

BILL NO. R-16-04-26

REPORT OF COMMITTEE ON REGULATIONS

MAY 10, 2016

Tom Didier, Chair
Tom Freistroffer, Co-Chair
All Council Members

A RESOLUTION of the Common Council setting forth the policy of the City in regard to the North IV Annexation.

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

_____		_____	_____
_____		_____	_____
	_____	_____	_____
_____		_____	_____
_____		_____	_____
	_____	_____	_____
_____		_____	_____
_____		_____	_____
_____		_____	_____

LANA R. KEESLING
CITY CLERK

1 **BILL NO. R-16-04-26**

2 **ANNEXATION RESOLUTION NO. R-**

3
4 **A RESOLUTION of the Common Council setting forth**
5 **the policy of the City in regard to the North IV**
6 **Annexation.**

7 WHEREAS, the annexation of territory to the City of Fort Wayne is a
8 legislative function; and

9 WHEREAS, the Common Council of the City of Fort Wayne is called upon in
10 the preparation of the City budget to provide for the furnishing of municipal
11 services to the entire City, including newly annexed areas; and

12 WHEREAS, the Common Council of the City of Fort Wayne has before it an
13 Ordinance for the annexation of the North IV Annexation Area, more specifically
14 described as follows, to-wit:

15
16
17 A Parcel of land located in parts of T32N, R12E, here known as Perry Township,
18 parts of T32N, R13E, here known as Cedar Creek Township, and Parts of T31N,
19 R13E, here known as St. Joseph Township, 2nd P.M., all within Allen County Indiana,
more particularly described as follows:

20 BEGINNING, and following along intended existing City of Fort Wayne Corporation
21 limits, in the Northwest corner of a property know as 1703 Carroll Road as found in
22 document #207003535 in the Office of the Recorder, Allen County, Indiana, said
23 corner lying on the southern Right-of-way of Carroll Road, and East right-of-way of
24 Lima Road (State Road 3), and also being the Northeast corner of previous Carroll
25 Road Annexation 02-06, thence Southwesterly along the eastern right-of-way of
26 Lima Road (State Road 3) a distance of 6.49 feet to the Eastern boundary of Carroll
27 Road Annexation and Eastern right-of-way of Lima Road; thence Southeasterly
28 along eastern right-of-way to a point on the Southwest corner of Holly Ridge
29 Section 1, Block C, as found in Allen County Recorder's office Plat Cabinet "B" Page
30 182 and said point also being on the Northern boundary of Previous 01-12
Winnsboro Pass Voluntary Annexation; thence East along Southern Boundary of

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

Holly Ridge, Section 1, to the Northwest Corner of Windsor Woods, Section 5, Block J, said point also being the Northeast corner of 01-12 Winnsboro Pass Voluntary Annexation and Northwest corner of the North II Annexation 01-93; thence Easterly a distance of 669.7 feet to the Northeast corner of the S 1/2 of the SE 1/4 of the NW 1/4 of Section 32, Perry Township; thence Easterly 615.0 feet to the Northeast corner of Lot 164 of said Windsor Woods, Section 5; thence Southerly a distance of 125.00 feet, thence Southwesterly a distance of 130.0 feet, thence Southwesterly a distance of 165.0 feet, thence Southwesterly a distance of 130.0 feet to the Southeast corner of Lot 158, thence Southeasterly a distance of 60.0 feet to the Northeast corner of Lot 156, thence Southerly a distance of 140.0 feet to the Southeast corner of Lot 156 and being on the Northerly right-of-way of Winnsboro Pass; thence Southeasterly, on and along the arc of a regular curve to the right, tangent to the last course, having a radius of 229.86 feet, an arc distance of 11.29 feet; thence Southerly a distance of 50.0 feet to the Northeast corner of Lot 155 and, Southerly along the easterly boundary of Lot 155 to the North line of the SE 1/4 of Section 32, Perry Township, thence Easterly along the North line of the SE 1/4 of said Section 32 to the Northwest corner of Lot 10, Woodmont Oaks as found in Allen County Recorder's office Plat Book "43" Page 53-55; thence Easterly along the North boundary of Woodmont Oaks to the Westerly boundary of Woodmont, Section 3; thence Northerly along the Westerly boundary of Woodmont, Section 3 to the Northerly boundary of Woodmont, Section 3; thence Easterly along the Northern boundary of Woodmont, Section 3 to the Easterly boundary of Woodmont, Section 3; thence Southerly along the Easterly boundary of Woodmont, Section 3 to its intersection with the Northerly boundary of Woodmont, Section 5; thence Easterly along the North line of the SW 1/4 of Section 33, Perry Township and also being a portion of the Northerly boundary of Woodmont, Section 5 to the Northeast corner of the SW 1/4 of said Section 33 said point also being the Northwest corner of Eagle Lake, Section 3 thence Northerly along the west line of the NE 1/4 of said Section 33 a distance 1129.45 feet; thence Northeasterly along west boundary of Eagle Lake, Section 5, and its prolongation to the Northern right-of-way of Badiac Road; Said Northern right-of-way also being the Northern boundary of previous North II 01-93 Annexation to the City of Fort Wayne. Thence Easterly along said North annexation line to its intersection with the prolongation of Western boundary of Valley Place; thence Northerly along the Westerly boundary of Valley Place to the Northerly boundary of Valley Place; thence Easterly along the Northerly boundary of Valley Place and said Northerly boundary line extended Easterly to the Westerly right-of-way of Coldwater Road; thence Northerly along the Westerly right-of-way of Coldwater Road to the to a point on the Southerly right-of-way of Union Chapel Road and the Southwest corner of Sedation Dentistry Voluntary Annexation 02-12. From said point, thence North 01 degrees 33 minutes 40 seconds West a distance of 25.00 feet; thence South 88 degrees 51 minutes 21 seconds West, a distance of 20.00 feet to a point on the extended West right-of-way of Coldwater Road; thence North 01 degrees 33

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

minutes 40 seconds West along said west right-of-way line, a distance of 242.15 feet; thence North 88 degrees 26 minutes 20 seconds East, a distance of 60.00 feet to centerline of Coldwater Road; thence continuing North 88 degrees 26 minutes 20 seconds East, a distance of 290.78 feet; thence South 40 degrees 12 minutes 25 seconds East, a distance of 55.81 feet to a point of curve to the right having a radius of 100.00 feet; thence along said curve having an arc length of 23.71 feet and subtended by a chord of 23.66 feet bearing South 33 degrees 24 minutes 49 seconds East to a point of compound curve to the right having a radius of 50.00feet; thence southerly along the arc, a distance of 33.65 feet and subtended by a chord of 33.01 feet bearing South 07 degrees 20 minutes 34 seconds East; thence South 11 degrees 56 minutes 05 seconds West, a distance of 38.48 feet to a point of curve to the left having a radius of 70.00 feet; thence along said curve having an arc length of 16.49 feet and subtended by a chord of 16.45 feet bearing South 05 degrees 11 minutes 13 seconds West; thence South 01 degrees 33 minutes 40 seconds East, a distance of 20.29 feet to a point of curve to the right having a radius of 30.00 feet; thence along said curve having an arc length of 14.77 feet and subtended by a chord of 14.62 feet bearing South 12 degrees 32 minutes 24 seconds West to a point on the Northerly right-of-way line of Union Chapel Road as described in Document Number 202066729; thence South 01 degrees 08 minutes 39 seconds East, a distance of 76.22 feet to a point on the Southerly right-of-way line of Union Chapel Road; Said point being the Southeast corner of Sedation Dentistry Voluntary Annexation 02-12 and lying along North boundary of North II Annexation 01-93; thence Easterly along the Southerly right-of-way of Union Chapel Road to its intersection with the Easterly boundary of Burning Tree Section 1 extended Northerly; thence Southerly along the Easterly boundary of Burning Tree, Section 1 extended Northerly, and Burning Tree, Section 2 to the Southerly boundary of Burning Tree, Section 2; thence Westerly along the Southerly boundary of Burning Tree, Section 2 to the Easterly boundary of Pine Valley Country Club, First Addition; thence Southerly along the Easterly boundary of Pine Valley Country Club, First Addition and the Easterly boundary of Pine Valley Country Club, Second Addition to the Northerly boundary of Pine Valley Country Club, Second Addition; thence Easterly along the northerly boundary of Pine Valley Country Club, Second Addition, and the Northerly boundary of Pine Valley Country Club, Eighth Addition and the Northerly boundary of Pine Valley Country Club, Ninth Addition to the Westerly right-of-way of Auburn Road; thence Southerly along the Westerly right-of-way of Auburn Road to its intersection with the Northerly boundary of Northway Gardens Addition extended Westerly; thence Easterly along the northerly boundary of Northway Gardens Addition to the Westerly right-of-way of Interstate No. 69 (State Highway I Project No; 69-5) ; thence Southerly along the Westerly right-of-way-of Interstate No. 69 to the North line of the S 1/2 of the SE 1/4 of Section 35, Perry Township; thence Easterly along the North line of the S 1/2 of the SE 1/4 of said Section 35 to the Western right-of-way of Parkview Plaza Drive; thence Southerly along said Parkview Plaza Drive

1 right-of-way to its projected intersection with the Northern right-of-way of East
2 Dupont Road (State Road 1) also being the existing City Limits line as established by
3 previous Annexation Ordinance X-03-95 North III; thence Easterly, along the
4 Northerly right-of-way of East Dupont Road (State Road 1) and continuing on the
5 Annexation Ordinance X-03-95 North III Northern boundary to its intersection with
6 the Western right-of-way of Diebold Road; thence Southerly and Southeasterly
7 along said Westerly right-of-way of Diebold Road and its Westerly prolongation of
8 the Diebold Road right-of-way line to its intersection with the centerline of N.
9 Clinton Street (Leo Road); thence Northeasterly along said centerline of N. Clinton
10 Street (Leo Road)-to a point 2610.3 feet Northeasterly from the intersection of the
11 West line of Bouries Reserve with the centerline of N. Clinton St. (Leo Road);
12 thence Southeasterly along the West line of the West 1/2 of the East 1/2 of
13 Bourie's Reserve and the existing City Limits line as established by previous
14 Annexation Ordinance X-03-95 North III to the centerline of the St. Joseph River
15 and the existing City Limits line as established by Annexation Ordinance X-01-89
16 Northeast Phase III as on file in the office of the City Clerk of Fort Wayne; thence
17 upstream on and along the thread of the St. Joseph River, to its intersection with
18 the Northwesterly prolongation of the North line of Lot F in Fisher's Suburban
19 Addition Amended as recorded in Plat Book 17 A, Page 132; thence Southeasterly
20 on and along the Northerly line of Lots F and G in said Addition to the Westerly
21 right-of-way line of St. Joe Road; thence Northeasterly on and along said Westerly
22 right-of-way line of St. Joe Road to its intersection with the Northwesterly
23 prolongation of the North line of Sunnybrook Acres, Section 5 as recorded in Plat
24 Book 24, Pages 127-128 in the Office of the Recorder, Allen County, Indiana; thence
25 Southeasterly on and along said prolongation and said North line of Sunnybrook
26 Acres Section 5 to the Northwesterly line of Concord Hill, Section 2 Amended as
27 recorded in Plat Book 42, Pages 40 thru 45 in the Office of the Recorder of Allen
28 County; thence Northeasterly to the North corner of Lot 134 Concord Hill, Section
29 2; thence on and along the Eastern lines of Lots 134, 133, and 132 Concord Hill,
30 Section 2 to the Northwest corner of Lot 108 in Concord Hill Section 2; thence
easterly on and along the North line of said Lot 108 and its prolongation to the
Northwest corner of Lot 164 Tanbark Trails Section 3 as recorded in Plat Book 43,
Pages 8 -12 in the Office of the Recorder, Allen County, Indiana; thence Easterly on
and along the North line of said Tanbark Trails Section 3 to the Northeast corner of
said addition; thence Southerly on and long the East line of said Tanbark Trails
section 3 and the East line of Tanbark Trails Section 1 as recorded in Plat Book 42,
Pages 4 thru 8 in the Office of the Recorder Allen County, Indiana and its South
prolongation to the South right-of-way line of Rothman Road; thence Easterly on
and along said South right-of-way line of Rothman Road to the East line of the
Northwest one-quarter (1/4) of Section 15, St. Joseph Township; thence Southerly
on and along said East line of the Northwest one-quarter (1/4) Section 15, St.
Joseph Township, to the South line of said Northwest one-quarter (1/4) also being
the platted South line of Hillsboro Section I as recorded in Plat Book 40, Pages 51

1 thru 55 in the Office of the Recorder, Allen County, Indiana; thence East along the
2 North line of the Southeast one-quarter (1/4) Section 15, St. Joseph Township, a
3 platted distance of 1284.14 feet, being also the North Line of Lexington Heights
4 Add. Section C and Wedgewood Place, Section 2 (Plat Cabinet A, page 186, Office of
5 the Allen County Recorder) and also being the northeast corner of the W 1/2 of the
6 SE 1/4 of said section 15; thence Easterly along the North line of the SE 1/4 of said
7 section a distance of 574.72, feet more or less, to the SW corner of a property
8 commonly known as 6641 Hazelett Rd and as recorded in Document #203049355 in
9 the Office of the Recorder Allen County, Indiana; thence Northerly along a line
10 parallel with the West line of the NE 1/4 of said section 15 to its intersection with
11 the North right-of-way of the Rothman Road; thence Easterly along the North right-
12 of-way of the Rothman Road to its intersection with the west right-of-way of the
13 Wheelock Road; thence Northerly along the west right-of-way of Wheelock Road to
14 its intersection with the Southerly right-of-way of Interstate I-469 (Indiana State
15 Highway F-Project No. 170-2 (002) R/W); thence Easterly, Southeasterly, Southerly,
16 and Southeasterly along the Southern right-of-way of Interstate I-469 to its
17 intersection with the South Line of Section 12, St. Joseph Township; *Thus departing*
18 *from existing City of Fort Wayne Corporation Limits:* Thence East along the South
19 Line of Section 12 St. Joseph Township, to its intersection with the centerline of
20 Schwartz Road; thence North along centerline to its intersection with projection of
21 the southern line of a property more commonly known as 7510 Swartz Road and as
22 found in Document #2008046060 in the Office of the Recorder, Allen County,
23 Indiana; thence East to the Eastern right-of-way of Schwartz Road ; thence North
24 along said Eastern right-of-way to the S W corner of a property more commonly
25 known as 10056 Schwartz Road and Found in Document #2008027066 in the Office
26 of the Recorder, Allen County, Indiana; thence Northwest to and along eastern
27 right-of-way of improved Schwartz Road to its projected intersection with the
28 Northern right-of-way of Notestine Road; thence West along the Northern right-
29 of-way of Notestine Road to the East line of a property known as 10025 Notestine
30 Road as found in Document #990069448 in the Office of the Recorder, Allen
County, Indiana; thence North along said East Line and West along North Line of
above mentioned property to the East Line of Section 33, St. Joseph Township;
thence north along the East line of Section 33, said Line also being the East lines of
Cedar Lake, Section 1 as found in Plat Cabinet "B", Page 191, and Section 2 as found
in Plat Cabinet "E", Page 41, in the Office of the Recorder Allen County, Indiana, to
the Northeast corner of Cedar Lake, Section 2; thence Southwesterly along the
Northwest boundary of Cedar Lake, Section 2 to the Northeast corner of a property
known as 10516 Wheelock Road and found in Document #930017486 in the Office
of the Recorder Allen County, Indiana; thence Northwest and Southwest along
boundary of said property to the Southeast corner of a property known as 10810
Meteah Trail and found in Document #201007671 in the Office of the Recorder
Allen County, Indiana; thence Northwest along Eastern boundary of said property
and along Eastern boundary of property known as 11322 St. Joe Road and found in

Document #920045542 in the Office of the Recorder Allen County, Indiana, to its intersection with the Southeastern boundary of a property known as 11334 St. Joe Road and found in Document #207008782 in the Office of the Recorder Allen County, Indiana; thence Northeast and Northwest along boundary of said property to its projected intersection with the Northern right-of-way of St. Joe Road; thence heading Southwest along Northern right-of-way of St. Joe Road to its intersection with the Eastern boundary of a property known as 11221 St. Joe Road and found in Document #850002389 in the Office of the Recorder Allen County, Indiana; thence Northwest along said Eastern Boundary to its projected intersection with the Southern boundary of a property known as 8545 Popp Road and found in Document #2014062932 in the Office of the Recorder Allen County, Indiana; thence Southwesterly along Southern boundary and along North bank of St. Joseph to its intersection with the East line of the NW 1/4 of Section 32, Cedar Creek Township; Thence North along East Line of the NW 1/4 to its intersection with, or intersection with the projection of, the Northern right-of-way of Popp Road; thence westerly along North right-of-way of Popp Road to the Eastern boundary of a property known as 8407 Popp Road and found in Document #2008002325 in the Office of the Recorder Allen County, Indiana; thence North along Eastern boundary of said property and West along Northern Boundary of said property; thence continuing west along norther boundaries of the following three properties: 8331 Popp Road and found in Document #940037634 in the Office of the Recorder Allen County, Indiana, 8309 Popp Road and found in Document #890041802 in the Office of the Recorder Allen County, Indiana, and 8201 Popp Road and found in Document #720008697 in the Office of the Recorder Allen County, Indiana to the West line of the East 1/2 of the SE 1/4 Section 29, Cedar Creek Township; thence North along said west line to the South line of the NE 1/4 of Section 29, Cedar Creek Township; thence North along the West line of the East half of the NE 1/4 to the North 1/4 corner of the NE 1/4 of Section 29, Cedar Creek Township; thence west along the North line of the SW 1/4 of the NE 1/4 section 29, Cedar Creek Township to the East right-of-way of Hardisty Road; thence North along Eastern right-of-way of Hardisty Road until it intersects with the West Line of the NE 1/4 of Section 29; thence North along said West line to the North Line of Section 29; thence West along North line of Section 29, Cedar Creek Township, to the SE corner of the SE 1/4 of the SE 1/4 of Section 20, Cedar Creek Township; thence North on the East line of the SW 1/4 of the SW 1/4 of Section 20, a distance of 108.28 feet; thence West to the Northwest corner of a property known as 13230 Puff Road and found in Document #2013020783 in the Office of the Recorder Allen County, Indiana; thence south a distance of 130.22 feet; thence Northwesterly along Northern property Lines to the Eastern right-of-way of Puff Road; thence North on and along the East right-of-way of Puff Road, to its projected intersection with the Northern right-of-way of Hursh Road; Thence West along Northern right-of-way of Hursh Road to its intersection with Tonkel Road (State Route 427); thence continuing Northwesterly along the North right-of-way of Hursh Road, to a property on the

1 West line of the NE 1/4 of the NE 1/4 of Section 23 of Perry Township, found in
2 Document #206065991 in the Office of the Recorder Allen County, Indiana; Thence
3 North along East boundary of said property and Northwest along Northern
4 Boundary, to the 1/4 Section Line of the NW 1/4 of Section 23, Perry Township;
5 thence North along 1/4 Section line to the North Line of Section 23, Perry
6 Township; thence West along 1/4 Section Line to its intersection with the Northern
7 right-of-way of Hursh Road; thence continuing Westerly along Northern right-of-
8 way to the Eastern right-of-way of Auburn Road; thence North along the Eastern
9 right-of-way of Auburn Road to its projected intersection with the Northern right-
10 of-way of East Gump Road; thence West along the Northern right-of-way of East
11 Gump Road to the intersection with Coldwater Road (State Route 327) and
12 Including right-of-way of entire intersection; thence South along the Western right-
13 of-way of Coldwater Road (State Route 327) to the South Line of Section 16, Perry
14 Township; thence West along South line of Section 16 to the Northwest corner of
15 the NE 1/4 of Section 21, Perry Township; thence South along the West line the NE
16 1/4 of section 21 to the Southwest Corner of the NE 1/4, Section 21; thence West
17 along the North Line of the SE 1/4 Section 21, Perry Township, to the projected
18 intersection with the West right-of-way of Dunton Road; thence South along the
19 Western right-of-way of Dunton Road to its intersection with the North right-of-
20 way of Hathaway Road; thence Southeast to the Southeast Corner of Section 21,
21 Perry Township; thence South along the West Line of Section 28, Perry Township to
22 the Northern right-of-way of Carroll Road (Deed Record 206040087); thence
23 Southwest and West along the Northern right-of-way of Carroll Road to the East
24 line of the SE 1/4 of Section 29, in Perry Township; thence South to the Southern
25 right-of-way of Carroll Road ; thence West along Southern right-of-way of Carroll
26 Road, to the POINT OF BEGINNING. Containing 14,600 acres, more or less. (see
27 attached map)

18
19 **BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF THE**
20 **CITY FORT WAYNE, INDIANA:**

21
22 SECTION 1. That in the case of the North IV Annexation Area, it is the policy
23 of the City of Fort Wayne to follow the provisions of Section 38.02 of the City of
24 Fort Wayne, Indiana, Code of Ordinances, with regards to the provision of non-
25 capital and capital services to the annexation area.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

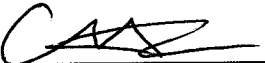
SECTION 2: The written fiscal plan, as attached and incorporated herein, is adopted for said described territory. Two copies of said fiscal plan are on file in the Office of the Clerk of the City of Fort Wayne and are available for public inspection as required by law.

SECTION 3. That said fiscal plan sets forth cost estimates of the services to be provided, the methods of financing these services, the plan for the organization and extension of these services, delineates the non-capital improvement services to be provided within one (1) year of the annexation, and the capital improvement services to be provided within three (3) years of the annexation effective date, December 31, 2016.

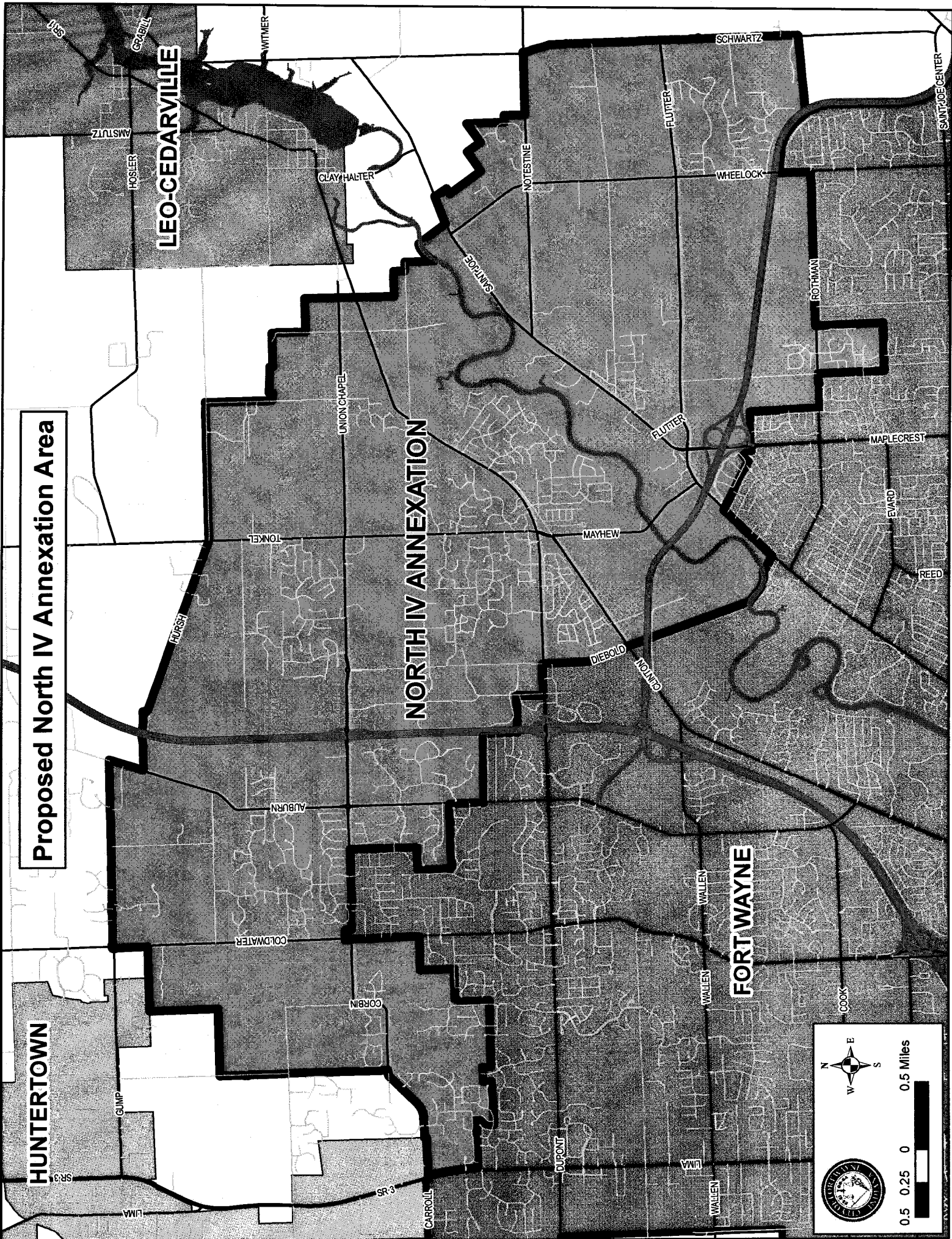
SECTION 4. That, after adoption and any and all necessary approval by the Mayor, this RESOLUTION to adopt the said fiscal plan for the North IV Annexation shall be in full force and effect.

COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY


Carol Helton, CITY ATTORNEY

Proposed North IV Annexation Area



HUNTERTOWN

LEO-CEDARVILLE

NORTH IV ANNEXATION

FORT WAYNE

0.5 0.25 0 0.5 Miles

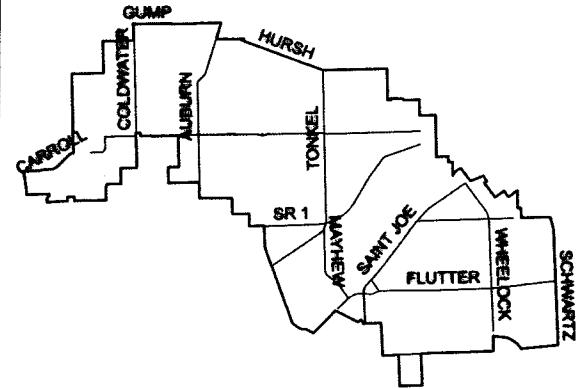


COMMUNITY DEVELOPMENT

Planning & Policy

ANNEXATION FISCAL PLAN

North IV



NORTH IV

Administration and Policy Direction

Thomas Henry
Mayor
City of Fort Wayne

Greg Leatherman
Division of Community Development

Pam Holocher
Deputy Director
Department of Planning and Policy

Paul Spoelhof
Project Planner

INTRODUCTION

Since its incorporation in 1840, the City of Fort Wayne has grown through the annexation process. During the late 1800s and the first half of the twentieth century, the City was successful in its efforts at keeping the urbanizing areas of the community within the city limits.

As growth accelerated after 1950, several factors thwarted the City's attempts to keep pace with an expanding county population. The pace and pattern of development changed; rapidly delivering lower density residential neighborhoods, good routes of transportation, greater use of automobiles, and the decentralization of major employment facilities. This transformation of urban development contributed to a steady decline of the City's population as a percentage of Allen County's population. This decline occurred despite increasing the City's area by nearly 33 square miles between 1950 and 1970. During this period, most annexation was incremental; incorporating relatively small areas at a time. As a result, the pace of annexation was not keeping up with the demand for a suburban form of city development.

During the late 1980s and through the 1990s, the City developed a new approach to annexation whereby large areas of land were proposed for annexation. This approach has enabled the City to grow at a much faster rate than in the past, using an incremental annexation policy. This change in annexation strategy enabled the City to better keep up with the changing land use patterns demanded by consumers and developers. During this time, the City successfully annexed nearly 58 square miles of developing area on its north and southwest borders.

The North IV annexation continues the comprehensive strategy established in the 1980s, and will incorporate areas that have developed and will continue to develop as part of the Fort Wayne urbanized area.

This Fiscal Plan is required by State Annexation Law to demonstrate how the North IV Annexation meets the legal requirements for annexation. The plan includes data covering the North IV Annexation area, service provision commitments, and fiscal impacts of the annexation on the City, on taxpayers and on Allen County taxing units.

A map of the North IV Annexation is presented on the following page.



TABLE OF CONTENTS

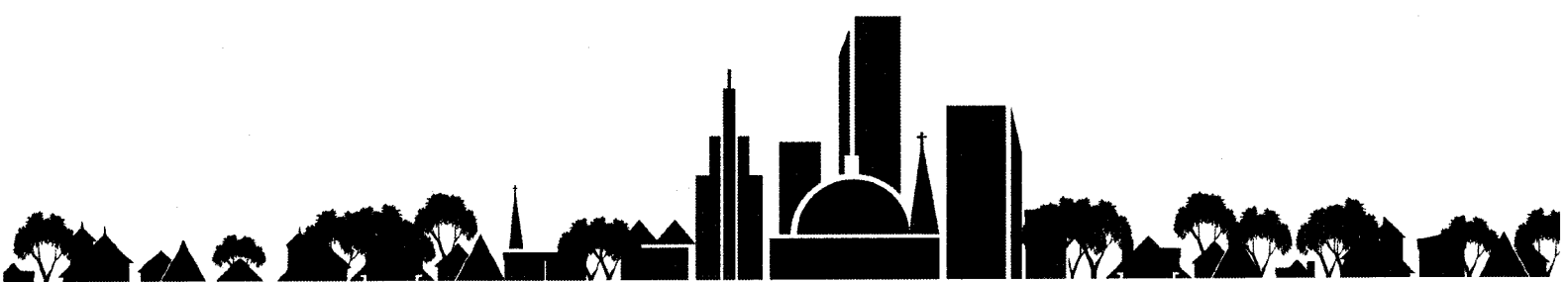
INTRODUCTION

SECTION ONE: BASIC DATA

Location	12
Size	12
Population	12
Land Use Patterns	12
Zoning	13
Assessed Value	13
Council Districts	14

SECTION TWO: STATE LAW REQUIREMENT

Introduction	20
Economic Development	20
Fort Wayne Growth	20
Equitable Tax Burden	21
More Efficient Service Provision	21
Planning Jurisdiction	21
Conclusion	21



SECTION THREE: MUNICIPAL SERVICES

Police	26
Fire Protection	27
Emergency Medical Services (EMS)	30
Animal Care and Control	30
Streets and Roads	31
Traffic Operations	31
Transportation Engineering Services	33
Transportation Administration	34
Solid Waste Disposal	34
Water	34
Sanitary Sewers	35
Stormwater Services	36
Parks and Recreation	36
Neighborhood Code Enforcement	37
Administrative Services	37
Liability For Township Debt	38

SECTION FOUR: FISCAL IMPACTS ON TAX PAYERS AND TAXING UNITS

Property Tax Rates	42
Circuit Breaker Credit Impact	43
Taxing Units	46

MUNICIPAL FINANCIAL SUMMARY AND RECOMMENDATION

Revenue	52
Expenditures	53
Recommendation	55

APPENDIX

Legal Description	58
Unit Net Levy Forecast	62

LIST OF TABLES

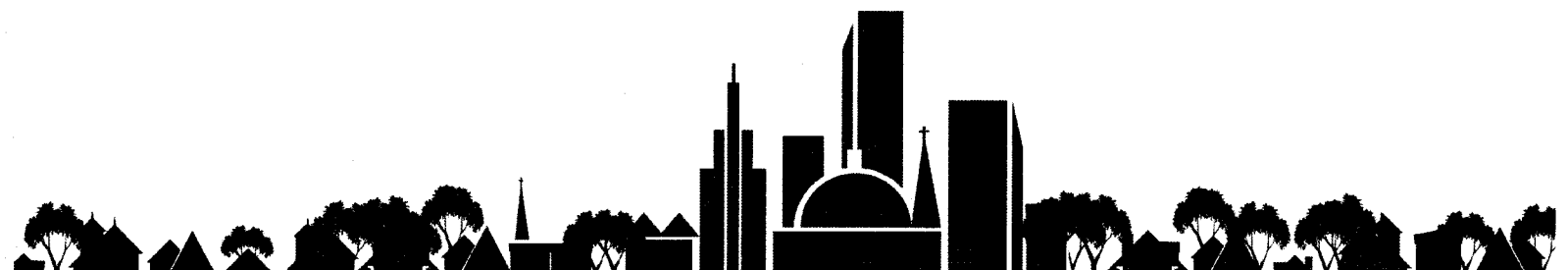
Table 1a. Land Use Acreages and Percentages	12
Table 1b. Zoning Conversion	13
Table 1c. Net Assessed Value by Property Classification	13
Table 3a. EMS Fees	30
Table 4a. Change in Tax Rate	42
Table 4b. Fort Wayne Taxing District Rate	42
Table 4c. Four Year Tax Rate Forecast	43
Table 4d. Saint Joseph Township Tax Payer Impact	44
Table 4e. Perry Township Tax Payer Impact	44
Table 4f. Cedar Creek Township Tax Payer Impact	45
Table 5a. Property Tax Revenue Estimate	52
Table 5b. Other Revenue Services	52
Table 5c. Revenue and Expenditures	54

LIST OF MAPS

North IV Annexation Area	5
Map 1a. North IV Annexation Area Land Use	15
Map 1b. North IV Annexation Area Zoning	16
Map 1c. North IV Annexation Area Proposed Council Districts	17
Map 3a. North IV Annexation Area Proposed Police Districts	28
Map 3b. North IV Annexation Area Proposed Fire Districts	29

SECTION ONE

BASIC DATA



Section One: Basic Data

LOCATION

The North IV Annexation territory is located in Perry, Cedar Creek, Saint Joseph and Milan Townships. The area is generally bounded by Gump and Hursh Roads on the north, Schwartz Road on the east, the City limits on the south and Dunton Road on the west. A legal description of the proposed North IV annexation can be found in Appendix A.

SIZE

The North IV Annexation territory is approximately 14,600 acres or 22.8 square miles in area.

POPULATION

According to the Census Bureau, the North IV annexation area had a population of 18,625 in 2010. Current estimates derived from new construction and 2010 household size factors suggest that the population in the territory has grown to 21,921 by the end of 2015.

LAND USE PATTERNS

The North IV annexation area has been developing steadily for several years. A majority of the land in the area is developed for residential use. Much of the residential development follows a pattern of platted subdivisions with lots of less than 1 acre. There is a fair amount of residential use that can be characterized as large-lot residential parcels. According to data provided by the Allen County Assessor's office regarding land use, approximately one third of the area currently qualifies to be designated as undeveloped and agricultural use. The balance of land in the area is developed with commercial, industrial and institutional uses. The land use pattern is summarized in the table below and illustrated on Map 1a.

Table 1a. Land Use Acreages and Percentages

LAND USE DESCRIPTION	ACRES	PERCENT
Residential – planned and developed	7,325	54
Agriculture, undeveloped and open space	4,436	32
Institutional – education, religious, hospital, etc.	946	7
Commercial	777	6
Public Utility	202	1
Industrial	43	< 1

ZONING

The North IV Annexation area currently contains 15 zoning classifications. A map detailing these classifications is located within the offices of the Allen County Department of Planning Services. The current zoning pattern is illustrated on Map 1b. Following annexation, this area will be under the jurisdiction of the City of Fort Wayne Plan Commission and the Zoning Classifications will be as follows:

Table 1b. Zoning Conversion

COUNTY ZONING DESIGNATION	CITY ZONING DESIGNATION
A1 - Agricultural	AR - Low Intensity Residential
A3 - Estates	AR - Low Intensity Residential
BTI - Business, Technology, and Industrial Park	BTI - Business, Technology, and Industrial Park
C1 - Professional Office and Personal Services	C1 - Professional Office and Personal Services
C2 - Limited Commercial	C2 - Limited Commercial
C3 - General Commercial	C3 - General Commercial
C4 - Intensive Commercial	C4 - Intensive Commercial
I3 - Limited Industrail	I3 - Limited Industrail
MHP - Manufactured Home Park	MHP - Manufactured Home Park
MHS - Manufactured Home Subdivision	MHS - Manufactured Home Subdivision
NC - Neighborhood Center	NC - Neighborhood Center
R1 - Single Family Residential	R1 - Single Family Residential
R2 - Two Family Residential	R2 - Two Family Residential
R3 - Multiple Family Residential	R3 - Multiple Family Residential
SC - Shopping Center	SC - Shopping Center

ASSESSED VALUE

In 2015, the total net assessed value for real estate in the annexation territory was \$968,573,823. This figure reflects the total assessed value reduced by exemptions, deductions and abatements. Following changes in property taxation law, most significantly the application of tax caps, assessed value of real estate is classified by the level of cap used to derive a Circuit Breaker Credit for property owners. The net assessed value for each classification is summarized in the table below. Note that land assessed as agricultural is exempt from municipal property tax following an annexation and is therefore broken out in the summary.

Table 1c. Net Assessed Value by Property Classification

PROPERTY CLASSIFICATION	NET ASSESSED VALUE	TAX CAP
Homestead Residential	\$672,670,663	1%
Non-Homestead Residential	\$142,221,904	2%
Non Residential	\$147,510,956	3%
Agriculture	\$6,170,300	2%
Total:	\$968,573,823	

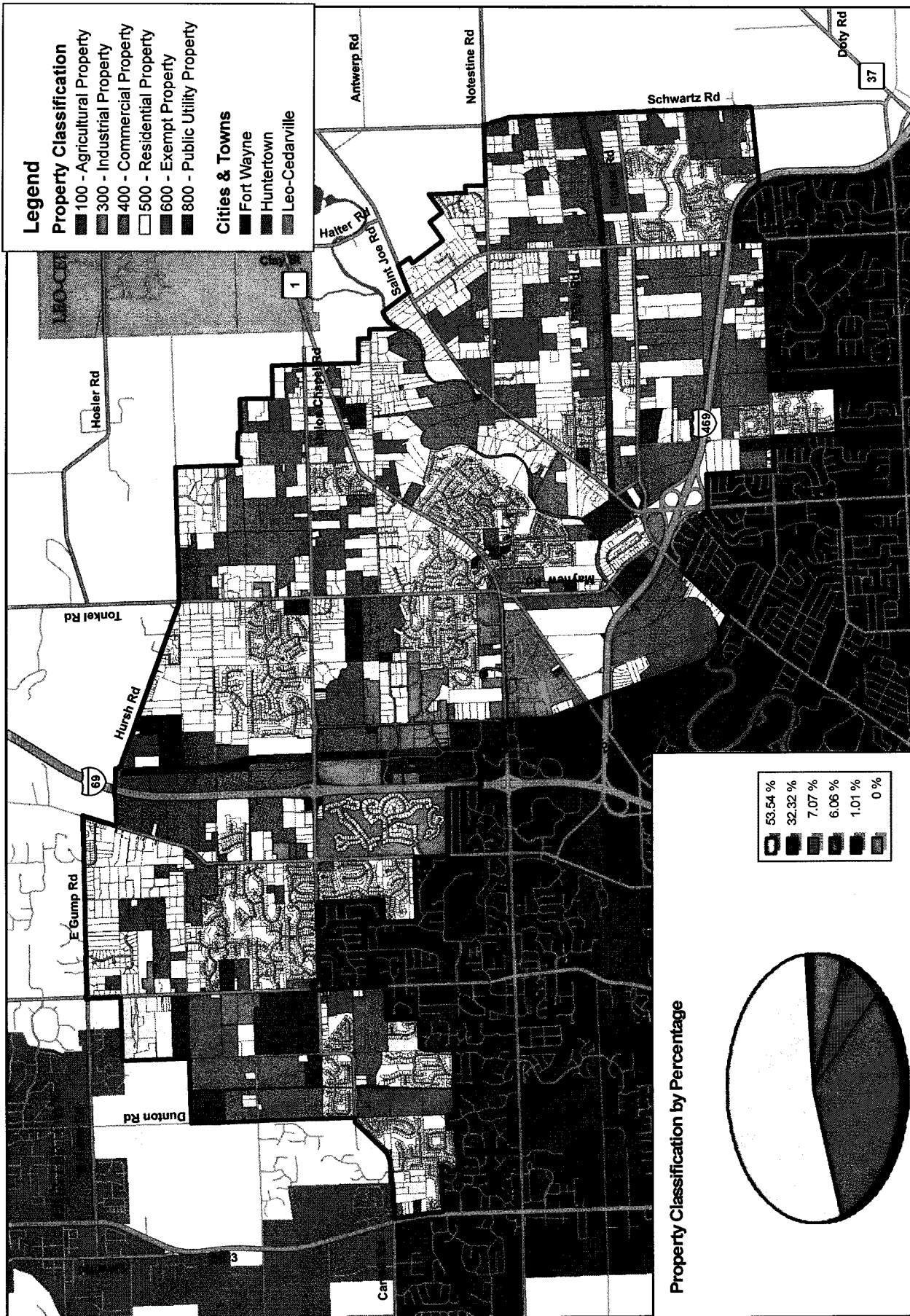
Source: Allen County Auditor 2015 assessed values for 2016 tax bills.

Section One: Basic Data

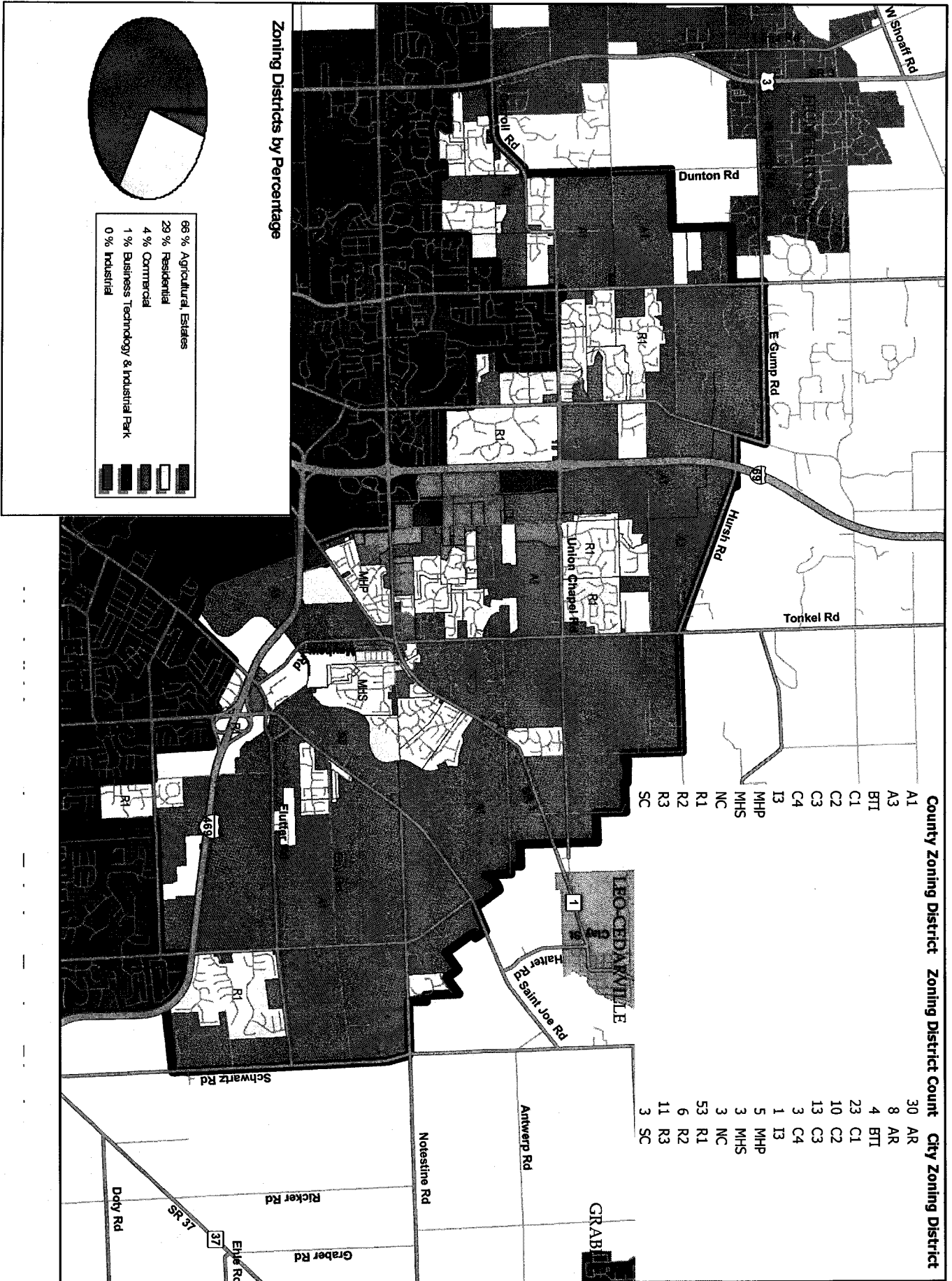
COUNCIL DISTRICTS

The North IV Annexation area shares boundaries with three existing Fort Wayne Council Districts and will be assigned the three districts in a manner that distributes the electorate as equally as is possible among them. Three guides used to assign the North IV annexation territory to the three contiguous districts are 1) following existing precinct boundaries; 2) achieving as equal distribution of voting age population as possible using the latest decennial Census data; and 3) maintaining a relatively compact area for each council district. Map 1c illustrates the proposed council district distribution for the North IV area and is subject to any later statutorily required reapportionment.

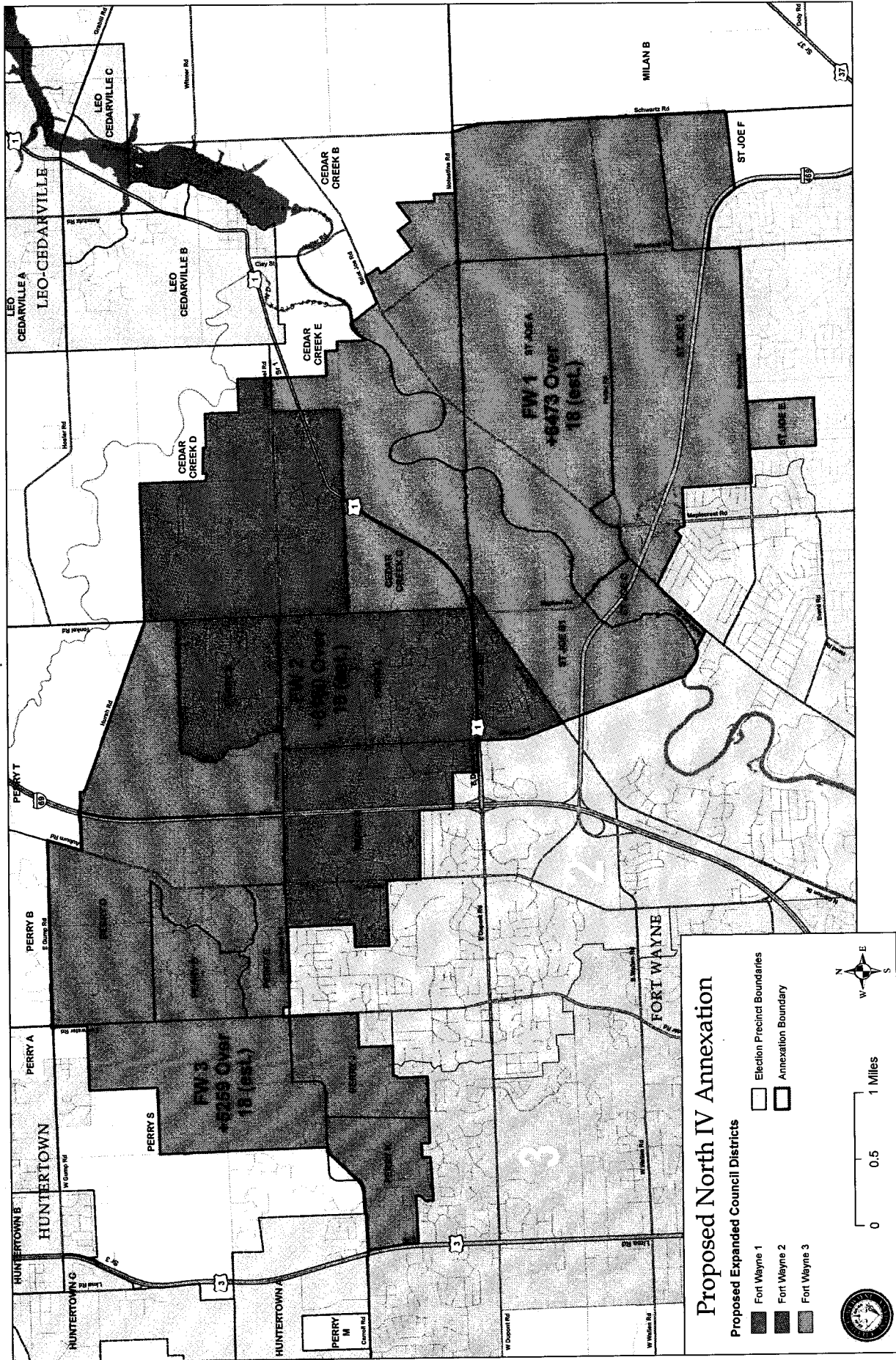
Map 1a: North IV Annexation Area Land Use



Map 1b: North IV Annexation Area Zoning

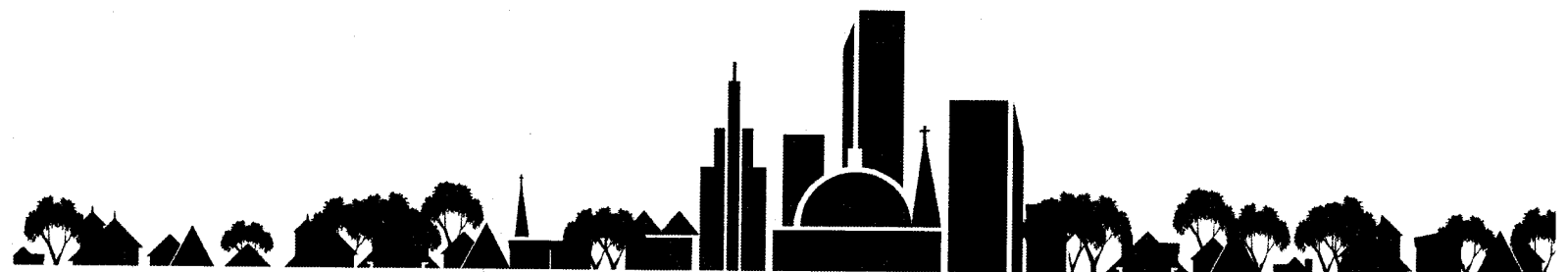


Map 1c: North IV Annexation Area Proposed Council Districts



SECTION FOUR

FISCAL IMPACTS ON TAXPAYERS AND TAXING UNITS



Section Four: Fiscal Impacts

Indiana's annexation statute IC 36-4-3 requires municipalities to describe the fiscal impact of annexation on taxpayers within the proposed annexation area and political subdivisions that are inside and outside of the proposed annexation area. This section of the fiscal plan presents estimated impacts in accordance with the statutory requirements.

PROPERTY TAX RATES

As a result of annexation, property in the territory will be taxed according to a rate that is adjusted to include the City of Fort Wayne rate and exclude any existing rates for services that will be assumed by the City after the annexation effective date. The following table describes the change in tax rates associated with the annexation.

Table 4a: Change in Tax Rate (per \$100 in assessed value)

EXISTING TAXING DISTRICT AND RATE		TAXING DISTRICT AND RATE FOLLOWING ANNEXATION	CHANGE IN TAX RATE	
Perry	2.1782	FW Perry	3.7016	1.5234
Cedar Creek	1.7086	FW Cedar Creek	3.197	1.4884
Saint Joseph	1.9021	FW Saint Joseph	3.3879	1.4858
Saint Joseph Transit	1.9651	FW Saint Joseph	3.3879	1.4228
Milan	1.757	FW Milan	3.2663	1.5093

* Source: Allen County Auditor 2015 Pay 2016 Tax Rate Chart

The principal factor influencing the change in tax rate is the addition of the Fort Wayne rate. The components of this rate are presented below and are the same for all affected townships.

Table 4b: Fort Wayne Taxing District Rate

FUND	TAX RATE
Corporation General	.7460
Fire/Police/Sanitary Pension	.0071
Fire	.5249
Park	.1951
Redevelopment General	.0087
Cum. Capital Development	.0493
Community Services Fund	.0001
TOTAL RATE	1.5312

* Source: Allen County Auditor 2015 Pay 2016

A secondary factor influencing a change in property tax rates as a result of the proposed North IV annexation is the potential for rates to increase in districts outside of the proposed annexation area that share taxing units that are within the annexation area. As a result, taxing unit rates have the potential to increase within and beyond the proposed annexation area. These effects will influence rates in the proposed North IV annexation area and some areas beyond the annexation area. With the exception of public school referendum rates, these increases are subject to the constitutionally mandated tax caps that deliver Circuit Breaker Credits to property owners. The forecast changes in tax rates across affected taxing units in Allen County are presented in table 4c.

Table 4c: Four Year Tax Rate Forecast

DISTRICT NAME	BASE YEAR TAX RATE	FY1 TAX RATE	FY2 TAX RATE	FY3 TAX RATE	FY4 TAX RATE
Annexation: Cedar Creek Township (13)	1.7086	3.1970	3.2460	3.2977	3.3431
Annexation: Perry Township (24)	2.1782	3.6386	3.6765	3.7171	3.7518
Annexation: St Joseph Township (28)	1.9021	3.3249	3.3792	3.4358	3.4857
Annexation: St. Joseph Township-Trans (77)	1.9651	3.3879	3.4437	3.5019	3.5532
Cedar Creek Township (13)	1.7086	1.7300	1.7454	1.7620	1.7761
Perry Township (24)	2.1782	2.1861	2.2313	2.2379	2.2420
St. Joseph Township (28)	1.9021	2.3207	2.5610	2.5999	2.6341
St. Joseph Township-Trans (77)	1.9651	2.3837	2.6255	2.6660	2.7016
Fort Wayne Adams Twp Ft Wayne	3.4127	3.4127	3.4692	3.5279	3.5800
Fort Wayne Adams Twp EACS (65)	3.3053	3.3053	3.3569	3.4113	3.4592
Fort Wayne Pleasant Twp (70)	3.3750	3.3750	3.4306	3.4885	3.5396
Fort Wayne St. Joseph Twp (75)	3.3879	3.3879	3.4437	3.5019	3.5532
Fort Wayne Washington Twp (80)	3.3722	3.3722	3.4278	3.4856	3.5367
Fort Wayne Wayne Twp (91-95)	3.5045	3.5045	3.5634	3.6247	3.6790
Fort Wayne Aboite Twp (59)	3.3157	3.3157	3.3657	3.4183	3.4644
Fort Wayne Wayne Fire Dist (96)	3.1522	3.1522	3.2022	3.2543	3.3003
Fort Wayne Adams Twp Nh-Park-Eac	3.3154	3.3154	3.3647	3.4166	3.4622
Fort Wayne Pleasant - Fire (71)	3.0700	3.0227	3.0694	3.1181	3.1609
Fort Wayne Perry	3.7016	3.7016	3.7410	3.7832	3.8193
Fort Wayne Milan	3.2663	3.2663	3.3169	3.3704	3.4172
Eel River Township (14)	2.1814	2.1893	2.2345	2.2412	2.2452
Eel River Huntertown	2.3694	2.3773	2.4227	2.4297	2.4337
Huntertown (42)	2.3662	2.3741	2.4195	2.4264	2.4305

CIRCUIT BREAKER CREDIT IMPACT

The changes in tax rates do not present a complete picture of the effect of annexation on taxpayers. While the rates increase by 70% to 87%, Circuit Breaker Credits significantly limit the increase experienced by taxpayers. Due to the application of tax caps that generate Circuit Breaker Credits for property owners, the change in tax rate does not translate directly to a change in tax bill. This is because assessed property value, tax caps and deductions combine to limit the actual increase of a tax bill. Property owners in the proposed North IV annexation area currently receive roughly \$300,000 in Circuit Breaker Credits that ensure they pay no more than the capped amount associated with their property category. Annexation of the proposed North IV area will increase the Circuit Breaker Credits to more than \$10 Million. Without the tax caps in place, the Fort Wayne tax rate applied to property in the annexation territory would increase tax revenue by \$14 million. The Circuit Breaker Credits reduce this increase to approximately \$4.4 million. This is the amount of additional tax revenue generated by applying the City of Fort Wayne tax rate to the property located in the proposed North IV annexation area. The following tables present the estimated impact of increases in tax rates on property owners in the North IV annexation area in one hundred thousand increments, starting at one hundred thousand dollars for each of the different categories of property established with the creation of the tax caps. The homestead projections assume standard and supplemental homestead deductions and the mortgage exemption.

Section Four: Fiscal Impacts

Table 4d. Saint Joseph Township Tax Payer Impact

HOMESTEAD RESIDENTIAL GROSS ASSESSED VALUE	SAINT JOSEPH TOWNSHIP (TAX RATE 1.9021)	FORT WAYNE SAINT JOSEPH TOWNSHIP (TAX RATE 3.3879)
\$100,000	\$550	\$980
\$200,000	\$1,641	\$2,085
\$300,000	\$2,733	\$3,142
\$400,000	\$3,825	\$4,199
\$500,000	\$4,916	\$5,255
NON-HOMESTEAD RESIDENTIAL GROSS ASSESSED VALUE		
\$100,000	\$1,806	\$2,094
\$200,000	\$3,613	\$4,188
\$300,000	\$5,419	\$6,281
\$400,000	\$7,226	\$8,375
\$500,000	\$8,032	\$10,469
NON RESIDENTIAL GROSS ASSESSED VALUE		
\$100,000	\$1,806	\$3,094
\$200,000	\$3,613	\$6,188
\$300,000	\$5,419	\$9,281
\$400,000	\$7,226	\$12,375
\$500,000	\$8,032	\$15,469

Table 4e. Perry Township Tax Payer Impact

HOMESTEAD RESIDENTIAL GROSS ASSESSED VALUE	PERRY TOWNSHIP (TAX RATE 2.1782)	FORT WAYNE PERRY TOWNSHIP (TAX RATE 3.7016)
\$100,000	\$630	\$1,000
\$200,000	\$1,880	\$2,000
\$300,000	\$3,000	\$3,000
\$400,000	\$4,000	\$4,000
\$500,000	\$5,000	\$5,000
NON-HOMESTEAD RESIDENTIAL GROSS ASSESSED VALUE		
\$100,000	\$2,000	\$2,000
\$200,000	\$4,000	\$4,000
\$300,000	\$6,000	\$6,000
\$400,000	\$8,000	\$8,000
\$500,000	\$10,000	\$10,000

Table 4e. Perry Township Tax Payer Impact cont.

NON RESIDENTIAL GROSS ASSESSED VALUE	PERRY TOWNSHIP (TAX RATE 2.1782)	FORT WAYNE PERRY TOWNSHIP (TAX RATE 3.7016)
\$100,000	\$2,087	\$3,000
\$200,000	\$4,137	\$6,000
\$300,000	\$6,206	\$9,000
\$400,000	\$8,275	\$12,000
\$500,000	\$10,343	\$15,000

Table 4f. Cedar Creek Township Tax Payer Impact

HOMESTEAD RESIDENTIAL GROSS ASSESSED VALUE	CEDAR CREEK TOWNSHIP (TAX RATE 1.9021)	FORT WAYNE CEDAR CREEK TOWNSHIP (TAX RATE 3.3879)
\$100,000	\$494	\$924
\$200,000	\$1,475	\$2,000
\$300,000	\$2,455	\$3,000
\$400,000	\$3,435	\$4,000
\$500,000	\$4,416	\$5,000
NON-HOMESTEAD RESIDENTIAL GROSS ASSESSED VALUE		
\$100,000	\$1,623	\$2,000
\$200,000	\$3,245	\$4,000
\$300,000	\$4,868	\$6,000
\$400,000	\$6,491	\$8,000
\$500,000	\$8,113	\$10,000
NON RESIDENTIAL GROSS ASSESSED VALUE		
\$100,000	\$1,623	\$3,000
\$200,000	\$3,245	\$6,000
\$300,000	\$4,868	\$9,000
\$400,000	\$6,491	\$12,000
\$500,000	\$8,113	\$15,000

The City of Fort Wayne anticipates an increase of \$10.1 million in property tax revenue as a result of the proposed North IV annexation. Approximately \$5.6 million will come from a redistribution of the Circuit Breaker Credit following the annexation. An additional \$150,000 is associated with reduced township levies that result from eliminating taxing unit fund rates associated with services provided by the City.

Section Four: Fiscal Impacts

TAXING UNITS

The increase in Circuit Breaker Credits is a burden shared proportionately by all affected taxing units. As a result, the net levy will decline for most other units. The following paragraphs present an assessment of the fiscal impacts of the proposed North IV annexation on each taxing unit within the annexation area. These analyses take into account the estimated current population in the area as well as the amount of public roadways that will be incorporated into the City of Fort Wayne following the effective date. The analyses also assume that taxing units will continue to maximize their certified levies. A four-year forecast of taxing unit fund levies is presented in the appendix B. This forecast presents details of the changes in levy and Circuit Breaker Credit at the taxing unit fund level.

Allen County:

In 2016, Allen County's net levy is estimated to be \$66.7 million and the Circuit Breaker Credit burden is \$7 million. The annexation will increase the Circuit Breaker Credit burden to \$8.6 million and reduce the net levy to \$65.2 million. This represents an estimated loss in property tax revenue of \$1.5 million. Following the effective date of the annexation, Allen County will be relieved of the responsibility to provide maintenance or management of public roadways. The county will also experience reductions in public safety and animal control obligations in the area as the City delivers these services. Due to the fact that Allen County and other taxing units in the County are presently at or very near the maximum levy possible, the property tax revenue impact is expected to be relatively static for the next five years.

In addition to the increased Circuit Breaker Credit burden, Allen County is forecast to lose an estimated \$2.8 million in income tax revenue derived from COIT and CEDIT. Finally, Allen County will experience a reduction in revenue from the Highway fund, Local Roads and Streets fund, Vehicle Excise tax and the Surtax/Wheel tax. Together, these reductions represent approximately \$1 million in reduced revenue. Forecasting changes in revenue derived from these sources is imprecise and such change is not likely to be related to the annexation, so for the purpose of this fiscal plan, the reduced revenue is expected to be relatively static for the next five years.

Perry Township (includes Northwest Fire Territory):

In 2016, Perry Township's net property tax levy is estimated to be \$70,000 and the Circuit Breaker Credit burden is \$7,000. The annexation will increase the Circuit Breaker Credit burden to \$17,000 and reduce the net levy to \$60,000. This represents an estimated loss in property tax revenue of \$10,000. Assuming that all taxing units continue to receive the maximum levy possible for their unit, the property tax revenue impact described here is expected to be relatively static for the next five years.

In addition to the increased Circuit Breaker Credit burden, Perry Township is forecast to lose an estimated \$3,600 in income tax revenue derived from COIT and \$920 in Vehicle Excise tax revenue. Forecasting changes in revenue derived from these sources is imprecise and such change is not likely to be related to the annexation, so for the purpose of this fiscal plan, the reduced revenue is expected to be relatively static for the next five years.

Northwest Fire Territory:

The Northwest Fire Territory maintains two special tax funds that are administered by the Perry Township Trustee. The Northwest Fire Territory provides professional fire and EMS service to unincorporated Perry and Eel River Townships and the town of Hometown. In 2016, the Northwest Fire Territory net property tax levy is estimated to be \$954,000 and the Circuit Breaker Credit burden is \$22,000. The annexation will reduce the amount of assessed value in the Northwest Fire Territory taxing area and its maximum levy. While the extent of the levy decrease is not clear, a conservative estimate is \$395,000 reduction in net levy. Since the net levy is reduced, the Circuit Breaker Credit burden will also be reduced by an estimated \$12,000. The estimated loss in property tax revenue for the Northwest Fire Territory is nearly \$400,000. Following the effective date of the annexation, the Northwest Fire Territory will be relieved of the responsibility to provide primary fire and emergency medical response service within the parts of Perry township that are inside City limits.

In addition to the increased Circuit Breaker Credit burden, the Northwest Fire Territory is forecast to lose an estimated \$41,600 in Vehicle Excise tax revenue. Forecasting changes in revenue derived from these sources is imprecise and

such change is not likely to be related to the annexation, so for the purpose of this fiscal plan, the reduced revenue is expected to be relatively static for the next five years.

Saint Joseph Township:

In 2016, Saint Joseph Township's net property tax levy is estimated to be \$701,000 and the Circuit Breaker Credit burden is \$83,000. The annexation will increase the Circuit Breaker Credit burden to \$92,000 and reduce the net levy to \$522,000. This represents an estimated loss in property tax revenue of \$180,000. Following the effective date of the annexation, Saint Joseph Township will be relieved of the responsibility to provide fire and emergency medical response services in the portion of the township that is being annexed. Assuming that all taxing units continue to receive the maximum levy possible for their unit, the property tax revenue impact described here is expected to be relatively static for the next five years.

In addition to the increased Circuit Breaker Credit burden, Saint Joseph Township is forecast to lose an estimated \$35,000 in Vehicle Excise tax revenue and \$4,000 in income tax derived from COIT. Forecasting changes in revenue derived from these sources is imprecise and such change is not likely to be related to the annexation, so for the purpose of this fiscal plan, the reduced revenue is expected to be relatively static for the next five years.

Cedar Creek Township:

In 2016, Cedar Creek Township's net property tax levy is estimated to be \$208,000 and there is no Circuit Breaker Credit burden. The annexation will increase the Circuit Breaker Credit burden to \$2,300 and reduce the net levy to \$144,000. This represents an estimated loss in property tax revenue of \$63,000. Following the effective date of the annexation, Cedar Creek Township will be relieved of the responsibility to provide fire and emergency medical response services in the portion of the township that is being annexed. Assuming that all taxing units continue to receive the maximum levy possible for their unit, the property tax revenue impact described here is expected to be relatively static for the next five years.

In addition to the increased Circuit Breaker Credit burden, Cedar Creek Township is forecast to lose an estimated \$8,000 in Vehicle Excise tax revenue and \$1,000 in income tax derived from COIT. Forecasting changes in revenue derived from these sources is imprecise and such change is not likely to be related to the annexation, so for the purpose of this fiscal plan, the reduced revenue is expected to be relatively static for the next five years.

Northwest Allen County Schools:

In 2016, Northwest Allen County Schools' (NACS) net property tax levy is estimated to be \$21.6 million and the Circuit Breaker Credit burden is nearly \$1.8 million. The annexation will increase the Circuit Breaker Credit burden to \$4.3 million and reduce the net levy to \$19.2 million. This represents an estimated loss in property tax revenue of \$2.5 million. NACS is also projected to lose approximately \$230,000 in vehicle excise tax. Due to the fact that NACS is currently at the maximum possible levy, the property tax revenue impact is expected to persist for the next five years.

Local property tax revenue is directed to four funds of the NACS budget: debt service, capital projects, transportation and bus replacement. The property tax revenue reduction may impact one or all of these budget lines over the course of the five years following an annexation effective date. Public schools in Indiana have limited flexibility to absorb revenue loss; however taxpayers can, by a referendum process, approve capital and operating programs that are funded by a tax levied beyond the limits of the Circuit Breaker tax caps. It is beyond the scope of this fiscal plan to contemplate the specific measures that a taxing unit will take in response to reduced property tax revenue.

East Allen County Schools:

In 2016, East Allen County Schools' (EACS) net property tax levy is estimated to be \$20.2 million and the Circuit Breaker Credit burden is \$700,000. The annexation will increase the Circuit Breaker Credit burden to \$1 million and reduce the net levy to \$19.9 million. This represents an estimated loss in property tax revenue of \$338,000. EACS is also projected to lose approximately \$76,000 in Vehicle Excise tax. Due to the fact that EACS is currently at the maximum possible levy, the property tax revenue impact is expected to persist for the next five years.

Section Four: Fiscal Impacts

Local property tax revenue is primarily directed to five funds of the EACS budget; debt service, capital projects, pension debt, transportation and bus replacement. The property tax revenue reduction may impact one or all of these budget lines over the course of the five years following an annexation effective date. Public schools in Indiana have limited flexibility to absorb revenue loss; however taxpayers can, by a referendum process, approve capital and operating programs that are funded by a tax levied beyond the limits of the Circuit Breaker tax caps. It is beyond the scope of this fiscal plan to contemplate the specific measures that a taxing unit will take in response to reduced property tax revenue.

Fort Wayne Community Schools:

In 2016, Fort Wayne Community Schools' (FWCS) net property tax levy is estimated to be \$60 million and the Circuit Breaker Credit burden is \$7.3 million. The annexation will increase the Circuit Breaker Credit burden to \$7.8 million and reduce the net levy to \$59.4 million. This represents an estimated loss in property tax revenue of \$346,000. FWCS is also projected to lose approximately \$101,000 in Vehicle Excise tax. Due to the fact that FWCS is currently at the maximum possible levy, the property tax revenue impact is expected to persist for the next five years.

Local property tax revenue is directed to several funds of the FWCS budget; school referendum, debt service, capital projects, pension debt, racial balance, transportation and bus replacement. With the exception of the school referendum, the property tax revenue reduction may impact one or all of these budget lines over the course of the five years following an annexation effective date. Public schools in Indiana have limited flexibility to absorb revenue loss; however taxpayers can, by a referendum process, approve capital and operating programs that are funded by a tax levied beyond the limits of the Circuit Breaker tax caps. It is beyond the scope of this fiscal plan to contemplate the specific measures that a taxing unit will take in response to reduced property tax revenue.

Allen County Public Library:

In 2016, the Allen County Public Library's (ACPL) net property tax levy is estimated to be \$25.1 million and the Circuit Breaker Credit burden is \$2.6 million. The annexation will increase the Circuit Breaker Credit burden to \$3.2 million and reduce the net levy to \$24.5 million. This represents an estimated loss in property tax revenue of nearly \$600,000. Assuming that all taxing units continue to receive the maximum levy possible for their unit, the property tax revenue impact described here is expected to be relatively static for the next five years.

In addition to the increased Circuit Breaker Credit burden, Cedar Creek Township is forecast to lose an estimated \$75,000 in Vehicle Excise tax revenue and \$161,000 in income tax derived from COIT. Forecasting changes in revenue derived from these sources is imprecise and such change is not likely to be related to the annexation, so for the purpose of this fiscal plan, the reduced revenue is expected to be relatively static for the next five years.

Fort Wayne-Allen County Airport:

In 2016, the Fort Wayne-Allen County Airport's net property tax levy is estimated to be \$5.7 million and the Circuit Breaker Credit burden is \$605,000. The annexation will increase the Circuit Breaker Credit burden to \$736,000 and reduce the net levy to \$5.6 million. This represents an estimated loss in property tax revenue of nearly \$123,000. Assuming that all taxing units continue to receive the maximum levy possible for their unit, the property tax revenue impact described here is expected to be relatively static for the next five years.

In addition to the increased Circuit Breaker Credit burden, the Fort Wayne-Allen County Airport is forecast to lose an estimated \$17,000 in Vehicle Excise tax revenue and \$36,000 in income tax derived from COIT. Forecasting changes in revenue derived from these sources is imprecise and such change is not likely to be related to the annexation, so for the purpose of this fiscal plan, the reduced revenue is expected to be relatively static for the next five years.

Fort Wayne Public Transportation:

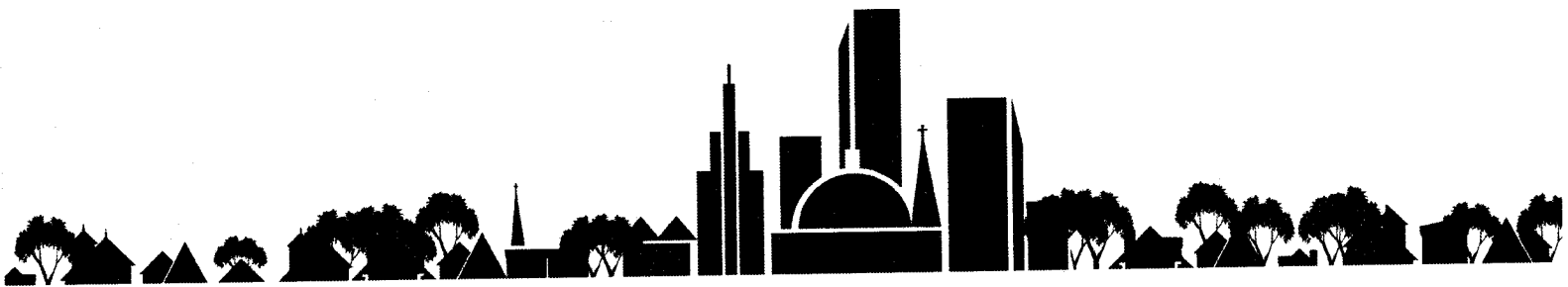
In 2016, Fort Wayne Public Transportation, or Citilink has a property tax levy of \$4.8 million and a Circuit Breaker Credit burden of \$800,000. Citilink will experience an increase in property tax revenue following the North IV annexation because its boundary is shared with the municipal boundary of Fort Wayne. Any increase in property tax levy must be requested by Citilink and approved by the Indiana Department of Local Government Finance. It is not clear how much of an increase might be requested or granted, but a reasonable estimate of the maximum increase in property tax revenue

Section Four: Fiscal Impacts

following the annexation is approximately \$350,000. This will increase Citilink's total property tax levy to \$5.3 million and their Circuit Breaker Credit burden to nearly \$1 million.

SECTION FIVE

**MUNICIPAL
FINANCIAL
SUMMARY AND
RECOMMENDATION**



Section Five: Summary and Recommendation

The purpose of this section is to estimate the fiscal impact of the proposed North IV annexation on the City of Fort Wayne. These impacts are summarized in this section as are projected City revenues and expenditures related to the proposed North IV Annexation. This section provides a Five-year summary of the expenditures compared with the revenues for the years 2017 through 2021.

REVENUES

Property taxes are the main source of revenue to be received from the North IV Annexation Area. Property tax revenue is collected and disbursed in arrears, so the City will receive the first allocation related to the North IV annexation in June of the year following the first January 1 that the territory is incorporated into the City. For example, if the effective date of annexation is January 1, 2017, the City will receive a partial allocation of property tax revenue in June of 2018. Table 4a presents the forecast increase in revenue for the City related to the expanding property tax base.

Table 5a: Property Tax Revenue Estimate

FORT WAYNE FUNDS	FORT WAYNE NET LEVY	NORTH IV NET LEVY
General	\$57,495,100	\$4,940,100
Sanitary Officers pension	\$547,200	\$47,000
Community Services	\$7,700	\$700
Fire	\$39,634,600	\$3,476,200
Park	\$14,898,600	\$1,292,200
Cumulative Capital Development	\$3,799,600	\$362,500
Redevelopment General	\$607,500	\$57,600
Total	\$117,053,300	\$10,176,300

Due to increased population and public road miles, the City anticipates increased allocations from the County Option Income Tax (COIT), County Economic Development Income Tax (CEDIT), Public Safety Local Option Income Tax (LOIT), Auto Excise Tax, Motor Vehicle Highway (MVH) and Local Roads and Streets (LR&S). Table 5b presents the forecast increase in revenue for the City from these sources.

Table 5b: Other Revenue Services

FUND	AMOUNT BEFORE ANNEXATION	AMOUNT FOLLOWING ANNEXATION	INCREASE IN REVENUE
COIT	\$16,600,000	\$18,000,000	\$1,400,000
CEDIT	\$23,700,000	\$25,400,000	\$1,700,000
LOIT - Public Safety	\$4,900,000	\$5,500,000	\$600,000
MVH	\$9,300,000	\$10,000,000	\$700,000
LR&S	\$2,600,000	\$2,800,000	\$200,000
Auto Excise Tax	\$6,400,000	\$7,200,000	\$800,000
Wheel and Surtax	\$3,700,000	\$4,100,000	\$400,000
Total	\$67,200,000	\$73,000,000	\$5,800,000

EXPENDITURES

A detailed account of expenditures associated with providing public services to the North IV annexation area in a manner that is similar to the rest of the City is presented in Section Three: Municipal Services. Table 5c compares the costs that will be incurred by each department to the revenues generated by the annexation territory. Personnel and operating costs are ongoing annual expenses while capital costs are one-time expenditures. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects, such as construction of streets, curbs, and sidewalks, must follow routine City procedures, which often require petitioning.

The five-year summary of expenditures against revenue shows that the City will have to cover approximately \$9.4 million in capital and operating costs during the first year following annexation. By the third year the City has recovered its initial investment. The five year forecast of costs and revenue assumes a 3% annual growth in operating expenses and personnel and a conservative 1% growth in property tax revenue associated with continued development and rising assessed valuation. Patterns of growth in the area have delivered an average annual increase in assessed value of nearly 7% over the past four years.

Section Five: Summary and Recommendation

Table 5c: Revenue and Expenditures (five year forecast)

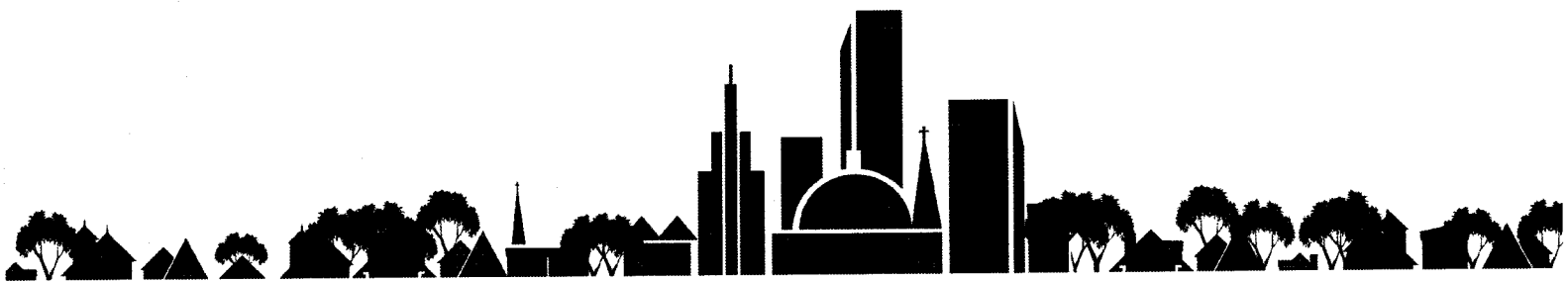
NORTH IV CASH FLOW PROJECTION AMOUNTS IN MILLIONS OF DOLLARS	2017 ANNUAL	2018 ANNUAL	2019 ANNUAL	2020 ANNUAL	2021 ANNUAL
Incremental Revenue					
Property Tax		10.100	10.201	10.303	10.406
MVH		0.700	0.700	0.700	0.700
LR&S		0.200	0.200	0.200	0.200
Auto Excise		0.700	0.700	0.700	0.700
Wheel Tax and Surtax		0.400	0.400	0.400	0.400
COIT		1.000	1.000	1.000	1.000
CEDIT		1.700	1.700	1.700	1.700
LOIT		0.200	0.200	0.200	0.200
Garbage	0.919	1.011	1.021	1.032	1.042
Sub-Total Revenues	.0919	16.011	16.122	16.235	16.348
Incremental Expenditures					
Public Works					
Personnel	1.257	1.701	1.752	1.805	1.859
Operations	2.178	2.328	2.385	2.457	2.530
Vehicle Capital Lease	0.313	0.496	0.111	0.111	0.111
Fire					
Personnel	1.304	1.343	1.383	1.425	1.468
Operations	0.085	0.088	0.090	0.093	0.096
Vehicle Capital Lease	0.032	0.065	0.065	0.065	0.065
Police					
Personnel	1.683	1.733	1.785	1.839	1.894
Operations	0.090	0.093	0.095	0.098	0.101
Vehicle Capital Lease	0.000	0.055	0.055	0.055	0.055
Other					
Personnel and Operations	0.547	0.607	0.625	0.644	0.663
Vehicle Capital Lease	0.022	0.044	0.044	0.044	0.044
Sub-Total Capital Lease	7.511	8.553	8.832	9.076	9.326
Excess (Deficit) Revenue vs. Expenditures	(6.591)	7.458	7.290	7.159	7.022
Capital Expenditures					
Capital Excluding Roads and Vehicles	2.625	0.600	0.300	0.000	0.000
Capital Investments for Roads	0.200	1.038	2.076	2.076	2.076
Total Capital	2.825	1.638	2.376	2.076	2.076
Excess (Deficit) Revenues vs. Expenditures	(9.416)	5.820	4.915	5.083	4.946
Cumulative Cash	(9.416)	(3.596)	1.318	6.402	11.348

RECOMMENDATION

This fiscal plan shows that the North IV Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on or before December 31, 2016.



APPENDIX



Appendix A

LEGAL DESCRIPTION

A Parcel of land located in parts of T32N, R12E, here known as Perry Township, parts of T32N, R13E, here known as Cedar Creek Township, and Parts of T31N, R13E, here known as St. Joseph Township, 2nd P.M., all within Allen County Indiana, more particularly described as follows:

BEGINNING, and following along intended existing City of Fort Wayne Corporation limits, in the Northwest corner of a property know as 1703 Carroll Road as found in document #207003535 in the Office of the Recorder, Allen County, Indiana, said corner lying on the southern Right-of-way of Carroll Road, and East right-of-way of Lima Road (State Road 3), and also being the Northeast corner of previous Carroll Road Annexation 02-06, thence Southwesterly along the eastern right-of-way of Lima Road (State Road 3) a distance of 6.49 feet to the Eastern boundary of Carroll Road Annexation and Eastern right-of-way of Lima Road; thence Southeasterly along eastern right-of-way to a point on the Southwest corner of Holly Ridge Section 1, Block C, as found in Allen County Recorder's office Plat Cabinet "B" Page 182 and said point also being on the Northern boundary of Previous 01-12 Winnsboro Pass Voluntary Annexation; thence East along Southern Boundary of Holly Ridge, Section 1, to the Northwest Corner of Windsor Woods, Section 5, Block J, said point also being the Northeast corner of 01-12 Winnsboro Pass Voluntary Annexation and Northwest corner of the North II Annexation 01-93; thence Easterly a distance of 669.7 feet to the Northeast corner of the S 1/2 of the SE 1/4 of the NW 1/4 of Section 32, Perry Township; thence Easterly 615.0 feet to the Northeast corner of Lot 164 of said Windsor Woods, Section 5; thence Southerly a distance of 125.00 feet, thence Southwesterly a distance of 130.0 feet, thence Southwesterly a distance of 165.0 feet, thence Southwesterly a distance of 130.0 feet to the Southeast corner of Lot 158, thence Southeasterly a distance of 60.0 feet to the Northeast corner of Lot 156, thence Southerly a distance of 140.0 feet to the Southeast corner of Lot 156 and being on the Northerly right-of-way of Winnsboro Pass; thence Southeasterly, on and along the arc of a regular curve to the right, tangent to the last course, having a radius of 229.86 feet, an arc distance of 11.29 feet; thence Southerly a distance of 50.0 feet to the Northeast corner of Lot 155 and, Southerly along the easterly boundary of Lot 155 to the North line of the SE 1/4 of Section 32, Perry Township, thence Easterly along the North line of the SE 1/4 of said Section 32 to the Northwest corner of Lot 10, Woodmont Oaks as found in Allen County Recorder's office Plat Book "43" Page 53-55; thence Easterly along the North boundary of Woodmont Oaks to the Westerly boundary of Woodmont, Section 3; thence Northerly along the Westerly boundary of Woodmont, Section 3 to the Northerly boundary of Woodmont, Section 3; thence Easterly along the Northern boundary of Woodmont, Section 3 to the Easterly boundary of Woodmont, Section 3; thence Southerly along the Easterly boundary of Woodmont, Section 3 to its intersection with the Northerly boundary of Woodmont, Section 5; thence Easterly along the North line of the SW 1/4 of Section 33, Perry Township and also being a portion of the Northerly boundary of Woodmont, Section 5 to the Northeast corner of the SW 1/4 of said Section 33 said point also being the Northwest corner of Eagle Lake, Section 3 thence Northerly along the west line of the NE 1/4 of said Section 33 a distance 1129.45 feet; thence Northeasterly along west boundary of Eagle Lake, Section 5, and its prolongation to the Northern right-of-way of Badiac Road; Said Northern right-of-way also being the Northern boundary of previous North II 01-93 Annexation to the City of Fort Wayne. Thence Easterly along said North annexation line to its intersection with the prolongation of Western boundary of Valley Place; thence Northerly along the Westerly boundary of Valley Place to the Northerly boundary of Valley Place; thence Easterly along the Northerly boundary of Valley Place and said Northerly boundary line extended Easterly to the Westerly right-of-way of Coldwater Road; thence Northerly along the Westerly right-of-way of Coldwater Road to the to a point on the Southerly right-of-way of Union Chapel Road and the Southwest corner of Sedation Dentistry Voluntary Annexation 02-12. From said point, thence North 01 degrees 33 minutes 40 seconds West a distance of 25.00 feet; thence South 88 degrees 51 minutes 21 seconds West, a distance of 20.00 feet to a point on the extended West right-of-way of Coldwater Road; thence North 01 degrees 33 minutes 40 seconds West along said west right-of-way line, a distance of 242.15 feet; thence North 88 degrees 26 minutes 20 seconds East, a distance of 60.00 feet to centerline of Coldwater Road; thence continuing North 88 degrees 26 minutes 20 seconds East, a distance of 290.78 feet; thence South 40 degrees 12 minutes 25 seconds East, a distance of 55.81 feet to a point of curve to the right having a radius of 100.00 feet; thence along said curve having an arc length of 23.71 feet and subtended by a chord of 23.66 feet bearing South 33 degrees 24 minutes 49 seconds East to a point of compound curve to the right having a radius of 50.00feet; thence southerly along the arc, a distance of 33.65 feet and subtended by a chord of 33.01 feet bearing South 07 degrees 20 minutes 34 seconds East; thence South 11 degrees 56 minutes 05 seconds West, a distance of 38.48 feet to a point of curve to the left having a radius of 70.00 feet; thence along said curve having an arc length of 16.49 feet and subtended by a chord of 16.45 feet bearing South 05 degrees 11 minutes 13 seconds West; thence South 01 degrees 33 minutes 40 seconds East, a distance of 20.29 feet to a point of curve to the right having a radius of 30.00 feet; thence along said curve having an arc length of 14.77 feet and subtended by a chord of 14.62 feet bearing South 12 degrees 32 minutes 24 seconds West to a point on

the Northerly right-of-way line of Union Chapel Road as described in Document Number 202066729; thence South 01 degrees 08 minutes 39 seconds East, a distance of 76.22 feet to a point on the Southerly right-of-way line of Union Chapel Road; Said point being the Southeast corner of Sedation Dentistry Voluntary Annexation 02-12 and lying along North boundary of North II Annexation 01-93; thence Easterly along the Southerly right-of-way of Union Chapel Road to its intersection with the Easterly boundary of Burning Tree Section 1 extended Northerly; thence Southerly along the Easterly boundary of Burning Tree, Section 1 extended Northerly, and Burning Tree, Section 2 to the Southerly boundary of Burning Tree, Section 2; thence Westerly along the Southerly boundary of Burning Tree, Section 2 to the Easterly boundary of Pine Valley Country Club, First Addition; thence Southerly along the Easterly boundary of Pine Valley Country Club, First Addition and the Easterly boundary of Pine Valley Country Club, Second Addition to the Northerly boundary of Pine Valley Country Club, Second Addition; thence Easterly along the northerly boundary of Pine Valley Country Club, Second Addition, and the Northerly boundary of Pine Valley Country Club, Eighth Addition and the Northerly boundary of Pine Valley Country Club, Ninth Addition to the Westerly right-of-way of Auburn Road; thence Southerly along the Westerly right-of-way of Auburn Road to its intersection with the Northerly boundary of Northway Gardens Addition extended Westerly; thence Easterly along the northerly boundary of Northway Gardens Addition to the Westerly right-of-way of Interstate No. 69 (State Highway I Project No; 69-5) ; thence Southerly along the Westerly right-of-way of Interstate No. 69 to the North line of the S 1/2 of the SE 1/4 of Section 35, Perry Township; thence Easterly along the North line of the S 1/2 of the SE 1/4 of said Section 35 to the Western right-of-way of Parkview Plaza Drive; thence Southerly along said Parkview Plaza Drive right-of-way to its projected intersection with the Northern right-of-way of East Dupont Road (State Road 1) also being the existing City Limits line as established by previous Annexation Ordinance X-03-95 North III; thence Easterly, along the Northerly right-of-way of East Dupont Road (State Road 1) and continuing on the Annexation Ordinance X-03-95 North III Northern boundary to its intersection with the Western right-of-way of Diebold Road; thence Southerly and Southeasterly along said Westerly right-of-way of Diebold Road and its Westerly prolongation of the Diebold Road right-of-way line to its intersection with the centerline of N. Clinton Street (Leo Road); thence Northeasterly along said centerline of N. Clinton Street (Leo Road)-to a point 2610.3 feet Northeasterly from the intersection of the West line of Bouries Reserve with the centerline of N. Clinton St. (Leo Road); thence Southeasterly along the West line of the West 1/2 of the East 1/2 of Bourie's Reserve and the existing City Limits line as established by previous Annexation Ordinance X-03-95 North III to the centerline of the St. Joseph River and the existing City Limits line as established by Annexation Ordinance X-01-89 Northeast Phase III as on file in the office of the City Clerk of Fort Wayne; thence upstream on and along the thread of the St. Joseph River, to its intersection with the Northwesterly prolongation of the North line of Lot F in Fisher's Suburban Addition Amended as recorded in Plat Book 17 A, Page 132; thence Southeasterly on and along the Northerly line of Lots F and G in said Addition to the Westerly right-of-way line of St. Joe Road; thence Northeasterly on and along said Westerly right-of-way line of St. Joe Road to its intersection with the Northwesterly prolongation of the North line of Sunnybrook Acres, Section 5 as recorded in Plat Book 24, Pages 127-128 in the Office of the Recorder, Allen County, Indiana; thence Southeasterly on and along said prolongation and said North line of Sunnybrook Acres Section 5 to the Northwesterly line of Concord Hill, Section 2 Amended as recorded in Plat Book 42, Pages 40 thru 45 in the Office of the Recorder of Allen County; thence Northeasterly to the North corner of Lot 134 Concord Hill, Section 2; thence on and along the Eastern lines of Lots 134, 133, and 132 Concord Hill, Section 2 to the Northwest corner of Lot 108 in Concord Hill Section 2; thence easterly on and along the North line of said Lot 108 and its prolongation to the Northwest corner of Lot 164 Tanbark Trails Section 3 as recorded in Plat Book 43, Pages 8 -12 in the Office of the Recorder, Allen County, Indiana; thence Easterly on and along the North line of said Tanbark Trails Section 3 to the Northeast corner of said addition; thence Southerly on and long the East line of said Tanbark Trails section 3 and the East line of Tanbark Trails Section 1 as recorded in Plat Book 42, Pages 4 thru 8 in the Office of the Recorder Allen County, Indiana and its South prolongation to the South right-of-way line of Rothman Road; thence Easterly on and along said South right-of-way line of Rothman Road to the East line of the Northwest one-quarter (1/4) of Section 15, St. Joseph Township; thence Southerly on and along said East line of the Northwest one-quarter (1/4) Section 15, St. Joseph Township, to the South line of said Northwest one-quarter (1/4) also being the platted South line of Hillsboro Section I as recorded in Plat Book 40, Pages 51 thru 55 in the Office of the Recorder, Allen County, Indiana; thence East along the North line of the Southeast one-quarter (1/4) Section 15, St. Joseph Township, a platted distance of 1284.14 feet, being also the North Line of Lexington Heights Add. Section C and Wedgewood Place, Section 2 (Plat Cabinet A, page 186, Office of the Allen County Recorder) and also being the northeast corner of the W 1/2 of the SE 1/4 of said section 15; thence Easterly along the North line of the SE 1/4 of said section a distance of 574.72, feet more or less, to the SW corner of a property commonly known as 6641 Hazelett Rd and as recorded in Document #203049355 in the Office of the Recorder Allen County, Indiana; thence Northerly along a line parallel with the West line of the NE 1/4 of said section 15 to its intersection with the North right-of-way of the Rothman

Appendix A

Road; thence Easterly along the North right-of-way of the Rothman Road to its intersection with the west right-of-way of the Wheelock Road; thence Northerly along the west right-of-way of Wheelock Road to its intersection with the Southerly right-of-way of Interstate I-469 (Indiana State Highway F-Project No. 170-2 (002) R/W); thence Easterly, Southeasterly, Southerly, and Southeasterly along the Southern right-of-way of Interstate I-469 to its intersection with the South Line of Section 12, St. Joseph Township; Thus departing from existing City of Fort Wayne Corporation Limits: Thence East along the South Line of Section 12 St. Joseph Township, to its intersection with the centerline of Schwartz Road; thence North along centerline to its intersection with projection of the southern line of a property more commonly known as 7510 Swartz Road and as found in Document #2008046060 in the Office of the Recorder, Allen County, Indiana; thence East to the Eastern right-of-way of Schwartz Road ; thence North along said Eastern right-of-way to the S W corner of a property more commonly known as 10056 Schwartz Road and Found in Document #2008027066 in the Office of the Recorder, Allen County, Indiana; thence Northwest to and along eastern right-of-way of improved Schwartz Road to its projected intersection with the Northern right-of-way of Notestine Road; thence West along the Northern right-of-way of Notestine Road to the East line of a property known as 10025 Notestine Road as found in Document #990069448 in the Office of the Recorder, Allen County, Indiana; thence North along said East Line and West along North Line of above mentioned property to the East Line of Section 33, St. Joseph Township; thence north along the East line of Section 33, said Line also being the East lines of Cedar Lake, Section 1 as found in Plat Cabinet "B", Page 191, and Section 2 as found in Plat Cabinet "E", Page 41, in the Office of the Recorder Allen County, Indiana, to the Northeast corner of Cedar Lake, Section 2; thence Southwesterly along the Northwest boundary of Cedar Lake, Section 2 to the Northeast corner of a property known as 10516 Wheelock Road and found in Document #930017486 in the Office of the Recorder Allen County, Indiana; thence Northwest and Southwest along boundary of said property to the Southeast corner of a property known as 10810 Meteah Trail and found in Document #201007671 in the Office of the Recorder Allen County, Indiana; thence Northwest along Eastern boundary of said property and along Eastern boundary of property known as 11322 St. Joe Road and found in Document #920045542 in the Office of the Recorder Allen County, Indiana, to its intersection with the Southeastern boundary of a property known as 11334 St. Joe Road and found in Document #207008782 in the Office of the Recorder Allen County, Indiana; thence Northeast and Northwest along boundary of said property to its projected intersection with the Northern right-of-way of St. Joe Road; thence heading Southwest along Northern right-of-way of St. Joe Road to its intersection with the Eastern boundary of a property known as 11221 St. Joe Road and found in Document #850002389 in the Office of the Recorder Allen County, Indiana; thence Northwest along said Eastern Boundary to its projected intersection with the Southern boundary of a property known as 8545 Popp Road and found in Document #2014062932 in the Office of the Recorder Allen County, Indiana; thence Southwesterly along Southern boundary and along North bank of St. Joseph to its intersection with the East line of the NW 1/4 of Section 32, Cedar Creek Township; Thence North along East Line of the NW 1/4 to its intersection with, or intersection with the projection of, the Northern right-of-way of Popp Road; thence westerly along North right-of-way of Popp Road to the Eastern boundary of a property known as 8407 Popp Road and found in Document #2008002325 in the Office of the Recorder Allen County, Indiana; thence North along Eastern boundary of said property and West along Northern Boundary of said property; thence continuing west along norther boundaries of the following three properties: 8331 Popp Road and found in Document #940037634 in the Office of the Recorder Allen County, Indiana, 8309 Popp Road and found in Document #890041802 in the Office of the Recorder Allen County, Indiana, and 8201 Popp Road and found in Document #720008697 in the Office of the Recorder Allen County, Indiana to the West line of the East 1/2 of the SE 1/4 Section 29, Cedar Creek Township; thence North along said west line to the South line of the NE 1/4 of Section 29, Cedar Creek Township; thence North along the West line of the East half of the NE 1/4 to the North 1/4 corner of the NE 1/4 of Section 29, Cedar Creek Township; thence west along the North line of the SW 1/4 of the NE 1/4 section 29, Cedar Creek Township to the East right-of-way of Hardisty Road; thence North along Eastern right-of-way of Hardisty Road until it intersects with the West Line of the NE 1/4 of Section 29; thence North along said West line to the North Line of Section 29; thence West along North line of Section 29, Cedar Creek Township, to the SE corner of the SE 1/4 of the SE 1/4 of Section 20, Cedar Creek Township; thence North on the East line of the SW 1/4 of the SW 1/4 of Section 20, a distance of 108.28 feet; thence West to the Northwest corner of a property known as 13230 Puff Road and found in Document #2013020783 in the Office of the Recorder Allen County, Indiana; thence south a distance of 130.22 feet; thence Northwesterly along Northern property Lines to the Eastern right-of-way of Puff Road; thence North on and along the East right-of-way of Puff Road, to its projected intersection with the Northern right-of-way of Hursh Road; Thence West along Northern right-of-way of Hursh Road to its intersection with Tonkel Road (State Route 427); thence continuing Northwesterly along the North right-of-way of Hursh Road, to a property on the West line of the NE 1/4 of the NE 1/4 of Section 23 of Perry Township, found in Document #206065991 in the Office of the Recorder Allen County, Indiana; Thence North along East boundary of said property and Northwest along Northern Boundary, to the 1/4 Section Line of

the NW 1/4 of Section 23, Perry Township; thence North along 1/4 Section line to the North Line of Section 23, Perry Township; thence West along 1/4 Section Line to its intersection with the Northern right-of-way of Hursh Road; thence continuing Westerly along Northern right-of-way to the Eastern right-of-way of Auburn Road; thence North along the Eastern right-of-way of Auburn Road to its projected intersection with the Northern right-of-way of East Gump Road; thence West along the Northern right-of-way of East Gump Road to the intersection with Coldwater Road (State Route 327) and Including right-of-way of entire intersection; thence South along the Western right-of-way of Coldwater Road (State Route 327) to the South Line of Section 16, Perry Township; thence West along South line of Section 16 to the Northwest corner of the NE 1/4 of Section 21, Perry Township; thence South along the West line the NE 1/4 of section 21 to the Southwest Corner of the NE 1/4, Section 21; thence West along the North Line of the SE 1/4 Section 21, Perry Township, to the projected intersection with the West right-of-way of Dunton Road; thence South along the Western right-of-way of Dunton Road to its intersection with the North right-of-way of Hathaway Road; thence Southeast to the Southeast Corner of Section 21, Perry Township; thence South along the West Line of Section 28, Perry Township to the Northern right-of-way of Carroll Road (Deed Record 206040087); thence Southwest and West along the Northern right-of-way of Carroll Road to the East line of the SE 1/4 of Section 29, in Perry Township; thence South to the Southern right-of-way of Carroll Road ; thence West along Southern right-of-way of Carroll Road, to the POINT OF BEGINNING. Containing 14,600 acres, more or less.

Appendix B

TAXING UNIT NET LEVY FORECAST

Unit Net Levy (Values in thousands)	Impact of Fort Wayne Annexation Year 1						
	FY1 Baseline		FY1 Annexation		FY1 Change		
Name	Certified Levy	Net Levy	Certified Levy	Net Levy	Certified Levy	Circuit Breaker	Net Levy
Allen County	73,754	66,707	73,754	65,184	0	1,523	(1,523)
Aboite Township	641	609	641	608	0	1	(1)
Adams Township	629	587	629	586	0	1	(1)
Cedar Creek Township	208	208	187	185	(20)	2	(23)
Perry Township	977	948	863	831	(113)	4	(117)
Saint Joseph Township	782	699	765	668	(17)	14	(31)
Wayne Township	3,253	2,753	3,253	2,747	0	6	(6)
Fort Wayne	125,689	106,913	140,263	117,036	14,575	4,452	10,123
New Haven	6,472	5,959	6,472	5,949	0	10	(10)
Huntertown	334	324	334	324	0	1	(1)
Southwest Allen County School	24,170	22,173	24,170	22,128	0	45	(45)
Northwest Allen County School	23,461	21,648	23,461	19,224	0	2,424	(2,424)
Fort Wayne Community School	67,227	59,901	67,227	59,442	0	459	(459)
East Allen County School	20,836	20,136	20,836	19,795	0	341	(341)
Allen County Public Library	27,724	25,075	27,724	24,503	0	573	(573)
Fort Wayne Public Transit	5,599	4,800	5,599	4,785	0	15	(15)
Fort Wayne Allen County Airport	6,334	5,729	6,334	5,598	0	131	(131)
Unit Net Levy (Values in thousands)	Impact of Fort Wayne Annexation Year 2						
	FY1 Baseline		FY1 Annexation		FY1 Change		
Name	Certified Levy	Net Levy	Certified Levy	Net Levy	Certified Levy	Circuit Breaker	Net Levy
Allen County	76,164	68,252	76,164	66,599	0	1,652	(1,652)
Aboite Township	661	626	661	625	0	1	(1)
Adams Township	629	587	629	586	0	1	(1)
Cedar Creek Township	214	214	194	191	(21)	3	(23)
Perry Township	1,007	975	892	842	(115)	18	(133)
Saint Joseph Township	809	717	792	677	(17)	22	(39)
Wayne Township	3,370	2,812	3,370	2,806	0	5	(5)
Fort Wayne	130,115	108,930	145,205	119,259	15,090	4,761	10,329
New Haven	6,671	6,107	6,671	6,096	0	11	(11)
Huntertown	340	330	340	327	0	3	(3)
Southwest Allen County School	24,531	22,370	24,531	22,325	0	45	(45)
Northwest Allen County School	23,686	21,768	23,686	19,208	0	2,560	(2,560)
Fort Wayne Community School	68,391	60,157	68,391	59,665	0	493	(493)
East Allen County School	21,216	20,456	21,216	20,088	0	368	(368)
Allen County Public Library	28,503	25,541	28,503	24,923	0	618	(618)
Fort Wayne Public Transit	5,800	4,899	5,800	4,884	0	15	(15)
Fort Wayne Allen County Airport	6,484	5,812	6,484	5,671	0	140	(140)

Unit Net Levy (Values in thousands)	Impact of Fort Wayne Annexation Year 3						
	FY1 Baseline		FY1 Annexation		FY1 Change		
Name	Certified Levy	Net Levy	Certified Levy	Net Levy	Certified Levy	Circuit Breaker	Net Levy
Allen County	78,800	69,946	78,800	68,183	0	1,764	(1,764)
Aboite Township	684	645	684	644	0	1	(1)
Adams Township	676	624	676	623	0	1	(1)
Cedar Creek Township	222	221	201	198	(21)	3	(24)
Perry Township	1,041	1,005	924	869	(117)	19	(136)
Saint Joseph Township	870	735	822	693	(17)	25	(42)
Wayne Township	3,498	2,877	3,498	2,871	0	6	(6)
Fort Wayne	134,958	111,163	150,612	121,712	15,654	5,104	10,549
New Haven	6,889	6,268	6,889	6,253	0	15	(15)
Huntertown	346	335	346	333	0	3	(3)
Southwest Allen County School	24,923	22,592	24,923	22,547	0	45	(45)
Northwest Allen County School	23,929	21,894	23,929	19,258	0	2,636	(2,636)
Fort Wayne Community School	69,679	60,486	69,679	59,960	0	527	(526)
East Allen County School	21,628	20,801	21,628	20,402	0	398	(398)
Allen County Public Library	29,354	26,056	29,354	25,399	0	657	(657)
Fort Wayne Public Transit	6,021	5,008	6,021	4,992	0	16	(16)
Fort Wayne Allen County Airport	6,649	5,903	6,649	5,754	0	149	(149)
Unit Net Levy (Values in thousands)	Impact of Fort Wayne Annexation Year 4						
	FY1 Baseline		FY1 Annexation		FY1 Change		
Name	Certified Levy	Net Levy	Certified Levy	Net Levy	Certified Levy	Circuit Breaker	Net Levy
Allen County	81,324	71,569	81,324	69,702	0	1,867	(1,867)
Aboite Township	705	662	705	662	0	1	(1)
Adams Township	700	641	700	640	0	1	(1)
Cedar Creek Township	229	228	207	204	(21)	3	(25)
Perry Township	1,073	1,034	954	895	(119)	20	(139)
Saint Joseph Township	869	754	851	709	(18)	27	(45)
Wayne Township	3,621	2,938	3,621	2,933	0	6	(6)
Fort Wayne	139,592	113,319	155,785	124,090	16,193	5,423	10,770
New Haven	7,097	6,393	7,097	6,375	0	18	(18)
Huntertown	352	341	352	338	0	3	(3)
Southwest Allen County School	25,306	22,820	25,306	22,775	0	45	(45)
Northwest Allen County School	24,165	22,029	24,165	19,324	0	2,705	(2,705)
Fort Wayne Community School	70,925	60,835	70,925	60,279	0	556	(556)
East Allen County School	22,031	21,122	22,031	20,697	0	425	(425)
Allen County Public Library	30,168	26,550	30,168	25,857	0	692	(692)
Fort Wayne Public Transit	6,231	5,111	6,231	5,095	0	16	(16)
Fort Wayne Allen County Airport	6,807	5,991	6,807	5,835	0	156	(156)

Public Hearing Date, if applicable _____

Read the first time in full and on motion by Councilman _____

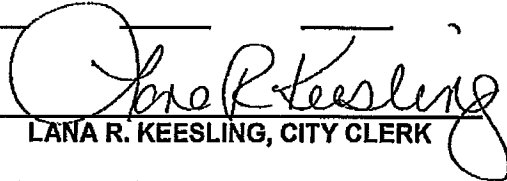
Read the second time by title and referred to the _____

Committee. Read the third time in full and on motion by Councilman _____

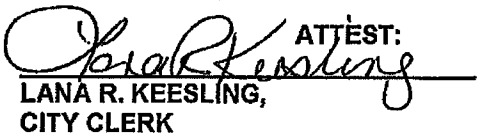
_____ placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	_____	_____	_____	_____
ARP	_____	_____	_____	_____
BARRANDA	_____	_____	_____	_____
CRAWFORD	_____	_____	_____	_____
DIDIER	_____	_____	_____	_____
ENSLEY	_____	_____	_____	_____
FREISTOFFER	_____	_____	_____	_____
HINES	_____	_____	_____	_____
JEHL	_____	_____	_____	_____
PADDOCK	_____	_____	_____	_____

DATED: _____


LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE (RESOLUTION) NO. _____ on the _____ day of _____, 2016


ATTEST:
LANA R. KEESLING,
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 2016, at the hour of _____ O'clock _____ E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this _____ day of _____ 2016, at the hour of _____ O'clock _____ E.S.T.

THOMAS C. HENRY, MAYOR