

RESOLUTION #6, 2023

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 "FRANCISCAN ALLIANCE ANNEXATION"

WHEREAS, the Common Council (the "Council") of the City of Valparaiso, Indiana (the "City") has investigated annexation of an area consisting of approximately 26.37 acres located outside of but contiguous to the City; and

WHEREAS, pursuant to IC 36-4-3-5.1, 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, 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:

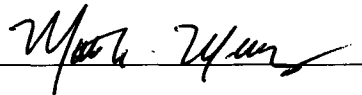
SECTION 1. Incorporation of Recitals. The foregoing recitals (or "whereas clauses") are findings of fact by the Common Council and are incorporated into this Resolution by reference.

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 C to this Resolution for the Franciscan Alliance Annexation.

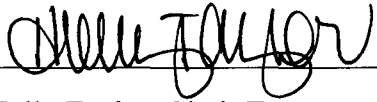
SECTION 3. Effective Date. This Resolution shall be in full force and effect upon its passage by the Common Council and as provided by Indiana law.

SECTION 4. Severability. 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 unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining sections, subsections, paragraphs, sentences, clauses, and phrases of this Ordinance.

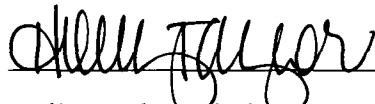
PASSED by the Common Council of the City of Valparaiso, Indiana, by a 6 - 8 vote of all members present and voting on this 10th day of April, 2023.


Matthew R. Murphy, Mayor

ATTEST:


Holly Taylor, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 10th day of April, 2023
at the hour of 6:39 o'clock P.M.


Holly Taylor, Clerk-Treasurer

This Resolution approved and signed by me this 10th day of April, 2023.

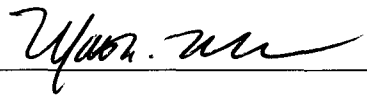

Matthew R. Murphy, Mayor

Exhibit A

LEGAL DESCRIPTION
FRANCISCAN ALLIANCE ANNEXATION

AN IRREGULARLY SHAPED PARCEL OF LAND OF APPROXIMATELY 26 ACRES CONTAINING TWO PROPERTIES LOCATED EAST OF STATE ROAD 49, SOUTH OF LAPORTE AVENUE, WEST OF EASTPORT CENTRE DRIVE AND NORTH OF LOTS 26-28 IN THE EASTPORT CENTRE FOR COMMERCE & INDUSTRY SUBDIVISION; SAID PARCEL IS LOCATED WITHIN SW ¼ OF SECTION 20, IN TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, AND IS MORE PARTICULARLY DESCRIBED AS:

PORTER COUNTY PARCELS 64-10-20-376-001.000-020 & 64-10-20-352-001.000-020

SAID FRANCISCAN ALLIANCE, INC. DEED FOR PORTER COUNTY PARCEL 64-10-20-376-001.000-020 IS DESCRIBED HEREIN PURSUANT TO A WARRANTY DEED, RECORDED ON OCTOBER 30TH, 2020, AS DOCUMENT NUMBER 2020-029286 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA,

SAID FRANCISCAN ALLIANCE, INC. DEEDS FOR PORTER COUNTY PARCEL 64-10-20-352-001.000-020 ARE DESCRIBED HEREIN PURSUANT TO THREE WARRANTY DEEDS, ALL RECORDED ON JUNE 16TH, 2022, AS DOCUMENT NUMBERS 2022-013341, 2022-013342, 2022-013343 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

SAID ANNEXATION CONTAINS APPROXIMATELY 26.37 ACRES, MORE-OR-LESS.

Exhibit B
Annexation Area Map

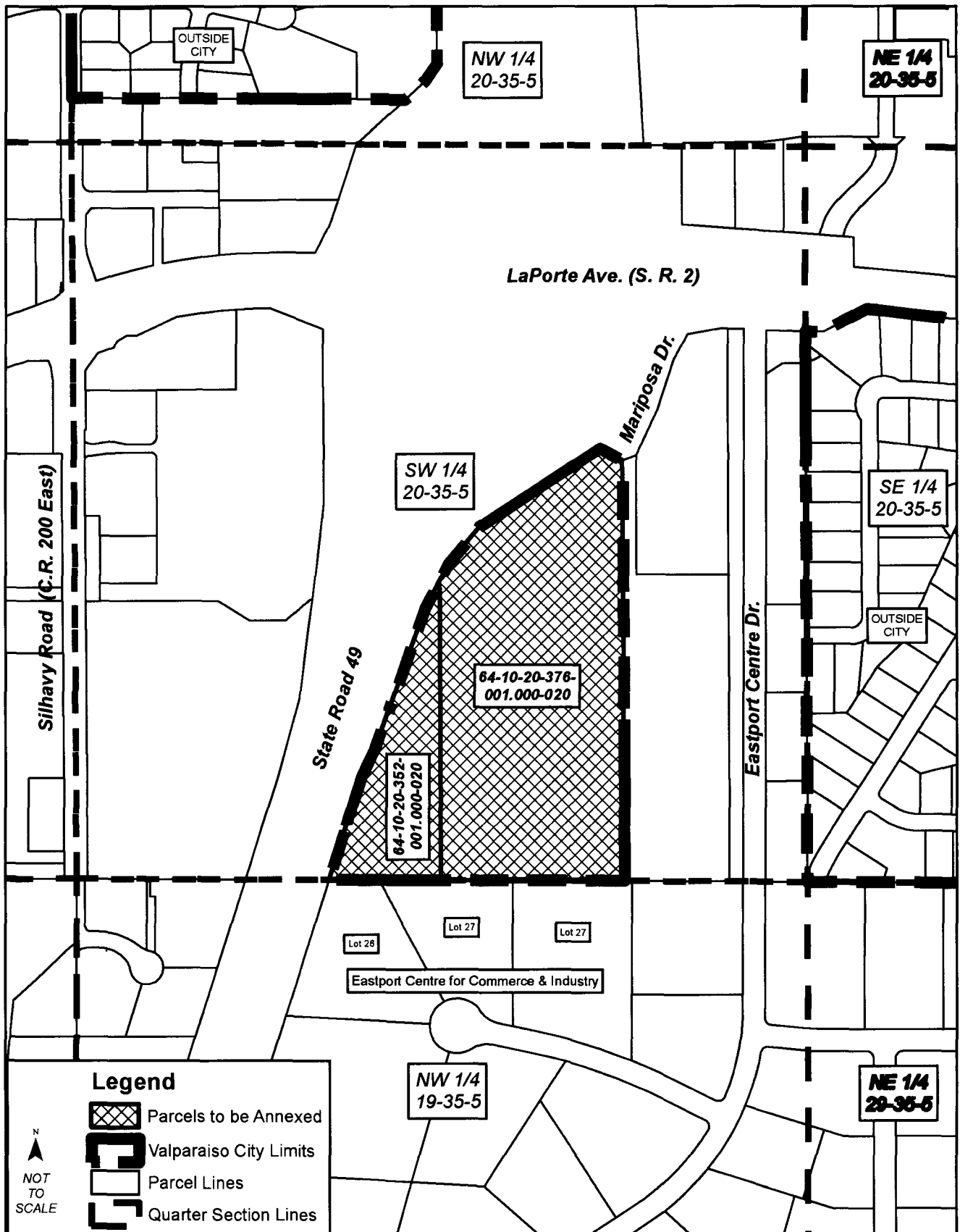


Exhibit C

CITY OF VALPARAISO

**ANNEXATION FISCAL PLAN
FRANCISCAN ALLIANCE ANNEXATION**

DATED
February 20, 2023

**CITY OF VALPARAISO
ANNEXATION FISCAL PLAN
FRANCISCAN ALLIANCE ANNEXATION**

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**CITY OF VALPARAISO
ANNEXATION FISCAL PLAN
FRANCISCAN ALLIANCE ANNEXATION**

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**CITY OF VALPARAISO
ANNEXATION FISCAL PLAN
FRANCISCAN ALLIANCE ANNEXATION**

INTRODUCTION

The following fiscal plan (the "Fiscal Plan") is for the proposed annexation of two parcels to the east of the existing corporate limits on the southeast 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 six (6) 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 six (6) years after the effective date of the annexation;
8. 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 Municipal Advisors. 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 east side of the existing corporate boundaries on the southeast 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 25.5 acres. The perimeter boundary of the Annexation Area totals 4,560 lineal feet, 100% of which is contiguous to the existing corporate boundaries of the City.

Current Land Use

The Annexation Area consists of vacant, unplatted land, and agricultural land.

Zoning

Existing Zoning: OT – Office and Technology District

Proposed Zoning: Business Park (BP)

Current Population

The current population of the Annexation Area is estimated at zero (0), as there are no primary residences within the Annexation Area.

Real Property Assessed Valuation

The estimated net assessed valuation for land and improvements in the Annexation Area is \$279,700, which is prior to the tax exemption of these parcels. This represents the assessed

value as of January 1, 2022, for taxes payable 2023 prior to the tax exemption. It is also anticipated that Franciscan Alliance will be exempt from paying taxes on the properties held by it.

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 specific Annexation Area parcels; however, the Valparaiso Police Department patrols along Eastport Center Drive. 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 does not anticipate needing to hire additional officers, but does anticipate a very small increase in fuel as a result of the annexation. 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 Washington Township Volunteer Fire Department ("WTVFD"); however, the Valparaiso Fire Protection Territory is under agreement to respond to the area as it is a fully staffed department. The WTVFD currently serves each parcel located within Washington Township; approximately 29.5 square miles of homes and industries and more than 4,500 residents.

Upon Annexation, the parcels located within the Annexation Area will transition to be served solely by the Valparaiso Fire Protection Territory ("VFPT"). The VFPT currently serves each parcel located within 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 provides fire protection, emergency medical response, hazardous materials response, technical rescue and fire prevention services to citizens within the City limits and Center Township.

Street Maintenance

There are no dedicated streets and county roads in the Annexation Area, which, if present, would have been maintained by Porter County. The parcels will access Eastport Center Drive, which is within the boundaries of the City of Valparaiso. 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 includes 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. Currently, the City has approximately 165 miles of streets. The City does not anticipate 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 if any were to arise.

Trash Collection and Recycling

Two regional waste haulers currently provide solid waste disposal to the Annexation Area. It is anticipated that Franciscan Alliance will pay a private waste hauler for waste disposal.

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. All non-capital services of Valparaiso City Services 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.

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 Porter 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.

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.

Street Lighting

Porter County does not provide streetlights in the Annexation Area. It is not anticipated that the City will provide streetlights to the Area.

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 included, 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, 2023.

Water Service

The Annexation Area's water services are not currently served by the Valparaiso Water Department, but will serve the Annexation Area after annexation. Any extensions in service are anticipated to be provided within six (6) years of the date of Annexation and are to be borne by the property owners. It is anticipated that the City will incur nominal additional costs related to the provision of water service in the Annexation Area.

Wastewater Service

The Annexation Area's wastewater services are not currently served by the Valparaiso Wastewater Department, but will serve the Annexation Area after annexation. Any extensions in service are anticipated to be provided within six (6) years of Annexation and are to be borne by the property owners. It is anticipated that the City will incur nominal 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. The future development in the Annexation Area will follow the storm water plan approved by the City, and any associated storm water and drainage costs will be borne by the property owners. All capital storm water services of the City will be extended to the Annexation Area within six (6) 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 storm water costs will be funded by the monthly stormwater fee, which is currently \$400.00 in 2023 for Nonresidential Properties with areas greater than 160,000 square feet.

Street Construction

The Annexation Area will not include new roadway infrastructure, but will connect to Eastport Center Drive. 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. New roadway infrastructure associated with future subdivisions within the Annexation Area are the responsibility of developers and property owners.

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. 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. It is not anticipated that the City will provide streetlights to the Area.

FISCAL IMPACT

As a result of this annexation, the assessed value for the City will not increase for 2023, as the two parcels are owned by Franciscan Alliance, a non-profit organization and the parcels are tax exempt. As a result, there will not be any additional property tax revenues 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, 2023. The City will begin providing non-capital municipal services as the properties are developed and expect the provisions will begin within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services 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 Utilities. The causes of the anticipated increased costs are discussed on the prior pages, and a summary of the costs is demonstrated in APPENDIX A.

It is anticipated that the City will not realize any increase in its levy as a result of the annexation. It is also anticipated there will be no 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.

ASSUMED INDEBTEDNESS

As required by Indiana Code 36-4-3-10, the City will assume and pay any unpaid bonds or other obligations of Washington 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 Washington 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 Washington Township.

CITY OF VALPARAISO, INDIANA
Franciscan Alliance Annexation

ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT
(Assumes first year of tax collections from Annexation Area is 2025 pay 2026)

<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 Estimated 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 Fire Territory (2)</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>
2022 Pay 2023	\$ -	\$ 2,265,191,701	\$ 2,265,191,701	\$ 21,668,824	0.9566	\$ 3,084,482,088	\$ 8,573,379	0.2780	1.2346
2023 Pay 2024	-	2,333,147,452	2,333,147,452	22,318,889	0.9566	3,207,861,370	8,801,576	0.2780	1.2346
2024 Pay 2025	-	2,403,141,876	2,403,141,876	22,988,455	0.9566	3,336,175,823	9,036,618	0.2780	1.2346
2025 Pay 2026	-	2,475,236,132	2,475,236,132	23,678,109	0.9566	3,469,622,854	9,278,712	0.2780	1.2346
2026 Pay 2027	-	2,549,493,216	2,549,493,216	24,388,452	0.9566	3,608,407,767	9,528,069	0.2780	1.2346
2027 Pay 2028	-	2,625,978,012	2,625,978,012	25,120,106	0.9566	3,752,744,076	9,784,906	0.2780	1.2346
2028 Pay 2029	-	2,704,757,352	2,704,757,352	25,873,709	0.9566	3,902,853,837	10,049,448	0.2780	1.2346

(1) It is expected that Franciscan Alliance will be exempt from paying property taxes in 2023 and forward.

(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, with 3% growth, used to calculate the tax rate.

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

(5) Assumes the City receives an automatic increase in its levy equal to its percentage increase in net assessed value, which would also include any increase 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 Tax Levy divided by the Estimated Net Assessed Value of the Fire Territory.

CITY OF VALPARAISO, INDIANA
Franciscan Alliance Annexation

PARCEL LIST

<u>Parcel ID</u>	<u>Current Owner</u>	2022 Pay 2023 Net Assessed <u>Value</u>	2023 Pay 2024 Net Assessed <u>Value</u>
64-10-20-352-001.000-020	Franciscan Alliance, Inc.	\$ 49,400	\$ 49,400
64-10-20-376-001.000-020	Franciscan Alliance, Inc.	230,300	230,300
Less: Tax Exemption of both parcels		(279,700)	(279,700)
		<u>\$ -</u>	<u>\$ -</u>

CITY OF VALPARAISO, INDIANA
Franciscan Alliance Annexation

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

Construction Year	2021	2022	2023	2024	2025	2026
Assessment Date (January 1, ____)	2022	2023	2024	2025	2026	2027
Collection Year (Fiscal Year)	2023	2024	2025	2026	2027	2028
Parcels First Assessed (Estimated):	- \$	- \$	- \$	- \$	- \$	- \$

	6-Year Development Period					
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
<u>Annual (Recurring) Revenues</u>						
Property Tax Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Revenue ⁽¹⁾	-	-	-	9,138	9,138	9,138
Sewer Revenue ⁽²⁾	-	-	-	10,182	10,182	10,182
Stormwater Revenue ⁽³⁾	-	-	-	4,800	4,800	4,800
Garbage Collection Fee Revenue	-	-	-	-	-	-
Sub-Total Recurring (Annual) Revenue	\$ -	\$ -	\$ -	\$ 24,120	\$ 24,120	\$ 24,120
<u>Non-Recurring (One-Time) Revenues</u>						
Building and Inspection Permit Fees	\$ -	\$ -	\$ 33,500	\$ -	\$ -	\$ -
Sub-Total Non-Recurring (One-Time) Revenue	\$ -	\$ -	\$ 33,500	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ 33,500	\$ 24,120	\$ 24,120	\$ 24,120

⁽¹⁾ The Water rate listed is that of a 4" meter at 30,000 gallons consumption/month plus a 4" meter monthly service charge.

⁽²⁾ The Sewer rate listed is the flow rate of \$4.36/100 ft3 plus a 4" meter monthly charge.

⁽³⁾ The Stormwater rate listed is that of Nonresidential Property, area greater than 160,000 square feet, at \$400.00 per month.

CITY OF VALPARAISO, INDIANA
Franciscan Alliance Annexation

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

Fiscal Year (January 1 to December 31):	2023	2024	2025	2026	2027	2028
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>
<u>Non-Capital (Recurring) Costs</u>						
Administrative Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building and Planning Services	-	-	-	-	-	-
Garbage Collection Services	-	-	-	-	-	-
Police Protection ⁽¹⁾	-	-	-	-	-	-
Fire Protection and Emergency Services ⁽¹⁾	-	-	-	-	-	-
Street and Road Maintenance ⁽¹⁾	-	-	-	-	-	-
Snowplowing and Salting ⁽¹⁾	-	-	-	-	-	-
Street Lights	-	-	-	-	-	-
Water Service	-	-	-	9,138	9,138	9,138
Wastewater Service	-	-	-	10,182	10,182	10,182
Storm Water Drainage	-	-	-	4,800	4,800	4,800
Sub-Total: Non-Capital (Recurring) Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Capital (Non-Recurring) Costs</u>						
Administrative Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building and Planning Services	-	-	-	-	-	-
Garbage Collection Services	-	-	-	-	-	-
Police Protection	-	-	-	-	-	-
Fire Protection and Emergency Services	-	-	-	-	-	-
Water Service	-	-	-	-	-	-
Wastewater Service	-	-	-	-	-	-
Storm Water Drainage	-	-	-	-	-	-
Sub-Total: Capital (Non-Recurring) Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

(2) Assumes Mariposa Drive

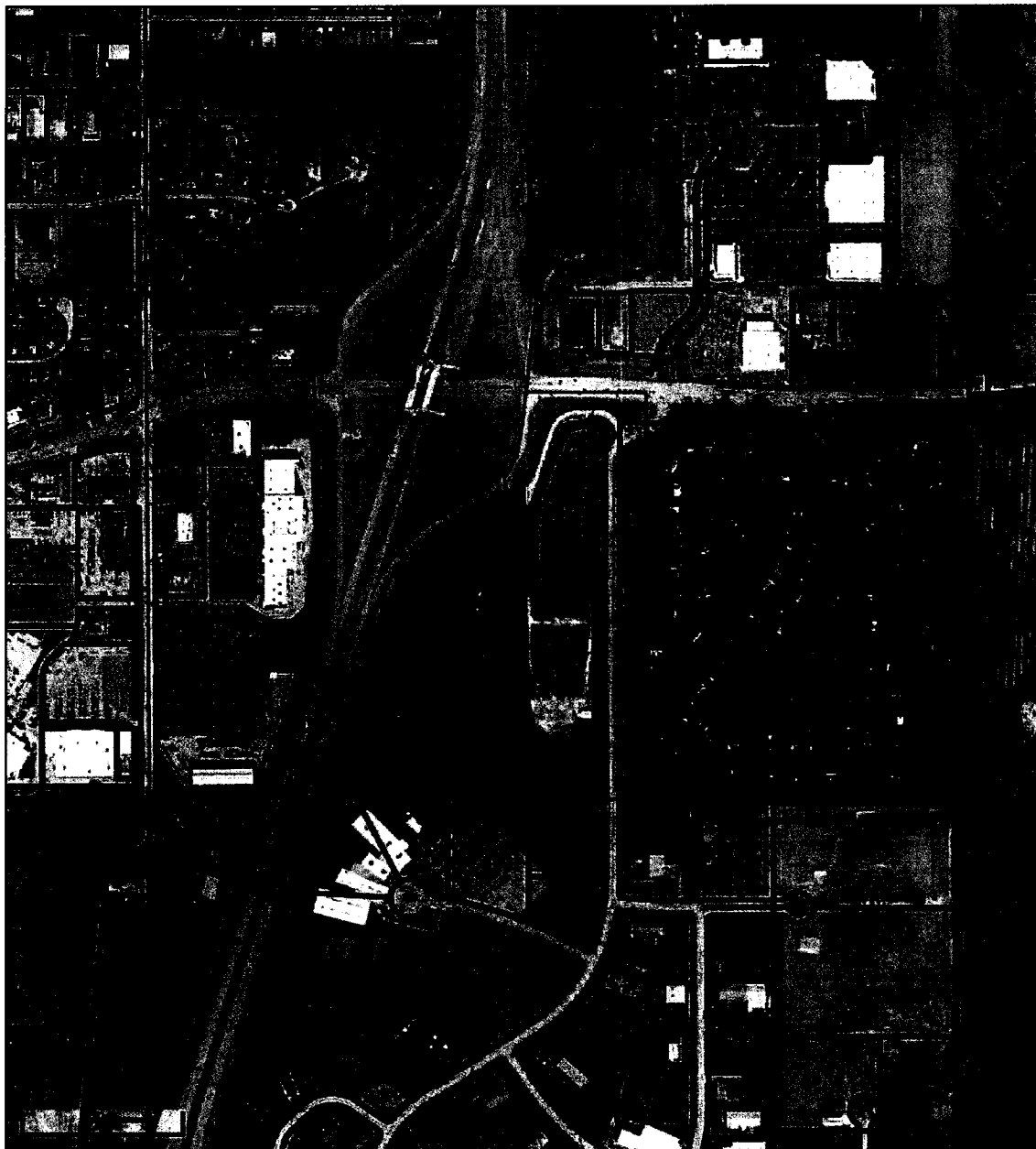
CITY OF VALPARAISO, INDIANA
Franciscan Alliance Annexation

ESTIMATED REVENUES AND COSTS: BY FISCAL YEAR

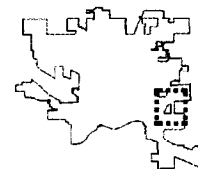
Construction Year:	2021	2022	2023	2024	2025	2026
Assessment Date (January 1, ____):	2022	2023	2024	2025	2026	2027
Collection Year (Fiscal Year):	2023	2024	2025	2026	2027	2028
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>
<u>Revenues</u>						
Annual (Recurring)	\$ -	\$ -	\$ -	\$ 24,120	\$ 24,120	\$ 24,120
Non-Recurring (One-Time)	-	-	33,500	-	-	-
Subtotal	\$ -	\$ -	\$ 33,500	\$ 24,120	\$ 24,120	\$ 24,120
<u>Costs</u>						
Non-Capital (Recurring)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital (Non-Recurring)	-	-	-	-	-	-
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Impact (Revenues less Costs)	\$ -	\$ -	\$ 33,500	\$ 24,120	\$ 24,120	\$ 24,120
Revenue to Cost Ratio:	0.00	0.00	0.00	0.00	0.00	0.00

EXHIBIT A

MAP OF PROPOSED ANNEXATION AREA



Overview



Legend

-  **Parcels**
-  **Street Names**
-  **Annexations**

Date created: 11/28/2022
Last Data Uploaded: 11/27/2022 1:07:10 PM

Developed by  **Schneider**
GEOSPATIAL

APPENDIX B

LEGAL DESCRIPTION OF PROPOSED ANNEXATION AREA

PARCEL 1:

64-10-20-352-001.000-020

PARC IN W1/2 SW LYING SE OF RD 49 20-35-5 5.2A DITCH DR409 P333

PARCEL 2:

64-10-20-376-001.000-020

W1/2 E1/2 SW S of RD 2 EX PARS SLD 20-35-5 20.956A DITCH