**ANNEXATION FISCAL PLAN**

**FOR THE CITY OF GREENFIELD, INDIANA**

**SUPER-VOLUNTARY ANNEXATION**

**MARCH 3, 2025**

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*Prepared by:*



**INTRODUCTION**

The following fiscal plan (the “Fiscal Plan”) is for the proposed super voluntary annexation of four parcels to the southeast of the existing corporation limits of the City (“Annexation Area”). The Annexation Area is adjacent to the City of Greenfield (the “City”). 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 City 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;
2. The method or methods of financing the planned services;
3. The plan for the organization and extension of services;
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 capital improvement nature, including street construction, 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 for four (4) years after the effective date of the annexation;
7. The estimated effect the proposed annexation will have on municipal finances for four (4) years after the effective date of the annexation; and
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.

**INTRODUCTION**

(Continued)

1. 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 administrative staff, engineer, attorney and O.W. Krohn & Associates LLP. This Fiscal Plan is the result of an analysis of the proposed Annexation Area.

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

**AREA DESCRIPTION**

**Location, Area Size and Contiguity**

The proposed Annexation Area is located along South Morristown Pike on the southeast side of the existing corporate boundaries of the City. A legal description is included with the Annexation Resolution and as part of the Appendix I herein. The Annexation Area totals approximately 169.513 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 vacant land and the Hawk’s Tail of Greenfield golf course. There is currently one commercial building, the golf course clubhouse. There are currently no residential structures in the Annexation Area.

**Zoning**

The Annexation Area will be divided into three separate zoning classifications. The current footprint of the golf course will remain the same with a proposed zoning classification of PK (Park District). A portion of the Development Area along Morristown Pike will have a proposed zoning classification of RL (Light-Density Residential). The remainder of the Development Area will be PUD with an underlying density of Multi-family Residential.

**Current Population**

The current population of the Annexation Area is 0, as there are not any occupied homes within the Annexation Area.

**Real Property Assessed Valuation**

The current net assessed valuation for land and improvements in the Annexation Area is $1,203,200. 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 for existing Hawk’s Tail of Greenfield golf course to become a golf course community utilizing approximately 36.3 acres of vacant land (the “Development Area”) for the development of up to fifteen (15) single-family homes and a multi-family PUD containing approximately one-hundred sixteen (116) multi-family dwelling lots.

**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 has the existing capacity to provide all non-capital services to the Annexation Area without having to add any additional staffing.

**Police Protection**

The City operates and maintains a Police Department with adequate staff to cover services to the Annexation Area. No incremental costs are anticipated as a result of annexation within the next 5 years. Eventually, when combined with other proposed developments and new subdivisions as they cumulatively become fully developed, there will likely be demand for expansion of services. However, this proposed development will not create such a need.

**Fire Protection and Emergency Medical Services**

The Greenfield Fire Territory provides fire protection and EMS services to the City of Greenfield and Center Township. The Fire Territory is already serving the Annexation Area and therefore the City does not anticipate any incremental costs associated with the Annexation Area within the next 5 years. Eventually, when combined with other proposed developments and new subdivisions as they cumulatively become fully developed, there will likely be demand for expansion of services. However, this proposed development will not create such a need on a stand-alone basis.

**Street Maintenance**

The Annexation Area is currently served by S. Morristown Pike. The amount of new proposed public roads within the Annexation Area are negligible and therefore should have little impact on street maintenance within the City’s current budget. The City’s Street Department has the capacity to provide snow removal and other routine maintenance services within its existing labor force and maintenance equipment. This proposed development will not create a need for any change in Street Dept. personnel or equipment.

**Trash Collection and Recycling**

Trash and recycling services are provided by independent contractors within the City. Currently Fisk Sanitation, CGS and Republic Trash are available for contracting directly with property owners. There are no costs to the City for providing Trash services to the Annexation Area.

**Electric Service and Street Lighting**

The Annexation Area is located within Nine-Star’s assigned service territory. It is assumed that Nine-Star will serve the new development and continue to serve the Hawk’s Tail golf course.

**NON-CAPITAL SERVICES**

**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 seven (7) member City Council, a Clerk-Treasurer and a Mayor. 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, 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, 2025.

**Water Service**

The Greenfield Municipal Water Utility (the “Water Utility”) will provide water service to the Area and has the capacity and capability to serve the Annexation Area for any additional future connections. The City already has water service adjacent to the area. Therefore, this development will provide additional water revenues to enhance economies of scale to the City’s existing customers and other new customers stemming from growth throughout the City of Greenfield.

**Wastewater Service**

The City owns and operates a Municipal Wastewater Utility. The Annexation Area currently has no wastewater connections. The City already has sewer service adjacent to the area. Therefore, this development will provide additional sewer revenues to enhance economies of scale to the City’s existing customers and other new customers stemming from growth throughout the City of Greenfield.

**Storm Drainage**

The City is an MS4 (Municipal Separate Storm Sewer System). The current stormwater staff is sufficient to service the Annexation Area. There are no incremental capital costs anticipated to provide storm water management services to the Annexation Area for the City.

**Street Construction**

The Annexation Area is adjacent to the City; however, no initial capital services of the Street Department are required as a result of Annexation. Any new streets will be the responsibility of the developer.

**FISCAL IMPACT**

As a result of this annexation, the assessed value for the City will increase by $1,203,200, 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 2025 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 and should assist in stabilizing property tax rates for City residents. Assuming that the development occurs as proposed by the developer, the additional incremental assessed value could exceed $50M after full build-out.

It is assumed that the effective date of this annexation will be as soon as practical, but no later than December 31, 2025. The City will provide non-capital municipal service to the Annexation Area and will continue to do so 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 total City tax rate should not be impacted adversely by the annexation; and as such, no adverse impact on circuit breaker losses for the City or the overlapping taxing units is anticipated.

There should be no adverse impact on the overlapping units, as the current assessed value is nominal. As development occurs throughout the City, it is anticipated that a positive impact on the overlapping units will occur due to economies of scale and a larger property tax base.

The financial impact illustrations show that if the City’s anticipated rate of assessed value growth continues and the max levy is utilized, the tax rates will likely continue to trend downward after annexation and development.

**EXHIBIT A**

Parcel Information

Legal Description

Summary of Estimated Additional Costs Due to Annexation

Estimated Assessed Value and Tax Rate Impact after Annexation

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**PARCEL INFORMATION**

The Annexation Area consists of four parcels and one owner as shown below.



**LEGAL DESCRIPTION**

**Annexation Area**

A part of Lots 4 and 5 of Fairway Village, Section One, as per plat thereof recorded as Instrument Number 94-5854 and amended by Instrument Number 98-11144, in the Office of the Recorder of Hancock County, Indiana, and a part of the Northeast and Southeast Quarters of Section 4, Township 15 North, Range 7 East of the Second Principal Meridian in Center Township, Hancock County, Indiana, described as follows:

BEGINNING at a stone marking the northeast corner of the Southeast Quarter of said Section 4; thence South 01 degree 05 minutes 37 seconds East along the East line of said Southeast Quarter 1690.37 feet to a point on the easterly extension of the north line of said plat of Fairway Village; thence North 89 degrees 01 minutes 08 seconds West along said north line and extension 198.89 feet; thence North 66 degrees 04 minutes 49 seconds West 131.61 feet; thence South 22 degrees 25 minutes 39 seconds West 73.07 feet; thence North 84 degrees 35 minutes 47 seconds West 216.84 feet to the northwest corner of said Lot 5 in the Fairway Village plat; thence North 89 degrees 01 minute 08 seconds West 1159.03 feet along the north line of said plat and the north line of Fairway Village, Section Two, as per plat thereof recorded as Instrument Number 96-13318 in said county records; thence North 01 degree 05 minutes 37 seconds West 1689.62 feet to the north line of said Southeast Quarter, also being the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 960.98 feet to the southwest corner of said Northeast Quarter per the plat of The Ridges Over Brandywine recorded as Instrument Number 070013468 in said county records; thence along the centerline of Morristown Road the following three (3) courses: 1) North 01 degree 41 minutes 56 seconds East 545.05 feet; 2) North 01 degree 44 minutes 09 seconds West 428.56 feet; 3) North 02 degrees 39 minutes 22 seconds West 612.14 feet to the northeast coner of Hackney Minor Subdivision as per plat thereof recorded as Instrument Number 201812437 in said county records; thence South 86 degrees 32 minutes 06 seconds West along the north line thereof 9.87 feet to the west line of said Northeast Quarter; thence North 01 degree 16 minutes 03 seconds West along said west line 52.40 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence along said south line the following five (5) courses: 1) North 86 degrees 30 minutes 02 seconds East 1008.95 feet; 2) North 03 degrees 29 minutes 58 seconds West 5.00 feet; 3) North 86 degrees 30 minutes 02 seconds East 1535.14 feet; 4) South 03 degrees 29 minutes 58 seconds East 25.00 feet; 5) North 86 degrees 30 minutes 02 seconds East 12.98 feet: thence South 01 degree 15 minutes 48 seconds East 1490.07 feet; thence South 89 degrees 02 minutes 37 seconds East parallel with the South line of said Northeast Quarter 125.98 feet to the east line of said Northeast Quarter; thence South 01 degree 07 minutes 07 seconds East along said east line 325.61 feet to the POINT OF BEGINNING, containing 169.034 acres, more or less.

ALSO, any Morristown Road public right of way along the west line of the above-described property not previously annexed into the City of Greenfield.

EXCEPT, any Morristown Road public right of way along the west line of the above-described property that was preciously annexed into the City of Greenfield.

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

The City does not anticipate any material incremental operating costs to provide comparable services to the Annexation Area within the next 4 or 5 years. Capital costs associated with providing service to the annexation area are also deemed to be negligible as the developer will construct all on-site infrastructure and will contribute utility connection & availability fees, as well as road and park impact fees. While it is anticipated that the on-site roads and infrastructure will be dedicated to the City, subject to a 3 year warranty period provided by the developer, no anticipated maintenance costs are anticipated in the next several years.

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**ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT FROM ANNEXATION**



Assuming the development builds out as planned, the projected total increase in Assessed Valuation could exceed $50M.