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CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR  
**COMMUNITY INVESTMENT**

August 25, 2016

Tim Scott, President  
South Bend Common Council  
4th Floor, County-City Building

Filed in Clerk's Office

AUG 25 2016

KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN

**RE: A Resolution of the Common Council of the City of South Bend, Indiana, Adopting a Written Fiscal Plan and Establishing a Policy for the Provision of Services to an Annexation Area in German Township (Airport Authority Annexation Area)**

Dear President Scott:

I am attaching for filing the above resolution, which is a companion to Bill No. 35-16. That bill proposes to voluntarily annex contiguous territory in German Township to the City of South Bend. This resolution provides for the Common Council's approval and adoption of the written plan and policy concerning the provision of services, both capital and non-capital, to the territory to be annexed.

This 71.3-acre annexation area contains seven parcels southwest of the St. Joseph Valley Parkway and Lincolnway West. All public improvements, if any, will be required to be done at the expense of the developer.

I request that the attached resolution be placed on the September 12, 2016, agenda of the Common Council meeting at which the companion Bill is given Second Reading. I will be attending the meeting, as well as the Zoning & Annexation Committee hearing, as the presenter.

If you have any questions, please feel free to contact me at 235-5843. Thank you.

Sincerely,

Michael P. Divita  
Planner

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF  
SOUTH BEND, INDIANA, ADOPTING A WRITTEN FISCAL PLAN AND  
ESTABLISHING A POLICY FOR THE PROVISION OF SERVICES TO AN  
ANNEXATION AREA IN GERMAN TOWNSHIP  
(AIRPORT AUTHORITY ANNEXATION AREA)**

**WHEREAS**, there has been submitted to the Common Council of the City of South Bend, Indiana, an Ordinance and a petition by all (100%) property owners which proposes the annexation of real estate located in German Township, St. Joseph County, Indiana, which is more particularly described at Section I of this Resolution; and

**WHEREAS**, the territory proposed to be annexed encompasses approximately 71.31 acres of land containing residential structures and agricultural and wooded land, which property is at least 12.5% contiguous to the current City limits, i.e., approximately 27.2% contiguous, generally located southwest of the St. Joseph Valley Parkway-Lincolnway West (US 20) interchange. It is anticipated that the annexation area will be used for light industrial uses; and

**WHEREAS**, this development will require a basic level of municipal public services of a non-capital improvement nature, including police and fire protection, street and road maintenance, street sweeping, flushing, snow removal, and sewage collection, as well as services of a capital improvement nature, including street and road construction, sidewalks, street lighting, a sanitary sewer system, a water distribution system, and a storm water system and drainage plan; and

**WHEREAS**, the South Bend Common Council now desires to establish and adopt a fiscal plan and establish a definite policy showing: (1) the cost estimates of services of a non-capital nature, including police and fire protection, street and road maintenance, street sweeping, flushing, and snow removal, and sewage collection, and other non-capital services normally provided within the corporate boundaries; and services of a capital improvement nature including street and road construction, street lighting, a sanitary sewer extension, a water distribution system, and a storm water system to be furnished to the territory to be annexed (2) the method(s) of financing those services; (3) the plan for the organization and extension of those services; (4) that services of a non-capital nature will be provided to the annexed area within one (1) year after the effective date of the annexation, and that they will be provided in a manner equivalent in standard and scope to similar non-capital services provided to areas within the corporate boundaries of the City of South Bend, regardless of similar topography, patterns of land use, and population density; (5) that services of a capital improvement nature will be provided to the annexed area within three (3) years after the effective date of the annexation within the same manner as those services are provided to areas within the corporate boundaries of the City of South Bend regardless of similar topography, patterns of land use, or population density, and in a manner consistent with federal, state and local laws, procedures, and planning criteria; and (6)

the plan for hiring the employees or other governmental entities whose jobs will be eliminated by the proposed annexation.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AS FOLLOWS:**

**Section I.** It is in the best interest of the City of South Bend and the area proposed to be annexed that the following described real property located in Portage Township, St. Joseph County, Indiana be annexed to the City of South Bend:

Part of the Southwest Quarter of Section 30 and the North Half of Section 31, Township 38 North, Range 2 East, German Township, St. Joseph County, Indiana, being more particularly described as: commencing at the Northwest Corner of Said Section 31; thence South 00°06'11" West along the West Line of Said Section, 1089.99 feet to the Point of Beginning; thence North 89°42'25" East, 588.56 feet (rec. North 90°00'00" East, 588.77 feet); thence North 00°24'48" East, 355.17 feet (rec. North 00°00'00" East, 357.32 feet) to the Southwest Corner of Lot 1 of the Recorded Plat of Keller and Hall Minor Subdivision as recorded in the Office of the Recorder of St. Joseph County, Indiana; thence South 89°58'26" East along the South Line of Said Lot 1, 553.41 feet (rec. South 89°47'33" East, 553.56 feet) to the Southeast Corner of Said Lot 1; thence North 01°42'52" West, 457.16 feet to the Northwest Corner of Lot 2A of the recorded plat of Cascino Minor Subdivision as recorded by Document Number 9125343; thence along Said Lot 2A for the next four (4) courses, North 89°26'08" East, 353.28 feet (rec. North 89°27'57" East, 351.36 feet), and North 02°09'38" West, 129.92 feet (rec. North 02°07'49" West, 129.92 feet), and North 54°49'19" West, 313.42 feet (rec. North 54°47'30" West, 313.42 feet), and North 28°33'11" East, 27.89 feet (rec. North 28°35'00" East, 27.8 feet) to the Southerly Right-of-Way Line of U.S. Highway 20; thence North 00°00'00" East, 285 feet more or less to the North Right-of-Way Line of Said U.S. Highway 20; thence South 55°25'02" East, along said North Line, 660 feet more or less to the present City of South Bend Corporate Limit Line; thence South 28°33'11" West, 180 feet along Said Line to the South Right-of-Way Line of U.S. Highway 20; thence along said South Line, South 55°25'02" East, 300 feet more or less to a point of intersection with the West Right-of-Way Line of the U.S. 20 By-Pass (a.k.a. St. Joseph Valley Parkway); thence along said Westerly Right-of-Way Line for the next eight (8) courses; South 38°08'20" East, 139.58 feet, and South 28°56'12" East, 935.25 feet, and South 01°44'02" East, 55.85 feet (rec. South 00°00'00" East, 48.00 feet) to a point on the North Line of the South ½ of the Northwest Quarter of Said Section 31, and South 89°53'51" East along Said North Line, 14.92 feet, and North 01°36'33" West, 14.68 feet, and South 29°41'47" East, 653.16 Feet (rec. South 33°00'50" East, 675.32 feet) and South 09°41'15" East, 409.58 feet (rec. South 08°47'10" East, 409.58 feet), and South 04°05'20" East, 376.16 feet (rec. South 03°11'15" East, 376.16 feet) to the East and West Quarter Line of Said Section 31; thence North 89°46'55" West, 381.54 feet (rec. North 89°46'55" West, 427.96 feet) to the center of Said Section as monumented, also being the Southeast Corner of Lot 3 of the recorded plat of R.M. Lynch Minor

Subdivision as recorded by Document Number 8800527 in the Office of the Recorder of St. Joseph County, Indiana; thence North 01°36'33" West along the North and South Quarter Line of Said Section 31, and the East Line of Said Lot 3, 949.65 feet to the Northeast Corner of Said Lot 3; thence North 89°49'54" West along the North line of Said Lot 3, and its Westerly extension, 2535.42 feet (rec. North 89°56'27" West) to the West Right-of-Way line of Pine Road; thence North 00°06'11" East, along Said West Line, 616.06 feet; North 89°42'25" East, 30 feet more or less to the Point of Beginning. Containing 71.73 acres more or less. Subject to legal right-of-ways, easements, and restrictions of record.

**Section II.** It shall be and hereby is now declared and established that it is the policy of the City of South Bend, to furnish to said territory services of a non-capital nature, such as police and fire protection, street and road maintenance, street sweeping, flushing, and snow removal, within one (1) year of the effective date of the annexation in a manner equivalent in standard and scope to services furnished by the City to other areas of the City regardless of similar topography, patterns of land utilization, and population density; and to furnish to said territory, services of a capital improvement nature such as street and road construction, sidewalks, a street light system, a sanitary sewer system, a water distribution system, a storm water system and drainage plan, within three (3) years of the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries of the City of South Bend regardless of similar topography, patterns of land use, or population density.

**Section III.** The South Bend Common Council, shall and does hereby now establish and adopt the Fiscal Plan, attached hereto as Exhibit "A", and made a part hereof, for the furnishing of said services to the territory to be annexed, which provides, among other things, that the public sanitary sewer and water network is available with capacity sufficient to service this area with costs for extensions and any improvements in sewer or water capacity to be paid for by the developer in compliance with state and local law; that the developer will create a surface water pollution prevention plan and obtain a storm water discharge permit prior to disturbing the land; that the City can provide basic street lighting with expenses for additional or decorative lighting to be paid by the developer with possible maintenance and operation of additional lighting by the City from property tax revenue; and that no new roads or streets will be required, but for any new streets internal to the site or upgrades to Pine Road infrastructure, including sidewalks, construction costs shall be at the owner or developer's expense.

**Section IV.** Site planning should employ Complete Streets principles; and sidewalks should be provided along public streets and be in compliance with the Americans with Disabilities Act (ADA). Any new streets installed as the site develops should provide access and connectivity throughout the annexation area. To the extent possible, mature trees and other natural features of the Annexation area should be retained, especially along the site's perimeter.

**Section V.** It is required as a condition of annexation that any future alterations to the property meet the City of South Bend's building and zoning requirements.

**Section VI.** This Resolution shall be effective from and of the date of adoption by the Common Council.

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Member, South Bend Common Council

~~PRESENTED~~  
~~NOT APPROVED~~  
~~ADOPTED~~

Filed in Clerk's Office  
AUG 25 2016  
KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN

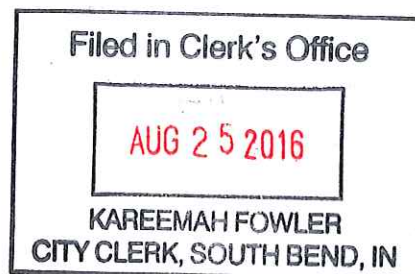
Exhibit "A"

THE CITY OF SOUTH BEND

# FISCAL PLAN

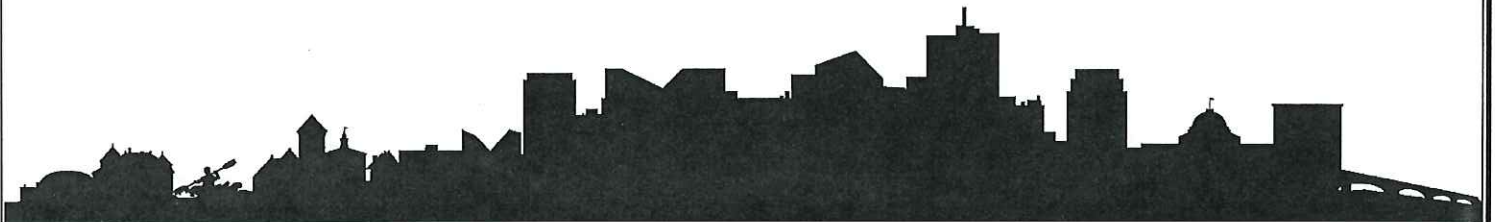
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# AIRPORT AUTHORITY ANNEXATION AREA



Prepared by  
City of South Bend  
Department of Community Investment  
227 W. Jefferson Blvd., Suite 1400S  
South Bend, IN 46601

August 8, 2016



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**SECTION I. INTRODUCTION**

This Fiscal Plan represents the City of South Bend’s (hereinafter, “City”) policy for the annexation of property in German Township, St. Joseph County, Indiana (hereinafter, “Annexation Area”), and was developed through the cooperative efforts of the Area Plan Commission and the following City Departments:

- Legal Department
- Department of Public Works
- South Bend Fire Department
- South Bend Police Department
- Department of Code Enforcement
- Department of Community Investment
- Department of Administration & Finance

**SECTION II. GENERAL DATA**

**A. Location**

The Annexation Area is located southwest of the St. Joseph Valley Parkway-Lincolnway West (US 20) interchange. See *Map 1*.

**B. Legal Description**

The Annexation Area is part of the Southwest Quarter of Section 30 and the North Half of Section 31, Township 38 North, Range 2 East, in German Township, St. Joseph County, Indiana. For a complete legal description, see Page 15.

**C. Contiguity**

The Annexation Area is at least 1/8 (12.5%) contiguous to the current City limits:

<i>Contiguous</i>	3,079.18 feet	27.2%
<i>Non-Contiguous</i>	<u>8,236.48 feet</u>	<u>72.8%</u>
<i>Total</i>	11,315.66 feet	100%

**D. Size of Annexation Area**

The Annexation Area is approximately 71.31 acres in area.



**E. Buildings & Land Use**

The Annexation Area contains two vacant residential structures and crop and wooded land. Light industrial uses are proposed for the land.

**F. Zoning & Subdivisions**

The seven properties in the Annexation Area are currently zoned “A” Agricultural District (three properties) and “M” Manufacturing Industrial District (four properties) in St. Joseph County. With the annexation petition, the petitioner is seeking to rezone all parcels to “LI” Light Industrial District in the City. Two of the parcels fall within the Cascino Second Minor Subdivision, while the other five parcels do not fall within any subdivision of record.

**G. Population**

No people currently reside in the Annexation Area. After development, no residents are proposed to live in the Annexation Area.

**H. Tax Rate & Impact**

The tax rates used are those of 2015 payable 2016. The total tax rate for unincorporated German Township is 2.7478 per \$100 of taxable real estate. The total tax rate for South Bend German Township is 6.0342 per \$100 of taxable real estate.

Per State law, the tax caps expressed as a percentage of the gross assessed value for different classifications of property are as follows, regardless of the property’s location being within South Bend or unincorporated St. Joseph County:

<i>Property Type</i>	<i>Cap</i>
Homestead Residential	1.0%
Non-Homestead Residential	2.0%
Agricultural	2.0%
Other (Commercial)	3.0%

For at least the four years after the effective date of the annexation, the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments are estimated to be approximately the same as those in effect at the time of annexation for each of the political subdivisions to which the proposed annexation applies.

Because of the relatively small size of the Annexation Area and its assessed value relative to the total size and tax base of the various political subdivisions, this annexation is expected, for at least four years after the effective date of this annexation, to have a negligible impact on the finances and tax revenues of South Bend and other political subdivisions to which the

proposed annexation applies, on the political subdivisions in St. Joseph County not part of this annexation, and on taxpayers not part of this annexation.

**I. Parcel Ownership & Assessments**

<i>Parcel Identification Number</i>	<i>Address</i>	<i>Parcel Owner</i>	<i>Assessed Value (Total)</i>
04-1021-035110	54270 Pine Road	St. Joseph County Airport Authority	\$0
04-1021-035201	24700 US 20	St. Joseph County Airport Authority	\$0
04-1021-035202	24650 US 20	St. Joseph County Airport Authority	\$0
04-1021-035301	24632 US 20	St. Joseph County Airport Authority	\$0
04-1021-035302	N/A	St. Joseph County Airport Authority	\$0
04-1021-035303	22965 US 20	St. Joseph County Airport Authority	\$0
04-1021-036004	US 20	St. Joseph County Airport Authority	\$0

*Total Assessments*

Land: \$0  
 Improvements: \$0  
 Total (Gross): \$0  
 Total (Net): \$0

Note: Assessments are not available for these properties because they are owned by the government.

Assessments are based on 2015 payable 2016 St. Joseph County property tax records.

**J. Municipal Legislative District**

The Annexation Area will be in the 1st District.

**K. Hiring Plan**

This annexation is not anticipated to result in the elimination of jobs for employees of any other governmental entities. The German Township Trustee has been notified of this proposed annexation.

### SECTION III. MUNICIPAL SERVICES

#### A. Public Works

*Sewer* – A 24"-diameter sanitary sewer pipe runs along the east side of Pine Road about 3,000 feet south of the Annexation Area. This pipe likely has adequate capacity for the Annexation Area but would have to be extended to the northern limit of the Annexation Area at the developer's cost. Another sanitary sewer is located on the south side of US 20 at Poppy Road, approximately 4,500 feet west of the Annexation Area. A complete sewer service analysis can be completed when the scope of development for the Annexation Area is better known.

Development of the site requires City approval of a drainage plan that meets the City's requirement to store on site all runoff from developed areas. The petitioner will also be required to create a surface water pollution prevention plan and obtain a Stormwater Discharge Permit prior to disturbing land.

*Water* - The South Bend Water Works currently has a 16" water main on the west side of Pine Road that runs along US 20 (Lincolnway West) to continue north along the west side of Olive Road. The water main will provide more than adequate capacity for the Annexation Area.

Extensions of, or taps into sanitary sewer and water lines shall be governed by I.C. 36-9-22-2, I.C. 8-1.5-3 and 4, and the rules and regulations of the South Bend Water Works and Sewer Utility.

*Street Lighting* – Street lighting is provided along US 20 (Lincolnway West) within the Annexation Area. As necessary, any additional street lighting on wood poles with overhead wiring can be provided through an ongoing contract with Indiana Michigan Power at a capital cost of \$5,000 or less. If the developer wishes to construct and dedicate additional street lighting, especially of a decorative nature or with underground wiring, the City may accept it for maintenance and operation, supported by property tax revenue.

*Waivers of Annexation* – No waivers of right to remonstrate against annexation are in effect for this area.

*Streets* – This annexation would add approximately 660 feet of Lincolnway West (US 20) and 616 feet of Pine Road to the City. Following annexation, US 20 will continue to be maintained by the Indiana Department of Transportation. An INDOT permit will be required for any new driveway approaches to private property.

Any construction costs for any new streets internal to the site or upgrades to Pine Road infrastructure, including sidewalks, shall be at the developer's cost. No public capital expenditures for sweeping or snow removal equipment are anticipated.

2015 Actual Budget Report for the Department:

Expenditures:	\$16,966,846
Miles of Roadway in City:	@501.0
Cost per Mile:	@\$33,866
New Mileage within Area:	@0.12 miles (616 feet)
Estimated Maintenance Cost for Annexation Area per year:	@\$4,064

**B. Police Department**

The Annexation Area would be added to the existing Beat 24. Police patrols, traffic enforcement, and emergency responses will be part of the services the City will offer to this area. This proposed annexation would require officers to cover a relatively small additional area on this beat.

At this time, it is not expected that this annexation would cause calls for service to increase significantly, and it is not anticipated that it will be necessary to increase police patrols beyond the existing beat patrol. The addition of this Annexation Area will not significantly increase response time within the beat.

The cost for servicing the proposed area is not expected to impact the existing budget of the Police Department with any significance. The patrol costs would be assumed by the Police Department budget. However, this area, as well as all other areas of the City, will continually be monitored for level of service demands and other criteria that would necessitate additional resources through budgetary increases or possible shifting of existing resources, such as a beat restructure.

Police services and response time in this area can be expected to be comparable with that as in all other areas of the City. Police coverage to this area could begin immediately upon annexation.

*Note: The cost of service for this Annexation Area is based on the number of parcels. Household information is provided for comparative purposes.*

2015 Actual Budget Report for the Department:

Expenditures (including pension cost):	\$38,915,794
Number of Households in City (2010):	@39,760
Cost per Household:	@\$979
Number of Parcels in City (2016):	@48,190
Cost per Parcel:	@\$808
Proposed Number of Households in Area:	0
Proposed Number of Parcels in Area:	7
Cost for Annexation Area per year:	\$5,656 (7 parcels x \$808 / parcel)

**C. Fire Department & EMS**

*Fire Response* – The South Bend Fire Department provides a fully staffed, full-time fire department. The Annexation Area will be serviced primarily by Fire Station #6, located at 4302 Western Avenue, approximately 4.4 miles away. Approximate response time for a non-emergency call is eight minutes. Additional Fire Department units would respond from Fire Station #4 at 220 N. Olive Street, which is approximately 4.7 miles away, and Fire Station #11 at 3505 N. Bendix Drive, which is approximately 4.4 miles away.

The South Bend Fire Department does not foresee any unusual fire protection problems related to this annexation. Response times will be comparable to other areas of the City. No additional equipment will need to be purchased or personnel hired to service the Annexation Area. Fire coverage to this area could begin immediately upon annexation. Adequate water supply will be necessary as development takes place.

*Emergency Medical Response* – The City will provide emergency medical response to the Annexation Area. This area will be serviced by Medics #4 and #5, which are both at Fire Station #4, located at 220 N. Olive Street (approximately 4.7 miles away), and Medic #11, which is at Fire Station #11, located at 3505 N. Bendix Drive (approximately 4.4 miles away).

Response times will be comparable to other areas of the City. No additional equipment will need to be purchased or personnel hired to service the Annexation Area. Emergency medical services are supported by user fees and would be available upon annexation.

*Note: The cost of service for this Annexation Area is based on the number of parcels. Household information is provided for comparative purposes.*

2015 Actual Budget Report for the Department:

Expenditures (including pension cost):	\$32,662,107
Number of Households in City (2010):	@39,760
Cost per Household:	@\$821
Number of Parcels in City (2016):	@48,190
Cost per Parcel:	@\$678
Proposed Number of Households in Area:	0
Proposed Number of Parcels in Area:	7
Cost for Annexation Area per year:	\$4,746 (7 parcels x \$678 / parcel)

**D. Code Enforcement**

The Annexation Area will be added to Area 8. The Department of Code Enforcement will be able to provide services to the Annexation Area with comparable response times. The Department will respond to calls for service upon the effective date of the annexation. Full

and dedicated response will be in place within one year of the effective date of the annexation.

2015 Actual Budget Report for the Department:

Expenditures:	\$6,096,903
Number of Parcels in City (2016):	@48,190
Cost per Parcel:	@\$127
Proposed Number of Parcels in Area:	7
Cost for Annexation Area per year:	\$889 (7 parcels x \$127 / parcel)

**E. Environmental Services**

*Wastewater Treatment* - Wastewater treatment services are supported by user fees, and are paid through the Water Works billing system.

*Solid Waste* – Larger scale commercial or industrial customers are generally not served by the Bureau of Solid Waste. However, the Bureau of Solid Waste is able to provide service to small commercial customers at \$13.82 per month (increasing to \$16.22 per month in 2017), or the prevailing rate at that time, for a 96-gallon container with service beginning on the effective date of the annexation.

**F. Administrative Services**

The City of South Bend provides a wide range of services other than those noted above, such as the Mayor’s Office, the Legal Department, and Parks & Recreation.

These services are available upon the effective date of the annexation. Full and dedicated response for non-capital services will be in place within one year of the effective date of the annexation. Costs for these services have not been calculated.

The incorporation of the Annexation Area will not affect the provision of other services currently provided to this property on a countywide basis. The St. Joseph County Health Department, the St. Joseph County Public Library, the Area Plan Commission, and the St. Joseph County/South Bend Building Department are among the countywide agencies that will continue to provide the same type and level of services to the Annexation Area.

Countywide services will continue to be supported by the County and Township taxes that will remain in effect.

#### SECTION IV. LAND USE ANALYSIS & DEVELOPMENT CRITERIA

This proposed annexation will add largely agricultural and wooded land to the City of South Bend. The petitioner proposes the land be developed for light industrial uses. The Annexation Area is presently zoned "A" Agricultural District and "M" Manufacturing Industrial District in unincorporated St. Joseph County. Residential properties zoned "R" Single Family District in unincorporated St. Joseph County are located to the north. To the east, across the St. Joseph Valley Parkway, are wooded residential properties zoned "M" Manufacturing Industrial District and "R" Single Family District in unincorporated St. Joseph County and South Bend International Airport, zoned "LI" Light Industrial District in the City. To the south is agricultural and wooded land zoned "M" Manufacturing Industrial District in unincorporated St. Joseph County. To the west is a mix of uses, including commercial structures, residences, and wooded land zoned "C" Commercial District, "M" Manufacturing Industrial District, and "R" Single Family District in unincorporated St. Joseph County.

The Annexation Area is located just southwest of the Lincolnway West interchange with the St. Joseph Valley Parkway. With its proximity to the airport, the St. Joseph Valley Parkway, and the Indiana Toll Road, the land may be attractive for light industrial, distribution, and commercial uses. The future land use map in *City Plan*, South Bend's comprehensive plan, identifies this area for light industrial development.

Any new streets installed as the site develops should provide access and connectivity throughout the Annexation Area for a full range of users. To the extent possible, mature trees and other natural features of the Annexation Area should be retained, especially along the site's perimeter.

Any improvements or future changes must meet the City's applicable building, zoning, and subdivision ordinances.



**SECTION V. FISCAL IMPACT**

- 1) Essential city services can be made available to the residents (and territory) of the Annexation Area in a timely and comparable fashion per the requirements of State law and this fiscal plan.
- 2) The City is financially able to support city services to the territory sought to be annexed.
- 3) Required improvements made by the petitioner and/or owner of the parcel(s) must be made in accordance with the standards of the City of South Bend.
- 4) Required improvements made by the City will be completed within the time frames provided by State law and this fiscal plan.
- 5) All figures are estimates. Final cost of capital expenditures, if any, will not be determined until bids are publicly solicited, contracts are awarded, and projects are closed out.
- 6) Property tax revenue and land assessment estimates are based on a combination of 2015 payable 2016 tax information, taxes paid in previous years by comparable development, estimates of units built, estimates of unit values and land assessments, and tax abatements or adjustments, if any. Tax rates are subject to change every year, and property tax revenues may be subject to tax caps.
- 7) Department expenditures and revenues are derived from the City of South Bend Budget.
- 8) The estimated costs to provide services, noted in Section III, Municipal Services, is a City-wide average based on a particular budget year. In the case of the proposed development in the Annexation Area, some of these services may not be required or possibly requested for many years. Hence, the cost of providing services over the first five years should be evaluated with this in mind.

**TABLE 1**  
**Summary Table – Estimated Fiscal Impact**

<b>Expenditures</b>	<b>Capital (Est.)</b>	<b>Non-Capital Per Year (Est.)</b>	<b>Notes</b>	<b>5-Year Total</b>
Street Construction	\$0			\$0
Sewer Extension	\$0		Connection at petitioner's expense	\$0
Water Extension	\$0		Connection at petitioner's expense	\$0
Street Lights	\$0			\$0
Street Maintenance	\$0	\$4,064		\$20,320
Police	\$0	\$5,656		\$28,280
Fire	\$0	\$4,746		\$23,730
Code	\$0	\$889		\$4,445
<b>Approximate 5-Year Expenditures</b>				<b>\$76,775</b>

<b>Revenues</b>	<b>Notes</b>	<b>Total (Est.)</b>	<b>5-Year Total</b>
Property Taxes (to City)	Year 1	\$0	\$111,885
	Year 2	\$0	
	Year 3	\$12,666	
	Year 4	\$12,666	
	Year 5	\$86,553	
MVH/LRSA	Estimated at revenue per mile of \$22,700	\$2,724	\$13,620
<b>Approximate 5-Year Revenues</b>			<b>\$125,505</b>

Revenue estimate based on government ownership in the first two years; \$600,000 net assessment and capped tax rate of 3% of \$600,000 gross assessment in Years 3 and 4; and \$4,100,000 net assessment and capped tax rate of 3% of \$4,100,000 gross assessment, first taxable in Year 5.

**SECTION VI. APPROVAL**

Approved by the City of South Bend Common Council this \_\_\_\_\_ day of \_\_\_\_\_,  
2016.

**LEGAL DESCRIPTION**

Part of the Southwest Quarter of Section 30 and the North Half of Section 31, Township 38 North, Range 2 East, German Township, St. Joseph County, Indiana, being more particularly described as: commencing at the Northwest Corner of Said Section 31; thence South 00°06'11" West along the West Line of Said Section, 1089.99 feet to the Point of Beginning; thence North 89°42'25" East, 588.56 feet (rec. North 90°00'00" East, 588.77 feet); thence North 00°24'48" East, 355.17 feet (rec. North 00°00'00" East, 357.32 feet) to the Southwest Corner of Lot 1 of the Recorded Plat of Keller and Hall Minor Subdivision as recorded in the Office of the Recorder of St. Joseph County, Indiana; thence South 89°58'26" East along the South Line of Said Lot 1, 553.41 feet (rec. South 89°47'33" East, 553.56 feet) to the Southeast Corner of Said Lot 1; thence North 01°42'52" West, 457.16 feet to the Northwest Corner of Lot 2A of the recorded plat of Cascino Minor Subdivision as recorded by Document Number 9125343; thence along Said Lot 2A for the next four (4) courses, North 89°26'08" East, 353.28 feet (rec. North 89°27'57" East, 351.36 feet), and North 02°09'38" West, 129.92 feet (rec. North 02°07'49" West, 129.92 feet), and North 54°49'19" West, 313.42 feet (rec. North 54°47'30" West, 313.42 feet), and North 28°33'11" East, 27.89 feet (rec. North 28°35'00" East, 27.8 feet) to the Southerly Right-of-Way Line of U.S. Highway 20; thence North 00°00'00" East, 285 feet more or less to the North Right-of-Way Line of Said U.S. Highway 20; thence South 55°25'02" East, along said North Line, 660 feet more or less to the present City of South Bend Corporate Limit Line; thence South 28°33'11" West, 180 feet along Said Line to the South Right-of-Way Line of U.S. Highway 20; thence along said South Line, South 55°25'02" East, 300 feet more or less to a point of intersection with the West Right-of-Way Line of the U.S. 20 By-Pass (a.k.a. St. Joseph Valley Parkway); thence along said Westerly Right-of-Way Line for the next eight (8) courses; South 38°08'20" East, 139.58 feet, and South 28°56'12" East, 935.25 feet, and South 01°44'02" East, 55.85 feet (rec. South 00°00'00" East, 48.00 feet) to a point on the North Line of the South ½ of the Northwest Quarter of Said Section 31, and South 89°53'51" East along Said North Line, 14.92 feet, and North 01°36'33" West, 14.68 feet, and South 29°41'47" East, 653.16 Feet (rec. South 33°00'50" East, 675.32 feet) and South 09°41'15" East, 409.58 feet (rec. South 08°47'10" East, 409.58 feet), and South 04°05'20" East, 376.16 feet (rec. South 03°11'15" East, 376.16 feet) to the East and West Quarter Line of Said Section 31; thence North 89°46'55" West, 381.54 feet (rec. North 89°46'55" West, 427.96 feet) to the center of Said Section as monumented, also being the Southeast Corner of Lot 3 of the recorded plat of R.M. Lynch Minor Subdivision as recorded by Document Number 8800527 in the Office of the Recorder of St. Joseph County, Indiana; thence North 01°36'33" West along the North and South Quarter Line of Said Section 31, and the East Line of Said Lot 3, 949.65 feet to the Northeast Corner of Said Lot 3; thence North 89°49'54" West along the North line of Said Lot 3, and its Westerly extension, 2535.42 feet (rec. North 89°56'27" West) to the West Right-of-Way line of Pine Road; thence North 00°06'11" East, along Said West Line, 616.06 feet; North 89°42'25" East, 30 feet more or less to the Point of Beginning. Containing 71.73 acres more or less. Subject to legal right-of-ways, easements, and restrictions of record.

MAP 1

