

**REGULAR MEETING OF THE COMMON COUNCIL OF THE CITY OF GOSHEN,  
TO BE HELD NOVEMBER 15, 2016 AT 7:00 P.M. AT THE COUNCIL CHAMBERS  
111 EAST JEFFERSON STREET, GOSHEN, INDIANA**

.....  
**OUT OF RESPECT TO OTHERS IN THIS MEETING, PLEASE TURN CELL PHONES,  
BEEPERS AND PAGERS OFF OR TO SILENT MODE. IF A PHONE  
CONVERSATION IS NECESSARY, PLEASE STEP OUTSIDE OF THE MEETING  
ROOM. THANK YOU.**

Call to Order by Mayor Jeremy Stutsman

Pledge of Allegiance

Roll Call of Council: Mr. Ahlersmeyer\_\_\_\_\_ Ms. Gautsche\_\_\_\_\_ Ms. King\_\_\_\_\_  
Mr. McKee\_\_\_\_\_ Mr. Orgill\_\_\_\_\_ Mr. Scharf\_\_\_\_\_  
Mr. Weddell\_\_\_\_\_

Approval of Agenda and Changes to Agenda

**Agenda Items:**

1. **PUBLIC HEARING FOR THE LIPPERT/KEYSTONE ANNEXATION  
INTO THE CITY OF GOSHEN**

2. **RESOLUTION 2016-41**

**FISCAL PLAN FOR THE LIPPERT/KEYSTONE ANNEXATION AREA**

**3. RESOLUTION 2016-42**

**APPROVING A LOCAL MAJOR MOVES CONSTRUCTION FUND LOAN TO  
GOSHEN REDEVELOPMENT COMMISSION**

**4. RESOLUTION 2016-43**

**APPROVAL OF A PLAN COMMISSION ORDER REGARDING THE AMENDMENT  
OF THE BOUNDARIES OF SOUTHEAST ECONOMIC DEVELOPMENT AREA**

**PRIVILEGE OF FLOOR**

**Next Council Meeting: December 6, 2016 (Regular Council Meeting)**

**ADJOURNMENT OF MEETING**

**Notice of Public Hearing  
for the Lippert/Keystone Annexation into the City of Goshen**

A Petition for Annexation into the City of Goshen has been filed with the Goshen Common Council requesting the annexation of certain real estate located outside, but contiguous to the corporate limits of the City of Goshen. The proposed annexation area consists of approximately thirty-eight (38) acres of real estate generally located north of County Road 40, south of Sourwood Drive, east of Corrie Drive, and west of US 33. The Goshen Common Council will conduct a public hearing on the requested annexation at its regular meeting on November 15, 2016 at 7:00 p.m. The hearing will be held in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana. All interested members of the public are invited to attend and will be given the opportunity to testify on the proposed annexation at the public hearing.

**RESOLUTION 2016-41**

**Fiscal Plan for the  
Lippert/Keystone Annexation Area**

WHEREAS the City of Goshen proposes to annex real estate being outside, but contiguous to the corporate limits of the City of Goshen generally located north of County Road 40, south of Sourwood Drive, east of Corrie Drive, and west of US 33. This area is identified as the "Lippert/Keystone Annexation Area"; and

WHEREAS pursuant to Indiana Code § 36-4-3-3.1, the city has developed a written fiscal plan establishing a definite policy to provide city services to the Lippert/Keystone Annexation Area, a copy of which is attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Common Council approves and adopts the Fiscal Plan for the Lippert/Keystone Annexation Area attached to and made a part of this resolution.

PASSED by the Goshen Common Council on November 15, 2016.

\_\_\_\_\_  
Jeremy P. Stutsman, Presiding Officer

Attest:

\_\_\_\_\_  
Tina M. Bontrager, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on November \_\_\_\_, 2016 at \_\_\_\_\_ a.m./p.m.

\_\_\_\_\_  
Tina M. Bontrager, Clerk-Treasurer

APPROVED and ADOPTED on November \_\_\_\_, 2016.

\_\_\_\_\_  
Jeremy P. Stutsman, Mayor

# **Fiscal Plan for the Lippert/Keystone Annexation Area**

## **INTRODUCTION**

The fiscal plan documents the municipal services the City of Goshen will deliver to the annexation area, when the annexation area will start to receive the municipal services, and the City's capacity to deliver those municipal services to the area to be annexed. The fiscal plan provides cost estimates for the services and infrastructure to be furnished to the annexation area, together with the methods of financing the services and infrastructure.

The property owners of the real estate within the annexation area have submitted a Petition for Annexation into the City of Goshen and requested the Goshen Common Council adopt an ordinance to annex the real estate. Therefore, this annexation is proceeding under the provisions of Indiana Code § 36-4-3-5.1.

The effective date of the annexation of the real estate will be at least thirty (30) days after the adoption of the annexation ordinance and its publication, and upon the filing and recording of the ordinance pursuant to Indiana Code § 36-4-3-22(a), except Parcel 1 will have an effective annexation date of March 10, 2018.

## **ANNEXATION AREA**

### **Location, Description and Contiguity**

The annexation area is generally located north of County Road 40, south of Sourwood Drive, east of Corrie Drive, and west of US 33. This area is depicted on the map attached as Exhibit A, and more particularly described in Exhibit B. The annexation area is approximately thirty-eight (38) acres, and consists of the parcels of real estate listed in Exhibit C. The annexation area also includes any public highway and rights-of-way of the public highway that are contiguous to the described real estate in Exhibit B to the extent required by Indiana Code § 36-4-3-2.5.

Approximately 83% of the aggregate external boundaries of the annexation area are contiguous with the City of Goshen.

### **Land Use and Demographics**

The annexation area consists of industrial and undeveloped agricultural real estate with no population. The real estate located south of Sourwood Drive is currently or will be used for industrial purposes.

Parcel 1 of the annexation area is currently zoned DPUD M-1 in Elkhart County, and Parcel 2 and Parcel 3 are currently zoned A-1 in Elkhart County. The annexation area will be zoned M-1, Light Industrial District upon annexation into the city.

## **Assessed Valuation**

The current assessed valuation of all parcels of real estate in the annexation area is included in Exhibit C. The total assessed valuation is \$1,308,100, of which \$35,600 is exempt from taxation, \$1,256,100 is under a 3% tax rate cap, and \$16,400 is under a 2% tax rate cap.

## **Tax Rates and Estimated Tax Bill**

The 2015 pay 2016 Elkhart County gross tax rates for Elkhart Township and Goshen City, Elkhart Township are set forth in Exhibit D. The 2015 pay 2016 Goshen City, Elkhart Township gross tax rate is \$3.8620 per \$100 of assessed valuation, of which \$1.5395 per \$100 of assessed valuation is the City of Goshen's tax rate.

The estimated changes in a tax bill following the effective date of annexation are set forth in Exhibit E.

Parcels 1, 2 and 3 will be located within a tax increment financing (TIF) district which will result in an estimated \$3,000,000 increase in assessed value from new improvements which will be captured by the Goshen Redevelopment Commission.

## **Tax Abatements**

There are no property tax abatements adopted under Indiana Code § 36-4-3-8.5 for the annexation area.

## **Township Debt**

The annexation area is part of Elkhart Township. To the extent required by Indiana Code § 36-4-3-10, the city is liable for any indebtedness of Elkhart Township in the same ratio as the assessed valuation of the property in the annexation area bears to the assessed valuation of all property in Elkhart Township as shown by the most recent assessment for taxation before the annexation. It is not believed that Elkhart Township has indebtedness for which the assessed property in the city is not already liable; however, if this assumption is incorrect, the city will fulfill its statutory obligation.

## **Common Council District**

The annexation area will be assigned to Goshen Common Council District Five (5).

## **MUNICIPAL SERVICES**

The following information includes the municipal services that will be provided to the annexation area. This section also includes the plan for the organization and extension of these services, the estimated costs to the city to provide these services, and the methods of financing the planned services.

The city is committed to providing services to the annexation area in the same manner as those services are provided to other areas of the city of a similar nature. Capital improvements, such as any street construction, sewer facilities, and water facilities will be provided to the annexation area within three (3) years after the effective date of annexation in approximately the same manner as those services are provided to other similar areas within the city. Noncapital services, such as police protection, fire protection, and street and road maintenance will be provided to the annexation area within one (1) year after the effective date of annexation. These services will be provided in a manner equivalent in standard and scope to those noncapital

services provided to other similar areas within the city. Unless indicated otherwise, all municipal services will be provided to the annexation area upon the effective date of annexation.

### **Street Improvements and Maintenance**

This annexation will not add any public streets to the City of Goshen's street system. The portion of Sourwood Drive within the annexation area (approximately 525 feet) is already being maintained by the city. Since this annexation will not add any public streets to the city's street system, there will be no cost to the city for any street improvements and maintenance.

Capital Cost:	\$0
Annual Operating Cost:	\$0

### **Sidewalks**

No public sidewalks will be added within the annexation area as a result of this annexation. Thus, there will be no cost to the city for the construction and maintenance of sidewalks in the annexation area.

Capital Cost:	\$0
Annual Operating Cost:	\$0

### **Water and Sewer Utilities**

**Public Water Main.** In order to provide city water to the annexation area and improve water quality and water pressure to the area, most of which is already located within the city, a water main will be constructed on County Road 40 from Dierdorff Road to US 33 and then north on US 33 to the existing city water main. The initial funding for the project will be paid for by the Goshen Redevelopment Commission and Keystone RV Company on an approximate 50/50 basis. Keystone RV Company's initial contribution to the project will be reimbursed by TIF revenues generated by new development in the annexation area and by other new development served by the public water main project.

Any building lines required to connect buildings to public water mains will be constructed at the sole expense of the property owners.

The public water main will be constructed within one (1) year of the effective date of annexation.

**Public Sewer Main.** In order to provide city sewer to the annexation area, a public gravity sanitary sewer and lift station will be constructed. Keystone RV Company will pay the initial costs for the design and construction of the public gravity sanitary sewer main and lift station. Keystone RV Company will be reimbursed for the costs of the construction of the public gravity sanitary sewer main and lift station from TIF revenues generated by new development in the annexation area and by other new development served by the public sewer main project.

Any building lines required to connect buildings to public sewer mains will be constructed at the sole expense of the property owners.

The public sewer main will be constructed within one (1) year of the effective date of annexation.

The cost for the water main project is approximately \$800,000. However, the city's share of the expenses will be for the parts of the project outside the annexation area and these costs will not be attributed as an expense in this fiscal plan. The city will reimburse Keystone RV Company \$100,000 per year beginning in 2018 for the costs that Keystone RV Company will have incurred for both the water main project and the sewer main project serving the annexation area. This annual amount will be attributed as an expense in this fiscal plan.

The Water and Sewer Department will maintain all dedicated public water and sewer mains and related facilities, including maintenance of fire hydrants. The city does not anticipate any significant maintenance cost in the foreseeable future to provide services within the annexation area. Any costs that may be incurred by the Water and Sewer Department for maintenance and general operating expenses will be paid from the water rates and sewer rates collected from the users.

Initial Capital Cost for portion of Water Project and Sewer Project in Annexation Area:	\$0
Annual Operating Cost:	\$0

### **Storm Water Drainage**

Storm water drainage facilities for any new development will be constructed and maintained at the expense of the developer or property owner in accordance with the city's policies and ordinances. There will be no additional capital cost to the city for the installation of storm water drainage facilities due to this annexation.

The Storm Water Management Department oversees and enforces the city's storm water ordinances to ensure that storm water drainage complies with local, state and federal laws. There will be no additional operating cost to provide maintenance services to the annexation area.

Capital Cost:	\$0
Annual Operating Cost:	\$0

### **Police Services**

The Police Department will provide police services to the annexation area. Police patrols, traffic enforcement, detection and apprehension of criminal offenders, preservation of public peace and civil order, and emergency responses will be part of the services the city will offer to the annexation area. Calls for service are dispatched by the Elkhart County Dispatch Center. Police service and response times to this area can be expected to be comparable and consistent with those services provided in other areas of the city.

The city does not anticipate any significant need for additional personnel and equipment or an increase in annual operating costs to provide police services to the annexation area. For the purposes of this analysis, an estimated annual operating cost of providing police services to the annexation area will be based on the additional number of parcels in the annexation area multiplied by the Police Department's average annual cost per parcel to provide service. The city's approximate annual cost to provide police services is \$450 per parcel. The estimated annual cost to provide police services to the annexation area based on 3 additional parcels is \$1,350.



The costs of police protection services are paid from the city's general fund. Certain capital expenses may be paid from the cumulative capital development fund, or cumulative building, remodeling, firefighting and police radio equipment fund.

Capital Cost:	\$0
Annual Operating Cost:	\$1,350

### **Fire and Ambulance Services**

The Fire Department will provide combined fire protection and ambulance services to the annexation area. Fire protection, suppression, inspection and prevention services, as well as emergency rescue and ambulance services will be part of the services the city will offer to the annexation area. Calls for service are dispatched by the Elkhart County Dispatch Center. The services and response times to the annexation area can be expected to be comparable and consistent with those service provided in other areas of the city.

The city does not anticipate any significant need for additional personnel and equipment or a significant increase in annual operating costs to provide fire and ambulance services to the annexation area. For the purposes of this analysis, an estimated annual operating cost of providing services to the annexation area will be based on the additional number of parcels in the annexation area multiplied by the Fire Department's average annual cost per parcel to provide service. The city's approximate annual cost to provide fire and ambulance services is \$390 per parcel. The estimated annual cost to provide fire and ambulance services to the annexation area based on 3 additional parcels is \$1,170.

The costs for fire and ambulance services are paid from the city's general fund and ambulance user fees. Certain capital expenses may be paid from the cumulative capital development fund, or cumulative building, remodeling, firefighting and police radio equipment fund.

Capital Cost:	\$0
Annual Operating Cost:	\$1,170

### **Solid Waste Collection and Disposal Services**

The city privately contracts to provide solid waste collection and disposal services to residential buildings with four (4) or fewer dwelling units per building. Since the annexation area does not include any residences eligible for services, there will be no cost to the city to provide solid waste collection and disposal services to the annexation area.

Capital Cost:	\$0
Annual Operating Cost:	\$0

### **Parks and Recreation**

All residents have access to various city park facilities, such as the swimming pool, bicycle trails, baseball diamonds, volleyball courts, pavilions and picnic facilities. The Parks and Recreation Department also provides several other recreational programs and activities throughout the year, most of which are offered for a fee. Some programs, such as day camp and pool admission charge non-residents a slightly higher fee than residents. These services are already available to the annexation area. There will be no additional operating cost to provide parks and recreation services to the annexation area.

The costs for parks and recreation services are paid from the park operating fund. In addition, some park programs and services are supported by user fees.

Capital Cost:	\$0
Annual Operating Cost:	\$0

### **Administrative Services**

All governmental administrative services from the various city departments and offices will be available to the annexation area upon the effective date of annexation and will be comparable and consistent with those services provided to other areas of the city. Such services include, but are not limited to, services from the Mayor's Office, Clerk-Treasurer's Office, Building Department, Planning and Zoning Department, Storm Water Management Department, Engineering Department, and Code Enforcement.

The estimated annual operating cost of providing services to the annexation area will be based on the additional number of parcels in the annexation area multiplied by the various city department's average annual cost per parcel to provide administrative services. The city's approximate annual cost to provide administrative services is \$300 per parcel. The estimated annual cost to provide administrative services to the annexation area based on 3 additional parcels is \$900.

Depending on the service utilized, the costs for administrative services will be paid from the city's general fund, user fees, and other funds as appropriate.

Capital Cost:	\$0
Annual Operating Cost:	\$900

## **FISCAL IMPACT**

### **Revenues**

Revenues to the City of Goshen change directly because of changes in the assessed valuation that result from the annexation, or indirectly because the distribution methods used for particular revenues that take into account factors such as share of levy, population, or road mileage. The change in the city's property tax revenues or levy will affect the distribution of local option income taxes. The following information includes the taxes that will be affected by the proposed annexation.

**Property Taxes.** The principal source of revenue for the city is through property taxes. Property tax revenues collected in the current year are based on the assessment of the real estate as of January 1 of the previous year.

As a result of this annexation, the estimated revenue to the city from property taxes is projected to be \$130 beginning in 2019. The estimated revenue will increase to \$15,150 per year beginning in 2020 due to the delay in the effective date of the annexation of Parcel 1. In addition, the TIF revenue to be captured by the city from the increased assessed valuation and property taxes resulting from new construction is estimated to be \$90,000 per year beginning in 2019 of which \$45,000 of this TIF revenue will be used to reimburse Keystone RV Company for the initial cost of the water main project and sewer main project.

**Local Option Income Tax.** County-wide local option income taxes are paid by income-earning residents of Elkhart County and by individuals who work in Elkhart County and live in a county that has not elected to impose any form of local option income tax. The amount of local option income tax revenues the city can expect to receive from the county will not be estimated in this analysis due to the complexity of the distribution formula and the county-wide variables that can affect the distribution of these revenues.

**Fuel Taxes.** The State of Indiana distributes a portion of the revenues collected from the various fuel taxes to local units. Fuel taxes distributed to the motor vehicle highway fund are allocated according to a formula based on population, road mileage and vehicle registrations. Fuel taxes distributed to the local roads and streets fund are allocated according to a formula based on population and the ratio of total city road mileage to county road mileage. The amount of fuel tax revenues the city can expect to receive will not be estimated in this analysis since the population figures used to determine the distribution are based on the 2010 census figures.

**Storm Water User Fees.** An annual storm water user fee is assessed on every residential and non-residential parcel of real estate within the City of Goshen which directly or indirectly contributes to the city's storm water system. This user fee, which funds the city's Storm Water Management Department, is to pay for the regulation, planning, operation, maintenance, repair, replacement, and improvement of the city's existing and future storm water system. The amount of revenues to be received by the city is calculated based on the assigned equivalent residential unit (ERU) for each parcel of real estate containing impervious area. The amount of storm water user fees the city can expect to receive as a result of this annexation will not be estimated in this analysis due to the complexity of determining the ERU for each parcel within the annexation area.

## **Expenditures**

It is estimated that the City of Goshen will have capital costs of \$0 and annual operating costs to provide services to the annexation area of \$3,420 within the first four years following the effective date of the annexation.

The city will incur approximately \$800,000 for the water main project. However, the city expenses will be for the parts of the project outside the annexation area. Beginning in 2018, the city will reimburse Keystone RV Company \$100,000 per year for the costs that Keystone will have incurred for both the water main project and the sewer main project.

## **Summary and Conclusion**

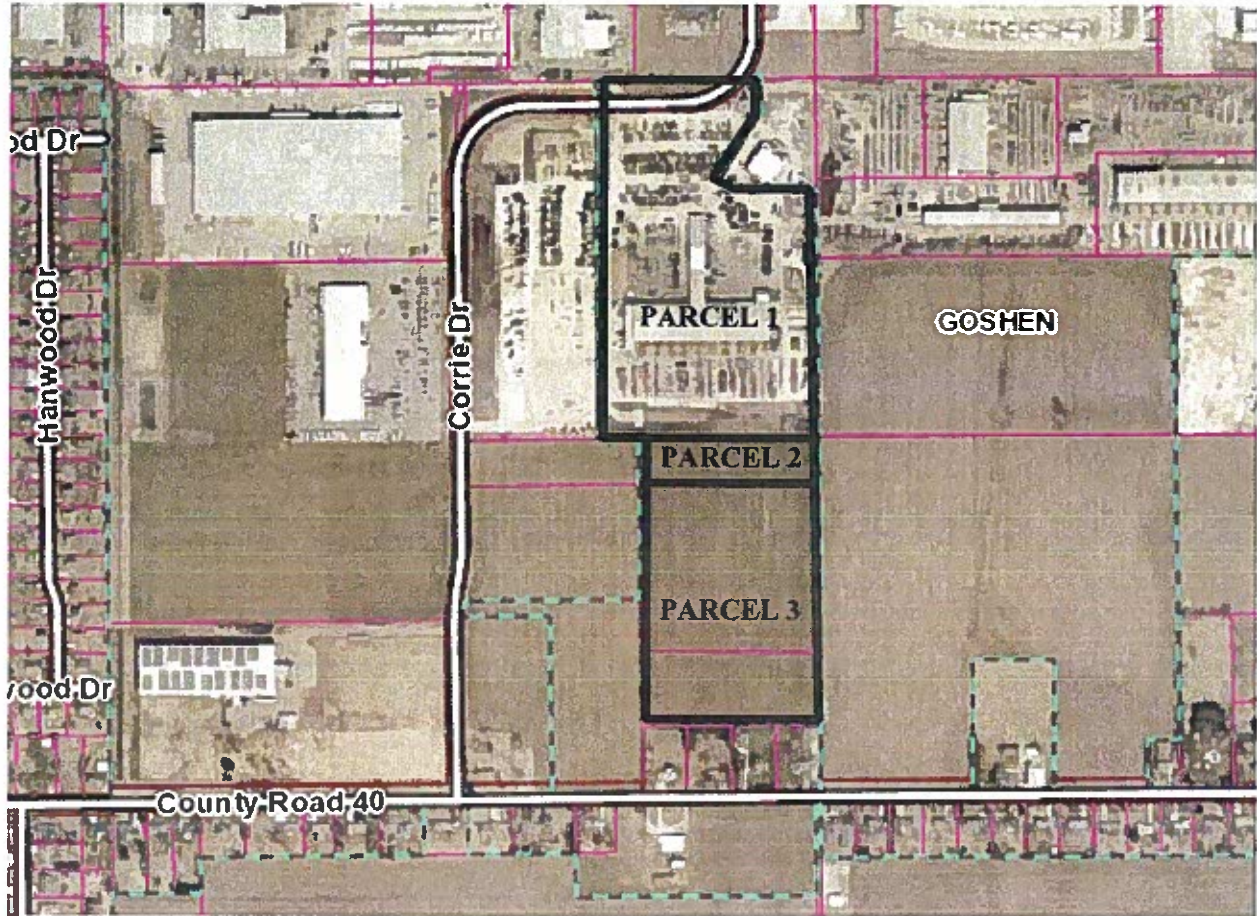
The projected expenditures compared with the estimated revenues as a result of the annexation are set forth in Exhibit F.

The owners of Parcel 2 and Parcel 3 within the annexation area will not begin paying property taxes to the city until the 2018 pay 2019 tax year. The owner of Parcel 1 will not begin paying property taxes to the city until the 2019 pay 2020 tax year. The city, however, will begin providing municipal services to the Parcels 2 and 3 by February 2017 and to Parcel 1 on March 10, 2018. The estimated cost of providing the services to the entire annexation area as of 2017 is minimal. It is anticipated that the city will receive secondary revenue sources as a result of this annexation as well that will offset the expenditures; however, these secondary revenue sources such as local option income tax distributions, as well as fuel taxes, storm water user fees, and any other user fees are not reflected in this analysis.

In conclusion, essential municipal services can be made available to the annexation area, and the City of Goshen is physically and financially able to provide those municipal services to the annexation area. The annexation of this area is a logical extension of the city's corporate boundaries, and this area is needed and can be used for the continued development and managed growth of the City of Goshen.

**EXHIBIT A**

**Map of Lippert/Keystone Annexation Area**



## **EXHIBIT B**

### **Description of Lippert/Keystone Annexation Area**

**PARCEL 1** (Parcel No. 20-11-26-426-001.000-014 and 20-11-26-426-003.000-014)

A part of the East Half of the Southeast Quarter of Section 26, Township 36 North, Range 6 East, Elkhart Township, Elkhart County, Indiana, and more particularly described as follows:

Beginning at an iron pipe marking the northeast corner of said Southeast Quarter; thence South 00 degrees, 08 minutes, 05 seconds West, 1325.66 feet, along the east line of said Southeast Quarter, to a rebar; thence South 89 degrees, 52 minutes, 58 seconds West 811.06 feet, to a rebar; thence North 00 degrees, 08 minutes, 05 seconds East, 1325.7 feet, to a rebar on the north line of said Southeast Quarter; thence North 89 degrees, 53 minutes, 07 seconds East, 811.06 feet, along the last described line, to the point of beginning containing 24.68 acres.

LESS AND EXCEPTING the following real estate that has already been annexed into the corporate limits of the City of Goshen by Ordinance 4639:

A part of the Southeast Quarter of Section 26, Township 36 North, Range 6 East in Elkhart Township, Elkhart County, Indiana which include the following real estate parcels:

A part of Lot Number One (1) as the said Lot is known and designated on the Plat of Lippert Components D.P.U.D.; said Plat being recorded in the Office of the Recorder of Elkhart County in Plat Book 26, page 28 and being situate in the Southeast Quarter of Section 26, Township 36 North, Range 6 East, Elkhart Township, Elkhart County, Indiana, being more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter, also being the Northeast corner of said Lot Number One (1); thence South 00 degrees 08 minutes 31 seconds West along the east line of said Southeast Quarter and the east line of said Lot Number One (1), a distance of 413.12 feet; thence North 89 degrees 51 minutes 29 seconds West, a distance of 305.20 feet; thence North 57 degrees 32 minutes 46 seconds West, a distance of 60.27 feet; thence North 31 degrees 31 minutes 21 seconds East, a distance of 271.26 feet to the south right-of-way line of Sourwood Drive cul-de-sac; thence Northeasterly, Northerly and Northwesterly along the easterly line of said right-of-way, being on the arc of a 65.00 foot radius curve to the left, concave to the west, a distance of 141.93 feet (chord bearing North 12 degrees 58 minutes 49 seconds East, chord distance 115.37 feet) to the point of reverse curvature of a 35.00 foot radius curve to the right, concave to the northeast; thence Northerly along the easterly line of said right-of-way, being on the arc of said 35.00 foot radius curve, a distance of 30.21 feet (chord bearing North 24 degrees 50 minutes 38 seconds West, chord distance 29.28 feet) to the point of tangency of said curve; thence North 00 degrees 06 minutes 53 seconds West along the east line of said right-of-way, a distance of 9.39 feet to the north line of aforesaid Southeast Quarter and the north line of said Lot Number One (1); thence North 89 degrees 53 minutes 07 seconds East along the north line of said Southeast Quarter and the north line of said Lot, a distance of 201.67 feet to the point of beginning of this description containing 2.384 acres, more or less, being subject to all easements, restrictions and public rights-of-way of record.

PARCEL 2 (Parcel No. 20-11-26-476-017.000-014)

Part of the Southeast Quarter of Section 26, Township 36 North, Range 6 East, Elkhart Township, Elkhart County, State of Indiana, more particularly described as follows:

Commencing at a Harrison monument marking the Southeast corner of the Southeast Quarter of Section 26; thence North  $0^{\circ}17'16''$  East along the East line of the Southeast Quarter of said Section 26 a distance of 1159.46 feet to an iron pipe marking the place of beginning of this description; thence North  $89^{\circ}52'10''$  West parallel with the North line of the Southeast Quarter of the Southeast Quarter of said Section 26 a distance of 660.67 feet, more or less, to the City of Goshen corporate limits; thence in a Northerly direction along the boundary of the City of Goshen corporate limits, a distance of 168.78 feet, more or less, to the North line of the Southeast Quarter of the Southeast Quarter of said Section 26; thence South  $89^{\circ}52'10''$  East along the North line of the Southeast Quarter of the Southeast Quarter of said Section 26 a distance of 660.86 feet, more or less, to a rebar marking the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 26; thence South  $0^{\circ}17'16''$  West along the said East line of the Southeast Quarter of said Section 26 a distance of 168.78 feet to the place of beginning of this description.

Containing 2.50 acres, more or less.

PARCEL 3 (Parcel Nos. 20-11-26-476-015.000-014 and 20-11-26-476-003.000-014)

Part of the Southeast Quarter of Section 26, Township 36 North, Range 6 East, Elkhart Township, Elkhart County, State of Indiana, more particularly described as follows:

Commencing at a Harrison monument marking the Southeast corner of the Southeast Quarter of Section 26; thence North  $0^{\circ}17'16''$  East along the East line of the Southeast Quarter of said Section 26 a distance of 264.00 feet to a rebar marking the place of beginning of this description; thence North  $89^{\circ}45'54''$  West parallel with the South line of the Southeast Quarter of said Section 26 a distance of 657.76 feet to the southwest corner of land conveyed to Daniel T. Yoder and Doris O. Yoder, Trustees of the Daniel and Doris Yoder Revocable Trust in document number 2005-13412; thence North  $0^{\circ}07'15''$  East along the West line of said Yoder land a distance of 894.26 feet to an iron pipe; thence South  $89^{\circ}52'10''$  East a distance of 660.37 feet to a point on the said East line; thence South  $0^{\circ}17'16''$  West along the said East line a distance of 895.46 feet to the place of beginning of this description.

Containing 13.539 acres.

**EXHIBIT C**

**Parcel Information for Lippert/Keystone Annexation Area**

Parcel Number	Owner	2015 pay 2016 Assessed Value
20-11-26-426-003.000-014 (Part of Parcel 1 on Exhibit A Map)	City of Goshen	\$35,600
20-11-26-426-001.000-014 (Part of Parcel 1 on Exhibit A Map)	Lippert Components Manufacturing, Inc.	\$1,256,100
20-11-26-476-017.000-014 (Parcel 2 on Exhibit A Map)	Lippert Components Manufacturing, Inc.	\$2,600
20-11-26-476-003.000-014 (Part of Parcel 3 on Exhibit A Map)	Keystone RV Company	\$4,100
20-11-26-476-015.000-014 (Part of Parcel 3 on Exhibit A Map)	Keystone RV Company	\$9,700



**EXHIBIT D**

**Tax Rates**

Taxing Unit	Tax Rate per \$100 Assessed Valuation Elkhart Township	Tax Rate per \$100 Assessed Valuation Goshen City, Elkhart Township
County	\$0.4782	\$0.4681
Township	\$0.1530	\$0.0165
School	\$1.7049	\$1.7049
Library	\$0.1330	\$0.1330
City	\$0.0000	\$1.5395
Conservancy District	\$0.0000	\$0.0000
Gross Tax Rate	\$2.4691	\$3.8620

**EXHIBIT E**

**Estimated Change in Tax Bill**

Estimates are provided based on property subject to the 2% tax cap (residential rental, non-homestead residential, and agricultural), and 3% tax cap (other), and no deductions or local property tax credits were taken into consideration. Further, no tax levies for projects approved by voters through referendum were taken into consideration. The actual 2015 pay 2016 tax bill may be more or less.

Parcel Number	2015 pay 2016 Assessed Value	Tax Cap Rate	Property Tax based on Tax Cap Rate	Gross Tax Bill based on Elkhart Township Tax Rate	Gross Tax Bill based on Goshen City, Elkhart Township Tax Rate	Estimated Change in Tax Bill
20-11-26-426-003.000-014	\$35,600	3%	Exempt	\$0.00	\$0.00	\$0.00
20-11-26-426-001.000-014	\$1,256,100	3%	\$37,683.00	\$31,014.37	\$48,510.58	\$6,668.63
20-11-26-476-017.000-014	\$2,600	2%	\$52.00	\$64.20	\$100.41	\$0.00
20-11-26-476-003.000-014	\$4,100	2%	\$82.00	\$101.23	\$158.34	\$0.00
20-11-26-476-015.000-014	\$9,700	2%	\$194.00	\$239.50	\$374.61	\$0.00

**EXHIBIT F****Lippert/Keystone Annexation Area  
Estimated Expenditures Compared to Estimated Revenues**

	2017	2018	2019	2020
<b>EXPENDITURES</b>				
Street Improvements and Maintenance	\$0	\$0	\$0	\$0
Sidewalks	\$0	\$0	\$0	\$0
Water and Sewer Utilities	\$0	\$100,000	\$100,000	\$100,000
Storm Water Drainage	\$0	\$0	\$0	\$0
Police Services	\$1,350	\$1,350	\$1,350	\$1,350
Fire and Ambulance Services	\$1,170	\$1,170	\$1,170	\$1,170
Solid Waste Collection and Disposal Services	\$0	\$0	\$0	\$0
Parks and Recreation	\$0	\$0	\$0	\$0
Administrative Services	\$900	\$900	\$900	\$900
<b>Total Expenditures</b>	<b>\$3,420</b>	<b>\$103,420</b>	<b>\$103,420</b>	<b>\$103,420</b>
<b>REVENUES</b>				
Property Taxes	\$0	\$0	\$90,130	\$105,150
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$90,130</b>	<b>\$105,150</b>
<b>YEAR-END BALANCE</b>	<b>(\$3,420)</b>	<b>(\$103,420)</b>	<b>(\$13,290)</b>	<b>\$1,730</b>

## RESOLUTION 2016-42

### APPROVING A LOCAL MAJOR MOVES CONSTRUCTION FUND LOAN TO GOSHEN REDEVELOPMENT COMMISSION

WHEREAS, the City of Goshen has established a fund known as the Local Major Moves Construction Fund; and

WHEREAS, the Goshen Common Council and Goshen Redevelopment Commission now authorize a loan from the Local Major Moves Construction Fund to the Goshen Redevelopment Commission to pay for one half (1/2) of a water main project on the north side of Woodfield Road (CR 40) from Dierdorff Road to US 33 and then extending north on the west side of US 33 to the existing water main.

WHEREAS, The water main project will promote significant opportunities for the gainful employment of citizens of Goshen and may attract new business to the City of Goshen and;

WHEREAS, the water main project is estimated to cost One Million Six Hundred Thousand Dollars (\$1,600,000.00) making Redevelopment's cost for one half (1/2) of the project Eight Hundred Thousand Dollars (\$800,000.00); and

WHEREAS, the Redevelopment Commission requests authority to draw up to Seven Hundred Thousand Dollars (\$700,000.00) from the Local Major Moves Construction Fund to initially fund one half (1/2) of the water main project; and

WHEREAS, Indiana Code 36-7-14-12.2 (22) authorizes the Goshen Redevelopment Commission to accept loans...from...a municipal corporation...or any other source.

WHEREAS, Redevelopment proposes to repay draws from the Major Moves Construction Fund as provided in the Intralocal Agreement attached as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Goshen Common Council approves a loan to the Redevelopment Commission from the Local Major Moves Construction Fund.
2. The Goshen Common Council approves the loan with one percent (1%) on the unpaid balance beginning on the date the first money is drawn by the Redevelopment Commission from the Local Major Moves Construction Fund. Interest will continue at one percent (1%) until December 31, 2024 at which time all unpaid principle and interest will be paid in full.

3. The Goshen Common Council finds that the water main project is a necessary step for the economic development of the area and will promote significant opportunities for the gainful employment of the citizens of Goshen and will likely attract new business.
4. The Goshen common council approves and authorizes the execution of the intralocal agreement attached to this Resolution as Exhibit A.

The Resolution is passed by the Redevelopment Commission of the City of Goshen, Indiana on the \_\_\_\_\_ day of November, 2016.

\_\_\_\_\_  
Presiding Officer, Jeremy Stutsman

Attest:

\_\_\_\_\_  
Goshen Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on November \_\_\_\_\_, 2016 at \_\_\_\_\_ am/pm

\_\_\_\_\_  
Tina M. Bontrager, Clerk-Treasurer

This resolution having been passed by the Common Council and presented to me is approved by me and adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Jeremy Stutsman, Mayor

**RESOLUTION 2016-43**

**Approval of a Plan Commission Order Regarding  
the Amendment of the Boundaries of  
Southeast Economic Development Area**

WHEREAS pursuant to Indiana Code § 36-7-14 et seq., the Goshen Redevelopment Commission adopted Declaratory Resolution 131-2016 to Amend the Boundaries of the Southeast Economic Development Area on November 8, 2016;

WHEREAS pursuant to Indiana Code § 36-7-14-16(a), the Goshen Plan Commission has determined that the Declaratory Resolution Boundary Amendment and the previously approved Economic Development Plan for Southeast Economic Development Area conform to the plan of development for the City of Goshen and the City of Goshen's Comprehensive Plan.

WHEREAS Indiana Code § 36-7-14-16(b) requires the Common Council approval of the Goshen Plan Commission's Written Order;

WHEREAS Indiana Code § 36-7-14-41(c) requires the Common Council approve the Goshen Redevelopment Commission's determination that the three additional tracts of real estate should be included in the Southeast Economic Development Area;

NOW BE IT RESOLVED, that the Goshen Common Council approves the Goshen Plan Commission's Order regarding the Declaratory Resolution Boundary Amendment and the previously approved Economic Development Area. The Council also approves the determination that the additional three tracts of real estate should be added to the Southeast Economic Development Area.

PASSED by the Goshen Common Council on November \_\_\_\_\_ 2016.

PASSED by the Goshen Common Council on November \_\_\_\_\_, 2016.

\_\_\_\_\_  
Jeremy Stutsman, Presiding Officer

Attest:

\_\_\_\_\_  
Tina M. Bontrager, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on November \_\_\_\_\_, 2016 at \_\_\_\_\_  
a.m./p.m.

\_\_\_\_\_  
Tina M. Bontrager, Clerk-Treasurer

APPROVED and ADOPTED on November \_\_\_\_\_, 2016.

\_\_\_\_\_  
Jeremy Stutsman, Mayor