bakertilly

Proposed Reorganization – Ellettsville Town & Richland Township

(Monroe County)

May 27, 2026

Purpose of Reorganization

- Improve government efficiency
- Enhance coordination of services
- Increase flexibility and local control
- Improve planning and transparency
- Support future growth

Proposed Reorganization

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	Proposed
• Separate Town and Township governments • Separate budgets, administration, and services	• One unified government • One budget, one governing body

Proposed Reorganization

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

Proposed Reorganization

Services provided

Police and Fire

Roads and Public Works

Parks and Recreation

Planning and Zoning

Public Assistance (formerly Township Assistance)

Proposed Reorganization

Service Areas

- Urban District
  - Current Town boundaries
  - Full municipal service delivery
- Rural District
  - Former Township areas
  - Services tailored to lower-density rural 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

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.

Summary of Fiscal Impact Analysis

Current Property Tax Structure

	2026 Urban (Ellettsville)		2026 Rural (Richland Township)	
Department / Fund	**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**

Proposed Reorganization

Debt and Liabilities

Township: No debt

Town debt remains with current Town taxpayers

Existing Town debt will not be transferred to Township residents

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 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.
Receipts:	Ref,				
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

Proposed Property Tax Structure

Department / Fund	Post-Reorganization Property Tax Levy	Post-Reorganization Property Tax Rate Urban	Post-Reorganization 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

What does this mean for taxpayers?

		Estimated Monthly Increase	
Property Type	Illustrative Values	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 x .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

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	$ (7,121,892)	$ (7,055,840)	$ (7,161,874)	$ (106,034)

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.

What's Next?

Proposed Reorganization

Timeline

May 27, 2026
Joint public meeting to preliminarily approve fiscal plan to send to DLGF

June 10, 2026
Public hearing on plan of reorganization
Legislative bodies adopt, modify, or reject the plan

June 22, 2026
Joint public meeting to consider final approval of plan of reorganization

June 30, 2026
On or before this date, fiscal plan submitted to the DLGF for review

August 1, 2026
Deadline for public question on reorganization to be certified to the Monroe County Election Board

October 4, 2026
Deadline for DLGF to provide comments on fiscal plan

November 2026
Public vote

January 1, 2027
Effective date (if approved)

Voter Approval

Must be approved by:
- Town voters
- Township voters

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

Proposed Reorganization

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

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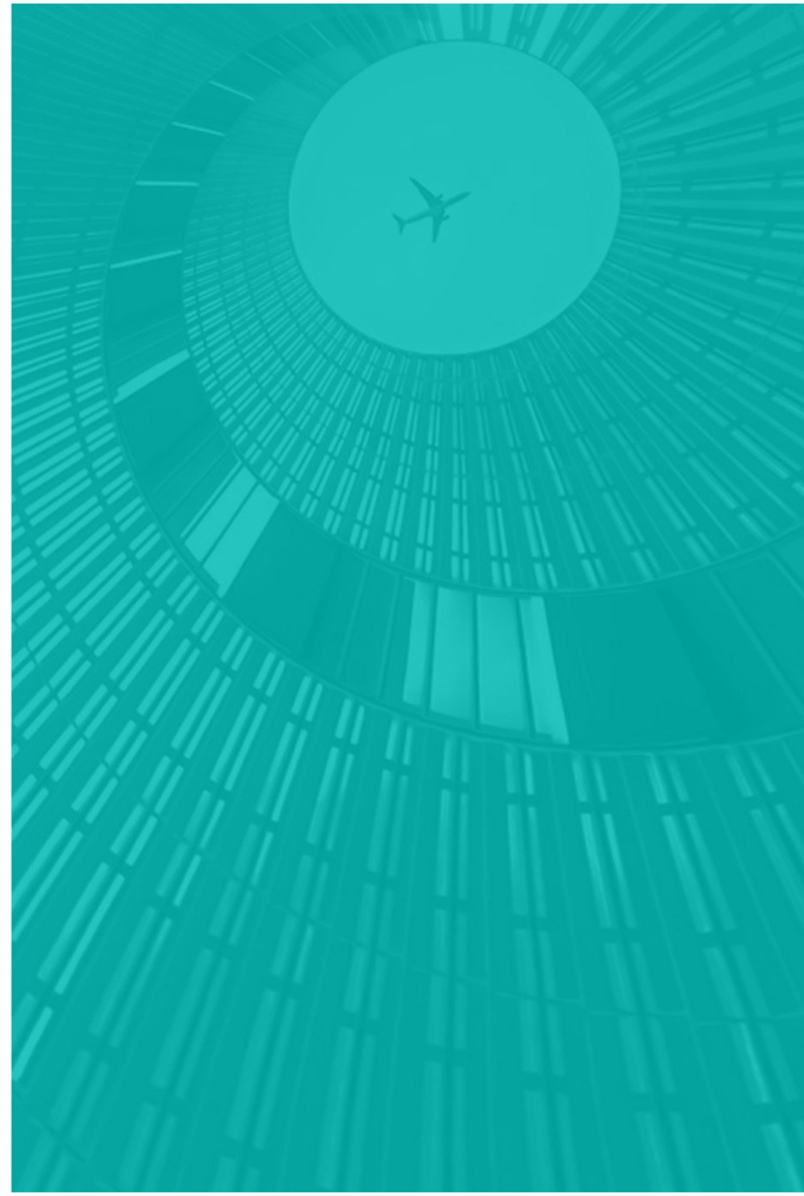

Illustrative Impact for Residential Properties

$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.