

ORDINANCE NO. 35-2010

**AN ORDINANCE TO ESTABLISH AN EQUITABLE IMPACT FEE
FOR THE PURPOSE OF PLANNING AND FINANCING
PARK AND RECREATIONAL INFRASTRUCTURE
TO SERVE NEW DEVELOPMENTS IN THE
CITY OF VALPARAISO, INDIANA
PURSUANT TO INDIANA CODE CHAPTER 36-7-4-1300 ET. AL.**

WHEREAS, the Common Council of the City of Valparaiso, Indiana (City Council) determined that it is reasonable and necessary to promote and accommodate orderly growth and development and to promote the general public health, safety and general welfare of the citizens of the City of Valparaiso, Indiana (City) by providing for an equitable program to fund the capital costs of new park and recreational infrastructure necessary to serve newly developing areas of the City; and

WHEREAS, the City Council has further determined that it is reasonable and necessary to promote the orderly development of the City by establishing standards by which the City may require new developments to pay an impact fee representing the development's proportionate share of the capital costs of new park and recreational infrastructure necessary to serve the new development; and

WHEREAS, the City Council has further determined that new development should not be required to pay a fee for the capital costs of such new park and recreational infrastructure greater than the development's proportionate share of the capital costs of such infrastructure which is needed to serve such development; and

WHEREAS, the City of Valparaiso has engaged PROS Consulting, LLC and H. J. Umbaugh & Associates, LLP to prepare an Infrastructure Zone Improvement Plan for Parks and Recreation Facilities (the Plan), a supplement to the 2010 Parks and Recreation Master Plan, which Plan is attached hereto as Exhibit A to this Ordinance and made a part hereof; and

WHEREAS, the cost of implementing the park and recreational recommendations of the Plan in their entirety exceeds:

1. the income capacity of the City through its ad valorem property tax receipts of other tax distributions allocated to park and recreational improvements relative to the chronological needs of the City for said improvements; and
2. the general obligation bond capacity of the City based upon net assessed valuation; and

3. the revenue bond potential of the City based upon any existing means of acquiring revenue related to such improvements; and

WHEREAS, because of the size of the City, considering both its population and geographic area, as well as the distribution of public and private institutions, services and other facilities throughout the City, any park and recreational improvement benefits all citizens of the City equally; and

WHEREAS, it is the City's objective for the Plan to result in the determination of an impact fee which meets the rational nexus test as that test is understood by current applicable statutory law and case law; and

WHEREAS, the City of Valparaiso Advisory Plan Commission, having conducted a public hearing upon, and given due deliberation to, the Zone Improvement Plan encompassed by the Plan has forwarded a favorable recommendation of the Plan's adoption to the City Council by a vote of __ in favor and __ opposed; and

WHEREAS, the City Council previously has appointed the City of Valparaiso Impact Fee Advisory Committee to advise the City Council pursuant to Indiana Code 36-7-4-1312; and

WHEREAS, the purpose of this Ordinance is not to deter growth, remedy existing infrastructure deficiencies or pay for maintenance or other non-capital costs.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Common Council of the City of Valparaiso, Indiana; that:

1. Limitation on Imposition of Impact Fee. This Ordinance shall expire and become void five (5) years after its effective date as required by Indiana Code 36-7-4-1340, unless action is undertaken to extend this Ordinance consistent with Indiana law.
2. Establishment of Impact Zone. There is hereby established one Infrastructure Impact Zone, the boundaries of which are co-terminus with the existing corporate boundaries of the City, as such boundaries may be extended from time to time through annexation, and over which boundaries the City exercises planning and zoning jurisdiction. In this regard, the City Council specifically finds that there is a functional relationship between the components of the Plan and that the Park and Recreational Plan provides a reasonable uniform benefit to all citizens throughout the Impact Zone as of the adoption of this Ordinance. The City Council further finds that all areas within the Impact Zone are contiguous as required by Indiana Code 36-7-4-1316. Except as provided herein, this Ordinance shall apply uniformly to all residential developments within the Building Permit and which creates a need for new and additional park and recreational infrastructure. This Ordinance shall not apply to:
 - a. development meeting the requirements set forth in Indiana Code 36-7-4-1322(g);

- b. improvements which do not require a Building Permit;
 - c. improvements which do not create a need for new and additional infrastructure, including the erection of a sign, construction of accessory buildings, structures or fences or the alteration, renovation or expansion of an improvement where the use, or intensity thereof, has not changed;
 - d. the replacement of a destroyed or partially destroyed improvement provided that the replacement improvement does not create a need for new and additional infrastructure over and above the infrastructure needed by the original improvement prior to the destruction or partial destruction thereof; and
 - e. non-residential development.
3. Zone Improvement Plan. As a precondition of the adoption of this Ordinance, the City Council engaged PROS Consulting and H. J. Umbaugh & Associates to prepare a comprehensive and detailed park and recreational impact analysis. The City Council now finds that the resulting study is sufficient and constitutes a Zone Improvement Plan as contemplated by Indiana Code 36-7-4-1318. The City Council does hereby adopt the Plan prepared by H.J. Umbaugh & Associates, LLP, dated October 26, 2010, as its Zone Improvement Plan and specifically finds that said Zone Improvement Plan contains the following elements:
- a. reasonable estimates relating to the nature and location of development that is expected within the Impact Zone a period of ten (10) years from the Effective Date of this Ordinance;
 - b. a reasonable determination of the community level of service for the Impact Zone;
 - c. a reasonable determination of the current level of service provided within the Impact Zone;
 - d. a reasonable estimate of the nature, location, sequencing, and timing of the park and recreational requirements and costs necessary to provide the community level of service for the developments contemplated in sub-paragraph (a) hereof;
 - e. a reasonable estimate of the share of the park and recreational costs identified in sub-paragraph (d) hereof that will be used to:
 - (1) raise the current level of service for existing development or provide service to existing development; or
 - (2) provide service to new development.

- f. a reasonable estimate of revenues that:
 - (1) are from sources other than impact fees; and
 - (2) will be used to finance the cost identified in sub-paragraph (e)(1) above;
- g. a description of the nature and location of existing infrastructure in the Impact Zone.
- h. a general description of the sources and amounts of money used to pay for infrastructure during the previous five (5) years.

Additionally, the City Council hereby adopts specifically the Zone Improvement Plan as part of the Comprehensive Plan for the City of Valparaiso, Indiana, pursuant to Indiana Code 36-7-4-500 et seq.

- 4. Establishment of Park and Recreation Impact Fee. Based on the Plan, the City Council determines that the cost per equivalent single-family dwelling unit is Nine Hundred Seventy-Four Dollars (\$974.00). Based on the equivalent dwelling unit calculations used by the City, the City Council hereby establishes the Park and Recreation Impact Fee in the following amounts for single-family units, duplexes, condominiums, townhomes, apartments and assisted living facilities:

Type of Unit Fee Per Dwelling Unit and Full Equivalent		
Unit Type	Fee Amount (Per Unit)	Equivalent %
Single-Family	\$974.00	100%
Duplex/Condominium/Townhome	\$828.00	85%
Apartment	\$614.00	63%
Assisted living	\$487.00	50%

The City Council hereby makes as part of the record of these proceedings, all of the data collected, the calculations made, and the conclusions reached by H. J. Umbaugh & Associates, LLP in the process of developing and drafting the Zone Improvement Plan, and specifically instructs the employees of the City to make such data and other information available to the public for review during regular business hours.

In the event that any parcel of real estate subject to the Zone Improvement Plan undergoes a change in use, redevelopment, or a modification, which change requires a Building Permit, and creates a need for new infrastructure, an impact fee will only be assessed for the increase in the burden on infrastructure.

- 5. Credit in Lieu of Payment: Exemptions. Any person obligated to pay a fee pursuant to the terms of this Ordinance may have the option of financing, constructing, and dedicating park and recreational infrastructure owned and operated by a neighborhood association for the public benefit, all as described and defined in the Plan, instead of making all or part of any impact fee payment to the City, and in

accordance with the park and recreational specifications for such park and recreational infrastructure to be improved in force within the City's jurisdiction at the time. The fee payer, or other person or entity providing the infrastructure or improvement, shall be given credit for the actual costs of planning, financing, and constructing such park and recreational infrastructure for the City. A request for credit shall be present prior to the issuance of the Building Permit. In the event the actual cost of such planning, financing, and construction do not equal the amount of the impact fee pursuant to the calculation provided for in the schedule set forth in Section 4 hereof, the remaining balance shall be due in accordance with the provisions stated hereafter.

Credits against impact fees otherwise due shall be allowed pursuant to this Section for all infrastructure improvements constructed or furnished in accordance with Indiana Code 36-7-4-1313 and Indiana Code 36-7-4-1335. In addition, a fee payer or other person or entity responsible for installing infrastructure or improvements may designate in writing a method of allocating its credits to future fee payers who may be successors in interest to the credits earned by the fee payer or others, as part of the certification provided for above.

Any person or entity otherwise obligated to pay the fee established by this Ordinance whose property was totally or partially destroyed by fire, storm or other casualty beyond his/her/its control, shall be exempt from said fee if he/she/it repairs or replaces the destroyed structure without creating a burden on infrastructure greater than the burden imposed by the destroyed infrastructure. In the event of such additional burden, the fee shall be calculated based only on the increased burden created by the structure.

6. Impact Fee Due Upon Issuance of a Building Permit. The impact fee imposed pursuant to the terms of this Ordinance shall be due and payable upon the issuance of a Building Permit by the City. It is understood that the building permit is synonymous with the term structural building permit: as that term is used in Indiana Code 36-7-4-1323, in that the issuance of a Building Permit authorizes the applicant to commence construction activities, structural or otherwise. The entire fee which is calculated pursuant to the terms of this Ordinance shall be due at said time unless the amount of the fee upon calculation is greater than Five Thousand Dollars (\$5,000.00), in which case an installment plan may be requested by the applicant in accordance with the terms set forth in Indiana Code 36-7-4-1324(a) through (d). The Valparaiso Impact Fee Review Board shall establish specific rules consistent with said code provisions for installment payments. The interest rate on any installment plan or deferred payment shall be established by Indiana Code, as from time to time amended.

If a fee payer requests, the amount of the impact fee shall be assessed upon the voluntary submission of a development plan or upon the issuance of the Building Permit, whichever is earlier. For purposes of this section, assessment means the act of calculating the amount of the impact fee which shall be due. The City shall make

such assessment within thirty (30) days of the date of such voluntary request or at the issuance of the Building Permit with or without the request.

7. Lien Rights Established. Pursuant to Indiana Code 36-7-4-1325, the City acquires a lien against the real estate which is the subject of the impact fee. Upon adoption, this Ordinance shall be recorded, and thereafter, it shall continue constructive notice of the lien rights of the City with respect to a parcel of real estate which is the subject of an installment payment of an impact fee. The City may, in its discretion, file a specific instrument setting forth its lien rights with respect to a parcel of real estate which is the subject of an installment payment of an impact fee, and such instrument shall constitute actual notice in addition to the constructive notice provided for by the recording of this Ordinance.
8. Form of Receipt. The Valparaiso Clerk/Treasurer shall issue a receipt for any and all impact fees collected and the form of such receipt shall be as follows:

Received of _____ fee payer _____, this _____ day of _____, the sum of \$ _____ in (full) (partial) satisfaction of Park and Recreation Impact Fees due pursuant to Valparaiso City Council Ordinance No. _____ relating to improvements to be constructed on the real estate described on Exhibit A, attached hereto, made part hereof, and subject to lien rights in favor of the City of Valparaiso in the event of partial payment with payments remaining due. The remaining balance due (if any) is in the following amount: \$ _____. This impact fee is dedicated to the creation of the following infrastructure element in accordance with the Zone Improvement Plan: _____.

_____, Clerk-Treasurer
City of Valparaiso, Indiana

9. Appeals. Any fee payer who believes itself to be aggrieved by the calculation of the impact fee may appeal from such calculation to the Valparaiso Impact Fee Review Board and the Valparaiso Impact Fee Review Board shall conduct a hearing with regard thereto. At such hearing, the fee payer shall bear the burden of going forward with the evidence and shall present evidence addressing either of the following propositions:
 - a. A fact assumption used in determining the amount of the impact fee is incorrect; or
 - b. The amount of the impact fee is greater than the amount allowed under Indiana Code 36-7-4-1320 and 1322.

Upon conclusion of the hearing at which the matter is first presented, or at the conclusion of the hearing if the matter is continued, the Valparaiso Impact Fee

Review Board shall make a determination based upon the facts presented and may reverse, affirm, modify, or make such adjustments in the impact fee, as it believes are appropriate under the circumstances, if any, including establishing the amount of an impact fee, a credit, a refund, or any combination of fees, credits, or refunds.

The Valparaiso Impact Fee Review Board shall provide a copy of its decision to the City and the fee payer involved in the appeal within five (5) days after making its decision, and shall make written findings of fact to support its decision.

An appeal under this Section must be filed not later than thirty (30) days after the issuance of the Building Permit. The appeal shall be initiated with the filing of a Petition for Review with the Valparaiso Clerk-Treasurer's Office together with a filing fee in the amount of One Hundred Dollars (\$100.00). The filing fee shall be refunded in full if (1) the Petition for Review is granted and the impact fee is eliminated, reduced or adjusted by the Valparaiso Impact Fee Review Board, by independent action of the City, or by a court having jurisdiction; and (2) the reviewing body determines that the amount of the fees, reductions, or credits were arbitrary or capricious.

The Petition for Review shall be in a form calculated to inform the Valparaiso Impact Fee Review Board of the nature of complaint, the parties to the action, and relief requested. In addition, the petition shall describe the new development on which the impact fee has been assessed, all facts related to the assessment of the impact fee, and the reasons the petitioner believes that the amount of the impact fee assessed is erroneous or is greater than the amount allowed by the fee limitation set forth in the enabling statute.

The City shall not deny the issuance of a Building Permit on the basis that the impact fee has not been paid, or condition issuance of the permit on the payment of the impact fee. If the impact fee totals One Thousand Dollars (\$1,000.00) or less, the City may require the fee payer to pay the impact fee or initiate an appeal under this section before the Building Permit is issued.

10. Establishment of Valparaiso Impact Fee Review Board. The City Council hereby establishes an Impact Fee Review Board (Board), which shall consist of three (3) citizen members appointed by the Mayor and who shall qualify as follows:

One (1) member shall be a real estate broker licensed in Indiana;
One (1) member shall be an engineer licensed in Indiana;
One (1) member shall be a certified public accountant.

A Board member shall not be a member of the Valparaiso Advisory Plan Commission.

- a. The term of office of the members of the Board shall commence from the date of their appointment and expire five (5) years from the date of appointment.
 - b. At the expiration of the respective terms of each of the Board members originally appointed, their respective successors shall be appointed in the same manner as the original appointee, and each such succeeding member shall serve for a term of five (5) years. Each member shall continue to serve until his/her successor is appointed and qualified.
 - c. In the event any person appointed as a Board member shall fail to qualify as provided within ten (10) days after the mailing to him/her of notice of his/her appointment, or if any member after qualifying shall die, resign, vacate office, or in the event a member is unable to hear a petition due to a conflict of interest, the City Council President shall fill such vacancy with a new or temporary (in the event of a conflict of interest) member meeting the qualifications of the member being replaced. A new member shall serve for the period necessary to dispose of the petition giving rise to the conflict.
 - d. The Board shall be governed by Indiana Code 36-7-4-1338(c) and all other applicable provisions of the Impact Fee Statute.
11. Establishment of Park and Recreation Impact Fee Fund. There is hereby established the Park and Recreation Impact Fee Fund (Fund) of the City. This Fund shall be a non-reverting fund and shall receive any and all sums collected pursuant to this Ordinance to be utilized in connection with the purposes set forth herein. Said Fund shall consist initially of one account based upon the current existence of one Impact Zone. In the event, and only in the event, that an additional Impact Zone is created hereafter, a separate account shall be maintained for each separate Impact Zone established within the City. Interest earned on the Fund or on any account with the Fund, shall be deposited and maintained within the Fund or the separate account. The Valparaiso Clerk-Treasurer shall maintain records of the status of the Fund or any account which may be established therein, and shall make an annual report of said Fund and accounts which shall be available to the public in general and fee payers, upon request, in particular.

Pursuant to Indiana Code 36-7-4-1332(e), the Clerk-Treasurer is designated as the City official responsible for acting on refund requests. In order to facilitate refunds when they may be due, the Clerk-Treasurer is directed to identify the purpose of any impact fee paid in order that a refund, if any, may be paid from the Fund or the account into which the fee was originally deposited.
12. Use of Impact Fees Collected Pursuant to this Ordinance. Any and all fees collected pursuant to the provisions of this Ordinance may be utilized for the following purposes only by the City, acting by and through its Board of Parks and Recreation,

which for the purposes of this Ordinance is identified as the infrastructure agency contemplated by Indiana Code 36-7-4-1317:

- a. Providing funds to be utilized by the City for the purpose of paying the capital costs of new park and recreational infrastructure that is needed to serve the new development within the corporate limits of the City as well as the expanded area of authority granted pursuant to Indiana Code 36-10-4-10 and that is identified in the Plan;
 - b. An amount not to exceed Five Percent (5%) of the annual collections of the fee to be utilized for expenses incurred by the City for the consulting services used to establish this Ordinance;
 - c. To pay an refund due pursuant to the terms of this Ordinance;
 - d. To pay the debt service cost of an obligation issued to provide new park and recreational infrastructure described in sub-paragraph (a) above.
13. House Enrolled Act 1467. The Valparaiso City Council specifically acknowledges the existence of a law adopted by the General Assembly of the State of Indiana which regulated the imposition of impact fee ordinances by municipal corporations within the State of Indiana. It is the intent of the City to comply with such legislation, and this Ordinance shall be construed in all respects to be consistent with the Act. The substantive and procedural requirements of Indiana Code 36-7-4-1300 et. seq. shall control in the event of conflicts, which are unintended by the City Council.
14. Amendment and Review. The impact fee provided for herein is based upon data which, in large part, is subject to inflation and other economic and market forces over which the City has no control. The City Council, may, not less than once each year, cause a review to be made by City staff or consultants as may be required, to determine the continuing validity of the impact fee, the Impact Fee Zone, and the Zone Improvement Plan. The City Council shall consider and adopt such amendments as are necessary to cause a substantive compliance with all constitutional and statutory requirements. To the extent required by the facts and circumstances, this process shall include the steps necessary to update the Zone Improvement Plan and the Comprehensive Plan.
15. Effective Date. This Ordinance shall be in full force and effect six (6) months after its adoption by the City Council in accordance with Indiana Code 36-7-4-1340.
16. Construction of Clause Headings. The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

17. Repeal of Conflicting Ordinances. The provisions of all other City ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed.
18. Severability. If any part of this Ordinance shall be held as invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

Introduced and filed on the 29th day of Nov, 2010. A motion to consider on First Reading was sustained by a vote of in favor and opposed, pursuant to Indiana Code 36-5-2-9.8.

DULY PASSED AND ADOPTED this 13th day of Dec, 2010, by the Common Council of the City of Valparaiso, Porter County, Indiana, having been passed by a vote of 7 in favor and 0 opposed.

COMMON COUNCIL OF THE
CITY OF VALPARAISO, INDIANA

Robert Taylor
[Signature]
[Signature]
[Signature]
Deborah Butterfield
[Signature]
[Signature]

ATTEST:

Sharon Emms Surhart
Valparaiso Clerk/Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana on this 13th day of Dec, 2010 at 7:35 o'clock p.m.

Sharon Emms Surhart
Clerk/Treasurer

This Ordinance approved and signed by me this 13th day of Dec, 2010 at 7:35 o'clock p.m.

[Signature]
_____, Mayor

EXHIBIT A

INFRASTRUCTURE ZONE IMPROVEMENT PLAN FOR PARKS AND RECREATION FACILITIES

By: H. J. Umbaugh & Associates, LLP



It's all about experience.

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October 26, 2010

Honorable Jonathon Costas, Mayor
Members of the City of Valparaiso
Common Council
166 West Lincolnway
Valparaiso, IN 46383

Members of the City of Valparaiso
Park Board
3210 North Campbell St.
Valparaiso, IN 46385

In connection with the calculation of the recreation impact fee for the purpose of financing capital improvements to the Parks & Recreation system of the City of Valparaiso, we have, at your request, compiled this special purpose report (the "Report") including the following schedules and appendices:

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Honorable Jonathon Costas, Mayor
Members of the City of Valparaiso
Common Council

Members of the City of Valparaiso

Park Board

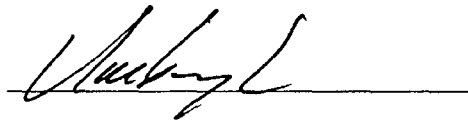
Re: Recreation Impact Fee

October 26, 2010

Page Two

These schedules are intended for use by City of Valparaiso officials, the Planning Commission, the Department of Parks & Recreation and their respective advisors, for use in connection with implementation of the recreation impact fee within the City of Valparaiso. The use of these schedules should be restricted to this purpose.

The schedules and underlying assumptions are based upon information provided to us by the City of Valparaiso Plan Commission, the City of Valparaiso Department of Parks & Recreation, PROS Consulting, LLC, and by their respective advisors. In the preparation of the schedules contained in this Report, assumptions were made as noted regarding certain future events. As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting differences could be material. We have not examined the underlying assumptions nor have we audited or reviewed the historical data. Consequently, we express no opinion nor provide any other form of assurance thereon nor do we have a responsibility to prepare subsequent reports.

A handwritten signature in black ink, appearing to read "Jonathon Costas", is written over a horizontal line.

CITY OF VALPARAISO, INDIANA

GENERAL COMMENTS

The City of Valparaiso, Indiana (the "City") adopted a recreation impact fee (the "2005 Impact Fee") with Ordinance No. 49-2005 (the "2005 Impact Fee Ordinance") pursuant to IC 36-7-4-1300 through IC 36-7-4-1342 (the "Enabling Legislation") on November 28, 2005. The 2005 Impact Fee Ordinance established the 2005 Impact Fee at an amount of \$931 per single family housing unit effective May 28, 2006. Per the 2005 Impact Fee Ordinance, the 2005 Impact Fee increased to \$1,131 per single family housing unit on January 1, 2008 and it increased to \$1,331 on January 1, 2009. The 2005 Impact Fee is collected at the time of issuance of a building permit by the Valparaiso Plan Commission.

The 2005 Impact Fee Ordinance, per the Enabling Legislation, expires five years after its effective date (May 28, 2006). The City is pursuing the adoption of a replacement ordinance (the "2010 Impact Fee Ordinance"), as allowed by the Enabling Legislation. This report is intended to serve as the "Zone Improvement Plan" for the establishment of a new recreation impact fee (the "2010 Impact Fee") pursuant to the Enabling Legislation.

The 2010 Impact Fee calculation is based on the infrastructure information and amenity level of service standards compiled in the 2010 Valparaiso Strategic Parks and Recreation Master Plan (the "2010 Master Plan") prepared by PROS Consulting, LLC and was calculated based on an analysis of recreation infrastructure needs over a 10-year planning horizon (2011-2020). It is anticipated that the Valparaiso Common Council will adopt an ordinance (the "2010 Impact Fee Ordinance") approving the 2010 Zone Improvement Plan and the 2010 Impact Fee on December 13, 2010. The 2010 Impact Fee Ordinance will be effective six months after the date of adoption, anticipated to be June 13, 2011, through June 13, 2016.

Impact Zone

The Enabling Legislation requires the Department of Parks & Recreation to define the geographic area for the recreation infrastructure (the "Impact Zone") that is analyzed in the Zone Improvement Plan. For the purposes of this Zone Improvement Plan, the Impact Zone is defined as the area in which the Valparaiso Department of Parks & Recreation has jurisdiction. The Department of Parks & Recreation has a jurisdiction that extends five miles beyond the corporate boundaries of the City, as the Parks system is organized under IC 36-10-4. However, the 2010 Impact Fee will only be charged to developments occurring within the planning and zoning jurisdiction of the City, which is all areas within the corporate limits of the City.

Impact Fee Advisory Committee

As a part of the process of establishing the 2010 Impact Fee, the City was required to form an "Impact Fee Advisory Committee" that consisted of between five and ten members, with at least 40% of the members representing the development, building, and real estate industries. The Impact Fee Advisory Committee convened by the City consisted of Ric Frataccia, Gary Green, Heather Harrigan, Mike Micka, Craig Phillips and Nick Sommer. The Committee met several times to discuss the 2010 Impact Fee and the Zone Improvement Plan.

GENERAL COMMENTSSummary of Impact Fee Calculation – Page 9

This schedule illustrates the calculation of the 2010 Impact Fee of \$974 for a detached single family housing unit. The costs to be funded through the 2010 Impact Fee are based on the estimated 2020 cost of infrastructure improvements to meet projected level of service, with credits and deductions for the estimated non-local revenue contribution to recreation capital projects, the contribution of new residents to principal payments on outstanding bonds, and the contribution of new residents to the Parks & Recreation Departments annual capital projects budget through traditional means.

The 2010 Impact Fee for a detached single family housing unit is adjusted to \$828 for a Duplex/Condo/Townhome unit and \$614 for an Apartment unit in order to reflect the varying needs for recreation infrastructure imposed by such of developments. The adjustment factors for these units were calculated based on population per residential structure information from the 2000 U.S. Census for Porter County. The 2010 Impact Fee for an Assisted Living Facility unit is adjusted to \$487, based on negotiated agreements between the City and facility developers.

Estimated Population 2011-2020 – Page 10

This schedule illustrates the historical population and residential building permits of the City of Valparaiso for the time period of 2000-2010 as provided by the Valparaiso Plan Commission and the estimated population and residential building permits for 2011-2020 as compiled by the Valparaiso Plan Commission and Umbaugh. The projections were developed through analyzing historical population and building trends for the City and developing future projections. The projections assume that population growth for the City itself will slowly accelerate over the 10-year planning horizon, and the growth in housing units will track with this acceleration.

Also included in the population projections is an assumption of student growth of 100 students per year at Valparaiso University. This growth assumption is based on the University's five-year enrollment plan. The 100 new students a year are assumed to create the need for 55 additional multi-family housing units annually, which are included in the multi-family housing unit projections.

Estimated Housing Unit Growth and Impact Fee Equivalent – Page 11

This schedule illustrates the projected residential unit growth for the City of Valparaiso over the planning horizon of 2011 to 2020 as shown on page 10 and adjusts it for the different development types. The adjustment factors for these units were calculated based on population per residential structure information from the 2000 U.S. Census for Porter County. The adjustment is made in recognition of the varying recreation infrastructure needs created by different residential development types.

GENERAL COMMENTSCurrent Amenities Inventory and Community Service Ratios for 2010 population – Page 12

This schedule illustrates the impact fee study amenities and analyzes the current inventory versus the level of service standards for the amenities defined in the 2010 Master Plan. The current amenities inventory and target level of service ratios are found in the 2010 Master Plan. The target inventory was calculated by multiplying the target level of service ratios for the respective amenities types by the estimated 2010 population of 30,806. The inventory deficits identified in this analysis must be addressed by the City using funding methods other than 2010 Impact Fee revenues, and they must be addressed prior to spending any 2010 Impact Fee revenues on that amenity type.

Analysis of Current Impact Fee Deficits – Page 13

This schedule analyzes the current impact fee deficits, as defined by the Zone Improvement Plan for the 2005 Impact Fee. Current deficits defined by the 2005 Impact Fee Zone Improvement Plan are eligible to be addressed using 2005 Impact Fee revenues that are on hand.

Projected Amenities Needs to Meet the Projected Population Level of Service – Page 14

The estimated amenities needs to service the projected 2015 and 2020 population of the City are illustrated in this schedule. To determine the amenities inventory needs for the 2015 and 2020 populations, the level of service target ratios from page 12 are multiplied by the estimated population for the respective years from page 10.

The projected deficits and surpluses are calculated based on the assumption that the 2010 target inventory is reached for each amenity. Revenues from the 2010 Impact Fee may only be used to fund amenities that have identified future deficits due to the estimated population growth.

Estimated Cost of Park & Recreation Amenities – Page 15

The estimated costs of the various recreation amenities are shown in this schedule. These costs are based on information provided by PROS Consulting, LLC and the Valparaiso Department of Parks & Recreation. Appendix A provides a definition for each amenity type, which is the basis for the cost estimate. The costs of land acreage, aquatic center/indoor pool square footage, and recreation/fitness center square footage have all been adjusted to reflect funding from private sources in addition to public dollars.

It is assumed that 42% of the cost of all land acreage needs will be met through private donations (either through donations of funds or donations of actual park acreage). This assumption is based on the land acquisition patterns in the City over the past 20 years.

It is assumed that 25% of the cost of constructing new aquatic center/indoor pool square footage and recreation/fitness center square footage will be met through private donations or through partnerships with private entities. This assumption reflects the Department of Parks & Recreation's goal for cooperation with private entities as stated in the 2010 Master Plan.

GENERAL COMMENTSEstimated Cost of Raising Current Inventory to 2010 Target Level of Service Standards –
Page 16

The estimated cost of bringing the current recreation inventory up to the 2010 target level of service standards is shown in this schedule. Per the Enabling Legislation, the current inventory for each amenity must meet the level of service standards defined in the Zone Improvement Plan for the 2010 Impact Fee before 2010 Impact Fee revenues may be spent on that amenity type. Based on the current inventory for each amenity and the target level of service ratios defined in the 2010 Impact Fee Zone Improvement Plan the total estimated cost of bringing the current recreation amenities inventory up to the level of service standards defined on page 12 is \$15,992,410. It is anticipated that these costs will be funded through a variety of sources.

Estimated Impact Fee Cost of 2015 Improvements – Page 17

The estimated cost of amenities needed to serve the estimated 2015 population of the City is shown in this schedule. The 2010 Impact Fee will be effective June 13, 2011, and will expire June 13, 2016. This schedule is meant to illustrate the estimated costs of new amenities needed to serve the 2015 population. The estimated cost amount is based on the costs identified on page 15, and adjusted to reflect an assumed annual inflation rate of 2.50%.

Estimated Impact Fee Cost of 2020 Improvements – Page 18

The estimated cost of amenities needed to serve the estimated 2020 population of the City is shown in this schedule. The Enabling Legislation specifies that the impact fee calculation be based on the estimated costs of infrastructure over a 10-year planning horizon. Thus, the total cost identified in this schedule is used as the total cost of infrastructure that may be funded using the 2010 Impact Fee revenues. The estimated cost amount is based on the costs identified on page 15, and adjusted to reflect an assumed annual inflation rate of 2.50%.

Estimated Annual Impact Fee Revenues – Page 19

This schedule shows the estimated annual revenues for the 2010 Impact Fee. The estimated revenues are calculated by multiplying the estimated residential units for each year by the 2010 Impact Fee for the respective residential development type.

Estimated Non-Local Revenues Share of Capital Expenditures – Page 20

This schedule illustrates the historical and projected contribution of non-local revenue sources to park capital projects expenditures. Based on data provided by the Department of Parks & Recreation, the private share of land acquisition costs from 1990 through September 2010 was 42%. On page 15 it is assumed that 42% of the cost of one acre of land will be met through private sources, and the cost per acre is adjusted accordingly.

GENERAL COMMENTSEstimated Non-Local Revenues Share of Capital Expenditures – Page 20 (cont'd)

From 2005 to 2010 the Department of Parks and Recreation has received \$982,000 in grants and other governmental contributions for capital improvements. The two sources of these funds are the Valparaiso Redevelopment Commission and Major Moves, and the funds have primarily been used for new pathways construction. It is assumed that the Department will receive the same amount of contributions, on average, over the 10-year planning horizon of the 2010 Zone Improvement Plan.

Estimated New Population Share of Principal Payments on Outstanding Bonds – Page 21

This schedule shows the calculation of the estimated share of the principal payments on the outstanding Park District Bonds of 1998 that will be funded by new residents. The bonds have \$980,000 in principal remaining and mature January 1, 2014. It is assumed that new residents will pay a share proportional to their makeup of the total population of Valparaiso. Based on these assumptions, it is assumed that new residents will contribute \$19,380 to the principal payments remaining.

Estimated New Population Share of Capital Budget – Page 22

This schedule shows the calculation of the estimated share of the Department of Parks & Recreation's annual capital budget that will be funded by new residents. It is assumed that the 2010 capital budget amount of \$87,000 will be held constant into the future, and new residents will pay a share proportional to their makeup of the total population of Valparaiso. Based on these assumptions, it is assumed that new residents will contribute 8.90% of the total capital projects budget in 2020, or \$44,250 over the entire 10-year planning horizon.

Estimated Annual Impact Fee Revenues and Expenditures – Page 23

The estimated annual revenues from the 2010 Impact Fee, the estimated non-local revenues, the estimated new population's contribution to bond principal, and the estimated new population's contribution to the capital budget are compared to the estimated expenditures of these revenues over the 10-year planning horizon are shown in this schedule. The estimates are based on the accumulation of revenues and the estimated need for new amenities as dictated by population growth and the level of service standards.

Historical Cash Flows-Department of Parks & Recreation – Page 24

This schedule shows the historical revenues and expenditures of the Department of Parks & Recreation from 2005 through 2009, per the City of Valparaiso's Clerk-Treasurer's Annual Report for each year. The two funds shown in this schedule are the Parks & Recreation and Park-Non-Reverting Capital Funds. These two funds represent the funds that are used by the Department for capital expenditures, excluding those projects funded through the Park Impact Fee fund.

GENERAL COMMENTS

Historical Impact Fee Receipts and Expenditures – Page 25

This schedule shows the revenues and expenditures for the 2005 Impact Fee. The first collection year of the 2005 Impact Fee was 2006, and it will be collected through May 28, 2011. The 2005 Impact Fee revenues may only be spent on deficiencies defined by the level of service standards set in the 2005 Zone Improvement Plan.

Since the 2005 Impact Fee became effective, \$393,312 of 2005 Impact Fee revenues have been spent on recreation capital projects. The list of projects that have utilized 2005 Impact Fee revenues is included in Appendix B. The current fund balance, as of September 28, 2010, is \$262,337.18. The Department does have plans to spend the remaining balance of 2005 Impact Fee revenues on projects defined by the 2005 Zone Improvement Plan standards.

CITY OF VALPARAISO, INDIANA

SUMMARY OF IMPACT FEE CALCULATION

Impact Fee Calculation:

Cost of meeting 2020 Level of Service needs	\$3,189,990 (1)
Less: Estimated non-local revenues	(1,964,000) (2)
Less: New resident contribution to bond principal	(19,380) (3)
Less: New resident capital budget contribution	<u>(44,250) (4)</u>
Capital costs to be funded by Impact Fees	1,162,360
Divided by projected equivalent housing units	<u>1,193 (5)</u>
Impact Fee for detached single-family unit	<u><u>\$974</u></u>

Impact Fee Schedule by Development Type (6):

Detached single-family home	100%	\$974
Duplex/Condo/Townhome (per unit)	85%	\$828
Apartment (per unit)	63%	\$614
Assisted Living Facility (per unit)	50% (7)	\$487

(1) See page 18.

(2) See page 20.

(3) See page 21.

(4) See page 22.

(5) See page 11.

(6) Based on population per household in occupied housing units data for Porter County from the 2000 U.S. Census.

(7) Based on previously negotiated agreements between the City of Valparaiso and facility developers.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

ESTIMATED POPULATION 2011 - 2020

Year	Population	Population Change	Residential Building Permits/Units				Population % Change
			Single Family	Duplexes	Multi-Family	Total	
Historical							
2000	28,254 (1)		69 (2)	26 (3)	164 (3)	259	
2001	28,435 (1)	181	67 (2)	46 (3)	176 (3)	289	0.64%
2002	28,747 (1)	312	72 (2)	24 (3)	6 (3)	102	1.10%
2003	28,889 (1)	142	71 (2)	62 (3)	8 (3)	141	0.49%
2004	29,054 (1)	165	102 (2)	68 (3)	24 (3)	194	0.57%
2005	29,293 (1)	239	88 (2)	50 (3)	33 (3)	171	0.82%
2006	29,639 (1)	346	62 (2)	38 (3)	14 (3)	114	1.18%
2007	29,985 (1)	346	67 (2)	34 (3)	80 (3)	181	1.17%
2008	30,394 (1)	409	29 (2)	18 (3)	4 (3)	51	1.36%
2009	30,622 (1)	228	27 (2)	10 (3)	44 (3)	81	0.75%
2010	30,806 (4)	184	22 (5)	8 (5)	8 (5)	38 (5)	0.60%
Projected							
2011	31,091 (4)	285	51 (6)	29 (6)	88 (6)	113 (6)	0.93%
2012	31,408 (4)	317	57 (6)	33 (6)	92 (6)	126 (6)	1.02%
2013	31,742 (4)	334	59 (6)	34 (6)	93 (6)	132 (6)	1.06%
2014	32,078 (4)	336	60 (6)	35 (6)	94 (6)	133 (6)	1.06%
2015	32,416 (4)	338	60 (6)	35 (6)	94 (6)	134 (6)	1.05%
2016	32,659 (4)	243	43 (6)	25 (6)	28 (6)	96 (6)	0.75%
2017	32,920 (4)	261	46 (6)	27 (6)	30 (6)	103 (6)	0.80%
2018	33,183 (4)	263	47 (6)	27 (6)	30 (6)	104 (6)	0.80%
2019	33,482 (4)	299	53 (6)	31 (6)	34 (6)	118 (6)	0.90%
2020	33,817 (4)	335	60 (6)	35 (6)	39 (6)	133 (6)	1.00%

- (1) Per the Indiana Business Research Center STATS Indiana. The historical population has been adjusted by the IBRC to reflect the population within the current corporate boundaries of the City of Valparaiso following recent annexations.
- (2) Represents actual new permits, per the City of Valparaiso Plan Commission.
- (3) Represents actual new units, per the City of Valparaiso Plan Commission.
- (4) Estimated, based on an analysis of historical population trends for the City of Valparaiso.
- (5) Actual, as of September 30, 2010.
- (6) Estimated, based on a historical average of 2.53 new residents per housing unit and the historical average breakdown of new housing unit types.

Note: Projections for 2011-2015 include an assumption of 100 new Valparaiso University students per year, based on the University's five-year enrollment plan. It is assumed that the presence of the new students will result in 55 new multi-family units per year during the same time period, based on an average multi-family unit occupancy of 1.79 people per unit.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

ESTIMATED HOUSING UNIT GROWTH AND IMPACT FEE EQUIVALENT

Year	Estimated Housing Unit Growth (1)				Housing Unit Adjustment Percentage (2)			Adjusted Equivalent Housing Unit Growth (3)			
	Single Family	Duplexes	Multi-Family	Total	Single Family	Duplexes	Multi-Family	Single Family	Duplexes	Multi-Family	Total
2011	51	29	88	168	100%	85%	63%	51	25	55	131
2012	57	33	92	182	100%	85%	63%	57	28	58	143
2013	59	34	93	186	100%	85%	63%	59	29	59	147
2014	60	35	94	189	100%	85%	63%	60	30	59	149
2015	60	35	94	189	100%	85%	63%	60	30	59	149
2016	43	25	28	96	100%	85%	63%	43	21	18	82
2017	46	27	30	103	100%	85%	63%	46	23	19	88
2018	47	27	30	104	100%	85%	63%	47	23	19	89
2019	53	31	34	118	100%	85%	63%	53	26	21	100
2020	60	35	39	134	100%	85%	63%	60	30	25	115
Totals	<u>536</u>	<u>311</u>	<u>622</u>	<u>1,469</u>				<u>536</u>	<u>265</u>	<u>392</u>	<u>1,193</u>

(1) See page 10.

(2) Based on population per household in occupied housing units data for Porter County from the 2000 U.S. Census.

(3) Represents equivalent housing units for the impact fee calculation.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

CURRENT AMENITIES INVENTORY AND COMMUNITY SERVICE RATIOS FOR 2010 POPULATION

<u>Amenity</u>	<u>Target Ratio</u>	<u>Current Ratio</u>	<u>Current Inventory</u>	<u>Unit</u>	<u>2010 Target Inventory</u>	<u>2010 Inventory Surplus/ (Deficit)</u>
	(1)	(2)	(1)		(3)	
Neighborhood Parks	1 acre/1,000 people	0.74 acres/1,000 people	23.00	Acres	30.81	(7.81)
Community Parks	4 acres/1,000 people	7.36 acres/1,000 people	227.00	Acres	123.22	103.78
Regional Parks	6 acres/1,000 people	3.99 acres/1,000 people	123.00	Acres	184.84	(61.84)
Open Space Areas	6 acres/1,000 people	2.27 acres/1,000 people	70.00	Acres	184.84	(114.84)
Special Use Areas Acreage	N/A	N/A	303.00	Acres	N/A	N/A
Playgrounds	1 playground/3,000 people	1 playground/2,203 people	14.00	Ea.	10.27	3.73
Outdoor Pool	1 pool/30,000 people	0 pools/30,843 people	0.00	Ea.	1.03	(1.03)
Shelters	1 shelter/5,500 people	1 shelter/1,285 people	24.00	Ea.	5.60	18.40
Walking, Nature, Bike and/or Exercise Trail	0.45 miles/1,000 people	0.45 miles/1,735 people	8.00	Mi.	13.86	(5.86)
Youth Baseball Fields	1 field/6,000 people	1 field/5,141 people	6.00	Ea.	5.13	0.87
Adult Baseball Fields	1 field/8,000 people	1 field/15,422 people	2.00	Ea.	3.85	(1.85)
Youth Softball Fields	1 field/8,000 people	1 field/10,281 people	3.00	Ea.	3.85	(0.85)
Adult Softball Fields	1 field/6,000 people	1 field/7,711 people	4.00	Ea.	5.13	(1.13)
Soccer Fields	1 field/4,000 people	1 field/3,084 people	10.00	Ea.	7.70	2.30
Multipurpose Fields	1 field/10,000 people	1 field/7,711 people	4.00	Ea.	3.08	0.92
Outdoor Basketball Courts	1 court/4,000 people	1 court/6,169 people	5.00	Ea.	7.70	(2.70)
Tennis Courts	1 court/6,000 people	1 court/5,141 people	6.00	Ea.	5.13	0.87
Off Leash Areas	1 area/30,000 people	0 areas/30,843 people	0.00	Ea.	1.03	(1.03)
Skateparks	1 park/40,000 people	1 area/30,843 people	1.00	Ea.	0.77	0.23
Aquatic Center/Indoor Pool	0.5 s.f./person	0 s.f./person	0.00	S.F.	15,403.00	(15,403.00)
Recreation/Fitness Center Space	1.5 s.f./person	0.99 s.f./person	30,459.00	S.F.	46,209.00	(15,750.00)

(1) Per the 2010 Valparaiso Strategic Parks and Recreation Master Plan prepared by PROS Consulting, LLC.

(2) Calculated by dividing the estimated 2010 Valparaiso population of 30,806 by the current inventory. The current population is per page 10.

(3) Based on the Target Ratios multiplied by the estimated 2010 population of 30,806 for the City of Valparaiso per page 10.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

ANALYSIS OF CURRENT IMPACT FEE DEFICITS

As defined by the 2005 Impact Fee Study

Amenity (1)	Level of Service Standard (1)	Current LOS (2)	Current Inventory (3)	Unit	2010 Target Inventory (4)	2010 Inventory Surplus/ (Deficit) (5)
Block Park	0.50 acres/1,000 people	0.41 acres/1,000 people	12.50	Acres	15.40	(2.90)
Neighborhood Park	3 acres/1,000 people	1.65 acres/1,000 people	50.90	Acres	92.42	(41.52)
Community Park	7 acres/1,000 people	14.94 acres/1,000 people	460.80	Acres	215.64	245.16
Special Park	0.50 acres/1,000 people	9.81 acres/1,000 people	302.50	Acres	15.40	287.10
Baseball Diamonds	1 diamond/6,000 people	1 diamond/3,855 people	8.00	Ea.	5.13	2.87
Softball Diamonds	1 diamond/3,000 people	1 diamond/4,406 people	7.00	Ea.	10.27	(3.27)
Soccer Fields	1 field/2,000 people	1 field/3,084 people	10.00	Ea.	15.40	(5.40)
Tennis Courts	1 court/2,000 people	1 court/5,141 people	6.00	Ea.	15.40	(9.40)
Basketball Courts	1 court/1,500 people	1 court/6,168 people	5.00	Ea.	20.54	(15.54)
Volleyball Courts	1 court/3,000 people	0 courts/30,843 people	0.00 (6)	Ea.	10.27	(10.27)
Park Shelters/Gazebos	1 shelter/1,500 people	1 shelter/1,285 people	24.00	Ea.	20.54	3.46
Park Restrooms	1 restroom/2,000 people	1 restroom/1,928 people	16.00 (6)	Ea.	15.40	0.60
Playgrounds (Comm./Destination)	1 playground/30,000 people	1 playground/30,843 people	1.00 (6)	Ea.	1.03	(0.03)
Playgrounds (Neighborhood)	1 playground/3,000 people	1 playground/2,570 people	12.00 (6)	Ea.	10.27	1.73
Sprayground/SplashPad	1 sprayground/20,000 people	0 spraygrounds/30,843 people	0.00 (6)	Ea.	1.54	(1.54)
Multi-Use/Nature Pathways	1 mile/2,000 people	1 mile/3,855 people	8.00	Mi.	15.40	(7.40)
Skatepark	1 park/20,000 people	1 park/30,843 people	1.00	Ea.	1.54	(0.54)
Climbing/Challenge Elements	1 element/20,000 people	0 elements/30,843 people	0.00 (6)	Ea.	1.54	(1.54)

(1) As defined in the 2005 Impact Fee Study prepared by Lehman & Lehman.

(2) Based on the current parks inventory divided by the estimated 2010 population of 30,806 for the City of Valparaiso per page 10.

(3) Per the 2010 Valparaiso Strategic Parks and Recreation Master Plan prepared by PROS Consulting, LLC.

(4) Based on the Target Ratios multiplied by the estimated 2010 population of 30,806 for the City of Valparaiso per page 10.

(5) Amenities defined in the 2005 Impact Fee Study with current deficits are eligible for the use of impact fee dollars on hand to meet current deficits.

(6) Amenities and inventory are not included in the 2010 master plan, current inventory is per the Valparaiso Department of Parks & Recreation.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

PROJECTED AMENITIES NEEDS TO MEET PROJECTED POPULATION LEVEL OF SERVICE

Amenity	Level of Service Target Ratio	2010 Current Inventory	Unit	2010 Target Inventory	Year 2015		Year 2020	
					Target	Inventory	Target	Inventory
					Inventory	Surplus/ (Deficit)	Inventory	Surplus/ (Deficit)
	(1)	(1)		(2)	(3)		(4)	
Neighborhood Parks	1 acre/1,000 people	23.00	Acres	30.81	32.42	(1.61)	33.82	(3.01)
Community Parks	4 acres/1,000 people	227.00	Acres	123.22	129.66	97.34	135.27	91.73
Regional Parks	6 acres/1,000 people	123.00	Acres	184.84	194.50	(9.66)	202.90	(18.06)
Open Space Areas	6 acres/1,000 people	70.00	Acres	184.84	194.50	(9.66)	202.90	(18.06)
Special Use Areas Acreage	N/A	303.00	Acres	N/A	N/A	N/A	N/A	N/A
Playgrounds	1 playground/3,000 people	14.00	Ea.	10.27	10.81	3.19	11.27	2.73
Outdoor Pool	1 pool/30,000 people	0.00	Ea.	1.03	1.08	(0.08)	1.13	(0.13)
Shelters	1 shelter/5,500 people	24.00	Ea.	5.60	5.89	18.11	6.15	17.85
Walking, Nature, Bike and/or Exercise Trail	0.45 miles/1,000 people	8.00	Mi.	13.86	14.59	(0.73)	15.22	(1.36)
Youth Baseball Fields	1 field/6,000 people	6.00	Ea.	5.13	5.40	0.60	5.64	0.36
Adult Baseball Fields	1 field/8,000 people	2.00	Ea.	3.85	4.05	(1.05)	4.23	(1.23)
Youth Softball Fields	1 field/8,000 people	3.00	Ea.	3.85	4.05	(1.05)	4.23	(1.23)
Adult Softball Fields	1 field/6,000 people	4.00	Ea.	5.13	5.40	(0.40)	5.64	(0.64)
Soccer Fields	1 field/4,000 people	10.00	Ea.	7.70	8.10	1.90	8.45	1.55
Multipurpose Fields	1 field/10,000 people	4.00	Ea.	3.08	3.24	0.76	3.38	0.62
Outdoor Basketball Courts	1 court/4,000 people	5.00	Ea.	7.70	8.10	(1.10)	8.45	(1.45)
Tennis Courts	1 court/6,000 people	6.00	Ea.	5.13	5.40	0.60	5.64	0.36
Off Leash Areas	1 area/30,000 people	0.00	Ea.	1.03	1.08	(0.08)	1.13	(0.13)
Skateparks	1 park/40,000 people	1.00	Ea.	0.77	0.81	0.19	0.85	0.15
Aquatic Center/Indoor Pool	0.5 s.f./person	0.00	S.F.	15,403.00	16,208.00	(805.00)	16,908.50	(1,505.50)
Recreation/Fitness Center Space	1.5 s.f./person	30,459.00	S.F.	46,209.00	48,624.00	(2,415.00)	50,725.50	(4,516.50)

- (1) Per the 2010 Valparaiso Strategic Parks and Recreation Master Plan prepared by PROS Consulting, LLC.
 (2) Based on the Target Ratios multiplied by the estimated 2010 population of 30,806 for the City of Valparaiso, per page 10.
 (3) Based on the target ratio and the projected 2015 population of 32,416.
 (4) Based on the target ratio and the projected 2020 population of 33,817.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

ESTIMATED COST OF PARK & RECREATION AMENITIES

<u>Amenity</u>	<u>Level of Service Target Ratio</u>	<u>Estimated Cost</u>	<u>Unit</u>
	(1)	(2)	
Neighborhood Parks	1 acre/1,000 people	\$17,400 (3)	Acre
Community Parks	4 acres/1,000 people	17,400 (3)	Acre
Regional Parks	6 acres/1,000 people	17,400 (3)	Acre
Open Space Areas	6 acres/1,000 people	17,400 (3)	Acre
Special Use Areas Acreage	N/A	17,400 (3)	Acre
Playgrounds	1 playground/3,000 people	150,000	Each
Outdoor Pool	1 pool/30,000 people	4,000,000	Each
Shelters	1 shelter/5,500 people	70,000	Each
Walking, Nature, Bike and/or Exercise Trail	0.45 miles/1,000 people	250,000	Miles
Youth Baseball Fields	1 field/6,000 people	85,000	Each
Adult Baseball Fields	1 field/8,000 people	85,000	Each
Youth Softball Fields	1 field/8,000 people	85,000	Each
Adult Softball Fields	1 field/6,000 people	85,000	Each
Soccer Fields	1 field/4,000 people	70,000	Each
Multipurpose Fields	1 field/10,000 people	78,000	Each
Outdoor Basketball Courts	1 court/4,000 people	50,000	Each
Tennis Courts	1 court/6,000 people	50,000	Each
Off Leash Areas	1 area/30,000 people	50,000	Each
Skateparks	1 park/40,000 people	250,000	Each
Aquatic Center/Indoor Pool	0.5 s.f./person	260 (4)	S.F.
Recreation/Fitness Center Space	1.5 s.f./person	190 (5)	S.F.

(1) See page 12.

(2) Per the Valparaiso Department of Parks & Recreation and PROS Consulting.

(3) Based on an estimated land cost of \$30,000 per acre and assumes that 42% of the land acreage will be donated, per historical trends.

(4) Based on an estimated construction cost of \$350 per square foot and assumes that 25% of the cost will be met through private sources.

(5) Based on an estimated construction cost of \$250 per square foot and assumes that 25% of the cost will be met through private sources.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

ESTIMATED COST OF RAISING CURRENT INVENTORY TO 2010 TARGET LEVEL OF SERVICE STANDARDS

Amenity	Level of Service Target Ratio	Cost	Current Inventory	2010 Target Inventory	2010 Inventory Surplus/ (Deficit)	Cost to Meet 2010 Need	Anticipated Funding Source(s)
	(1)	(2)	(1)	(1)	(1)	(3)	(3)
Neighborhood Parks	1 acre/1,000 people	\$17,400	23.00	30.81	(7.81)	\$135,890	Budget/Other Governmental/Private Sources
Community Parks	4 acres/1,000 people	17,400	227.00	123.22	103.78	0	
Regional Parks	6 acres/1,000 people	17,400	123.00	184.84	(61.84)	1,076,020	Budget/Other Governmental/Private Sources
Open Space Areas	6 acres/1,000 people	17,400	70.00	184.84	(114.84)	1,998,220	Budget/Other Governmental/Private Sources
Special Use Areas Acreage	N/A	17,400	303.00	N/A	N/A	0	
Playgrounds	1 playground/3,000 people	150,000	14.00	10.27	3.73	0	
Outdoor Pool	1 pool/30,000 people	4,000,000	0.00	1.03	(1.03)	4,000,000	Budget/Other Governmental/Private Sources
Shelters	1 shelter/5,500 people	70,000	24.00	5.60	18.40	0	
Walking, Nature, Bike and/or Exercise Trail	0.45 miles/1,000 people	250,000	8.00	13.86	(5.86)	1,465,000	Budget/Other Governmental/Grants
Youth Baseball Fields	1 field/6,000 people	85,000	6.00	5.13	0.87	0	
Adult Baseball Fields	1 field/8,000 people	85,000	2.00	3.85	(1.85)	85,000	Budget/Other Governmental/Private Sources
Youth Softball Fields	1 field/8,000 people	85,000	3.00	3.85	(0.85)	0	
Adult Softball Fields	1 field/6,000 people	85,000	4.00	5.13	(1.13)	85,000	Budget/Other Governmental/Private Sources
Soccer Fields	1 field/4,000 people	70,000	10.00	7.70	2.30	0	
Multipurpose Fields	1 field/10,000 people	78,000	4.00	3.08	0.92	0	
Outdoor Basketball Courts	1 court/4,000 people	50,000	5.00	7.70	(2.70)	100,000	Budget/Other Governmental/Private Sources
Tennis Courts	1 court/6,000 people	50,000	6.00	5.13	0.87	0	
Off Leash Areas	1 area/30,000 people	50,000	0.00	1.03	(1.03)	50,000	Budget/Other Governmental/Private Sources
Skateparks	1 park/40,000 people	250,000	1.00	0.77	0.23	0	
Aquatic Center/Indoor Pool	0.5 s.f./person	260	0.00	15,403.00	(15,403.00)	4,004,780	Budget/Other Governmental/Private Sources
Recreation/Fitness Center Space	1.5 s.f./person	190	30,459.00	46,209.00	(15,750.00)	2,992,500	Budget/Other Governmental/Private Sources
Total						<u>\$15,992,410</u>	

(1) See page 12.

(2) See page 15.

(3) Per State law, impact fees cannot be used to finance projects needed to meet current infrastructure deficits.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

ESTIMATED IMPACT FEE COST OF 2015 IMPROVEMENTS

Amenity	Level of Service Target Ratio	2015 Cost	Current Inventory	2010 Target Inventory	2015 Target Inventory	2015 Inventory Surplus/ (Deficit)	Cost to Meet 2015 Need
	(1)	(2)	(1)	(1)	(3)	(4)	
Neighborhood Parks	1 acre/1,000 people	\$19,700	23.00	30.81	32.42	(1.61)	\$31,800
Community Parks	4 acres/1,000 people	19,700	227.00	123.22	129.66	97.34	0
Regional Parks	6 acres/1,000 people	19,700	123.00	184.84	194.50	(9.66)	190,380
Open Space Areas	6 acres/1,000 people	19,700	70.00	184.84	194.50	(9.66)	190,380
Special Use Areas Acreage	N/A	19,700	303.00	N/A	N/A	N/A	N/A
Playgrounds	1 playground/3,000 people	169,600	14.00	10.27	10.81	3.19	0
Outdoor Pool	1 pool/30,000 people	4,525,700	0.00	1.03	1.08	(0.08)	0
Shelters	1 shelter/5,500 people	79,200	24.00	5.60	5.89	18.11	0
Walking, Nature, Bike and/or Exercise Trail	0.45 miles/1,000 people	282,900	8.00	13.86	14.59	(0.73)	205,750
Youth Baseball Fields	1 field/6,000 people	96,100	6.00	5.13	5.40	0.60	0
Adult Baseball Fields	1 field/8,000 people	96,100	2.00	3.85	4.05	(1.05)	96,100
Youth Softball Fields	1 field/8,000 people	96,100	3.00	3.85	4.05	(1.05)	96,100
Adult Softball Fields	1 field/6,000 people	96,100	4.00	5.13	5.40	(0.40)	0
Soccer Fields	1 field/4,000 people	79,200	10.00	7.70	8.10	1.90	0
Multipurpose Fields	1 field/10,000 people	88,400	4.00	3.08	3.24	0.76	0
Outdoor Basketball Courts	1 court/4,000 people	56,600	5.00	7.70	8.10	(1.10)	56,600
Tennis Courts	1 court/6,000 people	56,600	6.00	5.13	5.40	0.60	0
Off Leash Areas	1 area/30,000 people	56,600	0.00	1.03	1.08	(0.08)	0
Skateparks	1 park/40,000 people	282,900	1.00	0.77	0.81	0.19	0
Aquatic Center/Indoor Pool	0.5 s.f./person	295	0.00	15,403.00	16,208.00	(805.00)	237,480
Recreation/Fitness Center Space	1.5 s.f./person	215	30,459.00	46,209.00	48,624.00	(2,415.00)	519,230
Total							<u>\$1,623,820</u>

(1) See page 12.

(2) See page 15. Assumes 2.50% annual inflation from 2010 cost estimates.

(3) See page 14.

(4) Assumes that the 2010 Target Inventory is reached.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

ESTIMATED IMPACT FEE COST OF 2020 IMPROVEMENTS

<u>Amenity</u>	<u>Level of Service Target Ratio</u>	<u>2020 Cost</u>	<u>Current Inventory</u>	<u>2010 Target Inventory</u>	<u>2020 Target Inventory</u>	<u>2020 Inventory Surplus/ (Deficit)</u>	<u>Cost to Meet 2020 Need</u>
	(1)	(2)	(1)	(1)	(3)	(4)	
Neighborhood Parks	1 acre/1,000 people	\$22,200	23.00	30.81	33.82	(3.01)	\$66,910
Community Parks	4 acres/1,000 people	22,200	227.00	123.22	135.27	91.73	0
Regional Parks	6 acres/1,000 people	22,200	123.00	184.84	202.90	(18.06)	401,020
Open Space Areas	6 acres/1,000 people	22,200	70.00	184.84	202.90	(18.06)	401,020
Special Use Areas Acreage	N/A	22,200	303.00	N/A	N/A	N/A	N/A
Playgrounds	1 playground/3,000 people	191,900	14.00	10.27	11.27	2.73	0
Outdoor Pool	1 pool/30,000 people	5,120,400	0.00	1.03	1.13	(0.13)	0
Shelters	1 shelter/5,500 people	89,600	24.00	5.60	6.15	17.85	0
Walking, Nature, Bike and/or Exercise Trail	0.45 miles/1,000 people	320,100	8.00	13.86	15.22	(1.36)	434,470
Youth Baseball Fields	1 field/6,000 people	108,800	6.00	5.13	5.64	0.36	0
Adult Baseball Fields	1 field/8,000 people	108,800	2.00	3.85	4.23	(1.23)	108,800
Youth Softball Fields	1 field/8,000 people	108,800	3.00	3.85	4.23	(1.23)	108,800
Adult Softball Fields	1 field/6,000 people	108,800	4.00	5.13	5.64	(0.64)	0
Soccer Fields	1 field/4,000 people	89,600	10.00	7.70	8.45	1.55	0
Multipurpose Fields	1 field/10,000 people	100,000	4.00	3.08	3.38	0.62	0
Outdoor Basketball Courts	1 court/4,000 people	64,100	5.00	7.70	8.45	(1.45)	64,100
Tennis Courts	1 court/6,000 people	64,100	6.00	5.13	5.64	0.36	0
Off Leash Areas	1 area/30,000 people	64,100	0.00	1.03	1.13	(0.13)	0
Skateparks	1 park/40,000 people	320,100	1.00	0.77	0.85	0.15	0
Aquatic Center/Indoor Pool	0.5 s.f./person	334	0.00	15,403.00	16,908.50	(1,505.50)	502,840
Recreation/Fitness Center Space	1.5 s.f./person	244	30,459.00	46,209.00	50,725.50	(4,516.50)	1,102,030
Total							<u>\$3,189,990</u>

(1) See page 12.

(2) See page 15. Assumes 2.50% annual inflation from 2010 cost estimates.

(3) See page 14.

(4) Assumes that the 2010 Target Inventory is reached.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

ESTIMATED ANNUAL IMPACT FEE REVENUES

Year	Estimated Housing Unit Growth (1)				Impact Fee Per Unit (2)			Estimated Impact Fee Revenues				Cumulative Revenues
	Single Family	Duplexes	Multi-Family	Total	Single Family	Duplexes	Multi-Family	Single Family	Duplexes	Multi-Family	Total	
2011	51	29	88	168	\$974	\$828	\$614	\$49,703	\$24,041	\$54,061	\$127,805	\$127,805
2012	57	33	92	182	974	828	614	55,548	27,354	56,518	139,420	267,225
2013	59	34	93	186	974	828	614	57,495	28,181	57,131	142,807	410,032
2014	60	35	94	189	974	828	614	58,469	29,009	57,745	145,223	555,255
2015	60	35	94	189	974	828	614	58,470	29,010	57,746	145,226	700,481
2016	43	25	28	96	974	828	614	41,911	20,729	17,221	79,861	780,342
2017	46	27	30	103	974	828	614	44,833	22,385	18,449	85,667	866,009
2018	47	27	30	104	974	828	614	45,808	22,386	18,450	86,644	952,653
2019	53	31	34	118	974	828	614	51,651	25,697	20,905	98,253	1,050,906
2020	60	35	39	134	974	828	614	58,470	29,009	23,975	111,454	1,162,360
Totals	<u>536</u>	<u>311</u>	<u>622</u>	<u>1,469</u>				<u>\$522,358</u>	<u>\$257,801</u>	<u>\$382,201</u>	<u>\$1,162,360</u>	

(1) See page 10.

(2) See page 9.

(Subject to the comments in the attached report dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

ESTIMATED NON-LOCAL REVENUES SHARE OF CAPITAL EXPENDITURES

Land Acquisition 1990-2010 (1)				
<u>Year</u>	<u>Acreage</u>	<u>Public Funds</u>	<u>Private Funds</u>	<u>Total Cost</u>
			(2)	
1992	172.00	\$300,000	\$75,000	\$375,000
1998	34.00	300,000	250,000	550,000
2007	2.30	50,000	50,000	100,000
2010	70.00	150,000	200,000	350,000
Totals	<u>278.30</u>	<u>\$800,000</u>	<u>\$575,000</u>	<u>\$1,375,000</u>
Percentage of Total		<u>58%</u>	<u>42%</u>	<u>100%</u>

Capital Projects Grants/Non-Park Funding Sources 2005-2010 (3)			
<u>Year</u>	<u>Project</u>	<u>Non-Local Funding Source</u>	<u>Cost</u>
		(4)	
2006	Vale Park Pathway	RDC	\$290,000
2008	Campbell St. Pathway	Major Moves	285,000
2008	Cumberland Loop Pathway	RDC	235,000
2009	Ransom Rd. Pathway	RDC	67,000
2010	East Lincolnway Pathway	Major Moves	30,000
2010	Parks Capital Projects	Major Moves	<u>75,000</u>
Total			<u>\$982,000</u>

Assumed total Non-Local Revenues for 10-year plan horizon \$1,964,000 (5)

Assumed Annual Non-Local Revenues for 10-year plan horizon \$196,400

- (1) Per the City of Valparaiso Department of Parks & Recreation.
- (2) Represents private funds raised by the Valparaiso Parks Foundation for land acquisition.
- (3) Per the City of Valparaiso Department of Parks & Recreation. Represents new infrastructure projects only, does not include maintenance, renovation, or repair projects.
- (4) Represents funding sources beyond the Department of Parks & Recreation's statutory funding sources.
- (5) Assumes the amount of non-local revenues received in the previous five years will continue over the 10-year plan horizon.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

ESTIMATED NEW POPULATION SHARE OF PRINCIPAL PAYMENTS
ON OUTSTANDING BONDS

<u>Budget Year</u>	<u>Principal Due</u>	<u>New Population Percentage of Total Population</u>	<u>New Population Contribution to Principal Due</u>
	(1)	(2)	(3)
2011	\$305,000	0.92%	\$2,810
2012	325,000	1.92%	6,240
2013	350,000	2.95%	10,330
Total			<u>\$19,380</u>

- (1) Represents annual principal payments due on the outstanding Park District Bonds of 1998.
(2) Based on the current and projected population of the City of Valparaiso as shown on page 10.
(3) Assumes the contribution of new residents to the capital projects budget is proportional to the number of new residents compared to the total population of the City of Valparaiso.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

ESTIMATED NEW POPULATION SHARE OF CAPITAL BUDGET

<u>Budget Year</u>	<u>Capital Budget</u>	<u>New Population Percentage of Total Population</u>	<u>New Population Contribution to Capital Budget</u>
(1)	(2)	(3)	
2010	\$87,000		
2011	\$87,000	0.92%	\$800
2012	87,000	1.92%	1,670
2013	87,000	2.95%	2,570
2014	87,000	3.97%	3,450
2015	87,000	4.97%	4,320
2016	87,000	5.67%	4,930
2017	87,000	6.42%	5,590
2018	87,000	7.16%	6,230
2019	87,000	7.99%	6,950
2020	87,000	8.90%	7,740
Total			<u><u>\$44,250</u></u>

- (1) Assumes the Department of Parks & Recreation's 2010 budgeted amount of \$87,000 for capital projects is held constant through the planning horizon of 2020.
- (2) Based on the current and projected population of the City of Valparaiso as shown on page 10.
- (3) Assumes the contribution of new residents to the capital projects budget is proportional to the number of new residents compared to the total population of the City of Valparaiso.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

ESTIMATED ANNUAL IMPACT FEE REVENUES AND EXPENDITURES

		Estimated Cost (1)										
Amenity	Base Cost	Year										Total
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
	(2)											
Neighborhood Parks	\$17,400	\$5,340	\$7,280	\$5,610	\$5,760	\$6,107	\$4,040	\$6,210	\$6,360	\$6,510	\$6,660	\$59,877
Community Parks	17,400	0	0	0	0	0	0	0	0	0	0	0
Regional Parks	17,400	32,040	34,580	35,904	38,784	39,794	33,936	34,776	35,616	36,456	37,296	359,182
Open Space Areas	17,400	32,040	34,580	35,904	38,784	39,794	31,916	32,706	35,616	38,626	39,516	359,482
Special Use Areas Acreage	17,400	0	0	0	0	0	0	0	0	0	0	0
Playgrounds	150,000	0	0	0	0	0	0	0	0	0	0	0
Outdoor Pool	4,000,000	0	0	0	0	0	0	0	0	0	0	0
Shelters	70,000	0	0	0	0	0	0	0	0	0	0	0
Walking, Nature, Bike and/or Exercise Trail	250,000	25,630	39,405	40,395	41,400	50,922	34,800	35,676	39,611	40,599	41,613	390,051
Youth Baseball Fields	85,000	0	0	0	0	0	0	0	0	0	0	0
Adult Baseball Fields	85,000	0	89,300	0	0	0	0	0	0	0	0	89,300
Youth Softball Fields	85,000	0	0	91,500	0	0	0	0	0	0	0	91,500
Adult Softball Fields	85,000	0	0	0	0	0	0	0	0	0	0	0
Soccer Fields	70,000	0	0	0	0	0	0	0	0	0	0	0
Multipurpose Fields	78,000	0	0	0	0	0	0	0	0	0	0	0
Outdoor Basketball Courts	50,000	0	0	0	0	56,600	0	0	0	0	0	56,600
Tennis Courts	50,000	0	0	0	0	0	0	0	0	0	0	0
Off Leash Areas	50,000	0	0	0	0	0	0	0	0	0	0	0
Skateparks	250,000	0	0	0	0	0	0	0	0	0	0	0
Aquatic Center/Indoor Pool	260	0	0	0	0	0	0	0	0	0	502,837	502,837
Recreation/Fitness Center Space	190	0	0	0	0	0	0	0	1,047,828	0	0	1,047,828
Total Cost		95,050	205,145	209,313	124,728	193,217	104,692	109,368	1,165,031	122,191	627,922	\$2,956,657
Estimated Impact Fee Revenues (3)		127,805	139,420	142,807	145,223	145,226	79,861	85,667	86,644	98,253	111,454	
Estimated Non-Local Revenues (4)		196,400	196,400	196,400	196,400	196,400	196,400	196,400	196,400	196,400	196,400	
Estimated New Resident Bond Credit (5)		2,810	6,240	10,330	0	0	0	0	0	0	0	
Estimated Capital Budget Contribution (6)		800	1,670	2,570	3,450	4,320	4,930	5,590	6,230	6,950	7,740	
Estimated Net Revenues/(Loss)		232,765	138,585	142,794	220,345	152,729	176,499	178,289	(875,757)	179,412	(312,328)	
Beginning Balance		0	232,765	371,350	514,144	734,489	887,218	1,063,717	1,242,006	366,249	545,661	
Ending Balance		\$232,765	\$371,350	\$514,144	\$734,489	\$887,218	\$1,063,717	\$1,242,006	\$366,249	\$545,661	\$233,333	

(1) See page 15. Assumes 2.50% annual inflation from 2010 cost estimates.

(2) See page 15.

(3) See page 19.

(4) See page 20.

(5) See page 21.

(6) See page 22.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

HISTORICAL CASH FLOWS - DEPARTMENT OF PARKS & RECREATION
Parks & Recreation and Park Non-Reverting Capital Funds
(Unaudited)

	ACTUAL				
	2005	2006	2007	2008	2009
Operating Receipts:					
Property Taxes	\$1,705,479	\$1,400,628	\$627,061	\$2,123,919	\$2,521,612
Other Taxes	157,228	131,462	156,124	108,441	124,080
Refunds	4,264	575	0	13,320	8,772
Park Receipts	39,515	31,710	725	0	0
Golf Course Receipts	404,605	355,444	14,893	235,284	13,767
Interest on Investments	9,428	35,054	43,459	16,386	2,073
Total Operating Receipts	2,320,519	1,954,873	842,262	2,497,350	2,670,304
Transfer of Funds	153,395	256,317	0	1,250,000	1,100,513
Other Receipts	1,371,717	1,204,169	2,560,589	390,630	85,991
Total Receipts	3,845,631	3,415,359	3,402,851	4,137,980	3,856,808
Operating Disbursements:					
Personal Services	1,776,496	1,650,610	1,696,490	1,671,253	1,780,280
Supplies	247,860	251,884	262,234	304,418	139,048
Other Services and Charges	500,764	471,060	462,199	451,355	373,274
Capital Outlay	137,960	90,734	140,850	89,654	78,240
Other Disbursements	107	148,811	7,088	47,308	770,366
Total Operating Disbursements	2,663,187	2,613,099	2,568,861	2,563,988	3,141,208
Other Disbursements:					
Transfer of Funds	1,025,052	1,111,598	950,000	1,538,604	750,513
Total Other Disbursements	1,025,052	1,111,598	950,000	1,538,604	750,513
Total Disbursements	3,688,239	3,724,697	3,518,861	4,102,592	3,891,721
Net Cash Flow	157,392	(309,338)	(116,010)	35,388	(34,913)
Beginning Balance	415,247	572,639	263,301	147,291	182,679
Ending Balance	\$572,639	\$263,301	\$147,291	\$182,679	\$147,766
			CTAR		
Beginning Balance	\$415,247	\$572,639	\$263,301	\$147,290	\$182,679
Inflows	3,845,631	3,415,358	3,402,851	4,137,982	3,856,809
Outflows	(3,688,239)	(3,724,696)	(3,518,861)	(4,102,593)	(3,891,722)
Ending Balance	\$572,639	\$263,301	\$147,291	\$182,679	\$147,766
Ending Balance Variance	\$0	\$0	\$0	\$0	\$0

Note: Data from the 2005-2009 Clerk-Treasurer's Annual Reports. Represents information for the Parks & Recreation and Park Non-Reverting Capital Funds.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

CITY OF VALPARAISO, INDIANA

HISTORICAL IMPACT FEE RECEIPTS AND EXPENDITURES (1)

Park Impact Fee Fund

(Unaudited)

<u>Year</u>	<u>Beginning Balance</u>	<u>Receipts</u>	<u>Expenditures</u>	<u>Ending Balance</u>
2006	\$0.00	\$69,825.00	\$0.00	\$69,825.00
2007	69,825.00	168,511.00	136,736.67	101,599.33
2008	101,599.33	235,212.00	59,869.40	276,941.93
2009	276,941.93	133,562.00	131,921.00	278,582.93
2010	278,582.93	48,539.25 (2)	64,785.00	262,337.18

(1) Per the City of Valparaiso Department of Parks & Recreation.

(2) As of September 28, 2010.

Note: Impact Fee funds on hand may only be used to fund deficits defined by the 2005 Impact Fee study.

(Subject to the comments in the attached report
dated October 26, 2010 of Umbaugh)

APPENDIX A

AMENITIES DEFINITIONS AND COST ESTIMATES

CITY OF VALPARAISO, INDIANA

AMENITIES DEFINITIONS AND COST ESTIMATES

Per the Department of Parks & Recreation

Estimated cost of one acre of land	\$30,000	per acre
Playground:		
<i>Neighborhood Park</i>	75,000	each
One play structure for ages 2-12		
Wood fiber safety structure		
Concrete sidewalk access		
ADA Accessible play strcutures		
2 benches at perimeter		
<i>Destination Park</i>	150,000	each
Separate play structures for ages 2-5 and 5-12		
Water fountain		
Wood fiber safety surfacing		
Concrete sidewalk access		
ADA Accessible play strcutures		
Swing set		
Outdoor Pool	4,000,000	each
Lap Pool		
Zero depth entry		
Water slides		
Bath house w/ concessions, restroom, shower areas		
Pool mechanical facility with receiving area		
Shelter	70,000	each
Designed for 75 or more people		
Concrete pad and wood frame with metal roof		
Minimum 40' X 40' design		
Electrical and interior lighting		
Security lighting on exterior		
Running water access		
Walking, Nature, Bike, and/or Exercise Trail	250,000	per mile
8 foot wide concrete		
Mile markers		
Directory signage		

CITY OF VALPARAISO, INDIANA

AMENITIES DEFINITIONS AND COST ESTIMATES

Per the Department of Parks & Recreation

Baseball/Softball Fields	\$85,000	each
Fencing		
Backstops		
Dugouts with roof		
All bleachers on concrete pads		
Wireless electric scoreboards		
Irrigation		
Athletic field lighting		
Drainage tile		
Soccer Field	70,000	each
225' X 360'		
Bleachers on concrete pads		
Wireless electric scoreboards		
Irrigation		
Multipurpose Field	78,000	each
Practice field without need for irrigation		
7 to 10 acres		
Outdoor Basketball Court	50,000	each
50' X 84'		
Asphalt surface and line markings		
Heavy duty baskets and goals		
Can include lighting		
Tennis Court	50,000	each
Net equipment		
Permanent fencing		
Specialty court surfacing and line marking		
Lighting		
Off Leash Area	50,000	each
Two 2.5 acre tracts of land		
Perimeter fencing		
Dog waste stations		
Specialty gate entry points		
Water fountains and wash off facilities		

CITY OF VALPARAISO, INDIANA

AMENITIES DEFINITIONS AND COST ESTIMATES

Per the Department of Parks & Recreation

Recreation/Fitness Center Space	\$250	per sq ft
Gymnasium		
Meeting rooms		
Office		
Storage		
Skate Park	250,000	each
Equipment		
Concrete pad		
Sie amenities-benches, concrete walkways		
Indoor Pool	350	per sq ft
Lap Pool		
Zero depth entry		
Water slide		
Restroom and shower areas		
Pool mechanical facility with receiving area		

APPENDIX B

SUPPORTING INFORMATION



DEPT of PARKS
and RECREATION

VALPARAISO

3210 Campbell St. • Valparaiso, IN 46385 • 219/462-5144

FAX • 219/465-0098

**Valparaiso Parks
Land Purchase/Donation History
1992 - 2010**

1992	Johnson Property - now Creekside	
	Acreage	172
	Purchase Price	\$375,000
	Public Funds	\$300,000
	Private Funds	\$75,000
1998	Heinold Property - now Foundation Meadows	
	Acreage	34
	Purchase Price	\$550,000
	Public Funds	\$300,000
	Private Funds	\$250,000
	* Included additional .42 acres and donation of home at appraised value of \$310,000	
2007	Jessee-Pifer Park	
	Acreage	2.3
	Purchase Price	\$100,000
	Public Funds	\$50,000
	Private Funds	\$50,000
2010	Vitoux Property	
	Acreage	70
	Purchase Price	\$350,000
	Public Funds	\$150,000
	Private Funds	\$200,000





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Valparaiso Parks
Summary of Major Grants
2005 - 2010

<u>Project</u>	<u>Year</u>	<u>Cost</u>	<u>Service</u>
Vale Park Rotary	2006	\$290,000	RDC
Campbell St Pathway	2008	\$285,000	Major Moves
Cumberland Loop Pathway	2008	\$235,000	RDC
Ransom Rd Pathway	2009	\$67,000	RDC
East Lincolnway Pathway	2010	\$30,000	Major Moves
 <u>Other Infrastructure</u>			
Building Replacement	2009	\$80,000	EDIT
Equipment	2010	\$80,000	EDIT
Parks Capital Projects	2010	\$75,000	Major Moves
Equipment	2010	\$33,000	CCD





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Valparaiso Parks
Impact Fee Fund Activity

	<u>Revenue</u>	<u>Expense</u>
<u>2006</u>	<u>\$69,825.00</u>	<u>\$0.00</u>
<u>2007</u>	* <u>\$168,511.00</u> * Does not include \$60,000 repayment of interdepartment loan	* <u>\$136,736.67</u> ~Butterfly playground ~Down payment \$71,906.00 ~B playground parking lot \$19,900.00 ~ B playground site work \$45,531.00
<u>2008</u>	<u>\$235,212.00</u>	<u>\$59,869.40</u> ~B playground lease payment \$50,000.00 ~ B playground site work \$9,869.00
<u>2009</u>	* <u>\$133,562.00</u> * Does not include \$125,000 repayment of interdepartment loan	* <u>\$131,921.00</u> ~B playground lease payment \$50,000.00 ~New Pathway connection \$29,000.00 ~Reimbursement of impact fee \$52,921.00
<u>2010</u>	<u>\$48,539.25</u>	<u>\$64,785.00</u> ~B playground lease payment \$50,000.00 ~Professional and legal fees \$14,785.00
September 28, 2010 Account Balance		<u>\$262,397.08</u>

