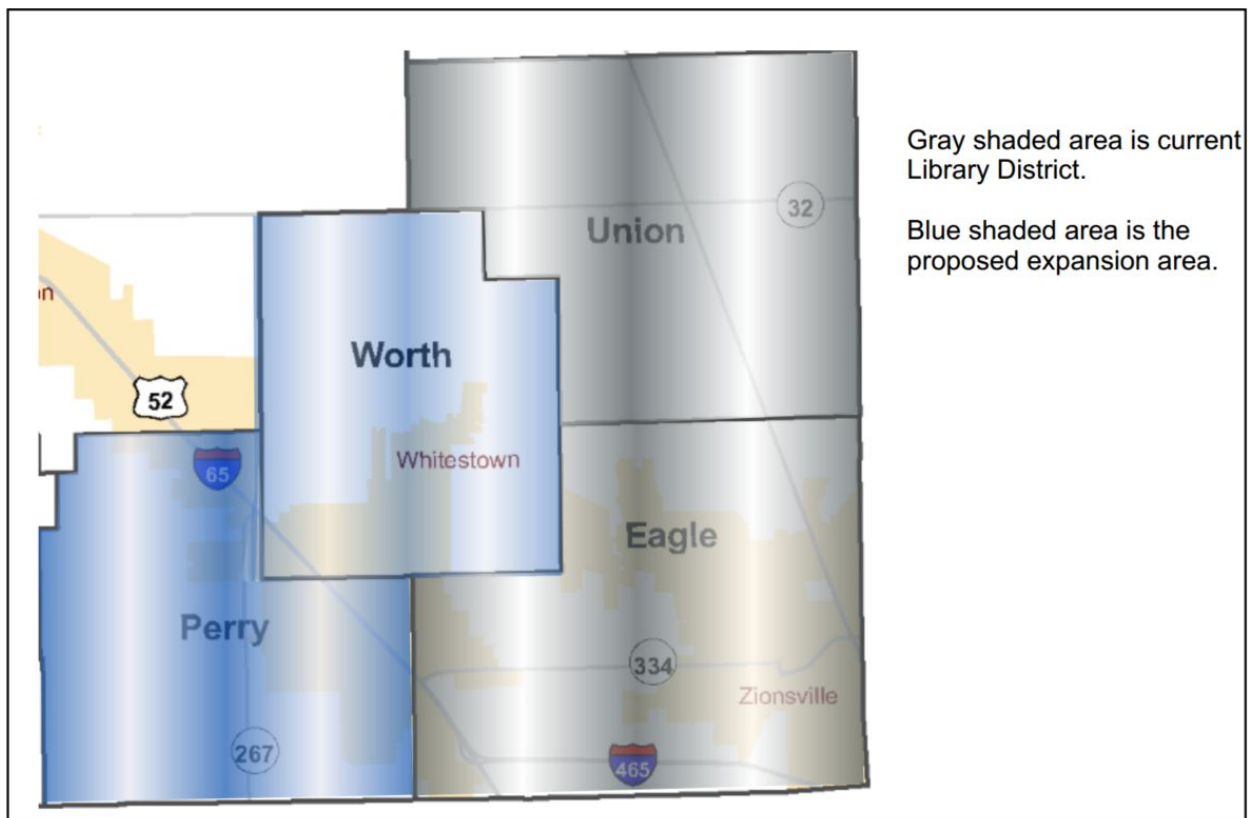


Hussey-Mayfield Memorial Public Library Financial Proposal – Worth and Perry Townships

Current and Proposed Service Area

The Library district includes Eagle and Union Townships and Eagle Township inside of the Town of Whitestown. The Library covers the portion of the Town of Zionsville inside of Eagle and Union Townships. The Library's 2020 certified net assessed value is \$3,036,116,706. Worth Township's 2020 certified net assessed value is \$284,072,524. Perry Township's net assessed value outside of the corporate boundaries of Lebanon is \$167,189,537. The proposed net assessed value of the proposed Library district is estimated to be \$3,487,378,767. The new proposed Library net assessed value would be approximately a 15% increase in net assessed value of the current Library district.

The map below shows the current and proposed expanded Library boundaries:



Th

Cost of Expansion – Potential Operational Costs

HMMPL is determined to develop a branch that meets the needs of the growing community in Worth Township. As we move forward we want to provide building size options to ensure that this branch will be able to provide a full range of services during the hours that residents need. The Library Board has three (3) different cost scenarios based on various potential Worth Township Branch sizes. A new branch will create additional staffing and operating costs. Therefore, the size of the branch will dictate the estimated cost of the expansion.

The Library and Board are committed to providing the taxpayers of Worth and Perry Township the same outstanding Library services that it offers the current Library districts’ taxpayers. The three (3) different cost, estimated levies, and estimated tax rates are listed in the table below.

Potential General Fund Cost	\$295,000 ¹	\$550,000 ²	\$820,000 ³
Estimated General Fund Levy	\$1,342,913	\$1,582,913	\$1,792,913
Estimated General Fund Tax Rate ⁴	\$0.0376	\$0.0443	\$0.0502

¹ Cost of a library that is approximately 15,000 square feet as a comparison to the Lebanon Public Library proposals

² Cost of a library that is approximately 20,000 square feet

³ Cost of a library that is approximately 30,000 square feet

⁴ Tax rate is derived from dividing that levy by the proposed expanded net assessed value and multiplied by 100.

Cost of Expansion – Potential Building Costs

The Library currently has a debt service levy that will go through 2023. The current debt service of the Library will not be placed on the taxpayers of Worth and Perry Townships only any new debt. The Library would debt finance the construction of the new branch. There may be a slight overlap of the 2 debts on the current taxpayers until the current debt obligation pays off in 2023. However, the impact of any new debt may be offset by the large current and proposed assessed value of the Library district.

The table below depicts the total tax rate for the expansion proposal and potential new debt on the taxpayers of Worth and Perry Township.

	\$295,000 Proposal	\$550,000 Proposal	\$820,000 Proposal
Estimated Debt Service Tax Rate ⁵	\$0.0159	\$0.0159	\$0.0159
Estimated General Fund Tax Rate	\$0.0376	\$0.0443	\$0.0502
Estimated Total Tax Rate	\$0.0535	\$0.0602	\$0.0661

⁵The 2020 debt service rate of the Library is estimated to fund approximately between a \$6 and \$8 million debt issuance.

Impact on Current Residents

The current tax rate for the Library is \$0.0502 for both the General Fund and Debt Service Fund. The increase of the various proposals are in the table below.

	\$295,000 Proposal	\$550,000 Proposal	\$820,000 Proposal
Estimated Debt Service Tax Rate ¹	\$0.0159	\$0.0159	\$0.0159
Estimated General Fund Tax Rate	\$0.0033	\$0.0100	\$0.0159
Estimated Total Tax Rate	\$0.0192	\$0.0259	\$0.0318

¹ This is the new debt service rate for the Worth Township Branch. Taxpayers in the current Library district will pay this rate on top of the existing rate until the existing rate pays off in 2023.

Estimated Annual Taxpayer Impacts for Taxpayers in Worth and Perry Townships

Gross Assessed Value	Net Assessed Value²	\$295,000 Proposal	\$550,000 Proposal	\$820,000 Proposal
\$75,000 Home	\$16,500	\$8.82	\$9.93	\$10.90
\$146,900 Home³	\$63,235	\$33.81	\$38.06	\$41.77
\$150,000 Home	\$65,250	\$34.89	\$39.27	\$43.10
\$200,000 Home	\$97,750	\$52.27	\$58.83	\$64.57
\$250,000 Home	\$130,250	\$69.64	\$78.39	\$86.04
1 Acre Agricultural Land⁴		\$0.68	\$0.77	\$0.85
100 Acres Agricultural Land⁴		\$68.44	\$77.03	\$84.55
\$100,000 Commercial/Rental Property		\$53.47	\$60.18	\$66.06

² For homes, assumes the homestead deduction, supplemental homestead deduction and mortgage deduction.

³ Median home value for Worth Township per the U.S. Census Bureau.

⁴ Per the Department of Local Government Finance, the base rate for agricultural land is \$1,280/acre for taxes payable in 2020. Actual value may vary based on productivity factors.

Estimated Annual Taxpayer Impacts for Taxpayers in Current Library District

Gross Assessed Value	Net Assessed Value²	\$295,000 Proposal	\$550,000 Proposal	\$820,000 Proposal
\$75,000 Home	\$16,500	\$3.17	\$4.27	\$5.25
\$150,000 Home	\$65,250	\$12.53	\$16.90	\$20.75
\$200,000 Home	\$97,750	\$18.77	\$25.32	\$31.08
\$250,000 Home	\$130,250	\$25.01	\$33.73	\$41.42
\$355,800 Home³	\$199,020	\$38.21	\$51.55	\$63.29
1 Acre Agricultural Land⁴		\$0.25	\$0.33	\$0.41
100 Acres Agricultural Land⁴		\$24.58	\$33.15	\$40.70
\$100,000 Commercial/Rental Property		\$19.20	\$25.50	\$31.80

² For homes, assumes the homestead deduction, supplemental homestead deduction and mortgage deduction.

³ Median home value for the Town of Zionsville per the U.S. Census Bureau.

⁴ Per the Department of Local Government Finance, the base rate for agricultural land is \$1,280/acre for taxes payable in 2020. Actual value may vary based on productivity factors.