

RESOLUTION 2025-19

**ADOPTING A FISCAL PLAN FOR THE
ANNEXATION OF PROPERTY CONTIGUOUS TO THE
CITY OF BLOOMINGTON, INDIANA**

WHEREAS, the City of Bloomington, Monroe County, Indiana ("City"), in accordance with Indiana Code §36-4-3-5.1, wishes to annex a parcel of property located at 2005 W. Cory Drive, Bloomington, Indiana, an area consisting of approximately 0.39 acres which is located outside of but contiguous to the City, that area being more particularly described in the warranty deed attached hereto, marked as Exhibit "A", and incorporated herein, and further depicted in the geographical map attached hereto, marked as Exhibit "B", and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Indiana Code §36-4-3-5.1(e), on December 3, 2025, the Common Council held a duly noticed public hearing regarding the Annexed Territory; and,


WHEREAS, in accordance with Indiana Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council now desires to adopt a Written Fiscal Plan for the Annexed Territory.

NOW THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, AS FOLLOWS.


SECTION 1. The Common Council hereby adopts the Fiscal Plan for the Annexed Area, which is attached hereto, marked as Exhibit "C", and incorporated herein. This Fiscal Plan is to be adopted prior to the adoption of the annexation ordinance for the Annexed Area.

SECTION 2. This resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor and its publication, as provided by law. All provisions or parts thereof in conflict herewith are hereby repealed.

SO RESOLVED by the Common Council of the City of Bloomington, Indiana, on this 03 day of December, 2025.



HOPISTOSBERG, President Bloomington
Common Council

ATTEST:



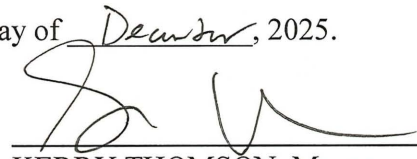
NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 05 day of December, 2025.



NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 05 day of December, 2025.



~~KERRY THOMSON, Mayor~~
City of Bloomington

Gretchen Knapp, Deputy Mayor

SYNOPSIS

This resolution approves a Fiscal Plan as required prior to a voluntary annexation into the City of Bloomington. This Fiscal Plan is for the property located at 2005 W. Cory Drive, Bloomington, Indiana

I affirm under penalties of perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. /*Christopher J. Wheeler*/

This instrument prepared by Christopher J. Wheeler, Assistant City Attorney, City of Bloomington Legal Department, P. O. Box 100, Bloomington, Indiana 47402

Distributed to: Clerk, Council Attorney, Legal, Mayor, and Planning & Transportation.

DULY ENTERED
FOR TAXATION
7/30/2024

Bryan M. Gmy
Auditor Monroe County, Indiana

Exhibit "A"

2024007911 WAR \$25.00
7/30/2024 10:44:47 AM 3 PGS
Amy Swain
Monroe County Recorder IN
Recorded as Presented



Mail Tax Bills to:
220 W. Gordon Pike
Bloomington, IN 47403

WARRANTY DEED

THIS INDENTURE WITNESSETH that DON COWDEN FOUNDATION, INC., an Indiana corporation, of Monroe County, in the State of Indiana, CONVEYS AND WARRANTS to KANYISON LLC, an Indiana limited liability company, of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Monroe County, in the State of Indiana, to-wit:

Lot 2 in Cory Lane Estates as shown on the recorded plat thereof, recorded in Plat Cabinet C, Envelope 106, in the office of the Recorder of Monroe County, Indiana

Parcel Number: 53-08-06-104-051.000-008 (014-15320-02)
Commonly known as: 2005 W. Cory Drive, Bloomington, Indiana 47403

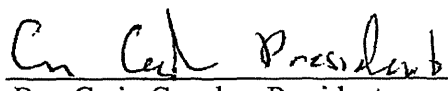
SUBJECT TO THE FOLLOWING:

1. All covenants, conditions, restrictions, easements, and encumbrances in the plat of Cory Lane Estates (Replat of Cowden Addition), as shown by the recorded plat thereof recorded July 22, 1994, in Plat Cabinet C, Envelope 106 and shown as Instrument No. 411983, in the office of the Recorder of Monroe County, Indiana, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

2. Declaration of Covenants, Restrictions Reservations and Easements for Cory Lane Estates dated July 1, 1994 and recorded July 22, 1994, in Book 227, Page 268 and amended by Amended Declaration of Covenants, Restrictions Reservations and Easements for Cory Lane Estates dated August 17, 1994 and recorded August 18, 1994, in Book 228, Page 57, all in the office of the Recorder of Monroe County, Indiana, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
3. Easement for Sewer Line in favor of City of Bloomington dated April 24, 1979 and recorded October 23, 1980, in Book 278, Page 439, in the office of the Recorder of Monroe County, Indiana.
4. Subject to the dues and assessments of the Cory Lane Estates Homeowner's Association.
5. Taxes for the year 2024 due and payable in 2025 and all subsequent taxes and assessments.

Dated this 24th day of July, 2024

DON COWDEN FOUNDATION, INC

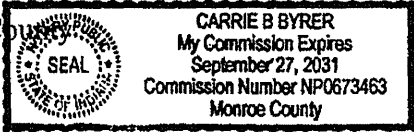

By: Craig Cowden, President

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, a Notary Public in and for said County and State, personally appeared Criag Cowden, President of DON COWDEN FOUNDATION, INC., an Indiana corporation who acknowledged execution of the above and foregoing Warranty Deed this 24th day of July, 2024.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: _____
Carrie B. Byrer
Notary Public

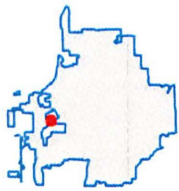
Residing in Monroe County, Indiana

Carrie B. Byrer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Michael L. Carmin

This instrument prepared by Michael L. Carmin, Attorney at Law, Paganelli Law Group, 116 W. 6th Street, Suite 200, P.O. Box 2639, Bloomington, IN 47402-2639

447871/55001-80AT

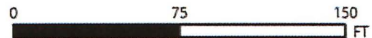
EXHIBIT "B"



Voluntary Annexation 1

Produced: 8/6/2025

- Monroe County
 - Municiple Boundary
 - 53-08-06-104-051.000-008
- Parcel Acreage - 0.39
Contiguity - 24.4%



For use as map information only, information is NOT warranted.



EXHIBIT "C"

MEMORANDUM

TO: CITY COUNCIL
FROM: DANA KERR & CHRISTOPHER J. WHEELER
DATE: 10/2/2025
RE: FISCAL PLAN FOR ANNEXATION OF 2005 W. CORY LANE

This document shall serve as the official Fiscal Plan for 2005 W. Cory Drive owned by Kanyison, LLC, ("Property"), a 100% voluntary annexation, as required by Indiana Code 36-4-3-13-d. The Fiscal Plan must show the following, as taken from Indiana Code:

1. "The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency."

- a. Police Department:

Currently, the Monroe County Sheriff's Department is primarily responsible for law enforcement at the Property. Upon annexation of this property, the Bloomington Police Department ("BPD") would be responsible for law enforcement at the Property. The BPD would be responsible for responding to any calls to this Property as part of its current operating budget, and the new residential development would not cause any financial hardship to the BPD. There are no additional direct costs to the BPD resulting from this annexation, as the BPD currently services the surrounding areas adjacent to the Property.

- b. Fire Department:

Currently, the Monroe Fire Protection District is primarily responsible for fire service to the Property. Upon annexation the Bloomington Fire Department ("BFD") would be responsible for fire protection at the Property. The BFD would be responsible for responding to any calls as part of its current operating budget, and the new residential development would not cause any financial hardship to the BFD. There are no additional direct costs to the BFD resulting from this annexation as the BFD currently services the surrounding areas adjacent to the Property.

- c. Public Works Department:

There are no new public roads or sidewalks proposed as part of this annexation. There will need to be a curb cut once the development at the Property is underway. The Public Works Department ("DPW") will be responsible for providing trash removal services at the Property as part of its current operating budget, and the new residential development would not cause any financial hardship to the BPW. There are no additional direct costs to the BPW resulting from this annexation as the BPW currently services the surrounding areas adjacent to the Property.

- d. Planning and Transportation:

The Monroe County Planning Department currently provides zoning and planning services to the Property. Upon annexation the Planning and Transportation Department will provide those services to the Property. Planning and Transportation would assign a zoning designation to the Property that is the same or similar to the zoning designation currently assigned by the County. Annexation of this property will not cause financial hardship to the Planning and Transportation Department. There are no additional direct costs to the Planning and Transportation Department resulting from this annexation.

e. Parks and Recreation:

No new city parks are planned with this annexation. Although residents of the Property will use city park facilities in the area, no direct additional costs will be incurred by the Parks and Recreation Department.

f. Administration, Controller, Engineering, Information Technology:

No additional costs to those departments will be incurred as a result of this annexation

2. "The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used."

Expenses for the Property can be paid from the General Fund as a part of general operating costs for the Police Department, Fire Department and Public Works Department. No specific earmark is needed.

Revenues would be received from the following sources: Property Taxes, Local Income Taxes (General, ED LIT, PS LIT, PSAP LIT), Gasoline and Excise Taxes, User Fees (water, sewer, parks, permits, parking, sanitation, etc.), and Food and Beverage Taxes.

3. "The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin."

Water and Sewer service (City of Bloomington): City of Bloomington Utilities already has sewer and water mains located in W. Cory Lane fronting the Property. The Property will connect to these existing water and sewer mains.

4. "That planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of the annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density."

All such services would be provided to the property immediately upon the effective date of the annexation, which is 30 days following approval by City Council, and after the petition is recorded with the Monroe County Recorder’s Office. The effective date of this annexation is anticipated to be approximately December 22, 2025.

- 5. “That services of a capital nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation and in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.”

All such services exist on the property or will be installed within three years of the annexation.

- 6. “This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation.”

Below is a list of anticipated tax rates and categories affecting the parcel:

	2025	2026	2027	2028	2029
County	\$0.3064	\$0.3095	\$0.3126	\$0.3157	\$0.3188
Township	\$0.0171	\$0.0173	\$0.0174	\$0.0176	\$0.0178
School District	\$0.7293	\$0.7366	\$0.7440	\$0.7514	\$0.7589
City	\$0.8627	\$0.8713	\$0.8800	\$0.8888	\$0.8977
Library	\$0.0786	\$0.0794	\$0.0802	\$0.0810	\$0.0818
Transit	\$0.0303	\$0.0306	\$0.0309	\$0.0312	\$0.0315
Solid Waste Mgmt Dist.	\$0.0228	\$0.0203	\$0.0233	\$0.0235	\$0.0237

- 7. “This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation.”

Below is a list of anticipated property tax revenue to the City of Bloomington over the next 4 years. There is a one year lag between the time taxes are assessed and collected by the City.

	2025	2026	2027	2028	2029
City Revenue	\$0	\$0	\$117.63	\$3,638.80	\$3,675.20

8. "This subdivision applies to a fiscal plan prepared after June 30, 2015. Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation."

This annexation will not affect other "political subdivisions" in the county not part of this annexation.

9. "This subdivision applies to a fiscal plan prepared after June 30, 2015. A list of all parcels of property in the annexation territory and the following information regarding each parcel:"

- a. "The name of the owner of the parcel."

Kanyison, LLC

- b. "The parcel identification number."

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- c. "The most recent assessed value of the parcel."

05/07/2025: Land Valuation: \$13,500.00
Improvements: \$ 0.00
Total Valuation: \$13,500.00