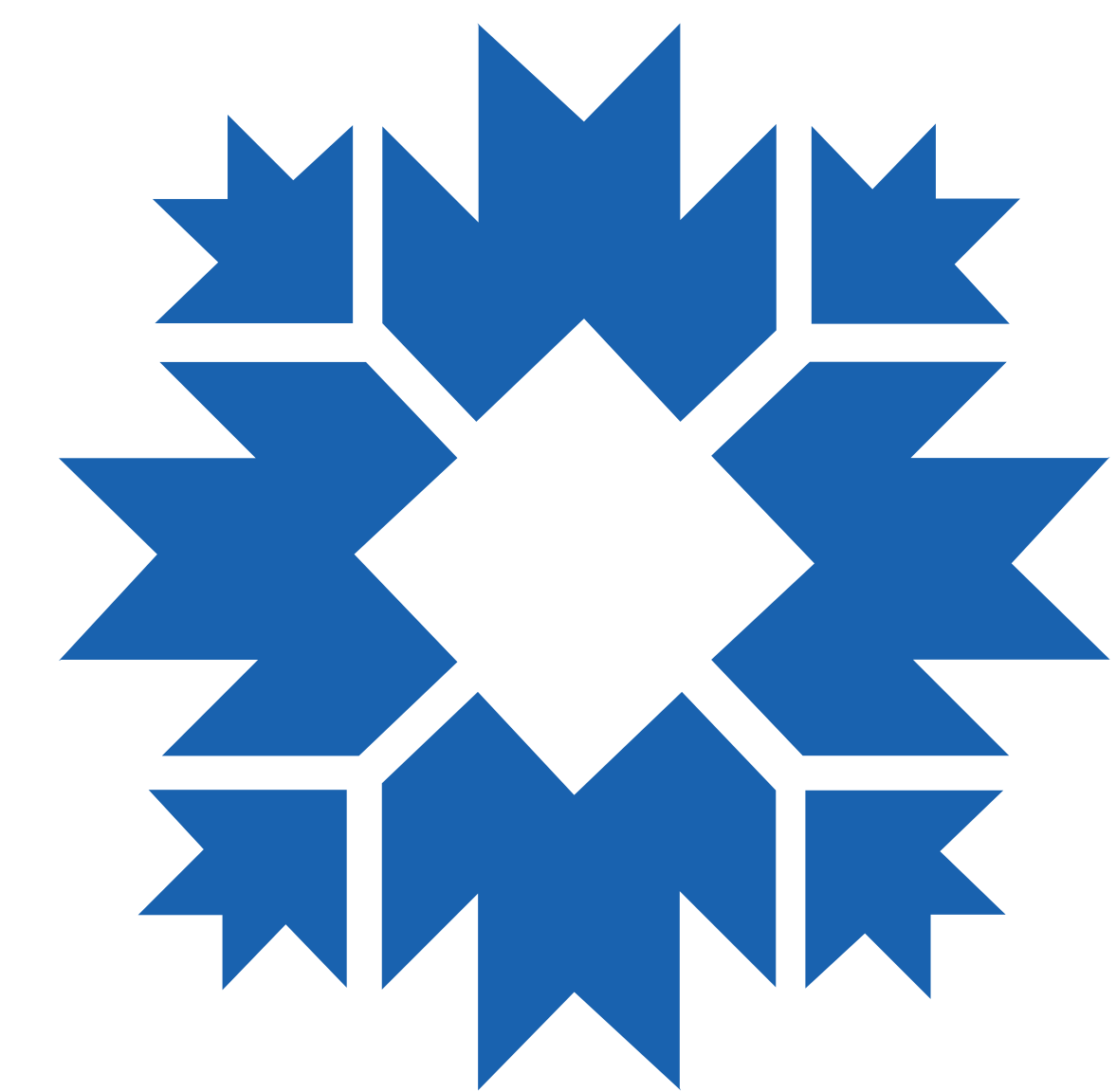
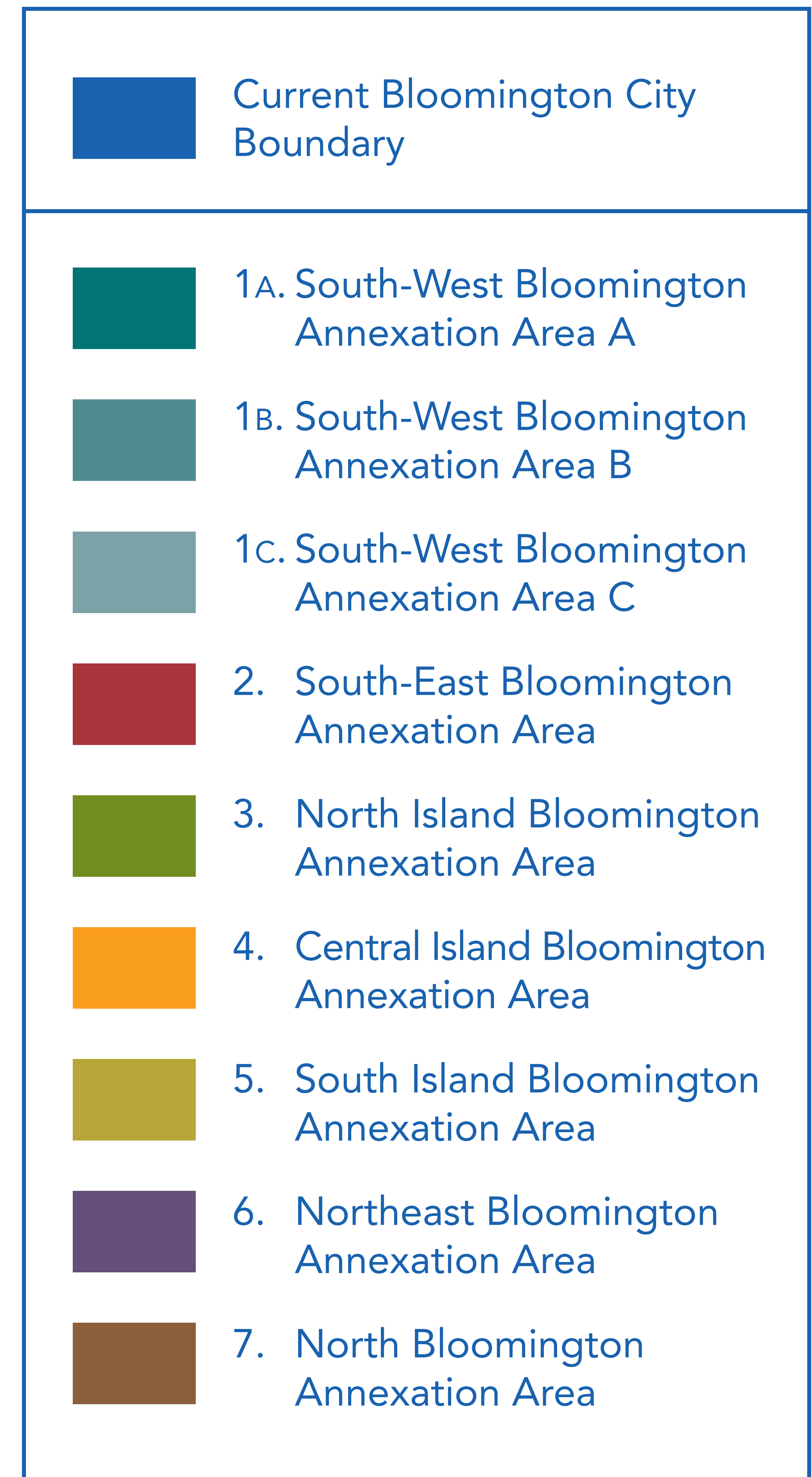
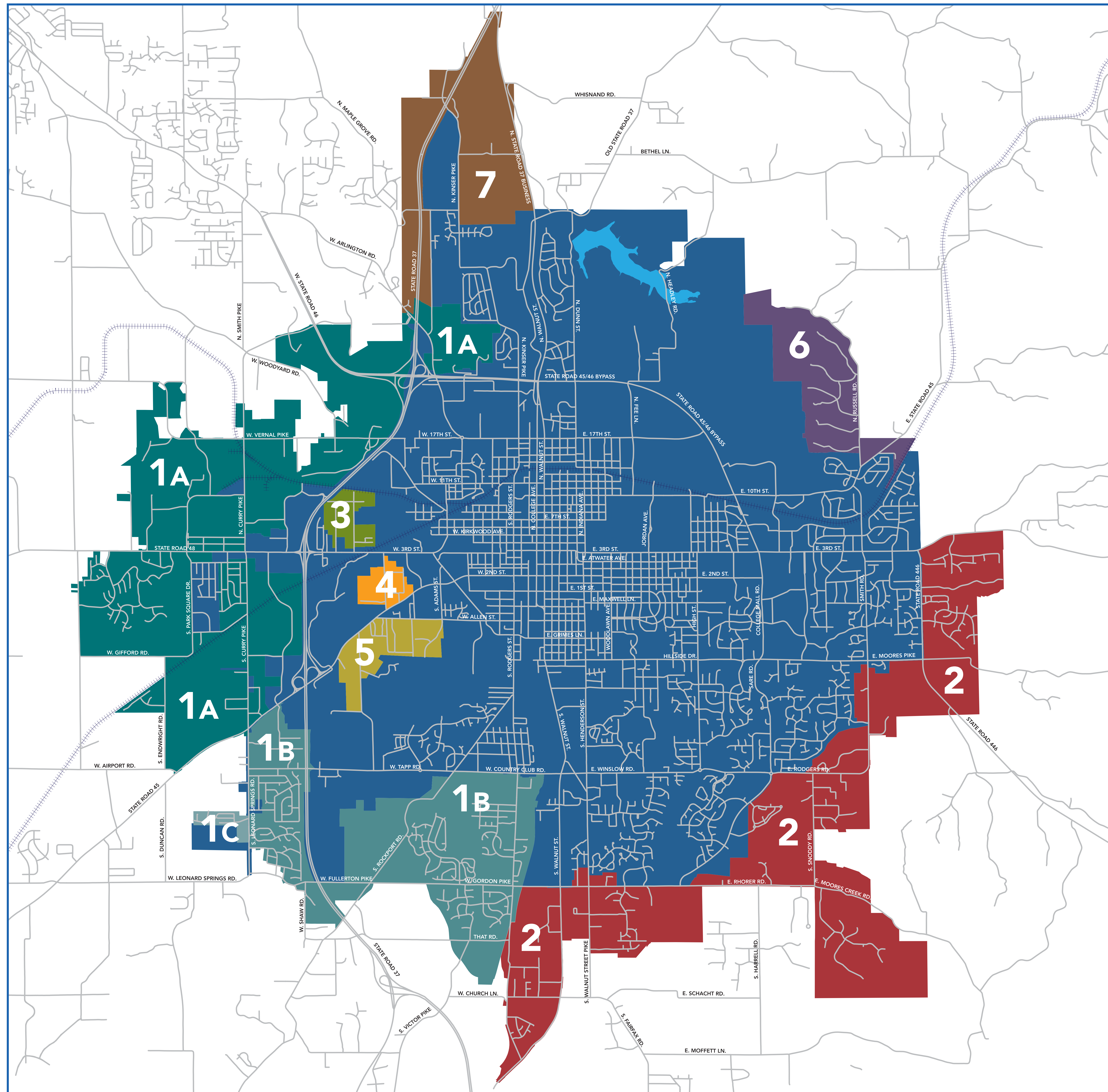
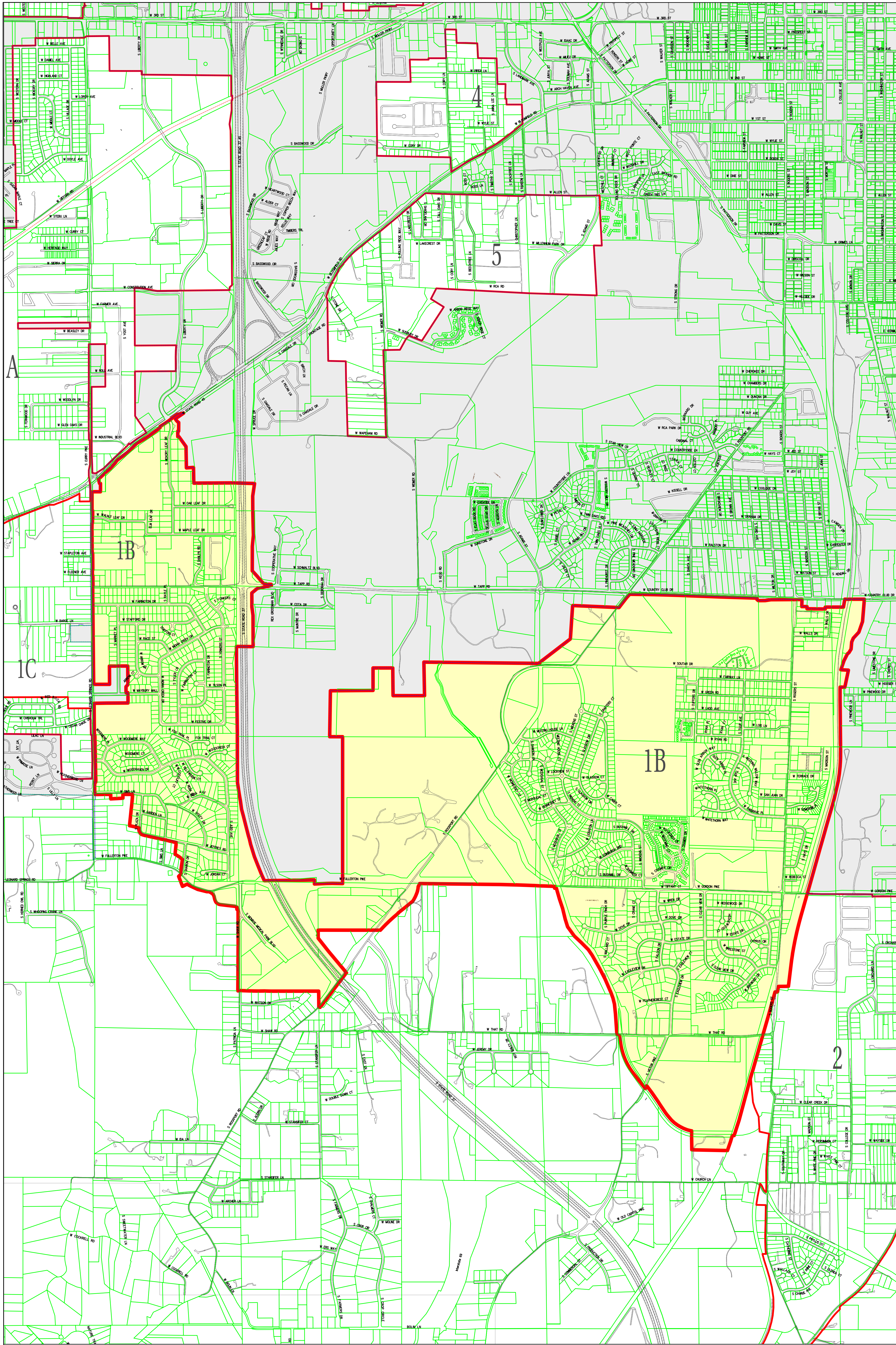


# Proposed Annexation Area (effective 2020)



CITY OF BLOOMINGTON

**EXHIBIT A**



Legend

Corporation Boundary

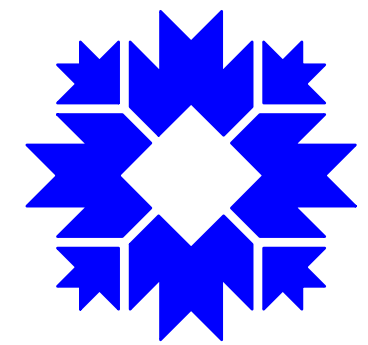
Proposed Annexation Areas

Parcel Boundary

Monroe County/City of Bloomington  
GIS Information Sharing

This map contains data provided by the Monroe County Government. Any errors, omissions, or warranties are hereby disclaimed.

TanxplanDP  
(prop highlight)  
Mar 15, 2017



City of Bloomington  
Controller's Office  
Geographic Information System

Scale: 1" = 800'



City of Bloomington, Indiana  
Geographic Information System

This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The topographic and planimetric information is based on aerial photography flown in March 1991 and March 1992. Updates from aerial orthorectification took place in April 1998, April 2005, March 2006, and April 2010. Information is updated by GIS technicians from development drawings, plats, and other sources. The accuracy of information contained in this document is based on National Mapping Standards, however it is NOT warranted.

The Corporation boundary reflects annexations effective January 1, 2017.  
Information and Technology Services Department  
2 January 2017

Proposed Annexation Areas  
Area 1b - South-West Bloomington (B)

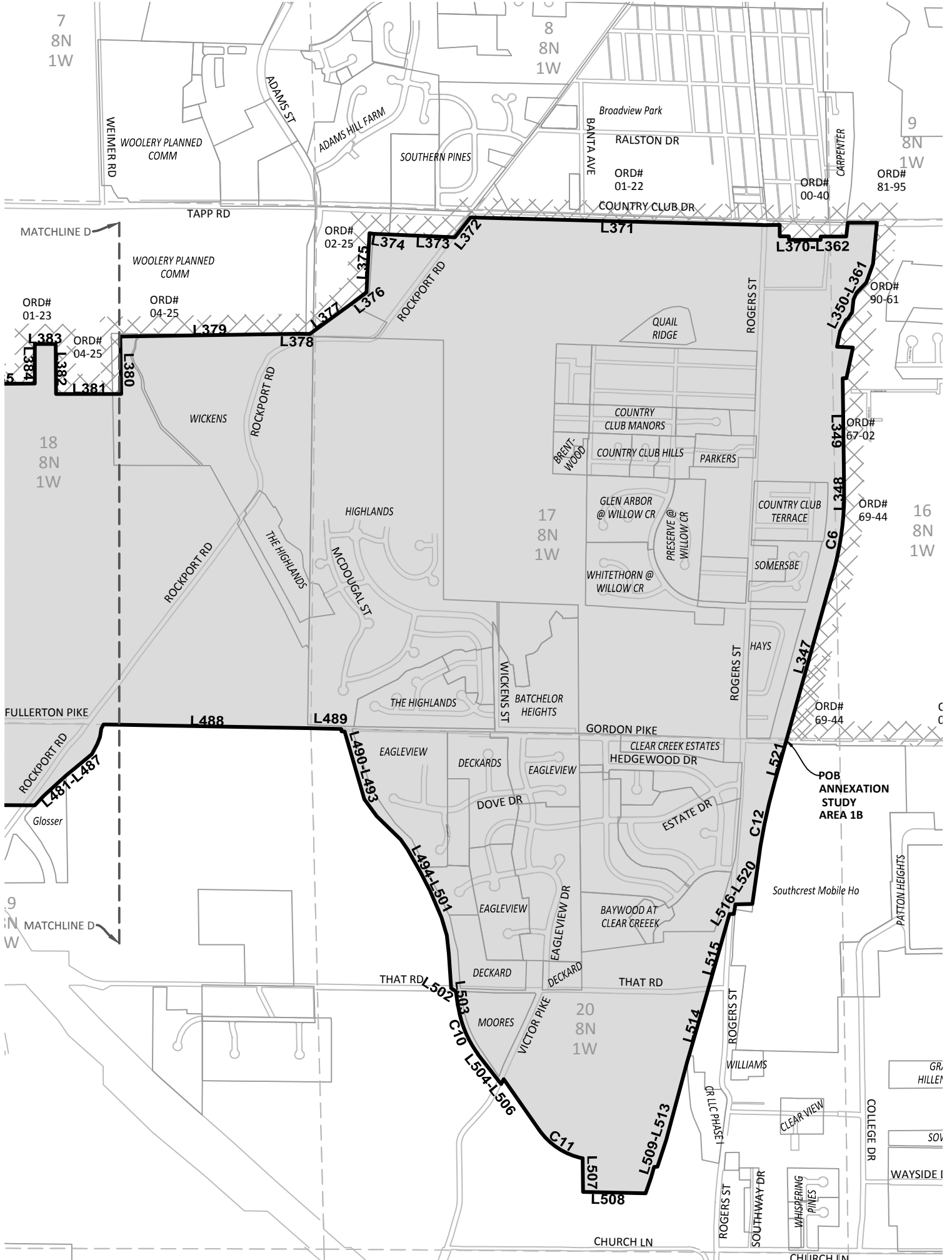
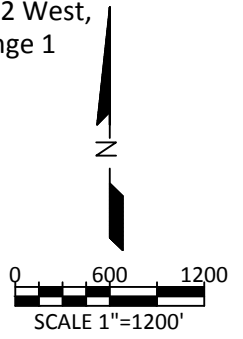
Important Notice Regarding Utilities:  
The positions of underground utilities are shown schematically. For line locations in the area of Indiana University, call 812-855-3740. To have water, sewer, gas, telephone, and electric located, call 1-800-382-5544. To have cable television located, call 812-332-9185.

**EXHIBIT B**

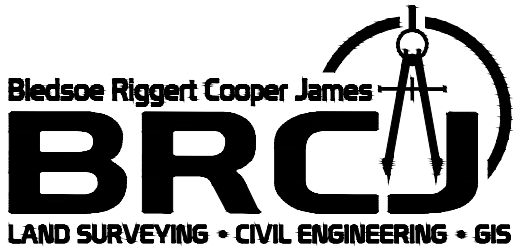
**ANNEXATION STUDY AREA 1B (2017) EXHIBIT**

A part of Sections 12, 13 and 24, Township 8 North, Range 2 West,  
 Sections 7, 16, 17, 18, 19 and 20, Township 8 North, Range 1  
 West, Monroe County, Indiana

- SECTION LINE PER GIS
- ANNEXATION STUDY AREA
- ▨ EXISTING CITY OF BLOOMINGTON BOUNDARY







**ANNEXATION STUDY AREA 1B (2017) EXHIBIT**

A part of Sections 12, 13 and 24, Township 8 North, Range 2 West,  
Sections 7, 16, 17, 18, 19 and 20, Township 8 North, Range 1  
West, Monroe County, Indiana

AREA 1B LINE TABLE		
L347	N 15°35'36" E	1696.74'
L348	N 00°00'00" W	169.93'
L349	N 00°45'30" W	1086.83'
L350	S 89°30'00" E	37.57'
L351	N 12°12'13" E	320.00'
L352	N 87°05'44" W	164.00'
L353	N 11°35'52" E	160.22'
L354	N 27°29'04" E	126.58'
L355	N 54°29'04" E	30.00'
L356	N 32°09'02" E	76.00'
L357	N 05°29'06" E	129.00'
L358	N 24°29'04" E	74.00'
L359	N 43°29'04" E	145.00'
L360	N 19°44'04" E	202.00'
L361	N 05°29'04" E	419.03'
L362	S 89°53'04" W	295.08'
L363	S 07°00'00" W	139.34'
L364	N 90°00'00" W	259.00'
L365	S 00°00'00" E	35.00'
L366	N 90°00'00" W	323.50'
L367	N 00°00'00" W	36.00'
L368	N 90°00'00" W	94.00'
L369	N 00°00'00" W	116.15'
L370	S 89°30'00" W	146.73'
L371	N 88°31'28" W	2994.90'
L372	S 38°11'21" W	258.03'
L373	N 87°29'55" W	830.35'
L374	N 80°24'21" W	37.22'
L375	S 03°00'36" W	599.72'
L376	S 52°30'47" W	218.77'
L377	S 54°04'02" W	497.03'
L378	N 88°44'52" W	102.47'
L379	S 89°06'27" W	1823.79'
L380	S 01°02'12" E	583.86'
L381	N 90°00'00" W	661.15'
L382	N 00°26'13" W	508.09'
L383	N 90°00'00" W	213.11'
L384	S 00°00'00" E	401.89'
L385	S 89°32'56" W	762.29'
L386	S 00°55'45" W	782.23'
L387	N 89°56'28" E	219.92'
L388	S 00°01'11" W	2678.76'
L389	S 89°30'54" W	504.36'
L390	N 01°09'42" W	72.40'
L391	S 89°06'40" W	1010.89'
L392	N 14°12'38" W	204.31'
L393	N 07°59'28" W	502.95'
L394	N 00°17'28" W	2411.45'
L395	N 88°49'03" E	262.86'
L396	N 00°12'00" W	571.61'
L397	N 07°47'41" W	151.33'
L398	N 00°12'00" W	250.00'
L399	N 50°23'13" E	124.41'
L400	N 78°05'33" E	238.18'
L401	N 02°13'14" E	33.80'
L402	N 54°04'23" W	85.65'
L403	N 88°40'04" W	187.70'
L404	N 43°56'38" W	118.87'
L405	N 00°12'00" W	550.00'
L406	N 05°30'38" E	201.00'
L407	N 00°12'00" W	700.00'
L408	N 08°19'51" E	303.56'
L409	N 05°23'09" W	34.36'

AREA 1B LINE TABLE		
L410	S 87°29'39" W	1061.74'
L411	N 02°56'27" W	260.00'
L412	S 87°50'56" W	126.35'
L413	N 02°58'15" W	380.47'
L414	N 34°55'15" W	237.67'
L415	S 87°05'48" W	24.02'
L416	N 03°06'18" W	89.74'
L417	N 80°15'56" E	25.49'
L418	N 00°01'04" E	123.89'
L419	N 37°54'06" W	109.85'
L420	S 54°49'34" W	162.12'
L421	S 59°12'19" W	127.34'
L422	S 57°26'05" W	266.47'
L423	S 37°38'57" W	291.55'
L424	S 51°39'09" W	291.89'
L425	S 45°25'11" W	280.71'
L426	S 45°28'03" W	252.03'
L427	S 37°38'57" W	64.04'
L428	S 52°51'16" W	20.93'
L429	S 14°23'49" E	110.94'
L430	N 89°59'59" E	16.39'
L431	S 00°00'01" E	148.37'
L432	S 89°55'06" W	151.21'
L433	S 00°27'27" E	3452.56'
L434	S 89°43'08" E	292.57'
L435	N 00°00'00" W	340.00'
L436	S 89°42'23" E	330.00'
L437	S 00°00'00" E	340.29'
L438	S 33°41'30" W	35.65'
L439	S 00°00'00" E	165.00'
L440	S 89°42'23" E	20.00'
L441	S 00°00'00" E	135.00'
L442	N 89°42'40" W	620.10'
L443	S 00°28'01" E	1632.57'
L444	N 89°22'51" E	290.40'
L445	S 00°00'18" W	80.64'
L446	N 86°55'45" E	109.71'
L447	N 86°55'45" E	109.01'
L448	N 00°23'47" E	69.04'
L449	S 89°20'46" E	123.31'
L450	S 86°28'45" E	49.74'
L451	S 05°44'15" W	558.66'
L452	S 78°11'57" E	173.86'
L453	S 02°06'31" W	33.15'
L454	S 77°07'46" E	605.65'
L455	S 05°44'44" W	210.55'
L456	S 57°57'02" E	89.61'
L457	S 52°28'00" E	70.50'
L458	S 07°28'58" W	210.85'
L459	S 00°16'24" E	57.01'
L460	S 45°58'26" W	55.74'
L461	S 20°57'58" E	191.90'
L462	N 64°19'51" E	92.50'
L463	S 63°22'05" E	210.10'
L464	S 76°07'26" E	169.46'
L465	S 88°04'40" E	41.89'
L466	S 58°21'03" E	79.48'
L467	S 27°06'22" E	33.03'
L468	S 14°59'03" E	74.77'
L469	S 83°20'05" E	262.52'
L470	S 66°25'40" E	38.89'
L471	S 01°43'31" E	40.17'
L472	S 89°55'37" E	19.89'

AREA 1B LINE TABLE		
L473	S 00°08'48" W	1456.12'
L474	S 89°46'26" E	1445.26'
L475	S 00°41'58" E	316.73'
L476	N 39°29'16" E	84.29'
L477	N 37°04'59" E	728.30'
L478	N 39°17'19" W	798.27'
L479	N 00°13'28" W	144.09'
L480	S 89°55'45" E	1113.02'
L481	N 43°34'40" E	131.28'
L482	N 47°43'22" E	306.45'
L483	N 50°22'30" E	341.55'
L484	N 28°03'53" E	116.39'
L485	N 20°35'27" E	77.40'
L486	N 09°42'50" E	86.50'
L487	N 26°33'54" E	46.28'
L488	S 88°59'39" E	2108.25'
L489	S 88°33'55" E	309.56'
L490	S 02°32'34" E	24.53'
L491	S 85°55'02" E	31.97'
L492	S 16°14'51" E	716.69'
L493	S 36°14'13" E	214.21'
L494	S 45°51'52" E	340.06'
L495	S 34°36'26" E	120.32'
L496	S 29°30'55" E	266.23'
L497	S 27°15'36" E	213.84'
L498	S 23°06'15" E	295.62'
L499	S 16°34'39" E	188.50'
L500	S 06°04'06" E	183.15'
L501	S 03°51'26" E	355.71'
L502	S 57°35'49" E	57.65'
L503	S 08°05'36" E	148.61'
L504	S 37°59'40" E	386.03'
L505	N 27°18'58" E	55.67'
L506	S 34°54'10" E	629.78'
L507	S 00°29'33" E	339.66'
L508	S 88°44'13" E	636.40'
L509	N 19°06'52" E	170.66'
L510	N 15°39'47" E	110.42'
L511	N 87°07'38" E	34.18'
L512	N 17°54'16" E	290.59'
L513	N 15°05'10" E	809.47'
L514	N 16°10'36" E	755.63'
L515	N 15°47'48" E	666.83'
L516	N 15°42'11" E	147.84'
L517	N 90°00'00" E	43.04'
L518	N 10°00'01" E	100.81'
L519	N 89°16'10" E	171.90'
L520	N 07°54'50" E	370.77'
L521	N 15°46'30" E	444.12'

AREA 1B CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C6	799.53'	3038.76'	N 09°21'30" E	797.23'
C7	1113.00'	5874.58'	N 17°37'00" W	1111.34'
C8	134.64'	96.27'	S 37°57'25" E	123.93'
C9	136.96'	117.85'	S 48°16'31" E	129.38'
C10	535.90'	1081.63'	S 22°17'14" E	530.44'
C11	542.84'	708.58'	S 56°50'59" E	529.66'
C12	888.67'	5699.65'	N 11°18'30" E	887.77'

NOTE:  
1. THIS PLAT AND ALL LINES SHOWN HEREON WERE PREPARED FROM RECORD INFORMATION OBTAINED FROM THE MONROE COUNTY INDIANA GEOGRAPHIC INFORMATION SYSTEM IN JANUARY, 2017. NO FIELD WORK WAS PERFORMED. ALL BEARINGS AND DISTANCES ARE APPROXIMATE AND NO GUARANTY IS MADE AS TO THEIR ACCURACY.

2. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

3. 1742.98 ACRES CALCULATED IN AREA 1B.

4. TOTAL LENGTH OF AREA 1B BOUNDARY: 68,196'  
CONTIGUOUS WITH EXISTING BOUNDARY: 42,884'  
NON-CONTIGUOUS WITH EXISTING BOUNDARY: 25,312'  
PERCENTAGE OF AREA 1B CONTIGUOUS WITH EXISTING CITY OF BLOOMINGTON BOUNDARY: 62.9%.

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## City of Bloomington Indiana Annexation Study Area Number 1B Legal Description:

The intent of the following description is to describe the City of Bloomington Annexation Study Area Number 1B as provided by the City of Bloomington Indiana Geographic Information System Department in January, 2017. The following described lines are intended to be coincident with existing annexation ordinance and parcel boundary lines. No field work was performed in preparing this description. Bearings and distances shown were taken from the Monroe County Geographic Information System files.

A part of Sections 12, 13 and 24, Township 8 North, Range 2 West, Sections 7, 16, 17, 18, 19 and 20, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as:

**Beginning** at the point of intersection of the south line of Section 17, Township 8 North, Range 1 West and the eastern right of way line of the former Chicago, Indianapolis and Louisville Railroad; thence coincident with said eastern right of way line and the lines of Ordinance 69-44 NORTH 15 degrees 35 minutes 36 seconds EAST a distance of 1696.74 feet to the point of curvature of a curve concave westerly, with a radius of 3038.76 feet, a chord bearing of NORTH 09 degrees 21 minutes 30 seconds EAST and a chord length of 797.23 feet; thence northerly along said curve a distance of 799.53 feet; thence continuing coincident with said eastern right of way line and said Ordinance 69-44 NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 169.93 feet to the southwest corner of Ordinance 67-02; thence continuing coincident with said eastern right of way line and the west line of said Ordinance 67-02 NORTH 00 degrees 45 minutes 30 seconds WEST a distance of 1086.83 feet to the northwest corner of said Ordinance 67-02; thence coincident with the north line of said Ordinance 67-02 SOUTH 89 degrees 30 minutes 00 seconds EAST a distance of 37.57 feet to the southwest corner of Ordinance 90-61; thence coincident with the west line of said Ordinance 90-61 the following 11 courses:

- 1) NORTH 12 degrees 12 minutes 13 seconds EAST a distance of 320.00 feet;
- 2) NORTH 87 degrees 05 minutes 44 seconds WEST a distance of 164.00 feet;
- 3) NORTH 11 degrees 35 minutes 52 seconds EAST a distance of 160.22 feet;
- 4) NORTH 27 degrees 29 minutes 04 seconds EAST a distance of 126.58 feet;
- 5) NORTH 54 degrees 29 minutes 04 seconds EAST a distance of 30.00 feet;
- 6) NORTH 32 degrees 29 minutes 02 seconds EAST a distance of 76.00 feet;
- 7) NORTH 05 degrees 29 minutes 06 seconds EAST a distance of 129.00 feet;
- 8) NORTH 24 degrees 29 minutes 04 seconds EAST a distance of 74.00 feet;
- 9) NORTH 43 degrees 29 minutes 04 seconds EAST a distance of 145.00 feet;
- 10) NORTH 19 degrees 44 minutes 04 seconds EAST a distance of 202.00 feet;
- 11) NORTH 05 degrees 29 minutes 04 seconds EAST a distance of 419.03 feet to the south line of Section 9, Township 8 North, Range 1 West and the south line of Ordinance 81-95;

thence coincident with said south line of Ordinance 81-95 SOUTH 89 degrees 53 minutes 04 seconds WEST a distance of 295.08 feet to the west line of the Illinois Central Railroad and the east line of Ordinance 00-40; thence coincident with the line of said Ordinance 00-40 the following 8 courses:

- 1) SOUTH 07 degrees 00 minutes 00 seconds WEST a distance of 139.34 feet;
- 2) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 259.00 feet;
- 3) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 35.00 feet;
- 4) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 323.50 feet;
- 5) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 36.00 feet;
- 6) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 94.00 feet;
- 7) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 116.15 feet to the south right of way line of Country Club Road;
- 8) coincident with said right of way line SOUTH 89 degrees 30 minutes 00 seconds WEST a distance of 146.73 feet to the southeast corner of Ordinance 01-22;

thence coincident with said south right of way and the south line of said Ordinance 01-22 NORTH 88 degrees 31 minutes 28 seconds WEST a distance of 2994.90 feet to the east right of way line of Rockport Road and the northeast corner of Ordinance 02-25; thence coincident with said east right of way and said Ordinance 02-25 SOUTH 38 degrees 11 minutes 21 seconds WEST a distance of 258.03 feet to a southeastern corner of said Ordinance 02-25; thence continuing coincident with said Ordinance 02-25 the following 6 courses:

- 1) NORTH 87 degrees 29 minutes 55 seconds WEST a distance of 830.35 feet;
- 2) NORTH 80 degrees 24 minutes 21 seconds WEST a distance of 37.22 feet;
- 3) SOUTH 03 degrees 00 minutes 36 seconds WEST a distance of 599.72 feet;
- 4) SOUTH 52 degrees 30 minutes 47 seconds WEST a distance of 218.77 feet;
- 5) SOUTH 54 degrees 04 minutes 02 seconds WEST a distance of 497.03 feet;
- 6) NORTH 88 degrees 44 minutes 52 seconds WEST a distance of 102.47 feet to a southeast corner of Ordinance 04-25;

thence coincident with said Ordinance 04-25 the following 4 courses:

- 1) SOUTH 89 degrees 06 minutes 27 seconds WEST a distance of 1823.79 feet;
- 2) SOUTH 01 degrees 02 minutes 12 seconds EAST a distance of 583.86 feet;
- 3) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 661.15 feet;
- 4) NORTH 00 degrees 26 minutes 13 seconds WEST a distance of 508.09 feet to a corner of Ordinance 01-23;

thence coincident with said Ordinance 01-23 the following 9 courses:

- 1) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 213.11 feet;
- 2) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 401.89 feet;
- 3) SOUTH 89 degrees 32 minutes 56 seconds WEST a distance of 762.29 feet;
- 4) SOUTH 00 degrees 55 minutes 45 seconds WEST a distance of 782.23 feet;
- 5) NORTH 89 degrees 56 minutes 28 seconds EAST a distance of 219.92 feet;
- 6) SOUTH 00 degrees 01 minutes 11 seconds WEST a distance of 2678.76 feet;
- 7) SOUTH 89 degrees 30 minutes 54 seconds WEST a distance of 504.36 feet;
- 8) NORTH 01 degrees 09 minutes 42 seconds WEST a distance of 72.40 feet;
- 9) SOUTH 89 degrees 06 minutes 40 seconds WEST a distance of 1010.89 feet to the west right of way line of State Road 37;

thence continuing coincident with said Ordinance 01-23 and coincident with said west right of way the following 4 courses:

- 1) 1113.00 feet on a non-tangent curve, concave easterly, having a radius of 5874.58 feet, and a chord which bears NORTH 17 degrees 37 minutes 00 seconds WEST, with a chord length of 1111.34 feet;
- 2) NORTH 14 degrees 12 minutes 38 seconds WEST a distance of 204.31 feet;

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- 3) NORTH 07 degrees 59 minutes 28 seconds WEST a distance of 502.95 feet;
- 4) NORTH 00 degrees 17 minutes 28 seconds WEST a distance of 2411.45 feet;

thence leaving said west right of way line and continuing coincident with said Ordinance 01-23 NORTH 88 degrees 49 minutes 03 seconds EAST a distance of 262.86 feet to the southwest corner of Ordinance 91-65; thence coincident with said Ordinance 91-65 the following 14 courses:

- 1) NORTH 00 degrees 12 minutes 00 seconds WEST a distance of 571.61 feet;
- 2) NORTH 07 degrees 47 minutes 41 seconds WEST a distance of 151.33 feet;
- 3) NORTH 00 degrees 12 minutes 00 seconds WEST a distance of 250.00 feet;
- 4) NORTH 50 degrees 23 minutes 13 seconds EAST a distance of 124.41 feet;
- 5) NORTH 78 degrees 05 minutes 33 seconds EAST a distance of 238.18 feet;
- 6) NORTH 02 degrees 13 minutes 14 seconds EAST a distance of 33.80 feet;
- 7) NORTH 54 degrees 04 minutes 23 seconds WEST a distance of 85.65 feet;
- 8) NORTH 88 degrees 04 minutes 04 seconds WEST a distance of 187.70 feet;
- 9) NORTH 43 degrees 56 minutes 38 seconds WEST a distance of 118.87 feet;
- 10) NORTH 00 degrees 12 minutes 00 seconds WEST a distance of 550.00 feet;
- 11) NORTH 05 degrees 30 minutes 38 seconds EAST a distance of 201.00 feet;
- 12) NORTH 00 degrees 12 minutes 00 seconds WEST a distance of 700.00 feet;
- 13) NORTH 08 degrees 19 minutes 51 seconds EAST a distance of 303.56 feet;
- 14) NORTH 05 degrees 23 minutes 09 seconds WEST a distance of 34.36 feet to a southeast corner of Ordinance 93-66;

thence coincident with said Ordinance 93-66 the following 10 courses:

- 1) SOUTH 87 degrees 29 minutes 39 seconds WEST a distance of 1061.74 feet;
- 2) NORTH 02 degrees 56 minutes 27 seconds WEST a distance of 260.00 feet;
- 3) SOUTH 87 degrees 50 minutes 56 seconds WEST a distance of 126.35 feet;
- 4) NORTH 02 degrees 58 minutes 15 seconds WEST a distance of 380.47 feet;
- 5) NORTH 34 degrees 55 minutes 15 seconds WEST a distance of 237.67 feet;
- 6) SOUTH 87 degrees 05 minutes 48 seconds WEST a distance of 24.02 feet;
- 7) NORTH 03 degrees 06 minutes 18 seconds WEST a distance of 89.74 feet;
- 8) NORTH 80 degrees 15 minutes 56 seconds EAST a distance of 25.49 feet;
- 9) NORTH 00 degrees 01 minutes 04 seconds EAST a distance of 123.89 feet;
- 10) NORTH 37 degrees 54 minutes 06 seconds WEST a distance of 109.85 feet to the southern line of Ordinance 69-43 on the southern right of way line of State Road 45;

thence coincident with said Ordinance 69-43 and said southern right of way line the following 9 courses:

- 1) SOUTH 54 degrees 49 minutes 34 seconds WEST a distance of 162.12 feet;
- 2) SOUTH 59 degrees 12 minutes 19 seconds WEST a distance of 127.34 feet;
- 3) SOUTH 57 degrees 26 minutes 05 seconds WEST a distance of 266.47 feet;
- 4) SOUTH 54 degrees 05 minutes 59 seconds WEST a distance of 291.55 feet;
- 5) SOUTH 51 degrees 39 minutes 09 seconds WEST a distance of 291.89 feet;
- 6) SOUTH 45 degrees 25 minutes 11 seconds WEST a distance of 280.71 feet;
- 7) SOUTH 45 degrees 28 minutes 03 seconds WEST a distance of 252.03 feet;
- 8) SOUTH 37 degrees 38 minutes 57 seconds WEST a distance of 64.04 feet;
- 9) SOUTH 52 degrees 51 minutes 16 seconds WEST a distance of 20.93 feet to the east line of Ordinance 07-10;

thence coincident with the lines of said Ordinance 07-10 the following 4 courses:

- 1) SOUTH 14 degrees 23 minutes 49 seconds EAST a distance of 110.94 feet;
- 2) NORTH 89 degrees 59 minutes 59 seconds EAST a distance of 16.39 feet;
- 3) SOUTH 00 degrees 00 minutes 01 seconds EAST a distance of 148.37 feet;
- 4) SOUTH 89 degrees 55 minutes 06 seconds WEST a distance of 151.21 feet to the east line of Ordinance 72-22 on the east right of way line of Leonard Springs Road;

thence coincident with said Ordinance 72-22 and said east right of way line SOUTH 00 degrees 27 minutes 27 seconds EAST a distance of 3452.56 feet to a northern line of Ordinance 72-25; thence coincident with the lines of said Ordinance 72-25 the following 9 courses:

- 1) SOUTH 89 degrees 43 minutes 08 seconds EAST a distance of 292.57 feet;
- 2) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 340.00 feet;
- 3) SOUTH 89 degrees 42 minutes 23 seconds EAST a distance of 330.00 feet;
- 4) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 340.29 feet;
- 5) SOUTH 33 degrees 41 minutes 30 seconds WEST a distance of 35.65 feet;
- 6) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 165.00 feet;
- 7) SOUTH 89 degrees 42 minutes 23 seconds EAST a distance of 20.00 feet;
- 8) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 135.00 feet;
- 9) NORTH 89 degrees 42 minutes 40 seconds WEST a distance of 620.10 feet to the east line of said Ordinance 72-22 on said east right of way line of Leonard Springs Road;

thence coincident with said Ordinance 72-22 and said east right of way line SOUTH 00 degrees 28 minutes 01 seconds EAST a distance of 1632.57 feet to the extended south right of way line of Sims Lane; thence leaving the existing City of Bloomington boundary and coincident with said extended south right of way line NORTH 89 degrees 22 minutes 51 seconds EAST a distance of 290.40 feet to the west line of a parcel in the name of Mary Diener Stroup, as recorded in Instrument Number 1999017866; thence coincident with said west line SOUTH 00 degrees 00 minutes 18 seconds WEST a distance of 80.64 feet to the southwest corner of said parcel; thence coincident with the south line of said parcel NORTH 86 degrees 55 minutes 45 seconds EAST a distance of 109.71 feet to the southwest corner of a parcel in the name of Larry and Helen L. Williams, as recorded in Instrument Number 1999017734; thence coincident with the south line of said parcel NORTH 86 degrees 55 minutes 45 seconds EAST a distance of 109.01 feet to the southeast corner of said parcel; thence coincident with the east line of said parcel NORTH 00 degrees 23 minutes 47 seconds EAST a distance of 69.04 feet to said south right of way line of Sims Lane; thence coincident with said south right of way line the following 2 courses:

- 1) SOUTH 89 degrees 20 minutes 46 seconds EAST a distance of 123.31 feet;
- 2) SOUTH 86 degrees 28 minutes 45 seconds EAST a distance of 49.74 feet to the west line of Garden Acres 3rd Addition as recorded in Plat Cabinet B, Envelope 81;

thence coincident with said west line SOUTH 05 degrees 44 minutes 15 seconds WEST a distance of 558.66 feet to a southwest corner of said Garden Acres 3rd Addition; thence coincident with a southern line of said Garden Acres 3rd Addition SOUTH 78

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degrees 11 minutes 57 seconds EAST a distance of 173.86 feet to the westerly right of way line of Jeffery Road; thence coincident with said westerly right of way line and the southerly right of way line of said Jeffery Road the following 3 courses:

- 1) SOUTH 02 degrees 06 minutes 31 seconds WEST a distance of 33.15 feet to the point of curvature of a curve concave to the northeast, with a radius of 96.27 feet, and a chord bearing of SOUTH 37 degrees 57 minutes 25 seconds EAST and a chord length of 123.93 feet;
- 2) Southeasterly along said curve a distance of 134.64 feet,
- 3) SOUTH 77 degrees 07 minutes 46 seconds EAST a distance of 605.65 feet to the northwest corner of Lot 26 of Garden Acres 2nd Addition as recorded in Plat Cabinet B, Envelope 69;

thence coincident with the west line of said Lot 26 and the west line of Lot 24 of said Garden Acres 2nd Addition SOUTH 05 degrees 44 minutes 44 seconds WEST a distance of 210.55 feet to the southwest corner of said Lot 24; thence coincident with the southern lines of said Lot 24 the following 2 courses:

- 1) SOUTH 57 degrees 57 minutes 02 seconds EAST a distance of 89.61 feet;
- 2) SOUTH 52 degrees 28 minutes 00 seconds EAST a distance of 70.50 feet to the west right of way line of Sharon Drive;

thence coincident with said west right of way line SOUTH 07 degrees 28 minutes 58 seconds WEST a distance of 210.85 feet; thence leaving said west right of way line SOUTH 00 degrees 16 minutes 24 seconds EAST a distance of 57.01 feet to the centerline of Fullerton Pike; thence coincident with an extended southern right of way line of said Fullerton Pike SOUTH 45 degrees 58 minutes 26 seconds WEST a distance of 55.74 feet; thence continuing coincident with said southern right of way line the following 5 courses:

- 1) SOUTH 20 degrees 57 minutes 58 seconds EAST a distance of 191.90 feet;
- 2) NORTH 64 degrees 19 minutes 51 seconds EAST a distance of 92.50 feet;
- 3) SOUTH 63 degrees 22 minutes 05 seconds EAST a distance of 210.10 feet;
- 4) SOUTH 76 degrees 07 minutes 26 seconds EAST a distance of 169.46 feet;
- 5) SOUTH 88 degrees 04 minutes 40 seconds EAST a distance of 41.89 feet to the west right of way line of That Road;

thence coincident with said west right of way line the following 9 courses:

- 1) SOUTH 58 degrees 21 minutes 03 seconds EAST a distance of 79.48 feet;
- 2) SOUTH 27 degrees 06 minutes 22 seconds EAST a distance of 33.03 feet;
- 3) SOUTH 14 degrees 59 minutes 03 seconds EAST a distance of 74.77 feet to the point of curvature of a curve concave to the northeast, with a radius of 117.85 feet, a chord bearing of SOUTH 48 degrees 16 minutes 31 seconds EAST and a chord length of 129.38 feet;
- 4) Southeasterly along said curve a distance of 136.96 feet;
- 5) SOUTH 83 degrees 20 minutes 05 seconds EAST a distance of 262.52 feet;
- 6) SOUTH 66 degrees 25 minutes 40 seconds EAST a distance of 38.89 feet;
- 7) SOUTH 01 degrees 43 minutes 31 seconds EAST a distance of 40.17 feet;
- 8) SOUTH 89 degrees 55 minutes 37 seconds EAST a distance of 19.89 feet;
- 9) SOUTH 00 degrees 08 minutes 48 seconds WEST a distance of 1456.12 feet to the intersection of said west right of way line and the extended southern line of Lot 1 of Monroe Medical Park Type E Administrative Subdivision, as recorded in Plat Cabinet D, Envelope 151;

thence coincident with said extended southern line SOUTH 89 degrees 46 minutes 26 seconds EAST a distance of 1445.26 feet to a corner of said Lot 1; thence coincident with a western line of said Lot 1 and said line extended SOUTH 00 degrees 41 minutes 58 seconds EAST a distance of 316.73 feet to the southern right of way line of Rockport Road; thence coincident with said southern right of way line the following 2 courses:

- 1) NORTH 39 degrees 29 minutes 16 seconds EAST a distance of 84.29 feet;
- 2) NORTH 37 degrees 04 minutes 59 seconds EAST a distance of 728.30 feet to the eastern right of way line of State Road 37;

thence coincident with said eastern right of way line NORTH 39 degrees 17 minutes 19 seconds WEST a distance of 798.27 feet to a corner of a parcel in the name of Bill C. Brown Revocable Trust, as recorded in Instrument Number 2013009976; thence coincident with a west line of said parcel NORTH 00 degrees 13 minutes 28 seconds WEST a distance of 144.09 feet to the southwest corner of a parcel in the name of Suozzi, Harris, Cadwell, and Bush as recorded in Instrument Number 2007007005; thence coincident with the extended south line of said parcel SOUTH 89 degrees 55 minutes 45 seconds EAST a distance of 1113.02 feet to the eastern right of way line of Rockport Road; thence coincident with said eastern right of way line the following 7 courses;

- 1) NORTH 43 degrees 34 minutes 40 seconds EAST a distance of 131.28 feet;
- 2) NORTH 47 degrees 43 minutes 22 seconds EAST a distance of 306.45 feet;
- 3) NORTH 50 degrees 22 minutes 30 seconds EAST a distance of 341.55 feet;
- 4) NORTH 28 degrees 03 minutes 53 seconds EAST a distance of 116.39 feet;
- 5) NORTH 20 degrees 35 minutes 27 seconds EAST a distance of 77.40 feet;
- 6) NORTH 09 degrees 42 minutes 50 seconds EAST a distance of 86.50 feet;
- 7) NORTH 26 degrees 33 minutes 54 seconds EAST a distance of 46.28 feet to the south line of Section 18, Township 8 North, Range 1 West;

thence coincident with said south line SOUTH 88 degrees 59 minutes 39 seconds EAST a distance of 2108.25 feet to the Southwest Corner of Section 17, Township 8 North, Range 1 West; thence coincident with the south line of said Section 17 SOUTH 88 degrees 33 minutes 55 seconds EAST a distance of 309.56 feet to west right of way line of an abandoned railroad; thence coincident with said west right of way line the following 16 courses:

- 1) SOUTH 02 degrees 32 minutes 34 seconds EAST a distance of 24.53 feet;
- 2) SOUTH 85 degrees 55 minutes 02 seconds EAST a distance of 31.97 feet;
- 3) SOUTH 16 degrees 14 minutes 51 seconds EAST a distance of 716.69 feet;
- 4) SOUTH 36 degrees 14 minutes 13 seconds EAST a distance of 214.21 feet;
- 5) SOUTH 45 degrees 51 minutes 52 seconds EAST a distance of 340.06 feet;
- 6) SOUTH 34 degrees 36 minutes 26 seconds EAST a distance of 120.32 feet;
- 7) SOUTH 29 degrees 30 minutes 55 seconds EAST a distance of 266.23 feet;
- 8) SOUTH 27 degrees 15 minutes 36 seconds EAST a distance of 213.84 feet;
- 9) SOUTH 23 degrees 06 minutes 15 seconds EAST a distance of 295.62 feet;
- 10) SOUTH 16 degrees 34 minutes 39 seconds EAST a distance of 188.50 feet;
- 11) SOUTH 06 degrees 04 minutes 06 seconds EAST a distance of 183.15 feet;
- 12) SOUTH 03 degrees 51 minutes 26 seconds EAST a distance of 355.71 feet to the centerline of That Road;
- 13) SOUTH 57 degrees 35 minutes 49 seconds EAST a distance of 57.65 feet to the south right of way line of said That Road;



# Bledsoe Riggert Cooper James

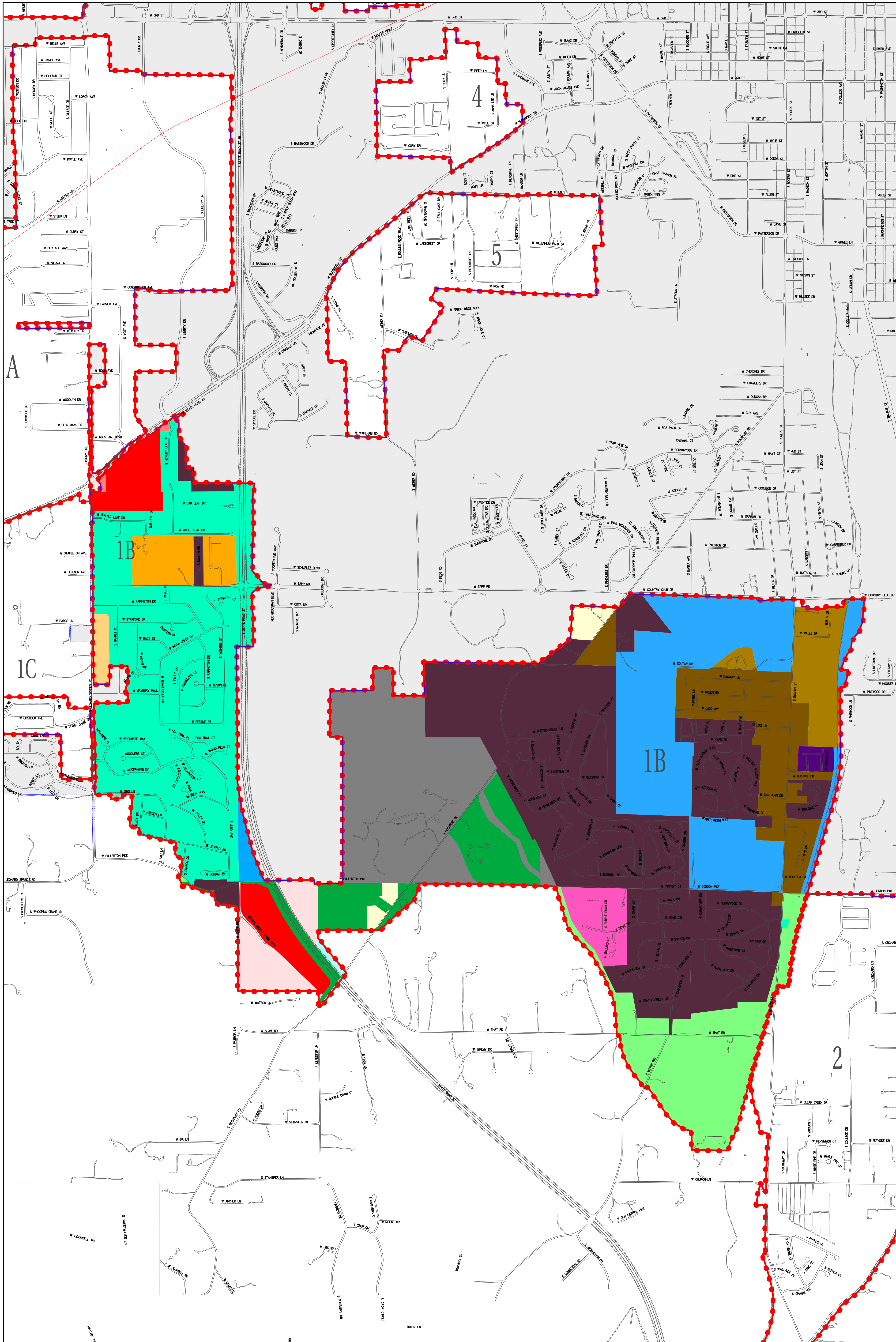
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- 14) SOUTH 08 degrees 05 minutes 36 seconds EAST a distance of 148.61 feet to the point of curvature of a curve concave to the east, with a radius of 1081.63 feet, a chord bearing of SOUTH 22 degrees 17 minutes 14 seconds EAST and a chord length of 530.44 feet;
- 15) Southerly along said curve a distance of 535.90 feet;
- 16) SOUTH 37 degrees 59 minutes 40 seconds EAST a distance of 386.03 feet to the southern right of way line of Victor Pike;

thence coincident with said southern right of way line NORTH 27 degrees 18 minutes 58 seconds EAST a distance of 55.67 feet to the east right of way line of said abandoned railroad; thence coincident with said east right of way line SOUTH 34 degrees 54 minutes 10 seconds EAST a distance of 629.78 feet to the point of curvature of a curve concave to the northeast, with a radius of 708.58 feet, a chord bearing of SOUTH 56 degrees 50 minutes 59 seconds EAST and a chord length of 529.66 feet; thence southeasterly along said curve a distance of 542.84 feet to the intersection of said east right of way line with the extended west line of a parcel in the name of Randy Cassady, as recorded in Instrument Number 201101295; thence coincident with said extended west line SOUTH 00 degrees 29 minutes 33 seconds EAST a distance of 339.66 feet to the southwest corner of said parcel; thence coincident with the south line of said parcel SOUTH 88 degrees 44 minutes 13 seconds EAST a distance of 636.40 feet to the southeast corner of said parcel; thence coincident with the east line of said parcel NORTH 19 degrees 06 minutes 52 seconds EAST a distance of 170.66 feet; thence continuing coincident with said east line and said east line extended NORTH 15 degrees 39 minutes 47 seconds EAST a distance of 110.42 feet; thence NORTH 87 degrees 07 minutes 38 seconds EAST a distance of 34.18 feet to the eastern right of way line of a former railroad; thence coincident with said eastern right of way line the following 5 courses:

- 1) NORTH 17 degrees 54 minutes 16 seconds EAST a distance of 290.59 feet;
- 2) NORTH 15 degrees 05 minutes 10 seconds EAST a distance of 809.47 feet;
- 3) NORTH 16 degrees 10 minutes 36 seconds EAST a distance of 755.63 feet;
- 4) NORTH 15 degrees 47 minutes 48 seconds EAST a distance of 666.83 feet;
- 5) NORTH 15 degrees 42 minutes 11 seconds EAST a distance of 147.84 feet;

thence NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 43.04 feet to the eastern right of way line of South Rogers Street; thence coincident with said eastern right of way NORTH 10 degrees 00 minutes 01 seconds EAST a distance of 100.81 feet to the north line of a parcel in the name of David A Rose, Jacob Whitney and Joshua Seth Young Trust, and Jessica Lynn & Craig Allen Newsome Trust, with a tax identification number of 53-08-20-100-057.000-008; thence coincident with said north line NORTH 89 degrees 16 minutes 10 seconds EAST a distance of 171.90 feet to the eastern right of way line of the former Chicago, Indianapolis and Louisville Railroad; thence coincident with said eastern right of way line NORTH 07 degrees 54 minutes 50 seconds EAST a distance of 370.77 feet to the point of curvature of a curve concave to the east, with a radius of 5699.65 feet, a chord bearing of NORTH 11 degrees 18 minutes 30 seconds EAST and a chord length of 887.77 feet; thence northerly along said curve a distance of 888.67 feet; thence continuing coincident with said eastern right of way line NORTH 15 degrees 46 minutes 30 seconds EAST a distance of 444.12 feet to the point of beginning and containing 1742.98 acres, more or less.



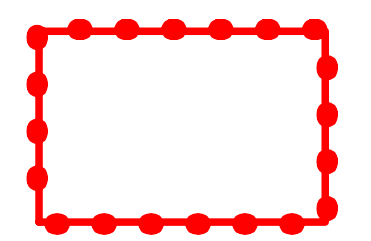
Legend

Corporation Boundary

Monroe County Zoning Legend

- Agriculture/Rural Reserve
- Airport
- Business Park
- Commercial Arterial
- General Commercial
- Limited Commercial
- Conservation Residential
- Estate Residential
- Forest Reserve
- General Business
- Heavy Industrial
- High Density Residential
- Institutional Use
- General Industrial
- Limited Industrial
- Institutional
- Institutional/Public
- Limited Business
- Light Industrial
- Low Density Residential
- Mineral
- Manuf./Mobile
- Medium Density Residential
- Pre-Existing Business
- Planned Unit Development
- Quarries
- Quarry
- Residential Estate
- Estate Residential 1
- Estate Residential 2.5
- Recreation
- Multi-Dwelling Residential
- Multi-Dwelling Res. 15
- Multi-Dwelling Res. 7
- Single Dwelling Residential
- Single Dwelling Res. 2
- Single Dwelling Res. 3.5
- Single Dwelling Res. 3.5/PRO6
- Single Dwelling Res. 4.5
- Suburban Residential
- Urban Residential
- Water

Zoning Data Date: 03/06/2017



Proposed Annexation Areas

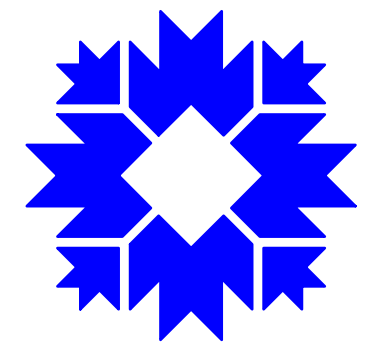
Monroe County/City of Bloomington  
GIS Information Sharing

This map contains data provided by the Monroe County Government. Any errors, omissions, or warranties are hereby disclaimed.

TanxplanDP

(prop zone)

Mar 15, 2017



City of Bloomington  
Controller's Office  
Geographic Information System

Scale: 1" = 800'



City of Bloomington, Indiana  
Geographic Information System

This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The topographic and planimetric information is based on aerial photography flown in March 1991 and March 1992. Updates from aerial orthorectification took place in April 1998, April 2005, March 2006, and April 2010. Information is updated by GIS technicians from development drawings, plans, and other sources. The accuracy of information contained in this document is based on National Mapping Standards, however it is NOT warranted.

The Corporation boundary reflects annexations effective January 1, 2017.  
Information and Technology Services Department  
2 January 2017

Proposed Annexation Areas  
Area 1B - South-West Bloomington (B)  
County Zoning Districts

Important Notice Regarding Utilities:  
The positions of underground utilities are shown schematically. For line locations in the area of Indiana University, call 812-855-3740. To have water, sewer, gas, telephone, and electric located, call 1-800-382-5544. To have cable television located, call 812-332-9185.

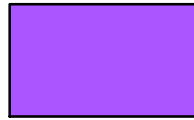




AG/RR



AP



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CA



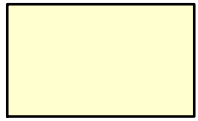
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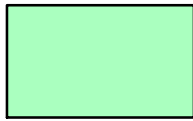
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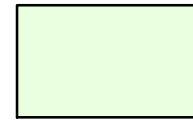
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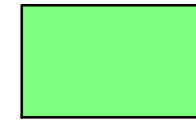
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QY



RE



RE1



RE2.5



REC



RM



RM15



RM7



RS



RS2



RS3.5



RS3.5/PRO6



RS4.5



SR



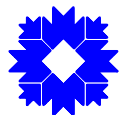
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WA



I



# County Zoning Legend

**NOTICE OF PUBLIC HEARINGS ON PROPOSED ANNEXATIONS  
BY THE CITY OF BLOOMINGTON, INDIANA**

Interested persons are hereby notified that on May 31, 2017, the Common Council of the City of Bloomington will hold a public hearing at 12:00 p.m. (noon) local time at Bloomington High School South (purple gym), 1965 S. Walnut Street, Bloomington, Indiana 47401, concerning several annexations being considered by Bloomington under the following proposed Ordinances:

Ordinance No. 17-09 (South-West A Bloomington Annexation);  
Ordinance No. 17-10 (South-West B Bloomington Annexation);  
Ordinance No. 17-11 (South-West C Bloomington Annexation);  
Ordinance No. 17-12 (South-East Bloomington Annexation);  
Ordinance No. 17-13 (North Island Bloomington Annexation);  
Ordinance No. 17-14 (Central Island Bloomington Annexation);  
Ordinance No. 17-15 (South Island Bloomington Annexation);  
Ordinance No. 17-16 (Northeast Bloomington Annexation); and  
Ordinance No. 17-17 (North Bloomington Annexation).

The proposed Ordinances and corresponding fiscal plans, and the legal descriptions and maps of the annexation areas, are all available for inspection by the public during regular business hours at the Bloomington City Hall, 401 North Morton Street, Bloomington, Indiana 47404. Copies are also available on the City's annexation website, located at [bloomington.in.gov/annex](http://bloomington.in.gov/annex). The City reserves the right to amend the annexations, fiscal plans, and/or Ordinances prior to taking final action. The City is authorized to consider these annexations in accordance with Indiana Code § 36-4-3.

At such hearings, all interested parties will have an opportunity to testify as to the proposed annexations, and the hearings may be adjourned to a later date or dates.

Dated this 30th day of March, 2017.

City of Bloomington, Indiana

3160730

**EXHIBIT E**

**BLOOMINGTON\_189628**



## FISCAL PLAN SUMMARY SOUTH-WEST B BLOOMINGTON ANNEXATION

The City of Bloomington is considering annexing nine\* separate areas currently located outside of but contiguous to the City. If adopted, these annexations would not take effect until January 1, 2020. As a part of the process, the City engaged Reedy Financial Group P.C., which specializes in local government finance, to work with City departments to analyze and prepare a written fiscal plan and definite policy for the extension of City services to each annexation area, as well as the estimated effect on taxpayers, municipal finances, and other political subdivisions. The specific ordinance and fiscal plan resolution numbers for these nine annexations are as follows:

Area	Name	Ord. No.	Fiscal Plan Res. No.
1A*	South-West A	Ord 17-09	Res 17-16
1B*	South-West B	Ord 17-10	Res 17-17
1C*	South-West C	Ord 17-11	Res 17-18
2	South-East	Ord 17-12	Res 17-19
3	North Island	Ord 17-13	Res 17-20
4	Central Island	Ord 17-14	Res 17-21
5	South Island	Ord 17-15	Res 17-22
6	Northeast	Ord 17-16	Res 17-23
7	North	Ord 17-17	Res 17-24

This document provides a detailed summary of information set forth in each fiscal plan resolution. A complete copy of the fiscal plan is available on the City’s website dedicated to the proposed annexations, located at [bloomington.in.gov/annex](http://bloomington.in.gov/annex).

### FISCAL PLAN FORMAT & OVERVIEW

The fiscal plan generally includes three parts. The first part provides a comprehensive review of the annexation areas and overall plan for the extension of City services, including:

- an overview of the proposed annexation areas and their growth and development;
- maps of the individual annexation areas;
- basic data for the annexation areas, including property tax rate information, population estimates, and road miles;
- a description of the services provided by the City by department, with the overall estimated additions for each department as a result of the comprehensive annexation proposal, and the timing of providing those services to the annexation areas;
- an estimate of the combined revenue for all annexation areas, followed by the overall range of estimated noncapital and capital costs by department, and the projected

\* The areas being considered are the same areas originally proposed as seven separate annexations, with Area 1 now split into three separate areas: 1A, 1B, and 1C.

- range of combined revenues compared against costs;
- the estimated impact on taxes and revenues for other impacted taxing units in the County, including information related to current revenue, reductions in service responsibilities for other fire providers, and available cash balances; and
- data on the average estimated financial impact on landowners, including tax rates of comparable municipalities.

The second part of the fiscal plan provides a detailed breakdown of projected noncapital and capital costs by department, estimated revenue, and estimated revenue compared to costs for each separate annexation.

Part three of the fiscal plan includes a list, for each annexation, of all parcels in the annexation territory, including the owner name, parcel identification number, most recent assessed value, and whether the City has identified a waiver of the right to remonstrance for the respective parcels. In addition, as discussed below, the City has prepared a parcel-by-parcel analysis of the estimated financial impact of the annexation, which is also available on the website at [bloomington.in.gov/annex](http://bloomington.in.gov/annex).

#### **EXTENSION OF SERVICES**

As is more fully outlined in the fiscal plan, all City noncapital services (such as police and fire protection, street and road maintenance, etc.) will be provided within one year of the effective date, and in some instances immediately upon the effective date. For example, the City would immediately begin providing fire service in 2020 in all areas currently included in a fire protection district. All City capital services (such as street construction, street lighting, storm water drainage, etc.) will be provided to the annexation areas within three years of the effective date.

The table below itemizes the capital and non-capital municipal services of the City by department, and shows the projected date that those services will be provided. Further details are provided in the fiscal plan for each annexation, as noted above.

Service/Department	Non-Capital Services Provided Within (from effective date)	Capital Services Provided Within (from effective date)
Legal	1 year	N/A
Controller	1 year	N/A
Community & Family Resources	1 year	N/A
Parks	1 year	3 years
Human Resources	1 year	3 years
Mayor	Immediately	N/A
Public Works	1 year	3 years
Housing & Neighborhood Development	1 year	3 years
Planning & Transportation	1 year	N/A

Information Technology	1 year	3 years
Economic & Sustainable Development	1 year	N/A
Common Council	Immediately	N/A
City Clerk	Immediately	N/A
Police	1 year	3 years
Fire	Immediately within fire district, otherwise 1 year	Immediately within fire district, otherwise 3 years
Utilities	1 year	3 years
Transit	1 year	3 years

In all cases, the level of services will be provided in a manner consistent with how they are provided to similarly situated areas of the City, or as is otherwise required by applicable law. The total estimated costs will depend on the areas ultimately annexed, but the City anticipates hiring additional personnel for Fire, Police, Utilities, Public Works, Planning, Parks, Information Technology, Human Resources, Housing & Neighborhood Development, and/or the Community & Family Resources Departments. Examples of major proposed capital expenditures for the annexations include, among other expenses, the construction of two new fire stations and the expansion of a current station with related fire equipment and engines, street and sanitation equipment (e.g., trash service trucks), and funding for new trails and parks.

The fiscal plan's total estimated ranges of noncapital and capital costs for the first year (assuming full capital expenditures in year 1) for each department are set forth in the table below. A further breakdown of each department and each annexation area for the first four years following the effective date is set forth in the fiscal plan.

Service/Department	Total Estimated Range of Non-Capital Costs	Total Estimated Range of Capital Costs
Legal	\$3,000 - \$25,000	N/A
Controller	\$0 - \$76,000	N/A
Community & Family Resources	\$77,500 - \$230,000	N/A
Parks	\$87,400 - \$349,600	\$2,235,000 - \$5,800,000
Human Resources	\$72,834 - \$73,334	\$2,500 - \$5,000
Mayor	N/A	N/A
Public Works	\$881,608 - \$1,315,668	\$3,910,075 - \$4,947,100
Housing & Neighborhood Development	\$128,055 - \$255,110	\$48,846 - \$97,692
Planning & Transportation	\$1,302,676 - \$1,914,295	N/A
Information Technology	\$74,000 - \$96,300	\$178,500 - \$214,200
Economic & Sustainable Development	\$25,000 - \$50,000	N/A
Common Council	N/A	N/A
City Clerk	N/A	N/A
Police	\$780,244 - \$1,076,205	\$507,440 - \$649,880
Fire	\$4,303,881 - \$4,338,881	\$6,415,000 - \$9,610,000

Utilities	N/A	N/A
Transit	\$160,000	\$130,000

The City anticipates issuing a bond in the first year the annexations become effective, payable from the revenue stream from the annexations (i.e., as a part of the already anticipated new revenue, not as a separate tax rate), for the capital costs. In this way, the City will have the funding available for the capital expenditures as soon as the annexations become effective. The funds will be available for the capital costs as the projects are ready for purchase or construction.

### FINANCIAL IMPACT

Annexations add a municipal “layer” of property taxes to the existing tax layers on a property (school, county, township, library, etc.), and the City anticipates that most properties in the annexation areas will experience a tax increase after the annexations are effective. In other words, if properties are annexed effective 2020, they would begin paying the City’s tax “layer” with their 2021 property tax payment.

The estimated property tax rates pre- and post- annexation (including with the proposed bond issue) from the fiscal plan, broken down by which township a property is located within, is as follows:

Township	Proposed Annexation Areas	Pay 2016		Pro Forma Post Annexation Tax Rates
		Unincorporated Taxing District Property Tax Rate	Pay 2016 Incorporated Taxing District Property Tax Rate	
Bloomington Township	1,2,3,6,7	\$1.4823	\$2.0677	\$2.0303
Perry Township	1,2,4,5	\$1.3258	\$2.0639	\$2.0432
Richland Township	1	\$1.6637	\$2.4287	\$2.3913
Van Buren Township	1	\$1.4712	\$2.0991	\$2.0617
Benton Township	2	\$1.2919	Not Applicable	\$2.0252
Salt Creek Township	2	\$1.3306	Not Applicable	\$2.0424

The fiscal plan includes data showing that these post-annexation rates for Bloomington are substantially lower than the rates paid by property owners in other cities and towns (and even some unincorporated areas) around the state. As the tables below demonstrate, property taxes in Bloomington are the lowest of surrounding cities and towns, and the second lowest of the 21 largest cities in Indiana.



2016 Taxing District Rate Comparison			
Rank	City/Town	County	2016 Taxing District Rate (2)
1	Indianapolis	Marion	\$ 4.0970
2	Franklin City	Johnson	\$ 3.6754
3	Bedford City	Lawrence	\$ 3.5631
4	Columbus City	Bartholomew	\$ 2.9509
5	Seymour City	Jackson	\$ 2.5387
6	Ellettsville Town	Monroe	\$ 2.4120
7	Martinsville City	Morgan	\$ 2.3719
8	<b>Bloomington City</b>	<b>Monroe</b>	<b>\$ 2.0639</b>

2016 Taxing District Rate Comparison			
Rank	City	County	2016 Taxing District Rate (2)
1	Gary	Lake	\$ 6.2463
2	South Bend	St. Joseph	\$ 6.0672
3	Muncie	Delaware	\$ 5.0140
4	Anderson	Madison	\$ 4.8811
5	Hammond	Lake	\$ 4.7641
6	Mishawaka	St. Joseph	\$ 4.4296
7	Terre Haute	Vigo	\$ 4.2150
8	Indianapolis	Marion	\$ 4.0970
9	Kokomo	Howard	\$ 3.8332
10	Elkhart	Elkhart	\$ 3.7624
11	Evansville	Vanderburgh	\$ 3.4512
12	Jeffersonville	Clark	\$ 3.3757
13	Fort Wayne	Allen	\$ 3.3722
14	Noblesville	Hamilton	\$ 2.7811
15	Lawrence	Marion	\$ 2.7434
16	Columbus	Bartholomew	\$ 2.5305
17	Lafayette	Tippecanoe	\$ 2.4224
18	Fishers	Hamilton	\$ 2.1175
19	Carmel	Hamilton	\$ 2.0706
20	<b>Bloomington</b>	<b>Monroe</b>	<b>\$ 2.0639</b>
21	Greenwood	Johnson	\$ 1.9798

The fiscal plan also provides that many property owners will also see offsets against the post-annexation tax rates, including:

- credits based on tax caps (no one will pay property taxes of more than 1% of the assessed value for their residential homestead, regardless of whether inside or outside of the City);
- lower potential insurance costs due to the City's strong ISO rating for fire service;
- decreases in stormwater fees and water charges, which are both lower for City residents;
- a potential increased federal income tax deduction;
- homeowners over 65 with a homestead assessed value under \$160,00 and adjusted gross income less than \$30,000 will experience no more than a 2% increase in their property taxes in any year; and

- property assessed as agricultural would not see a property tax increase from the annexation while it remains agricultural.

The annexation areas also will not pay for any existing City debt, meaning the annexation areas will pay a lower City tax rate than property owners in the City currently. As referenced above, as part of the fiscal plan Reedy Financial Group has prepared a detailed parcel-by-parcel analysis of the anticipated fiscal impact from annexation. This parcel-by-parcel analysis is available on the City’s annexation website, [bloomington.in.gov/annex](http://bloomington.in.gov/annex).

The fiscal plan also includes the estimated impact on the revenues of other taxing units in the county. The total estimated impact on each of these taxing units according to the fiscal plan, if all currently proposed areas are annexed, is set forth in the table below.

Unit	Total Revenue	Projected Revenue	% Projected	Total Budget for All Funds
		Impact from Annexation	Revenue Impact from Annexation	
Monroe County	\$ 59,667,020	\$ (1,286,033)	-2.2%	\$ 59,717,806
Town of Ellettsville	\$ 3,622,700	\$ (36,456)	-1.0%	\$ 3,692,383
Town of Stinesville	\$ 34,543	\$ (243)	-0.7%	\$ 60,437
Monroe County Schools	\$ 113,394,167	\$ (256,051)	-0.2%	\$ 118,974,451
Richland- Bean Blossom Community Schools	\$ 27,144,370	\$ (52,344)	-0.2%	\$ 27,344,053
Monroe County Public Library	\$ 9,141,548	\$ (116,816)	-1.3%	\$ 9,826,911
Benton Township	\$ 470,434	\$ (4,576)	-1.0%	\$ 417,599
Bloomington Township	\$ 1,878,734	\$ (268,006)	-14.3%	\$ 2,371,137
Perry Township	\$ 846,827	\$ (12,706)	-1.5%	\$ 1,044,820
Richland Township	\$ 1,036,586	\$ (224,462)	-21.7%	\$ 1,206,503
Salt Creek Township	\$ 324,912	\$ (10,729)	-3.3%	\$ 254,403
Van Buren Township	\$ 2,593,739	\$ (950,443)	-36.6%	\$ 2,447,029
Perry Clear Creek Fire Protection District	\$ 2,329,167	\$ (753,542)	-32.4%	\$ 2,371,500
Monroe County Solid Waste District	\$ 2,032,111	\$ (13,616)	-0.7%	\$ 2,723,277

The City anticipates that a substantial portion of the revenue losses to these taxing units can be offset by a decrease in service responsibility. For example, according to the fiscal plan the biggest impact as a percentage of existing budgets is to fire departments currently responsible for serving the respective annexation areas. Following annexation, the fire departments will no longer be responsible for serving those areas. While the decrease in service responsibility can be calculated in different ways, the table below shows the fiscal plan’s estimated decrease based on the net assessed value of the areas they no longer must serve.

Fire Provider	Decrease in Service Responsibility (based on net assessed value)
Bloomington Township	26.53%
Richland Township	29.76%
Van Buren Township	44.89%
Perry Clear Creek Fire Protection District	44.42%

Moreover, where appropriate, the City is willing to work with the existing fire providers on the potential transfer of existing assets and facilities in a manner that is in the best interest of both fire departments and the newly annexed areas. And while the City cannot guarantee employment to any individual or group and there are numerous factors that must be weighed in hiring decisions, the City intends to provide a point preference in the scoring system to township firefighters whose jobs may be impacted by the annexations. This preference is permitted by IC 36-8-4-10(b)(3), and would provide a scoring advantage to a township firefighter impacted by the annexations over another similarly qualified candidate.

All residents in the annexation areas will also continue to pay property taxes to Monroe County for county services, as current City residents do. In other words, all City residents will continue to support county services like the Monroe County Courts System, County Jail, Sheriff's Office, and even the County road system located outside of the City. Monroe County will also have the option of keeping its full tax levy after annexation, meaning there is not an automatic decrease in its property tax levy that coincides with decreased responsibility. The primary services currently provided by the County in the annexation areas that would become the responsibility of the City include police protection, road maintenance, stormwater, planning, sanitation, and economic development services. The fiscal plan indicates that the County's loss of revenue from annexation is largely a result of the tax caps and a share of levy related funding for services to the annexation area – like the gasoline taxes for road funding – being shifted to the City along with the service responsibility. However, according to the fiscal plan, the total revenue loss to the County (\$2,206,067) is still less than new revenue gained by the County beginning with the 2017 local income tax allocation (\$2,391,864) – a net gain to the County of \$187,797, regardless of the loss of responsibility for some services in the annexation areas. The fiscal plan also shows that the County's certified share of county option income taxes after annexation is still expected to grow from \$10.3 million in 2016 to \$11.5 million by the fourth year of annexation – meaning the County is expected to gain a \$1.2 million increase in COIT revenue by year four even after annexation. The fiscal plan also identifies over \$60 million in cash reserves (estimated to be an extra \$7.4 million since the beginning of 2016) that could be available to the County to assist in the transition.

For a detailed breakdown of the impacts from annexation, please see the full fiscal plan at [bloomington.in.gov/annex](http://bloomington.in.gov/annex). The City reserves the right to update or amend the fiscal plans, as appropriate.