

ANNEXATION RESOLUTION NO. R-_____

**A RESOLUTION OF THE COMMON COUNCIL SETTING
FORTH THE POLICY OF THE CITY IN REGARD TO THE LA
CABREAH VOLUNTARY ANNEXATION.**

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

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

WHEREAS, the Common Council of the City of Fort Wayne has before it an Ordinance for the annexation of the La Cabreah Voluntary Annexation Area, more specifically described as follows, to-wit:

Beginning at the Southwest corner of the Northeast Quarter of Section 33, T32N, R12E, this point also being the Southwest corner of the Secondary Plat of Eagle Lake, Section V, as recorded in Plat Cabinet C, Page 8, in the Office of the Recorder of Allen County, Indiana; also being the Northwest corner of the Secondary Plat of Eagle Lake, Section III, as recorded in Plat Cabinet B, Page 110, in the Office of the Recorder of Allen County, Indiana; thence Northerly, on and along the Westerly line of said Eagle Lake, Section V, on the following courses and distances; North 00 degrees 10 minutes 00 seconds East, a distance of 1129.45 feet (also being the current City of Fort Wayne Corporate Limits as established by Annexation Ordinance X-01-93); thence North 26 degrees 47 minutes 15 seconds East, a distance of 223.20 feet; to Northwest Corner of Eagle Lake, Section V, also being the Northeast Corner of the Secondary Plat of La Cabreah, Section III, as recorded in Plat Cabinet C, Page 37, in the Office of the Recorder of Allen County, Indiana (also being the current City of Fort Wayne Corporate Limits as established by Annexation Ordinance X-01-93); thence continuing North 26 degrees 47 minutes 15 seconds East, projecting the previous line Northeasterly to the North right-of-way line of Badiac Road (also being the current City of Fort Wayne Corporate Limits as established by Annexation Ordinance X-01-93); thence Westerly on and along the North right-of-way line of Badiac Road to the East boundary of the Secondary Plat of La Cabreah, Section III; thence Northerly on and along said East boundary to the Northeasterly corner of Lot 99 in the Secondary Plat of La Cabreah, Section III, , said point also being the Southeast corner of the Secondary Plat of La Cabreah, Section IV, as recorded in Plat Cabinet C, Page 85, in the Office of the Recorder of Allen County, Indiana; thence on and along the East boundary of La Cabreah,

1 Section IV, on the following courses and distances; North 00 degrees 10 minutes 03
2 seconds East, a distance of 1211.94 feet to the North One-quarter corner of said Section
3 33, said point also being the South Quarter corner of Section 28 as found marked by a rail
4 post; thence North 00 degrees 05 minutes 56 seconds East along the North-South
5 centerline of Section 28, a distance of 241.20 feet to the Northeast corner of La Cabreah,
6 Section IV; thence North 00 degrees 05 minutes 56 seconds East, a distance of 33.80 feet
7 along the Eastern most line of Block "S" to the Northeast corner of the Secondary Plat of
8 La Cabreah, Section VII, as recorded in Plat Cabinet E, Page 74, in the Office of the
9 Recorder of Allen County, Indiana; thence on and along the boundary of La Cabreah,
10 Section VII, on the following courses and distances; North 89 degrees 30 minutes 28
11 seconds West, a distance of 511.39 feet; thence North 59 degrees 29 minutes 10 seconds
12 West, a distance of 455.12 feet; thence North 89 degrees 25 minutes 56 seconds West, a
13 distance of 415.00 feet; thence South 00 degrees 04 minutes 33 seconds East, a distance
14 of 112.52 feet to the as platted Northwest corner of Lot 209; thence North 89 degrees 32
15 minutes 31 seconds West, a distance of 51.79 feet (Reference Allen County, Indiana
16 Recorder's Office Document Number 2012056509); thence continuing North 89 degrees
17 32 minutes 31 seconds West, projecting a line to the west boundary of the abandoned
18 Fort Wayne, Jackson & Saginaw Railroad (Reference Allen County, Indiana Recorder's
19 Office Document Number 206013366); thence Southerly on and along the West boundary
20 of the abandoned Fort Wayne, Jackson & Saginaw Railroad Parcels(PIN
21 #020233151002000057 and PIN #020228351002000057) to the Northeast corner of the
22 Final Plat of Woodmont, Section 5, as recorded in Plat Book 41, Pages 54-57 within
23 current City of Fort Wayne Corporate Limits as established by Annexation Ordinance X-01-
24 93; thence Easterly on and along the current City of Fort Wayne Corporate Limits as
25 established by Annexation Ordinance X-01-93 to the Point of Beginning. Containing 105
26 acres, more or less. (see attached map)

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

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

25 SECTION 2: That it is the policy of the City of Fort Wayne to follow the
26 annexation's FISCAL PLAN for said described territory, as prepared by the Division of
27 Community Development, which is incorporated herein. Two copies of said FISCAL PLAN
28 are on file in the office of the Clerk of the City of Fort Wayne and are available for public
29 inspection as required by law.
30

[illegible]

Fiscal Plan – July 2017

W Dupont Rd

E. DuPont Rd.

FOR PAKISTAN

W Coliseum Blvd

E Coliseum Blvd

SPY NEWS, NOW

E Washington Blvd.
Maumee Ave

W Washington Blvd
W Jefferson Blvd

Lafayette St
S Clinton St

Illinois Rd



City of Fort Wayne, Indiana - Tom Henry, Mayor

Draft

Map 1a: La Cabreah Voluntary Annexation Area

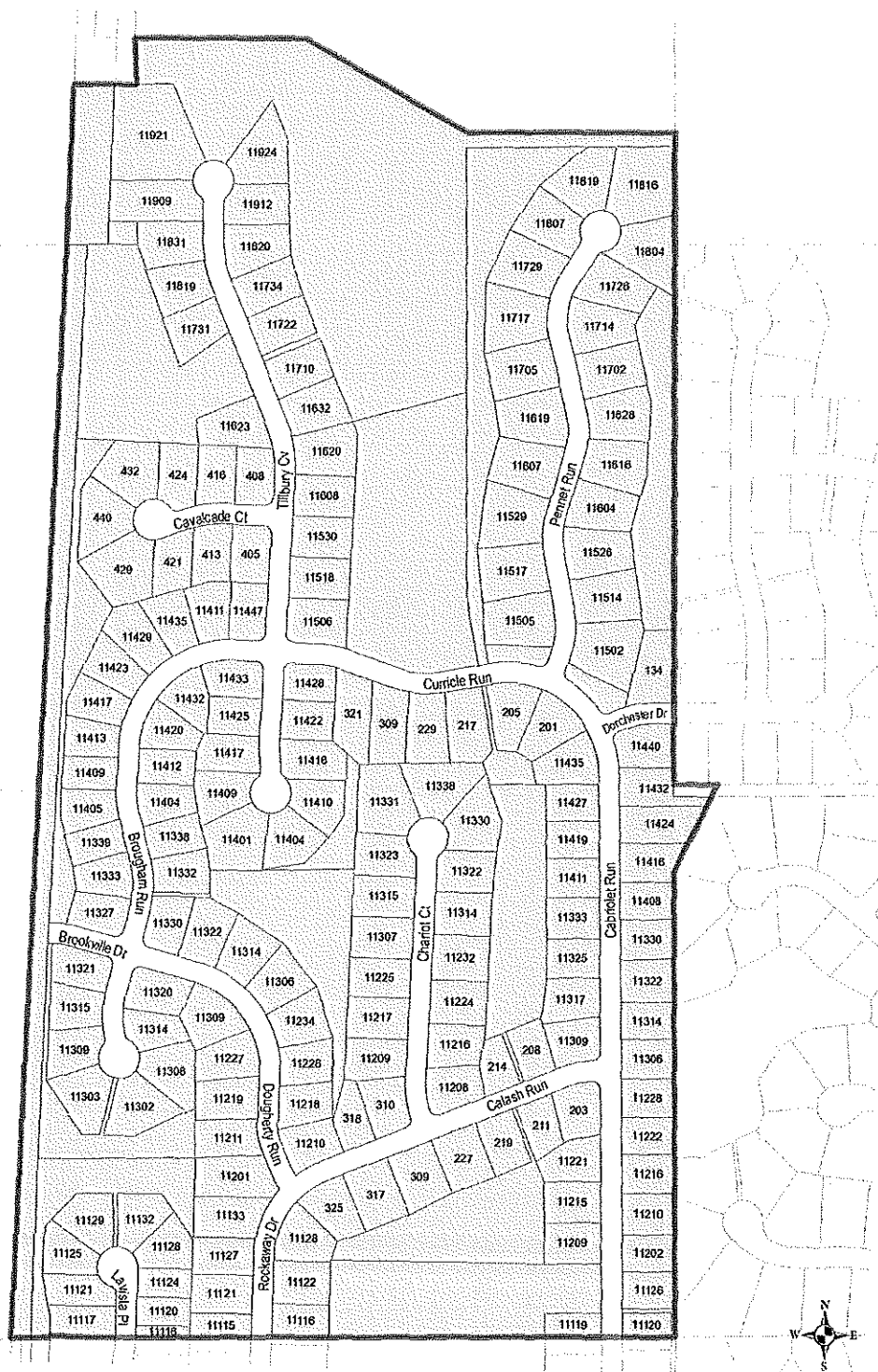


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Legal Description

List of Parcels of Property in the Annexation Area

Draft

SECTION ONE: BASIC DATA

Location

The La Cabreah Voluntary Annexation area is located north of the current City boundary that includes parts of La Cabreah Section 1 and La Crista Villas of La Cabreah. The west boundary follows the west right-of-way boundary of the Pufferbelly Trail and the remaining east and north boundary follows the outward boundaries of La Cabreah Sections 4 and 7 as they were recorded with the Allen County Recorder's office. Reference Map1a: La Cabreah Voluntary Annexation Area on page 3.

Size

The La Cabreah Voluntary Annexation area is approximately 105 acres.

Population

According to the Census Bureau the population of La Cabreah Voluntary Annexation area is estimated at 502.

Buildings

There are currently 174 single-family residences within the La Cabreah Voluntary Annexation area.

Patterns of Land Use

The La Cabreah Voluntary Annexation area includes developed single-family residential lots, and open space consisting of neighborhood common areas and ponds. The land use pattern is summarized below in Table 1a. Reference Map 1b: Land Use on page 8.

Table 1a: Land Use

LAND USE	ACRES	PERCENT
Residential	60.40	57.52
Vacant (Open Space)	32.34	30.81
Right-of-Way	12.25	11.67

Zoning

The La Cabreah Voluntary Annexation area contains two (2) zoning classifications. A map detailing these classifications is located within the offices of the Allen County Department of Planning Services. The annexation area is comprised primarily of single family residential zoning. The small area that is zoned agricultural is designated right-of-way for the Pufferbelly trail and is exempt from property taxes.

Reference Map 1c: Zoning on page 9. Following annexation, this area will be under the jurisdiction of the City of Fort Wayne Plan Commission and the Zoning Classifications will be as follows in Table 1b.

Table 1b: Zoning Classifications

COUNTY ZONING DESIGNATION	CITY ZONING DESIGNATION
A1 – Agricultural	AR – Low Intensity Residential
R1 – Single Family Residential	R1 – Single Family Residential

Assessed Value

In 2017, the total assessed value for real estate in the La Cabreah Voluntary Annexation area was \$52,208,900. The net assessed value for the area is \$28,690,577; a figure that reflects the total assessed value reduced by exemptions, deductions and abatements. The vast majority of the tax base in the annexation area is classified as Homestead Residential and is covered by the 1% tax cap. Following changes in property taxation law, most significantly the application of tax caps, assessed value of real estate is classified by the level of cap used to derive a Circuit Breaker Credit for property owners. The assessed value for each classification is summarized in the table below. Note that land assessed as agricultural is exempt from municipal property tax following an annexation and is therefore broken out in the summary in Table 1c.

Table 1c: Property Assessed Value

PROPERTY CLASSIFICATION	TOTAL ASSESSED VALUE	TAX CAP
Homestead Residential	\$1,441,600	1%
Non-Homestead Residential	\$590,900	2%
Non-Residential	\$168,300	3%
Agriculture	\$8,100	2%
Total:	\$52,208,900	

Council District

The La Cabreah Voluntary Annexation area will be assigned to City Council District 3, subject to any later statutorily required reapportionment. Reference Map 1d: City Council Districts on page 10.

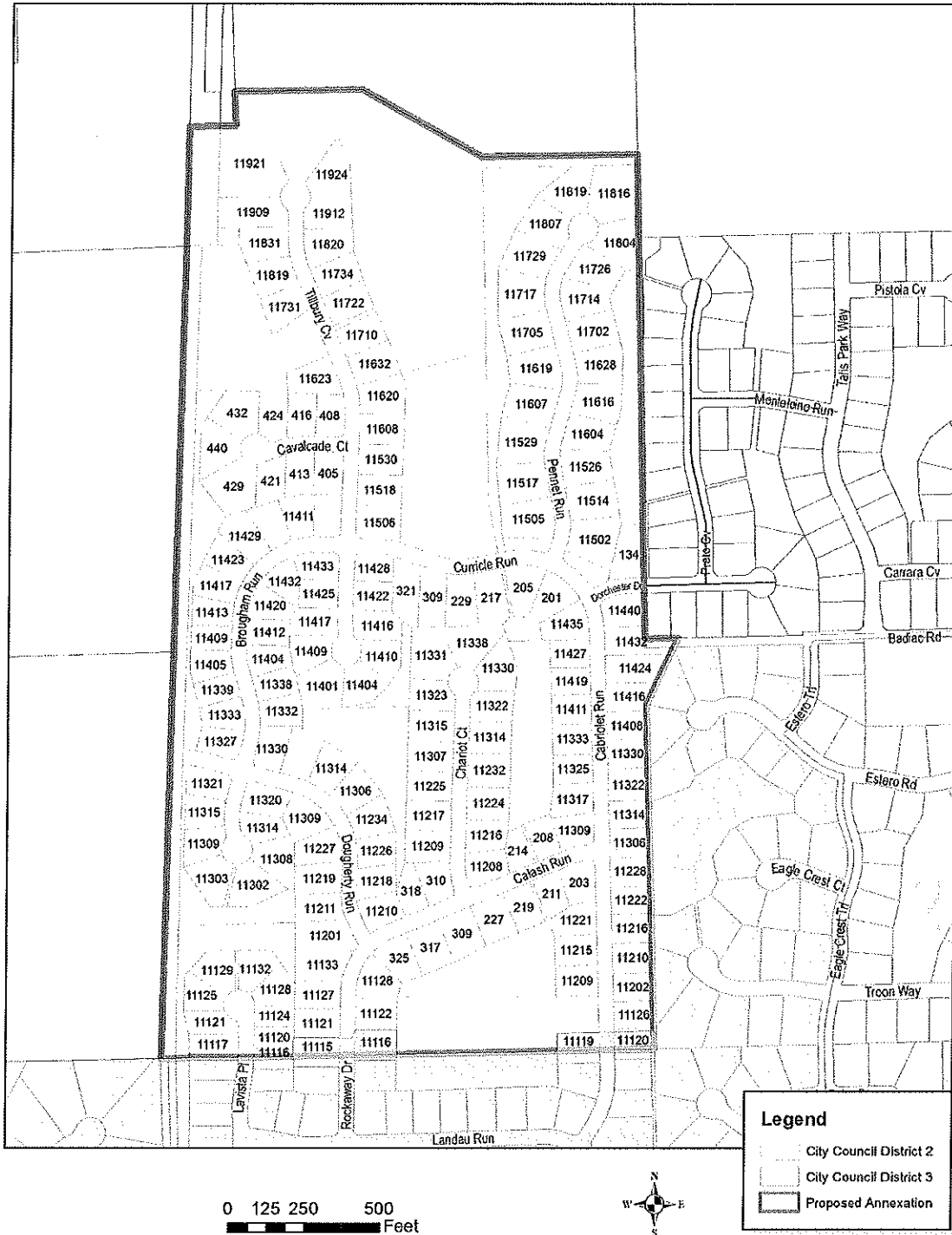
Map 1b: Land Use



Map 1c: Zoning



Map 1d: City Council District



SECTION TWO: STATE LAW REQUIREMENT

The process of annexation by a municipality is set forth in state law. In accordance with Indiana Statute, IC 36-4-3-5, the City of Fort Wayne is pursuing the La Cabreah Voluntary Annexation in response to a petition submitted by residents of the annexation area.

State law stipulates that residents may request an ordinance to annex by presenting a petition to a municipality that has been signed by at least fifty-one percent (51 percent) of the owners of land or by the owners of seventy-five percent (75 percent) of the total assessed value of the land, in the territory seeking annexation (IC 36-4-35). The territory petitioning to be annexed must be contiguous to the municipality, in that at-least one-eighth (1/8) of the aggregate external boundaries of the territory coincides with the boundaries of the annexing municipality (IC 36-4-3-1.5).

In response to the petition, the municipality must prepare a written fiscal plan. The fiscal plan must provide cost estimates of the services to be furnished to the annexed territory, together with the methods of financing such services.

On May 31, 2018 the residents of La Cabreah and La Crista neighborhoods formally filed a petition requesting an ordinance to annex, consisting of 90 signatures (51.7 percent of residents within the annexation area) with the Clerk of the City of Fort Wayne. The purpose of this voluntary annexation is to extend the services provided by the City, including 24-hour staffed fire protection, solid waste, and leaf and snow removal to the remaining residents of the La Cabreah and La Crista neighborhoods that are currently outside of the corporate boundary.

Conclusion

The City of Fort Wayne should annex the La Cabreah Voluntary Annexation area because it meets state law contiguity requirements, a petition to annex was filed by at least fifty-one percent (51%) of the area's property owners, it supports Fort Wayne's growth policy, will support economic development, will provide a more equitable tax liability among metropolitan area residents, and will allow for improved and more efficient service provision.

SECTION THREE: MUNICIPAL SERVICES

This section of the La Cabreah Voluntary Annexation Fiscal Plan forecasts the costs and methods of financing services for the annexation area. This section demonstrates how the City of Fort Wayne will satisfy the requirements of Indiana law in provision and financing of services, in an equitable manner. The municipal services were analyzed according to the needs of the Annexation area, the costs of providing services and funding sources. It should be noted that the costs of providing the services have been rounded off to the nearest dollar and are calculated at the current dollar value.

All non-capital planned services provided by the City, including but not limited to, police protection, fire protection, street and road maintenance will be provided within the La Cabreah Voluntary Annexation area upon the effective date of the annexation. The capital improvements identified in this section ensures that La Cabreah Voluntary Annexation area will be in compliance with the adopted uniform standards within the corporate boundaries of the City of Fort Wayne. Completion of these capital improvements will be provided within three (3) years after the effective date of the annexation. The effective date of service and projected completion of capital improvements satisfies the provisions of Indiana Code 36-4-3-13.

As provided in Indiana Code 36-4-3-13, all services performed by the City of Fort Wayne, capital and non-capital, shall be provided in the same manner as those services that are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state and local laws, procedures, and planning criteria.

Police

The Fort Wayne Police Department provides public safety services that focus on preservation of life and property, crime prevention, detection and apprehension of criminal offenders and assistance for those who cannot care for themselves or who are in danger of physical harm. The department also assists with day-to-day resolution of conflicts among family, friends, neighbors and generally preserving a feeling of security in the community. The Police Department is involved in legal work, such as participation in court proceedings and the protection of constitutional rights of citizens. It is also responsible for traffic control and promoting civil order. Police services will be provided in the La Cabreah area immediately upon the effective date of annexation.

A Deputy Chief and Captain are commanding officers in each Quadrant in Fort Wayne. These commanders are available to all residents living in the area served and will attend the Area Partnership meetings so that they can meet one on one with neighborhood residents and leaders of the Quadrants. Police operations officers will respond to calls for service as well as provide proactive criminal patrol and traffic enforcement/control. An officer will also be assigned as a Neighborhood Liaison Officer to the active neighborhoods of the La Cabreah annexation area. The Detective Bureau and Vice/Narcotics section will assist commanding and operations officers with criminal investigations in the area. The La Cabreah Voluntary annexation area will be incorporated into the Adam District of the Northwest Quadrant, of the City's Police Department.

There were 40 calls for service within the annexation area for 2017. The cost to provide protection within the area will be approximately \$13,600.00 per year. This cost is based on the average cost of \$340.00 per service call multiplied by the number of calls within the area for 2017. The City's Police

Department has determined that the number of calls for service within the area can be absorbed by the existing workload. No new staff or equipment will be required for this annexation. Funding for police services in the annexation area will be derived primarily from local property taxes through the general fund.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$0		\$0
Operational:	\$13,600		\$13,600

Fire Protection

The Fort Wayne Fire Department (FWFD) will be responsible for providing fire protection services to the La Cabreah Voluntary Annexation area immediately upon annexation. The services provided include fire suppression, technical rescue, water rescue, hazardous materials response, fire prevention, inspection, EMS support, and public education.

There were 38 calls for service from 2013-2017 within the annexation area to which the Huntertown Fire Department was dispatched. Prior to annexation the Fort Wayne Fire Department has maintained a mutual aid agreement with the Huntertown Fire Department in which Fort Wayne Fire Department has agreed to maintain a level of preparedness to assist the Huntertown Fire Department on a request for service basis. During the annexation process the Fort Wayne Fire Department expanded upon this agreement to provide automatic mutual aid, in which they will respond automatically to an emergency and not just upon request. The automatic mutual aid agreement will remain in effect until either the annexation effective date of January 1, 2020 or the date of rejection for annexation. The La Cabreah annexation area will be absorbed into the service territory of Station 16 Battalion 13 to ensure that the area is served by the Fort Wayne Fire Department in a manner that is the same as the services delivered elsewhere in the City.

It was determined by the Fort Wayne Fire Department that the projected increase in operating costs per year would be \$0 for the annexation area. This negligible cost for service is due to the level of services already being provided by the department to the annexed area.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$0		\$0
Operational:	\$0		\$0

Emergency Medical Service (EMS)

Currently, the Three Rivers Ambulance Authority provides ambulance service for the City of Fort Wayne. Properties in the La Cabreah Voluntary Annexation area will receive full advanced life support ambulance service immediately following annexation.

A number of ambulances are stationed throughout the City, twenty-four hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched. The

Fort Wayne Fire Department is available to provide support for EMS incidents throughout the City. This support will be provided to the La Cabreah area from fire station 16.

Emergency Medical services are financed by user fees. The fees for ambulance service are shown in Table 4a: EMS Fees.

Table 4a: EMS Fees

SERVICE	FEE
Advanced Life Support Emergency Base (Priority 1, 2 and 6)	\$1,464.00
Basic Life Support Emergency Base (Priority 3, 4 and 7)	\$1,172.00
Emergency and Non-Emergency Mileage	\$17.00 per mile
Response, No Haul	\$394.00
Mutual Aid	\$1,442.00
Scheduled Non-Emergency	\$1172.00
Unscheduled Non-Emergency	\$1172.00

Source: Three Rivers Ambulance Authority 2018

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$0		\$0
Operational:	\$0		\$0

Animal Care and Control

The Fort Wayne Department of Animal Care and Control (FWACC) will provide various services that include, but are not limited to the sheltering of stray animals, response to public animal complaints and emergencies, 24-hour service (seven days a week, 365 days a year); canvassing for unconfined strays, trap rental, pet adoption, administration of the State Health Codes, and a humane education program. These services will be provided in the same manner as in other areas within the City.

FWACC has projected that there will be a minimal increase in field service calls, animal intake or bite cases. FWACC already responds to calls for service within the La Cabreah area and will shelter animals delivered by the citizens or by the Allen County Police Department, from the area. FWACC is already on contract to provide processing services for bite cases within the area, for the Allen County Board of Health.

It was determined by the Department of Animal Care & Control that there will be no increase in personnel, resources or annual operating costs, to serve the annexation area. This is due to the level services already being provided by the department and the small number of citizens and pets involved in the area to be annexed.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$0		\$0
Operational:	\$0		\$0

Neighborhood Code Compliance

Neighborhood Code Compliance (NCC) is a service provided through the Community Development Division. The role of NCC is to ensure that properties are maintained up to City Code, Chapters 150 and 152. These Chapters are set forth to ensure compliance of safe housing and commercial building standards, and proper maintenance of yards and trees. These services will be provided in the same manner as in other areas within the City.

The Neighborhood Code Compliance Department will assign the area of the La Cabreah Voluntary annexation to District 11, which currently serves the sections of the La Cabreah neighborhood that are already within city limits. NCC has determined that there will be no increase in personnel, resources or annual operating costs, to serve the annexation area. This is due to the small number of properties within the area.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$0		\$0
Operational:	\$0		\$0

Streets and Roads

The Fort Wayne Street Department is responsible for the general maintenance of all of the public streets designated in the City's right of way. General maintenance includes snow and ice removal, leaf pick up, right-of-way mowing, sidewalk repair and surface maintenance.

The incorporation of the La Cabreah Voluntary Annexation area will add 174 residential properties and 1.87 miles of local streets to the current municipal system. The Fort Wayne Street Department has determined that the annual cost incurred by the City for gas, repairs, maintenance and materials (consisting of stone, sand, salt, asphalt and miscellaneous supplies) to be \$19,000. The source of funding for street maintenance is the Street Department budget, which is funded through the Motor Vehicle Highway (MVH) Fund.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$0		\$0
Operational:	\$19,000		\$19,000

Traffic Operations and Street Lighting

The City's Traffic Engineering Department provides installation and maintenance of street lights and traffic controls such as stoplights and pavement markings. The department also provides city residents an avenue for traffic calming petitions, including speed/volume studies, placement of street signs or alternative recommendations.

The standard for the City of Fort Wayne is to light every intersection in order to improve public safety by increasing visibility for road users. After an initial inventory and assessment of the La Cabreah Voluntary Annexation area the City Light Division is recommending one additional light to be installed at the intersection of Curricle Run and Dorchester Drive, in order for the area to comply with City standards. Additionally four service points are in need of replacement and poles are in need of painting. The City has determined that these improvements will be implemented within the first three years from the annexation effective date and has estimated the cost to be \$11,000. These capital costs will be funded predominantly with property and income taxes through the general fund. Upon approval of the annexation the City will also assume responsibility for the cost of providing power to the 30 street lights within the area. The annual operational cost for the street lights is estimated at \$1,655.00 per year, and will be funded with local property and income tax revenue through the general fund.

Future lighting improvements within the La Cabreah Voluntary Annexation area should include upgrading to new LED luminaires as the current light fixtures reach their end of service. These future improvements are currently estimated to cost \$9,300.00 and could reduce annual operational costs to approximately \$777.00 per year. Residents of the area may also petition for additional lighting that exceeds City standards; this includes mid-block lighting, ornamental lighting or underground wiring per State Statute. The City provides residents with the opportunity of cost-sharing or new project construction through existing city programs, for petitioned lighting.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$11,000		\$11,000
Operational:	\$1,655		\$1,655

Transportation Engineering Services

Transportation Engineering Services (TES) provides services that include right-of-way enforcement and data collection of pavement conditions and other roadway related infrastructure. TES also provides engineering support and design services to improve roadway infrastructure as the need arises. These services will be provided to the annexed area in the same manner as in other areas within the City. A petition process for sidewalk, curb and ADA curb ramp improvements will also be available to residents within the annexation area.

An assessment by TES staff has determined that the La Cabreah Voluntary Annexation area will add approximately 1.87 miles of local streets to the transportation network for which the City is responsible. All of the existing streets are asphalt with 2' concrete rolled curb and gutter.

Transportation Engineering Services has determined that there will be no increase in personnel, resources or annual operating costs to serve the annexation area. TES does not anticipate immediate improvements to the current roadway conditions and future maintenance and improvement projects for the area will be included within the broader framework of long range transportation priorities.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$0		\$0
Operational:	\$0		\$0

Solid Waste Disposal

The Fort Wayne Solid Waste Department provides oversight and manages contracts for residential garbage and curbside recycling collections within the City of Fort Wayne. Currently, Red River Waste Solutions provides residential garbage (including yard waste), and recycling collection. City trash collection occurs weekly and recycling collection is every other week. These services are paid for through a \$12.00 per month garbage user fee per single-family household, and \$24.00 per month for buildings with two (2) to four (4) units. Commercial and industrial buildings and institutions such as schools, churches, and non-profits, as well as residential buildings with more than four (4) units will not receive City Solid Waste services. All costs for Solid Waste services are based on user fees.

The Solid Waste Department also monitors the City Garbage ordinance including the investigation and cleanup of illegal dump sites. The Department also provides other programs including the City's "Great American Clean-Up", backyard composting, and assistance in neighborhood clean-up efforts as well as other numerous activities. These supplementary programs are supported through the Solid Waste Fund which receives contributions/materials from hardware stores, non-profit organizations, and private donors. The Solid Waste Fund also supports the City-wide leaf pick-up service administered by the Street Department.

These services will be available to residents immediately upon the effective date of the annexation. The scheduled pickup day for these residents will be determined upon the following factors: equipment availability, contract(s) with the provider(s), and the adjacent areas that are already receiving services. A 96-gallon garbage cart and 96-gallon recycle cart will be provided to each household. These carts will cost the City \$9,570.00.

It was determined by the Department of Solid Waste Disposal that there will be no increase in personnel, or annual operating costs, to serve the annexation area. This is due to the small number of properties within the area.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$9,570		\$9,570
Operational:	\$0		\$0
Revenue	\$25,056		\$0

Water

City Utilities currently provides water service to all 174 households and maintains the total 11,103 lineal feet of water mains throughout the proposed La Cabreah Voluntary Annexation area. Immediately

following annexation, customers of City Utilities will benefit from a 13% decrease in their water bills because the out-of-city surcharges will no longer be applied.

The annexation area is currently served by 21 fire hydrants that receive service from City Utilities. It is determined that the spacing of the current fire hydrants meets City of Fort Wayne's standards and that additional fire hydrants will not be needed for the area.

Future improvements of the water system in the annexation area may be implemented in response to requests or in coordination with other municipal infrastructure projects. These improvements are typically funded by water revenue and revenue bonds. No capital improvements have been proposed or scheduled for the annexation area.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$0		\$0
Operational:	\$0		\$0

Sanitary Sewers

City Utilities currently provides sanitary sewer service to all 174 household and maintains the total 10,005 lineal fee of sanitary sewer mains throughout the proposed La Cabreah Voluntary Annexation area. Immediately following annexation, customers of City Utilities will benefit from a 25% decrease in their sanitary sewer bills because the out-of-city surcharge will no longer be applied.

Future improvements of the sanitary sewer system in the annexation area may be implemented in response to requests or in coordination with other municipal infrastructure projects. These improvements are typically funded by sanitary sewer revenue and revenue bonds. No capital improvements have been proposed or scheduled for the annexation area.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$0		\$0
Operational:	\$0		\$0

Stormwater Sewers

City Utilities will assume responsibility for operational maintenance of the municipal storm drainage system in the proposed La Cabreah Voluntary Annexation area. The municipal storm drainage system is comprised of public storm sewers that meet City of Fort Wayne construction standards, and ditches that receive water from public storm sewers and public rights-of-way; excluding those that are County-regulated drains and ditches.

All residential properties (single family to 4-plex) of City Utilities are charged a Stormwater Utility fee of one (1) Equivalent Residential Unit (ERU) per month. An ERU represents 2,500 square feet of impervious surface area, pavement, rooftop, etc. The current residential Stormwater Utility fee schedule is as follows:

July 1, 2018	\$5.15 per month
July 1, 2019	\$5.90 per month

All other customers are defined as non-residential and charged a multiple of ERU's per month corresponding to the amount of impervious surface on the property. Revenue generated from Stormwater fees cover the maintenance and operations costs associated with the municipal storm drainage system for which City Utilities assumes responsibility.

Future improvements of the storm drainage system in the annexation area may be implemented in response to requests or in coordination with other municipal infrastructure projects. These improvements are typically funded by Stormwater revenue and revenue bonds. Requests for capital improvements to the municipal storm drainage system should be made to City Utilities Water Resources Department. No capital improvements have been proposed or scheduled for the annexation area.

Any jurisdiction or authority the Allen County Surveyor's office holds over the storm drainage system in this area prior to annexation may remain in place after annexation; consequently the Surveyor's Office will remain responsible for maintaining and operating those components of the drainage system.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$0		\$0
Operational:	\$0		\$0

Parks and Recreation

Residents of the La Cabreah Voluntary Annexation area will have access to 2,805 acres of City parks with facilities that include swimming pools, playgrounds, splash pads, sports fields, picnic areas, golf courses, an open-air theater and ice skating rinks. Other Fort Wayne Parks recreational activities include athletic leagues; youth sports, senior citizen activities, special events, cultural arts, and instructional programs currently available to all City residents.

Salomon Farm Park is within close proximity to the La Cabreah annexation area and provides exceptional recreation and cultural opportunities for residents Fort Wayne. Salomon Farm is a 170-acre park that features a working farm that preserves early 20th century farming methods and hosts festivals, day camps and special events that reflect the agricultural theme as well as a seasonal farmers' market.

The Parks and Recreation Department is also responsible for managing the public street tree canopy throughout the City of Fort Wayne. Trees planted in the rights-of-way of public streets are the responsibility of urban foresters in the Parks Department. Following the annexation effective date, the Parks Department will commit to planting 50 street trees per year within the annexation area, for the following three years. The cost of this service will be \$31,500.00 and will be funded through the Cumulative Capital Fund. Homeowners will also be eligible to participate in the City's cost-share tree

planting program, in which trees are planted at the request of the homeowner. The cost to the homeowner per tree planted is \$50.00 and the City provides the balance of the cost of approximately \$160.00 per tree. The street tree planting program funded through the Parks department budget which is principally comprised of revenue from property tax, County Option Income Tax, and Excise taxes on autos and commercial vehicles.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$31,500		\$31,500
Operational:	\$0		\$0

Greenway and Trails

Residents of the La Cabreah Voluntary Annexation area have access to over 107 miles of multi-use trails within the Greater Fort Wayne area. The expansion of the City's trail network provides residents with an active recreation opportunity and transportation alternative. The residents of the annexation area are already connected to the network through the Pufferbelly Trail, which is located at the western boundary of the neighborhood.

The City's Public Works Division will provide services that include vegetation and tree removal, mowing, sweeping, and maintenance of surfaces, structures and ditches. The annexation will add 0.75 miles to the trail network for which the City will be responsible. After an initial assessment of the trail segment, City staff determined that there is an immediate need for removal of many dead ash trees that pose a hazard. The City has determined that the removal will be completed within the first three years from the annexation effective date and has estimated the contract cost to be \$25,000.

The City's Greenway and Trails Department currently maintains the Pufferbelly Trail within city limits and anticipates an additional annual operational cost of \$6,000.00 to maintain the segment of the trail within the annexation area. Future improvements will be necessary for the trail as the current infrastructure reaches its end of service in about 15 years. The estimated cost for these improvements is \$62,000.00 for resurfacing of the trail and \$60,000.00 to replace the boardwalk and decking.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$0		\$0
Contract:	\$25,000		\$25,000
Operational:	\$6,000		\$6,000

Administrative Services

All administrative functions of the City will be available to the La Cabreah Voluntary Annexation area immediately after the effective date of the annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Public Works, the Metropolitan Human Relations Department, the City Clerk's office, the Board of Zoning Appeals, the Barrett Law process and many others. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of such services cannot be directly related to the size and population of an area. Therefore, this plan does not include cost estimates. Expansion of administrative functions occurs as necessary to support the entire City's needs. Funding comes from a variety of sources including the general fund and State and Federal Governments.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$0		\$0
Operational:	\$0		\$0

Liability of Township Debt

According to the Indiana Department of Local Government Finance (DLGF), the Township Debt Service is still an obligation of the Township even though the City of Fort Wayne has annexed part of that Township. The DLGF will include a debt service rate for the Township that still includes the assessed valuation of the annexed area because those residents of property owners still have a responsibility for that debt that was incurred before the proposed annexation. It will be a rate on the Township side and not the responsibility of the City of Fort Wayne. The DLGF will use the annexed area's assessed valuation in calculating the debt service rate for the Township and spread that over the taxpayer's bill of the annexed area. According to the Allen County Auditor's Office, Perry Township has no debt.

Expenditures	Total	Not Financed	Annual and Financed Capital
Capital:	\$0		\$0
Operational:	\$0		\$0

SECTION FOUR: FISCAL IMPACTS

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

Property Tax Rates

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

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

EXISTING TAXING DISTRICT AND RATE	TAXING DISTRICT AND RATE FOLLOWING ANNEXATION	CHANGE IN TAX RATE
Perry 1.9676	FW Perry 3.5314	1.5638

Source: Allen County Auditor 2017 Payable 2018 Tax Rate Chart

The principal factor influencing the change in tax rate is the addition of the Fort Wayne rate. The components of this rate are presented below.

Table 4b: Fort Wayne Taxing District Rate

FUND	TAX RATE
Corporation General	.7789
Sanitary Officers Pension	.0063
Fire	.5234
Park	.2014
Redevelopment General	.0093
Cum. Capital Development	.0480
Community Services Fund	.0001
TOTAL RATE	1.5674

Source: Allen County Auditor 2017 Payable 2018 Tax Rate Chart

Circuit Breaker Credit Impact

The changes in tax rates do not present a complete picture of the effect of annexation on taxpayers. While the rates increase by 40% Circuit Breaker Credits significantly limit the increase experienced by taxpayers. Due to the application of tax caps that generate Circuit Breaker Credits for property owners, the change in tax rate does not translate directly to a change in tax bill. This is because assessed property value, tax caps and deductions combine to limit the actual increase of a tax bill. Without the tax caps in place, the Fort Wayne tax rate applied to property in the annexation territory would increase tax revenue by \$518,771.12. The Circuit Breaker Credits reduce this increase to approximately \$36,680.55. This is the amount of additional tax revenue generated by applying the City of Fort Wayne

tax rate to the property located in the proposed La Cabreah Voluntary Annexation area. The following tables present the estimated impact of increases in tax rates on property owners in the La Cabreah Voluntary Annexation area. The homestead projections assume standard and supplemental homestead deductions and the mortgage exemption.

Perry Township taxpayer impact

HOMESTEAD Gross Assessed Value	PERRY TOWNSHIP (tax rate 1.9676)	FORT WAYNE PERRY TOWNSHIP (tax rate 3.5314)
\$200,000	\$1,682	\$2,000
\$300,000	\$2,800	\$3,000
\$400,000	\$3,919	\$4,000
\$500,000	\$5,000	\$5,000
NON HMSTD RESIDENTIAL Gross Assessed Value		
\$200,000	\$3,730	\$4,000
\$300,000	\$5,576	\$6,000
\$400,000	\$7,435	\$8,000
\$500,000	\$9,294	\$10,000
NON RESIDENTIAL Gross Assessed Value		
\$10,000	\$186	\$300
\$15,000	\$279	\$450
\$20,000	\$372	\$600

Taxing Units

The increase in Circuit Breaker Credits is a burden shared proportionately by all affected taxing units. As a result, the net levy will decline for most other units. The following present an assessment of the fiscal impacts of the proposed La Cabreah Voluntary Annexation on each taxing unit within the annexation area. These analyses take into account the estimated current population in the area as well as the amount of public roadways that will be incorporated into the City of Fort Wayne following the effective date.

Property Tax Based Units

Allen County

In 2018, Allen County's net property tax for the La Cabreah Voluntary Annexation area is estimated to be \$134,934.46. The burden of the Circuit Breaker Credit will reduce Allen County's net tax to \$80,759.62 after the effective date of the annexation. This represents an estimated loss in property tax revenue of \$54,174.85. Following the effective date of the annexation, Allen County will be relieved of the responsibility to provide maintenance or management of public roadways. The county will also experience reductions in public safety and animal control obligations in the area as the City delivers these services. Due to the fact that Allen County and other taxing units in the County are presently at or very near the maximum levy possible, the property tax revenue impact is expected to be relatively static for the next five years.

Perry Township:

In 2018, Perry Township's net property tax for the La Cabreah Voluntary Annexation area is estimated to be \$1,256.37. The burden of the Circuit Breaker Credit will reduce the township's net tax to \$751.95 after the effective date of the annexation. This represents an estimated loss in property tax revenue of \$504.42. Assuming that all taxing units continue to receive the maximum levy possible for their unit, the property tax revenue impact described here is expected to be relatively static for the next five years.

Northwest Fire Territory:

The Northwest Fire Territory maintains two special tax funds that are administered by the Perry Township Trustee. The Northwest Fire Territory provides professional fire and EMS service to unincorporated Perry and Eel River Townships and the town of Huntertown. In 2018, the Northwest Fire Territory net property tax for the La Cabreah Voluntary Annexation area is estimated to be \$17,136.18. The burden of the Circuit Breaker Credit will reduce Northwest Fire Territory's net tax to \$0 after the effective date of the annexation. Following the effective date of the annexation, the Northwest Fire Territory will be relieved of the responsibility to provide primary fire and emergency medical response service within the parts of Perry township that are inside City limits.

Northwest Allen County Schools:

In 2018, Northwest Allen County Schools' (NACS) net property tax for La Cabreah Voluntary Annexation area is estimated to be \$281,301.92. The burden of the Circuit Breaker Credit will reduce Northwest Allen County School's net tax to \$168,361.99 after the effective date of annexation. This represents an estimated loss in property tax revenue of \$112,939.93. This estimate does not take into consideration the effects of the capital improvement referendum recently approved by voters. In May of 2018, voters in the NACS district approved a referendum for capital improvements. This is a mechanism available to public schools that ensures future property tax revenue for financed capital improvements. The referendum may insulate NACS from losses projected here.

Allen County Public Library:

In 2018, the Allen County Public Library's (ACPL) net property tax for the La Cabreah Voluntary Annexation area is estimated to be \$48,320.11. The burden of the Circuit Breaker Credit will reduce the ACPL's net tax to \$28,980.06 after the effective date of the annexation. This represents an estimated loss in property tax revenue of \$19,400.04. Assuming that all taxing units continue to receive the maximum levy possible for their unit, the property tax revenue impact described here is expected to be relatively static for the next five years.

Fort Wayne-Allen County Airport:

In 2018, the Fort Wayne-Allen County Airport's net property tax for the La Cabreah Voluntary Annexation area is estimated to be \$11,458.12. The burden of the Circuit Breaker Credit will reduce the Airport's net tax to \$6,857.80 after the effective date of the annexation. This represents an estimated loss in property tax revenue of \$4,600.32. Assuming that all taxing units continue to receive the maximum levy possible for their unit, the property tax revenue impact described here is expected to be relatively static for the next five years.

Fort Wayne Public Transportation:

Fort Wayne Public Transportation or Citilink derives revenue from property owner within the City's boundaries. Citilink is estimated to receive an increase in revenue of \$9,715.20 from the La Cabreah Voluntary Annexation area after the effective date of the annexation.

Non-Property Tax Based Units

In addition to the loss of property tax revenue, government and publicly funded agencies will also be impacted by a reduction of other revenue sources such as Local Income Tax (LIT) Certified Shares, Public Safety, Vehicle Excise, Motor Vehicle Highway (MVH) Distributions. However, these distributions are either materially insignificant and/or the distribution calculation is such that multiple factors would have to be assumed in order to compile an estimated impact. In example, for LIT Certified Shares, you need to use the prior year distribution, certified levy and estimated LIT. Assumption would be that neither of these would change because the La Cabreah Voluntary Annexation area is minimal in comparison to overall City size and the levy. Nonetheless, in general, if the area is annexed by the City of Fort Wayne, any revenue based on population will decrease County portion and increase City portion. The exception to the marginal calculation would be the revenue of Community Economic Development Income Tax (CEDIT) for Allen County. In addition to the increased Circuit Breaker Credit burden, Allen County is forecast to lose an estimated \$100,000 in income tax revenue derived from CEDIT. Forecasting changes in revenue derived from these sources is imprecise and such change is not likely to be related to the annexation, so for the purpose of this fiscal plan, the reduced revenue is expected to be relatively static for the next five years.

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SECTION FIVE: PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that, due to the La Cebreah Voluntary Annexation area, any governmental employees will be eliminated from other governmental agencies. However, if any government employee is displaced as a result of this annexation and makes an application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

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SECTION SIX: MUNICIPAL FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to estimate the fiscal impact of the proposed La Cabreah Voluntary Annexation on the City of Fort Wayne. These impacts are summarized in this section as are projected City revenues and expenditures related to the proposed La Cabreah Voluntary Annexation. This section provides a five-year summary of the expenditures compared with the revenues for the years 2020 through 2024.

Revenue

Property taxes are the main source of revenue to be received from the La Cabreah Voluntary Annexation. Property tax revenue is collected and disbursed in arrears, so the City will receive the first allocation related to the La Cabreah Voluntary Annexation in June of the year following the first January 1 that the territory is incorporated into the City. For example, if the effective date of annexation is January 1, 2020, the City will receive a partial allocation of property tax revenue in June of 2021. Table 6a presents the forecast increase in revenue for the City related to the expanding property tax base.

Table 6a: Property Tax Revenue

FORT WAYNE FUNDS	LA CABREAH NET LEVY
General	\$117,139
Sanitary Officers Pension	\$947
Fire	\$78,714
Park	\$30,289
Redevelopment General	\$1,399
Cum. Capital Development	\$7,219
Community Services Fund	\$15
TOTAL	\$235,722

The City anticipates a minimal increase in allocations from funding sources other than property taxes. Due to the smaller size of the La Cabreah Voluntary Annexation in comparison to the overall city, the estimated reallocation of funds from these sources is determined to be too marginal to accurately project. The greatest impact will be to the County Economic Development Income Tax (CEDIT), which is expected to shift \$100,000.00 primarily from Allen County to the City. Table 6b presents the forecast increase in revenue for the City.

Table 6b: Non-Property Tax Revenue

FUND	INCREASE IN REVENUE
CEDIT	100,000

Expenditures

A detailed account of expenditures associated with providing public services to the La Cabreah Voluntary Annexation area in a manner that is similar to the rest of the City is presented in Section Three: Municipal Service. Personnel and operating costs are ongoing annual expenses while capital costs are one-time expenditures. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects, such as construction of streets, curbs and sidewalks, must follow routine City procedures, which often require petitioning.

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Five-Year Summary

The five-year summary of expenditures against revenue shows that the City will have to cover approximately \$40,901.00 in capital and operating costs during the first year following annexations. By the second year the City has recovered its initial investment. The five year forecast of costs and revenue assumes that the revenue of the annexation area will exceed expected annual expenditures.

Table 6c: Revenues and Expenditures

INCREMENTAL REVENUE	2020 ANNUAL	2021 ANNUAL	2022 ANNUAL	2023 ANNUAL	2024 ANNUAL
Property Tax	0	235,722	235,722	235,722	235,722
CEDIT	0	100,000	100,000	100,000	100,000
Garbage	25,056	25,056	25,056	25,056	25,056
TOTAL REVENUE	25,056	360,778	360,778	360,778	360,778
INCREMENTAL EXPENDITURES	2020 ANNUAL	2021 ANNUAL	2022 ANNUAL	2023 ANNUAL	2024 ANNUAL
Public Safety					
Operational	13,600	13,600	13,600	13,600	13,600
Streets/Roads					
Operational	19,000	19,000	19,000	19,000	19,000
Traffic Operations					
Capital	3,668	3,666	3,666	0	0
Operational	1,665	1,665	1,665	1,665	1,665
Solid Waste					
Capital	3,190	3,190	3,190	0	0
Parks					
Capital	10,500	10,500	10,500	0	0
Greenways and Trails					
Contract	8,334	8,333	8,333	0	0
Operational	6,000	6,000	6,000	6,000	6,000
TOTAL EXPENDITURES	65,957	65,954	65,954	40,625	40,625
EXCESS (DEFICIT) REVENUE VS. EXPENDITURES	(40,901)	294,824	294,824	320,153	320,153

Recommendation

This fiscal plan shows that the La Cabreah Voluntary Annexation is in accordance with the applicable state statutes. Therefore it is recommended that after passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on or before December 31, 2018, with an effective date of January 1, 2020.

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Appendix

Legal Description

A Parcel of land located in parts of T32N, R12E, here known as Perry Township, within Allen County Indiana, more particularly described as follows:

Beginning at the Southwest corner of the Northeast Quarter of Section 33, T32N, R12E, this point also being the Southwest corner of the Secondary Plat of Eagle Lake, Section V, as recorded in Plat Cabinet C, Page 8, in the Office of the Recorder of Allen County, Indiana; also being the Northwest corner of the Secondary Plat of Eagle Lake, Section III, as recorded in Plat Cabinet B, Page 110, in the Office of the Recorder of Allen County, Indiana; thence Northerly, on and along the Westerly line of said Eagle Lake, Section V, on the following courses and distances; North 00 degrees 10 minutes 00 seconds East, a distance of 1129.45 feet (also being the current City of Fort Wayne Corporate Limits as established by Annexation Ordinance X-01-93); thence North 26 degrees 47 minutes 15 seconds East, a distance of 223.20 feet; to Northwest Corner of Eagle Lake, Section V, also being the Northeast Corner of the Secondary Plat of La Cabreah, Section III, as recorded in Plat Cabinet C, Page 37, in the Office of the Recorder of Allen County, Indiana (also being the current City of Fort Wayne Corporate Limits as established by Annexation Ordinance X-01-93); thence continuing North 26 degrees 47 minutes 15 seconds East, projecting the previous line Northeasterly to the North right-of-way line of Badiac Road (also being the current City of Fort Wayne Corporate Limits as established by Annexation Ordinance X-01-93); thence Westerly on and along the North right-of-way line of Badiac Road to the East boundary of the Secondary Plat of La Cabreah, Section III; thence Northerly on and along said East boundary to the Northeasterly corner of Lot 99 in the Secondary Plat of La Cabreah, Section III, said point also being the Southeast corner of the Secondary Plat of La Cabreah, Section IV, as recorded in Plat Cabinet C, Page 85, in the Office of the Recorder of Allen County, Indiana; thence on and along the East boundary of La Cabreah, Section IV, on the following courses and distances; North 00 degrees 10 minutes 03 seconds East, a distance of 1211.94 feet to the North One-quarter corner of said Section 33, said point also being the South Quarter corner of Section 28 as found marked by a rail post; thence North 00 degrees 05 minutes 56 seconds East along the North-South centerline of Section 28, a distance of 241.20 feet to the Northeast corner of La Cabreah, Section IV; thence North 00 degrees 05 minutes 56 seconds East, a distance of 33.80 feet along the Eastern most line of Block "S" to the Northeast corner of the Secondary Plat of La Cabreah, Section VII, as recorded in Plat Cabinet E, Page 74, in the Office of the Recorder of Allen County, Indiana; thence on and along the boundary of La Cabreah, Section VII, on the following courses and distances; North 89 degrees 30 minutes 28 seconds West, a distance of 511.39 feet; thence North 59 degrees 29 minutes 10 seconds West, a distance of 455.12 feet; thence North 89 degrees 25 minutes 56 seconds West, a distance of 415.00 feet; thence South 00 degrees 04 minutes 33 seconds East, a distance of 112.52 feet to the as platted Northwest corner of Lot 209; thence North 89 degrees 32 minutes 31 seconds West, a distance of 51.79 feet (Reference Allen County, Indiana Recorder's Office Document Number 2012056509); thence continuing North 89 degrees 32 minutes 31 seconds West, projecting a line to the west boundary of the abandoned Fort Wayne, Jackson & Saginaw Railroad (Reference Allen County, Indiana Recorder's Office Document Number 206013366); thence Southerly on and along the West boundary of the abandoned Fort Wayne, Jackson & Saginaw Railroad Parcels (PIN #020233151002000057 and PIN #020228351002000057) to the Northeast corner of the Final Plat of Woodmont, Section 5, as recorded in Plat Book 41, Pages 54-57 within current City of Fort Wayne Corporate Limits as established by Annexation Ordinance X-01-93; thence Easterly on and along the current City of Fort Wayne Corporate Limits as established by Annexation Ordinance X-01-93 to the Point of Beginning. Containing 105 acres, more or less.

List of Parcels of Property in the Annexation Area

PARCEL/PROPERTY NUMBER	OWNER OF RECORD	ASSESSED VALUE	SEWER WAIVER ON FILE
02-02-33-180-006.000-057	Abbott Ronald P & Michelle R	303,800.00	X
02-02-33-178-005.000-057	Adams Mark T & Lisa M	379,000.00	X
02-02-33-176-014.000-057	Allen Thomas C	338,700.00	X
02-02-33-176-023.000-057	Anderson Eldon & Mary	332,200.00	X
02-02-33-178-001.000-057	Armstrong James G & Anne M	204,200.00	X
02-02-33-180-007.000-057	Barnes Michael S & Mary T	205,800.00	X
02-02-33-132-002.000-057	Beckstedt Matthew J & Catherine M	283,900.00	X
02-02-33-127-014.000-057	Bitler Charles & Christine	372,400.00	X
02-02-33-127-010.000-057	Blackburn Brien A & Deborah K	362,700.00	X
02-02-33-176-012.000-057	Blum Corey M & Simpson Amy M	268,700.00	X
02-02-33-177-012.000-057	Bohlman Chris E & Anne C	241,500.00	X
02-02-33-130-001.000-057	Boyer Paul F & Beth Ann	213,300.00	X
02-02-33-128-003.000-057	Brady Michael E & Holly A	298,700.00	X
02-02-33-176-015.000-057	Brennan Julie A	357,800.00	X
02-02-33-130-002.000-057	Brita Joseph A & Pamela A	218,600.00	X
02-02-33-131-007.000-057	Brown Justin & Ashley	51,700.00	X
02-02-33-179-002.000-057	Brubaker Ronald M & Sharol A	259,300.00	X
02-02-33-153-001.000-057	Bussen Terry J & Joyce	267,600.00	X
02-02-33-176-024.000-057	Bussick Wendy K	316,400.00	X
02-02-33-128-002.000-057	Butz Pauline	266,000.00	X
02-02-28-377-003.000-057	Campodonico Domiluis & Jill V	330,700.00	X
02-02-33-127-003.000-057	Cantrell Gregory A & Sheri	359,200.00	X
02-02-33-180-011.000-057	Carissimi Karen	279,300.00	X
02-02-33-178-003.000-057	Catic Fikreta & Sead	314,400.00	X
02-02-33-177-002.000-057	Cattell Bruce A & Michelle A	303,200.00	X
02-02-33-128-006.000-057	Chiang Yi K & Michelle P	372,200.00	X
02-02-33-131-001.000-057	Chin Joseph & Wen Ruiling	274,600.00	X
02-02-28-377-001.000-057	Choinski Alex E & Travis Mary S	361,400.00	X
02-02-33-179-006.000-057	Christie James B & Linda K	388,100.00	X
02-02-33-153-002.000-057	Clark Jeffrey D & Allison A	291,100.00	X
02-02-33-128-001.000-057	Cox Janice Mildred Trs	318,500.00	X
02-02-33-176-025.000-057	Craw Justin	246,500.00	X
02-02-33-128-009.000-057	Daman Michael W & Carol A	365,100.00	X
02-02-33-177-016.000-057	Davidson Kevin J & Janis C	256,300.00	X
02-02-33-152-002.000-057	Dennis Anthony	299,600.00	X
02-02-33-127-017.000-057	Denny James J & Lisa M	383,000.00	X

02-02-33-180-008.000-057	DeRiita Sandra L	318,700.00	X
02-02-33-127-006.000-057	DeVos Julie A	325,300.00	X
02-02-33-179-013.000-057	Dill Henry E & Marleen M	404,300.00	X
02-02-33-176-020.000-057	Drummond Joseph	238,300.00	X
02-02-33-152-003.000-057	Dubach Matthew & Amanda	261,400.00	X
02-02-33-127-009.000-057	Dubey Shivam & Jain Kratika	379,000.00	X
02-02-33-127-016.000-057	Eartly Charles T & Paula J	342,200.00	X
02-02-33-126-007.000-057	Ebbeskotte David J & Lisa	295,100.00	X
02-02-33-176-005.000-057	Eberly Marva J	215,000.00	X
02-02-33-178-007.000-057	Ehmer Ronald J & Karen F	225,600.00	X
02-02-33-102-007.000-057	Elbrecht DeAnne & Donald L/Est & Garrett Juliean L	204,300.00	X
02-02-33-153-007.000-057	Elbrecht Donna K & Garrett Juliean L	289,900.00	X
02-02-33-129-004.000-057	Englert Jamie A & Rochelle K	329,600.00	X
02-02-33-127-008.000-057	Erickson Jeffery L & Luann	339,400.00	X
02-02-33-127-005.000-057	Eschweiler David J & Marlena F	356,900.00	X
02-02-33-128-005.000-057	Everton Mark A & Lisa I	356,000.00	X
02-02-33-177-010.000-057	Farhoumand Farid	259,200.00	X
02-02-33-179-014.000-057	Fischer Allen Lee & Marian Elizabeth	241,100.00	X
02-02-33-102-002.000-057	Fish Joseph F	381,400.00	X
02-02-33-176-006.000-057	Fisher Martin S & Stephanie Thornton	317,500.00	X
02-02-33-153-009.000-057	Frisch Eugene A & Barbara P	269,500.00	X
02-02-33-176-009.000-057	Geimer Nathan & Julianne	277,200.00	X
02-02-28-379-002.000-057	Giardina Richard H & Deborah A	322,800.00	X
02-02-33-179-004.000-057	Gill Karen L Trs	331,800.00	X
02-02-33-176-001.000-057	Goins Nicholas R & Jamie M	311,400.00	X
02-02-33-177-018.000-057	Gotsch Donald W & Diane L	278,300.00	X
02-02-28-379-004.000-057	Grant Patrick D & Patricia J	391,000.00	X
02-02-33-127-007.000-057	Green Marilyn K	361,300.00	X
02-02-33-179-005.000-057	Grosjean Benjamin P & Shery I	336,300.00	X
02-02-33-128-008.000-057	Gutierrez Alexander B & Theresa A	430,500.00	X
02-02-33-126-001.000-057	Hagemann Matthew A & Lavonda L	359,500.00	X
02-02-33-129-003.000-057	Hahn David P	223,800.00	X
02-02-33-178-012.000-057	Hille David L	259,700.00	X
02-02-33-153-003.000-057	Hodgman Nicholas S & Debora M	299,000.00	X
02-02-33-127-018.000-057	Hoepfner Michael A & Linda C	351,100.00	X
02-02-33-179-008.000-057	Hoffmann Gregory M & Tana S	339,400.00	X
02-02-33-179-003.000-057	Hoover John A & Lori A	281,200.00	X
02-02-33-178-013.000-057	Huffman Jerry D & Lynn A	317,200.00	X
02-02-33-176-011.000-057	Hunt Anthony M & Diane J	287,400.00	X
02-02-33-178-002.000-057	Hunter Jason A & Michelle R	260,500.00	X

02-02-33-127-002.000-057	Huynh Trung H & Tran Thuy K	401,300.00	X
02-02-33-177-001.000-057	Jackson James R & Susan R	325,700.00	X
02-02-33-180-014.000-057	Jarboe Egbert R & Kathleena	193,000.00	X
02-02-33-177-007.000-057	Jomo Francis & Dana	258,900.00	X
02-02-33-152-001.000-057	Jones Douglas K & Teresa D	231,400.00	X
02-02-33-180-012.000-057	Jones Kurt A & Jill A	239,600.00	X
02-02-33-176-010.000-057	Jordan Jacob H & Sara L	275,700.00	X
02-02-33-178-015.000-057	Kaluza Stanley G & Jerri L	212,300.00	X
02-02-33-179-010.000-057	Kasunic Gary & Janet L	185,000.00	X
02-02-33-178-004.000-057	Kaylor David J & Trudy A	331,700.00	X
02-02-33-127-013.000-057	Kinder William A & Lisa M	357,100.00	X
02-02-33-176-028.000-057	Klee Michael C & Valerie A	285,400.00	X
02-02-33-131-005.000-057	Koesters Timothy R & Karen A	240,600.00	X
02-02-33-178-010.000-057	Koning Dale & Pamela J	296,700.00	X
02-02-28-379-001.000-057	La Cabreah Community Assoc	0.00	X
02-02-33-127-020.000-057	La Cabreah Community Assoc	0.00	X
02-02-33-128-011.000-057	La Cabreah Community Assoc	0.00	X
02-02-33-128-012.000-057	La Cabreah Community Assoc	0.00	X
02-02-33-131-008.000-057	La Cabreah Community Assoc	0.00	X
02-02-33-176-018.000-057	La Cabreah Community Assoc	0.00	X
02-02-33-177-009.000-057	La Cabreah Community Assoc	0.00	X
02-02-28-376-004.000-057	La Cabreah Community Association Inc	0.00	X
02-02-33-102-004.000-057	La Cabreah Community Association Inc	0.00	X
02-02-33-126-003.000-057	La Cabreah Community Association Inc	0.00	X
02-02-33-127-011.000-057	La Cabreah Community Association Inc	0.00	X
02-02-33-153-005.000-057	La Cabreah Community Association Inc	0.00	X
02-02-33-176-004.000-057	La Cabreah Community Association Inc	0.00	X
02-02-33-176-017.000-057	La Cabreah Community Association Inc	0.00	X
02-02-33-303-006.000-057	La Crista Villas Of La Cabreah	0.00	X
02-02-33-177-011.000-057	Lacabreah Community Assoc	0.00	X
02-02-33-179-011.000-057	Lacabreah Community Assoc	0.00	X
02-02-33-179-015.000-057	Lacabreah Community Assoc	0.00	X
02-02-33-332-009.000-057	Lacabreah Community Assoc	0.00	X
02-02-33-132-001.000-057	Lasater W Scott & Allison B	280,600.00	X
02-02-33-131-009.000-057	Lauer Nicholas L & Jennifer A	354,300.00	X
02-02-33-178-016.000-057	Lebrecht Stephen E II	234,400.00	X
02-02-33-180-013.000-057	Legrand Richard B & G Joan	195,600.00	X
02-02-33-177-006.000-057	Leslie Andrew & Kristen	274,300.00	X
02-02-33-129-006.000-057	Level Matthew L & Angela H	299,300.00	X
02-02-33-178-014.000-057	Li Jianning & Gong Ming	272,600.00	X
02-02-33-180-002.000-057	Linder Troy A & Molly A	252,400.00	X

02-02-33-178-006.000-057	Link Larry R & Marilyn B	225,100.00	X
02-02-33-127-019.000-057	Malcolm Corey L & Schlueter Melissa E	389,200.00	X
02-02-28-377-002.000-057	Manalis Richard S & Sylvia A Trs of the Richard S & Sylvia A Manalis Revocable Living Trust dtd 6/18/12	265,900.00	X
02-02-33-153-006.000-057	Martin Betty J Trs	323,800.00	X
02-02-33-179-009.000-057	Martin Scott E	284,000.00	X
02-02-33-180-005.000-057	Massey Dennis E & Carol A L/Est & Co Trs of the Dennis E & Carol A Massey Revocable Trust dtd 5/16/13	281,900.00	X
02-02-33-176-008.000-057	Massey Scott P & Julie A	322,500.00	X
02-02-33-152-004.000-057	Miller Andrew S & Carrie R	198,500.00	X
02-02-33-178-017.000-057	Miller Phillip & Sarah	251,700.00	X
02-02-33-127-001.000-057	Mills Scott E & Deborah I	347,700.00	X
02-02-33-176-022.000-057	Moghadam Sepideh Farzin	310,200.00	X
02-02-33-176-002.000-057	Moran James M & Susan A	224,800.00	X
02-02-33-129-005.000-057	Morris Michael A & Shawn R	276,200.00	X
02-02-33-126-002.000-057	Morrow Chad A & Meredith T	330,800.00	X
02-02-33-131-002.000-057	Nakos Christos N & Joanna	250,900.00	X
02-02-33-178-009.000-057	Nitz Miles C & Luann M	390,900.00	X
02-02-33-126-004.000-057	Novosel Joseph F & Mary Jane	334,800.00	X
02-02-33-176-007.000-057	Nysetvold Dale	255,900.00	X
02-02-33-327-009.000-057	Nyunt Soe & Myint Kyi Kyi & Soe Kevin	331,700.00	X
02-02-33-130-006.000-057	OBoyle Kevin C & Amy	272,800.00	X
02-02-33-176-016.000-057	OConnor Adam M & Tonya M	331,200.00	X
02-02-33-153-008.000-057	Ostermann Eugene J & Kay S	238,100.00	X
02-02-33-177-014.000-057	Ottenweller Michael W & Julie R	241,000.00	X
02-02-33-177-019.000-057	Palyo Edward S & Gaugler James A	196,300.00	X
02-02-33-177-005.000-057	Panyard Michael A & Lydia E	307,000.00	X
02-02-28-378-001.000-057	Parish David T & Deborah K	693,700.00	X
02-02-33-179-001.000-057	Passey Narinder & Suman	334,700.00	X
02-02-33-126-005.000-057	Patterson Joshua C & Diana M	390,100.00	X
02-02-33-131-004.000-057	Perez Paul Martian	291,200.00	X
02-02-33-179-012.000-057	Pfister Karl E & Mary C	294,100.00	X
02-02-33-127-012.000-057	Piazza Jeff A	404,300.00	X
02-02-33-102-008.000-057	Pletcher Christopher S & Kristin E	277,200.00	X
02-02-33-176-013.000-057	Pooler Howard F III & Ashlen Q	327,900.00	X
02-02-33-129-001.000-057	Potter Robert & Cassondra	300,300.00	X
02-02-28-378-002.000-057	Pulley Yong Sun	337,000.00	X
02-02-33-130-005.000-057	Reichhart Courtney M	295,500.00	X
02-02-33-180-001.000-057	Renbarger Eric & Kelly	269,700.00	X

02-02-33-177-017.000-057	Richter John R & Glenda K	232,900.00	X
02-02-28-379-003.000-057	Riethmiller Thomas F & Teresa F	392,300.00	X
02-02-33-180-010.000-057	Rondot Anthony C & Emily K	270,900.00	X
02-02-33-102-006.000-057	Rusher Dana K & John W	323,700.00	X
02-02-33-176-003.000-057	Scare Thomas L & Melissa A	326,000.00	X
02-02-33-130-004.000-057	Schnelker Gregg J	228,400.00	X
02-02-33-128-004.000-057	Schwartz Herbert E & Sheila R	349,500.00	X
02-02-33-178-011.000-057	Shippy Eric M & Stephanie	308,200.00	X
02-02-33-180-009.000-057	Soberalski Ed D & Sue A	232,000.00	X
02-02-33-176-021.000-057	Solaro Richard C	246,200.00	X
02-02-33-153-004.000-057	Sprunger Steven J &	341,200.00	X
02-02-33-127-015.000-057	Steinbrunner Douglas H & Laurie R	359,800.00	X
02-02-33-131-003.000-057	Stone George E & Nancy C	303,900.00	X
02-02-33-128-007.000-057	Stout James R & Juanita L	344,000.00	X
02-02-33-131-010.000-057	Straley Brian L & Angela M	276,300.00	X
02-02-33-129-002.000-057	Strand Joseph Michael	313,300.00	X
02-02-33-179-007.000-057	Sullins Christopher N & Carolyn D	299,000.00	X
02-02-33-128-010.000-057	Sylvester Curtis R & Janet P	376,600.00	X
02-02-33-102-001.000-057	Taub Diane E & McIorg	351,500.00	X
02-02-33-178-008.000-057	Taylor Cheryl K	226,600.00	X
02-02-33-180-003.000-057	Topalov Michael & Silvija	250,400.00	X
02-02-33-128-013.000-057	Tran Long Kim & Thido Thuhong	260,800.00	X
02-02-33-129-007.000-057	Trulock Michael L & Lynn M	209,800.00	X
02-02-33-177-003.000-057	Veracco Karl J & Eugenia V	294,800.00	X
02-02-33-177-015.000-057	Vie Wendy M & David A	271,000.00	X
02-02-33-177-004.000-057	Walker Aaron D & Shelley D	285,800.00	X
02-02-33-180-004.000-057	Walker Randy A & Stephanie K	376,100.00	X
02-02-33-176-026.000-057	Wang Tsai-Sou & Helen	269,600.00	X
02-02-33-177-013.000-057	Wartenbe Robert S & Hartman Kathleen M	343,800.00	X
02-02-33-127-004.000-057	Walti Craig J & Judy	353,200.00	X
02-02-33-126-006.000-057	Wiggins Brady & Christa	356,900.00	X
02-02-33-131-006.000-057	Winteregg Leslie J & Mark R	326,200.00	X
02-02-33-102-005.000-057	Witte Ross S & Robin B	284,700.00	X
02-02-33-130-003.000-057	Woltman James M & Misty R	271,400.00	X
02-02-33-326-001.000-057	Yarian Lena M	226,000.00	X
02-02-33-102-003.000-057	Young Thomas E & Shelli L	317,500.00	X
02-02-33-177-008.000-057	Yunis Masadeh A	266,100.00	X
02-02-33-131-011.000-057	Zent David & Jennifer	302,900.00	X
02-02-33-176-019.000-057	Zolman Mark E & Gretchen J	380,400.00	X
02-02-28-351-002.000-057	City of Fort Wayne	3,200.00	
02-02-33-151-002.000-057	City of Fort Wayne	4,900.00	

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