

**JOINT MEETING OF THE RICHLAND TOWNSHIP BOARD OF MONROE COUNTY,
INDIANA, AND THE TOWN COUNCIL OF ELLETTSVILLE, MONROE COUNTY,
INDIANA**

**May 27, 2026
Ellettsville Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana 47429
6:30 P.M.**

AGENDA

1. Call to Order
2. Roll Call/Introduction of Richland Township Board Members and Ellettsville Town Council Members
3. Pledge of Allegiance
4. Prayer
5. Baker Tilly Slide Presentation on Proposed Reorganization between Richland Township and the Town of Ellettsville
6. Baker Tilly Presentation of the Fiscal Impact Analysis for the Proposed Reorganization between Richland Township and the Town of Ellettsville
7. Richland Township Resolution ____-2026 Preliminarily Approving a Fiscal Impact Analysis for the Proposed Reorganization
8. Town of Ellettsville Resolution 10-2026 Preliminarily Approving a Fiscal Impact Analysis for the Proposed Reorganization
9. Announcement of future meeting dates:

June 10, 2026 at 6:30 p.m. Joint Public Hearing on Plan of Reorganization
June 22, 2026 at 6:45 p.m. Joint Public Meeting on Plan of Reorganization
The boards reject, modify, or adopt the Plan of Reorganization
10. Public Comment
11. Adjournment

RESOLUTION NO. -2026

**A RESOLUTION BY THE RICHLAND TOWNSHIP BOARD PRELIMINARILY
APPROVING A FINANCIAL IMPACT ANALYSIS
FOR THE PROPOSED REORGANIZATION OF RICHLAND TOWNSHIP OF MONROE
COUNTY, INDIANA, AND TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA**

The Township Board (the "Board") of Richland Township of Monroe County, Indiana, (the "Township") met at a duly called and authorized meeting of the Board on the date set forth below, such meeting being called pursuant to a notice stating the time, place and purpose of the meeting received by all the Board members, and the following resolutions were made, seconded, and adopted by those present at the meeting, which constituted a majority of the Board:

WHEREAS, on November 10, 2025, the Board adopted a Resolution expressing the Board's proposal to enter into a reorganization of the Township with the Town of Ellettsville (the "Town") under Ind. Code 36-1.5 *et seq.* (the "Act"), fulfilling the requirements under Ind. Code §36-1.5-4-10 to initiate a proposed reorganization under the Act; and

WHEREAS, on November 20, 2025, the Trustee of the Township certified a copy of the Resolution to the Clerk-Treasurer of the Town as required by Ind. Code §36-1.5-4-10(b) and evidenced by the Certificate of Township Trustee attached hereto as Exhibit "A"; and

WHEREAS, upon receipt of the certified copy of the Township Resolution, on November 24, 2025, the Ellettsville Town Council adopted Resolution 39-2025, a substantially identical resolution proposing to participate in the proposed reorganization of the Town with the Township, fulfilling the requirement of Ind. Code §36-1.5-4-13(a)(2); and

WHEREAS, on November 25, 2025, the Clerk-Treasurer of the Town certified a copy of Resolution 30-2025 to the Trustee of the Township as required by Ind. Code §36-1.5-4-13(b) and evidenced by the Certificate of Clerk-Treasurer attached hereto as Exhibit "B"; and

WHEREAS, the Town and the Township appointed a cross section of citizens as members of a Reorganization Committee (the "Committee") to make recommendations regarding the potential reorganization of the Town and the Township into a single political subdivision; and

WHEREAS, the Town and Township directed Baker Tilly Advisory Group LLP ("Baker Tilly") to prepare a Financial Impact Analysis meeting the requirements of Ind. Code §36-1.5-4-18(d) for review and preliminary approval by the legislative bodies of the Town and the Township and for submittal to the Indiana Department of Local Government Finance (the "DLGF") for review in accordance with the Act; and

WHEREAS, at the request of the Town and Township, Baker Tilly has submitted the Fiscal Impact Analysis attached hereto as Exhibit "C" to the legislative bodies of the Town and Township for preliminary approval and submittal to the DLGF for review in accordance with the Act; and

WHEREAS, the Township has been informed that the deadline for submitting public question ballot language for approval to the Monroe County Election Board is July 15, 2026, and the Board hereby requests the DLGF to expedite its review of and comments on the Fiscal Impact Analysis to facilitate final approval of the Plan of Reorganization by the Town and the Township no later than June 15, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE RICHLAND TOWNSHIP BOARD AS FOLLOWS:

Section 1. The above recitals are incorporated herein as if set out in full.

Section 2. The Board confirms its intent to participate in a reorganization under the provisions of the Act with the Town of Ellettsville of Monroe County, Indiana.

Section 3. The Board preliminarily approves the Fiscal Impact Analysis attached hereto as Exhibit "C" and incorporated herein, subject to such further revisions which are adopted as part of the final approval of the Plan of Reorganization by the legislative bodies of the Town and Township.

Section 4. Baker Tilly and the Trustee of the Township are hereby authorized, empowered and directed to submit the Fiscal Impact Analysis to the DLGF and to further request that the review by the DLGF be expedited so that the final adoption of the Plan of Reorganization is sufficient to meet the deadline for the Circuit Court Clerk of Monroe County to convene a County Election Board meeting no later than July 15, 2026 for the approval of the public questions ballot language.

ADOPTED BY THE RICHLAND TOWNSHIP BOARD, OF MONROE COUNTY, INDIANA, this 27th day of May, 2026.

RICHLAND TOWNSHIP BOARD

FOR:

AGAINST:

Dawn M. Durnil

Jay M. Thrasher

David B. Willibey

ATTEST:

J. Martin Stephens
Richland Township Trustee

EXHIBIT A TO TOWNSHIP RESOLUTION

CERTIFICATE OF THE TRUSTEE OF
RICHLAND TOWNSHIP OF MONROE COUNTY, INDIANA

RE: Delivery and Certification of Resolution

STATE OF INDIANA)
)
COUNTY OF MONROE)

I, J. Martin Stephens, the duly elected Trustee of Richland Township of Monroe County, Indiana (the "Township") hereby certify that as of November 20, 2025 I personally delivered to the Clerk-Treasurer of the Town of Ellettsville, Indiana the attached copy of the Resolution To Explore A Reorganization With The Town Of Ellettsville, Monroe County, Indiana, duly adopted by the Richland Township Board on November 10, 2025.

This certification is being made in accordance with Ind. Code § 36-1.5-4-10(b).

IN WITNESS WHEREOF, I have hereunto set my hand and seal effective as of November 20, 2025.

(Seal)



By: *J. Martin Stephens*
J. Martin Stephens, Trustee
Richland Township, Monroe County
Indiana

**RESOLUTION TO EXPLORE A REORGANIZATION
WITH THE TOWN OF ELLETTSVILLE
MONROE COUNTY, INDIANA**

WHEREAS, Richland Township, Monroe County, Indiana (the "Township"), is a political subdivision existing under the provisions of Ind. Code § 36-4-1, et seq.;

WHEREAS, the Richland Township Board (the "Board") is the fiscal body of the Township that oversees the operations of the Township's business within its jurisdictional boundaries;

WHEREAS, the jurisdictional boundaries of the Town of Ellettsville (the "Town") are currently bordered by the Township to the north, east, west, and south;

WHEREAS, the Township and the Town are separate and distinct governmental bodies; however, residents of the Township and Town live as one community;

WHEREAS, both the Township and the Town recognize that their shared community is now a targeted destination for economic growth and development as a result of I-69;

WHEREAS, both the Township and the Town understand and appreciate the opportunity to be part of the economic growth and development and ensure that their residents continue to be part of the same community, decision-making, and overall sustainability;

WHEREAS, to ensure this occurs, the Township desires to explore a reorganization with the Town to formally determine whether this is in the best interests of the community;

NOW, THEREFORE, BE IT RESOLVED by the Richland Township Board as follows:

The Board hereby proposes that the Richland Township Board explore a reorganization with the Town of Ellettsville, Monroe County, Indiana.

The Board reserves the right to rescind this Resolution at any time.

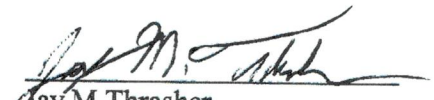
The Board directs the Township Trustee to certify this Resolution and send it to the Ellettsville Town Council to take action under Indiana Code § 36-1.5-4-13.

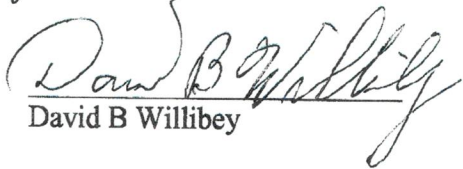
This Resolution shall be in effect immediately.

Adopted by the Board of Richland Township, Monroe County, Indiana, this 10th day of November 2025.

RICHLAND TOWNSHIP BOARD


Dawn M Durnil


Jay M Thrasher


David B Willibey

Attest:

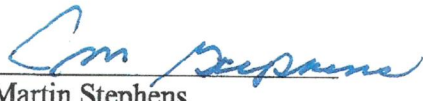

J. Martin Stephens
Trustee Richland Township

EXHIBIT B TO TOWN RESOLUTION

CERTIFICATE OF THE CLERK-TREASURER OF
THE TOWN OF ELLETTSVILLE

RE: Delivery and Certification of Resolution

STATE OF INDIANA)
)
MONROE COUNTY)

I, Noelle Conyer, the duly chosen, qualified and acting Clerk-Treasurer of the Town of Ellettsville of Monroe County, Indiana (the "Towns") hereby certify that as of the date below, I personally delivered to the Trustee of Richland Township of Monroe County, Indiana the attached copy of Resolution 39-2025, duly adopted by the Ellettsville Town Council on November 24, 2025. This certification is being made in accordance with Ind. Code § 36-1.5-4-10(b).

IN WITNESS WHEREOF, I have hereunto set my hand effective as of the 25th day of November, 2025.



TOWN OF ELLETTSVILLE, INDIANA

By: Noelle Conyer
Noelle Conyer, Clerk-Treasurer

RESOLUTION 39-2025

A RESOLUTION TO EXPLORE A REORGANIZATION WITH RICHLAND TOWNSHIP, MONROE COUNTY, INDIANA

WHEREAS, the Town of Ellettsville, Monroe County, Indiana (the “Town”), is a political subdivision existing under the provisions of Ind. Code § 36-4-1, et seq.;

WHEREAS, the Ellettsville Town Council (the “Council”) is the fiscal body of the Town that oversees the operations of the Town’s business within its jurisdictional boundaries;

WHEREAS, the jurisdictional boundaries of the Town are currently bordered by Richland Township, Monroe County (the “Township”) to the north, east, west, and south;

WHEREAS, the Town and the Township are separate and distinct governmental bodies; however, residents of the Town and Township live as one community;

WHEREAS, both the Town and the Township recognize that their shared community is now a targeted destination for economic growth and development as a result of I-69;

WHEREAS, both the Town and the Township understand and appreciate the opportunity to be part of the economic growth and development and ensure that their residents continue to be part of the same community, decision-making, and overall sustainability;

WHEREAS, to ensure this occurs, on November 10, 2025, the Township adopted its Resolution (Exhibit A) agreeing to explore a reorganization with the Town;

WHEREAS, the Town also desires to explore a reorganization with the Township, to at least some degree, to formally determine whether this is in the best interests of the community;

NOW, THEREFORE, BE IT RESOLVED by the Ellettsville Town Council as follows:

1. This Council hereby proposes that the Town of Ellettsville explore a reorganization with Richland Township, Monroe County, Indiana.
2. This Council directs the Ellettsville Clerk-Treasurer to certify this Resolution and send it to the Richland Township, Monroe County Trustee pursuant to Indiana Code § 36-1.5-4-13(b).
3. This Resolution shall be in effect immediately.
4. The Council reserves the right to rescind this Resolution at any time.

ADOPTED BY THE ELLETTSVILLE TOWN COUNCIL, MONROE COUNTY,
INDIANA, THIS 24th day of November, 2025.


ELLETTSVILLE TOWN COUNCIL

FOR:

AGAINST:



Scott Oldham



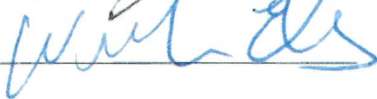
Dan Swafford



Pamela Samples

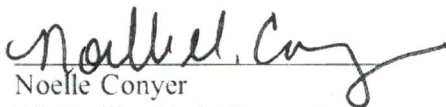


Trevor Sager



William Ellis

Attest:



Noelle Conyer
Ellettsville Clerk-Treasurer



FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

I. Introduction and Purpose

This Fiscal Impact Analysis is prepared pursuant to **Indiana Code § 36-1.5-4-18(d)** in connection with the proposed reorganization of **Richland Township and the Town of Ellettsville** into a single political subdivision (the “Reorganized Town of Ellettsville”), effective January 1, 2027, subject to voter approval.

The purpose of this Fiscal Impact Analysis is to:

- Evaluate the fiscal impact of the proposed reorganization on taxpayers and overlapping taxing units;
 - Present projected revenues, expenditures, and tax rates under the reorganized structure;
 - Demonstrate the financial feasibility and sustainability of the Reorganized Town; and
 - Provide transparency regarding short- and long-term fiscal implications.
-

II. Overview of Reorganization Structure

The Plan of Reorganization provides for:

- Consolidation of Richland Township into the Town of Ellettsville;
- Continuation of the entity as a **municipal government with expanded township powers**; and
- Establishment of two service districts:
 - **Town District (urban)**
 - **Rural District (unincorporated areas)**

The Reorganized Town will assume:

- All assets and liabilities of the Township;
- Responsibility for township services (e.g., public assistance, care of cemeteries, township parks);
- Expanded service delivery across the consolidated area.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

III. Methodology and Assumptions

This Fiscal Impact Analysis was prepared using available financial data from the Town of Ellettsville, Richland Township, Monroe County, and the Indiana Department of Local Government Finance (DLGF). The analysis evaluates the anticipated fiscal effects of the proposed reorganization for the initial implementation year (2027) and considers the long-term financial sustainability of the reorganized governmental structure.

A. Data Sources

The following information sources were utilized in preparing this analysis:

- 2026 adopted budgets and certified property tax levies for the Town of Ellettsville and Richland Township;
- DLGF certified net assessed valuation (NAV) data;
- Historical property tax rates and circuit breaker credit reports;
- Existing debt amortization schedules for outstanding Town obligations;
- Local income tax distribution estimates;
- State-distributed revenue estimates, including MVH and LRS distributions;
- Departmental staffing and operational cost information provided by Town and Township officials.

B. Projection Methodology

Projected revenues and expenditures for the Reorganized Town were developed by:

1. Combining existing Town and Township operating budgets;
2. Removing identified duplicative administrative functions;
3. Incorporating anticipated staffing additions and expanded service delivery obligations;
4. Allocating services between urban and rural service districts;
5. Estimating property tax rates based upon projected certified levies and current assessed valuation data.

Property tax impacts were modeled using current certified assessed values and estimated tax rates under the proposed reorganized structure. Taxpayer impact illustrations are intended to demonstrate estimated changes under current assessed valuation conditions and should not be interpreted as guaranteed future tax liabilities.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

C. Key Assumptions

This analysis is based upon the following assumptions:

- The reorganization becomes effective January 1, 2027;
- Existing assessed valuation levels remain generally stable through the implementation year, subject to anticipated growth trends described below;
- The maximum levy growth quotient (“MLGQ”) established under Indiana law is assumed to be:
 - 1.056 for 2027;
 - 1.050 for 2028;
 - 1.039 for 2029; and
 - 1.040 for 2030.
- Net assessed valuation (“NAV”) growth is assumed to occur at the following approximate annual rates:
 - Property located within the current Town of Ellettsville: approximately 2% annual growth;
 - Property located within the unincorporated portions of Richland Township: less than 1% annual growth.
- Existing statutory property tax caps and circuit breaker credit calculations are assumed to remain substantially consistent, except for changes resulting from Senate Enrolled Act 1 (2025), including modifications to deductions, homestead credit calculations, and other property tax relief provisions enacted by the Indiana General Assembly;
- Existing debt obligations of the Town remain payable solely from the existing Town tax base pursuant to IC 36-1.5-4-40;
- Local income tax distributions, MVH, LRS, wheel tax revenues, and other state-shared revenues continue at levels generally consistent with current estimates and historical trends;
- The Reorganized Town will continue utilizing existing staffing, facilities, and operational infrastructure except as otherwise identified in this report;
- Staffing additions and operational expansions identified in this report are phased in during the initial years of reorganization as service demands increase;
- No significant unforeseen capital expenditures, emergency infrastructure failures, or extraordinary public safety demands occur during the initial implementation period.

D. Limitations

This Fiscal Impact Analysis is intended to provide reasonable estimates based upon currently available financial information and assumptions. Actual future revenues, expenditures, tax rates, and service demands may vary due to changes in economic conditions, assessed valuation growth, state funding formulas, legislative action, inflation, labor costs, or other factors beyond the control of the Reorganized Town. Because implementation of Senate Enrolled Act 1 (2025) may result in future adjustments to deductions, credits, assessed valuation growth, and local government finance practices, actual fiscal impacts may differ from the projections contained in this analysis.

Accordingly, this analysis should be considered a planning and policy evaluation tool rather than a precise prediction of future financial performance.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

IV. Existing Structure

A. Current Property Tax Structure

Before reorganization, the Town and Township have separate tax levies and rates that fund similar, sometimes overlapping services. Refer to the table below.

Department / Fund	2026 Urban (Ellettsville)		2026 Rural (Richland Township)	
	Property Tax Levy	Property Tax Rate	Property Tax Levy	Property Tax Rate
Town General	\$ 2,047,615	\$ 0.3638		
Park and Recreation	98,497	0.0175		
Street Department (DPW)	373,163	0.0663		
Cumulative Capital Development	281,420	0.0500		
Cumulative Fire Bldg. & Equip.	187,426	0.0333		
Debt Service	366,409	0.0651		
Township General		0.0101	\$ 132,223	\$ 0.0101
Township Assistance		0.0087	113,895	0.0087
Township Fire & EMS			797,108	0.1128
Township Cumulative Fire			223,303	0.0316
Township Recreation		0.0012	15,710	0.0012
Totals	\$ 3,354,530	\$ 0.6160	\$ 1,282,239	\$ 0.1644

B. Existing Debt Payable from Property Tax

- Richland Township: **No outstanding debt**
- Town of Ellettsville:
 - Lease Rental Bonds (2016)
 - Outstanding principal as of May 1, 2026: \$1,595,000
 - Maturing 2033
 - General Obligation Bonds (2023)
 - Outstanding principal as of May 1, 2026: \$1,385,000
 - Maturing 2036

Per IC 36-1.5-4-40:

- Existing debt remains payable from the **original tax base only**.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

V. Projected Revenues and Tax Structure Post-Reorganization

A. Proposed Taxing Structure

The reorganized tax structure aligns taxation with service delivery:

Category	Tax Base
Police, Debt Service, Cumulative Funds	Town district only
Fire, Parks, General Admin	Entire consolidated area
Public Assistance	Majority of consolidated area (excluding Bean Blossom portion)

B. Projected Property Tax Levies and Rates

Post-reorganization property tax levies and rates are summarized in the table below.

Department / Fund	Post-Reorganization		
	Property Tax Levy	Property Tax Rate Urban	Property Tax Rate Rural
Town General	\$ 284,733	\$ 0.0216	\$ 0.0216
Police	1,602,586	0.2767	-
Park and Recreation	108,516	0.0082	0.0082
Fire	2,825,855	0.2144	0.2144
Street Department (DPW) (1)	-	-	-
Cumulative Capital Development	289,842	0.0500	-
Cumulative Fire Bldg. & Equip.	193,095	0.0333	-
Debt Service	376,909	0.0651	-
Township Assistance	440,445	0.0334	0.0334
Totals	\$ 6,121,981	\$ 0.7028	\$ 0.2776

Note: (1) The Street Department (DPW) will be funded primarily with gas tax and Wheel Tax / Excise Surtax.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

C. Taxpayer Impact

Estimated impacts:

- **Richland Township:** +6.9%
- **Ellettsville (Richland portion):** +4.1%
- **Ellettsville (Bean Blossom portion):** +3.5%

Certain properties in the Town may see minimal change due to **circuit breaker limits**.

Tax Liability Impact Illustration by Taxing District: \$300,000 Residential Homestead Property:

	Max % Change to Tax Bill	Annual Change for \$300K Residential Property
<u>Estimated Tax Liability Impact:</u>		
Richland (011)	6.9%	\$148
Ellettsville - Richland (013)	4.1%	\$0
Ellettsville - Bean Blossom (018)	3.5%	\$0

Notes:

- (1) The average residential home value in Ellettsville\Richland Township is approximately \$300,000.
 - (2) No tax liability impact is expected for residential homestead properties valued at \$300,000 located in Ellettsville Taxing Districts 013 and 018 as these properties are at the tax caps.
-

D. Other Revenue Sources

In addition to property taxes, the Reorganized Town will rely on:

- Local Income Tax distributions;
- Motor Vehicle Highway (MVH) funds;
- Local Road & Street (LRS) funds;
- Wheel tax and vehicle excise surtax;
- Utility revenues and service charges.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

VI. Projected Operating Expenditures

A. Consolidated Operating Budget

Projected 2027 operating expenses:

- **Total:** ~\$11.33 million
- Increase driven by:
 - Expanded service delivery;
 - Staffing additions;
 - Consolidation of Township functions.

B. Cost Efficiencies

The reorganization produces:

- Elimination of duplicative administrative functions;
- Estimated **\$367,387 in cost reductions from elimination of duplicative functions;**
- Streamlined governance and budgeting.

Operating Budget by Department:

Department	Budgeted Operating Expenses 2026	Cost Reductions from Reorganization	Additions for Reorganization	Estimated Operating Expenses Reorganized Town
Fire	\$ 3,009,856		\$ 1,141,554	\$ 4,151,410
Police	2,270,433		814,622	3,085,055
Street Maintenance	812,798		638,256	1,451,054
Town Administration	825,469		164,531	990,000
Planning & Zoning	354,108		260,000	614,108
Park & Recreation	85,483		23,817	109,300
Debt Service (Town)	379,505		-	379,505
Township Administration	347,788	\$ (347,788)	-	-
Township Assistance	312,443		217,557	530,000
Township Recreation	19,599	(19,599)	-	-
Twp. Maintenance (cemeteries, snow & weeds)	15,750		-	15,750
Totals	\$ 8,433,232	\$ (367,387)	\$ 3,260,337	\$ 11,326,182

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

C. Key Departmental Changes

- **Police:** phased staffing increases to meet service demands
- **Fire:** modest staffing increases to meet National Fire Protection Association (NFPA) standards
- **Planning:** expanded responsibility for rural area
- **Public Works:** expanded responsibility for rural roads
- **Parks:** expanded responsibility for rural area
- **Public Assistance:** new Town department (~\$530,000 budget)

Staffing Changes:

Department	# of Positions Added	Financial Impact	Cost Savings of Merger	Net Financial Impact
Fire - Consolidated	7	\$ 1,092,000		\$ 1,092,000
Police - Urban	6	936,000		936,000
Planning	1	114,400		114,400
DPW (Streets)	2	270,400		270,400
Parks	1	130,000		130,000
Township Administration			(135,000)	(135,000)
Public (Township) Assistance	2	250,000		250,000
Town Manager - salary adjustment		62,400		62,400
Totals		\$ 2,855,200	\$ (135,000)	\$ 2,720,200

VII. Capital and Infrastructure Considerations

- Existing capital debt remains limited to Town taxpayers;
- Future capital planning will occur at the consolidated level;
- Infrastructure investment will be coordinated across both districts;
- Road funding will utilize:
 - MVH/LRS distributions (gas taxes)
 - Wheel tax and vehicle excise surtax
 - Community Crossings grants

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

VIII. Property Tax Credit Impact

The reorganization is expected to:

- Increase exposure to property tax credits in certain districts;
- Be partially mitigated by:
 - Reduced tax increases in urban areas;
 - Broader tax base across the consolidated unit.

The anticipated impact on property tax credits:

- Most property tax credit increases will come from Ellettsville Taxing Districts 013 and 018. The Town of Ellettsville's credits will rise by \$145,500 (81%), school credits by \$23,400 (under 3%), and the county unit, library, and solid waste district credits by \$8,100, \$2,000, and \$600 respectively (all under 1%).
- Below is a table that summarizes the estimated property tax credit impact to overlapping taxing units.

Taxing Unit	Pay 2026 Certified	Pay 2027 - Baseline	Pay 2027 - with Reorganization	Change from Baseline	% Change
BEAN BLOSSOM TOWNSHIP	\$ (11,044)	\$ (11,590)	\$ (11,590)	\$ -	0.0%
BENTON TOWNSHIP	(1,911)	(1,988)	(1,988)	-	0.0%
BLOOMINGTON CIVIL CITY	(1,246,459)	(1,255,998)	(1,255,935)	63	0.0%
BLOOMINGTON TOWNSHIP	(12,709)	(13,108)	(13,108)	-	0.0%
BLOOMINGTON TRANSPORTATION	(46,911)	(47,718)	(47,716)	2	0.0%
CLEAR CREEK TOWNSHIP	(13,563)	(14,021)	(14,021)	-	0.0%
ELLETTSVILLE CIVIL TOWN	(216,539)	(179,073)	(324,536)	(145,464)	81.2%
INDIAN CREEK TOWNSHIP	(2,135)	(2,230)	(2,230)	-	0.0%
MONROE COUNTY	(1,508,314)	(1,512,772)	(1,520,832)	(8,059)	0.5%
MONROE COUNTY COMMUNITY SCHOOL CORP	(1,946,226)	(1,960,735)	(1,960,735)	-	0.0%
MONROE COUNTY PUBLIC LIBRARY	(362,484)	(366,975)	(368,932)	(1,957)	0.5%
MONROE COUNTY SOLID WASTE MGMT DIST	(104,537)	(105,561)	(106,124)	(563)	0.5%
MONROE FIRE PROTECTION DISTRICT	(576,728)	(570,097)	(570,097)	-	0.0%
PERRY TOWNSHIP	(32,079)	(32,623)	(32,623)	-	0.0%
POLK TOWNSHIP	(3,909)	(4,226)	(4,226)	-	0.0%
RICHLAND TOWNSHIP	(72,348)	(73,317)	-	73,317	-100.0%
RICHLAND-BEAN BLOSSOM COMM SCHOOL CORP	(920,611)	(858,304)	(881,677)	(23,373)	2.7%
SALT CREEK TOWNSHIP	(13,220)	(13,466)	(13,466)	-	0.0%
STINESVILLE CIVIL TOWN	(782)	(1,095)	(1,095)	-	0.0%
VAN BUREN TOWNSHIP	(27,467)	(28,934)	(28,934)	-	0.0%
WASHINGTON TOWNSHIP	(1,915)	(2,006)	(2,006)	-	0.0%
Totals	<u>\$ (7,121,892)</u>	<u>\$ (7,055,840)</u>	<u>\$ (7,161,874)</u>	<u>\$ (106,034)</u>	<u>1.5%</u>

IX. Fiscal Sustainability and Long-Term Impact

A. Short-Term Impact

- Modest increases in property tax liability;
- Limited initial increase in operating expenditures;
- Transition costs offset by administrative consolidation.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

B. Long-Term Benefits

- Broader and more stable tax base;
- Improved service coordination;
- Enhanced planning and economic development capacity;
- Greater transparency through unified budgeting.

The following table outlines the expected funding strategy for the Reorganized Town, including projected receipts, disbursements, and estimated change in fund balance. Future budget expansions are expected to be covered through annual increases in the levy as allowed by the maximum levy growth quotient, possible rises in local income tax, and higher fees from service-related development. Based on these factors, the proposed budget is anticipated to remain sustainable in future years, supporting ongoing fiscal stability and the long-term financial health of the Town.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

REORGANIZATION FUNDING PLAN					
		2027 Est.	2028 Est.	2029 Est.	2030 Est.
Receipts:					
	<u>Ref.</u>				
Property Tax	(1)	\$ 6,121,981	\$ 6,400,274	\$ 6,629,573	\$ 6,857,590
Circuit Breaker & Other Tax Credits	(2)	(324,536)	(306,016)	(315,518)	(318,404)
Auto Excise, CVET & FIT	(3)	357,582	373,837	387,230	400,548
Alcohol & Cigarette Tax	(4)	21,700	21,700	21,700	21,700
Charges for Services	(4)	111,300	111,300	111,300	111,300
County Wheel Tax	(4)	332,200	332,200	332,200	332,200
Earnings on Investments	(4)	91,300	91,300	91,300	91,300
Gas Tax	(4)	909,754	909,754	909,754	909,754
HTCU Revenue	(4)	110,900	110,900	110,900	110,900
Local Income Tax	(5)	3,179,234	3,179,234	3,427,900	3,427,900
Payment in Lieu of Tax	(4)	76,900	76,900	76,900	76,900
Riverboat Revenue	(4)	38,100	38,100	38,100	38,100
SRO Revenue	(4)	257,600	257,600	257,600	257,600
Wheel Tax & Surtax	(4)	204,300	204,300	204,300	204,300
Total Receipts		11,488,315	11,801,383	12,283,239	12,521,688
Disbursements					
Fire	(6)	4,151,410	4,275,952	4,404,231	4,536,358
Police	(6)	3,085,055	3,177,607	3,272,935	3,371,123
Street Maintenance	(6)	1,451,054	1,494,586	1,539,424	1,585,607
Administration	(6)	990,000	1,019,700	1,050,291	1,081,800
Planning and Zoning	(6)	614,108	632,531	651,507	671,052
Twp. Maintenance (cemeteries, snow & weeds)	(6)	15,750	16,223	16,710	17,211
Park and Recreation	(6)	109,300	112,579	115,956	119,435
Township Assistance	(6)	530,000	545,900	562,277	579,145
Debt Service	(6)	379,505	379,505	379,505	379,505
Total Disbursements		11,326,182	11,654,583	11,992,836	12,341,236
Est. Change in Fund Balance		\$ 162,133	\$ 146,800	\$ 290,403	\$ 180,452

Reference notes shown below for the table on the previous page.

Notes:

- (1) Change in property tax based on estimated annual levy growth factor as follows: 2027 (5.6%), 2028 (5%), 2029 (3.9%), and 2030 (4%). Debt services levies are assumed to remain constant.
- (2) Property tax credits are based upon an intermediate property tax credit analysis prepared by Baker Tilly in May 2026.
- (3) Auto Excise, CVET, and FIT are based on approximately 6% of levy.
- (4) Based on 0% growth to be conservative.
- (5) Local income tax for 2027 and 2028 assumes 0% growth. 2029 assumes the Town adopts its own municipal LIT at .60%.
- (6) Disbursements excluding debt service are assumed to increase by 3% annually. Debt service is assumed to remain static.

X. Budget Adoption and Transition

- 2027 budgets will be adopted jointly by:
 - Town Council (ordinance)
 - Township Board (resolution)

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

- After 2027:
 - The Reorganized Town Council assumes full fiscal authority.
-

XI. Compliance with IC 36-1.5

This Fiscal Impact Analysis satisfies statutory requirements by:

- Providing detailed revenue and expenditure projections;
 - Identifying tax impacts by geography;
 - Addressing debt, liabilities, and service delivery;
 - Demonstrating fiscal feasibility of the reorganization.
-

XII. Conclusion

The proposed reorganization is **financially sustainable** based on the projected positive net cash flow outlined in the proposed funding plan (refer to page 11). The plan of reorganization also includes:

- Manageable taxpayer impacts;
- Operational efficiencies;
- Long-term fiscal and governance benefits.

The Reorganization Committee recommends proceeding with the reorganization subject to voter approval.

RESOLUTION NO. 10-2026

**A RESOLUTION BY THE ELLETTSVILLE TOWN COUNCIL PRELIMINARILY
APPROVING A FINANCIAL IMPACT ANALYSIS
FOR THE PROPOSED REORGANIZATION OF RICHLAND TOWNSHIP OF MONROE
COUNTY, INDIANA, AND TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA**

The Town Council (the "Council") of the Town of Ellettsville, Indiana (the "Town") met at a duly called and authorized meeting of the Council on the date set forth below, such meeting being called pursuant to a notice stating the time, place and purpose of the meeting received by all the Council members, and the following resolutions were made, seconded, and adopted by those present at the meeting, which constituted a majority of the Council:

WHEREAS, on November 10, 2025, the Township Board (the "Board") of Richland Township of Monroe County, Indiana (the "Township") adopted a Resolution expressing the Board's proposal to enter into a reorganization of the Township with the Town under Ind. Code 36-1.5 *et seq.* (the "Act"), fulfilling the requirements under Ind. Code §36-1.5-4-10 to initiate a proposed reorganization under the Act; and

WHEREAS, on November 20, 2025, the Trustee of the Township certified a copy of the Resolution to the Clerk Treasurer of the Town as required by Ind. Code §36-1.5-4-10(b) and evidenced by the Certificate of Township Trustee attached hereto as Exhibit "A"; and

WHEREAS, upon receipt of the certified copy of the Township Resolution, on November 24, 2025, the Council adopted Resolution 39-2025, a substantially identical resolution proposing to participate in the proposed reorganization of the Town with the Township, fulfilling the requirement of Ind. Code §36-1.5-4-13(a)(2); and

WHEREAS, on November 25, 2025, the Clerk-Treasurer of the Town certified a copy of Resolution 30-2025 to the Trustee of the Township as required by Ind. Code §36-1.5-4-13(b) and evidenced by the Certificate of Clerk-Treasurer attached hereto as Exhibit "B"; and

WHEREAS, the Town and the Township appointed a cross section of citizens as members of a Reorganization Committee (the "Committee") to make recommendations regarding the potential reorganization of the Town and the Township into a single political subdivision; and

WHEREAS, the Town and Township directed Baker Tilly Advisory Group LLP ("Baker Tilly") to prepare a Financial Impact Analysis meeting the requirements of Ind. Code §36-1.5-4-18(d) for review and preliminary approval by the legislative bodies of the Town and the Township and for submittal to the Indiana Department of Local Government Finance (the "DLGF") for review in accordance with the Act; and

WHEREAS, at the request of the Town and Township, Baker Tilly has submitted the Fiscal Impact Analysis attached hereto as Exhibit "C" to the legislative bodies of the Town and Township for preliminary approval and submittal to the DLGF for review in accordance with the Act; and

WHEREAS, the Town has been informed that the deadline for submitting public question ballot language for approval to the Monroe County Election Board is July 15, 2026, and the Council hereby requests the DLGF to expedite its review of and comments on the Fiscal Impact Analysis to facilitate final approval of the Plan of Reorganization by the Town and the Township no later than June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE ELLETTSVILLE TOWN COUNCIL AS FOLLOWS:

Section 1. The above recitals are incorporated herein as if set out in full.

Section 2. The Council confirms its intent to participate in a reorganization under the provisions of the Act with Richland Township of Monroe County, Indiana.

Section 3. The Council preliminarily approves the Fiscal Impact Analysis attached hereto as Exhibit "C" and incorporated herein, subject to such further revisions which are adopted as part of the final approval of the Plan of Reorganization by the legislative bodies of the Town and Township.

Section 4. Baker-Tilly and the Clerk-Treasurer of the Town are hereby authorized, empowered and directed to submit the Fiscal Impact Analysis to the DLGF and to further request that the review by the DLGF be expedited so that the final adoption of the Plan of Reorganization is sufficient to meet the deadline for the Circuit Court Clerk of Monroe County to convene a County Election Board meeting no later than July 15, 2026 for the approval of the public questions ballot language.

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ELLETTSVILLE, INDIANA, this 27th day of May, 2026.

ELLETTSVILLE TOWN COUNCIL

FOR:

AGAINST:

Scott Oldham

Dan Swafford

Pamela Samples

Trevor Sager

William Ellis

ATTEST:

Noelle Conyer
Ellettsville Clerk-Treasurer

EXHIBIT A TO TOWN
RESOLUTION

**CERTIFICATE OF THE TRUSTEE OF
RICHLAND TOWNSHIP OF MONROE COUNTY, INDIANA**

RE: Delivery and Certification of Resolution

STATE OF INDIANA)
)
COUNTY OF MONROE)

I, J. Martin Stephens, the duly elected Trustee of Richland Township of Monroe County, Indiana (the "Township") hereby certify that as of November 20, 2025 I personally delivered to the Clerk-Treasurer of the Town of Ellettsville, Indiana the attached copy of the Resolution To Explore A Reorganization With The Town Of Ellettsville, Monroe County, Indiana, duly adopted by the Richland Township Board on November 10, 2025.

This certification is being made in accordance with Ind. Code § 36-1.5-4-10(b).

IN WITNESS WHEREOF, I have hereunto set my hand and seal effective as of November 20, 2025.

(Seal)



By: *J. Martin Stephens*
J. Martin Stephens, Trustee
Richland Township, Monroe County
Indiana

**RESOLUTION TO EXPLORE A REORGANIZATION
WITH THE TOWN OF ELLETTSVILLE
MONROE COUNTY, INDIANA**

WHEREAS, Richland Township, Monroe County, Indiana (the "Township"), is a political subdivision existing under the provisions of Ind. Code § 36-4-1, et seq.;

WHEREAS, the Richland Township Board (the "Board") is the fiscal body of the Township that oversees the operations of the Township's business within its jurisdictional boundaries;

WHEREAS, the jurisdictional boundaries of the Town of Ellettsville (the "Town") are currently bordered by the Township to the north, east, west, and south;

WHEREAS, the Township and the Town are separate and distinct governmental bodies; however, residents of the Township and Town live as one community;

WHEREAS, both the Township and the Town recognize that their shared community is now a targeted destination for economic growth and development as a result of I-69;

WHEREAS, both the Township and the Town understand and appreciate the opportunity to be part of the economic growth and development and ensure that their residents continue to be part of the same community, decision-making, and overall sustainability;

WHEREAS, to ensure this occurs, the Township desires to explore a reorganization with the Town to formally determine whether this is in the best interests of the community;

NOW, THEREFORE, BE IT RESOLVED by the Richland Township Board as follows:

The Board hereby proposes that the Richland Township Board explore a reorganization with the Town of Ellettsville, Monroe County, Indiana.

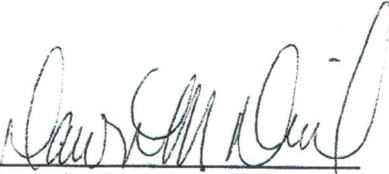
The Board reserves the right to rescind this Resolution at any time.


The Board directs the Township Trustee to certify this Resolution and send it to the Ellettsville Town Council to take action under Indiana Code § 36-1.5-4-13.

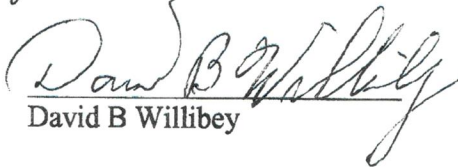
This Resolution shall be in effect immediately.

Adopted by the Board of Richland Township, Monroe County, Indiana, this 10th day of November 2025.

RICHLAND TOWNSHIP BOARD


Dawn M Durnil


Jay M Thrasher


David B Willibey

Attest:



J. Martin Stephens
Trustee Richland Township

EXHIBIT B TO TOWN RESOLUTION

CERTIFICATE OF THE CLERK-TREASURER OF
THE TOWN OF ELLETTSVILLE

RE: Delivery and Certification of Resolution

STATE OF INDIANA)
)
MONROE COUNTY)

I, Noelle Conyer, the duly chosen, qualified and acting Clerk-Treasurer of the Town of Ellettsville of Monroe County, Indiana (the "Towns") hereby certify that as of the date below, I personally delivered to the Trustee of Richland Township of Monroe County, Indiana the attached copy of Resolution 39-2025, duly adopted by the Ellettsville Town Council on November 24, 2025. This certification is being made in accordance with Ind. Code § 36-1.5-4-10(b).

IN WITNESS WHEREOF, I have hereunto set my hand effective as of the 25th day of November, 2025.



TOWN OF ELLETTSVILLE, INDIANA

By: Noelle Conyer
Noelle Conyer, Clerk-Treasurer

RESOLUTION 39-2025

A RESOLUTION TO EXPLORE A REORGANIZATION WITH RICHLAND TOWNSHIP, MONROE COUNTY, INDIANA

WHEREAS, the Town of Ellettsville, Monroe County, Indiana (the “Town”), is a political subdivision existing under the provisions of Ind. Code § 36-4-1, et seq.;

WHEREAS, the Ellettsville Town Council (the “Council”) is the fiscal body of the Town that oversees the operations of the Town’s business within its jurisdictional boundaries;

WHEREAS, the jurisdictional boundaries of the Town are currently bordered by Richland Township, Monroe County (the “Township”) to the north, east, west, and south;

WHEREAS, the Town and the Township are separate and distinct governmental bodies; however, residents of the Town and Township live as one community;

WHEREAS, both the Town and the Township recognize that their shared community is now a targeted destination for economic growth and development as a result of I-69;

WHEREAS, both the Town and the Township understand and appreciate the opportunity to be part of the economic growth and development and ensure that their residents continue to be part of the same community, decision-making, and overall sustainability;

WHEREAS, to ensure this occurs, on November 10, 2025, the Township adopted its Resolution (Exhibit A) agreeing to explore a reorganization with the Town;

WHEREAS, the Town also desires to explore a reorganization with the Township, to at least some degree, to formally determine whether this is in the best interests of the community;

NOW, THEREFORE, BE IT RESOLVED by the Ellettsville Town Council as follows:

1. This Council hereby proposes that the Town of Ellettsville explore a reorganization with Richland Township, Monroe County, Indiana.
2. This Council directs the Ellettsville Clerk-Treasurer to certify this Resolution and send it to the Richland Township, Monroe County Trustee pursuant to Indiana Code § 36-1.5-4-13(b).
3. This Resolution shall be in effect immediately.
4. The Council reserves the right to rescind this Resolution at any time.

ADOPTED BY THE ELLETTSVILLE TOWN COUNCIL, MONROE COUNTY,
INDIANA, THIS 24th day of November, 2025.


ELLETTSVILLE TOWN COUNCIL

FOR:

AGAINST:



Scott Oldham



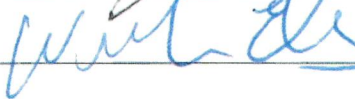
Dan Swafford



Pamela Samples

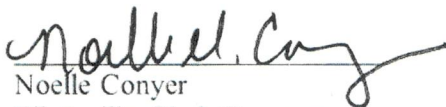


Trevor Sager



William Ellis

Attest:



Noelle Conyer
Ellettsville Clerk-Treasurer



FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

I. Introduction and Purpose

This Fiscal Impact Analysis is prepared pursuant to **Indiana Code § 36-1.5-4-18(d)** in connection with the proposed reorganization of **Richland Township and the Town of Ellettsville** into a single political subdivision (the “Reorganized Town of Ellettsville”), effective January 1, 2027, subject to voter approval.

The purpose of this Fiscal Impact Analysis is to:

- Evaluate the fiscal impact of the proposed reorganization on taxpayers and overlapping taxing units;
 - Present projected revenues, expenditures, and tax rates under the reorganized structure;
 - Demonstrate the financial feasibility and sustainability of the Reorganized Town; and
 - Provide transparency regarding short- and long-term fiscal implications.
-

II. Overview of Reorganization Structure

The Plan of Reorganization provides for:

- Consolidation of Richland Township into the Town of Ellettsville;
- Continuation of the entity as a **municipal government with expanded township powers**; and
- Establishment of two service districts:
 - **Town District (urban)**
 - **Rural District (unincorporated areas)**

The Reorganized Town will assume:

- All assets and liabilities of the Township;
- Responsibility for township services (e.g., public assistance, care of cemeteries, township parks);
- Expanded service delivery across the consolidated area.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

III. Methodology and Assumptions

This Fiscal Impact Analysis was prepared using available financial data from the Town of Ellettsville, Richland Township, Monroe County, and the Indiana Department of Local Government Finance (DLGF). The analysis evaluates the anticipated fiscal effects of the proposed reorganization for the initial implementation year (2027) and considers the long-term financial sustainability of the reorganized governmental structure.

A. Data Sources

The following information sources were utilized in preparing this analysis:

- 2026 adopted budgets and certified property tax levies for the Town of Ellettsville and Richland Township;
- DLGF certified net assessed valuation (NAV) data;
- Historical property tax rates and circuit breaker credit reports;
- Existing debt amortization schedules for outstanding Town obligations;
- Local income tax distribution estimates;
- State-distributed revenue estimates, including MVH and LRS distributions;
- Departmental staffing and operational cost information provided by Town and Township officials.

B. Projection Methodology

Projected revenues and expenditures for the Reorganized Town were developed by:

1. Combining existing Town and Township operating budgets;
2. Removing identified duplicative administrative functions;
3. Incorporating anticipated staffing additions and expanded service delivery obligations;
4. Allocating services between urban and rural service districts;
5. Estimating property tax rates based upon projected certified levies and current assessed valuation data.

Property tax impacts were modeled using current certified assessed values and estimated tax rates under the proposed reorganized structure. Taxpayer impact illustrations are intended to demonstrate estimated changes under current assessed valuation conditions and should not be interpreted as guaranteed future tax liabilities.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

C. Key Assumptions

This analysis is based upon the following assumptions:

- The reorganization becomes effective January 1, 2027;
- Existing assessed valuation levels remain generally stable through the implementation year, subject to anticipated growth trends described below;
- The maximum levy growth quotient (“MLGQ”) established under Indiana law is assumed to be:
 - 1.056 for 2027;
 - 1.050 for 2028;
 - 1.039 for 2029; and
 - 1.040 for 2030.
- Net assessed valuation (“NAV”) growth is assumed to occur at the following approximate annual rates:
 - Property located within the current Town of Ellettsville: approximately 2% annual growth;
 - Property located within the unincorporated portions of Richland Township: less than 1% annual growth.
- Existing statutory property tax caps and circuit breaker credit calculations are assumed to remain substantially consistent, except for changes resulting from Senate Enrolled Act 1 (2025), including modifications to deductions, homestead credit calculations, and other property tax relief provisions enacted by the Indiana General Assembly;
- Existing debt obligations of the Town remain payable solely from the existing Town tax base pursuant to IC 36-1.5-4-40;
- Local income tax distributions, MVH, LRS, wheel tax revenues, and other state-shared revenues continue at levels generally consistent with current estimates and historical trends;
- The Reorganized Town will continue utilizing existing staffing, facilities, and operational infrastructure except as otherwise identified in this report;
- Staffing additions and operational expansions identified in this report are phased in during the initial years of reorganization as service demands increase;
- No significant unforeseen capital expenditures, emergency infrastructure failures, or extraordinary public safety demands occur during the initial implementation period.

D. Limitations

This Fiscal Impact Analysis is intended to provide reasonable estimates based upon currently available financial information and assumptions. Actual future revenues, expenditures, tax rates, and service demands may vary due to changes in economic conditions, assessed valuation growth, state funding formulas, legislative action, inflation, labor costs, or other factors beyond the control of the Reorganized Town. Because implementation of Senate Enrolled Act 1 (2025) may result in future adjustments to deductions, credits, assessed valuation growth, and local government finance practices, actual fiscal impacts may differ from the projections contained in this analysis.

Accordingly, this analysis should be considered a planning and policy evaluation tool rather than a precise prediction of future financial performance.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

IV. Existing Structure

A. Current Property Tax Structure

Before reorganization, the Town and Township have separate tax levies and rates that fund similar, sometimes overlapping services. Refer to the table below.

Department / Fund	2026 Urban (Ellettsville)		2026 Rural (Richland Township)	
	Property Tax Levy	Property Tax Rate	Property Tax Levy	Property Tax Rate
Town General	\$ 2,047,615	\$ 0.3638		
Park and Recreation	98,497	0.0175		
Street Department (DPW)	373,163	0.0663		
Cumulative Capital Development	281,420	0.0500		
Cumulative Fire Bldg. & Equip.	187,426	0.0333		
Debt Service	366,409	0.0651		
Township General		0.0101	\$ 132,223	\$ 0.0101
Township Assistance		0.0087	113,895	0.0087
Township Fire & EMS			797,108	0.1128
Township Cumulative Fire			223,303	0.0316
Township Recreation		0.0012	15,710	0.0012
Totals	\$ 3,354,530	\$ 0.6160	\$ 1,282,239	\$ 0.1644

B. Existing Debt Payable from Property Tax

- Richland Township: **No outstanding debt**
- Town of Ellettsville:
 - Lease Rental Bonds (2016)
 - Outstanding principal as of May 1, 2026: \$1,595,000
 - Maturing 2033
 - General Obligation Bonds (2023)
 - Outstanding principal as of May 1, 2026: \$1,385,000
 - Maturing 2036

Per IC 36-1.5-4-40:

- Existing debt remains payable from the **original tax base only**.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

V. Projected Revenues and Tax Structure Post-Reorganization

A. Proposed Taxing Structure

The reorganized tax structure aligns taxation with service delivery:

Category	Tax Base
Police, Debt Service, Cumulative Funds	Town district only
Fire, Parks, General Admin	Entire consolidated area
Public Assistance	Majority of consolidated area (excluding Bean Blossom portion)

B. Projected Property Tax Levies and Rates

Post-reorganization property tax levies and rates are summarized in the table below.

Department / Fund	Post-Reorganization		
	Property Tax Levy	Property Tax Rate Urban	Property Tax Rate Rural
Town General	\$ 284,733	\$ 0.0216	\$ 0.0216
Police	1,602,586	0.2767	-
Park and Recreation	108,516	0.0082	0.0082
Fire	2,825,855	0.2144	0.2144
Street Department (DPW) (1)	-	-	-
Cumulative Capital Development	289,842	0.0500	-
Cumulative Fire Bldg. & Equip.	193,095	0.0333	-
Debt Service	376,909	0.0651	-
Township Assistance	440,445	0.0334	0.0334
Totals	\$ 6,121,981	\$ 0.7028	\$ 0.2776

Note: (1) The Street Department (DPW) will be funded primarily with gas tax and Wheel Tax / Excise Surtax.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

C. Taxpayer Impact

Estimated impacts:

- **Richland Township:** +6.9%
- **Ellettsville (Richland portion):** +4.1%
- **Ellettsville (Bean Blossom portion):** +3.5%

Certain properties in the Town may see minimal change due to **circuit breaker limits**.

Tax Liability Impact Illustration by Taxing District: \$300,000 Residential Homestead Property:

	Max % Change to Tax Bill	Annual Change for \$300K Residential Property
<u>Estimated Tax Liability Impact:</u>		
Richland (011)	6.9%	\$148
Ellettsville - Richland (013)	4.1%	\$0
Ellettsville - Bean Blossom (018)	3.5%	\$0

Notes:

- (1) The average residential home value in Ellettsville\Richland Township is approximately \$300,000.
 - (2) No tax liability impact is expected for residential homestead properties valued at \$300,000 located in Ellettsville Taxing Districts 013 and 018 as these properties are at the tax caps.
-

D. Other Revenue Sources

In addition to property taxes, the Reorganized Town will rely on:

- Local Income Tax distributions;
- Motor Vehicle Highway (MVH) funds;
- Local Road & Street (LRS) funds;
- Wheel tax and vehicle excise surtax;
- Utility revenues and service charges.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

VI. Projected Operating Expenditures

A. Consolidated Operating Budget

Projected 2027 operating expenses:

- **Total:** ~\$11.33 million
- Increase driven by:
 - Expanded service delivery;
 - Staffing additions;
 - Consolidation of Township functions.

B. Cost Efficiencies

The reorganization produces:

- Elimination of duplicative administrative functions;
- Estimated **\$367,387 in cost reductions from elimination of duplicative functions;**
- Streamlined governance and budgeting.

Operating Budget by Department:

Department	Budgeted Operating Expenses 2026	Cost Reductions from Reorganization	Additions for Reorganization	Estimated Operating Expenses Reorganized Town
Fire	\$ 3,009,856		\$ 1,141,554	\$ 4,151,410
Police	2,270,433		814,622	3,085,055
Street Maintenance	812,798		638,256	1,451,054
Town Administration	825,469		164,531	990,000
Planning & Zoning	354,108		260,000	614,108
Park & Recreation	85,483		23,817	109,300
Debt Service (Town)	379,505		-	379,505
Township Administration	347,788	\$ (347,788)	-	-
Township Assistance	312,443		217,557	530,000
Township Recreation	19,599	(19,599)	-	-
Twp. Maintenance (cemeteries, snow & weeds)	15,750		-	15,750
Totals	\$ 8,433,232	\$ (367,387)	\$ 3,260,337	\$ 11,326,182

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

C. Key Departmental Changes

- **Police:** phased staffing increases to meet service demands
- **Fire:** modest staffing increases to meet National Fire Protection Association (NFPA) standards
- **Planning:** expanded responsibility for rural area
- **Public Works:** expanded responsibility for rural roads
- **Parks:** expanded responsibility for rural area
- **Public Assistance:** new Town department (~\$530,000 budget)

Staffing Changes:

Department	# of Positions Added	Financial Impact	Cost Savings of Merger	Net Financial Impact
Fire - Consolidated	7	\$ 1,092,000		\$ 1,092,000
Police - Urban	6	936,000		936,000
Planning	1	114,400		114,400
DPW (Streets)	2	270,400		270,400
Parks	1	130,000		130,000
Township Administration			(135,000)	(135,000)
Public (Township) Assistance	2	250,000		250,000
Town Manager - salary adjustment		62,400		62,400
Totals		\$ 2,855,200	\$ (135,000)	\$ 2,720,200

VII. Capital and Infrastructure Considerations

- Existing capital debt remains limited to Town taxpayers;
- Future capital planning will occur at the consolidated level;
- Infrastructure investment will be coordinated across both districts;
- Road funding will utilize:
 - MVH/LRS distributions (gas taxes)
 - Wheel tax and vehicle excise surtax
 - Community Crossings grants

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

VIII. Property Tax Credit Impact

The reorganization is expected to:

- Increase exposure to property tax credits in certain districts;
- Be partially mitigated by:
 - Reduced tax increases in urban areas;
 - Broader tax base across the consolidated unit.

The anticipated impact on property tax credits:

- Most property tax credit increases will come from Ellettsville Taxing Districts 013 and 018. The Town of Ellettsville's credits will rise by \$145,500 (81%), school credits by \$23,400 (under 3%), and the county unit, library, and solid waste district credits by \$8,100, \$2,000, and \$600 respectively (all under 1%).
- Below is a table that summarizes the estimated property tax credit impact to overlapping taxing units.

Taxing Unit	Pay 2026 Certified	Pay 2027 - Baseline	Pay 2027 - with Reorganization	Change from Baseline	% Change
BEAN BLOSSOM TOWNSHIP	\$ (11,044)	\$ (11,590)	\$ (11,590)	\$ -	0.0%
BENTON TOWNSHIP	(1,911)	(1,988)	(1,988)	-	0.0%
BLOOMINGTON CIVIL CITY	(1,246,459)	(1,255,998)	(1,255,935)	63	0.0%
BLOOMINGTON TOWNSHIP	(12,709)	(13,108)	(13,108)	-	0.0%
BLOOMINGTON TRANSPORTATION	(46,911)	(47,718)	(47,716)	2	0.0%
CLEAR CREEK TOWNSHIP	(13,563)	(14,021)	(14,021)	-	0.0%
ELLETTSVILLE CIVIL TOWN	(216,539)	(179,073)	(324,536)	(145,464)	81.2%
INDIAN CREEK TOWNSHIP	(2,135)	(2,230)	(2,230)	-	0.0%
MONROE COUNTY	(1,508,314)	(1,512,772)	(1,520,832)	(8,059)	0.5%
MONROE COUNTY COMMUNITY SCHOOL CORP	(1,946,226)	(1,960,735)	(1,960,735)	-	0.0%
MONROE COUNTY PUBLIC LIBRARY	(362,484)	(366,975)	(368,932)	(1,957)	0.5%
MONROE COUNTY SOLID WASTE MGMT DIST	(104,537)	(105,561)	(106,124)	(563)	0.5%
MONROE FIRE PROTECTION DISTRICT	(576,728)	(570,097)	(570,097)	-	0.0%
PERRY TOWNSHIP	(32,079)	(32,623)	(32,623)	-	0.0%
POLK TOWNSHIP	(3,909)	(4,226)	(4,226)	-	0.0%
RICHLAND TOWNSHIP	(72,348)	(73,317)	-	73,317	-100.0%
RICHLAND-BEAN BLOSSOM COMM SCHOOL CORP	(920,611)	(858,304)	(881,677)	(23,373)	2.7%
SALT CREEK TOWNSHIP	(13,220)	(13,466)	(13,466)	-	0.0%
STINESVILLE CIVIL TOWN	(782)	(1,095)	(1,095)	-	0.0%
VAN BUREN TOWNSHIP	(27,467)	(28,934)	(28,934)	-	0.0%
WASHINGTON TOWNSHIP	(1,915)	(2,006)	(2,006)	-	0.0%
Totals	<u>\$ (7,121,892)</u>	<u>\$ (7,055,840)</u>	<u>\$ (7,161,874)</u>	<u>\$ (106,034)</u>	<u>1.5%</u>

IX. Fiscal Sustainability and Long-Term Impact

A. Short-Term Impact

- Modest increases in property tax liability;
- Limited initial increase in operating expenditures;
- Transition costs offset by administrative consolidation.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

B. Long-Term Benefits

- Broader and more stable tax base;
- Improved service coordination;
- Enhanced planning and economic development capacity;
- Greater transparency through unified budgeting.

The following table outlines the expected funding strategy for the Reorganized Town, including projected receipts, disbursements, and estimated change in fund balance. Future budget expansions are expected to be covered through annual increases in the levy as allowed by the maximum levy growth quotient, possible rises in local income tax, and higher fees from service-related development. Based on these factors, the proposed budget is anticipated to remain sustainable in future years, supporting ongoing fiscal stability and the long-term financial health of the Town.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

REORGANIZATION FUNDING PLAN					
		2027 Est.	2028 Est.	2029 Est.	2030 Est.
Receipts:					
	<u>Ref.</u>				
Property Tax	(1)	\$ 6,121,981	\$ 6,400,274	\$ 6,629,573	\$ 6,857,590
Circuit Breaker & Other Tax Credits	(2)	(324,536)	(306,016)	(315,518)	(318,404)
Auto Excise, CVET & FIT	(3)	357,582	373,837	387,230	400,548
Alcohol & Cigarette Tax	(4)	21,700	21,700	21,700	21,700
Charges for Services	(4)	111,300	111,300	111,300	111,300
County Wheel Tax	(4)	332,200	332,200	332,200	332,200
Earnings on Investments	(4)	91,300	91,300	91,300	91,300
Gas Tax	(4)	909,754	909,754	909,754	909,754
HTCU Revenue	(4)	110,900	110,900	110,900	110,900
Local Income Tax	(5)	3,179,234	3,179,234	3,427,900	3,427,900
Payment in Lieu of Tax	(4)	76,900	76,900	76,900	76,900
Riverboat Revenue	(4)	38,100	38,100	38,100	38,100
SRO Revenue	(4)	257,600	257,600	257,600	257,600
Wheel Tax & Surtax	(4)	204,300	204,300	204,300	204,300
Total Receipts		11,488,315	11,801,383	12,283,239	12,521,688
Disbursements					
Fire	(6)	4,151,410	4,275,952	4,404,231	4,536,358
Police	(6)	3,085,055	3,177,607	3,272,935	3,371,123
Street Maintenance	(6)	1,451,054	1,494,586	1,539,424	1,585,607
Administration	(6)	990,000	1,019,700	1,050,291	1,081,800
Planning and Zoning	(6)	614,108	632,531	651,507	671,052
Twp. Maintenance (cemeteries, snow & weeds)	(6)	15,750	16,223	16,710	17,211
Park and Recreation	(6)	109,300	112,579	115,956	119,435
Township Assistance	(6)	530,000	545,900	562,277	579,145
Debt Service	(6)	379,505	379,505	379,505	379,505
Total Disbursements		11,326,182	11,654,583	11,992,836	12,341,236
Est. Change in Fund Balance		\$ 162,133	\$ 146,800	\$ 290,403	\$ 180,452

Reference notes shown below for the table on the previous page.

Notes:

- (1) Change in property tax based on estimated annual levy growth factor as follows: 2027 (5.6%), 2028 (5%), 2029 (3.9%), and 2030 (4%). Debt services levies are assumed to remain constant.
- (2) Property tax credits are based upon an intermediate property tax credit analysis prepared by Baker Tilly in May 2026.
- (3) Auto Excise, CVET, and FIT are based on approximately 6% of levy.
- (4) Based on 0% growth to be conservative.
- (5) Local income tax for 2027 and 2028 assumes 0% growth. 2029 assumes the Town adopts its own municipal LIT at .60%.
- (6) Disbursements excluding debt service are assumed to increase by 3% annually. Debt service is assumed to remain static.

X. Budget Adoption and Transition

- 2027 budgets will be adopted jointly by:
 - Town Council (ordinance)
 - Township Board (resolution)

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

- After 2027:
 - The Reorganized Town Council assumes full fiscal authority.
-

XI. Compliance with IC 36-1.5

This Fiscal Impact Analysis satisfies statutory requirements by:

- Providing detailed revenue and expenditure projections;
 - Identifying tax impacts by geography;
 - Addressing debt, liabilities, and service delivery;
 - Demonstrating fiscal feasibility of the reorganization.
-

XII. Conclusion

The proposed reorganization is **financially sustainable** based on the projected positive net cash flow outlined in the proposed funding plan (refer to page 11). The plan of reorganization also includes:

- Manageable taxpayer impacts;
- Operational efficiencies;
- Long-term fiscal and governance benefits.

The Reorganization Committee recommends proceeding with the reorganization subject to voter approval.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

I. Introduction and Purpose

This Fiscal Impact Analysis is prepared pursuant to **Indiana Code § 36-1.5-4-18(d)** in connection with the proposed reorganization of **Richland Township and the Town of Ellettsville** into a single political subdivision (the “Reorganized Town of Ellettsville”), effective January 1, 2027, subject to voter approval.

The purpose of this Fiscal Impact Analysis is to:

- Evaluate the fiscal impact of the proposed reorganization on taxpayers and overlapping taxing units;
 - Present projected revenues, expenditures, and tax rates under the reorganized structure;
 - Demonstrate the financial feasibility and sustainability of the Reorganized Town; and
 - Provide transparency regarding short- and long-term fiscal implications.
-

II. Overview of Reorganization Structure

The Plan of Reorganization provides for:

- Consolidation of Richland Township into the Town of Ellettsville;
- Continuation of the entity as a **municipal government with expanded township powers**; and
- Establishment of two service districts:
 - **Town District (urban)**
 - **Rural District (unincorporated areas)**

The Reorganized Town will assume:

- All assets and liabilities of the Township;
- Responsibility for township services (e.g., public assistance, care of cemeteries, township parks);
- Expanded service delivery across the consolidated area.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

III. Methodology and Assumptions

This Fiscal Impact Analysis was prepared using available financial data from the Town of Ellettsville, Richland Township, Monroe County, and the Indiana Department of Local Government Finance (DLGF). The analysis evaluates the anticipated fiscal effects of the proposed reorganization for the initial implementation year (2027) and considers the long-term financial sustainability of the reorganized governmental structure.

A. Data Sources

The following information sources were utilized in preparing this analysis:

- 2026 adopted budgets and certified property tax levies for the Town of Ellettsville and Richland Township;
- DLGF certified net assessed valuation (NAV) data;
- Historical property tax rates and circuit breaker credit reports;
- Existing debt amortization schedules for outstanding Town obligations;
- Local income tax distribution estimates;
- State-distributed revenue estimates, including MVH and LRS distributions;
- Departmental staffing and operational cost information provided by Town and Township officials.

B. Projection Methodology

Projected revenues and expenditures for the Reorganized Town were developed by:

1. Combining existing Town and Township operating budgets;
2. Removing identified duplicative administrative functions;
3. Incorporating anticipated staffing additions and expanded service delivery obligations;
4. Allocating services between urban and rural service districts;
5. Estimating property tax rates based upon projected certified levies and current assessed valuation data.

Property tax impacts were modeled using current certified assessed values and estimated tax rates under the proposed reorganized structure. Taxpayer impact illustrations are intended to demonstrate estimated changes under current assessed valuation conditions and should not be interpreted as guaranteed future tax liabilities.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

C. Key Assumptions

This analysis is based upon the following assumptions:

- The reorganization becomes effective January 1, 2027;
- Existing assessed valuation levels remain generally stable through the implementation year, subject to anticipated growth trends described below;
- The maximum levy growth quotient (“MLGQ”) established under Indiana law is assumed to be:
 - 1.056 for 2027;
 - 1.050 for 2028;
 - 1.039 for 2029; and
 - 1.040 for 2030.
- Net assessed valuation (“NAV”) growth is assumed to occur at the following approximate annual rates:
 - Property located within the current Town of Ellettsville: approximately 2% annual growth;
 - Property located within the unincorporated portions of Richland Township: less than 1% annual growth.
- Existing statutory property tax caps and circuit breaker credit calculations are assumed to remain substantially consistent, except for changes resulting from Senate Enrolled Act 1 (2025), including modifications to deductions, homestead credit calculations, and other property tax relief provisions enacted by the Indiana General Assembly;
- Existing debt obligations of the Town remain payable solely from the existing Town tax base pursuant to IC 36-1.5-4-40;
- Local income tax distributions, MVH, LRS, wheel tax revenues, and other state-shared revenues continue at levels generally consistent with current estimates and historical trends;
- The Reorganized Town will continue utilizing existing staffing, facilities, and operational infrastructure except as otherwise identified in this report;
- Staffing additions and operational expansions identified in this report are phased in during the initial years of reorganization as service demands increase;
- No significant unforeseen capital expenditures, emergency infrastructure failures, or extraordinary public safety demands occur during the initial implementation period.

D. Limitations

This Fiscal Impact Analysis is intended to provide reasonable estimates based upon currently available financial information and assumptions. Actual future revenues, expenditures, tax rates, and service demands may vary due to changes in economic conditions, assessed valuation growth, state funding formulas, legislative action, inflation, labor costs, or other factors beyond the control of the Reorganized Town. Because implementation of Senate Enrolled Act 1 (2025) may result in future adjustments to deductions, credits, assessed valuation growth, and local government finance practices, actual fiscal impacts may differ from the projections contained in this analysis.

Accordingly, this analysis should be considered a planning and policy evaluation tool rather than a precise prediction of future financial performance.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

IV. Existing Structure

A. Current Property Tax Structure

Before reorganization, the Town and Township have separate tax levies and rates that fund similar, sometimes overlapping services. Refer to the table below.

Department / Fund	2026 Urban (Ellettsville)		2026 Rural (Richland Township)	
	Property Tax Levy	Property Tax Rate	Property Tax Levy	Property Tax Rate
Town General	\$ 2,047,615	\$ 0.3638		
Park and Recreation	98,497	0.0175		
Street Department (DPW)	373,163	0.0663		
Cumulative Capital Development	281,420	0.0500		
Cumulative Fire Bldg. & Equip.	187,426	0.0333		
Debt Service	366,409	0.0651		
Township General		0.0101	\$ 132,223	\$ 0.0101
Township Assistance		0.0087	113,895	0.0087
Township Fire & EMS			797,108	0.1128
Township Cumulative Fire			223,303	0.0316
Township Recreation		0.0012	15,710	0.0012
Totals	\$ 3,354,530	\$ 0.6160	\$ 1,282,239	\$ 0.1644

B. Existing Debt Payable from Property Tax

- Richland Township: **No outstanding debt**
- Town of Ellettsville:
 - Lease Rental Bonds (2016)
 - Outstanding principal as of May 1, 2026: \$1,595,000
 - Maturing 2033
 - General Obligation Bonds (2023)
 - Outstanding principal as of May 1, 2026: \$1,385,000
 - Maturing 2036

Per IC 36-1.5-4-40:

- Existing debt remains payable from the **original tax base only**.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

V. Projected Revenues and Tax Structure Post-Reorganization

A. Proposed Taxing Structure

The reorganized tax structure aligns taxation with service delivery:

Category	Tax Base
Police, Debt Service, Cumulative Funds	Town district only
Fire, Parks, General Admin	Entire consolidated area
Public Assistance	Majority of consolidated area (excluding Bean Blossom portion)

B. Projected Property Tax Levies and Rates

Post-reorganization property tax levies and rates are summarized in the table below.

Department / Fund	Post-Reorganization		
	Property Tax Levy	Property Tax Rate Urban	Property Tax Rate Rural
Town General	\$ 284,733	\$ 0.0216	\$ 0.0216
Police	1,602,586	0.2767	-
Park and Recreation	108,516	0.0082	0.0082
Fire	2,825,855	0.2144	0.2144
Street Department (DPW) (1)	-	-	-
Cumulative Capital Development	289,842	0.0500	-
Cumulative Fire Bldg. & Equip.	193,095	0.0333	-
Debt Service	376,909	0.0651	-
Township Assistance	440,445	0.0334	0.0334
Totals	\$ 6,121,981	\$ 0.7028	\$ 0.2776

Note: (1) The Street Department (DPW) will be funded primarily with gas tax and Wheel Tax / Excise Surtax.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

C. Taxpayer Impact

Estimated impacts:

- **Richland Township:** +6.9%
- **Ellettsville (Richland portion):** +4.1%
- **Ellettsville (Bean Blossom portion):** +3.5%

Certain properties in the Town may see minimal change due to **circuit breaker limits**.

Tax Liability Impact Illustration by Taxing District: \$300,000 Residential Homestead Property:

	Max % Change to Tax Bill	Annual Change for \$300K Residential Property
<u>Estimated Tax Liability Impact:</u>		
Richland (011)	6.9%	\$148
Ellettsville - Richland (013)	4.1%	\$0
Ellettsville - Bean Blossom (018)	3.5%	\$0

Notes:

- (1) The average residential home value in Ellettsville\Richland Township is approximately \$300,000.
 - (2) No tax liability impact is expected for residential homestead properties valued at \$300,000 located in Ellettsville Taxing Districts 013 and 018 as these properties are at the tax caps.
-

D. Other Revenue Sources

In addition to property taxes, the Reorganized Town will rely on:

- Local Income Tax distributions;
- Motor Vehicle Highway (MVH) funds;
- Local Road & Street (LRS) funds;
- Wheel tax and vehicle excise surtax;
- Utility revenues and service charges.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

VI. Projected Operating Expenditures

A. Consolidated Operating Budget

Projected 2027 operating expenses:

- **Total:** ~\$11.33 million
- Increase driven by:
 - Expanded service delivery;
 - Staffing additions;
 - Consolidation of Township functions.

B. Cost Efficiencies

The reorganization produces:

- Elimination of duplicative administrative functions;
- Estimated **\$367,387 in cost reductions from elimination of duplicative functions;**
- Streamlined governance and budgeting.

Operating Budget by Department:

Department	Budgeted Operating Expenses 2026	Cost Reductions from Reorganization	Additions for Reorganization	Estimated Operating Expenses Reorganized Town
Fire	\$ 3,009,856		\$ 1,141,554	\$ 4,151,410
Police	2,270,433		814,622	3,085,055
Street Maintenance	812,798		638,256	1,451,054
Town Administration	825,469		164,531	990,000
Planning & Zoning	354,108		260,000	614,108
Park & Recreation	85,483		23,817	109,300
Debt Service (Town)	379,505		-	379,505
Township Administration	347,788	\$ (347,788)	-	-
Township Assistance	312,443		217,557	530,000
Township Recreation	19,599	(19,599)	-	-
Twp. Maintenance (cemeteries, snow & weeds)	15,750		-	15,750
Totals	\$ 8,433,232	\$ (367,387)	\$ 3,260,337	\$ 11,326,182

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

C. Key Departmental Changes

- **Police:** phased staffing increases to meet service demands
- **Fire:** modest staffing increases to meet National Fire Protection Association (NFPA) standards
- **Planning:** expanded responsibility for rural area
- **Public Works:** expanded responsibility for rural roads
- **Parks:** expanded responsibility for rural area
- **Public Assistance:** new Town department (~\$530,000 budget)

Staffing Changes:

Department	# of Positions Added	Financial Impact	Cost Savings of Merger	Net Financial Impact
Fire - Consolidated	7	\$ 1,092,000		\$ 1,092,000
Police - Urban	6	936,000		936,000
Planning	1	114,400		114,400
DPW (Streets)	2	270,400		270,400
Parks	1	130,000		130,000
Township Administration			(135,000)	(135,000)
Public (Township) Assistance	2	250,000		250,000
Town Manager - salary adjustment		62,400		62,400
Totals		\$ 2,855,200	\$ (135,000)	\$ 2,720,200

VII. Capital and Infrastructure Considerations

- Existing capital debt remains limited to Town taxpayers;
- Future capital planning will occur at the consolidated level;
- Infrastructure investment will be coordinated across both districts;
- Road funding will utilize:
 - MVH/LRS distributions (gas taxes)
 - Wheel tax and vehicle excise surtax
 - Community Crossings grants

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

VIII. Property Tax Credit Impact

The reorganization is expected to:

- Increase exposure to property tax credits in certain districts;
- Be partially mitigated by:
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 - Broader tax base across the consolidated unit.

The anticipated impact on property tax credits:

- Most property tax credit increases will come from Ellettsville Taxing Districts 013 and 018. The Town of Ellettsville's credits will rise by \$145,500 (81%), school credits by \$23,400 (under 3%), and the county unit, library, and solid waste district credits by \$8,100, \$2,000, and \$600 respectively (all under 1%).
- Below is a table that summarizes the estimated property tax credit impact to overlapping taxing units.

Taxing Unit	Pay 2026 Certified	Pay 2027 - Baseline	Pay 2027 - with Reorganization	Change from Baseline	% Change
BEAN BLOSSOM TOWNSHIP	\$ (11,044)	\$ (11,590)	\$ (11,590)	\$ -	0.0%
BENTON TOWNSHIP	(1,911)	(1,988)	(1,988)	-	0.0%
BLOOMINGTON CIVIL CITY	(1,246,459)	(1,255,998)	(1,255,935)	63	0.0%
BLOOMINGTON TOWNSHIP	(12,709)	(13,108)	(13,108)	-	0.0%
BLOOMINGTON TRANSPORTATION	(46,911)	(47,718)	(47,716)	2	0.0%
CLEAR CREEK TOWNSHIP	(13,563)	(14,021)	(14,021)	-	0.0%
ELLETTSVILLE CIVIL TOWN	(216,539)	(179,073)	(324,536)	(145,464)	81.2%
INDIAN CREEK TOWNSHIP	(2,135)	(2,230)	(2,230)	-	0.0%
MONROE COUNTY	(1,508,314)	(1,512,772)	(1,520,832)	(8,059)	0.5%
MONROE COUNTY COMMUNITY SCHOOL CORP	(1,946,226)	(1,960,735)	(1,960,735)	-	0.0%
MONROE COUNTY PUBLIC LIBRARY	(362,484)	(366,975)	(368,932)	(1,957)	0.5%
MONROE COUNTY SOLID WASTE MGMT DIST	(104,537)	(105,561)	(106,124)	(563)	0.5%
MONROE FIRE PROTECTION DISTRICT	(576,728)	(570,097)	(570,097)	-	0.0%
PERRY TOWNSHIP	(32,079)	(32,623)	(32,623)	-	0.0%
POLK TOWNSHIP	(3,909)	(4,226)	(4,226)	-	0.0%
RICHLAND TOWNSHIP	(72,348)	(73,317)	-	73,317	-100.0%
RICHLAND-BEAN BLOSSOM COMM SCHOOL CORP	(920,611)	(858,304)	(881,677)	(23,373)	2.7%
SALT CREEK TOWNSHIP	(13,220)	(13,466)	(13,466)	-	0.0%
STINESVILLE CIVIL TOWN	(782)	(1,095)	(1,095)	-	0.0%
VAN BUREN TOWNSHIP	(27,467)	(28,934)	(28,934)	-	0.0%
WASHINGTON TOWNSHIP	(1,915)	(2,006)	(2,006)	-	0.0%
Totals	<u>\$ (7,121,892)</u>	<u>\$ (7,055,840)</u>	<u>\$ (7,161,874)</u>	<u>\$ (106,034)</u>	1.5%

IX. Fiscal Sustainability and Long-Term Impact

A. Short-Term Impact

- Modest increases in property tax liability;
- Limited initial increase in operating expenditures;
- Transition costs offset by administrative consolidation.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

B. Long-Term Benefits

- Broader and more stable tax base;
- Improved service coordination;
- Enhanced planning and economic development capacity;
- Greater transparency through unified budgeting.

The following table outlines the expected funding strategy for the Reorganized Town, including projected receipts, disbursements, and estimated change in fund balance. Future budget expansions are expected to be covered through annual increases in the levy as allowed by the maximum levy growth quotient, possible rises in local income tax, and higher fees from service-related development. Based on these factors, the proposed budget is anticipated to remain sustainable in future years, supporting ongoing fiscal stability and the long-term financial health of the Town.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

REORGANIZATION FUNDING PLAN					
		2027 Est.	2028 Est.	2029 Est.	2030 Est.
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	<u>Ref.</u>				
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Circuit Breaker & Other Tax Credits	(2)	(324,536)	(306,016)	(315,518)	(318,404)
Auto Excise, CVET & FIT	(3)	357,582	373,837	387,230	400,548
Alcohol & Cigarette Tax	(4)	21,700	21,700	21,700	21,700
Charges for Services	(4)	111,300	111,300	111,300	111,300
County Wheel Tax	(4)	332,200	332,200	332,200	332,200
Earnings on Investments	(4)	91,300	91,300	91,300	91,300
Gas Tax	(4)	909,754	909,754	909,754	909,754
HTCU Revenue	(4)	110,900	110,900	110,900	110,900
Local Income Tax	(5)	3,179,234	3,179,234	3,427,900	3,427,900
Payment in Lieu of Tax	(4)	76,900	76,900	76,900	76,900
Riverboat Revenue	(4)	38,100	38,100	38,100	38,100
SRO Revenue	(4)	257,600	257,600	257,600	257,600
Wheel Tax & Surtax	(4)	204,300	204,300	204,300	204,300
Total Receipts		11,488,315	11,801,383	12,283,239	12,521,688
Disbursements					
Fire	(6)	4,151,410	4,275,952	4,404,231	4,536,358
Police	(6)	3,085,055	3,177,607	3,272,935	3,371,123
Street Maintenance	(6)	1,451,054	1,494,586	1,539,424	1,585,607
Administration	(6)	990,000	1,019,700	1,050,291	1,081,800
Planning and Zoning	(6)	614,108	632,531	651,507	671,052
Twp. Maintenance (cemeteries, snow & weeds)	(6)	15,750	16,223	16,710	17,211
Park and Recreation	(6)	109,300	112,579	115,956	119,435
Township Assistance	(6)	530,000	545,900	562,277	579,145
Debt Service	(6)	379,505	379,505	379,505	379,505
Total Disbursements		11,326,182	11,654,583	11,992,836	12,341,236
Est. Change in Fund Balance		\$ 162,133	\$ 146,800	\$ 290,403	\$ 180,452

Reference notes shown below for the table on the previous page.

Notes:

- (1) Change in property tax based on estimated annual levy growth factor as follows: 2027 (5.6%), 2028 (5%), 2029 (3.9%), and 2030 (4%). Debt services levies are assumed to remain constant.
- (2) Property tax credits are based upon an intermediate property tax credit analysis prepared by Baker Tilly in May 2026.
- (3) Auto Excise, CVET, and FIT are based on approximately 6% of levy.
- (4) Based on 0% growth to be conservative.
- (5) Local income tax for 2027 and 2028 assumes 0% growth. 2029 assumes the Town adopts its own municipal LIT at .60%.
- (6) Disbursements excluding debt service are assumed to increase by 3% annually. Debt service is assumed to remain static.

X. Budget Adoption and Transition

- 2027 budgets will be adopted jointly by:
 - Town Council (ordinance)
 - Township Board (resolution)

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

- After 2027:
 - The Reorganized Town Council assumes full fiscal authority.
-

XI. Compliance with IC 36-1.5

This Fiscal Impact Analysis satisfies statutory requirements by:

- Providing detailed revenue and expenditure projections;
 - Identifying tax impacts by geography;
 - Addressing debt, liabilities, and service delivery;
 - Demonstrating fiscal feasibility of the reorganization.
-

XII. Conclusion

The proposed reorganization is **financially sustainable** based on the projected positive net cash flow outlined in the proposed funding plan (refer to page 11). The plan of reorganization also includes:

- Manageable taxpayer impacts;
- Operational efficiencies;
- Long-term fiscal and governance benefits.

The Reorganization Committee recommends proceeding with the reorganization subject to voter approval.



Proposed Reorganization – Ellettsville Town & Richland Township

(Monroe County)

May 27, 2026

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Purpose of Reorganization



Improve government efficiency



Enhance coordination of services



Increase flexibility and local control



Improve planning and transparency



Support future growth



What is Proposed



Reorganize Richland Township and the Town of Ellettsville into a unified government



Effective January 1, 2027 (if approved by voters)

Current vs. Proposed Structure

Today

- Separate Town and Township governments
- Separate budgets, administration, and services

Proposed

- One unified government
- One budget, one governing body

Governance Structure

7-member Town Council
5 district seats
2 at-large seats
(transition period)

Township government
dissolved

Representation
maintained for both
urban and rural areas

Services provided

Police and Fire

Roads and Public Works

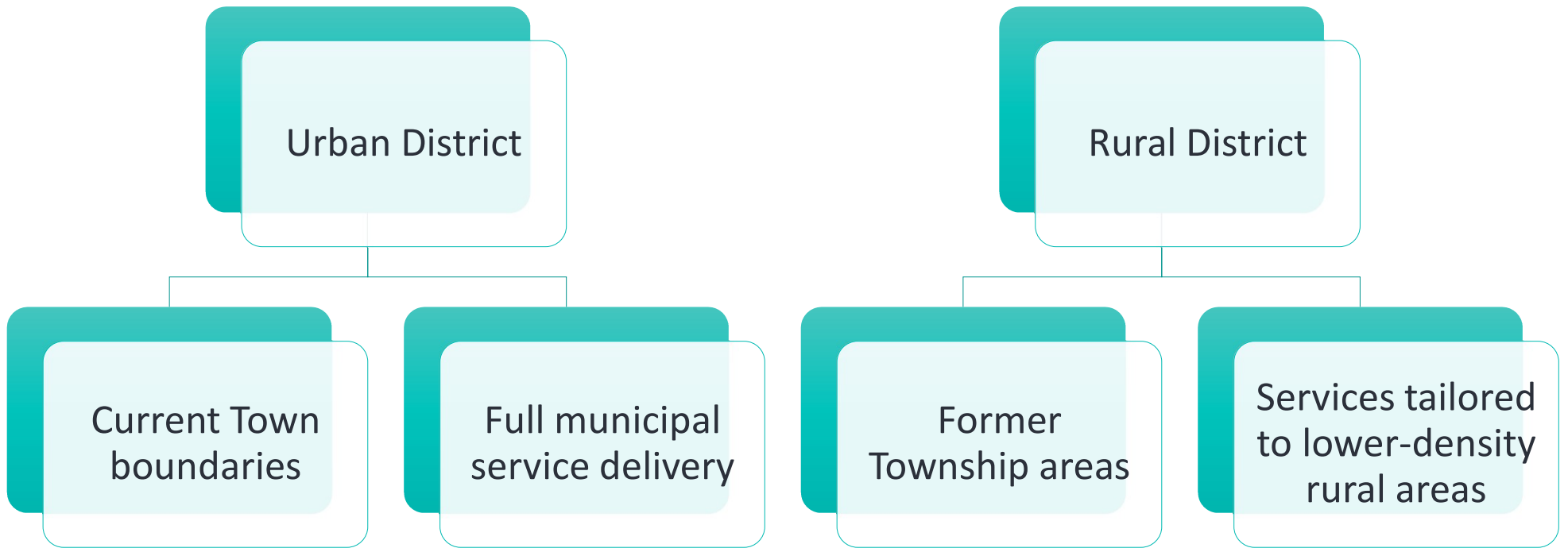
Parks and Recreation

Planning and Zoning

Public Assistance (formerly Township Assistance)

Proposed Reorganization

Service Areas



Services by Area

Category	Tax Base
Police, Debt Service, Cumulative Funds	Town district only
Fire, Parks, General Admin	Entire consolidated area
Public Assistance	Majority of consolidated area (excluding Bean Blossom portion)



Why Two Districts?

Match taxes with
service levels

Allow phased
growth and
expansion

Preserve rural
character and
service
expectations

Support long-term
infrastructure
planning

The background is a solid teal color with several overlapping, semi-transparent circles of varying shades of teal, creating a layered, abstract design.

Update of Services Provided

Service Updates

Public Safety Enhancements

- Increased police staffing over time
- Additional firefighter staffing planned
- Maintain and improve response times
- Address growing service demand

Planning & Development

- Unified planning and zoning authority
- Consistent land use policies
- Updated Comprehensive Plan and Unified Development Ordinance (UDO)
- Supports coordinated growth

Roads & Infrastructure

- Expanded responsibility for road maintenance
- Use of:
 - Town crews
 - Contract services
- Funded by MVH, gas tax, and wheel tax



Service Updates (cont'd)

Township Services Transition

- Establishment of Department of Public Assistance
- Continues:
 - Financial assistance
 - Cemetery maintenance
 - Community services
- Staff transition from Township to Town

Utilities & Stormwater

- No immediate changes in 2027
- Existing providers remain the same
- Focus on coordination and long-term planning

Proposed Staffing Changes

Department	# of Positions Added	Financial Impact
Fire - Consolidated	7	\$ 1,092,000
Police - Urban	6	936,000
Planning	1	114,400
DPW (Streets)	2	270,400
Parks	1	130,000
Township Administration		(135,000)
Public (Township) Assistance	2	250,000
Town Manager - salary adjustment		62,400
Totals		\$ 2,720,200

Notes:

- Assumes 4% salary increase for all full-time positions.
- Assumes Town Manager salary is allocated equally to Water, Sewer, and Town.



The background is a solid teal color with several overlapping, semi-transparent teal circles of varying sizes and positions, creating a layered, abstract pattern.

Summary of Fiscal Impact Analysis

Current Property Tax Structure

Department / Fund	2026 Urban (Ellettsville)		2026 Rural (Richland Township)	
	Property Tax Levy	Property Tax Rate	Property Tax Levy	Property Tax Rate
Town General	\$ 2,047,615	\$ 0.3638		
Park and Recreation	98,497	0.0175		
Street Department (DPW)	373,163	0.0663		
Cumulative Capital Development	281,420	0.0500		
Cumulative Fire Bldg. & Equip.	187,426	0.0333		
Debt Service	366,409	0.0651		
Township General		0.0101	\$ 132,223	\$ 0.0101
Township Assistance		0.0087	113,895	0.0087
Township Fire & EMS			797,108	0.1128
Township Cumulative Fire			223,303	0.0316
Township Recreation		0.0012	15,710	0.0012
Totals	\$ 3,354,530	\$ 0.6160	\$ 1,282,239	\$ 0.1644

Debt and Liabilities



Township: No debt



Town debt remains with current Town taxpayers



Existing Town debt will not be transferred to Township residents

PROPOSED REORGANIZATION

Financial Overview

Department	Budgeted Operating Expenses 2026	Cost Reductions from Reorganization	Additions for Reorganization	Estimated Operating Expenses Reorganized Town
Fire	\$ 3,009,856		\$ 1,141,554	\$ 4,151,410
Police	2,270,433		814,622	3,085,055
Street Maintenance	812,798		638,256	1,451,054
Town Administration	825,469		164,531	990,000
Planning & Zoning	354,108		260,000	614,108
Park & Recreation	85,483		23,817	109,300
Debt Service (Town)	379,505		-	379,505
Township Administration	347,788	\$ (347,788)	-	-
Township Assistance	312,443		217,557	530,000
Township Recreation	19,599	(19,599)	-	-
Twp. Maintenance (cemeteries, snow & weeds)	15,750		-	15,750
Totals	\$ 8,433,232	\$ (367,387)	\$ 3,260,337	\$ 11,326,182

- Combined budget ≈ \$11.33M
- Reduced administrative duplication
- Investment in:
 - Public safety
 - Roads and infrastructure
 - Community services



PROPOSED REORGANIZATION

Proposed Reorganization Funding Plan

Notes:

(1) Change in property tax based on estimated annual levy growth factor as follows: 2027 (5.6%), 2028 (5%), 2029 (3.9%), and 2030 (4%). Debt services levies are assumed to remain constant.

(2) Property tax credits are based upon an intermediate property tax credit analysis prepared by Baker Tilly in May 2026.

(3) Auto Excise, CVET, and FIT are based on approximately 6% of levy.

(4) Based on 0% growth to be conservative.

(5) Local income tax for 2027 and 2028 assumes 0% growth. 2029 assumes the Town adopts its own municipal LIT at .60%.

(6) Disbursements excluding debt service are assumed to increase by 3% annually. Debt service is assumed to remain static.

REORGANIZATION FUNDING PLAN					
		2027 Est.	2028 Est.	2029 Est.	2030 Est.
<u>Receipts:</u>					
	<u>Ref.</u>				
Property Tax	(1)	\$ 6,121,981	\$ 6,400,274	\$ 6,629,573	\$ 6,857,590
Circuit Breaker & Other Tax Credits	(2)	(324,536)	(306,016)	(315,518)	(318,404)
Auto Excise, CVET & FIT	(3)	357,582	373,837	387,230	400,548
Alcohol & Cigarette Tax	(4)	21,700	21,700	21,700	21,700
Charges for Services	(4)	111,300	111,300	111,300	111,300
County Wheel Tax	(4)	332,200	332,200	332,200	332,200
Earnings on Investments	(4)	91,300	91,300	91,300	91,300
Gas Tax	(4)	909,754	909,754	909,754	909,754
HTCU Revenue	(4)	110,900	110,900	110,900	110,900
Local Income Tax	(5)	3,179,234	3,179,234	3,427,900	3,427,900
Payment in Lieu of Tax	(4)	76,900	76,900	76,900	76,900
Riverboat Revenue	(4)	38,100	38,100	38,100	38,100
SRO Revenue	(4)	257,600	257,600	257,600	257,600
Wheel Tax & Surtax	(4)	204,300	204,300	204,300	204,300
Total Receipts		11,488,315	11,801,383	12,283,239	12,521,688
<u>Disbursements</u>					
Fire	(6)	4,151,410	4,275,952	4,404,231	4,536,358
Police	(6)	3,085,055	3,177,607	3,272,935	3,371,123
Street Maintenance	(6)	1,451,054	1,494,586	1,539,424	1,585,607
Administration	(6)	990,000	1,019,700	1,050,291	1,081,800
Planning and Zoning	(6)	614,108	632,531	651,507	671,052
Twp. Maintenance (cemeteries, snow & weeds)	(6)	15,750	16,223	16,710	17,211
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Total Disbursements		11,326,182	11,654,583	11,992,836	12,341,236
Est. Change in Fund Balance		\$ 162,133	\$ 146,800	\$ 290,403	\$ 180,452



PROPOSED REORGANIZATION

Proposed Property Tax Structure

Department / Fund	Post-Reorganization		
	Property Tax Levy	Property Tax Rate Urban	Property Tax Rate Rural
Town General	\$ 284,733	\$ 0.0216	\$ 0.0216
Police	1,602,586	0.2767	-
Park and Recreation	108,516	0.0082	0.0082
Fire	2,825,855	0.2144	0.2144
Street Department (DPW) (1)	-	-	-
Cumulative Capital Development	289,842	0.0500	-
Cumulative Fire Bldg. & Equip.	193,095	0.0333	-
Debt Service	376,909	0.0651	-
Township Assistance	440,445	0.0334	0.0334
Totals	\$ 6,121,981	\$ 0.7028	\$ 0.2776



How will this impact my property tax bill?

Richland Township +6.9%

Ellettsville (Bean Blossom) +3.5%

Ellettsville (Richland) +4.1%

Some properties may see little change due to tax caps

TAXPAYER IMPACT

What does this mean for taxpayers?

Property Type	Illustrative Values	Estimated Monthly Increase	
		Richland Township	Ellettsville Town
Residential (1)	\$150,000 to \$300,000	~ \$5 to \$12	~ \$3 to \$5
Farmland & Residential Rental	\$500,000 to \$1,000,000	~ \$18 to \$89	~ \$6 to \$29
Commercial & Other Property	\$500,000 to \$1,000,000	~ \$47 to \$94	~ \$36 to \$72

Notes:

(1) Homes values in Ellettsville at \$285K and above may see little to no increases due to tax caps.



How can I estimate the impact on my property tax bill?

1

Step 1 – Find Your Current Property Tax Bill

Visit the Monroe County property tax portal or review your most recent tax statement

Example:
current annual property tax bill - \$1,800

2

Step 2 – Identify Your Area

Use estimated changes based on area

- Richland Township – 6.9%
- Ellettsville (Richland) – 4.1%
- Ellettsville (Bean Blossom) – 3.5%

3

Step 3 – Apply the Estimated Change

Example:

- Richland Township Property
- Current tax bill: \$1,800
- Estimated increase: $\$1,800 \times .069 = \124.20 (annual)
- Monthly impact: $124.20 / 12 = \$10.35$ (monthly)

Notes:

- Indiana property tax caps may reduce the actual increase for some properties
- Many owner-occupied homes in Ellettsville already near tax caps may see smaller increases
- Actual tax bills will vary based on assessed value, deductions, and future tax rates



The background is a solid teal color with several overlapping, semi-transparent circles of varying shades of teal, creating a layered, abstract effect.

Property Tax Caps – Impact on Overlapping Units

Property Tax Credits

Property tax caps limit how much property tax you pay based on the gross assessed value and type of property

Property Type	Tax Cap
Owner-occupied homes (homesteads)	1%
Other residential property and farmland	2%
Commercial/business and other property	3%

Example:

- Residential homestead gross assessed value (before deductions) is \$200,000
- Assume the calculated tax bill is higher than \$2,000
- Because of the circuit breaker cap, you generally would not pay more than 1%, or \$2,000
- Any amount above the cap is removed from the bill as a “circuit breaker credit”
- Direct reduction of local government property tax revenue



Impact to taxpayers and local government

- Reorganization reallocates property tax levy and may cause an increase in property tax rates
- If calculated tax bill is above the cap, the taxpayer does not pay the full rate increase, the excess becomes a property tax credit

So, the impact is:

For taxpayers

- Tax bill is limited by the tax cap
- May see only a small increase, or none at all

For local government

- Do not receive the taxes eliminated by the credit
- Revenue to other taxing units within the affected taxing district (schools, cities, counties, libraries, etc.) can be reduced



IMPACT TO OVERLAPPING UNITS

Estimated impact to property tax credits

Taxing Unit	Pay 2026 Certified	Pay 2027 - Baseline	Pay 2027 - with Reorganization	Change from Baseline
BLOOMINGTON CIVIL CITY	\$ (1,246,459)	\$ (1,255,998)	\$ (1,255,935)	\$ 63
BLOOMINGTON TRANSPORTATION	(46,911)	(47,718)	(47,716)	2
ELLETTSVILLE CIVIL TOWN	(216,539)	(179,073)	(324,536)	(145,464)
MONROE COUNTY	(1,508,314)	(1,512,772)	(1,520,832)	(8,059)
MONROE COUNTY PUBLIC LIBRARY	(362,484)	(366,975)	(368,932)	(1,957)
MONROE COUNTY SOLID WASTE MGMT DIST	(104,537)	(105,561)	(106,124)	(563)
RICHLAND TOWNSHIP	(72,348)	(73,317)	-	73,317
RICHLAND-BEAN BLOSSOM COMM SCHOOL CORP	(920,611)	(858,304)	(881,677)	(23,373)
Totals	<u>\$ (7,121,892)</u>	<u>\$ (7,055,840)</u>	<u>\$ (7,161,874)</u>	<u>\$ (106,034)</u>

Assumptions:

- Includes SEA-1 (2025) legislative changes related to the standard deduction, supplemental homestead deduction, and other tax credits.
- Maximum levy growth – 5.6%
- NAV growth – less than .5% for Richland Twp. and less than 2% for Ellettsville.
- Property tax levy increase for reorg. - \$2.7M.



IMPACT TO OVERLAPPING UNITS

Estimated change in future years

Taxing Unit	Pay 2028	Change from previous Year	Pay 2029	Change from previous Year	Pay 2030	Change from previous Year	Pay 2031	Change from previous Year
BLOOMINGTON CIVIL CITY	\$ (1,291,654)	\$ (35,720)	\$ (1,349,260)	\$ (57,605)	\$ (1,357,119)	\$ (7,859)	\$ (1,356,421)	\$ 698
BLOOMINGTON TRANSPORTATION	(49,353)	(1,637)	(51,906)	(2,553)	(52,558)	(652)	(52,750)	(192)
ELLETTSVILLE CIVIL TOWN	(306,017)	18,520	(315,518)	(9,501)	(318,404)	(2,886)	(319,746)	(1,342)
MONROE COUNTY	(1,544,048)	(23,216)	(1,617,544)	(73,496)	(1,625,663)	(8,118)	(1,619,661)	6,002
MONROE COUNTY PUBLIC LIBRARY	(377,745)	(8,812)	(398,673)	(20,928)	(403,486)	(4,813)	(404,123)	(637)
MONROE COUNTY SOLID WASTE MGMT DIST	(108,676)	(2,552)	(114,825)	(6,149)	(116,066)	(1,241)	(116,317)	(251)
RICHLAND TOWNSHIP	-	-	-	-	-	-	-	-
RICHLAND-BEAN BLOSSOM COMM SCHOOL CORP	(846,122)	35,555	(863,828)	(17,706)	(858,606)	5,222	(848,669)	9,937
Totals	(\$7,212,248)	\$ (45,239)	(\$7,506,040)	\$ (289,666)	(\$7,514,122)	\$ (72,297)	(\$7,460,720)	\$ (11,533)

Assumptions:

- Includes SEA-1 (2025) legislative changes related to the standard deduction, supplemental homestead deduction, and other tax credits.
- Monroe County's LIT property tax relief expires at the end of 2028 – expected to cause an increase to property tax credits.
- Maximum levy growth – 5% (2028), 3.9% (2029), 4% (2030), 3.9% (2031)
- NAV growth – less than .5% for Richland Twp. and less than 2% for Ellettsville.
- Property tax levy increase for reorg. - \$2.7M.



The background is a solid teal color. On the right side, there are several overlapping, semi-transparent teal circles of varying sizes, creating a ripple effect that fades towards the right edge.

What's Next?

Proposed Reorganization

Timeline



Voter Approval



Must be approved by:

- Town voters
- Township voters



Separate majority approval is required from both Town and Township voters.

Key Takeaways



Creates one coordinated local government while preserving representation for both urban and rural areas



Improves public safety, road maintenance, planning, and community services across the area



Property tax impacts are expected to be modest for most homeowners, with tax caps limiting increases for many properties



Eliminates duplicative administrative functions and supports long-term financial sustainability



Positions the community for future growth, infrastructure investment, and coordinated development





Paige E. Sansone
Principal

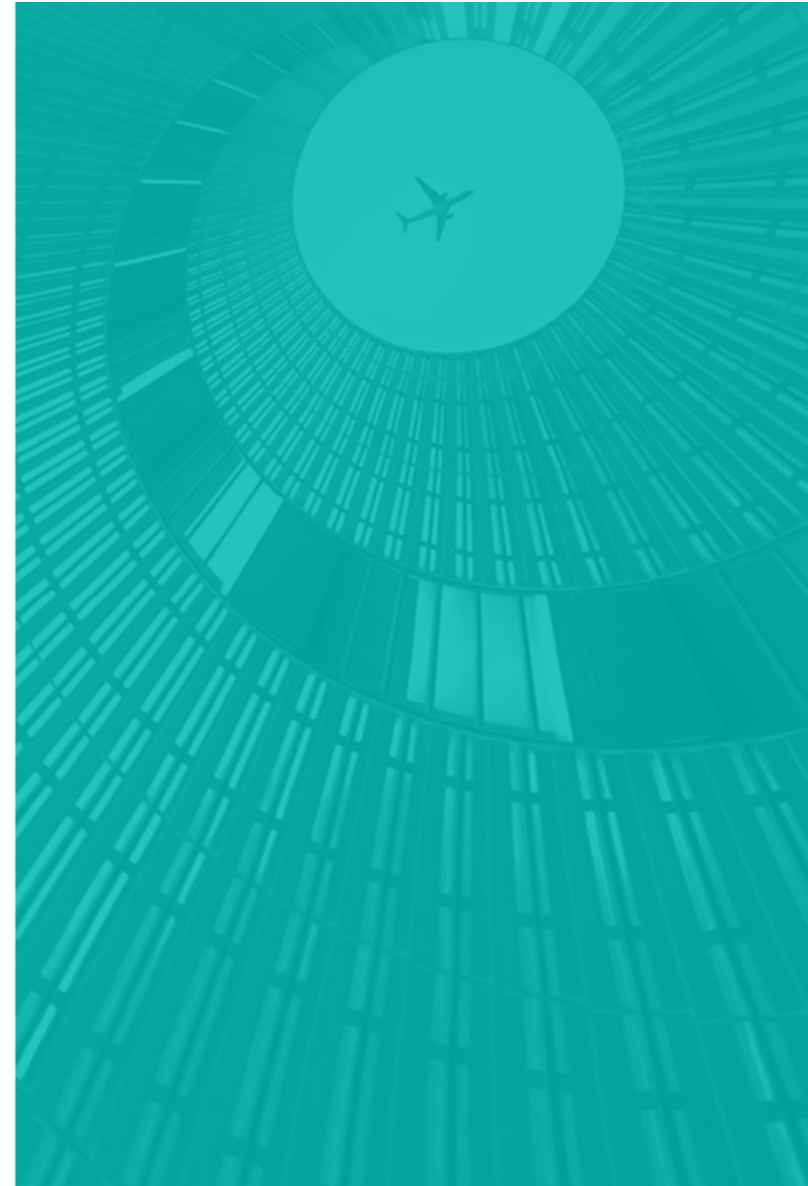
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PROPOSED REORGANIZATION

Illustrative Impact for Residential Properties

\$150,000 Home Value				
Taxing District	2026 Tax Bill	Post-Consolidation Est. Tax-Bill	Annual Change	Monthly Change
Richland (011)	\$ 866.52	\$ 926.31	\$ 59.79	\$ 4.98
Ellettsville Town (013)	\$ 1,105.03	\$ 1,150.87	\$ 45.83	\$ 3.82
Ellettsville Town (018)	\$ 1,104.08	\$ 1,142.82	\$ 38.74	\$ 3.23

\$250,000 Home Value				
Taxing District	2026 Tax Bill	Post-Consolidation Est. Tax-Bill	Annual Change	Monthly Change
Richland (011)	\$ 1,716.06	\$ 1,834.46	\$ 118.41	\$ 9.87
Ellettsville Town (013)	\$ 2,188.40	\$ 2,250.00	\$ 61.60	\$ 5.13
Ellettsville Town (018)	\$ 2,186.52	\$ 2,250.00	\$ 63.48	\$ 5.29

\$300,000 Home Value				
Taxing District	2026 Tax Bill	Post-Consolidation Est. Tax-Bill	Annual Change	Monthly Change
Richland (011)	\$ 2,140.82	\$ 2,288.55	\$ 147.72	\$ 12.31
Ellettsville Town (013)	\$ 2,700.00	\$ 2,700.00	\$ -	\$ -
Ellettsville Town (018)	\$ 2,700.00	\$ 2,700.00	\$ -	\$ -

Notes:

- Ellettsville Town (013) lies within Richland Township and Ellettsville Town (018) lies within Bean Blossom Township.
- Taxing districts (013) and (018) hits the tax caps at a property value of approximately \$285,000 and above.

