

RESOLUTION NO. RC-37-24

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

**17200 – 17300 block of Hazel Dell Road, West Side
Village at Trail Crossing Planned Development
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 in the 17200 – 17300 block of Hazel Dell Road and known as “Village at Trail Crossing Planned Development” in Noblesville Township, Hamilton County, Indiana as described in in **Exhibit A** (Legal Description) and **Exhibit B** (Annexation Territory);


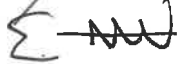
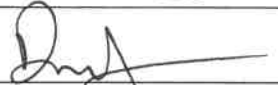



WHEREAS, pursuant to Indiana Code 36-4-3-13(d), the Common Council of the City of Noblesville, Indiana, is required to adopt a written fiscal plan prior to the passage of such annexation ordinance, and prior to annexation of property under IC. 36-4-3; and

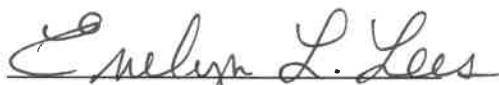
WHEREAS, the City of Noblesville has had prepared such fiscal plan outlining the City's intent to provide services to the newly annexed area pursuant to Indiana law and that the plan is attached hereto as **Exhibit C**.

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 15th day of October, 2024

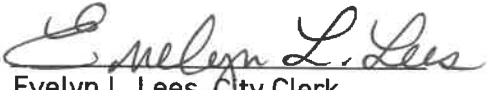
COMMON COUNCIL

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 16th day
of October, 20 24 at 8:50 A.M.


Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

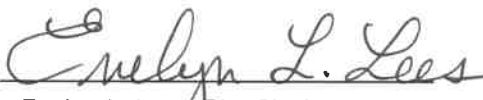

Chris Jensen, Mayor

10-16-24
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
Village at Trail Crossing

Parcel 1:

A part of the North Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, in Hamilton County, Indiana, described as follows: Begin at the Southeast corner of the North Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, run thence west on and along a fence line, said line being the south line of the said North Half, 1339.5 feet to an iron stake and corner post; thence north parallel with the East line of said Northeast Quarter, 436.3 feet to an iron stake; thence east parallel with the south line of said North Half, 1339.5 feet to intersection with the east line of said North Half; thence south on and along the said East line 436.3 feet to the place of beginning.

EXCEPTING THEREFROM That part deeded to the City of Noblesville, Hamilton County, Indiana by deed recorded October 30, 2007 as Document No. 2007061494 described as follows: A part of the North Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, in Hamilton County, Indiana, described as follows: Beginning of the southeast corner of said half-quarter-quarter section; thence North 89 degrees 44 minutes 05 seconds west 74.97 feet along the south line of said half-quarter-quarter section; thence North 0 degree 02 minutes 18 seconds west 435.38 feet; thence Northerly 0.92 feet along an arc to the left having a radius of 9925.00 feet and subtended by a long chord having a bearing of North 00 degree 02 minutes 26 seconds West and a length of 0.92 feet to the north line of the grantor's land; thence South 89 degrees 44 minutes 05 seconds East 74.96 feet along said north line to the east line of said Northeast Quarter; thence South 00 degree 02 minutes 24 seconds East 436.30 feet along said east line to the point of beginning.

Parcel 2:

A part of the Northeast Quarter of Section 4 , Township 18 North, Range 4 East, located in Noblesville Township, Hamilton County, Indiana, being bounded as follows: Commencing at the northeast corner of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East; thence South 00 degree 00 minute 00 second (assumed bearing) 228.11 feet on and along the East line of said Northeast Quarter to the Northeast corner of the 13.42 acre exception described in Instrument Number 160 and recorded in Deed Record 180, Page 65 in the records of Hamilton County, Indiana; thence North 89 degrees 31 minutes 24 seconds West 334.93 feet on and along the North line of said 13.42 acre tract of land to the POINT OF BEGINNING of this description; thence North 00 degree 00 minute 00 second 227.85 feet parallel with the East line of said Northeast Quarter to the North line of the Southeast Quarter of said Northeast Quarter; thence North 89 degrees 33 minutes 55 seconds West 995.97 feet on and along the North line of the Southeast Quarter of said Northeast Quarter to the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 00 degrees 06 minutes 36 seconds west 227.11 feet on and along the West line of the Southeast Quarter of said Northeast Quarter to its point of intersection with the Westerly extension of the North line of said 13.42 acre tract of land; thence South 89 degrees 31 minutes 24 seconds East 1,006.41 feet on and along the north line of said 13.42 acre tract of land to the POINT OF BEGINNING.

Legal Description
Village at Trail Crossing

Parcel 3:

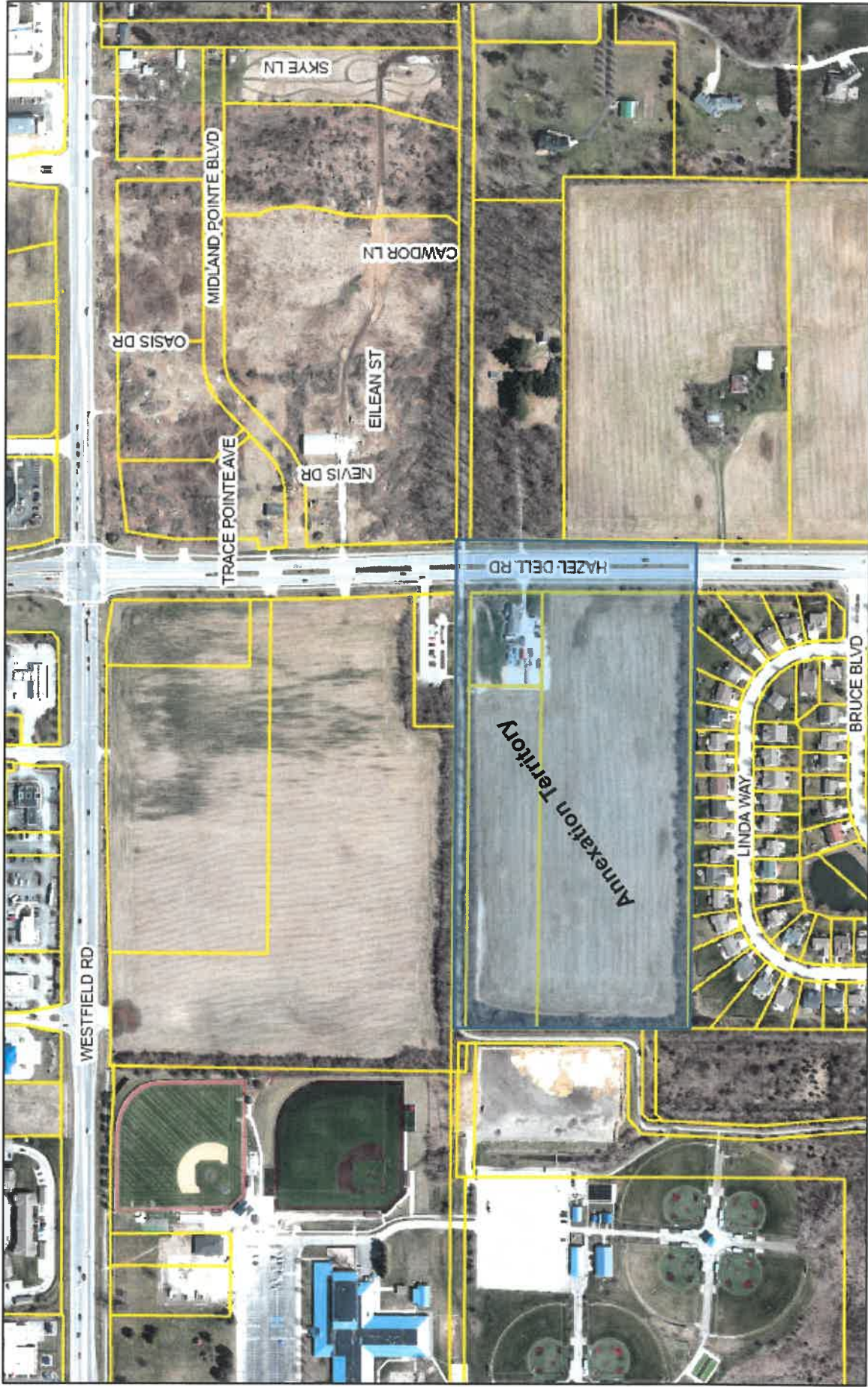
A part of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 04 East, Noblesville Township, Hamilton County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoepelwerth and Associates, Inc. as part of Project 977800LF, being more particularly described as follows:

Commencing at the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 02 minutes 07 seconds East, along the East line of said Quarter-Quarter Section, a distance of 22.29 feet to a point 20.00 feet South of the centerline of the Midland Trace Trail; thence North 89 degrees 45 minutes 57 seconds West, along a line parallel with and 20.00 feet South of said centerline, a distance of 77.57 feet to the West Right-of-Way line of Hazel Dell Road, as described in Instrument Number 2007064496 in the Office of the Recorder of Hamilton County, Indiana, and the POINT OF BEGINNING of this description; said point also being a point on a non-tangent curve concave easterly, the radius point of which bears North 89 degrees 49 minutes 55 seconds East a distance of 9925.00 feet; thence southerly, along said curve, an arc length of 205.85 feet to the North line of the land described in Deed Book 312, Page 92 in said Recorder's Office; thence North 89 degrees 43 minutes 49 seconds West along said line, a distance of 269.97 feet to the West line of the land described in Instrument Number 200000029961 in said Recorder's Office; thence North 00 degree 02 minutes 07 seconds West, along said line, a distance of 205.65 feet to the South line of the land described in Instrument Number 2017042701 in said recorder's Office; thence South 89 degrees 45 minutes 57 seconds East, along said line, a distance of 267.35 feet to the Point of Beginning, Containing 1.267 acres, more or less. Containing 18 acres, more or less.

Also, any public rights-of-way adjacent to the above-described land not previously annexed by the City of Noblesville, Indiana shall be included as a part of said annexation. Public rights-of-way shall include Hazel Dell Road and Midland Trace Trail.

Annexation Territory

Exhibit B



9/5/2024, 2:15:08 PM

centerlines

Parcels

1:4,800

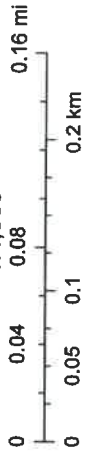


EXHIBIT C

Village @ Trail Crossing
Current Deal Structure

Property Size	Acres
Gross Acreage	18.596
Gross Density	0.12

Current Takedown

	Acres	Total Lots	Villas	Smart	Townhomes 2 Story	Townhomes 3 Story
Whitecroft Farm	18.596	155	0	0	0	155
Takedown 1	-	0	0	0	0	0
Takedown 2	-	0	0	0	0	0
Takedown 3	-	0	0	0	0	0
Totals	18.596	155	0	0	0	155

	Homes Built	Villas	Smart	Townhomes 2 Story	Townhomes 3 Story	Assessed Values (75% of Sales Value)
Year 2026	42	0	0	0	42	\$ 11,794,041.00
Year 2027	42	0	0	0	42	\$ 23,588,082.00
Year 2028	42	0	0	0	42	\$ 35,382,123.00
Year 2029	29	0	0	0	29	\$ 43,525,627.50
Year 2030	0	0	0	0	0	\$ 43,525,627.50
	155	0	0	0	155	\$ 43,525,627.50

Assumptions for the home values are as follows:

Values per home (AVG)

Townhomes 2-Story

Townhomes 3-Story

\$374,414

**ANNEXATION FISCAL PLAN
FOR THE
CITY OF NOBLESVILLE, INDIANA**

Village at Trail Crossing Development

September 12, 2024

Prepared by:

KROHN
— ASSOCIATES —
CPAS AND CONSULTANTS

CITY COUNCIL & ADMINISTRATION

Noblesville City Council

Mr. Evan Elliott, At-Large
Mr. Darren Peterson, At-Large
Mr. Pete Schwartz, At-Large
Mr. Mike Davis, District 1
Mr. Todd Thurston, District 2
Mr. Aaron Smith, District 3
Mr. Mark Boice, District 4
Mr. David Johnson, District 5
Ms. Megan Wiles, District 6

Mayor

The Honorable Chris Jensen

Chief Financial Officer/Controller

Mr. Jeff Spalding

Municipal Departments and Areas Covered in this Fiscal Plan

Mayor	Street and Road Maintenance
Controller	City Court
Administration	Engineering
Fire/EMS	Parks Department
Police	Planning & Development Department
Board of Public Works & Safety	Human Resources



INTRODUCTION

The following fiscal plan (the “Fiscal Plan”) is for the proposed super voluntary annexation of three parcels on the west side of the City of Noblesville (the “City”) (the “Annexation Area”). The requirements of the 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. Pursuant to Indiana Code Section 36-4-3-13(d), the Fiscal Plan will include 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 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 to the annexed territory 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 to 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 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.
- (9) A list of all parcels of property in the annexation territory and the following information regarding each parcel.

INTRODUCTION

(Cont'd)

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

- The name of the owner of the parcel;
- The parcel identification number;
- The most recent assessed value of the parcel; and
- The existence of 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 staff and an analysis provided by O.W. Krohn & Associates LLP of the proposed Annexation Area.

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

AREA DESCRIPTION

Jurisdiction - Location, Area Size and Contiguity

The proposed Annexation Area is located on the west side of the City along Hazel Dell Road. The existing corporate boundaries of the City surround this property. A legal description is included with the Annexation Resolution and as part of Appendix I herein. The Annexation Area totals approximately 18.73 acres. At least 1/8th of the external boundaries of the Annexation Area are contiguous to the existing corporate boundaries of the City.

Current Land Use

The Annexation Area consists of 18.73 acres of residential and vacant land with one occupied residential property as of January 1, 2024.

Zoning

The existing zoning for the parcels is R5/PD Residential Planned Development. The proposed zoning for the Annexation Area to remain R5/PD.

Current Population

The estimated current population of the Annexation Area is 2.73, as there is one occupied home within the Annexation Area.

Real Property Assessed Valuation

The actual net assessed valuation for land and improvements in the Annexation Area is \$130,100. This represents the assessed value as of January 1, 2024, for taxes payable in 2025.

Plan for the Area

The plan for the Annexation Area is the development by M/I Homes of 155 (one hundred fifty-five) 3-story Townhomes.

Estimated Assessed Value of Proposed Area to be Annexed

	<u>Estimated Gross Assessed Value</u>	<u>Estimated Net Assessed Value</u>
As of January 1, 2024: Assessed Valuation	\$ 234,700	\$ 130,100

NON-CAPITAL 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 the 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 annexation regardless of topography, patterns of land use, and population density.

Police Protection

The City operates and maintains a Police Department serving an area of over 33 square miles. The City has adequate staff to cover services to the Annexation Area. The City does not anticipate any significant marginal costs outside of the current budget for the Noblesville Police Department ("NPD").

Fire Protection and Emergency Medical Services

The City operates and maintains a Fire Department and provides EMS services. The Annexation Area is already serviced by the Noblesville Fire Department ("NFD"), including EMS services, through a contract with Noblesville Township. Therefore, The City does not anticipate any significant marginal costs outside of the current budget for NFD.

Street & Road Maintenance

The Annexation Area is comprised of three parcels with no roads running through the land. All non-capital services of the Noblesville Street Department ("NSD") 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 annexation should not have a material impact on street maintenance and the NSD's current budget is deemed adequate to cover maintenance of any new roads.

Trash Collection and Recycling

The City currently contracts its garbage (refuse) collection and recycling pick up for residential properties with a solid waste management company. Therefore, the City does not anticipate any incremental costs due to annexation.

Street Lighting

The Annexation Area does not currently have any streetlights. The City of Noblesville maintains some public streetlights within the corporate boundaries of the City. Additional street lighting will be the responsibility of the developer. Therefore, there will be no additional costs to the City for maintaining streetlights after the annexation is completed.

NON-CAPITAL SERVICES
(Continued)

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 and departments. The City Administration currently includes a nine (9) member Common Council, a Clerk, Controller, City Court, Planning & Development and Human Resources. 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.

CAPITAL IMPROVEMENTS

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of service 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, 2024.

Water Service

The City residents in this area receive water services through Citizens Energy. The costs of all water infrastructure improvements within the Annexation Area will be the responsibility of the developer and the City will not be liable for any additional water-based costs from the development of the Annexation Area or expenditures related to the water service for the Annexation Area. The water utility is user fee based and as such the annexation will not result in a property tax increase.

Wastewater Service

The City residents receive wastewater services through Noblesville Municipal Sewage Works. The costs of all wastewater connections within the Annexation Area will be the responsibility of the developer and the City will not be liable for any additional wastewater-based costs from the development of the Annexation Area. Therefore, the City will have no direct capital expenditure requirements to serve or provide wastewater service for the Annexation Area. The wastewater utility is user fee based and as such the annexation will not result in a property tax increase.

Storm Drainage

A storm water drainage system and service will be constructed, in accordance with the City's Storm Water Management Plan, to serve the Annexation Area with all associated costs to be the responsibility of the developer. Storm water drainage infrastructure and easements will conform to the requirements of the City's storm drainage control ordinance and to be dedicated to the City upon completion. Non-capital services will be provided in a manner equivalent to, and capital services will be provided in the same manner as, those services provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and popularity density.

Street Construction

The Annexation Area does not currently have any streets running through the property. New road construction will be the responsibility of the developer. All capital services of the Street Department 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 the areas inside the corporate limits and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.

FISCAL IMPACT

As a result of this annexation, the assessed value for the City will increase by \$130,100, initially. Property tax controls instituted by the 2002 Indiana General Assembly limit the City to a property tax levy increase equal to the six-year average non-farm income (4.0% for P2024 budget year) annually for most funds. The net impact of increasing the City's assessed value could result in additional property tax revenues to the City, however, our estimates of overall growth in the City are shown as potential tax rate reductions in this illustration.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than December 31, 2024. Based on the assumed effective date, Area property owners will not pay property taxes to the City until 2025 taxes payable in 2026. However, the City will begin providing non-capital municipal service to the property owners within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services to the property owners within three (3) years after the effective date of this annexation.

The City of Noblesville currently has \$126,530 of over 65 circuit breaker tax credits and total circuit breaker credits of \$6,696,871, including the 1%-3% circuit breaker tax credits for 2024. The City's circuit breaker credits amount to less than 12% of the total City abstract property tax levy (approximately \$56M). We are projecting a slight decrease in the City's total tax rate as a result of the proposed annexation. Assuming continued growth of the City at the current rate of 8%, decreases in property tax rates could be realized. However, for purposes of analyzing the impact of the proposed annexation, we have increased the assumed annual tax levy and NAV at just 3% from the certified Pay 2025 NAV in order to isolate the analysis of the Annexation Area's direct impact on the City's marginal costs and revenues. The enclosed illustration on page 13 shows that if other things remain equal, the City's current tax rates could remain stable.

Noblesville Township's current property tax rate of \$0.2340 / \$100 is for fire services provided to Township properties located outside of the City's corporate limits. Once the properties are annexed, they will no longer pay this fire rate and will no longer be served by the Township for

fire services. They will pay the City rate to receive City fire services. As displayed under the Summary of Impact due to Annexation (below), Noblesville Township would lose about \$304 of its current tax levy due to annexation. Therefore, after the initial annexation, the Township Tax Rate could increase by \$0.0000509 per \$100, a small fraction of a percent of the current Township Fire tax rate - \$0.2379/ \$100, other things being equal. There should be no adverse impact on the other overlapping taxing units, as it is anticipated that growth in net assessed value will be equal to or exceed normal inflation in operating costs. Schools generate the majority of their operating funds from student population. And the County's AV remains intact with or without annexation.

APPENDIX I

Parcel Information

Legal Description

Estimated Assessed Value and Tax Rate Impact from Annexation

Summary of Estimated Additional Costs Due to Annexation

PARCEL INFORMATION

Property Card Information

Parcel #	Owner	1/1/2024 Assessment		Remoistrance Waiver	Pay 2024 Prop. Taxes
		Acreage	Assessed Value		
29-10-04-000-007.000-012	Sizemore, Bonnie S & Terry L	1.29	\$ 88,800	Yes	\$1,630.44
29-10-04-000-007.001-012	Holland, Charles L & Linda J	4.77	\$ 11,100	Yes	\$ 168.92
29-10-04-000-008.000-012	Holland, Charles L & Linda J	12.67	\$ 30,200	Yes	\$ 460.86

LEGAL DESCRIPTION

Parcel 1:

A part of the North Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, in Hamilton County, Indiana, described as follows: Begin at the Southeast corner of the North Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, run thence west on and along a fence line, said line being the south line of the said North Half, 1339.5 feet to an iron stake and corner post; thence north parallel with the East line of said Northeast Quarter, 436.3 feet to an iron stake; thence east parallel with the south line of said North Half, 1339.5 feet to intersection with the east line of said North Half; thence south on and long the said East line, 436.3 feet to the place of beginning.

EXCEPTING THEREFROM That part deeded to the City of Noblesville, Hamilton County, Indiana by deed recorded October 30, 2007 as Document No. 2007061494 described as follows: A part of the North Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, in Hamilton County, Indiana, described as follows: Beginning of the southeast corner of said half-quarter-quarter section; thence North 89 degrees 44 minutes 05 seconds west 74.97 feet along the south line of said half-quarter-quarter section; thence North 0 degrees 02 minutes 18 seconds west 435.38 feet; thence Northerly 0.92 feet along an arc to the left having a radius of 9925.00 feet and subtended by a long chord having a bearing of North 0 degrees 02 minutes 26 seconds West and a length of 0.92 feet to the north line of the grantor's land; thence South 89 degrees 44 minutes 05 seconds East 74.96 feet along said north line to the east line of said Northeast Quarter; thence South 0 degrees 02 minutes 24 seconds East 436.30 feet along said east line to the point of beginning.

Parcel 2:

A part of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, located in Noblesville Township, Hamilton County, Indiana, being bounded as follows: Commencing at the northeast corner of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, range 4 East; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) 228.11 feet on and along the East line of said Northeast Quarter to the Northeast corner of the 13.42 acre exception described in Instrument Number 160 and recorded in Deed Record 180, Page 65 in the records of Hamilton County, Indiana; thence North 89 degrees 31 minutes 24 seconds West 334.93 feet on and along the North line of said 13.42 acre tract of land to the POINT OF BEGINNING of this description; thence North 00 degrees 00 minutes 00 seconds 227.85 feet parallel with the East line of said Northeast Quarter to the North line of the Southeast Quarter of said Northeast Quarter; thence North 89 degrees 33 minutes 55 seconds West 995.97 feet on and along the North line of the Southeast Quarter of said Northeast Quarter to the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 00 degrees 06 minutes 36 seconds west 227.11 feet on and along the West line of the Southeast Quarter of said Northeast Quarter to its point of intersection with the Westerly extension of the North line of said 13.42 acre tract of land; thence South 89 degrees 31 minutes 24 seconds East 1,006.41 feet on and along the north line of said 13.42 acre tract of land to the POINT OF BEGINNING.

Parcel 3:

A part of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 04 East, Noblesville Township, Hamilton County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoepelwerth and Associates, Inc. as part of Project 97780OLF, being more particularly described as follows: Commencing at the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 02 minutes 07 seconds East, along the East line of said Quarter-Quarter Section, a distance of 22.29 feet to a point 20.00 feet South of the centerline of the Midland Trace Trail; thence North 89 degrees 45 minutes 57 seconds West, along a line parallel with

and 20.00 feet South of said centerline, a distance of 77.57 feet to the West Right-of-Way line of Hazel Dell Road, as described in Instrument Number 2007064496 in the Office of the Recorder of Hamilton County, Indiana, and the POINT OF BEGINNING of this description; said point also being a point on a non-tangent curve concave easterly, the radius point of which bears North 89 degrees 49 minutes 55 seconds East a distance of 9925.00 feet; thence southerly, along said curve, an arc length of 205.85 feet to the North line of the land described in Deed Book 312, Page 92 in said Recorder's Office; thence North 89 degrees 43 minutes 49 seconds West, along said line, a distance of 269.97 feet to the West line of the land described in Instrument Number 200000029961 in said Recorder's Office; thence North 00 degrees 02 minutes 07 seconds West, along said line, a distance of 205.65 feet to the South line of the land described in Instrument Number 201742701 in said recorder's Office; thence South 89 degrees 45 minutes 57 seconds East, along said line, a distance of 267.35 feet to the Point of Beginning, Containing 1.267 acres, more or less.

Council District

The Annexation Area will initially be assigned to City Council District No. 2, subject to any later statutorily-required reappointment.

ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT FROM ANNEXATION

CITY OF NOBLESVILLE, INDIANA

Estimated Assessed Value and Tax Rate Impact from Annexation
(Assumes first year tax collection from Annexation Area is 2025 payable in 2026)

Assessment Year	Estimated Net Assessed Value Annexation Area	Estimated Net Assessed Value Current City Area	Total Net Assessed Value	City Levy		CCD Levy	Total City Levy	Estimated Corporate Tax Rate	Estimated CCD Tax Rate	Estimated Total Corporate Tax Rate
				(1)	(2)					
2023 Pay 2024	\$ -	\$ 5,106,252,010	\$ 5,106,252,010	\$ 53,615,646	\$ 57,576,101	\$ 2,553,126	\$ 1,667,325	1.0500	0.0500	1.1000
2024 Pay 2025	\$ -	\$ 5,483,438,191	\$ 5,483,438,191	\$ 57,576,101	\$ 61,082,486	\$ 2,741,719	\$ 1,201,306	1.0500	0.0500	1.1000
2025 Pay 2026	\$ 130,100	\$ 5,647,941,337	\$ 5,648,071,437	\$ 59,303,384	\$ 62,914,960	\$ 2,824,036	\$ 1,247,420	1.0500	0.0500	1.1000
2026 Pay 2027	\$ 11,794,041	\$ 5,817,379,577	\$ 5,829,303,718	\$ 61,082,486	\$ 65,922,770	\$ 2,914,652	\$ 1,337,137	1.0500	0.0500	1.1000
2027 Pay 2028	\$ 11,794,041	\$ 5,991,900,964	\$ 6,015,619,146	\$ 62,914,960	\$ 67,905,994	\$ 3,007,810	\$ 1,402,770	1.0500	0.0500	1.1000
2028 Pay 2029	\$ 11,794,041	\$ 6,171,657,993	\$ 6,207,170,216	\$ 64,802,409	\$ 69,946,713	\$ 3,103,585	\$ 1,479,994	1.0400	0.0500	1.0900
2029 Pay 2030	\$ 8,143,505	\$ 6,356,807,733	\$ 6,400,463,461	\$ 66,746,481	\$ 71,999,999	\$ 3,200,232	\$ 1,746,713	1.0400	0.0500	1.0900

(1) We added the existing assessed value of the Annexation Area in Pay 2026. We have added the estimated assessed value of the new development in payable years 2027-2030. This represents the developers estimates of 42 3-story townhomes in Pay 2027; 42 3-story townhomes in Pay 2028; 42 3-story townhomes in Pay 2029; and 29 3-story townhomes in Pay 2030.

(2) Annual growth rate of 3% for the existing assessed value of the City was added after the actual certified Pay 2025 AV. Assumes AV Growth matches Levy Growth before adding growth in Annexation Area. (Note: Actual 3 yr growth rate average for the City of Noblesville exceeds 11%. However, for this analysis, we have assumed that AV growth and levy growth of existing corporate limits remain the same (3% / year).

(3) Represents estimated net assessed value of the City including development in the Annexation Area. Used to calculate estimated tax rates.

(4) Assumes that controlled property tax levy increases to an annual factor of 3.0%. This is the basis for the allowed increases to the controlled property fund levy which includes General and Park Funds.

(5) Cumulative fund levies are not subject to levy control. Amount represents current tax rate of \$0.0500 times the estimated assessed value of the City including increases in the Annexed Area. The maximum allowed rate for the CCD fund by statute is \$0.05 and the rate can be maintained at this level by annual action of the Common Council. It is assumed that the Common Council will continue to re-establish the fund annually and maintain the same rate as in 2024.

(6) Represents the tax rate which produces the City Levy with an estimated tax base shown under Total Net Assessed Value.

(7) Total of City tax rate which includes the General Fund, Parks, Debt Service and CCD. Illustration demonstrates that the Corporate tax rate will remain stable after the proposed Annexation.

TAX RATES, LEVIES & NET ASSESSED VALUE OF OVERLAPPING TAXING UNITS

Pay 2024 Budget Order Breakdown

Total Tax Rates:	012 Taxing District - Noblesville Township		
	Certified AV	Tax Rate	Levy
Hamilton County	\$ 33,794,150,221	\$ 0.2616	\$88,405,497
Hamilton County Health	24,666,342,341	0.0121	2,984,627
Noblesville Township	5,036,036,239	0.0039	196,405
Noblesville Township Fire	598,187,786	0.2340	1,399,759
Noblesville Schools	5,036,036,239	0.8063	40,605,560
Noblesville Schools Referendum	5,780,917,925	0.4662	26,950,639
Hamilton East Library	15,660,911,761	0.0495	7,752,151
Hamilton County Solid Waste	33,794,150,221	0.0025	844,854
		<u>\$ 1.8361</u>	

Total Tax Rates:	013 Taxing District - Noblesville City		
	Certified AV	Tax Rate	Levy
Hamilton County	\$ 33,794,150,221	\$ 0.2616	\$88,405,497
Hamilton County Health	24,666,342,341	0.0121	2,984,627
Noblesville Township	5,036,036,239	0.0039	196,405
Noblesville Schools	5,036,036,239	0.8063	40,605,560
Noblesville Schools Referendum	5,780,917,925	0.4662	26,950,639
Hamilton East Library	15,660,911,761	0.0495	7,752,151
Hamilton County Solid Waste	33,794,150,221	0.0025	844,854
Noblesville Corporate	5,106,252,010	1.1000	56,168,772
		<u>\$ 2.7021</u>	

City of Noblesville Corporate Rate	City of Noblesville		
	Approved Budget	Tax Rate	Levy
General Fund	\$ 80,217,717	\$ 0.6414	\$32,751,500
Debt Service	11,246,699	0.2072	10,580,154
Debt Payment	1,557,621	0.0290	1,480,813
Bond #2	5,164,000	0.0633	3,232,258
Cumulative Fire Special	1,084,150	0.0271	1,383,794
Park	4,648,039	0.0820	4,187,127
Cumulative Capital Development	1,950,592	0.0500	2,553,126
		<u>\$ 1.1000</u>	

**SUMMARY OF IMPACTS AND ESTIMATED ADDITIONAL COSTS
DUE TO ANNEXATION**

Impact of Annexation on parcels & Township Fire tax rate & levy

The parcels being annexed would see a net increase of \$.8660 / \$100 from the City's tax rate (\$1.1000 City rate minus the \$.2340 fire tax rate included in the Twp tax rate).

Impact on Twp Fire Tax Revenue:

Noblesville Twp NAV Reduction	\$ 130,100
Times Noblesville Twp Fire Tax Rate	\$ 0.2340 per \$100
Loss of Fire Tax Levy	\$ 304.43 per Year

Divide by Remaining Twp Tax Base	\$.0000509 per \$100
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	TWP FIRE LEVY NAV	\$ 1,596,164 TAX RATE
BEFORE ANNEXATION	\$ 598,187,786	0.2340000
ANNEXATION AREA	\$ 130,100	
AFTER ANNEXATION	\$ 598,057,686	\$ 0.2340509
	TWP FIRE INC.	0.0000509

The loss of assessed value for the Township is so small that it would not change the Township's computed property tax rate (when carried out to 4 decimal places).

Fiscal Plan Summary - Est Marginal General Fund Revenue vs. Est Marginal Costs
Supplemental Departmental Descriptions

The City does not anticipate anything other than negligible incremental operating costs in order to provide comparable City services to the Annexation Area due to the small size of the development and proximity to the city's current corporate boundaries. No additional personnel will be necessary and the impact on other costs already funded by existing residents of the City are deemed to be negligible, if any. This development should create economies of scale for existing City taxpayers.

Department Description

The Mayor is the chief operating officer of the City and is responsible for the day-to-day conduct of City business. The Mayor works closely with department heads during the course of the day to implement City policy.

The Controller is the City's chief fiscal officer and is responsible for the day-to-day supervision of the City's finances, records and investments.

The City Council is the City's legislative body, responsible for the adoption of all ordinances and appropriation of all monies.

The City's Planning & Development Department is comprised of the Advisory Plan Commission and the Board of Zoning Appeals.

The City attorney oversees the legal affairs of the City and prosecutes City Ordinance violations.

The Engineering Department coordinates or provides all engineering services to each other department of the City.

All City administrative services, whether of a capital or a non-capital nature, will be provided to the Annexation Area immediately on the effective date of annexation. Non-capital services will be provided in a manner equivalent to, and capital services will be provided in the same manner as, those services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use and population density. The equivalent manner concept does not take into account extremes (such as a four-lane road in one area but not on average throughout the City; therefore, the “on average” approach is the reality here). The planned services of each of the Administrative and General departments will be financed from the General Fund, MVH Fund and LRS Fund. The General Fund is supported by the City’s tax levy, Local Option Income Tax (“LIT”) and from other miscellaneous revenue. It should be noted that additional funds from LIT are delayed due to the formula involved.

Incremental cost estimates of these above-mentioned administrative services are deemed to be negligible for this development. However, we have assumed a marginal cost allocation equal to 20% of the marginal revenues anticipated to be realized for purposes of this fiscal plan in order to address allocated costs of services for police, fire, street & road department costs. It is anticipated that the developer will be responsible for all capital costs and infrastructure to be contributed to the City (roads, sewer extensions, etc.).

Police

Noblesville’s Police Department serves a population of over 69,604 citizens and an area of over 33 square miles. The City of Noblesville Police Department anticipates a proportional increase, at some point in the future, in personnel as a direct result of just this Annexation Area. The logistics of the area will be in direct proximity of existing populated areas. The annexation of this area will allow our officers to provide services without first checking to see if the area is within our jurisdiction and will streamline services to the public.

All City of Noblesville Police Department services, whether of a capital or non-capital nature, will be provided to the Annexation Area immediately on the effective date of annexation. Non-capital services will be provided in a manner equivalent to, and capital services will be provided in the same manner as, those services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use and population density.

Fire Protection

Fire protection is currently provided to the proposed Annexation Area by Noblesville Fire Department through a contractual agreement with Noblesville Township. After the annexation occurs, Noblesville Fire Department will continue to provide fire protection to this area. Based on the proposed development of the Annexation Area, there will be no increased costs to provide Fire Protection in the Area.

Emergency Medical Service

Emergency Medical Service (EMS) is currently provided to the proposed Annexation Area by Noblesville EMS. After the annexation occurs, Noblesville EMS will continue to provide EMS to this area. Based on the proposed development of the Annexation Area, there will be no increased costs to provide EMS Services in the Area.

Parks

The area proposed to be annexed will be in the boundaries of Noblesville’s Department of Parks & Recreation. Residents in the Annexation Area will have access to all of the Noblesville Park facilities. Funding for the existing parks is generally supported by the City of Noblesville’s Park Fund.

All Park and Recreation Department Services, whether of a capital or non-capital nature, will be provided to the Annexation Area immediately on the effective date of annexation. Non-capital services will be provided in a manner equivalent to, and capital services will be provided in the same manner as, those services provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use and population density.

FISCAL PLAN SUMMARY OF NOBLESVILLE MARGINAL REVENUES
VS. ALLOCATED EXPENSES

Fiscal Plan Summary - Estimated Marginal Property Tax Revenue vs. Estimated Marginal Costs

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Property Tax Revenue	\$ 1,259	\$115,426	\$ 229,592	\$ 343,758	\$ 422,587
Non-Capital Costs (Estimated 20% of Prop Tax)	(252)	(23,085)	(45,918)	(68,752)	(84,517)
Capital Costs	-	-	-	-	-
Net Marginal Property Tax Revenue	<u>\$ 1,007</u>	<u>\$ 92,341</u>	<u>\$ 183,674</u>	<u>\$ 275,006</u>	<u>\$ 338,070</u>
Percentage of Incremental Property Tax Revenue Towards Creating Economies of Scale for Existing Taxpayers	<u>80.0%</u>	<u>80.0%</u>	<u>80.0%</u>	<u>80.0%</u>	<u>80.0%</u>

Marginal Costs are deemed to be negligible.

Net Marginal Property Tax Revenues should help to offset inflation and absorb City Overhead Costs.