

**A RESOLUTION ESTABLISHING A FISCAL PLAN FOR THE ANNEXATION OF
CERTAIN TERRITORY TO THE TOWN OF HEBRON, PORTER COUNTY, INDIANA**

Emmanuel Baptist Church of Hebron Voluntary Annexation

WHEREAS, Town of Hebron, Porter County, Indiana ("Town"), is desirous of the annexation of certain territory into its municipality as provided by a voluntary annexation application submitted by EMMANUEL BAPTIST CHURCH OF HEBRON; and

WHEREAS, the area to be annexed is located within and generally located at 771 W 800 S (parcel number 64-14-10-376-002.000-001); and 773 W 800 S (parcel number 64-14-10-376-001.000-001), Hebron, IN as described in Exhibit A ("Legal Description") and Exhibit B ("Annexation Territory");

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

WHEREAS, Town had prepared such fiscal plan outlining Town's intent to provide services to the newly annexed area pursuant to Indiana law and the plan is attached as Exhibit C.

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

ADOPTED this _____ day of July, 2025

John Spinks, Jr., President

Justin Albright, Vice President

Tammy Grdinich

Mike Wallace

Shane Spagnola

ATTEST:

Jamie Uzelac, Clerk-Treasurer

EXHIBIT A

Legal Description

771 West, 800 South, Hebron, IN 46341

A parcel of land in the Southeast Quarter of the Southwest Quarter of Section 10, Township 33 North, Range 7 West of the Second Principal Meridian, Porter County, Indiana bounded and described as follows: Commencing at the Southwest Corner of said Quarter Quarter Section; thence North 88 degrees 56 minutes 25 seconds East along the South line of said Quarter Quarter Section 163.19 feet to the Point of Beginning for said parcel; thence continuing North 88 degrees 56 minutes 25 seconds East, 163.17 feet; thence North 02 degrees 38 minutes 55 seconds West, parallel with the West line of said Quarter Quarter Section 1335.41 feet to the North line of said Quarter Quarter Section; thence South 88 degrees 53 minutes 07 seconds West along said North line 163.16 feet; thence South 02 degrees 38 minutes 55 seconds East 1335.26 feet to the true Point of Beginning.

EXHIBIT B

Legal Description

773 West, 800 South, Hebron, IN 46341

A parcel of land in the Southeast Quarter of the Southwest Quarter of Section 10, Township 33 North, Range 7 West of the Second Principal Meridian, Porter County, Indiana bounded and described as follows: Commencing at the Southwest Corner of said Quarter Quarter Section; thence North 02 degrees 38 minutes 55 seconds West along the West line of said Quarter Quarter Section 1335.10 feet to the North line of said Quarter Quarter Section; thence North 88 degrees 53 minutes 07 seconds East along said North line 163.18 feet; thence South 02 degrees 38 minutes 55 seconds East, parallel with said West line 1335.26 feet to the South line of said Quarter Quarter Section; thence South 88 degrees 56 minutes 25 seconds West along said South line 163.19 feet to the Point of Commencement.

EXHIBIT C

Town of Hebron
Porter County, Indiana

Annexation Fiscal Plan

Emmanuel Baptist Church
Voluntary Annexation

This Fiscal Plan is available for the public at the Clerk-Treasurer's Office, located at
107 North Main Street, Hebron, Indiana 46341

July 17, 2025



Detailed Summary of Annexation Impact

Introduction The Town of Hebron (the “Town”) has received a voluntary annexation application from the Emmanuel Baptist Church of Hebron (the “Church”) for annexation of parcels 64-14-10-376-001.000-001 and 64-14-10-376-002.000-001 (the “Annexation Territory”). All parcels within the Annexation Territory are owned by the Emmanuel Baptist Church (the “Church”). The Church has petitioned to have the Annexation Territory annexed into the Town, and the annexation is being pursued under IC 36-4-3.

Respect for the Public Process The fundamental premise of American government is that private citizens are provided the opportunity to participate in the decisions of their government. While no decision receives unanimous public support, the annexation statutes make it clear that public education and participation is a critical part of the annexation process.

The statutory process of annexation effectively begins with the creation of the Fiscal Plan which is later adopted by resolution of the municipal government. As such, the Fiscal Plan must be prepared in a manner that contains sufficient substance to enable the public to reasonably determine whether the proposed annexation is in their best interests, as well as enabling the elected officials to determine whether the annexation is in the best interests of the municipality. However, this requirement also means that the Fiscal Plan is completed *prior to* receiving any public input.

If the Fiscal Plan is to serve the intended public interest, the Fiscal Plan must be a document, which can be adjusted to accommodate the legitimate interests and needs of relevant constituencies as it proceeds through the public process. If citizens bring good points to bear on the annexation process, the Fiscal Plan should honestly respond to those points. If the Fiscal Plan can be adjusted to enable the municipality to better protect the interests of the public, then such adjustments should be made. As a result of these considerations the Town, will fairly consider the testimony received through the public process and to make those adjustments to the Fiscal Plan which are necessary to honestly and fairly respond to the public testimony in a manner that is also fair and equitable to the existing citizens of the Town, while at the same time balancing the best interests of the Town.

As the statutory process unfolds, LWG CPAs & Advisors (“LWG”) will make every reasonable effort to respond honestly, fairly, and realistically to the information presented, including the possibility of adjusting the Fiscal Plan. It is fully understood that every request cannot realistically be fulfilled, but in the end, the public will have the opportunity to speak and will be fairly heard, and the Fiscal Plan will be adjusted to accommodate the best suggestions of the public process.

Needed & Can Be Used The Annexation Territory consists of approximately 10.04 acres and the parcels to be annexed are currently classified as “Exempt”.

The parcels to be annexed are owned by the Church and will be used as parsonage/ministry guest houses for the Church. The Church is petitioning for the annexation of the Annexation Territory. The Church would like all parcels owned by the Church to be part of the Town.

Annexed Population Presently, there is no population within the Annexation Territory and there is no anticipation that the Annexation Territory will ever have a population.

Annexed Streets & Roads The Annexation Territory may add up to 528 feet any public streets and roads along W 800 S. However, such a small amount of additional road inventory is anticipated to have an immaterial impact on the revenues and expenditures for the Department of Public Works.

Zoning in the Proposed Annexation The Town's Building Department will control zoning in the Annexation Territory after the annexation. It is anticipated that the parcel to be annexed will remain Exempt.

Contiguity The Annexation Territory is at least one-eighth (1/8) contiguous with the corporate boundaries of the Town.

Provision of Municipal Services The Town currently provides capital and non-capital services to citizens and property owners within the corporate boundaries of the Town. The capital services include but are not limited to street construction, street lighting, parks, and sewer, water and storm water utilities. The non-capital services would include, but are not limited to, road maintenance, trash pick-up, administrative services by the Town, and police protection by the Hebron Police Department.

This fiscal plan has been developed to review the financial impacts of extending the non-capital and capital services by reviewing the services that are currently provided through discussions with Town management. Typically, the impacts of all revenues and expenditures due to the completion of this annexation will be calculated based on discussions with Town management and adjustments that are in accordance with current state law.

The effective date of annexation is assumed to occur within thirty (30) days after the adoption of the ordinance and the publication of the notice of adoption of such ordinance, although that date could be extended in the event of litigation. If the effective date is delayed, the date for provision of services will also be extended based upon the actual effective date.

Method of Financing Many of the capital and non-capital municipal services are currently being provided to the Annexation Territory. Currently, Town management anticipates being able to incorporate any additional expenditures from the Annexation Territory into their current operating budget.

The standard statutory process for setting the budget, includes a review by the Department of Local Government Finance ("DLGF"). The budgets for 2026 and thereafter will include municipal services to the Annexation Territory.

PLAN FOR EXTENSION OF SERVICES This Fiscal Plan details the municipal services which are projected to be extended or currently provided to the Annexation Territory and the method by which these services will be woven into the responsibilities of the incorporated Town.

Capital services will be extended within three (3) years of the effective date of annexation and as dictated by future development in the same manner and non-capital services will be provided within one (1) year of the effective date of annexation. Both capital and non-capital services will be provided to the Annexation Territory in a manner equivalent in standard and scope as such services are provided within the Town.

This Fiscal Plan is based on the exercise of common sense by Town elected officials, over the long term. In the end, this Fiscal Plan can only be based on logical, objective responses to projected situations.

IMPACT OF RE-ASSESSMENT & STATE LEGISLATION The statewide assessment process ("trending") is ongoing and will affect the taxable value of most real property in Indiana, as will future state legislation as adopted from time-to-time, which alters the property tax system of Indiana. The impact of the statewide reassessment is expected to be different from one parcel to another, for a number of reasons. Therefore, it is impossible to make any generalized statement about the impact of reassessment on the property within the Annexation Territory. However, it is appropriate to say that the proposed annexation will have no impact on the assessed value of any property with regard to reassessment.

MUNICIPAL ADMINISTRATION The projected impact of the proposed annexation on the departments involved in municipal administration is considered in the fiscal analysis as "overhead" for the continuing operations of municipal government. In the Town, these municipal departments include the Town Council, Clerk-Treasurer, and other, similar departments (the "Town Administration"). This impact is the service most easily controlled by the Clerk-Treasurer.

The proposed annexation is expected to have no fiscal impact on the operation of the Town Administration. When the Proposed Development occurs, the annexation may impact the offices of the Clerk-Treasurer and Town Council, as the business owner within the Annexation Territory will now have access to these elected officials, as well as their affiliated boards and all public meetings.

The Town does not anticipate any immediate additional expenditures for the municipal administration due to this annexation as the Annexation Territory. Any additional administrative workload can be absorbed by the current employees of the Town. At this time, no additional material impacts are anticipated due to the proposed annexation.

POLICE DEPARTMENT The Hebron Police Department (the "Police Department") does not currently provide routine patrols within the Annexation Territory. The area is served by the Porter County Sheriff. The Town assists, as needed, under a long-standing mutual aid agreement. Upon completion of the annexation, the Annexation Territory will be included in routine patrols. The Annexation Territory is viewed as a low crime area with no population, and the Police

Department does not anticipate an immediate need for any additional resources due to the annexation. At this time, no additional material impacts are anticipated due to the proposed annexation.

FIRE DEPARTMENT Fire protection services are provided to the Town and the Annexation Territory by the Hebron Voluntary Fire Department and it is anticipated there will be no change.

STREETS The street services of the Public Works Department generally include minor street repairs (such as filling potholes, crack sealing, etc.), snow removal, and major (capital street repairs/reconstruction). The Annexation Territory is located along W 800 S, and it is anticipated up to 528 feet of additional road inventory maybe added to the Town. However, such a small amount of additional road inventory is anticipated to have an immaterial impact on the revenues and expenditures for the Department of Public Works.

STREET LIGHTS The statute recognizes streetlights as a capital service of the municipality and requires that streetlights be provided in the same manner as such services provided to areas within the corporate limits. The Town considers the need for streetlights on a case-by-case basis to determine the need and justification for streetlights in a particular area. In all cases, however, streetlights are only considered on public streets, not on private roadways within developed areas. Therefore, capital service of street lighting will be afforded to the Annexation Territory in precisely the same manner it is provided to the rest of the Town. It is presently not anticipated that there will be a need for additional streetlights, and if street lights are wanted it will be at the property owner's cost.

SANITATION SERVICES The Town provides sanitation services or trash pick-up for residential users only. Non-residential properties are required to contract with independent vendors for such services, at the property owner's expense.

MUNICIPAL PARKS The Annexation Territory does not include new parkland. It is preliminarily concluded that the proposed annexation will have no immediate impact on the services of the municipal parks system.

DRAINAGE/STORM WATER SERVICES The Town maintains and operates a Storm Water Management Service ("Storm Water Utility"). The Annexation Territory will be assessed a storm water fee based on the current the Rate Ordinance of the Town.

WATER AND WASTEWATER SERVICES The Town provides water and wastewater services to its residents and property owners, and such services are available to the Annexation Territory. The properties in the Annexation Territory are not connected to the Town utilities at this time, and connection is not expected in the near future. If the properties within the Annexation Territory choose to connect to the Town utilities in the future, the cost of connection would be at the expense of the property owner. At this point in time, the Town does not any additional utility revenues due to the proposed annexation.

Electric Services The Town does not provide municipal electric services. The Annexation Territory is and will continue to be served by NIPSCO.

Estimated Assessed Value of Annexation Territory The Annexation Territory currently consists of two parcels that are exempt from property taxes. If annexation occurs, the parcel will continue to be tax exempt, thus having no impact on the Net Assessed Valuation of the Town of any underlying taxing entities.

Focus on Property Tax Revenues Property tax revenue is one of the largest revenue streams available to the Town. The ability of the Town to provide necessary municipal services – both inside the existing Town boundaries and within the Annexation Territory – will largely be determined by the ability of the Town to draw upon property tax revenues to meet such needs.

Currently, prior to the proposed annexation, the Town's net assessed value for pay year 2025 is \$163,491,610. The proposed annexation will have no impact on the Town's net assessed value due to being a tax-exempt property.

Therefore, the proposed annexation is expected to have minimal to no impact on the property taxes levied and collected by the Town.

Circuit Breaker Impact Circuit breaker tax credits can have impacts on all taxing units that levy an ad valorem property tax levy on taxable property within the Annexation Territory. Currently, all property within the Annexation Territory is located within the Boone Township Taxing District.

Due to the Annexation Territory containing only tax-exempt property, there will be no change to the net assessed valuation or property tax rates for the Town of Hebron or any underlying taxing entities. Due to this, there will be no impact on circuit breaker credits as long as the property remains tax exempt.

Miscellaneous Revenues Taxes such as alcohol, cigarette, various gasoline and transportation taxes, and the various income taxes (collectively, the "Miscellaneous Revenues") are collected by State agencies and distributed to the taxing units by the Office of the State Comptroller.

The amounts distributed to taxing units are calculated based on factors such as population or road mileage. The Town is estimating no changes in population and an immaterial change in road mileage as a result of the proposed annexation.

Due to the immaterial or no changes in the Town's net assessed value or factors used to calculate shares of Miscellaneous Revenues (population and road mileage), the proposed annexation is expected to have no impact on the distribution of Miscellaneous Revenues. Based on the factors outlined above, no material impact is anticipated to other taxing units due to the annexation.

FISCAL IMPACT ON OTHER TAXING UNITS Annexations can result in fiscal impacts to taxing units other than the Town. The main factors driving this fiscal impact are due to an increase in property tax liability and the potential for a circuit breaker impact, adjustment in distribution factors for miscellaneous revenues, and reallocation of services provided to taxpayers.

No impact is anticipated on other taxing units due to (i) the parcels' tax exempt status and no change to the net assessed value of the taxing units, and (ii) no changes in population and an immaterial amount of road miles being added to the Town as part of the proposed annexation.

SUMMARY OF NET FISCAL IMPACT As stated in this fiscal plan, the Annexation Territory consists of a school and an education facility, which is anticipated to be a low crime area with no direct impact on population or the Town's inventory of road miles. The Town is not anticipating any material impacts on its revenues or expenditures as a result of this proposed annexation.

Contact Person for Further Information If anyone has additional questions regarding the proposed annexation, all available information is on file with at the Clerk-Treasurer's office, 107 North Main Street, Hebron, Indiana 46341; and may be contacted by phone at (219) 996-4641. All property owners within the proposed Annexation Territory will be provided a copy of the Fiscal Plan at no cost to them.

EXHIBIT A

Parcel List for the Annexation Territory

Parcel Number	Property Owner	Property Address	Property Type	Gross AV	Less: Deductions	Net AV
64-14-10-376-001-000-001	(1)	776 W 800 S	Exempt	\$286,600	\$286,600	\$0
64-14-10-376-002-000-001	(1)	771 W 800 S	Exempt	\$352,600	\$352,600	\$0

(1) Property Owner is the "Church of Emmanuel Baptist of Hebron"