9721	\$ 2,808,162,393	\$ 2,808,162,393	\$ 8,014,495	0.2854	\$ 1.2575
2022 Pay 2023	25,136	1,978,498,528	1,978,498,528	19,232,985	0.9721	2,928,913,376	2,928,913,376	8,359,118	0.2854	1.2575
2023 Pay 2024	520,650	2,037,853,484	2,038,374,134	19,809,974	0.9719	3,016,780,777	3,017,301,427	8,609,892	0.2854	1.2573
2024 Pay 2025	536,270	2,098,989,089	2,099,525,358	20,404,273	0.9719	3,107,284,200	3,107,820,470	8,868,189	0.2854	1.2573
2025 Pay 2026	552,358	2,161,958,761	2,162,511,119	21,016,402	0.9719	3,200,502,727	3,201,055,084	9,134,234	0.2854	1.2573
2026 Pay 2027	568,928	2,226,817,524	2,227,386,452	21,646,894	0.9719	3,296,517,808	3,297,086,737	9,408,261	0.2854	1.2573

(1) Based on the current net assessed value of the real property in the Annexation Area as gathered from the Porter County Assessor's office. Per information provided by the developer, we have assumed all development within the Annexation Area will be built-out in one year beginning in 2022 and first assessed in 2023. The increase in assessed value is assumed at \$800,000 for 2023 pay 2024.

(2) Represents the assessed value for the City of Valparaiso and the Fire Protection Territory, and assumes a 3% overall assessed value growth per year.

(3) Represents the net assessed value for the City, including the Annexation Area, and the 3 overall assessed value growth per year, used to calculate the tax rate.

(4) Represents the estimated property tax levy of the City and Fire Protection Territory.

(5) Assumes the City receives an automatic increase in its levy equal to 3% per year of its maximum levy amount.

(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 Protection Territory Tax Levy divided by the Estimated Net Assessed Value of the Fire Protection Territory.

**CITY OF VALPARAISO, INDIANA
COSTAS ANNEXATION**

PARCEL LIST

<u>Parcel ID</u>	<u>Owner</u>	2021 Pay 2022 Net Assessed <u>Value</u>	2023 Pay 2024 Net Assessed <u>Value</u>
64-09-14-376-002.000-003	Vacant Land, Harrison Blvd., Valparaiso, IN 46385 Costas, Christina - Home constructed	\$ 24,100	\$ 20,000
			803,200
	Total	<u>\$ 24,100</u>	<u>\$ 823,200</u>
	<u>Anticipated Deductions</u>		
	Homestead (Standard)		\$ 45,000
	Supplemental Deduction		254,550
	Mortgage		3,000
	Total of Deductions		<u>\$ 302,550</u>
		Final Net AV of Parcel	<u>\$ 520,650</u>
		Gross AV - 20 acres at 2% cap	\$ 20,000
		Gross AV - 5 acres at 1% cap	\$ 803,200

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CITY OF VALPARAISO, INDIANA
COSTAS ANNEXATION

ESTIMATED ANNUAL (RECURRING) AND NON-RECURRING (ONE-TIME) REVENUES: BY COLLECTION YEAR

	Construction Year	2021	2022	2023	2024	
Assessment Date (January 1, ____)	2021	2022	2023	2024		
Collection Year (Fiscal Year)	2022	2023	2024	2025	Total	
Rural Parcel First Assessed (Estimated):	24,100	25,136	520,650	536,270	536,270	
		4-Year Phase Period				Upon
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>		<u>Build-Out</u>
<u>Annual (Recurring) Revenues</u>						
Property Tax Revenue	\$ 303	\$ 316	\$ 4,894	\$ 5,041	\$ 5,192	
Less: Estimated Net Change in Circuit Breaker Credit to the C	-	-	(2,366)	(2,437)	(2,510)	
Water Revenue	-	42	42	42	42	
Sewer Revenue	-	72	72	72	72	
Stormwater Revenue	-	150	150	150	150	
Garbage Collection Fee Revenue	-	144	144	144	144	
Sub-Total Recurring (Annual) Revenue	\$ 303	\$ 725	\$ 2,936	\$ 3,012	\$ 3,090	
<u>Non-Recurring (One-Time) Revenues</u>						
Building and Inspection Permit Fees	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500	
Sub-Total Non-Recurring (One-Time) Revenue	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500	
TOTAL	\$ 303	\$ 3,225	\$ 2,936	\$ 3,012	\$ 5,590	

Prepared by



CITY OF VALPARAISO, INDIANA
COSTAS ANNEXATION

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

Fiscal Year (January 1 to December 31):	2021	2022	2023	2024	Total
Dwelling Units First Assessed (Estimated):	0	1	0	0	1
Population (Annual Increases):	0	3	0	0	3

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Upon Build-out</u>
<u>Non-Capital (Recurring) Costs</u>					
Administrative Services	\$ -	\$ -	\$ -	\$ -	\$ -
Building and Planning Services	-	-	-	-	-
Garbage Collection Services	-	144	144	144	144
Police Protection	-	-	-	-	-
Fire Protection and Emergency Services	-	-	-	-	-
Street and Road Maintenance	-	-	-	-	-
Snowplowing and Salting	-	-	-	-	-
Street Lights	-	-	-	-	-
Sub-Total: Non-Capital (Recurring) Costs	\$ -	\$ 144	\$ 144	\$ 144	\$ 144
<u>Capital (Non-Recurring) Costs</u>					
Administrative Services	\$ -	\$ -	\$ -	\$ -	\$ -
Building and Planning Services	-	-	-	-	-
Garbage Collection Services	-	120	-	-	-
Police Protection	-	-	-	-	-
Fire Protection and Emergency Services	-	-	-	-	-
Street and Road Maintenance	-	-	-	-	-
Sub-Total: Capital (Non-Recurring) Costs	\$ -	\$ 120	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ 264	\$ 144	\$ 144	\$ 144

Prepared by



**CITY OF VALPARAISO, INDIANA
COSTAS ANNEXATION**

ESTIMATED REVENUES AND COSTS: BY FISCAL YEAR

Construction Year:	2021	2022	2023	2024	
Assessment Date (January 1, ____):	2021	2022	2023	2024	
Collection Year (Fiscal Year):	2022	2023	2024	2025	Total
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>(Upon Build Out)</u>
<u>Revenues</u>					
Annual (Recurring)	\$ 303	\$ 725	\$ 2,936	\$ 3,012	\$ 3,090
Non-Recurring (One-Time)	-	2,500	-	-	2,500
Subtotal	\$ 303	\$ 3,225	\$ 2,936	\$ 3,012	\$ 5,590
<u>Costs</u>					
Non-Capital (Recurring)	\$ -	\$ 144	\$ 144	\$ 144	\$ 144
Capital (Non-Recurring)	-	120	-	-	-
Subtotal	\$ -	\$ 264	\$ 144	\$ 144	\$ 144
Net Impact (Revenues Less Costs)	\$ 303	\$ 2,961	\$ 2,792	\$ 2,868	\$ 5,446
Revenue to Cost Ratio:	0.00	12.21	20.39	20.92	38.82

Prepared by



APPENDIX B

PARCEL 1:

Single parcel identified by the PIN: 64-09-14-376-002.000-003

Described by GIS as: E ½ SW between Rd and RR ex parc on W & S to city 14-35-6 25.19A.

