

A photograph of three firefighters in full protective gear, including helmets and oxygen tanks, standing in front of a large fire. The image is darkened to serve as a background for the text.

# East Lake Fire Protection Territory

JANUARY 15<sup>TH</sup>, 2026



**Cender|Dalton**  
Municipal Advisors

# Legal Process

- **Statutory Requirements**
  - » 3 Public Meetings
  - » Adoption Meeting
  - » Budget, Levy, Rate
  - » Impacts (Taxpayer and overlapping units)
- **Identical Ordinances for participating units**
- **Creation of Equipment Replacement Fund**

# Discussion Topics for Today



Units



Structure



Budget



Tax Rate



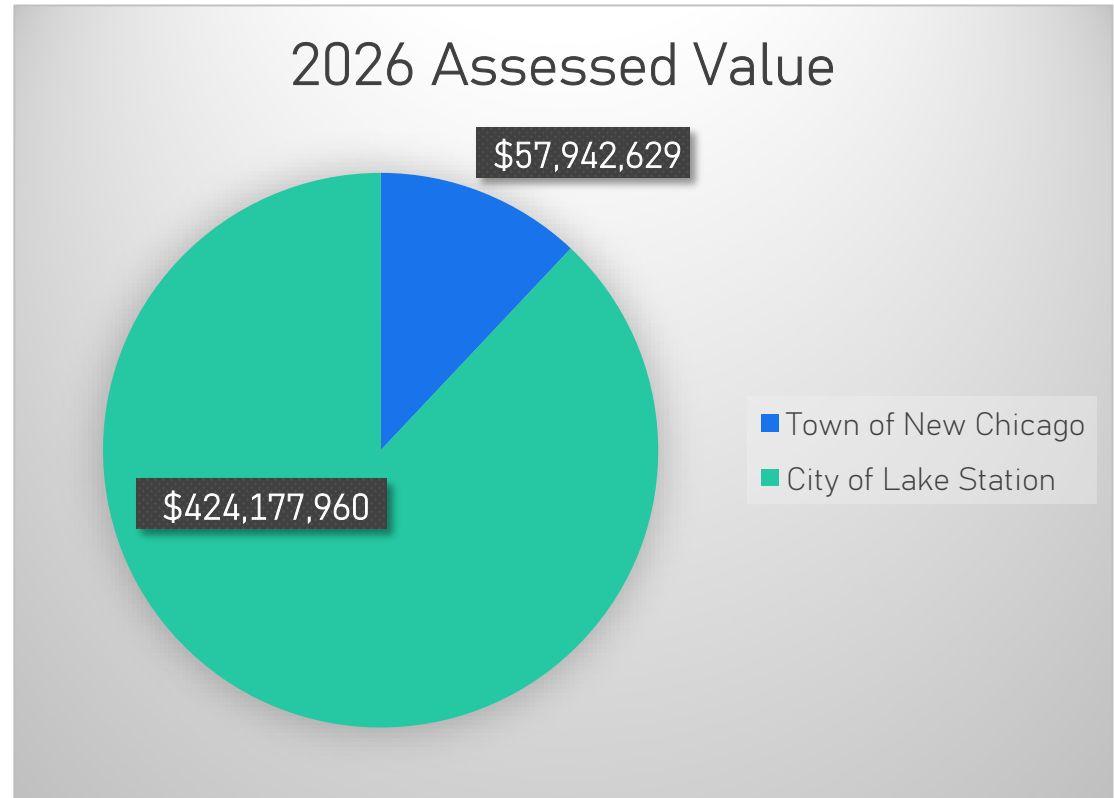
Funds



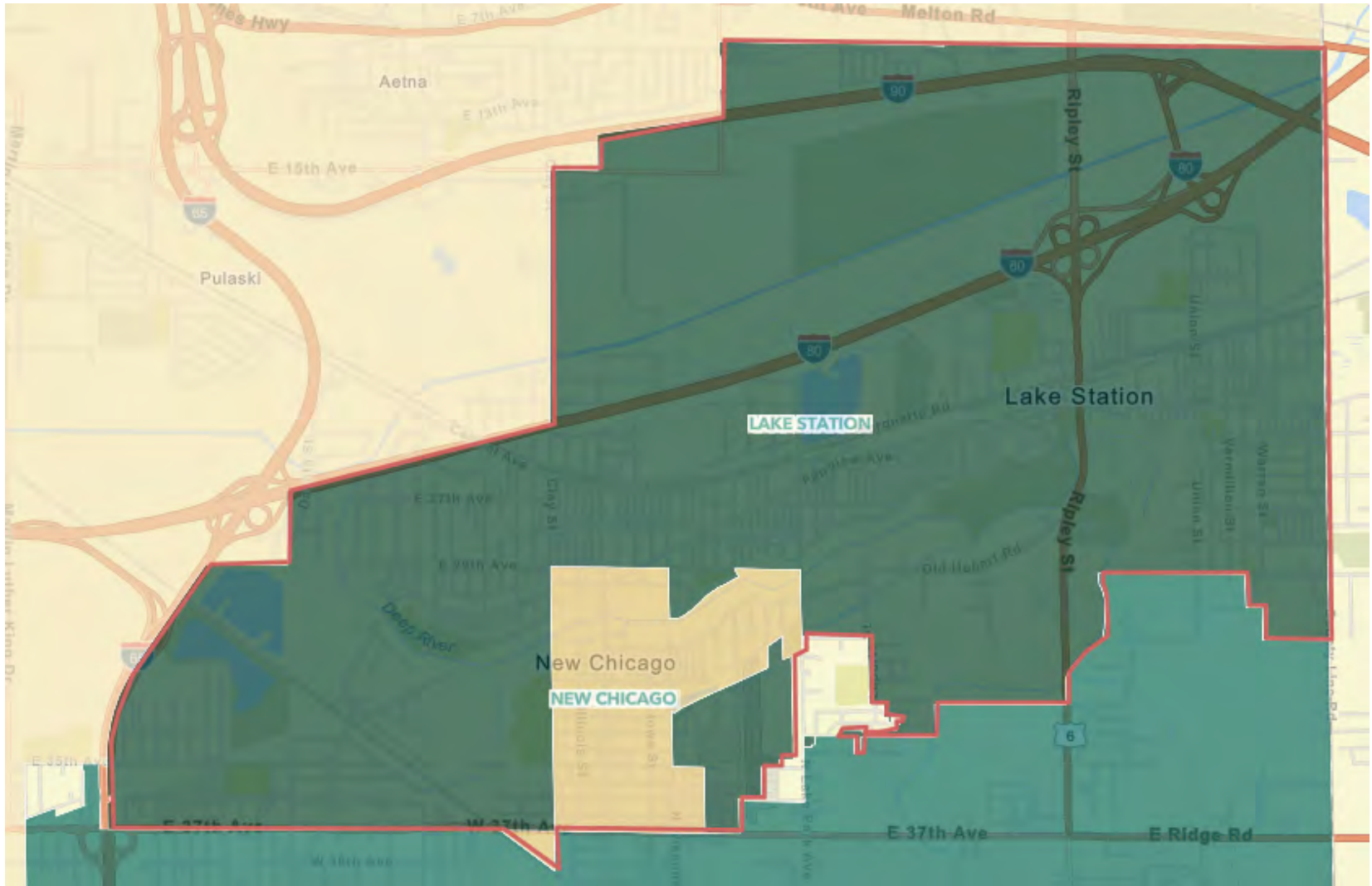
Impacts

# Units Joining

- Town of New Chicago
- City of Lake Station



# Map of new Fire Territory



EAST LAKE FIRE PROTECTION TERRITORY

# Why a Fire Territory?

- Increasing cost of equipment, apparatus and overall running expenses
- Improved Fire & EMS coverage
- Financial stability & predictable funding
- Improved staffing & recruitment
- Standardized training & operations

# Budget Breakdown

- The budget will determine the amount of levy needed to operate the fire territory
- The levy can only grow by the state-mandated growth quotient
- The tax rate will be based on levy and assessed value of the fire territory
  - Must factor in circuit breaker tax caps – limit how much is collected in property tax revenue

Year	Budget	Levy	Projected Tax Rate
2027	\$2,590,015	\$2,100,338	\$0.4106
2028	\$2,673,156	\$2,188,747	\$0.4155
2029	\$2,759,888	\$2,280,584	\$0.4203

- Assumes staffing two full-time ambulances.
- Assumes four additional FTE's.

# Budget Breakdown

Projected Fire Operating Budget					
	2027		2028		2029
	Projected Budget		Projected Budget		Projected Budget
Total Personal Services	\$	1,494,109	\$	1,545,354	\$ 1,598,458
Total Supplies	\$	142,606	\$	149,736	\$ 157,223
Total Services and Charges	\$	428,300	\$	445,715	\$ 464,001
Total Capital Outlays	\$	525,000	\$	532,350	\$ 540,206
Total Operating Budget	\$	2,590,015	\$	2,673,156	\$ 2,759,888



# IMPACTS



# Circuit Breaker Impact

- Circuit Breaker (CB) limits the amount of property taxes that can be collected from an individual parcel by a percentage of gross AV.
- There are 3 buckets that a given parcel can fall under:
  - 1% - homestead properties
  - 2% - non-homestead residential properties (second homes, apartment complexes, condo's), agricultural land, and long-term care facilities
  - 3% - Commercial/industrial and personal property
- Also, factor in:
  - 65 and over Credit
  - \$300 or 10% credit from SEA 1.

# Circuit Breaker Impact

## Estimated Circuit Breaker Without Proposed Fire Protection Territory

<u>Taxing Unit</u>	<u>Net</u> <u>Assessed Value</u>	<u>County</u>	<u>Library</u>	<u>Schools</u>	<u>Special</u> <u>District</u>	<u>Township</u>	<u>City/Town</u>	<u>Total</u>
Lake Station	\$ 424,177,960	\$ 201,445	\$ 26,898	\$ 563,098	\$ 7,372	\$ 18,684	\$ 627,194	\$ 1,444,691
New Chicago	57,942,629	9,261	1,237	41,197	339	859	13,837	66,730
<b>Total</b>	<b>\$ 482,120,589</b>	<b>\$ 210,706</b>	<b>\$ 28,134</b>	<b>\$ 604,295</b>	<b>\$ 7,711</b>	<b>\$ 19,542</b>	<b>\$ 641,032</b>	<b>\$ 1,511,420</b>

## Estimated Tax Impact of Circuit Breaker With Proposed Fire Protection Territory

<u>Taxing Unit</u>	<u>Net</u> <u>Assessed Value</u>	<u>County</u>	<u>Library</u>	<u>Schools</u>	<u>Special</u> <u>District</u>	<u>Township</u>	<u>City/Town</u>	<u>Total</u>
Lake Station	\$ 436,903,299	\$ 212,503	\$ 28,374	\$ 594,008	\$ 7,777	\$ 19,709	\$ 657,394	\$ 1,519,765
New Chicago	59,680,908	10,772	1,438	47,916	394	999	15,782	77,302
<b>Total</b>	<b>\$ 496,584,207</b>	<b>\$ 223,275</b>	<b>\$ 29,812</b>	<b>\$ 641,924</b>	<b>\$ 8,171</b>	<b>\$ 20,708</b>	<b>\$ 673,176</b>	<b>\$ 1,597,067</b>

Increase in Circuit  
Breaker Credits:

<b>\$ 12,568</b>	<b>\$ 1,678</b>	<b>\$ 37,629</b>	<b>\$ 460</b>	<b>\$ 1,166</b>	<b>\$ 32,145</b>	<b>\$ 85,646</b>
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### Notes:

- Circuit breaker impact is based on taxing districts that will have an impact from the creation of the new fire territory.
- Units may experience additional circuit breaker if they tax outside of the new fire territory area.

# Taxpayer Impacts – 1% Homestead Properties

## Property Tax Impact For Selected Homeowners (1% Property) As a Result of Establishing Fire Protection Territory

### Town of New Chicago

Supplemental Homestead												Net Change in Annual
Gross AV	Standard Deduction	Homestead Deduction	Net AV	2027 Gross Tax Rate	Gross Tax Liability	Property Tax Relief Credit	Property Tax Credit	Net Tax Liability	Property Tax Cap (1%)	Net Property Taxes Due	Net Change in Property Tax Rate	Property Taxes
\$ 100,000	\$(40,000)	\$(35,000)	\$ 25,000	\$ 4.5987	\$ 1,150	\$ (205)	\$ (115)	\$ 830	\$ 1,000	\$ 830	\$ 0.2870	\$ 71.76
150,000	(40,000)	(69,000)	41,000	4.5987	1,885	(336)	(189)	1,361	1,500	1,361	0.2870	117.68
175,000	(40,000)	(80,500)	54,500	4.5987	2,506	(446)	(251)	1,809	1,750	1,750	0.2870	no change
200,000	(40,000)	(92,000)	68,000	4.5987	3,127	(557)	(300)	2,270	2,000	2,000	0.2870	no change
230,000	(40,000)	(105,800)	84,200	4.5987	3,872	(690)	(300)	2,882	2,300	2,300	0.2870	no change
250,000	(40,000)	(115,000)	95,000	4.5987	4,369	(778)	(300)	3,291	2,500	2,500	0.2870	no change
300,000	(40,000)	(138,000)	122,000	4.5987	5,610	(999)	(300)	4,311	3,000	3,000	0.2870	no change
350,000	(40,000)	(161,000)	149,000	4.5987	6,852	(1,220)	(300)	5,332	3,500	3,500	0.2870	no change
400,000	(40,000)	(184,000)	176,000	4.5987	8,094	(1,442)	(300)	6,352	4,000	4,000	0.2870	no change
450,000	(40,000)	(207,000)	203,000	4.5987	9,335	(1,663)	(300)	7,373	4,500	4,500	0.2870	no change

### City of Lake Station

Supplemental Homestead												Net Change in Annual
Gross AV	Standard Deduction	Homestead Deduction	Net AV	2027 Gross Tax Rate	Gross Tax Liability	Property Tax Relief Credit	Property Tax Credit	Net Tax Liability	Property Tax Cap (1%)	Net Property Taxes Due	Property in Property	Property Taxes
\$ 100,000	\$(40,000)	\$(35,000)	\$ 25,000	\$ 4.4733	\$ 1,118	\$ (199)	\$ (112)	\$ 807	\$ 1,000	\$ 807	\$ 0.1818	\$ 45.45
150,000	(40,000)	(69,000)	41,000	4.4733	1,834	(327)	(183)	1,324	1,500	1,324	0.1818	74.54
175,000	(40,000)	(80,500)	54,500	4.4733	2,438	(434)	(244)	1,760	1,750	1,750	0.1818	no change
200,000	(40,000)	(92,000)	68,000	4.4733	3,042	(542)	(300)	2,200	2,000	2,000	0.1818	no change
230,000	(40,000)	(105,800)	84,200	4.4733	3,767	(671)	(300)	2,796	2,300	2,300	0.1818	no change
250,000	(40,000)	(115,000)	95,000	4.4733	4,250	(757)	(300)	3,193	2,500	2,500	0.1818	no change
300,000	(40,000)	(138,000)	122,000	4.4733	5,457	(972)	(300)	4,185	3,000	3,000	0.1818	no change
350,000	(40,000)	(161,000)	149,000	4.4733	6,665	(1,187)	(300)	5,178	3,500	3,500	0.1818	no change
400,000	(40,000)	(184,000)	176,000	4.4733	7,873	(1,402)	(300)	6,171	4,000	4,000	0.1818	no change
450,000	(40,000)	(207,000)	203,000	4.4733	9,081	(1,617)	(300)	7,163	4,500	4,500	0.1818	no change

EAST LAKE FIRE PROTECTION TERRITORY

# Taxpayer Impacts – 2% Farm/Rental Properties

## Property Tax Impact For Selected Farm/Rentals (2% Properties) As a Result of Establishing Fire Protection Territory

### Town of New Chicago

Gross AV	New Deduction	Net AV	2027 Gross Tax Rate	Gross Tax Liability	Property Tax Relief Credit	Net Tax Liability	Property Tax Cap (2%)	Net Property Taxes Due	Net Change in Property Tax Rate	Net Change in Annual Property Taxes
\$ 100,000	\$ (12,000)	\$ 88,000	\$ 4.5987	\$ 4,047	\$ (721)	\$ 3,326	\$ 2,000	\$ 2,000	\$ 0.2870	no change
150,000	(18,000)	132,000	4.5987	6,070	(1,081)	4,989	3,000	3,000	0.2870	no change
200,000	(24,000)	176,000	4.5987	8,094	(1,442)	6,652	4,000	4,000	0.2870	no change
250,000	(30,000)	220,000	4.5987	10,117	(1,802)	8,315	5,000	5,000	0.2870	no change
300,000	(36,000)	264,000	4.5987	12,141	(2,162)	9,978	6,000	6,000	0.2870	no change
350,000	(42,000)	308,000	4.5987	14,164	(2,523)	11,641	7,000	7,000	0.2870	no change
400,000	(48,000)	352,000	4.5987	16,188	(2,883)	13,304	8,000	8,000	0.2870	no change
450,000	(54,000)	396,000	4.5987	18,211	(3,244)	14,967	9,000	9,000	0.2870	no change

### City of Lake Station

Gross AV	New Deduction	Net AV	2027 Gross Tax Rate	Gross Tax Liability	Property Tax Relief Credit	Net Tax Liability	Property Tax Cap (2%)	Net Property Taxes Due	Net Change in Property Tax Rate	Net Change in Annual Property Taxes
\$ 100,000	\$ (12,000)	\$ 88,000	\$ 4.4733	\$ 3,937	\$ (701)	\$ 3,235	\$ 2,000	\$ 2,000	\$ 0.1818	no change
150,000	(18,000)	132,000	4.4733	5,905	(1,052)	4,853	3,000	3,000	0.1818	no change
200,000	(24,000)	176,000	4.4733	7,873	(1,402)	6,471	4,000	4,000	0.1818	no change
250,000	(30,000)	220,000	4.4733	9,841	(1,753)	8,088	5,000	5,000	0.1818	no change
300,000	(36,000)	264,000	4.4733	11,810	(2,103)	9,706	6,000	6,000	0.1818	no change
350,000	(42,000)	308,000	4.4733	13,778	(2,454)	11,324	7,000	7,000	0.1818	no change
400,000	(48,000)	352,000	4.4733	15,746	(2,805)	12,942	8,000	8,000	0.1818	no change
450,000	(54,000)	396,000	4.4733	17,714	(3,155)	14,559	9,000	9,000	0.1818	no change

# Taxpayer Impacts – 3% Commercial Properties

## Property Tax Impact For Selected Businesses (3% Properties) As a Result of Establishing Fire Protection Territory

### Town of New Chicago

Gross AV	Deduction	Net AV	2027 Gross Tax Rate	Gross Tax Liability	Property Tax Relief Credit	Net Tax Liability	Property Tax Cap (3%)	Net Property Taxes Due	Net Change in Property Tax Rate	Net Change in Annual Property Taxes
\$ 100,000	\$ -	\$ 100,000	\$ 4.5987	\$ 4,599	\$ (819)	\$ 3,780	\$ 3,000	\$ 3,000	\$ 0.2870	no change
150,000	-	150,000	4.5987	6,898	(1,229)	5,669	4,500	4,500	0.2870	no change
200,000	-	200,000	4.5987	9,197	(1,638)	7,559	6,000	6,000	0.2870	no change
250,000	-	250,000	4.5987	11,497	(2,048)	9,449	7,500	7,500	0.2870	no change
300,000	-	300,000	4.5987	13,796	(2,457)	11,339	9,000	9,000	0.2870	no change
350,000	-	350,000	4.5987	16,096	(2,867)	13,229	10,500	10,500	0.2870	no change
400,000	-	400,000	4.5987	18,395	(3,276)	15,119	12,000	12,000	0.2870	no change
450,000	-	450,000	4.5987	20,694	(3,686)	17,008	13,500	13,500	0.2870	no change

### City of Lake Station

Gross AV	Deduction	Net AV	2027 Gross Tax Rate	Gross Tax Liability	Property Tax Relief Credit	Net Tax Liability	Property Tax Cap (3%)	Net Property Taxes Due	Net Change in Property Tax Rate	Net Change in Annual Property Taxes
\$ 100,000	\$ -	\$ 100,000	\$ 4.4733	\$ 4,473	\$ (797)	\$ 3,677	\$ 3,000	\$ 3,000	\$ 0.1818	no change
150,000	-	150,000	4.4733	6,710	(1,195)	5,515	4,500	4,500	0.1818	no change
200,000	-	200,000	4.4733	8,947	(1,593)	7,353	6,000	6,000	0.1818	no change
250,000	-	250,000	4.4733	11,183	(1,992)	9,191	7,500	7,500	0.1818	no change
300,000	-	300,000	4.4733	13,420	(2,390)	11,030	9,000	9,000	0.1818	no change
350,000	-	350,000	4.4733	15,657	(2,789)	12,868	10,500	10,500	0.1818	no change
400,000	-	400,000	4.4733	17,893	(3,187)	14,706	12,000	12,000	0.1818	no change
450,000	-	450,000	4.4733	20,130	(3,585)	16,545	13,500	13,500	0.1818	no change