

RESOLUTION NO. 6-R-22

SYNOPSIS: This Resolution, if adopted, will approve and adopt a written Fiscal Plan for the annexation of territory contiguous to the City of Huntington as described herein and in Ordinance 18-C-22.

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF HUNTINGTON, INDIANA, ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF PROPERTY CONTIGUOUS TO THE CITY OF HUNTINGTON, INDIANA

WHEREAS, on July 26, 2022, the Common Council was presented with a fully signed and facially valid petition for the voluntary annexation of real property located outside, but contiguous to the City of Huntington (“Petition”);

WHEREAS, in accordance with that Petition, the Common Council of the City of Huntington, Indiana (“Council”) is desirous of annexing certain portions of Huntington Township in Huntington County into the City of Huntington (the “Annexation Territory”);

WHEREAS, the Annexation Territory is contiguous to the existing city limits of the City of Huntington;

WHEREAS, a map describing the boundaries of the Annexation Territory is attached hereto and incorporated herein as Exhibit A;

WHEREAS, a legal description of the Annexation Territory is attached hereto and incorporated herein as Exhibit B;

WHEREAS, the Annexation Territory consists of approximately 25.1 acres;

WHEREAS, responsible planning and state law require adoption of a fiscal plan and a definite policy for the provision of certain services to annexed areas; and

WHEREAS, the Council is desirous of adopting a written fiscal plan for the Annexation Territory.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Huntington, Indiana, that:

Section One: The Council adopts the Fiscal Plan (“Plan”) prior to the adoption of the annexation ordinance for the Annexation Territory, a copy of which is attached hereto and incorporated herein as Exhibit C.

Section Two: The purpose of the Plan is to confirm that the City is physically and financially able to provide municipal services to the Annexation Territory pursuant to the Plan.

Section Three: The basic services described in the Plan become effective pursuant to the Plan upon adoption of Annexation Ordinance No. 18-C-22.

Section Four: The City will provide a copy of the Plan immediately after adoption to the landowners in the Annexation Territory who request a copy from the Clerk-Treasurer of the City.

Section Five: This Resolution shall be in full force and effect from the date of passage, and its publication, as provided by law, subject to the declared effective date of annexation.

[Signature Block Next Page]

RESOLUTION 6-R-22

Duly adopted on first and final reading this 30 day of August, 2022, by a vote of 5 in favor and 0 in opposition.

CITY OF HUNTINGTON, INDIANA by its COMMON COUNCIL

Voting in Favor:

[Signature]
Joe Blomeke
[Signature]
Absent
Paul Pike
Absent
[Signature]

Charles Chapman
(President)

Joe Blomeke

Dave Funk

Seth Marshall

Paul Pike

Todd Johnson

P.J. Felton

Voting in Opposition:

Attest:

Christi McElhaney
Christi A. McElhaney
City Clerk-Treasurer

Presented by me to the Mayor for approval or veto, this 30 day of August, 2022.

Christi McElhaney
Christi A. McElhaney
City Clerk-Treasurer

This resolution having been adopted by the Common Council and presented to me is [APPROVED or VETOED], this 30 day of August, 2022.

[Signature]
Richard Strick
Mayor of the City of Huntington, Indiana

Northpoint Preserve Annexation Area

Exhibit A



Legal Description:

A part of Tract No. Five (5) in the Reserve of Ten Sections granted to John B Richardville at the forks of the Wabash River, in Township 28 North, Range 9 East, and described as follows, to-wit:

Starting at a MAG Nail at the Southeast Corner of said Tract Number 5; thence North 89 degrees 44 minutes 3 seconds West, 1572.30 feet along the South line of said Tract 5 to a MAG Nail which shall be The Place of Beginning; thence North 89 degrees 55 minutes 16 seconds West, a distance of 701.06 feet; thence North 00 degrees 37 minutes 50 seconds East, a distance of 1557.45 feet; thence South 89 degrees 55 minutes 12 seconds East, a distance of 701.00 feet; thence South 00 degrees 34 minutes 11 seconds West, a distance of 1254.29 feet; thence South 00 degrees 52 minutes 21 seconds West, a distance of 305.05 feet to the Point of Beginning, all to contain 25.1 acres of land, more or less.

ANNEXATION FISCAL PLAN



CITY OF HUNTINGTON, INDIANA

NORTHPOINT PRESERVE ANNEXATION AREA

August 30, 2022

Prepared by:

CITY OF HUNTINGTON
Community Development & Redevelopment Department

Financial Calculations by:

BAKER TILLY MUNICIPAL ADVISORS, LLC
Indianapolis, Indiana

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INTRODUCTION

The following fiscal plan (the "Fiscal Plan") is for the proposed annexation of the area consisting a single parcel of land and associated right of way to the north of the existing corporate limits of the City of Huntington (the "Annexation Area"). The Annexation Area is adjacent and contiguous to the City of Huntington (the "City"). The requirements of Indiana Code mandate the development and adoption of a written fiscal plan and the establishment of a definite policy by resolution of the Common Council. Indiana Code states that this fiscal plan must include and provide the following:

- 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 include 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 storm water 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 four (4) 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 four (4) 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. This Fiscal Plan was developed through the cooperative efforts of the City's various administrative offices and drafted by the Community Development and Redevelopment Department. This fiscal plan is the result of an analysis of the proposed Annexation Area.

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

SECTION I

AREA DESCRIPTION

A. Location, Area Size and Contiguity

The proposed Annexation Area is located near the southwest quadrant of the existing corporate boundaries of the City. A map of the Annexation Area and new municipal boundary and a legal description of the real property proposed to be annexed have been included in the attached Appendix IV.

The Annexation Area totals approximately 25.1 acres. The area is approximately 50% contiguous to the existing corporate boundaries of the City.

B. Current Land Use

The Annexation Area is comprised of a one single-family residential property together with adjacent rights-of-way (Hauenstein Road).

C. Current Population

The current population of the Annexation Area is estimated at 1. This figure was derived through analysis of U.S. Census Block data and discussions with the property owner(s).

D. Real Property Assessed Valuation

The estimated net assessed valuation for land and improvements in the Annexation Area is \$82,940. This represents the assessed value as of January 1, 2021 for taxes payable 2022.

E. Personal Property Assessed Valuation

The estimated net assessed valuation for personal property in the Annexation Area is \$0. This represents the assessed value as of January 1, 2021 for taxes payable 2022.

SECTION II
NON-CAPITAL SERVICES

A. 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 City's existing municipal boundary.

The proposed Annexation Area will require expansion of the existing police and fire maintenance areas. The requirements for providing these services and the cost of each of the services were determined based upon the factors and needs of the Annexation Area. The City will provide all non-capital services to the Annexation Area within thirty (30) days 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. It is currently assumed that the annexation will be effective on October 30, 2022.

B. Police Protection

The Huntington County Sheriff's Department (HCSO) currently provides police protection and law enforcement services to the Annexation Area. However, all non-capital services of the Huntington Police Department (HPD) will be made available in the Annexation Area within thirty (30) days 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 Huntington Police Department's primary purpose is the prevention of crime. The department consists of 35 officers including one chief, one assistant chief, five captains, four sergeants, two detectives, one school resource officer and 21 patrol officers. The police department is made up of several divisions, including administration, a patrol unit, a detective bureau, and a school resource officer. The police department patrols within the boundaries of the City on a daily basis and responds to all alarm calls. In addition, the police department provides other services such as detection and apprehension of offenders, traffic control, and preservation of civil order. The police department does not distinguish between different areas of the City. The same services are provided throughout the City. The City does not anticipate needing to hire additional officers as a result of the annexation. It is anticipated that there will not be any increase in cost to service the area as the Police Department already patrols the general area and adjacent roadways that are a part of the corporate limits.

C. Fire Protection

The Annexation Area is currently served by the Huntington Township Volunteer Fire Department (HTVFD). Prior to April 15, 2014 the Huntington Fire Department (HFD) provided fire protection to all of Huntington Township, including the Annexation Area. The HTVFD is comprised of approximately 25 volunteers and services all of unincorporated Huntington Township in addition to providing mutual aid to surrounding areas. All non-capital services of the HFD will be made available in the Annexation Area upon the effective date of this annexation.

The HFD is a career department consisting of 36 members including one chief, one deputy chief/fire marshal, three assistant chiefs, six lieutenants and 25 firefighters. The firefighters man two fire stations 24-hours per day, 365 days per year. The HFD provides a wide range of emergency services and promotes fire prevention through public education. Since the HFD provided fire protection service to the Annexation Area for several decades prior to April 15, 2014, there will be no increase in costs as a result of the annexation.

D. Street Maintenance

All dedicated local public roads adjacent to the Annexation Area are currently maintained by the Huntington County or the Indiana Department of Transportation (INDOT). However, all non-capital services of the City Services Department – Street Division will be made available in the Annexation Area within thirty (30) days 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 will be responsible for roadway maintenance, snow removal, and ice removal of the streets in the Annexation Area. Currently, the City has approximately 94.9 miles of streets. The Annexation Area contains 0.132 miles of roadway, of which all 0.132 miles are already maintained by the City. The City does not anticipate any additional operating costs for supplies, maintenance or fuel as a result of the annexation. The City Services Department – Street Division budgets within the General Fund, Local Road and Street Fund and Motor Vehicle Highway Fund will continue to fund these services.

E. Trash Collection & Recycling

Huntington County does not provide solid waste disposal or curbside recycling to the Annexation Area. This service is provided to residents in the Annexation Area by private firms. Within thirty (30) days of the effective date of this annexation, the City of Huntington will provide garbage, recycling and limited yard and refuse collection services, including leaf pickup, to all residential properties in the Annexation Area. The City pays for yard and refuse collection services through taxes, while trash and recycling collection services are paid for by user fees assessed to those users of such services.

As a result of the annexation, The City anticipates the addition of this residential household to its solid waste and recycling services and paying for those services through the user fees which

will be assessed to this property upon its annexation into the City. Therefor the City does not anticipate to incur any direct costs for trash or recycling collection as a result of the annexation.

F. Storm Drainage

The City provides storm drainage along the City's rights-of-way. Storm drainage outside the right-of-way is typically the responsibility of the property owner or developer, therefore it is not anticipated that there will be any additional cost to the City. Any future development in the area will be at the expense of the developer and only in accordance with a stormwater plan approved in advanced by the City. Nevertheless, all non-capital services of the Department of Storm Water Management will be made available in the Annexation Area within thirty (30) days 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.

G. Parks

There are currently several parks within or near the City limits. Drover Park encompasses approximately 3 acres and includes a basketball court, playground, picnic area, pavilion and a spray park. Elmwood Park is approximately 10 acres in size and has lighted facilities for basketball, softball, tennis, volleyball and a large pavilion. Erie Heritage Park is approximately 5 acres in size and contains multi-use trails and a pavilion. It also connects to a bridge over the Little River. Evergreen Park offers more than 101 acres of recreational space that includes pavilions, a softball field, a volleyball court, playground equipment, a horseshoe court and multi-use trails. General Slack Park is approximately 2 acres in size and contains a playground, basketball court, and pavilion. Hier's Park is approximately 6 acres in size and has an outdoor stage, restrooms, a softball field and playground. Laurie Park is nearly 2 acres in size and has a playground, basketball court, large pavilion, and restroom facilities. Memorial Park is nearly 40 acres in size and home to the Sunken Gardens and Shakespeare Gardens. It also has basketball, tennis, pickleball and horseshoe courts, a playground, a sledding facility, walking trails, one large and one small pavilion. Rotary Centennial Park is 0.3 acres in size and located in downtown Huntington. It has a fountain, seating areas, and a greenspace. Yeoman Park has a skate park facility, as well as pavilions, a picnic area, a playground, BMX pump track, dog park, and amenities for soccer and softball. It also contains part of the Erie Rail Trail, a multi-use trail. The City is also home to a growing trail network, featuring the Little River Trail, Erie Rail Trail, and Lime City Trail. The Parks & Recreation Department also offers numerous park programs to residents, such as the summer SPARKS program and other events throughout the year.

It is anticipated that no additional parks or programs will be added as a result of annexation, therefore there will be no additional costs to the City. Nevertheless, all non-capital services of the Parks & 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.

H. Street Lighting

Huntington County does not provide streetlights in the Annexation Area. The City does not require streetlights. Developer installed streetlights upon newly dedicated public roadways may, upon application to the Board of Public Works and Safety, be accepted into the City's streetlight system. Accordingly, it is anticipated that there will be no additional costs to the City.

I. Street Sweeping

Huntington County does not currently provide street sweeping in the Annexation Area. The City provides this service as part of its MS4 program through the City of Huntington Utilities Department - Water Pollution Control. The City performs street sweeping on all public roadways within the corporate limits.

As a result of the annexation containing no new roadways, the City does not anticipate any additional operating costs for Annexation Area.

J. 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:

- Mayor's Office
- Common Council
- Human Resources Department
- Clerk-Treasurer's Office
- Engineering Department
- Community Development & Redevelopment Department

SECTION III

CAPITAL IMPROVEMENTS

A. 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 on October 30, 2022.

B. Water Service

The City of Huntington Utilities Department - Waterworks does not currently provide water service to the Annexation Area. However, it has the capacity and capability to provide new service to future development within the Annexation Area if and when connection is desired. The City does not anticipate any additional costs in the Annexation Area for water main extensions if additional service is requested. It is anticipated that new customers will be responsible to pay tap fees and any applicable system development charges. It is important to note that the Utilities Department - Waterworks is a separate utility fund of the City that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Utilities Department - Waterworks will be extended to the Annexation Area within 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.

C. Wastewater Service

The City of Huntington Utilities Department - Water Pollution Control does not currently provide wastewater service to the Annexation Area. However, it has the capacity and capability to provide new service to future development within the Annexation Area if and when connection is desired. The City does not anticipate any costs in the Annexation Area for sewer main extensions if additional service is requested. It is anticipated that new customers will be responsible to pay tap fees and any applicable system development charges. It is important to note that the Utilities Department - Water Pollution Control is a separate utility fund of the City that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Utilities Department - Water Pollution Control will be extended to the Annexation Area within 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.

D. Storm Water Drainage

The City provides storm drainage along City rights-of-way. Storm drainage outside the right-of-way is typically the responsibility of the property owner or developer, therefore it is not anticipated that there will be any additional cost to the City. Regardless, all capital services of the Department of Storm Water Management will be extended to the Annexation Area within 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.

E. Street Construction

Although not anticipated, construction of any new streets within the Annexation Area will be the responsibility of the developer in accordance with the applicable City Code. The existing street within the Annexation Area is below City standards; however the City Services Department - Street Division does not anticipate any immediate additional costs out of the ordinary as a result of the annexation. Regardless, all capital services of the City Services Department - Street Division, including evaluation and construction services, will be extended to the Annexation Area within 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.

F. Parks

There are currently several parks within or near the City limits. Drover Park encompasses approximately 3 acres and includes a basketball court, playground, picnic area, pavilion and a spray park. Elmwood Park is approximately 10 acres in size and has lighted facilities for basketball, softball, tennis, volleyball and a large pavilion. Erie Heritage Park is approximately 5 acres in size and contains multi-use trails and a pavilion. It also connects to a bridge over the Little River. Evergreen Park offers more than 101 acres of recreational space that includes pavilions, a softball field, a volleyball court, playground equipment, a horseshoe court and multi-use trails. General Slack Park is approximately 2 acres in size and contains a playground, basketball court, and pavilion. Hier's Park is approximately 6 acres in size and has an outdoor stage, restrooms, a softball field and playground. Laurie Park is nearly 2 acres in size and has a playground, basketball court, large pavilion, and restroom facilities. Memorial Park is nearly 40 acres in size and home to the Sunken Gardens and Shakespeare Gardens. It also has basketball, tennis, pickleball and horseshoe courts, a playground, a sledding facility, walking trails, one large and one small pavilion. Rotary Centennial Park is 0.3 acres in size and located in downtown Huntington. It has a fountain, seating areas, and a greenspace. Yeoman Park has a skate park facility, as well as pavilions, a picnic area, a playground, BMX pump track, dog park, and amenities for soccer and softball. It also contains part of the Erie Rail Trail, a multi-use trail. The City is also home to a growing trail network, featuring the Little River Trail, Erie Rail Trail, and Lime City Trail. It is anticipated that no additional parks will be added as a

result of annexation, therefore there will be no additional costs to the City. Regardless, all capital services of the Parks & Recreation Department will be extended to the Annexation Area within 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.

G. Sidewalks

In general, construction and reconstruction of sidewalks is not the responsibility of the City. Sidewalks are the responsibility of property owners and are typically initially installed by developers as part of new residential and commercial development. Currently, there is a mix of areas within the City with and without sidewalks. There are currently no plans or requirements of the City to provide additional sidewalks in the Annexation Area. The developer will be responsible for sidewalk installation for any new developments within the Annexation Area. Regardless, all capital services of the City will be extended to the Annexation Area within 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.

H. Street Lighting

Huntington County does not provide streetlights in the Annexation Area. The City does not require streetlights. Installed streetlights may, upon application to the Board of Public Works and Safety, be accepted into the City's streetlight system. Accordingly, it is anticipated that there will be no additional costs to the City.

SECTION IV

FISCAL IMPACT

As a result of this annexation, the net assessed value for the City will increase by \$82,940 over the estimated 2023 assessed value to \$585,168,768. This represents an increase of approximately 0.014%. The net impact of increasing the City's assessed value as a result of this annexation 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 October 30, 2022. Based on the assumed effective date, Annexation Area property owners subject to property taxes will not pay property taxes to the City until 2023 payable 2024. However, the City will begin providing non-capital municipal services to the property owners within thirty (30) days 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 not be any additional costs to the City as a result of the annexation.

It is anticipated that the City will realize an increase in its levy of approximately \$1,832 (\$1,008 net of circuit breaker) 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 additional levy will be approximately \$1,907 (\$1,083 net of circuit breaker) in 2025, \$1,983 (\$1,159 net of circuit breaker) in 2026, and \$2,064 (\$1,240 net of circuit breaker) in 2027. Also, due to the relatively low net assessed value in the Annexation Area, the impacts on other taxing units will be minor. The estimated additional property tax cap losses for the overlapping taxing units are as follows: Schools \$312, Township \$13, County \$171, Library \$70 and Solid Waste \$5.

SECTION V

ASSUMED INDEBTEDNESS

As required by Indiana Code 36-4-3-10, if the township from which a municipality annexes territory is indebted or has outstanding unpaid bonds or other obligations at the time of the annexation, the municipality is liable for and shall pay that indebtedness in the same ratio as the assessed valuation of the property in the annexed territory bears to the assessed valuation of all property in the township, as shown by the most recent assessment for taxation before the annexation, unless the assessed property within the municipality is already liable for the indebtedness.

Huntington Township currently has no outstanding debt and therefore, there is no indebtedness for the City to assume as a result of this annexation.

Appendix I

CITY OF HUNTINGTON, INDIANA

Northpoint Preserve Development Annexation Area

SUMMARY OF ADDITIONAL COSTS DUE TO ANNEXATION

Tax Supported Funds Only

<u>Department</u>	<u>Description of Costs</u>	<u>Total</u>	<u>Ref.</u>
	None		
		Total	\$ 0

(1) Estimated annual additional costs.

Utility Funds Only

<u>Department</u>	<u>Description of Costs</u>	<u>Total</u>	<u>Ref.</u>
	None		
		Total	\$ 0

(1) Estimated annual additional costs.

Appendix II

CITY OF HUNTINGTON, INDIANA

Northpoint Preserve Development Annexation Area

ESTIMATED FINANCIAL 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</u>	<u>Estimated Net Assessed Value of City</u>	<u>Total Est. Net Assessed Value of City</u>	<u>Est. Property Tax Levy of City</u>	<u>Est. Property Tax Rate</u>
	(1)	(2)	(3)	(4),(5)	(6)
2021 Pay 2022	N/A	\$497,807,150	\$497,807,150	\$13,002,224	\$2.6119
2022 Pay 2023	N/A	585,085,828	585,085,828	13,593,843	2.3234
2023 Pay 2024	\$82,940	608,489,261	608,572,201	14,092,635	2.3157
2024 Pay 2025	82,940	632,828,831	632,911,771	14,622,469	2.3103
2025 Pay 2026	82,940	658,141,984	658,224,924	15,160,574	2.3033
2026 Pay 2027	82,940	684,467,663	684,550,603	15,734,194	2.2985

- (1) Based on the current net assessed value of the real property in the Annexation Area as gathered from the Huntington County Assessor's office.
- (2) Assumes the assessed value for the City of Huntington, excluding the Annexation Area, grows at a rate of 4%.
- (3) Represents the net assessed value for the City, including the Annexation Area, used to calculate the tax rate.
- (4) Assumes controlled property tax levies increase at an annual growth factor of 5% for 2023, 4.0% for 2024, 4.1% for 2025, 4.0% for 2026, and 4.1% for 2027. Assumes that all debt levies and the CCD levy remain constant.
- (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 Est. Property Tax Levy of City divided by the Total Est. Net Assessed Value of City.

Appendix III

NORTHPOINT PRESERVE ANNEXATION AREA
REAL PROPERTY ASSESSED VALUE

Parcel Number	Owner/Taxpayer	Mailing Address	Property Address	Acreage	Assessed Value 2021 pay 2022	Deductions Enter as (-)	Net Assessed Value	Waiver of Non- Remonstrance	Note
35-05-09-200-116.300-004	Cloutier, Shannon A	430 Hauenstein Rd	430 Hauenstein Rd	25.10	\$ 158,800.00	\$ (75,860.00)	\$ 82,940.00	No	
Total Annexation Area				25.10	\$ 158,800.00	\$ (75,860.00)	\$ 82,940.00		
Adjacent Rights-of-Way				0.00	\$ -	\$ -	\$ -		
Net New Annexation Area				25.10	\$ 158,800.00	\$ (75,860.00)	\$ 82,940.00		

Notes:

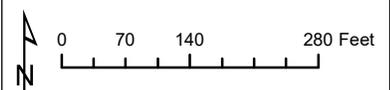
Appendix IV

Northpoint Preserve Annexation Area



Legend

- Roads
- ⊕ Existing City Limits
- ⊕ Proposed City Limits
- Northpoint Preserve
- ~ River



Legal Description:

A part of Tract No. Five (5) in the Reserve of Ten Sections granted to John B Richardville at the forks of the Wabash River, in Township 28 North, Range 9 East, and described as follows, to-wit:

Starting at a MAG Nail at the Southeast Corner of said Tract Number 5; thence North 89 degrees 44 minutes 3 seconds West, 1572.30 feet along the South line of said Tract 5 to a MAG Nail which shall be The Place of Beginning; thence North 89 degrees 55 minutes 16 seconds West, a distance of 701.06 feet; thence North 00 degrees 37 minutes 50 seconds East, a distance of 1557.45 feet; thence South 89 degrees 55 minutes 12 seconds East, a distance of 701.00 feet; thence South 00 degrees 34 minutes 11 seconds West, a distance of 1254.29 feet; thence South 00 degrees 52 minutes 21 seconds West, a distance of 305.05 feet to the Point of Beginning, all to contain 25.1 acres of land, more or less.