



Common Council

Agenda Item

Cover Sheet

MEETING DATE: October 15, 2024

- Previously Discussed Ordinance
- Proposed Development Presentation
- New Ordinance for Discussion
- Miscellaneous
- Transfer

ITEM or ORDINANCE: #RC-35-24

PRESENTED BY: Joyceann Yelton

- Information Attached
- Bring Paperwork from Previous Meeting
- Verbal
- No Paperwork at Time of Packets

RESOLUTION NO. RC-35-24

**A RESOLUTION ESTABLISHING A FISCAL PLAN FOR THE ANNEXATION OF CERTAIN
TERRITORY TO THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

**12484 E. 156th Street
Super-Voluntary Annexation**

WHEREAS, the City of Noblesville (the "City"), Indiana, is desirous of the annexation of certain territory into its municipality as provided by a "super-voluntary annexation" application; and

WHEREAS, the area to be annexed is located at 12484 E. 156th Street in Noblesville Township, Hamilton County, Indiana as described in **Exhibit A** (Legal Description) and **Exhibit B** (Annexation Territory);

WHEREAS, pursuant to Indiana Code 36-4-3-13(d), the Common Council of the City of Noblesville, Indiana, is required to adopt a written fiscal plan prior to the passage of such annexation ordinance, and prior to annexation of property under IC. 36-4-3; and

WHEREAS, the City of Noblesville has had prepared such fiscal plan outlining the City's intent to provide services to the newly annexed area pursuant to Indiana law and that the plan is attached hereto as **Exhibit C**.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville meeting in regular session that the fiscal plan as **Exhibit C** is hereby approved and adopted for the area sought to be annexed.

ADOPTED this _____ day of _____, 2024

COMMON COUNCIL

AYE	COUNCIL	NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	David M. Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST: _____

Evelyn L. Lees, City Clerk

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Presented by me to the Mayor of the City of Noblesville, Indiana this _____ day
of _____, 20_____ at _____ M.

Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

Chris Jensen, Mayor

Date

MAYOR'S VETO

Chris Jensen, Mayor

Date

ATTEST: _____
Evelyn L. Lees, City Clerk

I, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Joyceann Yelton, Declarant

Prepared by: Joyceann Yelton, Development Services Manager, City of Noblesville, 16 South 10th Street, Noblesville, IN 46060 (317) 776-6325

LEGAL DESCRIPTION

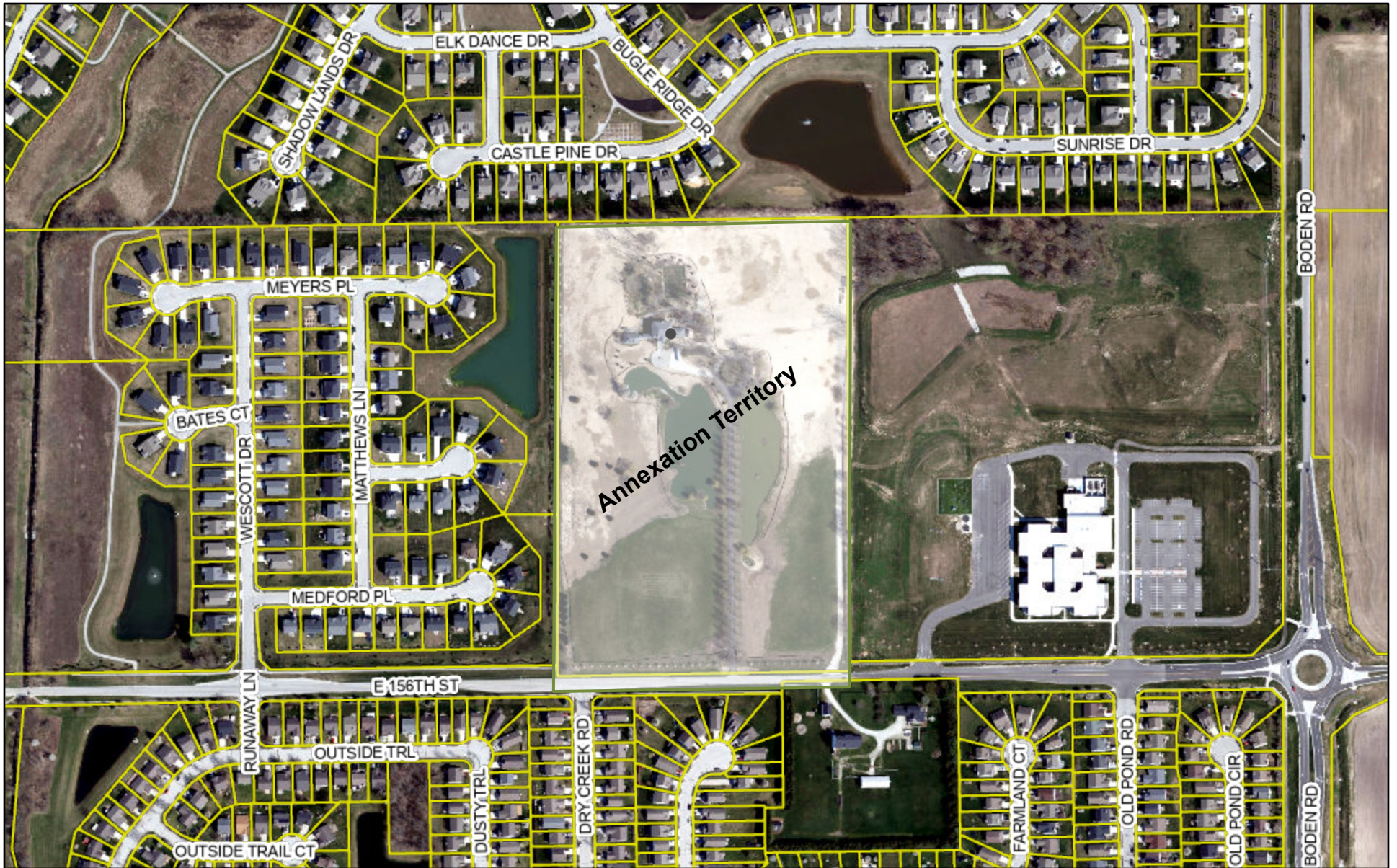
Part of the Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 5 East, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 5 East; thence North 89 degrees 55 minutes 01 second West 676.29 feet on and along the South line of said Southeast Quarter to a mag nail at the point of beginning of this description; thence North 89 degrees 55 minutes 01 second West 163.33 feet on and along the South line of said Southeast Quarter to a mag nail; thence North 00 degrees 48 minutes 23 seconds West 1331.95 feet to an 5/8" iron rod with yellow cap stamped S0083 on the North line of the Southwest Quarter of said Southeast Quarter; thence South 89 degrees 55 minutes 48 seconds East 183.53 feet on and along the North line of the Southeast Quarter of said Southeast Quarter to a 5/8" iron rod with "R. E. WARD" cap; thence South 00 degrees 48 minutes 23 seconds West 1331.99 feet to a mag nail at the point of beginning of this description. Containing 5.0 acres, more or less.

ALSO, a part of the Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 5 East, more particularly described as follows:

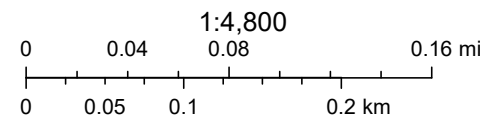
Beginning at a point (PK nail set) marking the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 5 East, said point being North 89 degrees 55 minutes 01 second West 1324.16 feet from an existing railroad spike marking the Southeast corner of the Southeast Quarter of said Section 10, said point also being South 89 degrees 55 minutes 01 second East 1324.16 feet from an existing iron pipe marking the Southwest corner of said Southeast Quarter, thence North 89 degrees 55 minutes 01 second West 676.29 feet, thence North 00 degree 48 minutes 23 seconds East 1331.99 feet to a point on the North line of the South Half of said Southeast Quarter, thence South 89 degrees 55 minutes 48 seconds East 675.88 feet along said North line to an iron pipe set marking the Northeast corner of the Southwest Quarter of said Southeast Quarter, thence South 00 degree 47 minutes 20 seconds West 1332.14 feet along the East line of said Quarter-Quarter Section to a point of beginning. Containing 20.673 acres, more or less.

Also, any public right-of-way adjacent to the above-described land not previously annexed by the City of Noblesville, Indiana shall be included as a part of the annexation. The adjacent full right-of-way of East 156th Street shall be included.



9/5/2024, 12:37:17 PM

- centerlines
- Parcels



CITY OF NOBLESVILLE

YLTM LLC Voluntary Annexation Impact Analysis

June 19, 2024

Property Impact

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City of Noblesville

YLTM LLC Voluntary Annexation

5-Year Fiscal Summary for Non Agricultural Classification

June 19, 2024

	Property Taxes	Income Taxes	Other Revenue	MVH Distribution	LRS Distribution	Cigarette Tax Distribution	Alcoholic Beverage Distribution	Total Revenues	Total Minimum Costs	Total Maximum Costs	Projected Revenues over Minimum Costs	Projected Revenues over Maximum Costs
Year 1	7,461	-	746	76	39	4.44	4.58	8,330	-	-	8,330	8,330
Year 2	7,759	3,603	776	76	39	4.44	4.58	12,262	-	-	12,262	12,262
Year 3	8,069	3,711	807	76	39	4.44	4.58	12,711	-	-	12,711	12,711
Year 4	8,392	3,822	839	76	39	4.44	4.58	13,178	-	-	13,178	13,178
Year 5	8,728	3,937	873	76	39	4.44	4.58	13,661	-	-	13,661	13,661

(1) Projected property tax revenue is subject to approval by the DLGF, and is based on current and future projected net assessed valuations of the annexation area. It assumes a \$8,471 automatic annexation adjustment to the maximum levy. It also assumes a circuit breaker percentage loss of 11.92%.

(2) Income taxes are based on Certified Shares Distribution Increase/(Decrease) projections on page 8.

(3) Other Revenue is distributed based on a ratio of property taxes.

(4) Assumes zero (0) additional costs to the City of Noblesville to provide services.

(5) Assumes 4% increase in property tax revenue in Years 2 - 5.

(6) Assumes 3% increase in income tax revenue in Years 3 - 5.

Year 1	Other Revenue:	10% times property tax levy
Year 2	Other Revenue:	10% times property tax levy
Year 3	Other Revenue:	10% times property tax levy
Year 4	Other Revenue:	10% times property tax levy
Year 5	Other Revenue:	10% times property tax levy

City of Noblesville
 YLTM LLC Annexation
 Non Ag - Tax Impact



2023 PAY 2024 PROPERTY TAX IMPACT

Owner Name	Parcel #	Waiver	Gross Assessed Value	Net Assessed Value	UIC Tax Rate	IC Tax Rate	UIC Gross Property Taxes	IC Gross Property Taxes	UIC Net Property Taxes	IC Net Property Taxes	Increase (Decrease) in Tax Bill
1 YLTM LLC	29-11-10-000-011.001-016		1,489,500	1,085,250	1.6861	2.3190	18,298	25,167	18,298	23,077	4,779
Total:			1,489,500	1,085,250			18,298	25,167	18,298	23,077	4,779

Note (1): "UIC" - Unincorporated
 Note (2): "IC" - Incorporated
 Note (3): Parcels that have a yellow highlight are classified as agricultural properties.

City of Noblesville
 YLTM LLC Annexation
 Non Ag - Circuit Breaker Impact



	Parcel #	Residential Land	Residential Improv.	Non-Res. Land	Non-Res. Improv.	Gross AV	Total Deductions	Net AV	UIC Tax Rate	IC Tax Rate	Total Max Tax Cap	UIC Tax Bill	IC Tax Bill	CB Credit UIC	CB Credit IC	Increase in CB Post Annex.	Post CB UIC Tax Bill	Post CB IC Tax Bill	Increase in Tax Bill
1	29-11-10-000-011.001-016	\$ 80,000	\$ 955,500	\$ 437,000	\$ 17,000	\$ 1,489,500	\$ 404,250	\$ 1,085,250	1.6861	2.3190	\$ 23,975	\$ 18,298	\$ 25,167	\$ -	\$ 2,090	\$ 2,090	\$ 18,298	\$ 23,077	\$ 4,779
	Total:	\$ 80,000	\$ 955,500	\$ 437,000	\$ 17,000	\$ 1,489,500	\$ 404,250	\$ 1,085,250			\$ 23,975	\$ 18,298	\$ 25,167	\$ -	\$ 2,090	\$ 2,090	\$ 18,298	\$ 23,077	\$ 4,779

Note (1): "UIC" - Unincorporated
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YLTM LLC Voluntary Annexation Impact Analysis
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#1 YLTM LLC : PARCEL 29-11-10-000-011.001-016

UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ 80,000	\$ -	\$ -	\$ 80,000	
HOMESITE IMPROVEMENTS	\$ 955,500	\$ -	\$ -	\$ 955,500	
EXCESS ACREAGE	\$ -	\$ -	\$ 437,000	\$ 437,000	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 17,000	\$ 17,000	
GROSS ASSESSED VALUE:	\$ 1,035,500	\$ -	\$ 454,000	\$ 1,489,500	
TAX CAP AMOUNT:	\$ 10,355	\$ -	\$ 13,620		
DEDUCTIONS:					
	HOMESTEAD \$ 48,000				
	MORTGAGE \$ -				
	SUPPLEMENTAL \$ 356,250				
	OTHER \$ -				
NET ASSESSED VALUE:	\$ 631,250	\$ -	\$ 454,000	\$ 1,085,250	
TAX RATE:	\$ 1.6861	\$ 1.6861	\$ 1.6861		
GROSS TAX AMOUNT:	\$ 10,644	\$ -	\$ 7,655	\$ 18,298	
NET TAX BILL:	\$ 10,644	\$ -	\$ 7,655	\$ 18,298	
PROPERTY TAX CAP AMOUNT:	\$ 10,355	\$ -	\$ 13,620	\$ 23,975	
VOTER-APPROVED MAX ADJ TO CAP*	\$ 2,194	\$ -	\$ 962	\$ 3,156	
UIC NET PROPERTY TAXES AFTER CAP:	\$ 10,644	\$ -	\$ 7,655	\$ 18,298	
			TAX BILL AMOUNT:	\$ 18,298	
				\$ 0	

IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ 80,000	\$ -	\$ -	\$ 80,000	
HOMESITE IMPROVEMENTS	\$ 955,500	\$ -	\$ -	\$ 955,500	
EXCESS ACREAGE	\$ -	\$ -	\$ 437,000	\$ 437,000	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 17,000	\$ 17,000	
GROSS ASSESSED VALUE:	\$ 1,035,500	\$ -	\$ 454,000	\$ 1,489,500	
TAX CAP AMOUNT:	\$ 10,355	\$ -	\$ 13,620		
DEDUCTIONS:					
	HOMESTEAD \$ 48,000				
	MORTGAGE \$ -				
	SUPPLEMENTAL \$ 356,250				
	OTHER \$ -				
NET ASSESSED VALUE:	\$ 631,250	\$ -	\$ 454,000	\$ 1,085,250	
TAX RATE:	\$ 2.3190	\$ 2.3190	\$ 2.3190		
GROSS TAX AMOUNT:	\$ 14,639	\$ -	\$ 10,528	\$ 25,167	
NET TAX BILL:	\$ 14,639	\$ -	\$ 10,528	\$ 25,167	
PROPERTY TAX CAP AMOUNT:	\$ 10,355	\$ -	\$ 13,620	\$ 23,975	
VOTER-APPROVED MAX ADJ TO CAP*	\$ 2,194	\$ -	\$ 962	\$ 3,156	
IC NET PROPERTY TAXES AFTER CAP:	\$ 12,549	\$ -	\$ 10,528	\$ 23,077	
			INCREASE IN TAX BILL:	\$ 4,779	
			TAX BILL % INCREASE:	26%	

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

City of Noblesville
YLTM LLC Voluntary Annexation
Net Assessed Valuation
June 19, 2024



Pay 2024 Net Assessed Valuation (1)	<u>\$ 5,106,252,010</u>
Total Annexation Net AV (2)	<u>\$ 1,085,250</u>
Annexation Area Net AV to Pay 2024 Town Net AV	<u>0.0213%</u>

Note(1): Based on 2024 Noblesville AV from Budget Order

Note(2): Based on 2023 Pay 2024 AV on Property Record Card.

City of Noblesville
 YLTM LLC Voluntary Annexation
 Maximum Levy Worksheet
 June 19, 2024



		<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>Projected 2025</u>	<u>Pro Forma Annexation</u>
Prior Year Levy		\$ 27,819,703	\$ 29,636,914	\$ 31,767,094	\$ 34,412,353	\$ 38,322,421	\$ 39,855,319
Plus:							
Under Max		\$ -	\$ 2,199	\$ 106	\$ 1,055	\$ 1	\$ -
Prior year PTRC		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year levy excess		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1/2 of Prior Year Unused Property Tax Levy		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Minus:							
Prior year FIT		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior year Temporary Appeals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior year Misc Changes		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equals:	Sub-total	\$ 27,819,703	\$ 29,639,113	\$ 31,767,200	\$ 34,413,408	\$ 38,322,422	\$ 39,855,319
Times:	6 year non farm income factor	1.042	1.043	1.050	1.040	1.040	1.040
Equals:	Sub-total	\$ 28,988,131	\$ 30,913,594	\$ 33,355,560	\$ 35,789,945	\$ 39,855,319	\$ 41,449,531
Plus:							
Ensuing Year FIT		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ensuing Year Misc Changes		\$ -	\$ -	\$ -	\$ 44,388	\$ -	\$ -
Ensuing year Temporary Appeals		\$ 650,982	\$ 853,606	\$ 1,057,848	\$ 2,488,089	\$ -	\$ -
Automatic 15% Annexation Adjustment		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,471
Less:							
Ensuing Year PTRC		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ensuing Year Levy Excess		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equals:	Ensuing Year Maximum Property Tax Levy	\$ 29,639,113	\$ 31,767,200	\$ 34,413,408	\$ 38,322,422	\$ 39,855,319	\$ 41,458,002
Less:	Under Max Levy by	\$ 2,199	\$ 106	\$ 1,055	\$ 1	\$ -	\$ -
Equals:	1782 Notice	\$ 29,636,914	\$ 31,767,094	\$ 34,412,353	\$ 38,322,421	\$ 39,855,319	\$ 41,458,002

Wayne Township - Projected Fire Net Assessed Value Impact		
<u>Pre-Annexation</u>	<u>Post-Annexation</u>	<u>Increase/(Decrease) in NAV</u>
2024 Net Assessed Value \$ 748,210,638	Net Assessed Value \$ 748,210,638	Net Assessed Value \$ -
2024 Fire Net Assessed Value \$ 254,247,322	Fire Net Assessed Value \$ 253,162,072	Fire Net Assessed Value \$ (1,085,250)

Wayne Township - Projected Fire Property Tax Levy Impact		
<u>Pre-Annexation</u>	<u>Post-Annexation</u>	<u>Increase/(Decrease) in Property Tax Levy</u>
2024 Fire Net Assessed Value \$ 254,247,322	Fire Net Assessed Value \$ 253,162,072	
2024 Certified Tax Rate \$ 0.1676	Certified Tax Rate \$ 0.1676	
2024 Certified Levy \$ 426,119	Certified Levy \$ 424,300	Certified Levy \$ (1,819)

Note (1): Based on 2023 Pay 2024 assessed value and tax rates.

Note (2): This effect is on a per year basis. Projected effect to be similar for 4 years.

Note (3): This does not effect the Fire Equipment Debt levy within Wayne Township.

City of Noblesville

YLTM LLC Voluntary Annexation
 Projected LIT Certified Shares Impact
 June 19, 2024

2024 Certified Shares Distribution: \$233,998,470

Unit	Unit Name	Pre-Annexation		Post-Annexation		Increase/(Decrease)
		Allocation Amount	Certified Shares	Allocation Amount	Certified Shares	Certified Shares
0000	HAMILTON COUNTY	137,854,246	\$ 65,373,170	137,854,246	\$ 65,372,289	\$ (881)
0001	ADAMS TOWNSHIP	717,148	\$ 340,086	717,148	\$ 340,081	\$ (5)
0002	CLAY TOWNSHIP	8,126,369	\$ 3,853,683	8,126,369	\$ 3,853,631	\$ (52)
0003	DELAWARE TOWNSHIP	1,307,360	\$ 619,976	1,307,360	\$ 619,968	\$ (8)
0004	FALL CREEK TOWNSHIP	1,815,671	\$ 861,027	1,815,671	\$ 861,015	\$ (12)
0005	JACKSON TOWNSHIP	1,734,171	\$ 822,378	1,734,171	\$ 822,367	\$ (11)
0006	NOBLESVILLE TOWNSHIP	2,171,885	\$ 1,029,950	2,171,885	\$ 1,029,936	\$ (14)
0007	WASHINGTON TOWNSHIP	2,073,459	\$ 983,275	2,073,459	\$ 983,262	\$ (13)
0008	WAYNE TOWNSHIP	683,224	\$ 323,998	681,405	\$ 323,131	\$ (867)
0009	WHITE RIVER TOWNSHIP	681,188	\$ 323,033	681,188	\$ 323,029	\$ (4)
0323	CARMEL CIVIL CITY	119,562,369	\$ 48,284,958	119,562,369	\$ 48,284,307	\$ (651)
0413	NOBLESVILLE CIVIL CITY	64,901,926	\$ 30,777,759	64,910,396	\$ 30,781,362	\$ 3,603
0639	ARCADIA CIVIL TOWN	921,523	\$ 437,004	921,523	\$ 436,998	\$ (6)
0640	ATLANTA CIVIL TOWN	294,185	\$ 139,508	294,185	\$ 139,506	\$ (2)
0641	CICERO CIVIL TOWN	3,404,400	\$ 1,614,433	3,404,400	\$ 1,614,411	\$ (22)
0642	FISHERS CIVIL CITY	74,004,460	\$ 43,508,206	74,004,460	\$ 43,507,620	\$ (587)
0643	SHERIDAN CIVIL TOWN	2,540,569	\$ 1,204,787	2,540,569	\$ 1,204,771	\$ (16)
0644	WESTFIELD CIVIL CITY	47,950,607	\$ 22,739,113	47,950,607	\$ 22,738,806	\$ (307)
3005	HAMILTON SOUTHEASTERN SCHOOL CORPORATION	-	\$ -	-	\$ -	\$ -
3025	HAMILTON HEIGHTS SCHOOL CORPORATION	-	\$ -	-	\$ -	\$ -
3030	WESTFIELD-WASHINGTON SCHOOL CORPORATION	-	\$ -	-	\$ -	\$ -
3055	SHERIDAN COMMUNITY SCHOOLS	-	\$ -	-	\$ -	\$ -
3060	CARMEL-CLAY SCHOOL CORPORATION	-	\$ -	-	\$ -	\$ -
3070	NOBLESVILLE SCHOOL CORPORATION	-	\$ -	-	\$ -	\$ -
0075	HAMILTON NORTH PUBLIC LIBRARY	453,022	\$ 214,832	453,022	\$ 214,829	\$ (3)
0076	CARMEL-CLAY PUBLIC LIBRARY	8,399,177	\$ 3,983,053	8,399,177	\$ 3,982,999	\$ (54)
0077	HAMILTON EAST PUBLIC LIBRARY	9,957,590	\$ 4,722,083	9,957,590	\$ 4,722,019	\$ (64)
0078	SHERIDAN PUBLIC LIBRARY	479,702	\$ 227,484	479,702	\$ 227,481	\$ (3)
0079	WESTFIELD PUBLIC LIBRARY	1,725,864	\$ 818,438	1,725,864	\$ 818,427	\$ (11)
0336	HAMILTON COUNTY AIRPORT AUTHORITY	101,748	\$ 112,523	101,748	\$ 112,521	\$ (2)
1053	HAMILTON COUNTY SOLID WASTE MGMT DIST	1,441,764	\$ 683,713	1,441,764	\$ 683,704	\$ (9)
Total:		493,303,626	\$233,998,470	493,310,278	\$233,998,470	

Note (1): Based on 2024 SBA Estimated Local Income Tax Report

Note (2): This effect is on a per year basis. Projected effect to be similar for 4 years.

Note (3): There is a 1 year delay on income tax effect.

Note (4): HEA 1113 Adjustment factored in for Carmel and Fishers.

Note (5): Zero Levy Allocation for Hamilton County Airport Authority impact shown proportionately as applied to other units.

City of Noblesville

YLTM LLC Voluntary Annexation
 MVH Distribution Impact
 June 19, 2024

MVH Distribution Impact

Unit	Pre-Annexation							Post-Annexation							Impact
	Population	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Population	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Inc./Dec.
CARMEL	99,757	\$ 3,949,860	\$ 3,949,860	\$ 3,949,860	\$ 3,949,860	\$ 3,949,860	\$ 19,749,300	99,757	\$ 3,949,830	\$ 3,949,830	\$ 3,949,830	\$ 3,949,830	\$ 3,949,830	\$ 19,749,148	\$ (152)
NOBLESVILLE	69,604	\$ 2,455,082	\$ 2,455,082	\$ 2,455,082	\$ 2,455,082	\$ 2,455,082	\$ 12,275,410	69,607	\$ 2,455,158	\$ 2,455,158	\$ 2,455,158	\$ 2,455,158	\$ 2,455,158	\$ 12,275,789	\$ 379
ARCADIA	1,515	\$ 63,678	\$ 63,678	\$ 63,678	\$ 63,678	\$ 63,678	\$ 318,390	1,515	\$ 63,678	\$ 63,678	\$ 63,678	\$ 63,678	\$ 63,678	\$ 318,388	\$ (2)
ATLANTA	712	\$ 29,927	\$ 29,927	\$ 29,927	\$ 29,927	\$ 29,927	\$ 149,635	712	\$ 29,927	\$ 29,927	\$ 29,927	\$ 29,927	\$ 29,927	\$ 149,634	\$ (1)
CICERO	5,301	\$ 208,433	\$ 208,433	\$ 208,433	\$ 208,433	\$ 208,433	\$ 1,042,165	5,301	\$ 208,431	\$ 208,431	\$ 208,431	\$ 208,431	\$ 208,431	\$ 1,042,157	\$ (8)
FISHERS	98,977	\$ 3,806,625	\$ 3,806,625	\$ 3,806,625	\$ 3,806,625	\$ 3,806,625	\$ 19,033,125	98,977	\$ 3,806,596	\$ 3,806,596	\$ 3,806,596	\$ 3,806,596	\$ 3,806,596	\$ 19,032,979	\$ (146)
SHERIDAN	3,106	\$ 118,246	\$ 118,246	\$ 118,246	\$ 118,246	\$ 118,246	\$ 591,230	3,106	\$ 118,245	\$ 118,245	\$ 118,245	\$ 118,245	\$ 118,245	\$ 591,225	\$ (5)
WESTFIELD	46,410	\$ 1,692,309	\$ 1,692,309	\$ 1,692,309	\$ 1,692,309	\$ 1,692,309	\$ 8,461,545	46,410	\$ 1,692,296	\$ 1,692,296	\$ 1,692,296	\$ 1,692,296	\$ 1,692,296	\$ 8,461,480	\$ (65)
Total:	325,382	\$ 12,324,160	\$ 12,324,160	\$ 12,324,160	\$ 12,324,160	\$ 12,324,160	\$ 61,620,800	325,385	\$ 12,324,160	\$ 12,324,160	\$ 12,324,160	\$ 12,324,160	\$ 12,324,160	\$ 61,620,800	\$ -

- Notes: (1) Population increase based on assumption of 2.5 persons per parcel within annexation that utilizes homestead deduction.
 (2) Per Indiana Code 8-14-1-3, MVH distributions are made monthly to cities and towns and the amount is allocated on the basis of population.
 (3) Assumes same population and total distribution for 5 years.
 (4) Pre-Annexation MVH Distributions based on Department of Local Government Finance's Estimated Miscellaneous Revenues report for Budget Year 2024.
 (5) Population is based on Indiana Auditor of State - Revenue Distribution Factors Worksheet.

LRS Population Distribution Impact																
Unit	Pre-Annexation							Post-Annexation							Impact	
	Population	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Population	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Inc./(Dec.)	
HAMILTON	22,085	\$ 342,822	342,822	342,822	342,822	342,822	\$ 1,714,112	22,083	\$ 342,784	342,784	342,784	342,784	342,784	342,784	\$ 1,713,918	\$ (194)
CARMEL	99,757	\$ 1,548,514	1,548,514	1,548,514	1,548,514	1,548,514	\$ 7,742,572	99,757	\$ 1,548,514	1,548,514	1,548,514	1,548,514	1,548,514	1,548,514	\$ 7,742,572	\$ -
NOBLESVILLE	69,604	\$ 1,080,453	1,080,453	1,080,453	1,080,453	1,080,453	\$ 5,402,267	69,607	\$ 1,080,492	1,080,492	1,080,492	1,080,492	1,080,492	1,080,492	\$ 5,402,461	\$ 194
ARCADIA	1,515	\$ 23,517	23,517	23,517	23,517	23,517	\$ 117,586	1,515	\$ 23,517	23,517	23,517	23,517	23,517	23,517	\$ 117,586	\$ -
ATLANTA	712	\$ 11,052	11,052	11,052	11,052	11,052	\$ 55,261	712	\$ 11,052	11,052	11,052	11,052	11,052	11,052	\$ 55,261	\$ -
CICERO	5,301	\$ 82,287	82,287	82,287	82,287	82,287	\$ 411,434	5,301	\$ 82,287	82,287	82,287	82,287	82,287	82,287	\$ 411,434	\$ -
FISHERS	98,977	\$ 1,536,407	1,536,407	1,536,407	1,536,407	1,536,407	\$ 7,682,033	98,977	\$ 1,536,407	1,536,407	1,536,407	1,536,407	1,536,407	1,536,407	\$ 7,682,033	\$ -
SHERIDAN	3,106	\$ 48,214	48,214	48,214	48,214	48,214	\$ 241,070	3,106	\$ 48,214	48,214	48,214	48,214	48,214	48,214	\$ 241,070	\$ -
WESTFIELD	46,410	\$ 720,416	720,416	720,416	720,416	720,416	\$ 3,602,081	46,410	\$ 720,416	720,416	720,416	720,416	720,416	720,416	\$ 3,602,081	\$ -
Total:	347,467	\$ 5,393,683	\$ 5,393,683	\$ 5,393,683	\$ 5,393,683	\$ 5,393,683	\$ 26,968,416	347,467	\$ 5,393,683	\$ 5,393,683	\$ 5,393,683	\$ 5,393,683	\$ 5,393,683	\$ 5,393,683	\$ 26,968,416	\$ -

- Notes: (1) Population increase based on assumption of 2.5 persons per parcel within annexation that utilizes homestead deduction.
 (2) Per Indiana Code 8-14-2-4, a county with a population of 50,000 or more allocates 60% of the LRS distribution on the basis of the population of the unit compared to the total county population.
 (3) Assumes same population and total distribution for 5 years.
 (4) Pre-Annexation LRS Distributions based on Department of Local Government Finance's Estimated Miscellaneous Revenues report for Budget Year 2024.
 (5) Population is based on Indiana Auditor of State - Revenue Distribution Factors Worksheet.

LRS Road Mileage Distribution Impact																
Unit	Pre-Annexation							Post-Annexation							Impact	
	Mileage	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Mileage	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Inc./(Dec.)	
HAMILTON	546.73	\$ 992,144	992,144	992,144	992,144	992,144	\$ 4,960,718	546.73	\$ 992,144	992,144	992,144	992,144	992,144	992,144	\$ 4,960,718	\$ -
CARMEL	530.43	\$ 979,837	979,837	979,837	979,837	979,837	\$ 4,899,183	530.43	\$ 979,837	979,837	979,837	979,837	979,837	979,837	\$ 4,899,183	\$ -
NOBLESVILLE	313.03	\$ 447,897	447,897	447,897	447,897	447,897	\$ 2,239,483	313.03	\$ 447,897	447,897	447,897	447,897	447,897	447,897	\$ 2,239,483	\$ -
ARCADIA	9.73	\$ 18,247	18,247	18,247	18,247	18,247	\$ 91,234	9.73	\$ 18,247	18,247	18,247	18,247	18,247	18,247	\$ 91,234	\$ -
ATLANTA	5.79	\$ 9,673	9,673	9,673	9,673	9,673	\$ 48,364	5.79	\$ 9,673	9,673	9,673	9,673	9,673	9,673	\$ 48,364	\$ -
CICERO	24.60	\$ 45,586	45,586	45,586	45,586	45,586	\$ 227,931	24.60	\$ 45,586	45,586	45,586	45,586	45,586	45,586	\$ 227,931	\$ -
FISHERS	414.85	\$ 719,307	719,307	719,307	719,307	719,307	\$ 3,596,537	414.85	\$ 719,307	719,307	719,307	719,307	719,307	719,307	\$ 3,596,537	\$ -
SHERIDAN	17.83	\$ 29,142	29,142	29,142	29,142	29,142	\$ 145,710	17.83	\$ 29,142	29,142	29,142	29,142	29,142	29,142	\$ 145,710	\$ -
WESTFIELD	220.49	\$ 353,957	353,957	353,957	353,957	353,957	\$ 1,769,784	220.49	\$ 353,957	353,957	353,957	353,957	353,957	353,957	\$ 1,769,784	\$ -
Total:	2,083.48	\$ 3,595,789	\$ 3,595,789	\$ 3,595,789	\$ 3,595,789	\$ 3,595,789	\$ 17,978,944	2,083.48	\$ 3,595,789	\$ 3,595,789	\$ 3,595,789	\$ 3,595,789	\$ 3,595,789	\$ 3,595,789	\$ 17,978,944	\$ -

- Notes: (1) Road mileage based on Indiana Auditor of State - Revenue Distribution Factors Worksheet.
 (2) Per Indiana Code 8-14-2-4, a county with a population of 50,000 or more allocates 40% of the LRS distribution on the basis of road and street miles of the unit compared to the county total road mileage.
 (3) Assumes same road mileage and total distribution for 5 years.
 (4) Pre-Annexation LRS Distributions based on Department of Local Government Finance's Estimated Miscellaneous Revenues report for Budget Year 2024.

LRS Total Distribution Impact																
Unit	Pre-Annexation							Post-Annexation							Impact	
	Population	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Population	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Inc./(Dec.)	
HAMILTON	22,085	\$ 1,334,966	\$ 1,334,966	\$ 1,334,966	\$ 1,334,966	\$ 1,334,966	\$ 6,674,830	22,083	\$ 1,334,927	\$ 1,334,927	\$ 1,334,927	\$ 1,334,927	\$ 1,334,927	\$ 6,674,636	\$ (194)	
CARMEL	99,757	\$ 2,528,351	\$ 2,528,351	\$ 2,528,351	\$ 2,528,351	\$ 2,528,351	\$ 12,641,755	99,757	\$ 2,528,351	\$ 2,528,351	\$ 2,528,351	\$ 2,528,351	\$ 2,528,351	\$ 12,641,755	\$ -	
NOBLESVILLE	69,604	\$ 1,528,350	\$ 1,528,350	\$ 1,528,350	\$ 1,528,350	\$ 1,528,350	\$ 7,641,750	69,607	\$ 1,528,389	\$ 1,528,389	\$ 1,528,389	\$ 1,528,389	\$ 1,528,389	\$ 7,641,944	\$ 194	
ARCADIA	1,515	\$ 41,764	\$ 41,764	\$ 41,764	\$ 41,764	\$ 41,764	\$ 208,820	1,515	\$ 41,764	\$ 41,764	\$ 41,764	\$ 41,764	\$ 41,764	\$ 208,820	\$ -	
ATLANTA	712	\$ 20,725	\$ 20,725	\$ 20,725	\$ 20,725	\$ 20,725	\$ 103,625	712	\$ 20,725	\$ 20,725	\$ 20,725	\$ 20,725	\$ 20,725	\$ 103,625	\$ -	
CICERO	5,301	\$ 127,873	\$ 127,873	\$ 127,873	\$ 127,873	\$ 127,873	\$ 639,365	5,301	\$ 127,873	\$ 127,873	\$ 127,873	\$ 127,873	\$ 127,873	\$ 639,365	\$ -	
FISHERS	98,977	\$ 2,255,714	\$ 2,255,714	\$ 2,255,714	\$ 2,255,714	\$ 2,255,714	\$ 11,278,570	98,977	\$ 2,255,714	\$ 2,255,714	\$ 2,255,714	\$ 2,255,714	\$ 2,255,714	\$ 11,278,570	\$ -	
SHERIDAN	3,106	\$ 77,356	\$ 77,356	\$ 77,356	\$ 77,356	\$ 77,356	\$ 386,780	3,106	\$ 77,356	\$ 77,356	\$ 77,356	\$ 77,356	\$ 77,356	\$ 386,780	\$ -	
WESTFIELD	46,410	\$ 1,074,373	\$ 1,074,373	\$ 1,074,373	\$ 1,074,373	\$ 1,074,373	\$ 5,371,865	46,410	\$ 1,074,373	\$ 1,074,373	\$ 1,074,373	\$ 1,074,373	\$ 1,074,373	\$ 5,371,865	\$ -	
Total:	347,467	\$ 8,989,472	\$ 8,989,472	\$ 8,989,472	\$ 8,989,472	\$ 8,989,472	\$ 44,947,360	347,467	\$ 8,989,472	\$ 8,989,472	\$ 8,989,472	\$ 8,989,472	\$ 8,989,472	\$ 44,947,360	\$ -	

City of Noblesville

YLTM LLC Voluntary Annexation

Cigarette Tax - Alcoholic Beverage Gallonage Tax Distribution Impact

June 19, 2024

Cigarette Tax Distribution Impact															
Unit	Pre-Annexation							Post-Annexation							Impact
	Population	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Population	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Inc./Dec.
CARMEL	99,757	\$ 228,395	\$ 228,395	\$ 228,395	\$ 228,395	\$ 228,395	\$ 1,141,975	99,757	\$ 228,393	228,393	228,393	228,393	228,393	\$ 1,141,966	\$ (8.77)
NOBLESVILLE	69,604	\$ 150,305	\$ 150,305	\$ 150,305	\$ 150,305	\$ 150,305	\$ 751,525	69,607	\$ 150,309	150,309	150,309	150,309	150,309	\$ 751,547	\$ 22.22
ARCADIA	1,515	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 3,715	1,515	\$ 743	743	743	743	743	\$ 3,715	\$ (0.03)
ATLANTA	712	\$ 349	\$ 349	\$ 349	\$ 349	\$ 349	\$ 1,745	712	\$ 349	349	349	349	349	\$ 1,745	\$ (0.01)
CICERO	5,301	\$ 12,137	\$ 12,137	\$ 12,137	\$ 12,137	\$ 12,137	\$ 60,685	5,301	\$ 12,137	12,137	12,137	12,137	12,137	\$ 60,685	\$ (0.47)
FISHERS	98,977	\$ 226,609	\$ 226,609	\$ 226,609	\$ 226,609	\$ 226,609	\$ 1,133,045	98,977	\$ 226,607	226,607	226,607	226,607	226,607	\$ 1,133,036	\$ (8.71)
SHERIDAN	3,106	\$ 7,111	\$ 7,111	\$ 7,111	\$ 7,111	\$ 7,111	\$ 35,555	3,106	\$ 7,111	7,111	7,111	7,111	7,111	\$ 35,555	\$ (0.27)
WESTFIELD	46,410	\$ 103,175	\$ 103,175	\$ 103,175	\$ 103,175	\$ 103,175	\$ 515,875	46,410	\$ 103,174	103,174	103,174	103,174	103,174	\$ 515,871	\$ (3.96)
Total:	325,382	\$ 728,824	\$ 728,824	\$ 728,824	\$ 728,824	\$ 728,824	\$ 3,644,120	325,385	\$ 728,824	\$ 728,824	\$ 728,824	\$ 728,824	\$ 728,824	\$ 3,644,120	\$ -

- Notes: (1) Population increase based on assumption of 2.5 persons per parcel within annexation that utilizes homestead deduction.
 (2) Per Indiana Code 6-7-1-29.1, Cigarette Tax is allocated to cities and towns on the basis of population.
 (3) Assumes same population and total distribution for 5 years.
 (4) Pre-Annexation Cigarette Tax Distributions based on Department of Local Government Finance's Estimated Miscellaneous Revenues report for Budget Year 2024.
 (5) Population is based on Indiana Auditor of State - Revenue Distribution Factors Worksheet.

Alcoholic Beverage Gallonage Tax Distribution Impact															
Unit	Pre-Annexation							Post-Annexation							Impact
	Population	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Population	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Inc./Dec.
CARMEL	99,757	\$ 239,313	\$ 239,313	\$ 239,313	\$ 239,313	\$ 239,313	\$ 1,196,565	99,757	\$ 239,311	239,311	239,311	239,311	239,311	\$ 1,196,556	\$ (9.19)
NOBLESVILLE	69,604	\$ 146,318	\$ 146,318	\$ 146,318	\$ 146,318	\$ 146,318	\$ 731,590	69,607	\$ 146,323	146,323	146,323	146,323	146,323	\$ 731,613	\$ 22.88
ARCADIA	1,515	\$ 3,701	\$ 3,701	\$ 3,701	\$ 3,701	\$ 3,701	\$ 18,505	1,515	\$ 3,701	3,701	3,701	3,701	3,701	\$ 18,505	\$ (0.14)
ATLANTA	712	\$ 1,739	\$ 1,739	\$ 1,739	\$ 1,739	\$ 1,739	\$ 8,695	712	\$ 1,739	1,739	1,739	1,739	1,739	\$ 8,695	\$ (0.07)
CICERO	5,301	\$ 12,617	\$ 12,617	\$ 12,617	\$ 12,617	\$ 12,617	\$ 63,085	5,301	\$ 12,617	12,617	12,617	12,617	12,617	\$ 63,085	\$ (0.48)
FISHERS	98,977	\$ 229,727	\$ 229,727	\$ 229,727	\$ 229,727	\$ 229,727	\$ 1,148,635	98,977	\$ 229,725	229,725	229,725	229,725	229,725	\$ 1,148,626	\$ (8.83)
SHERIDAN	3,106	\$ 7,126	\$ 7,126	\$ 7,126	\$ 7,126	\$ 7,126	\$ 35,630	3,106	\$ 7,126	7,126	7,126	7,126	7,126	\$ 35,630	\$ (0.27)
WESTFIELD	46,410	\$ 101,360	\$ 101,360	\$ 101,360	\$ 101,360	\$ 101,360	\$ 506,800	46,410	\$ 101,359	101,359	101,359	101,359	101,359	\$ 506,796	\$ (3.89)
Total:	325,382	\$ 741,901	\$ 741,901	\$ 741,901	\$ 741,901	\$ 741,901	\$ 3,709,505	325,385	\$ 741,901	\$ 741,901	\$ 741,901	\$ 741,901	\$ 741,901	\$ 3,709,505	\$ -

- Notes: (1) Population increase based on assumption of 2.5 persons per parcel within annexation that utilizes homestead deduction.
 (2) Per Indiana Code 7.1-4-7, Alcoholic Beverage Gallonage Tax is allocated to cities and towns on the basis of population.
 (3) Assumes same population and total distribution for 5 years.
 (4) Pre-Annexation Alcoholic Beverage Gallonage Tax Distributions based on Department of Local Government Finance's Estimated Miscellaneous Revenues report for Budget Year 2024.
 (5) Population is based on Indiana Auditor of State - Revenue Distribution Factors Worksheet.

City of Noblesville

YLTM LLC Voluntary Annexation
 Overlapping Circuit Breaker Impact
 June 19, 2024

	NOBLESVILLE CIVIL CITY	HAMILTON COUNTY	WAYNE TOWNSHIP	HAMILTON SOUTHEASTERN SCHOOL CORP	HAMILTON EAST PUBLIC LIBRARY	HAMILTON COUNTY AIRPORT AUTHORITY	HAMILTON COUNTY SOLID WASTE
Unit Rate	0.8005	0.2737	0.0495	1.1433	0.0495	0.0000	0.0025
Divided by: New Taxing District Rate	2.3190	2.3190	2.3190	2.3190	2.3190	2.3190	2.3190
Equals: % of Taxing District Rate	34.52%	11.80%	2.13%	49.30%	2.13%	0.00%	0.11%
Times: Total Circuit Breaker Increase	\$ 2,090	\$ 2,090	\$ 2,090	\$ 2,090	\$ 2,090	\$ 2,090	\$ 2,090
Equals: Increased Share of Circuit Breaker	\$ 721	\$ 247	\$ 45	\$ 1,030	\$ 45	\$ -	\$ 2

Note: The increased share of circuit breaker results in property tax revenue loss.

Town of Danville - Projected Annexation Area Cost of Services

City Service	Service Type	Service Date	Year 1 Projected Service Cost	Year 2 Projected Service Cost	Year 3 Projected Service Cost	Year 4 Projected Service Cost	Year 5 Projected Service Cost
Mayor Dept.	Non-Capital/Capital	Year 1/Year 3	\$ -	\$ -	\$ -	\$ -	\$ -
Clerk Dept.	Non-Capital/Capital	Year 1/Year 3	\$ -	\$ -	\$ -	\$ -	\$ -
Common Council	Non-Capital/Capital	Year 1/Year 3	\$ -	\$ -	\$ -	\$ -	\$ -
City Court Dept.	Non-Capital/Capital	Year 1/Year 3	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Dept.	Non-Capital/Capital	Year 1/Year 3	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Dept.	Non-Capital/Capital	Year 1/Year 3	\$ -	\$ -	\$ -	\$ -	\$ -
Human Resources Dept.	Non-Capital/Capital	Year 1/Year 3	\$ -	\$ -	\$ -	\$ -	\$ -
Parks & Recreation Dept.	Non-Capital/Capital	Year 1/Year 3	\$ -	\$ -	\$ -	\$ -	\$ -
Planning & Development Dept.	Non-Capital/Capital	Year 1/Year 3	\$ -	\$ -	\$ -	\$ -	\$ -
Police Dept.	Non-Capital/Capital	Year 1/Year 3	\$ -	\$ -	\$ -	\$ -	\$ -
Street Dept.	Non-Capital/Capital	Year 1/Year 4	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities Dept.	Non-Capital/Capital	Year 1/Year 3	\$ -	\$ -	\$ -	\$ -	\$ -
Projected 5-Year Cost			\$ -	\$ -	\$ -	\$ -	\$ -
Total:			\$ -	\$ -	\$ -	\$ -	\$ -

Note: Capital items are non-recurring. Years 2 - 5 assume 2% annual growth of recurring costs, rounded up to the nearest whole dollar.

City of Noblesville

Projected Service Cost - Department List
June 19, 2024

	Year 1 Projection	Year 2 Projection	Year 3 Projection	Year 4 Projection	Year 5 Projection	Total
<u>Mayor Dept.</u>						
Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Clerk Dept.</u>						
Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Common Council</u>						
Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>City Court Dept.</u>						
Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Engineering Dept.</u>						
Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Fire Dept.</u>						
Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Human Resource Dept.</u>						
Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Parks & Recreation Dept.</u>						
Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Planning & Development Dept.</u>						
Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Police Dept.</u>						
Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Street Dept.</u>						
Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Utilities Dept.</u>						
Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total - All Depts:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Noblesville

YLTM LLC Voluntary Annexation

Pre Annexation versus Post Annexation Tax Rate

June 19, 2024



Pre Annexation Tax Rate (016)	
	2024 Rate
Hamilton County	0.2737
Wayne Township	0.2171
Hamilton Southeastern School Corp	1.1433
Hamilton East Public Library	0.0495
Hamilton County Airport Authority	-
Hamilton County Solid Waste	0.0025

Total: 1.6861

Post Annexation Tax Rate (022)	
	2024 Rate
Hamilton County	0.2737
Wayne Township	0.0495
Noblesville Civil City	0.8005
Hamilton Southeastern School Corp	1.1433
Hamilton East Public Library	0.0495
Hamilton County Airport Authority	-
Hamilton County Solid Waste	0.0025

Total: 2.3190

Note (1): Based on 2024 Abstract Detail By District Report.

Note (2): Wayne Township Post Annexation tax rate does not include fire rates.

Note (3): Noblesville Civil City does not include debt service rates.

Note (4): Fire Equipment Debt tax rate remains in 'Post Annexation Tax Rate'.