

EXHIBIT A

A ZONE IMPROVEMENT PLAN FOR PARKS AND RECREATION FACILITIES

By: Lehman & Lehman, Inc.

A Zone Improvement Plan for Parks & Recreation Facilities
City of Valparaiso Parks & Recreation Department

The proposed:

City of Valparaiso Recreation Zone Improvement Plan 2020-2029

For:

City Parks & Recreation Facilities

Prepared for:

City of Valparaiso Park Board
City of Valparaiso Plan Commission
City of Valparaiso City Council
Valparaiso, Indiana

Prepared by:

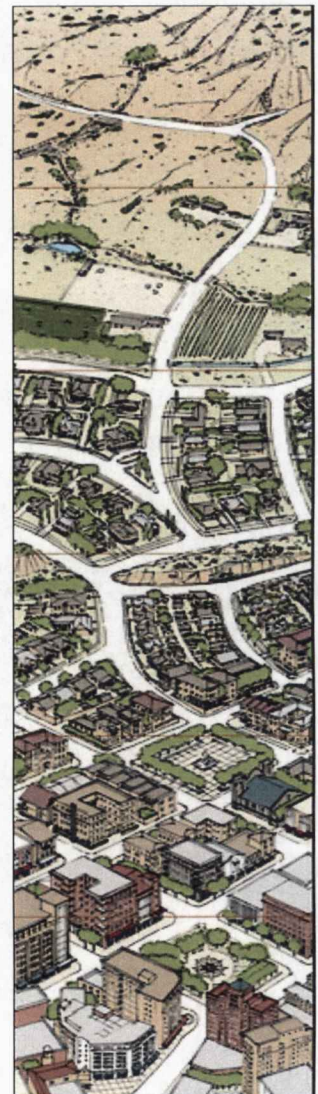
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With Review by:

Michael Jabo and
Anthony J. Kenning, PE
City of Valparaiso

June 2020



The proposed:

City of Valparaiso Recreation Zone Improvement Plan 2020-2029

This report was prepared under contract for the
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Completed June 2020

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Valparaiso Recreation Zone Improvement Plan Study

June 2020



In 1991, the Indiana General Assembly passed an impact fee bill that created an alternative funding mechanism for infrastructure improvements in fast growing areas. The essence of the legislation was to allow local governments the option of passing onto new residents the cost of building the new infrastructure demanded by those same new residents.

This Infrastructure Improvement Plan for Parks and Recreation Facilities (Recreation Impact Fee Study) for the City of Valparaiso is our fourth update of this impact fee. Our last study was completed in 2015. This update started several months ago, following the process as outlined by the 1991 Indiana Code. A Recreation Impact Fee Advisory Committee was established and worked with the Consultant in updating the current recreation component inventory along with the related standards. This update evaluated the recreation impact zone established in the last update. Population projections were arrived at by analyzing existing developments with capacity as well as new development parcels of the planning area, related residential building permits were forecasted, both current and future recreation component deficiencies were calculated, and costs for these infrastructure deficiency improvements were established for both current (2020) and future (2029) needs. The impact fee for the impact fee zones were determined by dividing the estimated costs of the 10-year deficiencies by the number of projected residential building permits of each impact zone during that same period.

You will recall that Recreation Impact Fees are collected prior to the issuance of each residential building permit, and the first collection will occur six (6) months after the final approval by the City Council of the Impact Fee ordinance. The fees are then placed in an interest bearing account, and related expenses for improvements are then paid from that account. Since impact fees cannot be used to fund current deficiencies, those improvements will need to come from other resources of the City. Recreation Impact Fees can only be used for the costs of the projected 10-year deficiencies determined by future populations.

An impact fee may not be collected for more than five years without a review and update of the Infrastructure Plan and adoption of the fee by City Council. Attached is a new Infrastructure Improvement Plan. The Parks and Recreation Staff prepared the plan with assistance from *Lehman & Lehman, Inc.* After preparation, the plan was submitted to **Michael Jabo**, (Director of Engineering, Valparaiso, Indiana) and **Anthony J. Kenning, P.E.**, (Reviewing Engineer) for final review and approval. The plan establishes new park and recreation standards for Valparaiso and recommends a one-zone structure and Recreation Impact Fees that will be necessary in order to achieve the City of Valparaiso's Park and Recreation standards.

After careful analysis, the Valparaiso Park Infrastructure Advisory Committee and the Park Administrative Staff feels that the recommended Recreation Impact Fee of **\$1,448** is a responsible fee for the recommended standards. The Valparaiso Park Infrastructure Advisory Committee recommends acceptance of the fee by the Valparaiso Parks and Recreation Board before being placed before the Valparaiso Planning Commission and City Council for final adoption.

Adoption of these parks and recreation standards will ensure the continued delivery of quality parks and Recreation services for all of the Citizens of Valparaiso.

Sincerely,

John Seibert, Director
Valparaiso Parks and Recreation

Acknowledgements

City of Valparaiso Park Infrastructure Advisory Committee

Committee Members:

- Heather Hitz, *Real Estate Agent / Broker*
- Nick Larson, *Larson-Danielson Construction*
- Casey Schmidt, *City Council Member*
- Jamie Sulcer, *President, Porter Co. Builders Association, Park Foundation Member*
- Tim Warner, *Park Board Member and Plan Commission Member*

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- Beth Shrader, *Director of Planning (City of Valparaiso)*
- Michael Jabo, *Director of Engineering (City of Valparaiso)*
- Anthony J. Kenning, PE, *Review Engineer (City of Valparaiso)*
- Chuck Lehman, *Lehman & Lehman, Inc. (Consultant)*

Mayor

- Matt Murphy

City Administrator

- Mike Jessen

Clerk Treasurer

- Holly Taylor

City-Common Council

- Diana Reed, *District 1*
- Robert Cotton, *District 2*
- Casey Schmidt, *District 3*
- Jack Pupillo, *District 4*
- Peter Anderson, *District 5*
- Evan Costas, *At Large*
- George Douglas, *At Large*
- Matt Murphy, *Mayor*

Park Board

- Christa Emerson, *President*
- Mark Hardwick, *Vice President*
- John Seibert, *Secretary, Park Director*
- Kevin Cornett
- Kay Magnetti
- Martin Sonnenberg
- Tim Warner

Plan Commission

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- Peter Anderson, *City Council Appointment*
- Bruce Berner
- Jim Mooney
- Vic Ritter
- Alvin Shields
- Tim Warner, *Park Board Appointment*
- Diane Worstell
- Helene Pierce, *Secretary*
- Michael Jabo, *Director of Engineering*
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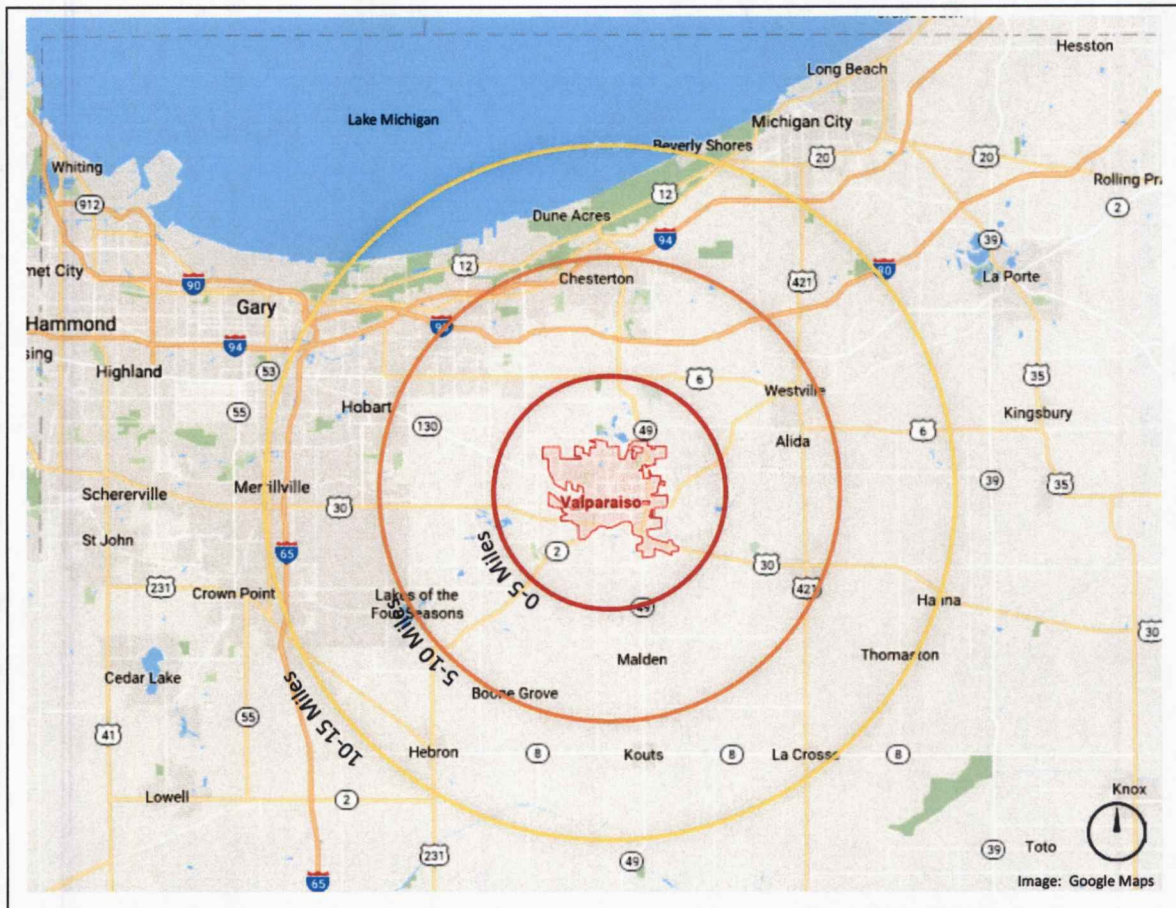
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Executive Summary

Background

The residential growth of the City of Valparaiso and its surrounding area has, over the past decades, experienced significant growth in residential development. As a result, the public infrastructure systems (roads, drainage, water/sanitary utilities and parks) are, or will become, strained to keep pace with the demands placed on them.

In anticipation of these demands, the City of Valparaiso is in the process of implementing and updating one of these public infrastructure systems by way of a Recreation Impact Fee Ordinance. The City's *ValpoNEXT City Wide Vision Plan*, *Envision 2030 Comprehensive Plan*, the *Parks and Recreation Master Plan Update 2017*, and the *Pathways and Greenways Plan Update 2017* have clearly indicated that the demand for recreational facilities will intensify because of the demographics of the growing population base. (Note that the Park 5-Year Master Plan and the Pathways/Greenways Update are both currently being updated). It is also recognized that a quality system of parks, green spaces and pathways/trails adds to the economic value and quality of life of the entire community.

The demands placed on the Park System by rapid growth have, and will, outpace the City's financial ability to provide the new and expanded facilities identified in the Parks and Recreation Master Plan. The current revenues are devoted almost entirely to maintaining and operating existing park facilities and programs. New sources of capital improvement revenue are needed. The Recreation Impact Fee Ordinance will continue to benefit the City and community in the future by keeping pace with the population growth while maintaining the level of adopted recreation standards.

The Plan does acknowledge that the 2010 Census data will provide the basis for the data on population and demographics for the City. The City has provided the Consultant with updated population estimates that were used as part of this study analysis.

History of Recreation Impact Fees

In 1991, the Indiana General Assembly passed an impact fee bill that created an alternative funding mechanism for infrastructure improvements in fast growing areas.

The essence of the legislation was to allow local governments the option of passing onto new residents the costs of building the new infrastructure expected by those same residents.

Impact Fees Facts

Need for and Application of Impact Fees

- Best applied to Fast Growing Communities (or projected)
- Considered as an "Entrance Fee" for residents to build and live in the Community
- Funds are applied directly to the infrastructure needs caused by the growth

Different Types of Impact Fees

- Recreation, Roads, Water/Sanitary Utilities, and Drainage

Impact Fee Studies

- Cover 10-year projection period
- Must be updated, at a minimum, every five years
- Also used to define development standards

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Benefits of Recreation Impact Fees

- Future residents pay for the increased demand on infrastructure services (defined as Community Level of Service)
- Current residents do not bear the burden of infrastructure expansion due to population growth
- Maintains quality of life as community grows

Development Impact Fees

Development Impact Fees, as described by this Zone Improvement Plan (herein Plan), will shift part of the cost of new and expanded park facilities from the community at large to the new developments that are generating the need for those new and expanded facilities. **Impact fees, however, cannot be used to finance the current needs of improvements required to raise the Current Level of Service to the Community Level of Service, hereafter referred to as "deficiencies."**



Impact fee logic has long been debated, discussed and endorsed by those who are involved in public finance. In 1991, the Indiana General Assembly enacted legislation [Indiana Code (IC) 36-7-4-1300] (see **Appendix A**) that enables localities to impose Development Impact Fees for certain types of infrastructure improvements, including park and recreational facilities. Among other things required of the locality, the legislation stipulates that:

- An Impact Fee Advisory Committee be appointed
- An Impact Fee Zone be established
- A Zone Improvement Plan be prepared
- An Impact Fee be determined and
- An Impact Fee Review Board be appointed

Park Infrastructure (Impact Fee) Advisory Committee

The Mayor of Valparaiso appointed a Recreation Impact Fee Advisory Committee in spring of 2020. The Committee consisted of members of the Park Board, Real Estate, Home Builders, and Developer representatives. City staff members of the Planning and Engineering Departments were included in addition to others appointed to fulfill statutory requirements. The Committee, listed on the acknowledgment page, met on several occasions to research and review data, to establish standards for park facilities, and to formulate the plan and strategies as described herein.

Although the City Council has jurisdiction only within the Valparaiso City limits, the Committee concluded early in its deliberations that the Study Area of this Plan should include all of the Valparaiso Planning Area Boundary (the same area as encompassed with its Comprehensive Plan) for the following reasons:

- It is reasonable to expect that some properties adjacent to the current corporate boundaries will become part of the City of Valparaiso in the time frame of this study
- The City is continuing to grow into the planning area through voluntary annexation, and
- The City's entire land use planning area is within the future service area of the City

Valparaiso Recreation Zone Improvement Plan Study

Impact Zone

In the update study of 2015, a one impact zone was part of the study and ordinance. Through the course of this study (2020) it was determined by the Advisory Committee that a single (one) Impact Zone should continue in best serving the City, residents and the development community.

Within the Study Area, the Advisory Committee recommended the establishment of a single (one) Impact Zone to coincide with the corporate and Comprehensive Planning boundary of the City as it continues to expand in the future through annexations. Thus, the Impact Zone is expected to expand through annexation until it encompasses the entire Planning Jurisdiction and future areas of annexation in the Township(s) within the County. More particular, the Impact Zone boundaries for the City of Valparaiso 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.

Figure 1 is a map that shows the Study Area, which consists of Valparaiso Planning Jurisdiction area and areas that may be annexed in the next five years which constitute the boundary of the Impact Fee Zone. Also shown are the current corporate limits.

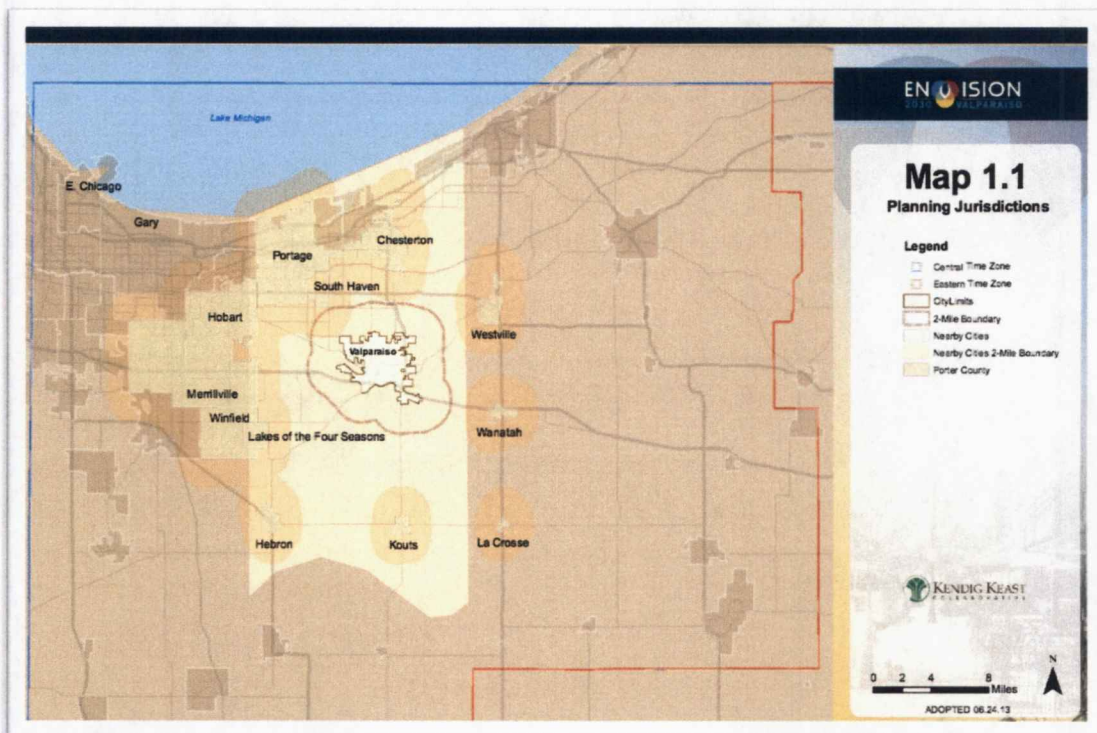


Figure 1 – Illustration of Planning Jurisdictions (source: City of Valparaiso – Envision 2030)

Zone Improvement Plan

The Zone Improvement Plan is described by this document and examines the existing park facilities, and determines the costs to (A) overcome existing deficiencies and (B) to meet future needs according to Community Level of Service standards.

Valparaiso Recreation Zone Improvement Plan Study

Impact Fee Review Board

As required by Indiana Code 36-7-4-1338, and before the Impact Fee is implemented, the City will establish an Impact Fee Review Board, consisting of Valparaiso citizens. The law requires that the Impact Fee Review Board include one real estate broker and one professional engineer, both licensed in Indiana, and one certified public accountant.

Other Planning Efforts Acknowledged in this Plan

As stated above, in 2017 the City had previously adopted and updated its "Comprehensive Plan and Parks and Recreation Master Plan" along with the "Valparaiso Pathways and Greenways Master Plan". (Note that both the Parks and Recreation Master Plan and the Valparaiso Pathways and Greenways Master Plan are both currently in the process of being updated).

This Recreational Impact Fee study acknowledges the City's Comprehensive Plan, Parks and Recreation Master Plan, and the Pathways and Greenways Master Plan as constituting the vision for the City and its park system. The Impact Fee recommended in this Plan is a financial strategy that will help achieve that vision.

Conclusions

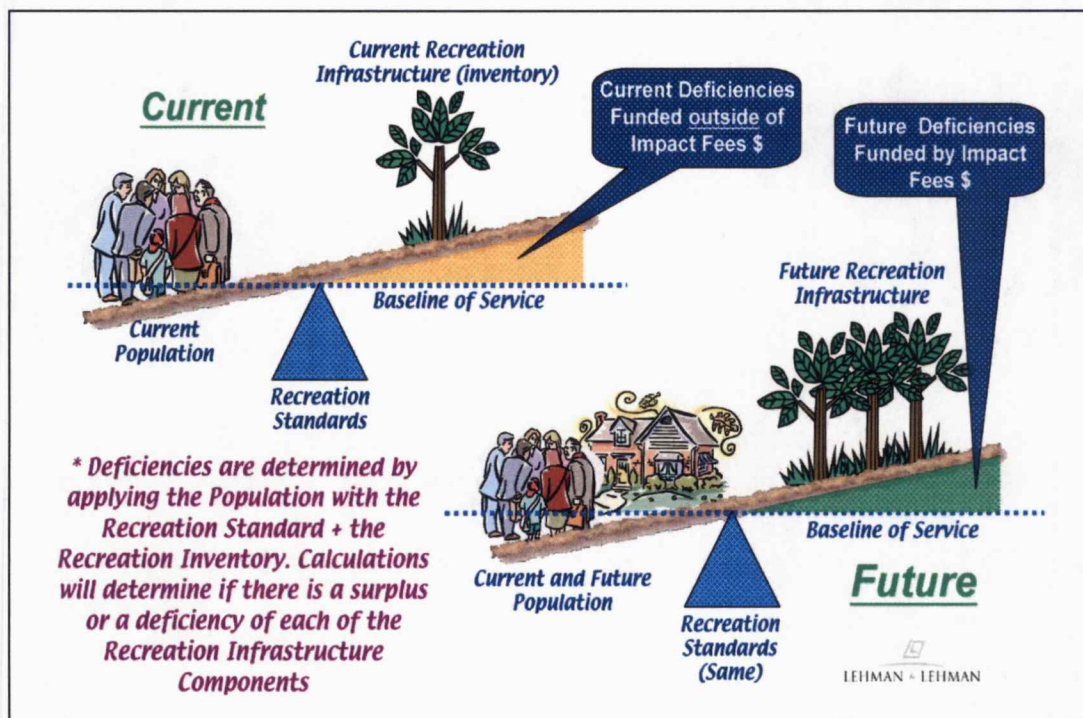
1. The Recreation Impact Fee Advisory Committee recommends to the City of Valparaiso that a new Recreation Impact Fee (RIF) Ordinance be adopted instituting a new Recreation Impact Fee of **\$1,448**. It is also recommended that an annual inflation rate be factored into the impact fee amount.
2. Following the State Code [IC 36-7-4-1340(a)], RIF collection will start six months after approval of the ordinance. The funds collected will be kept in a "Recreation Impact Fee" line item of the City's Budget.
3. The Recreation Impact Fee Advisory Committee did recommend an annual adjustment (fixed percentage of 2.50%) factored into the impact fee amount. The Advisory Committee also recommended the continuation of applying the Valparaiso Housing Equivalent adjustment. The Advisory Committee noted both of these Recreation Impact Fee adjustments as part of the study but deferred a decision in applying these adjustments to the Plan Commission and/or the City Council.
4. The City of Valparaiso should establish criteria, as policy, for the acceptance of land donations for park use and/or open space. Also, the City of Valparaiso, through its Parks Department, will address, annually, the distribution priorities of the RIF revenues.
5. The City's Park and Recreation Master Plan Update, as well as the Valparaiso Pathways and Greenways Master Plan, should reflect the standards and goals established as part of this study.
6. Collection of the RIF will occur when residential building permits are pulled. As an option, payments can be established using an installment plan as per IC 36-7-4-1324.
7. Reporting of RIF's transactions will be done annually noting recreation impact fees collected and the disbursements for recreation infrastructure components used as part of the impact fee calculations used during the RIF ordinance period.
8. A new Recreation Impact Fee update study will be considered annually but the update study should begin at the end the fourth year of the Recreation Impact Fee ordinance allowing time for there to be a smooth transition between the retiring ordinance and the newly adopted ordinance.

Recreation Impact Fee Study Process

The process of defining a Recreation Impact Fee for a community involves a series of steps. Those steps include the following:

1. Establish the Park Impact Fee Advisory Committee
2. Define the Impact Zone
3. Collect current census populations and trends
4. Inventory the current recreation infrastructure for land and facilities (Current Level of Service)
5. Establish Community Level of Service for recreation land and facilities
6. Analyze housing building permits and trends (both inside City limits and within the planning area)
7. Analyze current deficiencies and 10-year infrastructure needs based on Community Level of Service and projected population forecasts
8. Determine costs for meeting current deficiencies and future needs based on Community Level of Service
9. **Recreation Impact Fees (RIF) = Future Recreation Infrastructure Need Costs / Projected 10-year Residential Building Permits**
(As per IC 36-7-4-1321 which states that the Impact Fee = Impact Costs – Non-Local Revenues – Impact Deductions / 10-Year Forecast Building Permits)
10. Prepare a Zone Improvement Plan
11. Recommendations to the Park Board and the Plan Commission
12. Ordinance for City Council's Review and Adoption

Figure 2 – Community Level of Service Illustration



Population and Residential Development Trends

The City of Valparaiso and the surrounding planning jurisdiction area have experienced a significant population growth in recent years since the housing downturn in the last decade. The current growth rate of residential development within the City of Valparaiso (as well as most of Indiana) was slowed and impacted by the 2007-2009 economic conditions. Since then the City has continued to grow almost back to its pace prior to the downturn. It is still anticipated that residential development will continue over the next 10 years. This study will look at various sources to determine the new residential growth rate over the next ten years. Keep in mind that these projections will be reviewed and updated when this Zone Improvement Plan is updated in the next five years per IC 36-7-4-1340(b) along with the 2020 Census.

During the course of this study the Consultant worked closely with the City Planning Department to review upcoming residential developments in both Valparaiso Planning Jurisdiction as well as existing developments where growth remains.

Trends in Residential Building Permits History

Various population projection resources were reviewed including that of the Building Department and U.S. Census, past twenty-year trends in new residential building permits, as well as another population growth model discussed below. **Figure 3** (below) illustrates Valparaiso's Growth History in residential building permits per year between the years 1999 to 2019. The last sixteen-year average was 163 residential building permits per year. Applying the 2.26 persons per household (2018 adjustment to the 2010 Census), this annual average of 163 residential building permits would equal an average of 368 persons per year.

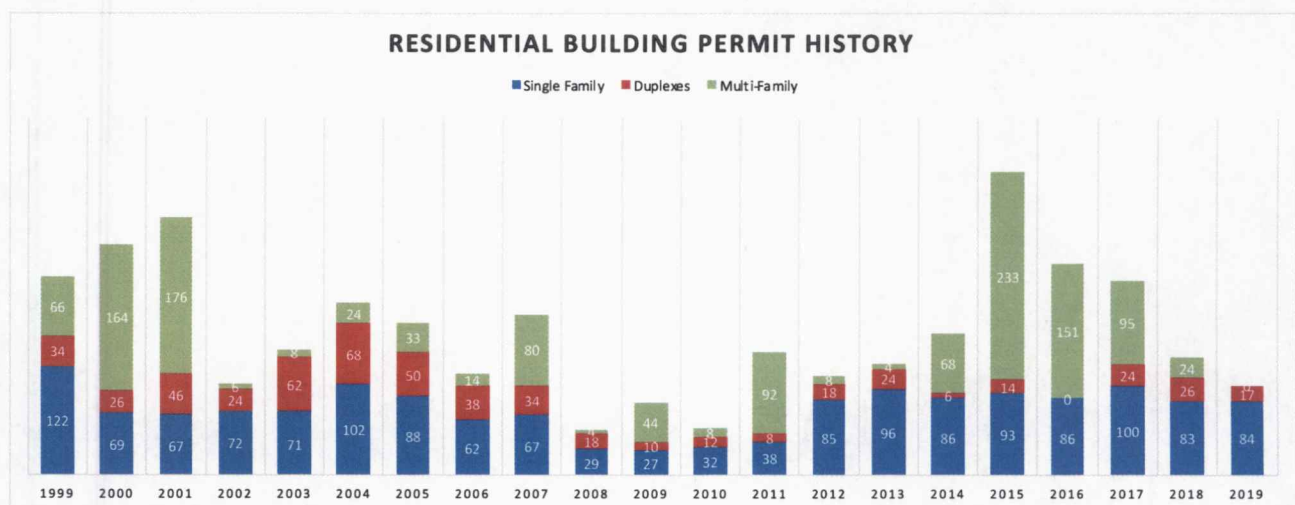


Figure 3 – Valparaiso Residential Growth History

Residential Growth Strategies

Future Growth of the City will follow the land use patterns and zoning densities as per the City's Comprehensive Plan. The following figures illustrate the proposed Development Attractors and Impediments. Below is **Figure 4** 2030 Future City Growth Plan for Valparaiso.

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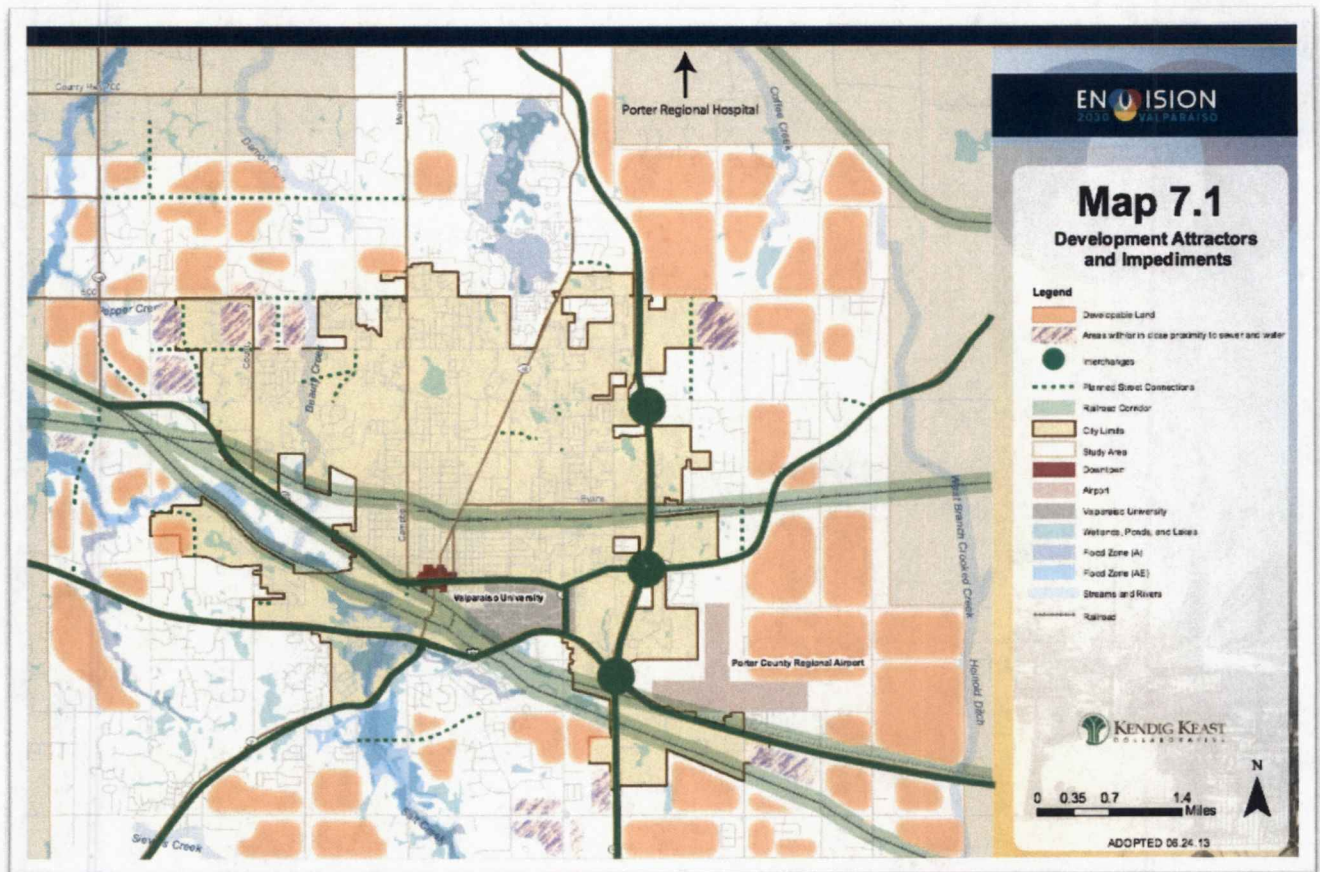


Figure 4 – City of Valparaiso 2030 Future City Growth Plan (source: City of Valparaiso)



The City of Valparaiso's Zoning Plan was used as a resource to evaluate growth in, and adjacent to, the city limits. The map shown in **Figure 5** (below) defines the planning area and the potential annexation areas adjacent to the City that form the basis for the Impact Zone related to this study.

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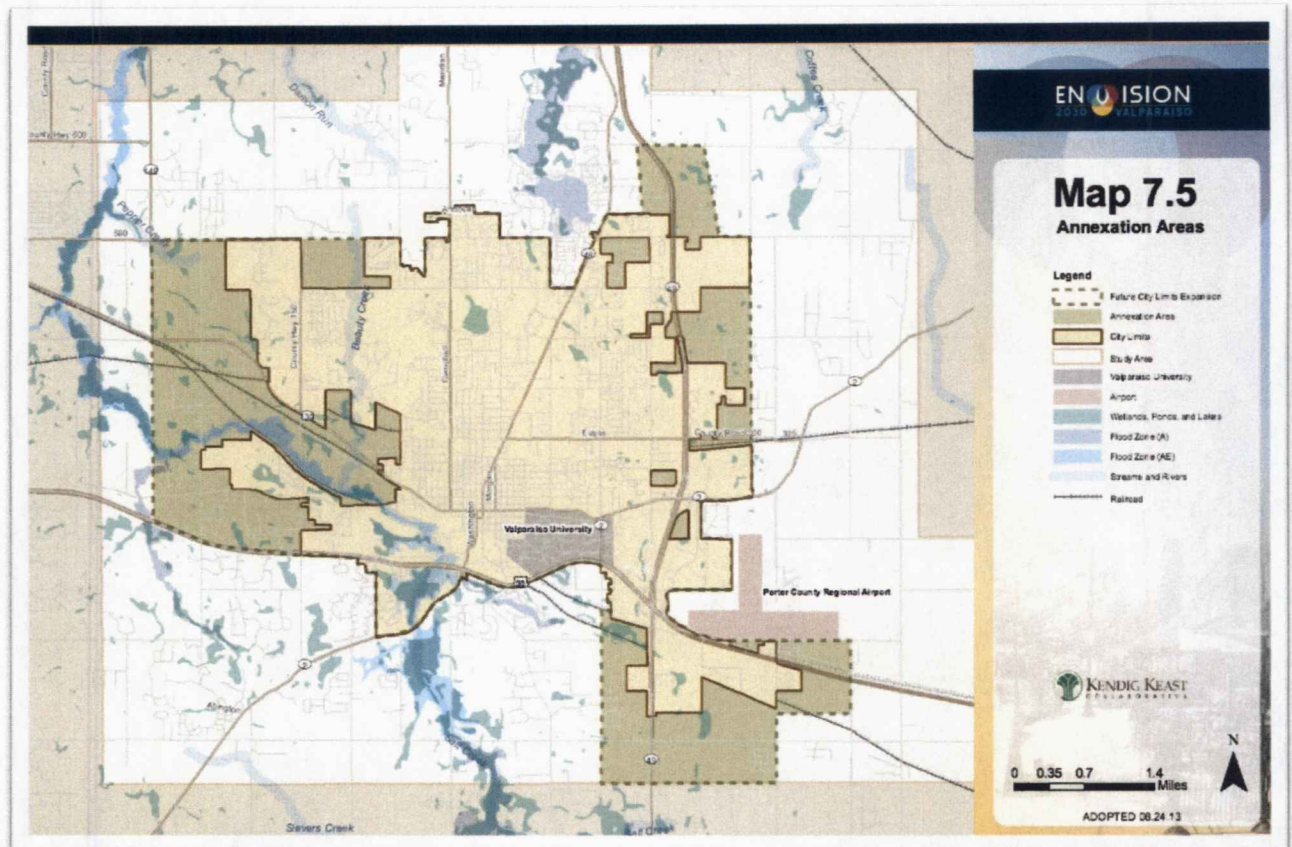


Figure 5 – City of Valparaiso Annexation Areas Plan (source: City of Valparaiso)

Parcel Growth by Development Population Projections

The Growth Model adopted by the Advisory Committee was termed Parcel Growth by Development Model. This model is based on the following:

- Acknowledgment of existing developments and growth projections within the current corporate limits
- Identification of land parcels within the current corporate limits of the City whose projected land use is residential development
- The City's own growth strategies are factored into the growth model
- Growth will occur with stimulation of other developments and infrastructure

The analysis examined residential development capacities based on the actual densities of the planned development or the densities permitted in the City's Zoning Ordinance. It is noted that the growth analysis scenarios used do not reflect the intentions of the existing landowners or the intention of the City regarding annexation.

The Consultant worked with the City and created an inventory of development parcels within the Comprehensive Plan's Planning Boundaries; more particularly within the current Corporate Limits. Following the defined Future Land Use Plan, of the Comprehensive Plan, each residential development parcel had a development density (housing units per acre) applied to the parcel to determine what "build out" potential each parcel could carry. Besides the un-development parcels, existing developments that have not been completely built out were also inventoried for this growth analysis.

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The Analysis process of this growth model involved the Consultant and City's planning staff going through each of the un-developed parcels, plus the existing developments and subdivisions, to determine how much could be built out (by percentage) over the next ten years. By applying a different percentage to each parcel different scenarios of growth were generated.

For planning purposes the Consultant, Planning Staff and Advisory Committee analyzed the potential future populations of the City based on the Future Land Use Map and the known housing developments in and around the City. Land tract parcels were drawn on an aerial map (**Figure 6**) of the City and study area.

Figure 6 (below) illustrates the planning area and the residential growth potential for the City. This area covers the Impact Fee Zone of only the Planning Jurisdictional Limits of the City.

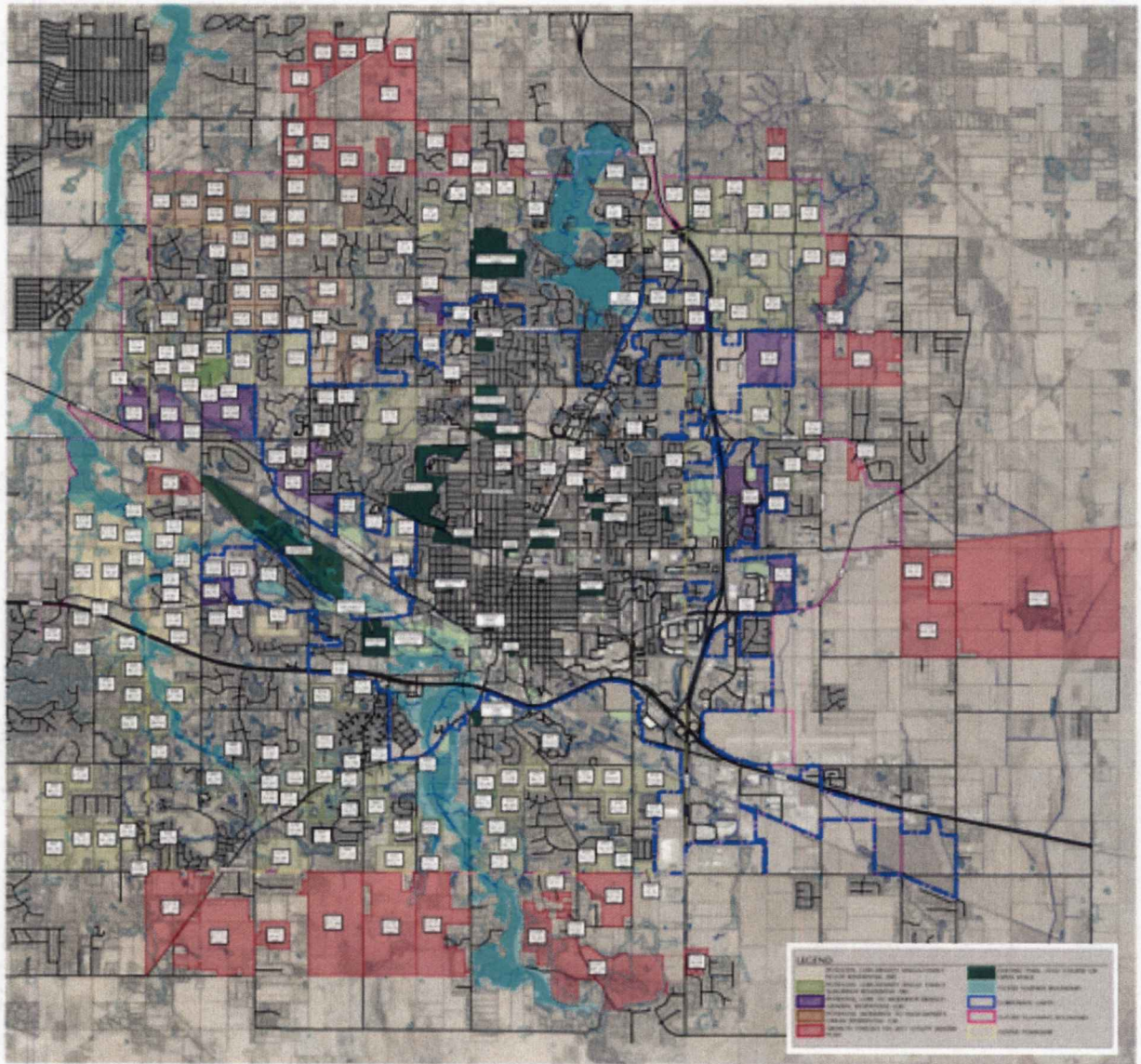


Figure 6 – Valparaiso Residential Growth Potential

Source: City of Valparaiso development resources and interactions with City Staff and Consultant.
(Larger version of the above map available at the City's Planning Department.)

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Population Growth Potential of Planning Area

The following work sheets illustrate the residential growth potential. **Table 1** identifies undeveloped land parcels, its acreage, land use zone, the parcels' potential for residential units, and related populations. The City Planning Department provided a residential density base on the GIS information of existing residential developments in Valparaiso. Developable areas of each parcel were calculated with regard to flood plain and typical site infrastructure areas (i.e., retention areas, street right of ways, etc.). The remaining columns identify the 10-year growth potential (as a percentage) and the relative number of residential units and populations.

City of Valparaiso – Potential Residential Growth Work Sheet

Compiled by: Lehman & Lehman, Inc. including information provided by the City of Valparaiso

Zoning District	ER	SR	GR	UR	NC-60	NC-70	NC-80	NC-90	RU	CP	RT	
Lot Size	43,560	12,000	6,000	5,000	7,000	8,700	10,000	16,000	871,200	4,000	5,000	** Note: Net Developable Area is based on 20% of land being used for infrastructure
Units / Acre	1.00	3.63	7.26	8.71	6.22	5.01	4.36	2.72	0.05	10.89	8.71	

2010 Census Pop. / Household (with 2014-2018 update) = 2.26											Updated: 5-Jun-20	
Map Parcel ID	Acres (Approx.)	2020 Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	2020 COMMENTARY
A1	23.35	1.41	17.55	SR	3.63	64	144	0%	0	0	Outside City	
A2	45.85	6.02	31.87	SR	3.63	116	261	0%	0	0	Outside City	
A3	21.98	0.00	17.59	SR	3.63	64	144	0%	0	0	Outside City	
A4	40.12	0.00	32.10	SR	3.63	117	263	0%	0	0	Outside City	
A5	27.30	0.00	21.84	SR	3.63	79	179	0%	0	0	Outside City	
A6	28.47	0.00	22.77	SR	3.63	83	187	0%	0	0	Outside City	
A7	3.67	0.00	2.93	SR	3.63	11	24	0%	0	0	Outside City	
A8	12.20	0.16	9.63	SR	3.63	35	79	0%	0	0	Outside City	
A9	13.45	0.00	10.76	SR	3.63	39	88	0%	0	0	Outside City	
A10	26.67	1.06	20.49	SR	3.63	74	168	0%	0	0	Outside City	
A11	51.45	0.28	40.93	Non-Resid.	0.00	0	0	0%	0	0	Outside City	Area potentially Commercial Use
A12	7.72	1.39	5.07	Non-Resid.	0.00	0	0	0%	0	0	Outside City	Area potentially Commercial Use
A13	18.87	0.43	14.75	Non-Resid.	0.00	0	0	0%	0	0	Outside City	Area potentially Commercial Use
A14	26.42	0.10	21.06	Non-Resid.	0.00	0	0	0%	0	0	Outside City	Area potentially Commercial Use
A15	26.28	0.46	20.65	SR	3.63	75	169	0%	0	0	Outside City	
A16	57.67	4.67	42.40	SR	3.63	154	348	0%	0	0	Outside City	
A17	79.33	0.39	63.15	SR	3.63	229	518	0%	0	0	Outside City	
A18	70.95	4.00	53.56	SR	3.63	194	439	0%	0	0	Outside City	
A19	79.32	6.04	58.62	SR	3.63	213	481	0%	0	0	Outside City	
A20	151.20	9.05	113.72	SR	3.63	413	933	0%	0	0	Outside City	
A21	104.08	7.52	77.25	Non-Resid.	0.00	0	0	0%	0	0	Outside City	Area potentially Commercial Use
A22	14.27	0.00	11.41	SR	3.63	41	94	0%	0	0	Outside City	
A23	47.29	1.79	36.40	SR	3.63	132	299	0%	0	0	Outside City	
A24	99.16	0.31	79.08	SR	3.63	287	649	0%	0	0	Outside City	
A25	11.09	0.89	8.16	SR	3.63	30	67	0%	0	0	Outside City	
A26	28.87	0.00	23.10	Developed	0.00	0	0	0%	0	0	Outside City	Hawthorn East -- See other Table
A27	32.89	0.00	26.31	Developed	0.00	0	0	0%	0	0	Outside City	Hawthorn North -- See other Table
A28	24.41	0.00	19.53	GR	7.26	142	320	40%	57	128	Inside City	
A29	138.87	0.00	111.10	GR	7.26	807	1,823	50%	403	911	Inside City	
A30	109.76	2.38	85.90	GR	7.26	624	1,409	20%	125	282	Outside City	
A31	19.98	0.00	15.99	SR	3.63	58	131	0%	0	0	Outside City	
A32	5.02	0.00	4.02	Developed	0.00	0	0	0%	0	0	Outside City	Appears as an Estate Homestead
A33	28.08	0.74	21.87	SR	3.63	79	179	0%	0	0	Outside City	
A34	19.92	0.27	15.72	GR	7.26	114	258	25%	29	64	Inside City	
A35	5.00	0.00	4.00	SR	3.63	15	33	50%	7	16	Inside City	
A36	70.76	6.00	51.81	GR	7.26	376	850	50%	188	425	Inside City	
A37	7.83	0.00	6.26	GR	7.26	45	103	50%	23	51	Inside City	
A38	54.56	0.66	43.12	SR	3.63	157	354	0%	0	0	Outside City	
A39	10.10	0.00	8.08	SR	3.63	29	66	0%	0	0	Outside City	
A40	42.45	0.00	33.96	SR	3.63	123	279	0%	0	0	Outside City	
A41	60.65	0.29	48.29	SR	3.63	175	396	0%	0	0	Outside City	
A42	21.99	0.00	17.59	SR	3.63	64	144	0%	0	0	Outside City	
A43	16.43	0.00	13.15	SR	3.63	48	108	0%	0	0	Outside City	
A44	36.12	0.00	28.90	SR	3.63	105	237	0%	0	0	Outside City	
A45	34.98	0.00	27.98	SR	3.63	102	230	0%	0	0	Outside City	
A46	18.40	1.69	13.37	SR	3.63	49	110	0%	0	0	Outside City	
A47	18.73	0.70	14.43	SR	3.63	52	118	0%	0	0	Outside City	
A48	40.40	0.00	32.32	SR	3.63	117	265	0%	0	0	Outside City	
A49	14.36	1.07	10.63	Non-Resid.	0.00	0	0	0%	0	0	Outside City	Industrial Parcel Development
A50	23.82	1.11	18.16	GR	7.26	132	298	40%	53	119	Outside City	

Valparaiso Recreation Zone Improvement Plan Study

City of Valparaiso – Potential Residential Growth Work Sheet

Compiled by: Lehman & Lehman, Inc. including information provided by the City of Valparaiso

Zoning District	ER	SR	GR	UR	NC-60	NC-70	NC-80	NC-90	RU	CP	RT
Lot Size	43,560	12,000	6,000	5,000	7,000	8,700	10,000	16,000	871,200	4,000	5,000
Units / Acre	1.00	3.63	7.26	8.71	6.22	5.01	4.36	2.72	0.05	10.89	8.71

**** Note: Net Developable Area is based on 20% of land being used for infrastructure**

2010 Census Pop. / Household (with 2014-2018 update) = 2.26

Updated: 5-Jun-20

Map Parcel ID	Acres (Approx.)	2020 Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	2020 COMMENTARY
A51	24.10	0.14	19.17	GR	7.26	139	315	25%	35	79	Outside City	
A52	24.12	0.10	19.22	GR	7.26	140	315	0%	0	0	Outside City	
A53	50.53	10.68	31.88	SR	3.63	116	262	0%	0	0	Outside City	
A54	36.33	20.38	12.76	SR	3.63	46	105	0%	0	0	Outside City	
A55	51.27	24.33	21.55	SR	3.63	78	177	0%	0	0	Outside City	
A56	20.11	6.06	11.24	SR	3.63	41	92	0%	0	0	Outside City	
A57	60.75	0.00	48.60	SR	3.63	176	399	0%	0	0	Outside City	
A58	25.17	2.29	18.31	SR	3.63	66	150	0%	0	0	Outside City	
A59	17.19	0.00	13.75	Developed	0.00	0	0	0%	0	0	Outside City	Single Family Home Development
A60	37.45	0.00	29.96	SR	3.63	109	246	0%	0	0	Outside City	
A61	7.41	0.04	5.90	GR	7.26	43	97	80%	34	77	Outside City	
A62	13.61	2.67	8.75	SR	3.63	32	72	0%	0	0	Outside City	
A63	17.85	0.84	13.61	SR	3.63	49	112	0%	0	0	Outside City	
A64	15.98	0.00	12.78	SR	3.63	46	105	0%	0	0	Outside City	
A65	8.24	4.80	2.75	Developed	0.00	0	0	0%	0	0	Outside City	Part of Emerald Ridge Subdivision
A66	21.23	0.37	16.69	SR	3.63	61	137	0%	0	0	Outside City	
A67	7.97	0.00	6.37	SR	3.63	23	52	0%	0	0	Outside City	
A68	26.19	7.48	14.97	SR	3.63	54	123	0%	0	0	Outside City	
A69	17.01	1.96	12.05	SR	3.63	44	99	0%	0	0	Outside City	
A70	10.44	2.04	6.72	SR	3.63	24	55	0%	0	0	Outside City	
A71	29.36	13.91	12.36	SR	3.63	45	101	0%	0	0	Outside City	
A72	13.71	8.81	3.92	SR	3.63	14	32	0%	0	0	Outside City	
A73	13.59	0.00	10.87	SR	3.63	39	89	0%	0	0	Outside City	
A74	40.05	1.80	30.59	SR	3.63	111	251	0%	0	0	Outside City	
A75	3.97	1.18	2.23	Developed	0.00	0	0	0%	0	0	Outside City	Single Family Home Development
A76	39.08	6.41	26.13	Developed	0.00	0	0	0%	0	0	Outside City	Single Family Home Development
A77	10.65	2.27	6.70	SR	3.63	24	55	0%	0	0	Outside City	
A78	10.96	0.64	8.25	SR	3.63	30	68	0%	0	0	Outside City	
A79	84.89	2.30	66.07	SR	3.63	240	542	0%	0	0	Outside City	
A80	9.61	6.56	2.44	SR	3.63	9	20	0%	0	0	Outside City	floodplain throughout parcel, does not appear suitable for development
A81	40.70	19.29	17.13	SR	3.63	62	141	0%	0	0	Outside City	
A82	11.82	0.00	9.46	SR	3.63	34	78	0%	0	0	Outside City	
A83	14.90	0.00	11.92	SR	3.63	43	98	0%	0	0	Outside City	
A84	25.16	0.00	20.13	SR	3.63	73	165	0%	0	0	Outside City	
A85	61.50	0.40	48.88	SR	3.63	177	401	0%	0	0	Outside City	
A86	73.57	0.58	58.39	SR	3.63	212	479	0%	0	0	Outside City	
A87	80.36	0.68	63.75	SR	3.63	231	523	0%	0	0	Outside City	
A88	80.53	1.35	63.34	SR	3.63	230	520	0%	0	0	Outside City	
A89	40.15	0.00	32.12	SR	3.63	117	263	0%	0	0	Outside City	
A90	24.05	5.08	15.17	SR	3.63	55	124	0%	0	0	Outside City	
A91	40.06	5.97	27.27	SR	3.63	99	224	0%	0	0	Outside City	
A92	66.32	10.52	44.64	SR	3.63	162	366	0%	0	0	Outside City	Land subdivided for development - located outside of City
A93	40.13	0.00	32.11	SR	3.63	117	263	0%	0	0	Outside City	Land subdivided for development - located outside of City
A94	67.99	19.40	38.87	SR	3.63	141	319	0%	0	0	Outside City	
A95	40.25	1.12	31.31	SR	3.63	114	257	0%	0	0	Outside City	
A96	19.89	5.52	11.50	SR	3.63	42	94	0%	0	0	Outside City	
A97	54.56	25.96	22.88	Non-Resid.	0.00	0	0	0%	0	0	Outside City	Parcel carries potential Commercial
A98	10.47	7.16	2.64	ER	1.00	3	6	0%	0	0	Outside City	Floodplain throughout parcel, does not appear suitable for development
A99	19.28	1.83	13.96	ER	1.00	14	32	0%	0	0	Outside City	
A100	18.85	0.00	15.08	ER	1.00	15	34	0%	0	0	Outside City	
A101	9.48	0.00	7.59	Developed	0.00	0	0	0%	0	0	Inside City	Flat Rock -- See other Table
A102	38.34	0.00	30.67	SR	3.63	111	252	0%	0	0	Outside City	
A103	34.84	0.00	27.87	Non-Resid.	0.00	0	0	0%	0	0	Outside City	Parcel carries potential Commercial
A104	10.97	0.64	8.26	ER	1.00	8	19	0%	0	0	Outside City	
A105	33.48	0.00	26.79	ER	1.00	27	61	0%	0	0	Outside City	Portion of parcel designated for commercial
A106	16.75	0.00	13.40	ER	1.00	13	30	0%	0	0	Outside City	
A107	78.43	3.61	59.86	ER	1.00	60	135	0%	0	0	Outside City	
A108	68.39	3.11	52.22	ER	1.00	52	118	0%	0	0	Outside City	
A109	82.58	31.43	40.92	ER	1.00	41	92	0%	0	0	Outside City	

Valparaiso Recreation Zone Improvement Plan Study

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Zoning District	ER	SR	GR	UR	NC-60	NC-70	NC-80	NC-90	RU	CP	RT
Lot Size	43,560	12,000	6,000	5,000	7,000	8,700	10,000	16,000	871,200	4,000	5,000
Units / Acre	1.00	3.63	7.26	8.71	6.22	5.01	4.36	2.72	0.05	10.89	8.71

**** Note: Net Developable Area is based on 20% of land being used for infrastructure**

2010 Census Pop. / Household (with 2014-2018 update) = 2.26

Updated: 5-Jun-20

Map Parcel ID	Acres (Approx.)	2020 Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	2020 COMMENTARY
A110	52.78	8.96	35.06	ER	1.00	35	79	0%	0	0	Outside City	
A111	40.48	23.95	13.22	ER	1.00	13	30	0%	0	0	Outside City	Land subdivided with large portion is in flood-zone
A112	39.79	16.73	18.44	ER	1.00	18	42	0%	0	0	Outside City	
A113	21.93	1.90	16.02	ER	1.00	16	36	0%	0	0	Outside City	
A114	39.43	3.80	28.51	ER	1.00	29	64	0%	0	0	Outside City	
A115	31.58	7.46	19.30	ER	1.00	19	44	0%	0	0	Outside City	
A116	43.41	5.94	29.97	ER	1.00	30	68	0%	0	0	Outside City	
A117	4.48	0.96	2.82	ER	1.00	3	6	0%	0	0	Outside City	
A118	13.14	0.00	10.51	ER	1.00	11	24	0%	0	0	Outside City	
A119	30.01	0.00	24.01	Developed	0.00	0	0	0%	0	0	Inside City	Brigadoom -- See other Table
A120	81.67	0.22	65.16	Developed	0.00	0	0	0%	0	0	Inside City	Brigadoom -- See other Table
A121	21.01	0.00	16.81	GR	7.26	122	276	25%	31	69	Inside City	
A122	40.78	0.00	32.62	GR	7.26	237	535	25%	59	134	Inside City	
A123	38.09	0.00	30.47	Developed	0.00	0	0	0%	0	0	Inside City	Mistwood -- See other Table
A124	36.02	0.00	28.82	Developed	0.00	0	0	0%	0	0	Inside City	Pepper Cove -- See other Table
A125	27.40	2.99	19.53	Developed	0.00	0	0	0%	0	0	Inside City	Pepper Ridge -- See other Table
A126	142.88	8.40	107.59	GR	7.26	781	1,765	25%	195	441	Outside City	
A127	20.03	0.00	16.02	GR	7.26	116	263	0%	0	0	Outside City	
A128	60.20	7.18	42.41	GR	7.26	308	696	0%	0	0	Outside City	
A129	6.94	1.76	4.14	GR	7.26	30	68	0%	0	0	Outside City	
A130	55.56	4.01	41.24	GR	7.26	299	677	0%	0	0	Outside City	
A131	7.81	0.00	6.24	GR	7.26	45	102	0%	0	0	Outside City	
A132	4.09	0.00	3.27	SR	3.63	12	27	0%	0	0	Outside City	
A133	34.64	1.04	26.88	SR	3.63	98	221	0%	0	0	Outside City	
A134	9.09	1.11	6.38	SR	3.63	23	52	0%	0	0	Outside City	
A135	22.97	0.00	18.37	SR	3.63	67	151	0%	0	0	Outside City	
A136	14.00	2.99	8.80	SR	3.63	32	72	0%	0	0	Outside City	
A137-A	40.16	2.09	30.46	SR	3.63	111	250	10%	11	25	Outside City	
A137-B	8.02	0.00	6.42	SR	3.63	23	53	10%	2	5	Outside City	
A137-C	20.01	0.00	16.01	SR	3.63	58	131	10%	6	13	Outside City	
A137-D	20.07	0.00	16.06	SR	3.63	58	132	10%	6	13	Outside City	
A138	78.94	0.00	63.15	Developed	0.00	0	0	0%	0	0	Inside City	Iron Gate -- See other Table
A139	80.69	0.00	64.55	SR	3.63	234	530	60%	141	318	Inside City	
A140	10.02	0.00	8.02	Developed	0.00	0	0	0%	0	0	Outside City	Urschel - Developed
A141	18.60	0.00	14.88	Developed	0.00	0	0	0%	0	0	Outside City	Urschel - Developed
A142	18.16	0.00	14.53	Developed	0.00	0	0	0%	0	0	Outside City	Urschel - Developed
A143	20.13	0.00	16.10	UR	8.71	140	317	0%	0	0	Outside City	
A144	66.23	0.00	52.98	UR	8.71	462	1,043	0%	0	0	Outside City	
A145	16.49	1.27	12.18	UR	8.71	106	240	0%	0	0	Outside City	
A146	153.74	4.44	119.44	Developed	0.00	0	0	0%	0	0	Inside City	The Brooks -- See other Table
A147	6.31	0.74	4.45	UR	8.71	39	88	0%	0	0	Inside City	
A148	7.51	0.00	6.01	UR	8.71	52	118	10%	5	12	Inside City	
A149	7.97	0.00	6.38	Developed	0.00	0	0	0%	0	0	Inside City	Preserve at Grande Oaks (Built out)
A150	9.13	0.47	6.93	Developed	0.00	0	0	0%	0	0	Inside City	Preserve at Grande Oaks (Built out)
A151	10.08	0.00	8.07	SR	3.63	29	66	0%	0	0	Outside City	
A152-A	19.17	0.00	15.34	SR	3.63	56	126	10%	6	13	Outside City	
A152-B	3.01	0.00	2.41	SR	3.63	9	20	0%	0	0	Outside City	
A153	20.13	0.00	16.11	SR	3.63	58	132	0%	0	0	Outside City	
A154	20.07	8.30	9.42	SR	3.63	34	77	50%	17	39	Outside City	
A155	40.58	0.00	32.46	SR	3.63	118	266	60%	71	160	Outside City	
A156	40.39	0.00	32.31	SR	3.63	117	265	40%	47	106	Outside City	
A157	40.13	0.00	32.11	SR	3.63	117	263	40%	47	105	Outside City	
A158	40.18	0.00	32.15	SR	3.63	117	264	60%	70	158	Outside City	
A159	9.95	0.00	7.96	UR	8.71	69	157	0%	0	0	Outside City	
A160	21.58	0.00	17.27	UR	8.71	150	340	0%	0	0	Outside City	
A161	19.96	0.00	15.97	UR	8.71	139	314	0%	0	0	Outside City	
A162	20.80	0.00	16.64	UR	8.71	145	328	0%	0	0	Outside City	
A163	13.54	0.00	10.83	UR	8.71	94	213	0%	0	0	Outside City	
A164	76.08	6.45	55.70	UR	8.71	485	1,097	0%	0	0	Outside City	
A165	80.30	13.20	53.68	UR	8.71	468	1,057	0%	0	0	Outside City	
A166	40.08	0.51	31.66	UR	8.71	276	623	0%	0	0	Outside City	
A167	39.96	0.00	31.97	UR	8.71	279	629	0%	0	0	Outside City	

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Units / Acre	1.00	3.63	7.26	8.71	6.22	5.01	4.36	2.72	0.05	10.89	8.71

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Updated: 5-Jun-20

Map Parcel ID	Acres (Approx.)	2020 Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	2020 COMMENTARY
A168	39.88	5.37	27.61	UR	8.71	241	544	0%	0	0	Outside City	
A169	40.33	13.06	21.81	UR	8.71	190	429	0%	0	0	Outside City	
A170	41.64	6.72	27.94	UR	8.71	243	550	0%	0	0	Outside City	
A171	33.85	0.00	27.08	UR	8.71	236	533	0%	0	0	Outside City	
A172	37.35	0.00	29.88	UR	8.71	260	588	0%	0	0	Outside City	
A173	37.61	0.00	30.09	UR	8.71	262	592	0%	0	0	Outside City	
A174	68.60	1.12	53.99	UR	8.71	470	1,063	0%	0	0	Outside City	
A175	17.79	0.00	14.23	UR	8.71	124	280	0%	0	0	Outside City	
A176	10.54	0.00	8.43	ER	1.00	8	19	0%	0	0	Outside City	
A177	26.84	0.00	21.47	GR	7.26	156	352	50%	78	176	Outside City	
A178	11.21	0.00	8.97	Non-Resid.	0.00	0	0	0%	0	0	Outside City	City Detention Basin
A179	9.38	0.00	7.50	UR	8.71	65	148	50%	33	74	Inside City	
A180	5.45	0.00	4.36	UR	8.71	38	86	40%	15	34	Inside City	
A181	3.84	0.00	3.07	UR	8.71	27	60	25%	7	15	Inside City	
A182	76.74	0.00	61.39	Developed	0.00	0	0	0%	0	0	Inside City	Hatch Lake -- See other Table
A183	33.40	5.62	22.23	SR	3.63	81	182	0%	0	0	Outside City	
A184	28.11	4.78	18.66	SR	3.63	68	153	0%	0	0	Outside City	
A185	7.06	0.00	5.65	SR	3.63	21	46	0%	0	0	Outside City	
A186	7.06	0.00	5.65	SR	3.63	21	46	0%	0	0	Outside City	
A187	52.69	0.00	42.15	UR	8.71	367	830	0%	0	0	Outside City	
A188	4.09	0.00	3.27	UR	8.71	29	64	0%	0	0	Inside City	
A189	20.93	0.00	16.74	GR	7.26	122	275	0%	0	0	Outside City	
U200	59.09	7.22	41.50	UR	8.71	362	817	0%	0	0	Outside City	
U201	40.96	0.00	32.77	UR	8.71	285	645	0%	0	0	Outside City	
U202	14.62	0.00	11.70	UR	8.71	102	230	0%	0	0	Outside City	
U203	38.41	0.00	30.73	UR	8.71	268	605	0%	0	0	Outside City	
U204	178.35	3.17	140.14	UR	8.71	1,221	2,759	0%	0	0	Outside City	
U205	77.41	0.73	61.34	UR	8.71	534	1,208	0%	0	0	Outside City	
U206	30.73	1.75	23.18	UR	8.71	202	456	0%	0	0	Outside City	
U207	31.70	0.00	25.36	UR	8.71	221	499	0%	0	0	Outside City	
U208	80.30	2.83	61.98	UR	8.71	540	1,220	0%	0	0	Outside City	
U209	39.81	0.00	31.85	UR	8.71	277	627	0%	0	0	Outside City	
U210	40.69	3.20	29.99	UR	8.71	261	591	0%	0	0	Outside City	
U211	23.30	0.84	17.96	SR	3.63	65	147	0%	0	0	Outside City	
U212	52.32	0.79	41.22	SR	3.63	150	338	0%	0	0	Outside City	
U213	4.61	0.00	3.69	SR	3.63	13	30	0%	0	0	Outside City	
U214	40.09	0.00	32.07	SR	3.63	116	263	0%	0	0	Outside City	
U215	51.39	0.43	40.77	SR	3.63	148	334	0%	0	0	Outside City	
U216	82.69	9.35	58.67	SR	3.63	213	481	0%	0	0	Outside City	
U217	205.03	0.00	164.02	GR	7.26	1,191	2,691	0%	0	0	Outside City	
U218	14.79	0.00	11.83	SR	3.63	43	97	0%	0	0	Outside City	
U219	58.21	0.00	46.57	SR	3.63	169	382	0%	0	0	Outside City	
U220	70.03	0.00	56.02	SR	3.63	203	460	0%	0	0	Outside City	
U221	1,092.16	0.00	873.73	SR	3.63	3,172	7,168	0%	0	0	Outside City	
U222	185.00	0.00	148.00	SR	3.63	537	1,214	0%	0	0	Outside City	
U223	26.08	10.72	12.29	SR	3.63	45	101	0%	0	0	Outside City	
U224	107.07	2.28	83.83	SR	3.63	304	688	0%	0	0	Outside City	
U225	9.71	0.00	7.77	SR	3.63	28	64	0%	0	0	Outside City	
U226	9.02	0.00	7.22	SR	3.63	26	59	0%	0	0	Outside City	
U227	307.29	164.73	114.04	SR	3.63	414	936	0%	0	0	Outside City	
U228	74.83	31.88	34.36	SR	3.63	125	282	0%	0	0	Outside City	
U229	226.84	8.37	174.77	SR	3.63	634	1,434	0%	0	0	Outside City	
U230	279.59	4.01	220.47	SR	3.63	800	1,809	0%	0	0	Outside City	
U231	317.89	0.00	254.31	SR	3.63	923	2,086	0%	0	0	Outside City	
U232	44.47	0.00	35.58	SR	3.63	129	292	0%	0	0	Outside City	
U233	271.73	5.59	212.91	SR	3.63	773	1,747	0%	0	0	Outside City	
U234	211.62	14.34	157.82	SR	3.63	573	1,295	0%	0	0	Outside City	
U235	64.28	5.03	47.40	ER	1.00	47	107	0%	0	0	Outside City	
Totals	11,080	783	8,237		4.18	34,448	77,852	4.06%	1,798	4,064		

Table 1 – Valparaiso Potential Residential Growth Work Sheet of Undeveloped Land Parcels

Valparaiso Recreation Zone Improvement Plan Study

Similarly **Table 2** identifies the existing, or planned residential developments within the City. These existing subdivisions currently contain vacant lots for development. The City provided this inventory information to the Consultant for inclusion with this analysis. In the same fashion as the analysis in **Table 1** assumptions were made on these developments' 10-year build out.

Potential Residential Growth Work Sheet – Existing Developments and Subdivisions

Pop. / Household (2014-18 data): 2.26

Compiled and Information Provided by: City of Valparaiso

Subdivision / Development	Available Undeveloped Lots or Units	Potential Forecast of Population	Percentage of Development over the next 10-Years	Potential Forecast of Residential Units	Potential Forecast of 10-Year Population	Comments
Beauty Creek Villas	16	36	100%	16	36	AKA "Beauty Creek" or properly Beauty Creek Estates and Windsor Park
Brigadoon	270	610	25%	68	153	Parcels #A-119 & A-120
Calkin's Hill	16	36	100%	16	36	
Flat Rock	24	54	100%	24	54	
Hatch Lake Phases 1&2 PUD	39	88	100%	39	88	Parcel #A-182
Hawthorn East	78	176	100%	78	176	Parcel #A-26
Hawthorn North	52	118	100%	52	118	Parcel #A-27
Iron Gate	137	310	100%	137	310	Parcel #A-138
Mistwood - Phase 2	13	29	100%	13	29	Parcel #A-123
Pepper Cove	44	99	100%	44	99	Parcel #A-124
Pepper Creek	16	36	100%	16	36	
Pepper Ridge	32	72	100%	32	72	Parcel #A-125
Preserve at Grande Oaks	0	0	0%	0	0	Parcel #A-150 - fully built out
St. Paul Square	12	27	100%	12	27	
The Brooks	286	646	85%	243	549	Parcel #A-146
Transit Oriented Develop.	100	226	50%	50	113	Area southwest of the downtown
TOTALS	1,135	2,565	73.97%	840	1,897	

Table 2 – Valparaiso Potential Residential Growth Work Sheet of Existing Developments



Valparaiso Recreation Zone Improvement Plan Study

Potential Residential Growth Summary Forecast

From the analysis and work sessions with the Planning Staff of the City the following is the projection of residential growth over the next 10 years. Also, it should be noted that the assumed population at the end of 2020 (34,619 persons) was factored by the projected Census estimate and agreed to population by the Planning Staff. The findings indicate that the City will grow by 5,962 by the year 2029 for a total population of 40,581.

Table 3 below highlights this summary information.

City of Valparaiso – Residential Growth Forecasts

5-Jun-20

Compiled by Lehman & Lehman, Inc. including Information Provided by City of Valparaiso

Residential Growth Area	Potential or Planned Residential Units	Potential Forecast of Population	Percentage of Development over the next 10-Years	Potential 10-Year Forecast of Residential Units	Potential 10-Year Forecast of New Population
Growth Potential with Undeveloped Residential Parcels	34,448	77,852	5.22%	1,798	4,064
Growth Potential within Existing Developments	1,135	2,565	73.97%	840	1,897
Estimated Residential Growth	35,583	80,417	7.41%	2,638	5,962
Estimated 2020 Population		34,619	Estimated 2020 Population		34,619
Estimated Residential Growth from New Development (buildout)		80,417	Est. 10-Year Residential Growth		5,962
Current Estimated Buildout Population		115,036	Estimated 2029 Population		40,581

Table 3 – Potential Residential Growth Summary



Expectations of Population Growth / Residential Building Permit Projections

From the previous analysis the population growth forecast over the next 10 years is tabulated in the following tables and includes projected new residential building permits applying the 2.26 persons per household established in 2010 Census and adjusted in 2018. The following **Table 4** illustrates the historical population growth over the previous decades and forecasts of population growth over the next 10-year period.

Valparaiso Current and Projected Population

Persons per Household (est. 2014-18)=**2.26**

	1990	2000	2010	2019	2020	2021	2022
Total City of Valparaiso	24,414	27,428	31,733	33,897	34,619	35,052	35,578
Annual Growth Rate (Est.)					1.20%	1.25%	1.50%
Households (at 2.26 / house)			14,041	14,999	15,318	15,510	15,742
Total New Households					160	191	233
Growth Per Year (Persons)					361	433	526

	2023	2024	2025	2026	2027	2028	2029
Total City of Valparaiso	36,111	36,671	37,276	37,928	38,630	39,383	40,220
Annual Growth Rate (Est.)	1.50%	1.55%	1.65%	1.75%	1.85%	1.95%	2.13%
Households (at 2.26 / house)	15,978	16,226	16,494	16,782	17,093	17,426	17,797
Total New Households	236	248	268	289	310	333	370
Growth Per Year (Persons)	534	560	605	652	702	753	837

* 2020 Population is estimated by US Census (Quickfacts.census.gov) is 34,619

10 Year Average Growth Forecast: **1.63%**

Year	New Building Permits	New Pop.
2020	160	361
2021	191	433
2022	233	526
2023	236	534
2024	248	560
2025	268	605
2026	289	652
2027	310	702
2028	333	753
2029	370	837
Total:	2,638	5,962
Average:	264	596

Table 4 – Current and Projected Population and Building Permit Growth

The average annual growth rate percentage projected over the next 10-years represents 1.63%. This annual growth rate closely matches the growth strategies in the previous section of this study. The overall growth projection is 2,638 residential units (5,962 persons). This growth assumes that other development infrastructure components (public utilities, roads, drainage, etc.) will be implemented in advance, or in conjunction with, the residential developments.

Note that since Recreation Impact Fees cannot be collected until six months after the ordinance is approved the revenue calculations for building permits will not include those projected in the six months after the ordinance approval.



Valparaiso Recreation Zone Improvement Plan Study

Following is **Figure 7** that illustrates the historical growth of the City and the projected growth over the coming ten years.

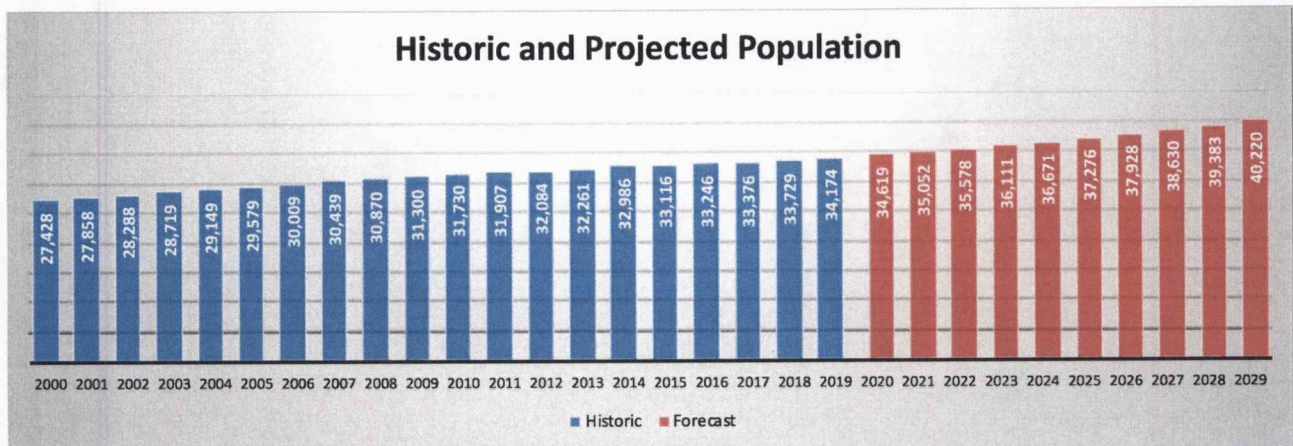


Figure 7 – Historic and Projected Population of the City of Valparaiso

Existing Park Land Facilities

Park Sites and Acreage Needed

Valparaiso's Five Year Park Master Plan Update categorized parks as block, neighborhood, community or special parks, depending on the size of the park and the population that the park is intended to serve. The following definitions are consistent with those found in the current Park and Recreation Master Plan Update.

Definitions:

- **Neighborhood Park** – A small park located within residential neighborhood areas that serves concentrated or limited population. Typical size is less than 5 acres of land.
- **Community Park** – An area that provides recreation opportunities within walking distance of residents. Typical size is between 5 and 50 acres of land.
- **Regional Park** – An area that provides recreation opportunities for two or more neighborhoods, along with possibly other communities. Typical size is between 51 and 400 acres of land.
- **Special Use Park** – An area that provides recreation resources and opportunities to all local communities as well as those within the local region. This park type could be a preservation area as well as linear trail and greenway system. Typical size is 100+ acres of land.

Valparaiso Recreation Zone Improvement Plan Study

Table 5, Park Site Inventory, provides an inventory of the parks, their acres, type and location within the existing impact zone.

Valparaiso – Park Inventory – 2020		<i>Provided by: City of Valparaiso</i>
Park	Acres	Park Type
200 East	4.60	Community
Banta Park	1.60	Special Use
Berkley Park	1.40	Neighborhood
Bicentennial Park	15.90	Community
Central Park Plaza	2.00	Special Use
Clifford Property (Hort. Center/Dog Park)	14.00	Special Use
Creekside Golf Course	120.00	Special Use
Creekside Property (Partially Developed)	144.00	Regional
Discovery Cottage	1.00	Special Use
Forest Park	13.80	Regional
Forest Park Golf Course	121.40	Special Use
Foundation Meadows	34.00	Regional
Glenrose Park	8.60	Community
Jessee-Pifer Park	1.70	Neighborhood
Kirchhoff Park	13.30	Community
Ogden Gardens	4.70	Regional
Old Fairgrounds Park	29.50	Regional
Rogers-Lakewood Park	122.10	Regional
Steven Property (Undeveloped)	9.00	Special Use
Tower Park	3.60	Community
Vale Park Way	19.30	Special Use
Valplayso	8.30	Special Use
Westside Park	47.20	Regional
Will Park	2.50	Community
Trails Acres (not in Parks)	29.10	Special Use
TOTALS	772.60	

Park Type	Acres	Percentage
Neighborhood Park Acres	3.10	0.40%
Community Park Acres	48.50	6.28%
Regional Park Acres	395.30	51.16%
Special Use Park Acres	325.70	42.16%
TOTALS	772.60	100.00%

Developed/Undeveloped	Acres	Percentage
Developed Acres	647.90	83.86%
UnDeveloped Acres	124.70	16.14%
TOTALS	772.60	100.00%

Table 5 – Park Site Inventory

There are standards that exist for the amount of acres of various park/open space lands for each of the above park types. A planning standard that was used in previous Master Plans was an acreage standard of 20.5 acres per 1,000 persons.

The total existing City park acreage (not including parks in existing subdivisions, open space on school properties) equals 772.60 acres. When applying the current population against the acreage inventory it calculates out to a current level of service of 22.32 acres per 1,000 persons.

Valparaiso Recreation Zone Improvement Plan Study

The Advisory Committee recommended, for the purpose of this study, that the Valparaiso Community Level of Service for Park and Open Space land is established at 20.50 acres per 1,000 persons. The following **Table 6** illustrates the surpluses and deficiencies of land for park and open space purposes for one Impact Zone. The bottom portion of the table indicates the Valparaiso Community Level of Service of 20.50 acres / 1,000 persons. Based on the current 2020 inventory and applying the 20.50 acres / 1,000 persons (the current 2020 population) there will be a surplus of 62.91 acres in 2020. Yet, in order to meet the standard for the projected population there will be a need for an additional 51.91 acres of park and open space in 2029.

Valparaiso – Recreation Impact Fee – Park System Analysis
LAND INVENTORY AND NEEDS

6-Jun-20

City Wide Analysis		Estimated 2020 and Projected Populations =					
A	B	C	D	E	F	G	H
Park Type (per 2017 MPU)	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000 (per 2017- MPU)	Current Acreage Stds./1,000	Current Acreage Needs	2020 Surplus or Deficiency	2029 Needed if current deficiency IS met
Neighborhood Park	1 to 5	3.10	2.00	0.09	69.24	(66.14)	(77.34)
Community Park	4 to 15	48.50	5.00	1.40	173.10	(124.60)	(152.60)
Regional Park	10 to 70	395.30	5.50	11.42	190.40	204.90	174.09
Special Park	0.5+	325.70	8.00	9.41	276.95	48.75	3.94
Total Surplus or Deficiency		772.60	20.50	22.32	709.69	62.91	(51.91)

Data updated from the Park and Recreation Master Plan.

Using the Current Land Inventory as the Standard for Park Land and Open Space the Acres Standard per 1,000 persons would be (includes current population) =	22.32
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Valpo. Acres Standard					2029 Pop.
Estimated 2020 Population =					40,220
I	J	K	L	M	N
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2020 Acreage Needs	2020 Surplus or Deficiency	2029 Needed if current deficiency IS met
Total Surplus or Deficiency	772.60	20.50	709.69	62.91	(51.91)

^-- In 2015 used a standard of 20 acres / 1,000 persons

Table 6 – Land Inventory – Current Level of Service and Community Level of Service

Using the school sites to help meet future park needs will help to reduce both the total cost of the park system and the amount of the impact fee needed to help pay for the system. This strategy is also consistent with the fact that the City and the School District have worked cooperatively with each other, developing land jointly and sharing facilities whenever possible for the mutual benefit of the City and the School District. Such intergovernmental cooperation has led to the development of schools and parks adjacent to one another. In this way, for example, the same ball field might be used during school hours for physical education classes and during non-school hours for city-sponsored league play.

The City and the School Board should give consideration in the establishment of formal Memoranda of Understanding for shared uses of sites and facilities for each entity's programming and public use. This will have a significant impact on the community levels of service for the Valparaiso's community.

It is also important to note that in order to satisfy requirements in the State impact fee legislation, the City would not be able to use money collected from the proposed impact fee to help pay for acreage needed to overcome a current deficiency. With respect to land acquisition, money generated by the impact fee can be used only toward acquiring the various acreage needed to meet the deficiencies resulting from projected population growth.

Existing Infrastructure of Recreation Facilities

Park Facilities and Current Level of Service

In order to know whether existing park and recreation facilities are adequate to meet the needs of the current population, the City established standards for the amount of various types of facilities needed to serve a given amount of population. The desirable local standards for the various types of facilities are stated in the column titled "Valparaiso Community Level of Service" in the following tables.

For example, the City has established a standard for baseball diamonds (grass turf) that calls for one (1) baseball diamond for every 5,000 persons. Refinements were given on the standards for each recreation facility component from that of the previous Master Plan Update and Recreation Impact Fee studies. The inventory of recreation components found within the Park System and those found in the community as a whole can be found in **Appendix E: Park and Recreation Infrastructure Inventory**.

In tallying the recreation facilities the Advisory Committee included both the facilities of the Valparaiso Parks and Recreation as well as those other recreation facilities serving the public found within the community. These two inventories are tallied and included in **Table 7** [IC 36-7-4-1318 (b)(2)]. The recreation facility standards were updated from the previous five-year master plan. New standards were established for the additional recreation facilities added to this list. State and/or National standards were used as a reference but much analysis was done as to the current inventory and the community needs for each of the facilities.

The application of the local standard to the current population enables the current need to be established and surpluses or deficiencies calculated. The various columns in the top of **Table 7** show:

1. *The recreation facility component being considered (Column A)*
2. *The standard for the number of persons that each facility should serve (Column B)*
3. *Total existing number of each type of recreational facility (baseball fields, softball fields, basketball courts, tennis courts, etc.) in both the Park System as well as in the community (Columns E and F)*
4. *The needed number of each facility type based on application of the standard to the present population (Column H)*
5. *The surplus or deficiency of each facility relative to current population, based on the applicable standard (Column J)*

For example, referring to soccer fields in **Table 7**, there are eight (8) soccer fields as part of the Park System (Column E) and an additional two (2) soccer fields in the community (Column F). In meeting the current Community Level of Service, the City should have 8.65 soccer fields (Column H). If you applied only the park system's inventory there would be a deficiency of 0.65 soccer fields. Yet there is a total of 10 soccer fields that exist in the community (adding together the park system and the community inventories – Column G). This analysis will be important in applying priorities to each of the recreation components.

Recreation Infrastructure Component Priorities

The Consultant worked with the Park Staff in establishing priorities of recreation components. These priorities were established based on the Park Department's perception, user feedback from master planning process, community surveys, etc. along with which components might best benefit in the inclusion of the Recreation Impact Fees. The priority ranking was "A"-Top Priority, "B"-High Priority, and "C"-Low Priority. The Advisory Committee and Park Department selected seven (7) infrastructure components as the "A" priorities. Those priorities are illustrated in the yellow lines in the following table.

Valparaiso Recreation Zone Improvement Plan Study

These seven priority components include:

- Multi-Purpose Fields (Field Turf)
- Skate/Bike Park
- Park Shelters
- Park Restrooms
- Playgrounds
- Multi-use / Loop Pathways (miles)
- Park / Open Space Acres

The following **Table 7** represents the Facility Inventory and Needs projections for the current and future populations. This table is the inventory and needs for the Impact Zone and it indicates the Valparaiso Recreation Standards, the current number of facility components, the needed component number based on both current and future populations and the surplus or deficiency of the recreation component. This table also includes the park land (acres) component.

FACILITY INVENTORY AND NEEDS

08-Jun-20

City Wide – One Impact Zone Area							34,619	= Estimated 2020 Pop.		40,220	= Projected 2029 Pop.					
A	B	C	D	E	F	G	H	I	J	K	L	M	N	Priority (Per Park Dept.)		
Facility	Valparaiso Community Level of Service	Community Level of Service / 1,000 Pop.	Current Level of Service / 1,000 Pop.	Current Facilities in the Park Dept.*	Current Facilities within the Comm.**	Total Inventory of Facilities	Community Level of Service (2020 pop.)	2020 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2020 Surplus or Deficiency (CLS) Factor All Facilities	Community Level of Service 2029 Population	2029 Needed if current deficiency is met	2029 Needs (Community Level of Service)			
Baseball Diamonds (Grass Turf)	1/5,000	0.20	0.14	5.00	4.00	9.00	6.92	(1.92)	1.92	2.08	8.04	(1.12)	1.12			
Baseball Diamonds (Field Turf)	1/6,000	0.17	0.03	1.00	0.00	1.00	5.77	(4.77)	4.77	(4.77)	6.70	(0.93)	0.93			
Softball Diamonds	1/6,000	0.17	0.32	11.00	2.00	13.00	5.77	5.23	0.00	7.23	6.70	4.30	0.00			
Multi Purpose Fields (Grass Turf)	1/8,000	0.13	0.52	18.00	19.00	37.00	4.33	13.67	0.00	32.67	5.03	12.97	0.00			
Multi Purpose Fields (Field Turf)	1/8,000	0.13	0.00	0.00	0.00	0.00	4.33	(4.33)	4.33	(4.33)	5.03	(0.70)	0.70	A		
Soccer Fields	1/4,000	0.25	0.23	8.00	2.00	10.00	8.65	(0.65)	0.65	1.35	10.06	(1.40)	1.40			
Tennis Courts	1/5,000	0.20	0.12	4.00	22.00	26.00	6.92	(2.92)	2.92	19.08	8.04	(1.12)	1.12			
Running / Walking Track (Comm)	1/20,000	0.05	0.00	0.00	6.00	6.00	1.73	(1.73)	1.73	4.27	2.01	(0.28)	0.28			
Basketball Courts (outdoors)	1/4,000	0.25	0.13	4.50	8.00	12.50	8.65	(4.15)	4.15	3.85	10.06	(1.40)	1.40			
Volleyball Courts (outdoors)	1/3,000	0.33	0.03	1.00	0.00	1.00	11.54	(10.54)	10.54	(10.54)	13.41	(1.87)	1.87			
Skate/Bike Park	1/40,000	0.03	0.00	0.00	0.00	0.00	0.87	(0.87)	0.87	(0.87)	1.01	(0.14)	0.14	A		
Climbing / Challenge Elements	1/20,000	0.05	0.00	0.00	0.00	0.00	1.73	(1.73)	1.73	(1.73)	2.01	(0.28)	0.28			
Adventure Course	1/20,000	0.05	0.00	0.00	0.00	0.00	1.73	(1.73)	1.73	(1.73)	2.01	(0.28)	0.28			
Game Court	NOT DEFINED	0.33	0.00	0.00	4.00	4.00				4.00						
Fitness Courts	NOT DEFINED	0.05	0.03	1.00	0.00	1.00				1.00						
Concessions	NOT DEFINED	0.07	0.06	2.00	0.00	2.00				2.00						
Park Shelters	1/1,500	0.67	0.58	20.00	1.00	21.00	23.08	(3.08)	3.08	(2.08)	26.81	(3.73)	3.73	A		
Park Restrooms	1/2,000	0.50	0.49	17.00	0.00	17.00	17.31	(0.31)	0.31	(0.31)	20.11	(2.80)	2.80	A		
Education Experience	NOT DEFINED	0.03	0.03	1.00	0.00	1.00				1.00						
Community Garden	NOT DEFINED	0.03	0.03	1.00	0.00	1.00				1.00						
Garden Display	NOT DEFINED	0.03	0.03	1.00	0.00	1.00				1.00						
Nature Center Components	1/50,000	0.02	0.00	0.00	1.00	1.00	0.69	(0.69)	0.69	0.31	0.80	(0.11)	0.11			
Nature Area	1/50,000	0.02	0.23	8.00	0.00	8.00	0.69	7.31	0.00	7.31	0.80	7.20	0.00			
Outdoor Entertain.Venue (amphitheatre)	1/50,000	0.02	0.06	2.00	0.00	2.00	0.69	1.31	0.00	1.31	0.80	1.20	0.00			
Events Lawn	1/30,000	0.03	0.03	1.00	0.00	1.00	1.15	(0.15)	0.15	(0.15)	1.34	(0.19)	0.19			
Community Centers (Community)	1/20,000	0.05	0.03	1.00	1.00	2.00	1.73	(0.73)	0.73	0.27	2.01	(0.28)	0.28			
Playgrounds	1/2,500	0.40	0.38	13.00	8.00	21.00	13.85	(0.85)	0.85	7.15	16.09	(2.24)	2.24	A		
Skating Rinks (hockey) Regional	1/100,000	0.01	0.00	0.00	0.00	0.00	0.35	(0.35)	0.35	(0.35)	0.40	(0.06)	0.06			
Skating Area (non-hockey)	1/50,000	0.02	0.03	1.00	0.00	1.00	0.69	0.31	0.00	0.31	0.80	0.20	0.00			
Aquatic Facilities (Outdoors)	1/25,000	0.04	0.00	0.00	1.00	1.00	1.38	(1.38)	1.38	(0.38)	1.61	(0.22)	0.22			
Aquatic Facilities (Indoors)	1/30,000	0.04	0.00	0.00	3.00	3.00	1.15	(1.15)	1.15	1.85	1.34	(0.19)	0.19			
Sprayground / SplashPad	1/50,000	0.03	0.03	1.00	0.00	1.00	0.69	0.31	0.00	0.31	0.80	0.20	0.00			
Water Access, Developed	NOT DEFINED	0.02	0.17	6.00	0.00	6.00				6.00						
Winter Sports	NOT DEFINED	0.03	0.03	1.00	0.00	1.00				1.00						
Golf Course 18-hole	1/25,000	0.04	0.06	2.00	2.00	4.00	1.38	0.62	0.00	2.62	1.61	0.39	0.00			
Disc Golf Course - 18 hole	1/25,000	0.04	0.03	1.00	0.00	1.00	1.38	(0.38)	0.38	(0.38)	1.61	(0.22)	0.22			
Driving Range	1/50,000	0.02	0.03	1.00	0.00	1.00	0.69	0.31	0.00	0.31	0.80	0.20	0.00			
Dog Park Area	1/50,000	0.02	0.03	1.00	1.00	2.00	0.69	0.31	0.00	1.31	0.80	0.20	0.00			
Maintenance Facilities (Hub)	1/75,000	0.01	0.03	1.00	0.00	1.00	0.46	0.54	0.00	0.54	0.54	0.46	0.00			
Maintenance Facilities (Satellite)	1/25,000	0.04	0.14	5.00	0.00	5.00	1.38	3.62	0.00	3.62	1.61	3.39	0.00			
Multi-use / Loop Pathways (miles)	1 mile / 1,525	0.66	0.69	23.80	0.00	23.80	22.70	1.10	0.00	1.10	26.37	(2.57)	2.57	A		
Park / Open Space Acres	20.50 ac. / 1,000	20.50	22.32	772.60	193.00	965.60	709.69	62.91	0.00	255.91	824.51	(51.91)	51.91	A		
* Current Facilities Data. Only Inventory used to factor current level of service.														DEVELOPMENT PRIORITY:	Top RIF Priority	A
** Current Facilities Inventory found within the community provided by Schools.															High RIF Priority	B
															Low RIF Priority	C

* Current Facilities Data. Only Inventory used to factor current level of service.

** Current Facilities Inventory found within the community provided by Schools.

DEVELOPMENT PRIORITY:

Top RIF Priority A
High RIF Priority B
Low RIF Priority C

Table 7 – Facilities Inventory and Needs

The Advisory Committee reviewed and established new standards, or Community Level of Service, to reflect the desired needs of the various recreational infrastructure components. These standards are based on current assumptions of the needs of the community so they need to be reviewed annually by the Park Board. Current facilities not part of the Park System but found within the community zone were also noted. Many of these non-

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park system components serve a need in the level of service. Therefore, the standards used reflect the impact of all recreation infrastructure components to the level of service found within the community. Again, only the inventory of the Park System was used in determining the current deficiencies and future needs reflected in the Recreation Impact Fee analysis.

As was suggested with the park land inventory, it is again recommended that the City, the School Board and other recreation providers give consideration in the establishment of formal Memoranda of Understanding for shared uses of sites and facilities for each entity's programming and public use. This will have a significant impact on the community levels of service for the Valparaiso's community.

For the purposes of this study analysis the current and future needs and their related costs were leveraged using the prioritized recreation components.

Park Facilities – Community Level of Service [37-7-4-1318 (b)(3)]

Summary of Park Facilities Analysis

The number and types of recreational facilities needed currently and in the future were determined using the standards established earlier in the plan and applied to only those components found within the Park System. To overcome current deficiencies the City needs to add the recreation components listed under current deficiencies over the next ten-year period through funding outside of Recreation Impact Fees. (Note the recreation components have been arranged by priority.)

To meet the 2029 projected growth and factoring in that the current deficiencies will be met, the City will need to add to its Park System the recreation components listed under future needs over the next ten-year period, using RIF proceeds. (Note the components have been listed in priority groupings in **Table 8.**)

Current Deficiencies and Future Needs

Table 8 – Current Deficiencies and Future Needs

Current Deficiencies and Future Needs			
Current Deficiencies (2020)		Future Needs (2029)	
"A" Priorities	Number	"A" Priorities	Number
Multi Purpose Fields (Field Turf)	4.33	Multi Purpose Fields (Field Turf)	0.70
Skate/Bike Park	0.87	Skate/Bike Park	0.14
Park Shelters	3.08	Park Shelters	3.73
Park Restrooms	0.31	Park Restrooms	2.80
Playgrounds	0.85	Playgrounds	2.24
Multi-use / Loop Pathways (miles)	0.00	Multi-use / Loop Pathways (miles)	2.57
Park / Open Space Acres	0.00	Park / Open Space Acres	51.91
Remaining Priorities	Number	Remaining Priorities	Number
Baseball Diamonds (Grass Turf)	1.92	Baseball Diamonds (Grass Turf)	1.12
Baseball Diamonds (Field Turf)	4.77	Baseball Diamonds (Field Turf)	0.93
Softball Diamonds	0.00	Softball Diamonds	0.00
Multi Purpose Fields (Grass Turf)	0.00	Multi Purpose Fields (Grass Turf)	0.00
Soccer Fields	0.65	Soccer Fields	1.40
Tennis Courts	2.92	Tennis Courts	1.12
Running / Walking Track (Comm)	1.73	Running / Walking Track (Comm)	0.28
Basketball Courts (outdoors)	4.15	Basketball Courts (outdoors)	1.40
Volleyball Courts (outdoors)	10.54	Volleyball Courts (outdoors)	1.87
Climbing / Challenge Elements	1.73	Climbing / Challenge Elements	0.28
Adventure Course	1.73	Adventure Course	0.28
Game Court	0.00	Game Court	0.00
Fitness Courts	0.00	Fitness Courts	0.00
Concessions	0.00	Concessions	0.00
Education Experience	0.00	Education Experience	0.00
Community Garden	0.00	Community Garden	0.00
Garden Display	0.00	Garden Display	0.00
Nature Center Components	0.69	Nature Center Components	0.11
Nature Area	0.00	Nature Area	0.00
Outdoor Entertain.Venue (amphitheatre)	0.00	Outdoor Entertain.Venue (amphitheatre)	0.00
Events Lawn	0.15	Events Lawn	0.19
Community Centers (Community)	0.73	Community Centers (Community)	0.28
Skating Rinks (hockey) Regional	0.35	Skating Rinks (hockey) Regional	0.06
Skating Area (non-hockey)	0.00	Skating Area (non-hockey)	0.00
Aquatic Facilities (Outdoors)	1.38	Aquatic Facilities (Outdoors)	0.22
Aquatic Facilities (Indoors)	1.15	Aquatic Facilities (Indoors)	0.19
Sprayground / SplashPad	0.00	Sprayground / SplashPad	0.00
Water Access, Developed	0.00	Water Access, Developed	0.00
Winter Sports	0.00	Winter Sports	0.00
Golf Course 18-hole	0.00	Golf Course 18-hole	0.00
Disc Golf Course - 18 hole	0.38	Disc Golf Course - 18 hole	0.22
Driving Range	0.00	Driving Range	0.00
Dog Park Area	0.00	Dog Park Area	0.00
Maintenance Facilities (Hub)	0.00	Maintenance Facilities (Hub)	0.00
Maintenance Facilities (Satellite)	0.00	Maintenance Facilities (Satellite)	0.22

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Acreage Needed for New Facilities – Community Level of Service

The new recreation components that will fill both the current deficiencies and future needs will require land area for their development. Keep in mind that the new components can be sited within existing park land as well as in new park land. The following table (**Table 9**) indicates the approximate acreage required for each of the deficient recreation components in one Impact Zone. In addition, the prioritized groupings of the recreation components have been summarized at the bottom of the table.

When applying the size needs for all of the recreation components the current deficiencies will require approximately 83.73 acres (11.72 acres of "A" Priorities not including the land component). The future needs for all of the recreation components will require approximately 38.39 acres (not including the future need of 51.91 acres) with 16.01 acres of "A" Priorities. (Note: the purpose of this table is to illustrate the amount of land space required to accommodate the recreation facility. Thus, the reason for not including the land component in the totals).

Acreage Needs for Recreation Components – One Impact Zone Area

Recreation Components	Approximate Acres Required for Facility	Acres with a 15% Contingency Added	2020 Facility Needs	2020 Acres Needed	2029 Facility Needs	2029 Acres Needs of Future Populations	Priorities (Per Dept.)
A	B	C	D	E	F	G	H
Baseball Diamonds (Grass Turf)	3.75	4.31	1.92	8.30	1.12	4.83	
Baseball Diamonds (Field Turf)	3.23	3.71	4.77	17.72	0.93	3.47	
Softball Diamonds	2.25	2.59	0.00	0.00	0.00	0.00	
Multi Purpose Fields (Grass Turf)	2.07	2.38	0.00	0.00	0.00	0.00	
Multi Purpose Fields (Field Turf)	2.07	2.38	4.33	10.30	0.70	1.67	A
Soccer Fields	2.07	2.38	0.65	1.56	1.40	3.33	
Tennis Courts	0.70	0.81	2.92	2.35	1.12	0.90	
Running / Walking Track (Comm)	2.07	2.38	1.73	4.12	0.28	0.67	
Basketball Courts (outdoors)	0.15	0.17	4.15	0.72	1.40	0.24	
Volleyball Courts (outdoors)	0.15	0.17	10.54	1.82	1.87	0.32	
Skate/Bike Park	0.35	0.40	0.87	0.35	0.14	0.06	A
Climbing / Challenge Elements	0.10	0.12	1.73	0.20	0.28	0.03	
Adventure Course	0.15	0.17	1.73	0.30	0.28	0.05	
Game Court	0.15	0.17	0.00	0.00	0.00	0.00	
Fitness Courts	0.15	0.17	0.00	0.00	0.00	0.00	
Concessions	0.15	0.17	0.00	0.00	0.00	0.00	
Park Shelters	0.15	0.17	3.08	0.53	3.73	0.64	A
Park Restrooms	0.15	0.17	0.31	0.05	2.80	0.48	A
Education Experience	1.50	1.73	0.00	0.00	0.00	0.00	
Community Garden	0.50	0.58	0.00	0.00	0.00	0.00	
Garden Display	0.50	0.58	0.00	0.00	0.00	0.00	
Nature Center Components	1.50	1.73	0.69	1.19	0.11	0.19	
Nature Area	1.50	1.73	0.00	0.00	0.00	0.00	
Outdoor Entertain.Venue (amphitheatre)	3.00	3.45	0.00	0.00	0.00	0.00	
Events Lawn	4.00	4.60	0.15	0.71	0.19	0.86	
Community Centers (Community)	1.50	1.73	0.73	1.26	0.28	0.48	
Playgrounds	0.50	0.58	0.85	0.49	2.24	1.29	A
Skating Rinks (hockey) Regional	2.00	2.30	0.35	0.80	0.06	0.13	
Skating Area (non-hockey)	0.26	0.30	0.00	0.00	0.00	0.00	
Aquatic Facilities (Outdoors)	15.00	17.25	1.38	23.89	0.22	3.86	
Aquatic Facilities (Indoors)	2.00	2.30	1.15	2.65	0.19	0.43	
Sprayground / SplashPad	0.50	0.58	0.00	0.00	0.00	0.00	
Water Access, Developed	3.00	3.45	0.00	0.00	0.00	0.00	
Winter Sports	2.00	2.30	0.00	0.00	0.00	0.00	
Golf Course 18-hole	135.00	155.25	0.00	0.00	0.00	0.00	
Disc Golf Course - 18 hole	10.00	11.50	0.38	4.42	0.22	2.58	
Driving Range	30.00	34.50	0.00	0.00	0.00	0.00	
Dog Park Area	5.00	5.75	0.00	0.00	0.00	0.00	
Maintenance Facilities (Hub)	2.00	2.30	0.00	0.00	0.00	0.00	
Maintenance Facilities (Satellite)	1.00	1.15	0.00	0.00	0.00	0.00	
Multi-use / Loop Pathways (miles)	4.01	4.61	0.00	0.00	2.57	11.87	A
Park / Open Space Acres	0.00	0.00	0.00	0.00	51.91	0.00	A
Total Park Acres Needed to Accommodate ALL of the Recreation Components				83.73		38.39	122.11
Total Acres Needed to Accommodate "A" Priority Components (not including new park acres)				11.72		16.01	27.73

Table 9 – Acreage Needs for Recreation Components

Community Level of Service Needs and Cost Estimates

The cost estimates of the recreational amenities required to overcome both the current deficiencies and future needs were estimated by establishing facility costs for each of the recreation components. The information in **Table 10** illustrates the estimated costs required for both the current deficiencies and future needs. Note, the yellow shaded lines are the recommended "A" priorities to be applied to the recreation impact fee calculations. Again, remember that current deficiencies cannot use Recreation Impact Fee resources, whereas *future needs* can use Impact Fees resources.

Facility Needs – Costs for One Impact Zone

FACILITY NEEDS – COSTS

8-Jun-20

One Zone – City Wide Analysis (All Facilities)							
			34,619	= Estimated 2020 Pop.	40,220	= Projected 2029 Pop.	
Facility	Facilities Current	Facility Costs (assuming no land costs)	Needed Components to Remove Current Deficiency	Costs Needed to Remove Current Deficiency	Needed Components to Remove 2029 Deficiency	Costs Needed to Remove 2029 Deficiency	Priorities (Per Dept.)
Baseball Diamonds (Grass Turf)	5.00	\$ 110,000	1.92	\$ 211,618	1.12	\$ 123,225	
Baseball Diamonds (Field Turf)	1.00	\$ 350,000	4.77	\$ 1,669,442	0.93	\$ 326,734	
Softball Diamonds	11.00	\$ 75,000	0.00	\$ -	0.00	\$ -	
Multi Purpose Fields (Grass Turf)	18.00	\$ 100,000	0.00	\$ -	0.00	\$ -	
Multi Purpose Fields (Field Turf)	0.00	\$ 500,000	4.33	\$ 2,163,688	0.70	\$ 350,072	A
Soccer Fields	8.00	\$ 100,000	0.65	\$ 65,475	1.40	\$ 140,029	
Tennis Courts	4.00	\$ 45,000	2.92	\$ 131,571	1.12	\$ 50,410	
Running / Walking Track (Comm)	0.00	\$ 650,000	1.73	\$ 1,125,118	0.28	\$ 182,037	
Basketball Courts (outdoors)	4.50	\$ 45,000	4.15	\$ 186,964	1.40	\$ 63,013	
Volleyball Courts (outdoors)	1.00	\$ 8,000	10.54	\$ 84,317	1.87	\$ 14,936	
Skate/Bike Park	0.00	\$ 500,000	0.87	\$ 432,738	0.14	\$ 70,014	A
Climbing / Challenge Elements	0.00	\$ 40,000	1.73	\$ 69,238	0.28	\$ 11,202	
Adventure Course	0.00	\$ 200,000	1.73	\$ 346,190	0.28	\$ 56,012	
Game Court	0.00	Not Defined	0.00		0.00		
Fitness Courts	1.00	Not Defined	0.00		0.00		
Concessions	2.00	Not Defined	0.00		0.00		
Park Shelters	20.00	\$ 100,000	3.08	\$ 307,933	3.73	\$ 373,410	A
Park Restrooms	17.00	\$ 250,000	0.31	\$ 77,375	2.80	\$ 700,144	A
Education Experience	1.00	Not Defined	0.00		0.00		
Community Garden	1.00	Not Defined	0.00		0.00		
Garden Display	1.00	Not Defined	0.00		0.00		
Nature Center Components	0.00	\$ 150,000	0.69	\$ 103,857	0.11	\$ 16,803	
Nature Area	8.00	\$ 100,000	0.00	\$ -	0.00	\$ -	
Outdoor Entertain.Venue (amphitheatre)	2.00	\$ 750,000	0.00	\$ -	0.00	\$ -	
Events Lawn	1.00	\$ 175,000	0.15	\$ 26,944	0.19	\$ 32,673	
Community Centers (Community)	1.00	\$ 3,000,000	0.73	\$ 2,192,850	0.28	\$ 840,173	
Playgrounds	13.00	\$ 150,000	0.85	\$ 127,140	2.24	\$ 336,069	A
Skating Rinks (hockey) Regional	0.00	\$ 2,500,000	0.35	\$ 865,475	0.06	\$ 140,029	
Skating Area (non-hockey)	1.00	\$ 500,000	0.00	\$ -	0.00	\$ -	
Aquatic Facilities (Outdoors)	0.00	\$ 5,000,000	1.38	\$ 6,923,800	0.22	\$ 1,120,230	
Aquatic Facilities (Indoors)	0.00	\$ 7,500,000	1.15	\$ 8,654,750	0.19	\$ 1,400,288	
Sprayground / SplashPad	1.00	\$ 250,000	0.00	\$ -	0.00	\$ -	
Water Access, Developed	6.00	Not Defined	0.00		0.00		
Winter Sports	1.00	Not Defined	0.00		0.00		
Golf Course 18-hole	2.00	\$ 5,000,000	0.00	\$ -	0.00	\$ -	
Disc Golf Course - 18 hole	1.00	\$ 35,000	0.38	\$ 13,467	0.22	\$ 7,842	
Driving Range	1.00	\$ 850,000	0.00	\$ -	0.00	\$ -	
Dog Park Area	1.00	\$ 500,000	0.00	\$ -	0.00	\$ -	
Maintenance Facilities (Hub)	1.00	\$ 750,000	0.00	\$ -	0.00	\$ -	
Maintenance Facilities (Satellite)	5.00	\$ 450,000	0.00	\$ -	0.00	\$ -	
Multi-use / Loop Pathways (miles)	23.80	\$ 325,000	0.00	\$ -	2.57	\$ 836,508	A
Park / Open Space Acres	772.60	\$ 35,000	0.00	\$ -	51.91	\$ 1,816,958	A
TOTALS				\$ 25,779,948		\$ 9,008,812	
				Cost of Facilities Needed to Remove ALL Current Deficiency (2020):		\$ 25,779,948	
				Cost of Facilities Needed to Accommodate ALL Future Development (2029):		\$ 9,008,812	
				Total Facility Costs:		\$ 34,788,760	

Applied Summary:		Current	2029 Pop.
		Costs Needed to Remove Current Deficiency	Costs Needed to Remove 2029 Deficiency
"A" Priorities Components		\$ 3,108,873	\$ 4,483,175

Table 10 – Cost of Recreation Components to Overcome Current Deficiencies and Future Needs

Valparaiso Recreation Zone Improvement Plan Study

The component cost estimates were based on current construction estimates and those of actual projects. They are broad estimates at this point in time since there are many variables to consider. The current (2020) deficiencies (raising Current Level of Service to Community Level Service) for ALL recreation facilities total \$25,779,948 and if included in the RIF calculations would need to be completed within the next ten years (2029).

The component cost estimates for future (2029) needs, including ALL of the recreation components, total \$9,008,812. Costs for ALL current deficiencies AND future recreation facility needs total \$34,788,760. In the same manner the Prioritized Groupings were summarized at the bottom of the previous table. The current deficiencies (2020) for the "A" Priorities would be \$3,108,873. The "A" Priority components cost estimates for the future (2029) needs would be \$4,483,175.

Recreation Impact Fee Scenario

The Advisory Committee and the Consultant looked at various scenarios created by selection and combinations of components. **Table 11** lists each scenario and its current deficiency dollar amount and its future need dollar amount. The table then lists what the impact fee amount would be for each identified scenario. This calculation applies the total 10-year projected residential building permits (2,638 residential building permits) into the costs of the recreation components to determine a "gross" Recreation Impact Fee amount (without any applied deductions). The last two columns of **Table 11** show the ratio of the current deficiencies (what the City will be responsible for outside of RIF dollars) and the future needs (or available RIF dollars).

Recreation Impact Fee Scenario Analysis

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

Jun-20

Forecast 10-Year Residential Building Permits Total: 2,638

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (City Share)	Ratio (RIF Share)
Priority "A" Components Only	A	\$ 3,108,873	\$ 4,483,175	\$ 1,699	40.9%	59.1%
Remaining Components Only	B	\$ 22,671,075	\$ 4,525,637	\$ 1,715	83.4%	16.6%
		\$ 25,779,948	\$ 9,008,812			
Baseball Diamonds (Grass Turf)		\$ 211,618	\$ 123,225	\$ 47	63.2%	36.8%
Baseball Diamonds (Field Turf)		\$ 1,669,442	\$ 326,734	\$ 124	83.6%	16.4%
Softball Diamonds		\$ -	\$ -	\$ -		
Multi Purpose Fields (Grass Turf)		\$ -	\$ -	\$ -		
Multi Purpose Fields (Field Turf)	A	\$ 2,163,688	\$ 350,072	\$ 133	86.1%	13.9%
Soccer Fields		\$ 65,475	\$ 140,029	\$ 53	31.9%	68.1%
Tennis Courts		\$ 131,571	\$ 50,410	\$ 19	72.3%	27.7%
Running / Walking Track (Comm)		\$ 1,125,118	\$ 182,037	\$ 69	86.1%	13.9%
Basketball Courts (outdoors)		\$ 186,964	\$ 63,013	\$ 24	74.8%	25.2%
Volleyball Courts (outdoors)		\$ 84,317	\$ 14,936	\$ 6	85.0%	15.0%
Skate/Bike Park	A	\$ 432,738	\$ 70,014	\$ 27	86.1%	13.9%
Climbing / Challenge Elements		\$ 69,238	\$ 11,202	\$ 4	86.1%	13.9%
Adventure Course		\$ 346,190	\$ 56,012	\$ 21	86.1%	13.9%
Game Court		\$ -	\$ -	\$ -		
Fitness Courts		\$ -	\$ -	\$ -		
Concessions		\$ -	\$ -	\$ -		
Park Shelters	A	\$ 307,933	\$ 373,410	\$ 142	45.2%	54.8%
Park Restrooms	A	\$ 77,375	\$ 700,144	\$ 265	10.0%	90.0%
Education Experience		\$ -	\$ -	\$ -		
Community Garden		\$ -	\$ -	\$ -		
Garden Display		\$ -	\$ -	\$ -		
Nature Center Components		\$ 103,857	\$ 16,803	\$ 6	86.1%	13.9%
Nature Area		\$ -	\$ -	\$ -		
Outdoor Entertain.Venue (amphitheatre)		\$ -	\$ -	\$ -		
Events Lawn		\$ 26,944	\$ 32,673	\$ 12	45.2%	54.8%
Community Centers (Community)		\$ 2,192,850	\$ 840,173	\$ 318	72.3%	27.7%
Playgrounds	A	\$ 127,140	\$ 336,069	\$ 127	27.4%	72.6%
Skating Rinks (hockey) Regional		\$ 865,475	\$ 140,029	\$ 53	86.1%	13.9%
Skating Area (non-hockey)		\$ -	\$ -	\$ -		
Aquatic Facilities (Outdoors)		\$ 6,923,800	\$ 1,120,230	\$ 425	86.1%	13.9%
Aquatic Facilities (Indoors)		\$ 8,654,750	\$ 1,400,288	\$ 531	86.1%	13.9%
Sprayground / SplashPad		\$ -	\$ -	\$ -		
Water Access, Developed		\$ -	\$ -	\$ -		
Winter Sports		\$ -	\$ -	\$ -		
Golf Course 18-hole		\$ -	\$ -	\$ -		
Disc Golf Course - 18 hole		\$ 13,467	\$ 7,842	\$ 3	63.2%	36.8%
Driving Range		\$ -	\$ -	\$ -		
Dog Park Area		\$ -	\$ -	\$ -		
Maintenance Facilities (Hub)		\$ -	\$ -	\$ -		
Maintenance Facilities (Satellite)		\$ -	\$ -	\$ -		
Multi-use / Loop Pathways (miles)	A	\$ -	\$ 836,508	\$ 317	0.0%	100.0%
Park / Open Space Acres	A	\$ -	\$ 1,816,958	\$ 689	0.0%	100.0%

Table 11 –
Recreation
Impact Fee
Scenarios

Valparaiso Recreation Zone Improvement Plan Study

Table 12 provides a summary of the Applied Recreation Components ("A" Priorities) that will be applied in the Recreation Impact Fee calculations.

Recreation Impact Fee Scenario Summary of "A" Priorities Only

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

8-Jun-20

Current Ordinance RIF: \$ 1,288

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount (Gross) *	Ratio (City Share)	Ratio (RIF Share)
Multi Purpose Fields (Field Turf)	A	\$ 2,163,688	\$ 350,072	\$ 133	86.1%	13.9%
Skate/Bike Park	A	\$ 432,738	\$ 70,014	\$ 27	86.1%	13.9%
Park Shelters	A	\$ 307,933	\$ 373,410	\$ 142	45.2%	54.8%
Park Restrooms	A	\$ 77,375	\$ 700,144	\$ 265	10.0%	90.0%
Playgrounds	A	\$ 127,140	\$ 336,069	\$ 127	27.4%	72.6%
Multi-use / Loop Pathways (miles)	A	\$ -	\$ 836,508	\$ 317	0.0%	100.0%
Park / Open Space Acres	A	\$ -	\$ 1,816,958	\$ 689	0.0%	100.0%
Priority "A" Components		\$ 3,108,873	\$ 4,483,175	\$ 1,699	40.9%	59.1%

* The above Gross RIF is before discounting of deficiency calculations

Table 12 – Recreation Impact Fee Scenario Summary of "A" Priorities

Recommended Recreation Impact Fee

Funding for Current Deficiencies Based on Community Level of Service

[IC 36-7-4-1318(c)(3)]

Again, Recreation Impact Fees cannot be used to cover the costs of identified current deficiencies. The noted current deficient recreation components have been listed in **Table 13** along with each project's funding sources and projected cost budget.

The City of Valparaiso has had an active Recreation Impact Fee Ordinance in place since 2006 with related ordinances being updated every four to five years. Each Recreation Impact Fee study and ordinance carries similar, but not always the same, list of recreation infrastructure components used in recreation impact fee calculations. **Appendix F** documents the annual amount of Recreation Impact Fee collections and disbursements since 2006. Currently there is a Recreation Impact Fee balance of just over \$200,000 dollars (*Refer to Appendix F*). Each Recreation Impact Fee update study projects current deficiencies and future needs based on a ten-year schedule, but the Recreation Impact Fee update always occurs during the fourth and fifth year of the ten-year plan. Due to the variety of park development schedules the implementation of the fees collected were not always applied within the ordinance time period. This, over the years, has resulted in the current balance of funds in the Recreation Impact Fee account. The Consultant reviewed the Recreation Impact Fee fund reserve with the City to determine how best to use this balance towards the recreation infrastructure needs. It was felt that since the fund was collected on the various common recreation infrastructure components that were consistent in each Recreation Impact Fee update that portions of the funds could be used as a funding resource for 2029 current deficiencies.

The current deficiencies of the selected "A" Priority components total \$3,108,873. The Consultant worked with the Park Administrative Staff and Advisory Committee regarding the various funding sources that could be used to fund the current deficiencies. It was determined that the City acknowledges current deficiencies and their related costs and strategically focus on the funding of the deficiencies over the next 10 years. **Table 13** outlines the funding sources and their applied distribution. The funding sources and their related percentage of distribution include: Park Capital Improvement Budget (12.87%), City Tax Increment Fund (TIF) (16.08%), City Cumulative Capital Funds (16.08%), Donations (19.30%) and Other (19.59%). Additional funding sources are not anticipated at this time.

Valparaiso Recreation Zone Improvement Plan Study

City of Valparaiso – Park and Recreation Department
Forecast Funding for Current Recreation Component Deficiencies

11-Jun-20

Prepared by: Valparaiso Parks and Recreation and Lehman & Lehman, Inc.

Project Description	Quantities	Project Amount	Funding Source(s)								TOTALS	Years of Implementation
	Needs	Costs	Grants	Park Capital Improvement Budget	City Tax Increment Fund (TIF)	City Cumulative Capital Funds	Bonds	Donations	Other			
Multi Purpose Fields (Field Turf)	4.33	\$ 2,163,688	\$ -	\$ 100,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 250,000	\$ 313,688	\$ 2,163,688		2021, 2022
Skate/Bike Park	0.87	\$ 432,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 82,738	\$ 432,738		2022
Park Shelters	3.08	\$ 307,933	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 157,933	\$ 307,933		2022
Park Restrooms	0.31	\$ 77,375	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 27,375	\$ 77,375		2022
Playgrounds	0.85	\$ 127,140	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 27,140	\$ 127,140		2021
Multi-use / Loop Pathways (miles)	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Park / Open Space Acres	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ 3,108,873	\$ -	\$ 400,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 600,000	\$ 608,873	\$ 3,108,873		
10 Year Total =		\$ -	\$ -	\$ 400,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 600,000	\$ 608,873	\$ 3,108,873		
10 Year Annual Average =		\$ -	\$ -	\$ 40,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 60,000	\$ 60,887	\$ 310,887		
Funding Sources Percentages =			0.00%	12.87%	16.08%	16.08%	16.08%	19.30%	19.59%	100.00%		

Table 13 – Funding Sources for Current Deficiencies

Analysis of Non-Local Revenue and Impact Deductions

Following IC 36-7-4-1321 the Recreation Impact Fee Formula is as follows:

Recreation Impact Fee =

Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr. Residential Building Permits

- **Impact Costs** = Cost estimate [made at time of study] needed to fund projected future infrastructure needs of the next 10-year period
- **Non-Local Revenue** = Reasonable estimate [made at time of study] of revenues that will be received from any source other than a governmental source that will be used in the Impact Zone
- **Impact Deduction** = Reasonable estimate [made at time of study] of revenues from taxes levied and charges & fees that will be paid during the 10-year period after assessment of the impact fee to defray the capital costs of providing infrastructure in the Impact Zone
- **10-Year Building Permits** = Forecast of residential building permits projected in the next ten year period

Non-Local Revenue Deductions

It was determined in the analysis and work with the City there would be “Non-Local Revenues” (donations) anticipated to be used to cover the current deficiencies. As noted in **Table 13** it is anticipated that there would be approximately \$600,000 in donations towards current deficiencies.

Impact Deductions

Recreation Impact Fees cannot be used to fund current deficiencies. From **Table 13**, seven funding sources are noted for the current deficiencies. Those funding sources include Grants, TIF, Donations and Other. These funding sources have limited roots to property taxes and other residential sources. However, the remaining funding sources (Park Capital Improvement Budget, City Cumulative Capital Funds, and Bonds) are funding sources that come from property taxes and other residential sources. **Table 13** outlines the disbursements of the funds on an annual basis as defined by the implementation year noted in **Table 14**.

Valparaiso Recreation Zone Improvement Plan Study

City of Valparaiso – Park and Recreation Department

11-Jun-20

Forecast Annual Funding for Current Recreation Component Deficiencies

Prepared by: Valparaiso Parks and Recreation and Lehman & Lehman, Inc.

RIF YEARS	A	B	C	D	E	F	G	H	I
	Grants	Park Capital Improvement Budget	City Tax Increment Fund (TIF)	City Cumulative Capital Funds	Bonds	Donations (Non-Local Revenues)	Other	TOTALS	FUND TOTALS (B, D, E)
2020								\$ -	
2021		\$ 150,000	\$ 250,000	\$ 250,000	\$ 55,556	\$ 125,000	\$ 183,984	\$ 1,014,539	\$ 455,556
2022		\$ 250,000	\$ 250,000	\$ 250,000	\$ 55,556	\$ 475,000	\$ 424,890	\$ 1,705,445	\$ 555,556
2023					\$ 55,556			\$ 55,556	\$ 55,556
2024					\$ 55,556			\$ 55,556	\$ 55,556
2025					\$ 55,556			\$ 55,556	\$ 55,556
2026					\$ 55,556			\$ 55,556	\$ 55,556
2027					\$ 55,556			\$ 55,556	\$ 55,556
2028					\$ 55,556			\$ 55,556	\$ 55,556
2029					\$ 55,556			\$ 55,556	\$ 55,556
2020-2029 TOTALS	\$ -	\$ 400,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 600,000	\$ 608,873	\$ 3,108,873	\$ 1,400,000

Table 14 – Forecast Annual Funding for Current Deficiencies

The impact of these funding sources will be based on the number of households within the City. The following **Table 15** establishes the cumulative households (column A) of the city over the next 10 years with the projected growth of households each year as noted in column B. The cumulative of the new household growth is noted in column C. The costs that affect residential property tax of the current deficiency for the next 10 years is noted in column D. The table indicates the calculated amounts of the funding of current deficiency per household (columns E, G, and H). The totals of those three columns are multiplied by the cumulative New Households (column D) to determine the impact deductions for each year of the 10-year RIF period as noted in column I. The total Impact Deduction amount is determined to be \$63,393.

City of Valparaiso – Park and Recreation Department

11-Jun-20

Impact Deduction Calculations

Prepared by: Valparaiso Parks and Recreation and Lehman & Lehman, Inc.

RIF Years	A	B	C	D	E	F	G	H	I
	Cumulative Households	New Households (Annual)	New Households (Cumulative)	Costs to Remove Current Deficiency	Cost / Household for Park Cap. Imp. Budget	Cost / Household for City TIF	Cost / Household City Cumulative Capital Funds	Impact Deductions (Cum. From Bond Issue New Households)	Totals of Impact Deductions for the New Households
2019	14,999								
2020	15,318	160	160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	15,510	191	351	\$ 455,556	\$ 9.67	\$ -	\$ -	\$ 3.58	\$ 4,655
2022	15,742	233	584	\$ 555,556	\$ 15.88	\$ -	\$ 15.88	\$ 3.53	\$ 20,605
2023	15,978	236	820	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.48	\$ 2,851
2024	16,226	248	1,068	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.42	\$ 3,655
2025	16,494	268	1,335	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.37	\$ 4,498
2026	16,782	289	1,624	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.31	\$ 5,376
2027	17,093	310	1,935	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.25	\$ 6,288
2028	17,426	333	2,268	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.19	\$ 7,230
2029	17,797	370	2,638	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.12	\$ 8,235
TOTALS		2,638		\$ 1,400,000					\$ 63,393

NOTES: Cumulative households over 10 year period Projected new households over 10 year period Cumulative Totals of New Household Growth over 10-Yr. Period Budgeted portion from the implementation schedule Cost Per household to remove existing def. Using Park Cap. Imp. Budget There is not Residential Impact in the generation of City TIF Cost Per household to remove existing def. Using City Cum. Capital Funds Cost Per household to remove existing def. Bond Issue Funding Costs applied to new households for current deficiencies [E + G + H times C]

Total Impact Deduction for Columns E, G, H times cumulative number of New Households: \$ 63,393

Table 15 – Impact Deduction Calculations

Valparaiso Recreation Zone Improvement Plan Study

Following IC 36-7-4-1321 the Recreation Impact Fee Formula is as follows:

Recreation Impact Fee =

$$(Impact\ Costs) - (Non-Local\ Revenues) - (Impact\ Deductions) / (10-Yr.\ Bldg.\ Permits)$$

Table 16 shows the pre-adjustment quantities and their costs of the Future Needs components and the post-adjustment of the same after applying the non-local revenues and impact deductions. The total future need costs used in the RIF calculations was adjusted to be \$3,819,782.

City of Valparaiso – Park and Recreation Department Impact Fee Funding for 2029 Recreation Component Needs		
Project Description	Quantities	Project Amount
Multi Purpose Fields (Field Turf)	4.33	\$ 2,163,688
Skate/Bike Park	0.87	\$ 432,738
Park Shelters	3.08	\$ 307,933
Park Restrooms	0.31	\$ 77,375
Playgrounds	0.85	\$ 127,140
Multi-use / Loop Pathways (miles)	0.00	\$ -
Park / Open Space Acres	0.00	\$ -
Totals WITHOUT deductions applied:		\$ 3,108,873

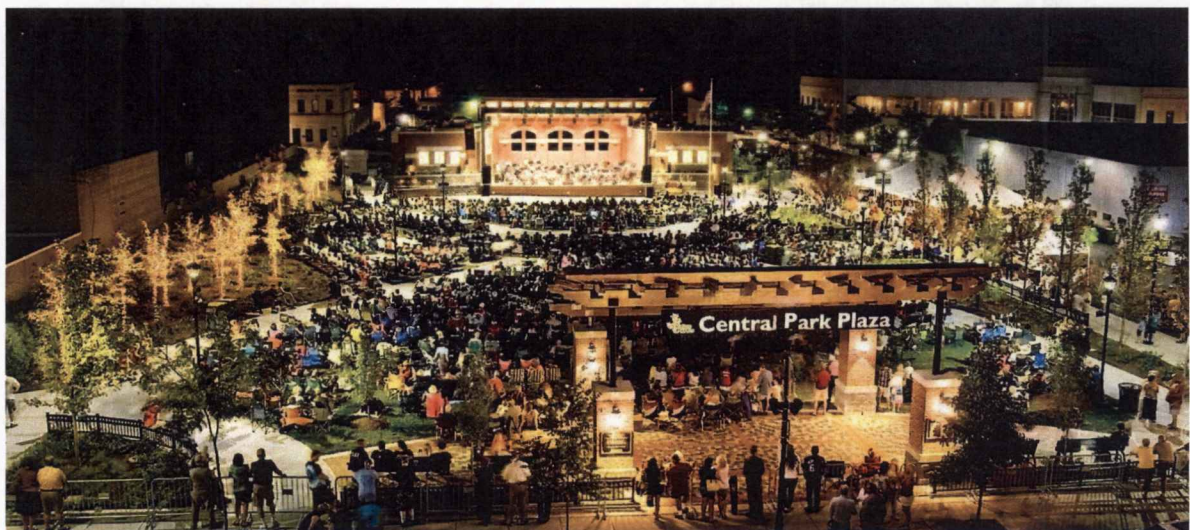
City of Valparaiso – Park and Recreation Department Impact Fee Funding for 2029 Recreation Component Needs		
Project Description	Quantities	Project Amount
Multi Purpose Fields (Field Turf)	0.60	\$ 298,270
Skate/Bike Park	0.12	\$ 59,654
Park Shelters	3.18	\$ 318,155
Park Restrooms	2.39	\$ 596,541
Playgrounds	1.91	\$ 286,340
Multi-use / Loop Pathways (miles)	2.19	\$ 712,726
Park / Open Space Acres	44.23	\$ 1,548,096
Totals WITH deductions applied:		\$ 3,819,782

Table 16 – Future Need Recreation Components and their Costs

As shown in **Table 16** the total estimated cost of improvements ("A" Priorities) needed to accommodate projected future growth is \$3,819,782 (adjusted Impact Costs which include the Impact Deductions of \$63,393 and Non-Local Revenues of \$600,000). Therefore, the Recreation Impact Fee is calculated as indicated in **Table 17**. Using this formula, the result is a recommended Impact Fee of **\$1,448**.

This recommended Recreation Impact Fee assumes that there will be a growth in housing permits at an average of 264 units per year over the next ten years (2020-2029). Future recreation facility needs will be funded using the suggested Recreation Impact Fee of \$1,448. There will be the need to perform an update to this recreation impact fee study by or before the years 2023-24.

As previous RIF Ordinances had established the Valparaiso Housing Equivalent adjustments (as illustrated at the bottom of **Table 17**. It was felt by the Advisory Committee to continue in the next Recreation Impact Fee Ordinance.



Valparaiso Recreation Zone Improvement Plan Study

IMPACT FEE CALCULATIONS

Recommended Recreation Impact Fee – City of Valparaiso

"A" Priorities Recreation Infrastructure Components

Costs Needed to Remove Current Deficiency =	\$	3,108,873
Average Projected Costs / Year (2020 to 2029) =	\$	310,887

As per IC 36-7-4-1321: The Impact Fee Formula is as follows:

Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr Building Permits = Impact Fee

	2029 Population
Projected 2029 Populations =	40,220
Number of Projected New Residential Building Permits in the next 10 years =	2,638
Impact Costs Needed to Meet Future (2029) Needs =	\$ 4,483,175
Less Anticipated Non-Local Revenues Available towards Future (2029) Needs =	\$ (600,000)
Less Anticipated Impact Deductions against Future (2029) Needs =	\$ (63,393)
Adjusted Future Needs Costs =	\$ 3,819,782
Projected Recreation Impact Fee = \$ 1,448	

Non-Local Revenue and Impact Deductions % of Adjusted Impact Costs = 14.80%

Valparaiso Housing Equivalents

Type of Unit	Equivalent %	Fee / Unit
Single – Family Dwelling Unit	100%	\$ 1,448
Duplex / Condominium / Townhome	85%	\$ 1,231
Apartment Unit	63%	\$ 912
Assisted Living Unit	50%	\$ 724

Table 17 – Recommended Recreation Impact Fee Calculations

Annual Inflationary Adjustments

In order to keep pace with the increase of construction costs several other communities have adopted their Recreation Impact Fee Ordinance with a stepped increase over the ten-year period. Other communities have adopted an annual inflationary adjustment. This will need to be determined if the City of Valparaiso desires to include annual adjustments to their new ordinance. The Advisory Committee did have a recommendation of having an annual adjustment of 2.50% (compounded annually) to the Recreation Impact Fee. **Table 18** and **Figure 8** illustrate the projected revenue for Recreation Impact Fees with and without the inflation factor applied.

Annual Revenue Forecasts

The collection of Recreation Impact Fee revenues cannot begin until six (6) months after the approval of the ordinance by the City. Assuming that the City Council will approval the RIF ordinance in August 2020 the six-month period will end in January 2021. Based on this there will not be any RIF collection (under this new Ordinance) during the remainder of 2020 and the first month of 2021. **Table 18** and **Figure 8** reflect this analysis.

Valparaiso Recreation Zone Improvement Plan Study

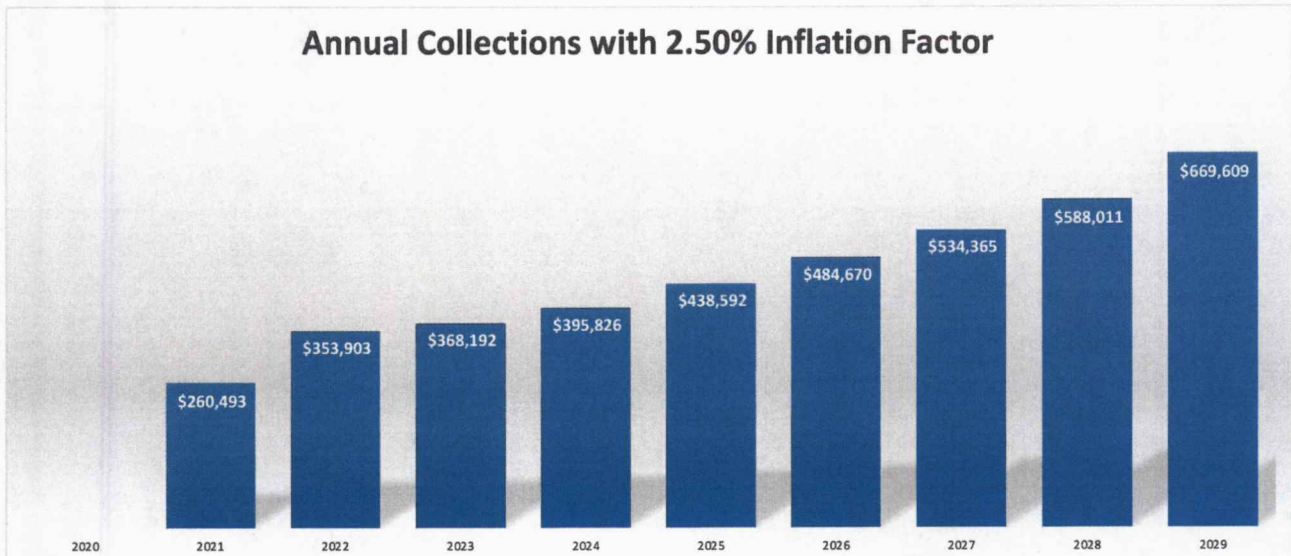


Figure 8 – Recreation Impact Fee Revenues Graph

Projected Future Annual Collections of Recreation Impact Fees

	2020 **	2021	2022	2023	2024	2025	2026	2027	2028	2029
Projected New Residential Building Permits:	160	191	233	236	248	268	289	310	333	370
Applied RIF: \$	1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448
Projected Recreation Impact Fee Collections: \$	-	\$ 254,139	\$ 336,850	\$ 341,903	\$ 358,599	\$ 387,651	\$ 417,929	\$ 449,542	\$ 482,608	\$ 536,175
Cumulative RIF Gained: \$	-	\$ 254,139	\$ 590,989	\$ 932,892	\$ 1,291,491	\$ 1,679,142	\$ 2,097,071	\$ 2,546,614	\$ 3,029,222	\$ 3,565,396
Applied RIF: \$	1,448	\$ 1,448	\$ 1,484	\$ 1,521	\$ 1,559	\$ 1,598	\$ 1,638	\$ 1,679	\$ 1,721	\$ 1,764
Projected RIF with 2.5% Inflation Factor: \$	-	\$ 260,493	\$ 353,903	\$ 368,192	\$ 395,826	\$ 438,592	\$ 484,670	\$ 534,365	\$ 588,011	\$ 669,609
Cumulative RIF Gained with Inflation: \$	-	\$ 260,493	\$ 614,396	\$ 982,587	\$ 1,378,414	\$ 1,817,005	\$ 2,301,675	\$ 2,836,040	\$ 3,424,051	\$ 4,093,660

**** NOTE:** The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table.
It is assumed that no recreation impact fees will be collected under the new ordinance in 2020 and first month of 2021. (assuming Ordinance approval in August 2020)

Table 18 – Recreation Impact Fee Revenue Calculations



Valparaiso Recreation Zone Improvement Plan Study

Donations or In Lieu Of Impact Fee Components

As is being experienced in other communities that have Recreation Impact Fee ordinances, residential developers sometimes prefer to have the option to develop noted recreation components themselves and receive credit against impact fee charges. It was felt that both the multi-use trails and the land/open space are components where credit against Recreation Impact Fees could be considered. The City will need to develop the policy for such credit considerations.

National Averages of Recreation Impact Fees

The firm of *Clancy Mullen, Duncan Associates* annually tracks Impact Fees throughout the country. Their 2015 *National Impact Fee Survey* results serve only as a reference to this study. The averages of the 2015 survey found the following:

- Average Recreation Impact Fees of 195 municipalities -----\$2,812

Indiana Recreation Impact Fees Status

Recreation Impact Fee Statistics – State of Indiana

Current known Recreation Impact Fees of the noted municipalities (with ordinance dates noted).

MUNICIPALITY	RECREATION IMPACT FEES
City of Carmel (ordinance 2019)	\$2,981
City of Crown Point (ordinance 2017)	\$1,159
City of Fishers (ordinance 2016)	\$1,667
City of Greenfield (ordinance 2019)	\$1,313
City of Greenwood (ordinance 2020)	\$1,590
City of Noblesville (ordinance 2019)	\$2,118
City of Portage (ordinance 2017)	\$1,159
City of Shelbyville (ordinance 2019)	\$1,005
City of Valparaiso (ordinance 2015)	\$1,288
City of Westfield (ordinance 2018)	\$1,440
Town of Avon (ordinance 2017)	\$1,095
Town of Bargersville (ordinance 2017)	\$748
Town of Brownsburg (ordinance 2018)	\$1,191
Town of Chesterton (ordiancne 2019)	\$994
Town of Cicero (ordinance 2017)	\$604
Town of Danville (ordinance 2016)	\$789
Town of Franklin (ordinance 2016)	\$367
Town of McCordsville (ordinance 2018)	\$832
Town of Plainfield (ordinance 2017)	\$1,289
Town of Schererville (ordinance 2018)	\$2,172
Town of St. Johns (ordinance 2018)	\$1,886
Town of Whitestown (ordinance 2016)	\$953
Town of Zionsville (ordinance 2011)	\$1,221

Average Recreation Impact Fees of the above noted communities = \$1,298

Valparaiso's 2020 RIF = \$1,448

Valparaiso Recreation Zone Improvement Plan Study

Implementation Schedule – For Raising Current Deficiencies to Community Level of Service [IC 36-7-4-1318(c)(1)(2)]

The following Table (**Table 19**) represents a tentative implementation schedule to meet the baseline of service for the identified current deficiencies. At the bottom of this table is a summary of all recreation components. Only the recreation components related and factored into the Recreation Impact Fee are summarized on an annual basis.

Current Deficiencies Implementation – Non-Recreation Impact Fees – Tentative Schedule													Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.
Recreation Component	Component Unit Cost	Current Deficiency	Component Costs	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Multi Purpose Fields (Field Turf)	\$ 500,000	4.33	\$ 2,163,688		\$ 1,081,844	\$ 1,081,844							
Skate/Bike Park	\$ 500,000	0.87	\$ 432,738			\$ 432,738							
Park Shelters	\$ 100,000	3.08	\$ 307,933			\$ 307,933							
Park Restrooms	\$ 250,000	0.31	\$ 77,375			\$ 77,375							
Playgrounds	\$ 150,000	0.85	\$ 127,140		\$ 127,140								
Multi-use / Loop Pathways (miles)	\$ 325,000	0.00	\$ -										
Park / Open Space Acres	\$ 35,000	0.00	\$ -										
Current Deficiency Total: \$ 3,108,873				\$ -	\$ 1,208,984	\$ 1,899,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
IMPLEMENTATION PER YEAR:													
			Multi Purpose Fields (Field Turf)		2.16	2.16							
			Skate/Bike Park			0.87							
			Park Shelters			3.08							
			Park Restrooms			0.31							
			Playgrounds		0.85								
			Multi-use / Loop Pathways (miles)										
			Park / Open Space Acres										

The following park sites / facilities are suggested to facilitate the deficient recreational components:

LOCATIONS OF COMPONENTS:	Multi Purpose Fields (Field Turf)	Various Park(s)	Various Park(s)										
	Skate/Bike Park		Various Park(s)										
	Park Shelters		Various Park(s)										
	Park Restrooms		Various Park(s)										
	Playgrounds		Various Park(s)										
	Multi-use / Loop Pathways (miles)												
	Park / Open Space Acres												

Table 19 – Implementation Schedule for Current Deficiencies

The Advisory Committee recommends that the 10-year implementation schedule begin in 2021. The implementation of the various recreation components will be throughout the 10-year period. The location of the components will be determined by the Park Department based on need.

Implementation Schedule – Future Anticipated Needs Based on Community Level of Service [IC 36-7-4-1318(b)(4)(5)]

The following Table (**Table 20**) represents a tentative implementation schedule to meet the baseline of service for the identified future needs. These needs are fundable via Recreation Impact Fees.

Future Needs Implementation – Recreation Impact Fees – Tentative Schedule													Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.
Recreation Component	Component Unit Cost	Future Need (Adjusted)	Component Costs	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Multi Purpose Fields (Field Turf)	\$ 500,000	0.60	\$ 298,270		\$ 149,135	\$ 149,135							
Skate/Bike Park	\$ 500,000	0.12	\$ 59,654			\$ 59,654							
Park Shelters	\$ 100,000	3.18	\$ 318,155			\$ 159,078	\$ 159,078						
Park Restrooms	\$ 250,000	2.39	\$ 596,541				\$ 198,847	\$ 198,847	\$ 198,847				
Playgrounds	\$ 150,000	1.91	\$ 286,340				\$ 143,170	\$ 143,170					
Multi-use / Loop Pathways (miles)	\$ 325,000	2.19	\$ 712,726							\$ 178,182	\$ 178,182	\$ 178,182	\$ 178,182
Park / Open Space Acres	\$ 35,000	44.23	\$ 1,548,096							\$ 387,024	\$ 387,024	\$ 387,024	\$ 387,024
Future Needs Total: \$ 3,819,782				\$ -	\$ 149,135	\$ 367,867	\$ 357,925	\$ 342,017	\$ 342,017	\$ 565,206	\$ 565,206	\$ 565,206	\$ 565,206
IMPLEMENTATION PER YEAR:													
			Multi Purpose Fields (Field Turf)		0.30	0.30							
			Skate/Bike Park			0.12							
			Park Shelters			1.59	1.59						
			Park Restrooms				0.80	0.80	0.80				
			Playgrounds					0.95	0.95				
			Multi-use / Loop Pathways (miles)							0.55	0.55	0.55	0.55
			Park / Open Space Acres							11.06	11.06	11.06	11.06

The following park sites / facilities are suggested to facilitate the future needed recreational components:

LOCATIONS OF COMPONENTS:	Multi Purpose Fields (Field Turf)	Various Park(s)	Various Park(s)										
	Skate/Bike Park		Various Park(s)										
	Park Shelters		Various Park(s)			Various Park(s)	Various Park(s)	Various Park(s)	Various Park(s)				
	Park Restrooms					Various Park(s)	Various Park(s)	Various Park(s)	Various Park(s)				
	Playgrounds												
	Multi-use / Loop Pathways (miles)									TBD	TBD	TBD	TBD
	Park / Open Space Acres									TBD	TBD	TBD	TBD

Table 20 – Implementation Schedule for Future Needs

Valparaiso Recreation Zone Improvement Plan Study

The Advisory Committee recommends that the implementation for future needs be done starting in 2021 and continuing through 2029. The implementation of the various recreation components is suggested over the 10-year period. The funding resource for these future need items will come from the collected Recreation Impact Fees. The implementation of the various infrastructure components will be based on the available funds from the collected recreation impact fees. The location of the various components will be determined by the Park Department based on need.



Valparaiso Recreation Zone Improvement Plan Study

Summary of Impact Fee Study

The following previously illustrated tables summarize the inventory, need analysis, and cost projections for this study.

Valparaiso Current and Projected Population

Persons per Household (est. 2014-18)=**2.26**

	1990	2000	2010	2019	2020	2021	2022
Total City of Valparaiso	24,414	27,428	31,733	33,897	34,619	35,052	35,578
Annual Growth Rate (Est.)					1.20%	1.25%	1.50%
Households (at 2.26 / house)			14,041	14,999	15,318	15,510	15,742
Total New Households					160	191	233
Growth Per Year (Persons)					361	433	526

	2023	2024	2025	2026	2027	2028	2029
Total City of Valparaiso	36,111	36,671	37,276	37,928	38,630	39,383	40,220
Annual Growth Rate (Est.)	1.50%	1.55%	1.65%	1.75%	1.85%	1.95%	2.13%
Households (at 2.26 / house)	15,978	16,226	16,494	16,782	17,093	17,426	17,797
Total New Households	236	248	268	289	310	333	370
Growth Per Year (Persons)	534	560	605	652	702	753	837

* 2020 Population is estimated by US Census (Quickfacts.census.gov) is 34,619

10 Year Average Growth Forecast: **1.63%**

Year	New Building Permits	New Pop.
2020	160	361
2021	191	433
2022	233	526
2023	236	534
2024	248	560
2025	268	605
2026	289	652
2027	310	702
2028	333	753
2029	370	837
Total:	2,638	5,962
Average:	264	596

LAND INVENTORY AND NEEDS

6-Jun-20

City Wide Analysis				Estimated 2020 and Projected Populations =			
				34,619		40,220	
A	B	C	D	E	F	G	H
Park Type (per 2017 MPU)	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000 (per 2017- MPU)	Current Acreage Stds./1,000	Current Acreage Needs	2020 Surplus or Deficiency	2029 Needed if current deficiency IS met
Neighborhood Park	1 to 5	3.10	2.00	0.09	69.24	(66.14)	(77.34)
Community Park	4 to 15	48.50	5.00	1.40	173.10	(124.60)	(152.60)
Regional Park	10 to 70	395.30	5.50	11.42	190.40	204.90	174.09
Special Park	0.5+	325.70	8.00	9.41	276.95	48.75	3.94
Total Surplus or Deficiency		772.60	20.50	22.32	709.69	62.91	(51.91)

Data updated from the Park and Recreation Master Plan.

Using the Current Land Inventory as the Standard for Park Land and Open Space the Acres Standard per 1,000 persons would be (includes current population) = **22.32**

Valpo. Acres Standard					2029 Pop.
Estimated 2020 Population =					40,220
I	J	K	L	M	N
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2020 Acreage Needs	2020 Surplus or Deficiency	2029 Needed if current deficiency IS met
Total Surplus or Deficiency	772.60	20.50	709.69	62.91	(51.91)

^-- In 2015 used a standard of 20 acres / 1,000 persons

Valparaíso Recreation Zone Improvement Plan Study

FACILITY INVENTORY AND NEEDS

08-Jun-20

City Wide – One Impact Zone Area		36,619 = Estimated 2020 Pop.										40,220 = Projected 2029 Pop.			Pricing (Per Park Dept.)
A	B	C	D	E	F	G	H	I	J	K	L	M	N		
Facility	Valparaiso Community Level of Service	Community Level of Service / 1,000 Pop.	Current Level of Service / 1,000 Pop.	Current Facilities in the Park Dept.*	Current Facilities within the Comm. **	Total Inventory of Facilities	Community Level of Service (2020 pop.)	2020 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2020 Surplus or Deficiency (CLS) Factor All Facilities	Community Level of Service 2029 Population	2029 Needed if current deficiency is met	2029 Needs (Community Level of Service)		
Baseball Diamonds (Grass Turf)	1/5,000	0.20	0.14	5.00	4.00	9.00	6.92	(1.92)	1.92	2.08	8.04	(1.12)	1.12		
Baseball Diamonds (Field Turf)	1/6,000	0.17	0.03	1.00	0.00	1.00	5.77	(4.77)	4.77	(4.77)	6.70	(0.63)	0.63		
Softball Diamonds	1/6,000	0.17	0.32	11.00	2.00	13.00	5.77	5.77	5.77	6.70	4.30	0.00	0.00		
Multi Purpose Fields (Grass Turf)	1/8,000	0.13	0.52	18.00	10.00	28.00	37.00	4.33	13.67	0.00	32.67	0.03	12.97		
Multi Purpose Fields (Field Turf)	1/8,000	0.13	0.00	0.00	0.00	0.00	4.33	(4.33)	4.33	(4.33)	5.03	(0.70)	0.70		
Soccer Fields	1/4,000	0.25	0.23	8.00	2.00	10.00	8.65	(0.65)	0.65	1.35	10.06	(1.40)	1.40		
Tennis Courts	1/5,000	0.20	0.12	4.00	22.00	26.00	6.92	(2.92)	2.92	19.08	8.04	(1.12)	1.12		
Running / Walking Track (Comm)	1/20,000	0.05	0.00	0.00	6.00	6.00	1.73	(1.73)	1.73	4.27	2.01	(0.28)	0.28		
Basketball Courts (outdoors)	1/4,000	0.25	0.03	4.00	13.50	17.50	8.65	(4.15)	4.15	18.05	10.06	(1.40)	1.40		
Volleyball Courts (outdoors)	1/8,000	0.13	0.03	1.00	0.00	1.00	11.54	(10.54)	10.54	(10.54)	13.41	(1.87)	1.87		
Skate/Bike Park	1/40,000	0.03	0.00	0.00	0.00	0.00	0.87	(0.87)	0.87	(0.87)	1.01	(0.14)	0.14		
Climbing / Challenge Elements	1/20,000	0.05	0.00	0.00	0.00	0.00	1.73	(1.73)	1.73	(1.73)	2.01	(0.28)	0.28		
Adventure Course	1/20,000	0.05	0.00	0.00	0.00	0.00	1.73	(1.73)	1.73	(1.73)	2.01	(0.28)	0.28		
Game Court	NOT DEFINED	0.33	0.00	0.00	4.00	4.00				4.69					
Fitness Courts	NOT DEFINED	0.06	0.03	1.00	0.00	1.00				1.00					
Concessions	NOT DEFINED	0.07	0.06	2.00	0.00	2.00				2.00					
Park Shelters	1/7,500	0.67	0.58	20.00	1.00	21.00	23.08	(3.08)	3.08	(2.08)	26.81	(3.73)	3.73		
Park Restrooms	3/2,000	0.50	0.49	17.00	0.00	17.00	17.31	(0.31)	0.31	(0.31)	20.11	(2.80)	2.80		
Education Experience	NOT DEFINED	0.03	0.03	1.00	0.00	1.00				1.00					
Community Garden	NOT DEFINED	0.03	0.03	1.00	0.00	1.00				1.00					
Govern. Display	NOT DEFINED	0.03	0.03	1.00	0.00	1.00				1.00					
Nature Center Components	1/50,000	0.02	0.00	0.00	1.00	1.00	0.69	(0.69)	0.69	0.31	0.80	(0.11)	0.11		
Nature Area	1/50,000	0.02	0.23	8.00	0.00	8.00	0.69	7.31	0.00	7.31	0.80	7.20	0.00		
Outdoor Entertainment/Venue (amphitheatre)	1/50,000	0.02	0.06	2.00	0.00	2.00	0.69	1.31	0.00	1.31	0.80	1.20	0.00		
Events Lawn	1/30,000	0.03	0.00	0.00	0.00	0.00	1.15	(1.15)	1.15	(0.15)	1.34	(0.10)	0.10		
Community Centers (Community)	1/20,000	0.05	0.00	1.00	2.00	3.00	0.73	(2.73)	2.73	0.27	2.01	(0.28)	0.28		
Playgrounds	1/2,500	4.00	4.38	13.00	8.00	21.00	11.85	(0.85)	0.85	7.15	16.09	(2.24)	2.24		
Slating Rinks (hockey) Regional	1/500,000	0.01	0.00	0.00	0.00	0.00	0.35	(0.35)	0.35	(0.35)	0.40	(0.06)	0.06		
Skating Area (non-hockey)	1/50,000	0.02	0.03	1.00	0.00	1.00	0.69	0.31	0.00	0.31	0.80	0.20	0.00		
Aquatic Facilities (Outdoors)	1/25,000	0.04	0.00	0.00	1.00	1.00	1.38	(1.38)	1.38	(0.38)	1.61	(0.22)	0.22		
Aquatic Facilities (Indoors)	1/30,000	0.04	0.00	0.00	3.00	3.00	1.15	(1.15)	1.15	1.85	1.34	(0.18)	0.18		
Sprayground / SplashPad	1/50,000	0.03	0.00	0.00	1.00	1.00	0.69	0.31	0.00	0.31	0.80	0.20	0.00		
Winter Access, developed	NOT DEFINED	0.02	0.17	6.00	0.00	6.00				6.00					
Winter Sports	NOT DEFINED	0.03	0.03	1.00	0.00	1.00				1.00					
Golf Course 18-hole	1/25,000	0.04	0.06	2.00	2.00	4.00	1.38	0.62	0.00	2.62	1.61	0.39	0.00		
Disc Golf Course- 18 hole	1/25,000	0.04	0.03	1.00	0.00	1.00	1.38	(0.38)	0.38	(0.38)	1.61	(0.22)	0.22		
Driving Range	1/50,000	0.02	0.03	1.00	0.00	1.00	0.69	0.31	0.00	0.31	0.80	0.20	0.00		
Dog Park Area	1/50,000	0.02	0.03	1.00	2.00	3.00	0.69	0.31	0.00	0.31	0.80	0.20	0.00		
Maintenance Facilities (Hub)	1/75,000	0.01	0.03	1.00	0.00	1.00	0.46	0.54	0.00	0.54	0.54	0.46	0.00		
Maintenance Facilities (Satellite)	1/25,000	0.04	0.14	5.00	0.00	5.00	1.38	3.62	0.00	3.62	1.61	3.39	0.00		
Multi-use / Loop Pathways (miles)	1 mile / 1,525	0.66	0.69	23.80	0.00	23.80	22.70	1.10	0.00	1.10	26.37	(2.57)	2.57		
Park / Open Space Acres	30.50 ac / 30	1.00	22.32	772.60	193.00	965.60	709.69	62.91	0.00	255.91	824.51	(51.91)	51.91		
* Current Facilities Data. Only Inventory used to factor current level of service.															
** Current Facilities Inventory found within the community provided by Schools.															
DEVELOPMENT PRIORITY:															
Top RIF Priority A															
High RIF Priority B															
Low RIF Priority C															

FACILITY NEEDS – COSTS

8-Jun-20

One Zone – City Wide Analysis (All Facilities)			34,619	= Estimated 2020 Pop.	40,220	= Projected 2029 Pop.	
Facility	Facilities Current	Facility Costs (assuming no land costs)	Needed Components to Remove Current Deficiency	Costs Needed to Remove Current Deficiency	Needed Components to Remove 2029 Deficiency	Costs Needed to Remove 2029 Deficiency	Priorities (Per Dept.)
Baseball Diamonds (Grass Turf)	5.00	\$ 110,000	1.92	\$ 211,618	1.12	\$ 123,225	
Baseball Diamonds (Field Turf)	1.00	\$ 350,000	4.77	\$ 1,669,442	0.93	\$ 326,734	
Softball Diamonds	11.00	\$ 75,000	0.00	\$ -	0.00	\$ -	
Multi Purpose Fields (Grass Turf)	18.00	\$ 100,000	0.00	\$ -	0.00	\$ -	
Multi Purpose Fields (Field Turf)	0.00	\$ 500,000	4.33	\$ 2,163,688	0.70	\$ 350,072	A
Soccer Fields	8.00	\$ 100,000	0.65	\$ 65,475	1.40	\$ 140,029	
Tennis Courts	4.00	\$ 45,000	2.92	\$ 131,571	1.12	\$ 50,410	
Running / Walking Track (Comm)	0.00	\$ 650,000	1.73	\$ 1,125,118	0.28	\$ 182,037	
Basketball Courts (outdoors)	4.50	\$ 45,000	4.15	\$ 186,964	1.40	\$ 63,013	
Volleyball Courts (outdoors)	1.00	\$ 8,000	10.54	\$ 84,317	1.87	\$ 14,936	
Skate/Bike Park	0.00	\$ 500,000	0.87	\$ 432,738	0.14	\$ 70,014	A
Climbing / Challenge Elements	0.00	\$ 40,000	1.73	\$ 69,238	0.28	\$ 11,202	
Adventure Course	0.00	\$ 200,000	1.73	\$ 346,190	0.28	\$ 56,012	
Game Court	0.00	Not Defined	0.00	\$ -	0.00	\$ -	
Fitness Courts	1.00	Not Defined	0.00	\$ -	0.00	\$ -	
Concessions	2.00	Not Defined	0.00	\$ -	0.00	\$ -	
Park Shelters	20.00	\$ 100,000	3.08	\$ 307,933	3.73	\$ 373,410	A
Park Restrooms	17.00	\$ 250,000	0.31	\$ 77,375	2.80	\$ 700,144	A
Education Experience	1.00	Not Defined	0.00	\$ -	0.00	\$ -	
Community Garden	1.00	Not Defined	0.00	\$ -	0.00	\$ -	
Garden Display	1.00	Not Defined	0.00	\$ -	0.00	\$ -	
Nature Center Components	0.00	\$ 150,000	0.69	\$ 103,857	0.11	\$ 16,803	
Nature Area	8.00	\$ 100,000	0.00	\$ -	0.00	\$ -	
Outdoor Entertain.Venue (amphitheatre)	2.00	\$ 750,000	0.00	\$ -	0.00	\$ -	
Events Lawn	1.00	\$ 175,000	0.15	\$ 26,944	0.19	\$ 32,673	
Community Centers (Community)	1.00	\$ 3,000,000	0.73	\$ 2,192,850	0.28	\$ 840,173	
Playgrounds	13.00	\$ 150,000	0.85	\$ 127,140	2.24	\$ 336,069	A
Skating Rinks (hockey) Regional	0.00	\$ 2,500,000	0.35	\$ 865,475	0.06	\$ 140,029	
Skating Area (non-hockey)	1.00	\$ 500,000	0.00	\$ -	0.00	\$ -	
Aquatic Facilities (Outdoors)	0.00	\$ 5,000,000	1.38	\$ 6,923,800	0.22	\$ 1,120,230	
Aquatic Facilities (Indoors)	0.00	\$ 7,500,000	1.15	\$ 8,654,750	0.19	\$ 1,400,288	
Sprayground / SplashPad	1.00	\$ 250,000	0.00	\$ -	0.00	\$ -	
Water Access, Developed	6.00	Not Defined	0.00	\$ -	0.00	\$ -	
Winter Sports	1.00	Not Defined	0.00	\$ -	0.00	\$ -	
Golf Course 18-hole	2.00	\$ 5,000,000	0.00	\$ -	0.00	\$ -	
Disc Golf Course - 18 hole	1.00	\$ 35,000	0.38	\$ 13,467	0.22	\$ 7,842	
Driving Range	1.00	\$ 850,000	0.00	\$ -	0.00	\$ -	
Dog Park Area	1.00	\$ 500,000	0.00	\$ -	0.00	\$ -	
Maintenance Facilities (Hub)	1.00	\$ 750,000	0.00	\$ -	0.00	\$ -	
Maintenance Facilities (Satellite)	5.00	\$ 450,000	0.00	\$ -	0.00	\$ -	
Multi-use / Loop Pathways (miles)	23.80	\$ 325,000	0.00	\$ -	2.57	\$ 836,508	A
Park / Open Space Acres	772.60	\$ 35,000	0.00	\$ -	51.91	\$ 1,816,958	A
		TOTALS	\$	25,779,948	\$	9,008,812	
		Cost of Facilities Needed to Remove All Current Deficiency (2020):					\$ 25,779,948
		Cost of Facilities Needed to Accommodate ALL Future Development (2029):					\$ 9,008,812
		Total Facility Costs:					\$ 34,788,760

Valparaiso Recreation Zone Improvement Plan Study

Recreation Impact Fee Scenario Summary of "A" Priorities Only

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

8-Jun-20

Current Ordinance RIF: \$ 1,288

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount (Gross) *	Ratio (City Share)	Ratio (RIF Share)
Multi Purpose Fields (Field Turf)	A	\$ 2,163,688	\$ 350,072	\$ 133	86.1%	13.9%
Skate/Bike Park	A	\$ 432,738	\$ 70,014	\$ 27	86.1%	13.9%
Park Shelters	A	\$ 307,933	\$ 373,410	\$ 142	45.2%	54.8%
Park Restrooms	A	\$ 77,375	\$ 700,144	\$ 265	10.0%	90.0%
Playgrounds	A	\$ 127,140	\$ 336,069	\$ 127	27.4%	72.6%
Multi-use / Loop Pathways (miles)	A	\$ -	\$ 836,508	\$ 317	0.0%	100.0%
Park / Open Space Acres	A	\$ -	\$ 1,816,958	\$ 689	0.0%	100.0%
Priority "A" Components		\$ 3,108,873	\$ 4,483,175	\$ 1,699	40.9%	59.1%

* The above Gross RIF is before discounting of deficiency calculations

IMPACT FEE CALCULATIONS

Recommended Recreation Impact Fee – City of Valparaiso

"A" Priorities Recreation Infrastructure Components

Costs Needed to Remove Current Deficiency =	\$ 3,108,873
Average Projected Costs / Year (2020 to 2029) =	\$ 310,887

As per IC 36-7-4-1321: The Impact Fee Formula is as follows:

Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr Building Permits = Impact Fee

	2029 Population
Projected 2029 Populations =	40,220
Number of Projected New Residential Building Permits in the next 10 years =	2,638
Impact Costs Needed to Meet Future (2029) Needs =	\$ 4,483,175
Less Anticipated Non-Local Revenues Available towards Future (2029) Needs =	\$ (600,000)
Less Anticipated Impact Deductions against Future (2029) Needs =	\$ (63,393)
Adjusted Future Needs Costs =	\$ 3,819,782

Projected Recreation Impact Fee =	\$ 1,448
--	-----------------

Non-Local Revenue and Impact Deductions % of Adjusted Impact Costs = 14.80%

Valparaiso Housing Equivalents

Type of Unit	Equivalent %	Fee / Unit
Single – Family Dwelling Unit	100%	\$ 1,448
Duplex / Condominium / Townhome	85%	\$ 1,231
Apartment Unit	63%	\$ 912
Assisted Living Unit	50%	\$ 724

Valparaiso Recreation Zone Improvement Plan Study

Current Deficiencies Implementation – Non-Recreation Impact Fees – Tentative Schedule

Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.

Recreation Component	Component Unit Cost	Current Deficiency	Component Costs	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Multi Purpose Fields (Field Turf)	\$ 500,000	4.33	\$ 2,163,688		\$ 1,081,844	\$ 1,081,844							
Skate/Bike Park	\$ 500,000	0.87	\$ 432,738			\$ 432,738							
Park Shelters	\$ 100,000	3.08	\$ 307,933			\$ 307,933							
Park Restrooms	\$ 250,000	0.31	\$ 77,375			\$ 77,375							
Playgrounds	\$ 150,000	0.85	\$ 127,140		\$ 127,140								
Multi-use / Loop Pathways (miles)	\$ 325,000	0.00	\$ -										
Park / Open Space Acres	\$ 35,000	0.00	\$ -										
Current Deficiency Total: \$ 3,108,873				\$ -	\$ 1,208,984	\$ 1,899,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
IMPLEMENTATION PER YEAR:													
Multi Purpose Fields (Field Turf)					2.16	2.16							
Skate/Bike Park						0.87							
Park Shelters						3.08							
Park Restrooms						0.31							
Playgrounds					0.85								
Multi-use / Loop Pathways (miles)													
Park / Open Space Acres													

The following park sites / facilities are suggested to facilitate the deficient recreational components:

LOCATIONS OF COMPONENTS:	Multi Purpose Fields (Field Turf)	Various Park(s)	Various Park(s)										
	Skate/Bike Park		Various Park(s)										
	Park Shelters		Various Park(s)										
	Park Restrooms		Various Park(s)										
	Playgrounds	Various Park(s)											
	Multi-use / Loop Pathways (miles)												
	Park / Open Space Acres												

Future Needs Implementation – Recreation Impact Fees – Tentative Schedule

Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.

Recreation Component	Component Unit Cost	Future Need (Adjusted)	Component Costs	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Multi Purpose Fields (Field Turf)	\$ 500,000	0.60	\$ 298,270		\$ 149,135	\$ 149,135							
Skate/Bike Park	\$ 500,000	0.12	\$ 59,654			\$ 59,654							
Park Shelters	\$ 100,000	3.18	\$ 318,155			\$ 159,078	\$ 159,078						
Park Restrooms	\$ 250,000	2.39	\$ 596,541				\$ 198,847	\$ 198,847	\$ 198,847				
Playgrounds	\$ 150,000	1.91	\$ 286,340				\$ 143,170	\$ 143,170					
Multi-use / Loop Pathways (miles)	\$ 325,000	2.19	\$ 712,726							\$ 178,182	\$ 178,182	\$ 178,182	\$ 178,182
Park / Open Space Acres	\$ 35,000	44.23	\$ 1,548,096							\$ 387,024	\$ 387,024	\$ 387,024	\$ 387,024
Future Needs Total: \$ 3,819,782				\$ -	\$ 149,135	\$ 367,867	\$ 357,925	\$ 342,017	\$ 342,017	\$ 565,206	\$ 565,206	\$ 565,206	\$ 565,206
IMPLEMENTATION PER YEAR:													
Multi Purpose Fields (Field Turf)					0.30	0.30							
Skate/Bike Park						0.12							
Park Shelters						1.59	1.59						
Park Restrooms							0.80	0.80	0.80				
Playgrounds								0.95	0.95				
Multi-use / Loop Pathways (miles)										0.55	0.55	0.55	0.55
Park / Open Space Acres										11.06	11.06	11.06	11.06

The following park sites / facilities are suggested to facilitate the future needed recreational components:

LOCATIONS OF COMPONENTS:	Multi Purpose Fields (Field Turf)	Various Park(s)	Various Park(s)										
	Skate/Bike Park		Various Park(s)										
	Park Shelters		Various Park(s)										
	Park Restrooms		Various Park(s)										
	Playgrounds		Various Park(s)										
	Multi-use / Loop Pathways (miles)									TBD	TBD	TBD	TBD
	Park / Open Space Acres									TBD	TBD	TBD	TBD

Projected Future Annual Collections of Recreation Impact Fees

	2020 **	2021	2022	2023	2024	2025	2026	2027	2028	2029
Projected New Residential Building Permits:	160	191	233	236	248	268	289	310	333	370
Applied RIF: \$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448
Projected Recreation Impact Fee Collections:	\$ -	\$ 254,139	\$ 336,850	\$ 341,903	\$ 358,599	\$ 387,651	\$ 417,929	\$ 449,542	\$ 482,608	\$ 536,175
Cumulative RIF Gained:	\$ -	\$ 254,139	\$ 590,989	\$ 932,892	\$ 1,291,491	\$ 1,679,142	\$ 2,097,071	\$ 2,546,614	\$ 3,029,222	\$ 3,565,396
Applied RIF: \$ 1,448	\$ 1,484	\$ 1,484	\$ 1,521	\$ 1,559	\$ 1,598	\$ 1,638	\$ 1,679	\$ 1,721	\$ 1,764	\$ 1,808
Projected RIF with 2.5% Inflation Factor:	\$ -	\$ 260,493	\$ 353,903	\$ 368,192	\$ 395,826	\$ 438,592	\$ 484,670	\$ 534,365	\$ 588,011	\$ 669,609
Cumulative RIF Gained with Inflation:	\$ -	\$ 260,493	\$ 614,396	\$ 982,587	\$ 1,378,414	\$ 1,817,005	\$ 2,301,675	\$ 2,836,040	\$ 3,424,051	\$ 4,093,660

**** NOTE:** The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table.
It is assumed that no recreation impact fees will be collected under the new ordinance in 2020 and first month of 2021. (assuming Ordinance approval in August 2020)

Appendix

- *Appendix A: Indiana Code (IC) 36-7-4-1300*
- *Appendix B: Capital Assets over the years 2014-2019*
- *Appendix C: Summary of Valparaiso Park Department Revenues 2015-2019*
- *Appendix D: Impact Fee One Zone Recommendation Logic*
- *Appendix E: Park and Recreation Infrastructure Inventory 2020*
- *Appendix F: RIF Collections and Disbursements 2005 to 2020*
- *Appendix G: Letter of Study Review from Reviewing Professional Engineer*



Appendix A: INDIANA CODE (IC) 36-7-4-1300

INDIANA SERIES IMPACT FEES
INDIANA CODE (IC) 36-7-4-1300

Assembled by:



INDIANA SERIES IMPACT FEES

INDIANA CODE (IC) 36-7-4-1300

IC 36-7-4-1300

Sec. 1300.

This series (sections 1300 through 1399 of this chapter) may be cited as follows: 1300 SERIES IMPACT FEES. *As added by P.L.221-1991, Sec.1.*

IC 36-7-4-1301

Sec. 1301.

As used in this series, "community level of service" means a quantitative measure of the service provided by the infrastructure that is determined by a unit to be appropriate.

As added by P.L.221-1991, Sec.2.

IC 36-7-4-1302

Sec. 1302.

As used in this series, "current level of service" means a quantitative measure of service provided by existing infrastructure to support existing development.

As added by P.L.221-1991, Sec.3.

IC 36-7-4-1303

Sec. 1303.

As used in this series, "development" means an improvement of any kind on land.

As added by P.L.221-1991, Sec.4.

IC 36-7-4-1304

Sec. 1304.

- (a) As used in this series, "fee payer" means the following:
- (1) A person who has paid an impact fee.
 - (2) A person to whom a person who paid an impact fee has made a written assignment of rights concerning the impact fee.
 - (3) A person who has assumed by operation of law the rights concerning an impact fee.

- (b) As used in this series, "person" means an individual, a sole proprietorship, a partnership, an association, a corporation, a fiduciary, or any other entity. *As added by P.L.221-1991, Sec.5.*

IC 36-7-4-1305

Sec. 1305.

- (a) As used in this series, "impact fee" means a monetary charge imposed on new development by a unit to defray or mitigate the capital costs of infrastructure that is required by, necessitated by, or needed to serve the new development.
- (b) As used in this Section, "capital costs" means the costs incurred to provide additional infrastructure to serve new development, including the following:
- (1) Directly related costs of construction or expansion of infrastructure that is necessary to serve the new development, including reasonable design, survey, engineering, environmental, and other professional fees that are directly related to the construction or expansion.
 - (2) Directly related land acquisition costs, including costs incurred for the following:
 - (A) Purchases of interests in land.
 - (B) Court awards or settlements.
 - (C) Reasonable appraisal, relocation service, negotiation service, title insurance, expert witness, attorney, and other professional fees that are directly related to the land acquisition.
 - (3) Directly related debt service, subject to Section 1330 of this chapter.
 - (4) Directly related expenses incurred in preparing or updating the comprehensive plan or zone improvement plan, including all administrative, consulting attorney, and other professional fees, as limited by Section 1330 of this chapter. *As added by P.L.221-1991, Sec.6.*

IC 36-7-4-1306

Sec. 1306.

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As used in this series, "impact fee ordinance" means an ordinance adopted under Section 1311 of this chapter. *As added by P.L.221-1991, Sec.7.*

IC 36-7-4-1307

Sec. 1307.

As used in this series, "impact zone" means a geographic area designated under Section 1315 of this chapter. *As added by P.L.221-1991, Sec.8.*

IC 36-7-4-1308

Sec. 1308.

As used in this series, "infrastructure" means the capital improvements that:

- (1) comprise:
 - (A) a sanitary sewer system or wastewater treatment facility;
 - (B) a park or recreational facility;
 - (C) a road or bridge;
 - (D) a drainage or flood control facility; or
 - (E) a water treatment, water storage, or water distribution facility;
- (2) are:
 - (A) owned solely for a public purpose by:
 - (i) a unit; or
 - (ii) a corporation created by a unit; or
 - (B) leased by a unit solely for a public purpose; and
- (3) are included in the zone improvement plan of the impact zone in which the capital improvements are located. The term includes site improvements or interests in real property needed for a facility listed in subdivision (1). *As added by P.L.221-1991, Sec.9.*

IC 36-7-4-1309

Sec. 1309.

As used in this series, "infrastructure type" means any of the following types of infrastructure covered by an impact fee

ordinance:

- (1) Sewer, which includes sanitary sewerage and wastewater treatment facilities.
- (2) Recreation, which includes parks and other recreational facilities.
- (3) Road, which includes public ways and bridges.
- (4) Drainage, which includes drains and flood control facilities.
- (5) Water, which includes water treatment, water storage, and water distribution facilities.

As added by P.L.221-1991, Sec.10.

IC 36-7-4-1310

Sec. 1310.

As used in this series, "infrastructure agency" means a political subdivision or an agency of a political subdivision responsible for acquiring, constructing, or providing a particular infrastructure type. *As added by P.L.221-1991, Sec.11.*

IC 36-7-4-1311

Sec. 1311.

- (a) The legislative body of a unit may adopt an ordinance imposing an impact fee on new development in the geographic area over which the unit exercises planning and zoning jurisdiction. The ordinance must aggregate the portions of the impact fee attributable to the infrastructure types covered by the ordinance so that a single and unified impact fee is imposed on each new development.
- (b) If the legislative body of a unit has planning and zoning jurisdiction over the entire geographic area covered by the impact fee ordinance, an ordinance adopted under this Section shall be adopted in the same manner that zoning ordinances are adopted under the 600 SERIES of this chapter.
- (c) If the legislative body of a unit does not have planning and zoning jurisdiction over the entire geographic area covered by the impact fee

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ordinance but does have jurisdiction over one (1) or more infrastructure types in the area, the legislative body shall establish the portion of the impact fee schedule or formula for the infrastructure types over which the legislative body has jurisdiction. The legislative body of the unit having planning and zoning jurisdiction shall adopt an impact fee ordinance containing that portion of the impact fee schedule or formula if:

- (1) a public hearing has been held before the legislative body having planning and zoning jurisdiction; and
 - (2) each plan commission that has planning jurisdiction over any part of the geographic area in which the impact fee is to be imposed has approved the proposed impact fee ordinance by resolution.
- (d) An ordinance adopted under this Section is the exclusive means for a unit to impose an impact fee. An impact fee imposed on new development to pay for infrastructure may not be collected after January 1, 1992, unless the impact fee is imposed under an impact fee ordinance adopted under this chapter.
- (e) Notwithstanding any other provision of this chapter, the following charges are not impact fees and may continue to be imposed by units:
- (1) Fees, charges, or assessments imposed for infrastructure services under statutes in existence on January 1, 1991, if:
 - (A) the fee, charge, or assessment is imposed upon all users whether they are new users or users requiring additional capacity or services;
 - (B) the fee, charge, or assessment is not used to fund construction of new infrastructure unless the new infrastructure is of the same type for which the fee, charge, or assessment is imposed and will serve the payer; and
 - (C) the fee, charge, or assessment constitutes a reasonable charge for the services provided in accordance with IC 36-1-3-8(6) or other governing statutes

requiring that any fees, charges, or assessments bear a reasonable relationship to the infrastructure provided.

- (2) Fees, charges, and assessments agreed upon under a contractual agreement entered into before April 1, 1991, or fees, charges, and assessments agreed upon under a contractual agreement, if the fees, charges, and assessments are treated as impact deductions under Section 1321(d) of this chapter if an impact fee ordinance is in effect. *As added by P.L.221-1991, Sec.12.*

IC 36-7-4-1312

Sec. 1312.

- (a) A unit may not adopt an impact fee ordinance under Section 1311 of this series unless the unit has adopted a comprehensive plan under the 500 SERIES of this chapter for the geographic area over which the unit exercises planning and zoning jurisdiction.
- (b) Before the adoption of an impact fee ordinance under Section 1311 of this chapter, a unit shall establish an impact fee advisory committee. The advisory committee shall:
 - (1) be appointed by the executive of the unit;
 - (2) be composed of not less than five (5) and not more than ten (10) members with at least forty percent (40%) of the membership representing the development, building, or real estate industries; and
 - (3) serve in an advisory capacity to assist and advise the unit with regard to the adoption of an impact fee ordinance under Section 1311 of this chapter.
- (c) A planning commission or other committee in existence before the adoption of an impact fee ordinance that meets the membership requirements of subsection (b) may serve as the advisory committee that subsection (b) requires.
- (d) Action of an advisory committee established under subsection (b) is not required as a prerequisite for the unit in adopting an impact

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fee ordinance under Section 1311 of this chapter.

As added by P.L.221-1991, Sec.13.

IC 36-7-4-1313

Sec. 1313.

This series does not prohibit a unit from doing any of the following:

- (1) Imposing a charge to pay the administrative, plan review, or inspection costs associated with a permit for development.
- (2) Imposing, pursuant to a written commitment or agreement and as a condition or requirement attached to a development approval or authorization (including permitting or zoning decisions), an obligation to dedicate, construct, or contribute goods, services, land or interests in land, or infrastructure to a unit or to an infrastructure agency. However, if the unit adopts or has already adopted an impact fee ordinance under Section 1311 of this chapter the following apply:
 - (A) The person dedicating, contributing, or providing an improvement under this subsection is entitled to a credit for the improvement under Section 1335 of this chapter.
 - (B) The cost of complying with the condition or requirement imposed by the unit under this subdivision may not exceed the impact fee that could have been imposed by the unit under Section 1321 of this chapter for the same infrastructure.
- (3) Imposing new permit fees, charges, or assessments or amending existing permit fees, charges, or assessments. However, the permit fees, charges, or assessments must meet the requirements of Section 1311 (e) (1) (A), 1311 (e) (1) (B), and 1311 (e) (1) (C) of this chapter. *As added by P.L.221-1991, Sec.14.*

IC 36-7-4-1314

Sec. 1314.

- (a) Except as provided in subsection (b), an impact fee ordinance must apply to any development:
 - (1) that is in an impact zone; and
 - (2) for which a unit may require a structural building permit.
- (b) An impact fee ordinance may not apply to an improvement that does not create a need for additional infrastructure, including the erection of a sign, the construction of a fence, or the interior renovation of a building not resulting in a change in use. *As added by P.L.221-1991, Sec.15.*

IC 36-7-4-1315

Sec. 1315.

- (a) An impact fee ordinance must establish an impact zone, or a set of impact zones, for each infrastructure type covered by the ordinance. An impact zone established for a particular infrastructure type is not required to be congruent with an impact zone established for a different infrastructure type.
- (b) An impact zone may not extend beyond the jurisdictional boundary of an infrastructure agency responsible for the infrastructure type for which the impact zone was established, unless an agreement under IC 36-1-7 is entered into by the infrastructure agencies.
- (c) If an impact zone, or a set of impact zones, includes a geographic area containing territory from more than one (1) planning and zoning jurisdiction, the applicable legislative bodies and infrastructure agencies shall enter into an agreement under IC 36-1-7 concerning the collection, division, and distribution of the fees collected under the impact fee ordinance. *As added by P.L.221-1991, Sec.16.*

IC 36-7-4-1316

Sec. 1316.

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A unit must include in an impact zone designated under Section 1315 of this chapter the geographical area necessary to ensure that:

- (1) there is a functional relationship between the components of the infrastructure type in the impact zone;
- (2) the infrastructure type provides a reasonably uniform benefit throughout the impact zone; and
- (3) all areas included in the impact zone are contiguous. *As added by P.L.221-1991, Sec.17.*

IC 36-7-4-1317

Sec. 1317.

A unit must identify in the unit's impact fee ordinance the infrastructure agency that is responsible for acquiring, constructing, or providing each infrastructure type included in the impact fee ordinance. *As added by P.L.221-1991, Sec.18.*

IC 36-7-4-1318

Sec. 1318.

- (a) A unit may not adopt an impact fee ordinance under Section 1311 of this chapter unless the unit has prepared or substantially updated a zone improvement plan for each impact zone during the immediately preceding one (1) year period. A single zone improvement plan may be used for two (2) or more infrastructure types if the impact zones for the infrastructure types are congruent.
- (b) Each zone improvement plan must contain the following information:
 - (1) A description of the nature and location of existing infrastructure in the impact zone.
 - (2) A determination of the current level of service.
 - (3) Establishment of a community level of service. A unit may provide that the unit's current level of service is the unit's community level of service in the zone improvement plan.

- (4) An estimate of the nature and location of development that is expected to occur in the impact zone during the following ten (10) year period.
 - (5) An estimate of the nature, location, and cost of infrastructure that is necessary to provide the community level of service for the development described in subdivision. The plan must indicate the proposed timing and sequencing of infrastructure installation.
 - (6) A general description of the sources and amounts of money used to pay for infrastructure during the previous five (5) years.
- (c) If a zone improvement plan provides for raising the current level of service to a higher community level of service, the plan must:
 - (1) provide for completion of the infrastructure that is necessary to raise the current level of service to the community level of service within the following ten (10) year period;
 - (2) indicate the nature, location, and cost of infrastructure that is necessary to raise the current level of service to the community level of service; and
 - (3) identify the revenue sources and estimate the amount of the revenue sources that the unit intends to use to raise the current level of service to the community level of service for existing development. Revenue sources include, without limitation, any increase in revenues available from one (1) or more of the following:
 - (A) Adopting or increasing the following:
 - (i) The county adjusted gross income tax.
 - (ii) The county option income tax.
 - (iii) The county economic development income tax.
 - (iv) The annual license excise surtax.
 - (v) The wheel tax.
 - (B) Imposing the property tax rate per one hundred dollars (\$100) of assessed

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valuation that the unit may impose to create a cumulative capital improvement fund under IC 36-9-14.5 or IC 36-9-15.5.

- (C) Transferring and reserving for infrastructure purposes other general revenues that are currently not being used to pay for capital costs of infrastructure.
- (D) Dedicating and reserving for infrastructure purposes any newly available revenues, whether from federal or state revenue sharing programs or from the adoption of newly authorized taxes.
- (d) A unit must consult with a qualified engineer licensed to perform engineering services in Indiana when the unit is preparing the portions of the zone improvement plan described in subsections (b) (1), (b) (2), (b) (5), and (c) (2).
- (e) A zone improvement plan and amendments and modifications to the zone improvement plan become effective after adoption as part of the comprehensive plan under the 500 SERIES of this chapter or adoption as part of the capital improvements program under Section 503(5) of this chapter. If the unit establishing the impact fee schedule or formula and establishing the zone improvement plan is different from the unit having planning and zoning jurisdiction, the unit having planning and zoning jurisdiction shall incorporate the zone improvement plan as part of the unit's comprehensive plan and capital improvement plan.
- (f) If a unit's zone improvement plan identifies revenue sources for raising the current level of service to the community level of service, impact fees may not be assessed or collected by the unit unless:
 - (1) before the effective date of the impact fee ordinance the unit has available or has adopted the revenue sources that the zone improvement plan specifies will be in effect before the impact fee ordinance becomes effective; and

- (2) after the effective date of the impact fee ordinance the unit continues to provide adequate funds to defray the cost of raising the current level of service to the community level of service, using revenue sources specified in the zone improvement plan or revenue sources other than impact fees. *As added by P.L.221-1991, Sec.19.*

IC 36-7-4-1319

Sec. 1319.

- (a) A unit shall amend a zone improvement plan to make adjustments in the nature, location, and cost of infrastructure and the timing or sequencing of infrastructure installations to respond to the nature and location of development occurring in the impact zone. Appropriate planning and analysis shall be carried out before an amendment is made to a zone improvement plan.
- (b) A unit may not amend an impact fee ordinance if the amendment makes a significant change in an impact fee schedule or formula or if the amendment designates an impact zone or alters the boundary of a zone, unless a new or substantially updated zone improvement plan has been approved within the immediately preceding one (1) year period. *As added by P.L.221-1991, Sec.20.*

IC 36-7-4-1320

Sec. 1320.

- (a) An impact fee ordinance must include:
 - (1) a schedule prescribing for each impact zone the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance; or
 - (2) a formula for each impact zone by which the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance may be derived.
- (b) A schedule or formula included in an impact fee ordinance must provide an objective and uniform standard for calculating impact fees

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that allows fee payers to accurately predict the impact fees that will be imposed on new development. *As added by P.L.221-1991, Sec.21.*

IC 36-7-4-1321

Sec. 1321.

- (a) An impact fee schedule or formula described in Section 1320 of this chapter shall be prepared so that the impact fee resulting from the application of the schedule or formula to a development meets the requirements of this Section. However, this section does not require that a particular methodology be used in preparing the schedule or formula.
- (b) As used in this Section, "impact costs" means a reasonable estimate, made at the time the impact fee is assessed, of the proportionate share of the costs incurred or to be incurred by the unit in providing infrastructure of the applicable type in the impact zone that are necessary to provide the community level of service for the development. The amount of impact costs may not include the costs of infrastructure of the applicable type needed to raise the current level of service in the impact zone to the community level of service in the impact zone for development that is existing at the time the impact fee is assessed.
- (c) As used in this Section, "non-local revenue" means a reasonable estimate, made at the time the impact fee is assessed, of revenue that:
 - (1) will be received from any source (including but not limited to state or federal grants) other than a local government source; and
 - (2) is to be used within the impact zone to defray the capital costs of providing infrastructure of the applicable type.
- (d) As used in this Section, "impact deductions" means a reasonable estimate, made at the time the impact fee is assessed, of the amounts from the following sources that will be paid during the ten (10) year period after assessment of the impact fee to defray the capital costs of providing infrastructure of the applicable types

to serve a development:

- (1) Taxes levied by the unit or on behalf of the unit by an applicable infrastructure agency that the fee payer and future owners of the development will pay for use within the geographic area of the unit.
- (2) Charges and fees, other than fees paid by the fee payer under this chapter, that are imposed by any of the following for use within the geographic area of the unit:
 - (A) An applicable infrastructure agency.
 - (B) A governmental entity.
 - (C) A not-for-profit corporation created for governmental purposes. Charges and fees covered by this subdivision include tap and availability charges paid for extension of services or the provision of infrastructure to the development.
- (e) An impact fee on a development may not exceed:
 - (1) impact costs; minus
 - (2) the sum of non-local revenues and impact deductions. *As added by P.L.221-1991, Sec.22.*

IC 36-7-4-1322

Sec. 1322.

- (a) Except as provided in subsection (b), an impact fee ordinance must require that, if the fee payer requests, an impact fee on a development must be assessed not later than thirty (30) days after the earlier of:
 - (1) the date the fee payer obtains an improvement location permit for the development; or
 - (2) the date that the fee payer voluntarily submits to the unit a development plan for the development and evidence that the property is properly zoned for the proposed development. The plan shall be in the form prescribed by the unit's zoning ordinance and shall contain reasonably sufficient detail for the unit to calculate the impact fee.

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- (b) An impact fee ordinance may provide that if a proposed development is of a magnitude that will require revision of the zone improvement plan in order to appropriately serve the new development, the unit shall revise the unit's zone improvement plan and shall assess an impact fee on a development not later than one hundred eighty (180) days after the earlier of the following:
- (1) The date on which the fee payer obtains an improvement location permit for the development.
 - (2) The date on which the fee payer submits to the unit a development plan for a development and evidence that the property is properly zoned for the proposed development. The development plan must be in the form prescribed by the unit's zoning ordinance and must contain reasonably sufficient detail for the unit to calculate the impact fee.
- (c) An impact fee assessed under subsections (a) or (b) may be increased only if the structural building permit has not been issued for the development and the requirements of subsection (d) are satisfied. In the case of a phased development, only a portion of an impact fee assessed under subsection (a) or (b) that is attributable to the portion of the development for which a permit has not been issued may be increased if the requirements of subsection (d) are satisfied.
- (d) Unless the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure the development creates in the impact zone is significantly increased, an impact fee assessed under: (1) subsection (a) (1) or (b) (1) may not be increased for the period of the improvement location permit's validity; and
- (e) An impact fee assessed under subsection (a) or (b) shall be decreased if the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure that the development creates in the impact zone is significantly decreased. If a change occurs in the permit or plan that results in a decrease in the amount of the impact fee after the fee has been paid, the unit that collected the fee shall immediately refund the amount of the overpayment to the fee payer.
- (f) If the unit fails to assess an impact fee within the period required by subsection (a) or (b), the unit may not assess an impact fee on the development unless the development plan originally submitted for the development is materially and substantially changed.
- (g) Notwithstanding other provisions in this chapter, a unit may not assess an impact fee against a development if:
- (1) an improvement location permit has been issued for all or a part of a development before adoption of an impact fee ordinance that is in compliance with this chapter; and
 - (2) the development satisfies all of the following criteria:
 - (A) The development is zoned for commercial or industrial use before January 1, 1991.
 - (B) The development will consist primarily of new buildings or structures. As used in this clause, the term "new buildings or structures" does not include additions or expansions of existing buildings or structures.
 - (C) The parts of the development for which a structural building permit has not been issued are owned or controlled by the person that owned or controlled the development on January 1, 1991.
 - (D) A structural building permit is issued for the development not more than four (4) years after the effective date of the impact fee ordinance.
 - (E) The development is part of a common scheme of development that:
 - (i) involves land that is contiguous;

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- (ii) involves a plan for development that includes a survey of the land, engineering drawings, and a site plan showing the anticipated size, location, and use of buildings and the anticipated location of streets, sewers, and drainage;
 - (iii) if plan approval is required, resulted in an application being filed with an appropriate office, commission, or official of the unit before January 1, 1991, that resulted or may result in approval of any phase of the development plan referred to in item (ii);
 - (iv) has been diligently pursued since January 1, 1991;
 - (v) resulted before January 1, 1991, in a substantial investment in creating, publicizing, or implementing the common scheme of development; and
 - (vi) involved the expenditure of significant funds before January 1, 1991, for the provision of improvements, such as roads, sewers, water treatment facilities, water storage facilities, water distribution facilities, drainage systems, or parks, that are on public lands or are available for other development in the area.
- (h) Notwithstanding any other provision of this chapter, this chapter does not impair the validity of any contract between a unit and a fee payer that was:
- (1) entered into before January 1, 1991; and
 - (2) executed in consideration of zoning amendments or annexations requested by the fee payer.

As added by P.L.221-1991, Sec.23.

IC 36-7-4-1323

Sec. 1323.

- (a) Except as provided in Section 1324 of this chapter, an impact fee assessed in compliance with Section 1322 of this chapter is due and payable on the date of issuance of the structural building permit for the new development on which the impact fee is imposed.
- (b) For a phased development, an impact fee shall be prorated for purposes of payment according to the impact of the parcel for which a structural building permit is issued in relation to the total impact of the development. In accordance with Section 1324 of this chapter, only the prorated portion of the assessed impact fee is due and payable on the issuance of the permit.
- (c) If an impact fee ordinance is repealed, lapses, or becomes ineffective after the assessment of an impact fee on a development but before the issuance of the structural building permit for part or all of the development:
 - (1) any part of the impact fee attributable to the part of the development for which a structural building permit has not been issued is void and is not due and payable, in the case of a phased development; and
 - (2) the entire impact fee is void and is not due and payable, in the case of a development other than a phased development. *As added by P.L.221-1991, Sec. 24.*

IC 36-7-4-1324

Sec. 1324.

- (a) An impact fee ordinance must include an installment payment plan. The installment payment plan must at least offer a fee payer the option of paying part of an impact fee in equal installment payments if the impact fee is greater than five thousand dollars (\$5,000). In an installment plan under this Section:
 - (1) a maximum of five thousand dollars (\$5,000) or five percent (5%) of the impact fee, whichever is greater, may become payable on the date the structural building permit is issued for the development on which the fee is imposed;
 - (2) the first installment may not become due

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and payable less than one (1) year after the date the structural building permit is issued for the development on which the fee is imposed; and

- (3) the last installment may not be due and payable less than two (2) years after the date the structural building permit is issued for the development on which the fee is imposed.
- (b) An impact fee ordinance may require an impact fee of five thousand dollars (\$5,000) or less to be paid in full on the date the structural building permit is issued for the development on which the impact fee is imposed.
- (c) An impact fee ordinance may provide that a reasonable rate of interest, not to exceed the prejudgment rate of interest in effect at the time the interest accrues, may be charged if the fee payer elects to pay in installments. If interest is charged, the ordinance must provide that interest accrues only on the portion of the impact fee that is outstanding and does not begin to accrue until the date the structural building permit is issued for the development or the part of the development on which the impact fee is imposed.
- (d) An impact fee ordinance may provide that if all or part of an installment is not paid when due and payable, the amount of the installment shall be increased on the first day after the installment is due and payable by a penalty amount equal to ten percent (10%) of the installment amount that is overdue. If interest is charged under subsection (c), the interest shall be charged on the penalty amount. *As added by P.L.221-1991, Sec. 25.*

IC 36-7-4-1325

Sec. 1325.

- (a) A unit may use any legal remedy to collect an impact fee imposed by the unit. A unit must bring an action to collect an impact fee and all penalties, costs, and collection expenses associated with a fee not later than ten (10) years after the fee or the prorated portion of the

impact fee first becomes due and payable.

- (b) On the date a structural building permit is issued for the development of property on which the impact fee is assessed, the unit acquires a lien on the real property for which the permit is issued. For a phased development, the amount of the lien may not exceed the prorated portion of the impact fee due and payable in one (1) or more installments at the time the structural building permit is issued.
- (c) A lien acquired by a unit under this Section is not affected by a sale or transfer of the real property subject to the lien, including the sale, exchange, or lease of the real property under IC 36-1-11.
- (d) A lien acquired by a unit under this Section continues for ten (10) years after the impact fee or the prorated portion of the impact fee becomes due and payable. However, if an action to enforce the lien is filed within the ten (10) year period, the lien continues until the termination of the proceeding.
- (e) A holder of a lien of record on any real property on which an impact fee is delinquent may pay the delinquent impact fee and any penalties and costs. The amount paid by the lien holder is an additional lien on the real property in favor of the lien holder and is collectible in the same manner as the original lien.
- (f) If a person pays an impact fee assessed against any real property, the person is entitled to a receipt for the payment that is:
 - (1) on a form prescribed by the impact fee ordinance; and
 - (2) issued by a person designated in the impact fee ordinance. *As added by P.L.221-1991, Sec.26.*

IC 36-7-4-1326

Sec. 1326.

- (a) An impact fee ordinance may provide for a reduction in an impact fee for housing development that provides sale or rental housing, or both, at a price that is affordable to

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an individual or a family earning less than eighty percent (80%) of the median income for the county in which the housing development is located. If the housing development comprises more than one (1) residential unit, the impact fee reduction shall apply only to the residential units that are affordable to an individual or a family earning less than eighty percent (80%) of the median income of the county.

- (b) If the impact fee ordinance provides for a reduction in an impact fee under subsection (a), the ordinance must:
- (1) contain a schedule or formula that sets forth the amount of the fee reduction for various types of housing development specified in subsection (a);
 - (2) require that, as a condition of receiving the fee reduction, the owner execute an agreement that:
 - (A) is binding for a period of at least five (5) years on the owner and subsequent owners; and
 - (B) limits the tenancy of residential units receiving the fee reduction to individuals or families who at the time the tenancy is initiated are earning less than eighty percent (80%) of the median income of the county;
 - (3) contain standards to be used in determining if a particular housing development specified in subsection (a) will receive a fee reduction; and
 - (4) designate a board or an official of the unit to conduct the hearing required by subsection (c).
- (c) A fee reduction authorized by this Section must be approved by a board or official of the unit at a public hearing. *As added by P.L.221-1991, Sec.27.*

IC 36-7-4-1327

Sec. 1327. An impact fee ordinance must provide a procedure through which the fee reduction decision

made under Section 1326 of this chapter may be appealed by the following persons:

- (1) The person requesting the fee reduction.
- (2) An infrastructure agency responsible for infrastructure of the applicable type for the impact zone in which the impact fee reduction is granted. *As added by P.L.221-1991, Sec.28.*

IC 36-7-4-1328

Sec. 1328.

A unit that provides a fee reduction under Section 1326 of this chapter shall pay into the account or accounts established for the impact zone in which the fee was reduced an amount equal to the amount of the fee reduction. *As added by P.L.221-1991, Sec.29.*

IC 36-7-4-1329

Sec. 1329.

- (a) A unit imposing an impact fee shall establish a fund to receive amounts collected under this series.
- (b) Money in a fund established under subsection (a) at the end of the unit's fiscal year remains in the fund. Interest earned by the fund shall be deposited in the fund.
- (c) The fiscal officer of the unit shall manage the fund according to the provisions of this series. The fiscal officer shall annually report to the unit's plan commission and to each infrastructure agency responsible for infrastructure in an impact zone. The report must include the following:
 - (1) The amount of money in accounts established for the impact zone.
 - (2) The total receipts and disbursements of the accounts established for the impact zone.
- (d) A separate account shall be established in the fund for each impact zone established by the unit and for each infrastructure type within each zone. Interest earned by an account shall be deposited in that account. *As added by P.L.221-1991, Sec.30.*

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IC 36-7-4-1330

Sec. 1330.

An impact fee collected under this series shall be used for the following purposes:

- (1) Providing funds to an infrastructure agency for the provision of new infrastructure that:
 - (A) is necessary to serve the new development in the impact zone from which the fee was collected; and
 - (B) is identified in the zone improvement plan.
- (2) In an amount not to exceed five percent (5%) of the annual collections of an impact fee, for expenses incurred by the unit that paid for the consulting services that were used to establish the impact fee ordinance.
- (3) Payment of a refund under Section 1332 of this chapter.
- (4) Payment of debt service on an obligation issued to provide infrastructure described in subdivision (1). *As added by P.L.221-1991, Sec.31.*

IC 36-7-4-1331

Sec. 1331.

- (a) An infrastructure agency shall, within the time described in the zone improvement plan, construct infrastructure for which:
 - (1) a zone improvement plan has been adopted;
 - (2) an impact zone has been established; and
 - (3) an impact fee has been collected.
- (b) A unit may amend the unit's zone improvement plan, including the time provided in the plan for construction of infrastructure, only if the amount of expenditures provided for the construction of infrastructure in the original plan does not decrease in any year and the benefit to the overall impact zone does not decrease because of the amendment. *As added by P.L.221-1991, Sec.32.*

IC 36-7-4-1332

Sec. 1332.

- (a) A fee payer is entitled to a refund of an impact fee if an infrastructure agency:
 - (1) has failed to complete a part of the infrastructure for which the impact fee was imposed not later than:
 - (A) twenty-four (24) months after the time described in Section 1331 of this chapter; or
 - (B) a longer time as is reasonably necessary to complete the infrastructure if unforeseeable and extraordinary circumstances that are not in whole or in part caused by the unit have delayed the construction;
 - (2) has unreasonably denied the fee payer the use and benefit of the infrastructure during the useful life of the infrastructure; or
 - (3) has failed within the earlier of:
 - (A) six (6) years after issuance of the structural building permit; or
 - (B) the anticipated infrastructure completion date as specified in the zone improvement plan existing on the date the impact fee was collected; to make reasonable progress toward completion of the specific infrastructure for which the impact fee was imposed or thereafter fails to make reasonable progress toward completion.
- (b) An application for a refund under subsection (a) must be filed with the unit that imposed the impact fee not later than two (2) years after the right to a refund accrues. A unit shall issue a refund in part or in full or shall reject the application for refund not later than thirty (30) days after receiving an application for a refund.
- (c) If a unit approves a refund in whole or in part, the unit shall pay the amount approved, plus interest from the date on which the impact fee was paid to the date the refund is issued. The interest rate shall be the same rate as the rate that the unit's impact fee ordinance provides for

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impact fee payments paid in installments.

- (d) If a unit rejects an application for refund or approves only a partial refund, the fee payer may appeal not later than sixty (60) days after the rejection or partial approval to the unit's impact fee review board established under Section 1338 of this chapter by filing with the board an appeal on a form prescribed by the board. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.
- (e) An impact fee ordinance shall designate the employee or official of the unit who is responsible for accepting, rejecting, and paying a refund and interest.
- (f) A unit's impact fee review board shall hold a hearing on all appeals for a refund under this Section. The hearing shall be held not later than forty-five (45) days after the application for appeal is filed with the board. A unit's impact fee review board shall provide notice of the application for refund to the infrastructure agency responsible for the infrastructure for which the impact fee was imposed.
- (g) An impact fee review board holding a hearing under subsection (f) shall determine the amount of a refund that shall be made to the fee payer from the account established for the infrastructure for which the fee was imposed. A refund ordered by the board must include interest from the date the impact fee was paid to the date the refund is issued at the same rate the ordinance provides for impact fee payments paid in installments.
- (h) A party aggrieved by a final decision of an impact fee review board in a hearing under subsection (f) may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo. *As added by P.L.221-1991, Sec.33.*

IC 36-7-4-1333

Sec. 1333.

- (a) A person against whom an impact fee has been

assessed may appeal the amount of the impact fee. A unit may not deny issuance of a structural building permit on the basis that an impact fee has not been paid or condition issuance of the permit on the payment of an impact fee. However, in the case of an impact fee of one thousand dollars (\$1,000) or less a unit may require a fee payer to:

- (1) pay the impact fee; or
 - (2) bring an appeal under this Section; before the unit issues a structural building permit for the development for which the impact fee was assessed.
- (b) A person must file a petition for a review of the amount of an impact fee with the unit's impact fee review board not later than thirty (30) days after issuance of the structural building permit for the development for which the impact fee was assessed. An impact fee ordinance may require a petition to be accompanied by payment of a reasonable fee not to exceed one hundred dollars (\$100). A fee payer shall receive a full refund of the filing fee if:
 - (1) the fee payer prevails;
 - (2) the amount of the impact fee or the reductions or credits against the fee is adjusted by the unit, the board, or a court; and
 - (3) the body ordering the adjustment finds that the amount of the fee, reductions, or credits were arbitrary or capricious.
 - (c) A unit's impact fee review board shall prescribe the form of the petition for review of an impact fee under subsection (b). The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person. The form must require the petitioner to specify:
 - (1) a description of the new development on which the impact fee has been assessed;
 - (2) all facts related to the assessment of the impact fee; and
 - (3) the reasons the petitioner believes that the amount of the impact fee assessed is

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erroneous or is greater than the amount allowed by the fee limitations set forth in this series.

- (d) A unit's impact fee review board shall prescribe a form for a response by a unit to a petition for review under this Section. The board shall issue instructions for completion of the form. The form must require the unit to indicate:
 - (1) agreement or disagreement with each item indicated on the petition for review under subsection (c); and
 - (2) the reasons the unit believes that the amount of the fee assessed is correct.
- (e) Immediately upon the receipt of a timely filed petition on the form prescribed under subsection (c), a unit's impact fee review board shall provide a copy of the petition to the unit assessing the impact fee. The unit shall not later than thirty (30) days after the receipt of the petition provide to the board a completed response to the petition on the form prescribed under subsection (d). The board shall immediately forward a copy of the response form to the petitioner.
- (f) An impact fee review board shall:
 - (1) review the petition and the response submitted under this Section; and
 - (2) determine the appropriate amount of the impact fee not later than thirty (30) days after submission of both petitions.
- (g) A fee payer aggrieved by a final determination of an impact fee review board may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo. If the assessment of a fee is vacated by judgment of the court, the assessment of the impact fee shall be remanded to the board for correction of the impact fee assessment and further proceedings in accordance with law.
- (h) If a petition for a review or an appeal of an impact fee assessment is pending, the impact fee is not due and payable until after the petition or appeal is finally adjudicated and the amount of the fee is determined. *As added by*

P.L.221-1991, Sec.34.

IC 36-7-4-1334

Sec. 1334.

An impact fee ordinance must set forth the reasons for which an appeal of the amount of an impact fee may be made. The impact fee ordinance must provide that an appeal of the amount of an impact fee may be made for the following reasons:

- (1) A fact assumption used in determining the amount of an impact fee is incorrect.
- (2) The amount of the impact fee is greater than the amount allowed under Sections 1320, 1321, and 1322 of this chapter. *As added by P.L.221-1991, Sec.35.*

IC 36-7-4-1335

Sec. 1335.

- (a) As used in this Section, "improvement" means an improvement under Section 1313(2) of this chapter or a site improvement, land, or real property interest as follows:
 - (1) That is to be used for at least one (1) of the infrastructure purposes specified in Section 1309 of this chapter.
 - (2) That is included in or intended to be used relative to an infrastructure type for which the unit has imposed an impact fee in the impact zone.
 - (3) That is not a type of improvement that is uniformly required by law or rule for the type of development on which the impact fee has been imposed.
 - (4) That is or will be:
 - (A) public property; or
 - (B) furnished or constructed under requirements of the unit and is or will be available for use by other development in the area.
 - (5) That is beneficial to existing development and future development in the impact zone and is not beneficial to only one (1) development.

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- (6) That either:
 - (A) allows the removal of a component of infrastructure planned for the impact zone;
 - (B) is a useful addition to the zone improvement plan; or
 - (C) is reasonably likely to be included in a future zone improvement plan for the impact zone.
- (7) That is:
 - (A) constructed, furnished, or guaranteed by a bond or letter of credit under a request by an authorized official of the:
 - (i) applicable infrastructure agency; or
 - (ii) unit that imposed the impact fee; or
 - (B) required to be constructed or furnished under a written commitment that:
 - (i) is requested by an authorized official of the applicable infrastructure agency or the unit that imposed the impact fee;
 - (ii) concerns the use or developing of the development against which the impact fee is imposed; and
 - (iii) is made under Section 613, 614, or 921 of this chapter.
- (b) A fee payer is entitled to a credit against an impact fee if the owner or developer of the development constructs or provides:
 - (1) infrastructure that is an infrastructure type for which the unit imposed an impact fee in the impact zone; or
 - (2) an improvement.
- (c) A fee payer is entitled to a credit under this Section for infrastructure or an improvement that:
 - (1) is constructed or furnished relative to a development after January 1, 1989; and
 - (2) meets the requirements of this Section.
- (d) The amount of a credit allowed under this Section shall be determined at the date the impact fee is assessed. However, if an

assessment is not requested, the amount of the credit shall be determined at the time the structural building permit is issued. The amount of the credit shall be:

- (1) determined by the:
 - (A) person constructing or providing the infrastructure or improvement; and
 - (B) applicable infrastructure agency; and
- (2) equal to the sum of the following:
 - (A) The cost of constructing or providing the infrastructure or improvement.
 - (B) The fair market value of land, real property interests, and site improvements provided.
- (e) The amount of a credit may be increased or decreased after the date the impact fee is assessed if, between the date the impact fee is assessed and the date the structural building permit is issued, there is a substantial and material change in the cost or value of the infrastructure or improvement that is constructed or furnished from the cost or value determined under subsection (d) . However, at the time the amount of a credit is determined under subsection (d), the person providing the infrastructure or improvement and the applicable infrastructure agency may agree that the amount of the credit may not be changed. The person providing the infrastructure or improvement may waive the person's right to a credit under this Section. *As added by P.L.221-1991, Sec.36.*

IC 36-7-4-1336

Sec. 1336.

- (a) If the parties cannot agree on the cost or fair market value under Section 1335(d) of this chapter, the fee payer or the person constructing or providing the infrastructure or improvement may file a petition for determination of the amount of the credit with the unit's impact fee review board not later than thirty (30) days after the structural building permit is issued for the development on which

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the impact fee is imposed. A petition under this subsection may be made as part of an appeal proceeding under Section 1334 of this chapter or may be made under this Section.

- (b) An impact fee review board shall prescribe the form of the petition for determination of the amount of a credit under this Section. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.
- (c) An impact fee review board shall prescribe a form for a response by the applicable infrastructure agency to a petition under this Section for determination of a credit amount. The board shall issue instructions for completion of the form.
- (d) Immediately after receiving a timely filed petition under this Section for determination of a credit amount, an impact fee review board shall provide a copy of the petition to the applicable infrastructure agency. Not later than thirty (30) days after receiving a copy of the petition, the infrastructure agency shall provide to the board a response on the form prescribed under subsection (c). The board shall immediately provide the petitioner with a copy of the infrastructure agency's response.
- (e) The impact fee review board shall:
 - (1) review a petition and response filed under this Section; and
 - (2) determine the amount of the credit not later than thirty (30) days after the response is filed.
- (f) A fee payer aggrieved by a final determination of an impact fee review board under this Section:
 - (1) may appeal to the circuit or superior court of the county in which the unit is located; and
 - (2) is entitled to a trial de novo. *As added by P.L.221-1991, Sec.37.*

IC 36-7-4-1337

Sec. 1337.

An impact fee ordinance shall do the following:

- (1) Establish a method for reasonably allocating credits to fee payers in situations in which the person providing infrastructure or an improvement is not the fee payer.
- (2) Allow the person providing infrastructure or an improvement to designate in writing a reasonable and administratively feasible method of allocating credits to future fee payers. *As added by P.L.221-1991, Sec.38.*

IC 36-7-4-1338

Sec. 1338.

- (a) Each unit that adopts an impact fee ordinance shall establish an impact fee review board consisting of three (3) citizen members appointed by the executive of the unit. A member of the board may not be a member of the plan commission. An impact fee ordinance must do the following:
 - (1) Set the terms the members shall serve on the board.
 - (2) Establish a procedure through which the unit's executive shall appoint a temporary replacement member meeting the qualifications of the member being replaced in the case of conflict of interest.
- (b) An impact fee review board must consist of the following members:
 - (1) One (1) member who is a real estate broker licensed in Indiana.
 - (2) One (1) member who is an engineer licensed in Indiana.
 - (3) One (1) member who is a certified public accountant.
- (c) An impact fee review board shall review the amount of an impact fee assessed, the amount of a refund, and the amount of a credit using the following procedures:
 - (1) The board shall fix a reasonable time for the hearing of appeals.

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- (2) At a hearing, each party may appear and present evidence in person, by agent, or by attorney.
- (3) A person may not communicate with a member of the board before the hearing with intent to influence the member's action on a matter pending before the board.
- (4) The board may reverse, affirm, modify, or otherwise establish the amount of an impact fee, a credit, a refund, or any combination of fees, credits, or refunds. For purposes of this subdivision, the board has all the powers of the official of the unit from which the appeal is taken.
- (5) The board shall decide a matter that the board is required to hear:
 - (A) at the hearing at which the matter is first presented; or
 - (B) at the conclusion of the hearing on the matter, if the matter is continued.
- (6) Within five (5) days after making a decision, the board shall provide a copy of the decision to the unit and the fee payer involved in the appeal.
- (7) The board shall make written findings of fact to support the board's decision. *As added by P.L.221-1991, Sec.39.*

IC 36-7-4-1339

Sec. 1339.

- (a) This Section applies to a person having an interest in real property that may be subject to an impact fee ordinance if the development occurs on the property.
- (b) A person may seek to:
 - (1) have a court determine under IC 34-26-1 any question of construction or validity arising under the impact fee ordinance; and
 - (2) obtain a declaration of rights, status, or other legal relations under the ordinance.
- (c) The validity of an impact fee ordinance adopted by a unit or the validity of the application of the ordinance in a specific impact zone may be

challenged under this Section on any of the following grounds:

- (1) The unit has not provided for a zone improvement plan in the unit's comprehensive plan.
- (2) The unit did not prepare or substantially update the unit's zone improvement plan in the year preceding the adoption of the impact fee ordinance.
- (3) The unit has not identified the revenue sources the unit intends to use to implement the zone improvement plan, if identification of the revenue sources is required under Section 1318 (c) of this chapter.
- (4) The unit has not complied with the requirements of Section 1318(f) of this chapter.
- (5) The unit has not made adequate revenue available to complete infrastructure improvements identified in the unit's zone improvement plan.
- (6) The impact fee ordinance imposes fees on new development that will not create a need for additional infrastructure.
- (7) The impact fee ordinance imposes on new development fees that are excessive in relation to the infrastructure needs created by the new development.
- (8) The impact fee ordinance does not allow for reasonable credits to fee payers.
- (9) The unit imposed a prohibition or delay on new development to enable the unit to complete the adoption of an impact fee ordinance.
- (10) The unit otherwise fails to comply with this series in the adoption of an impact fee ordinance. *As added by P.L.221-1991, Sec.40. Amended by P.L.1-1998, Sec.206.*

IC 36-7-4-1340

Sec. 1340.

- (a) An impact fee ordinance may take effect not

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earlier than six (6) months after the date on which the impact fee ordinance is adopted by a legislative body.

- (b) An impact fee may not be collected under an impact fee ordinance more than five (5) years after the effective date of the ordinance. However, a unit may adopt a replacement impact fee ordinance if the replacement impact fee ordinance complies with the provisions of this series. *As added by P.L.221-1991, Sec.41.*

IC 36-7-4-1341

Sec. 1341.

A unit may not prohibit or delay new development to wait for the completion of all or a part of the process necessary for the development, adoption, or updating of an impact fee. *As added by P.L.221-1991, Sec.42.*

IC 36-7-4-1342

Sec. 1342.

The general assembly finds that the powers of a local governmental unit to permit and provide for infrastructure are not limited by the provisions of this chapter except as expressly provided in this chapter. *As added by P.L.221-1991, Sec.43.*

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Appendix B: Capital Assets over the years 2014-2019

The following table illustrates the Capital Assets of the Valparaiso Park Department from 2014 to 2019. This information was provided by the City of Valparaiso.

Valparaiso Park Department Capital Assets - 2014-2019									
Machinery and Equipment									
2018									
Description/Make/Model	Location	Year of Acquisition	Historical Cost	Asset Life	Expiration Year	Ann. Depr.	Accum. Depr.	Net Book	Replacement Cost
John Deere 1050 4x4 tractor-1050S002643	Lakewood	1980	\$ 25,000	5	1985	\$ -	\$ 25,000	\$ -	
Yanmar Y187D tractor-187040499	Hort	1986	\$ 8,149	5	1991	\$ -	\$ 8,149	\$ -	
Smithco sandrake-3668	Creekside Golf	1988	\$ 8,000	5	1993	\$ -	\$ 8,000	\$ -	
John Deere AMT-4766	Fairgrounds Park	1988	\$ 8,000	5	1993	\$ -	\$ 8,000	\$ -	
Jacobson 5 gang mower	Fairgrounds Park	1988	\$ 9,000	5	1993	\$ -	\$ 9,000	\$ -	
John Deere 1050 Tractor-CH1050S020624	FPGC	1988	\$ 25,000	5	1993	\$ -	\$ 25,000	\$ -	
John Deere 2355 Tractor-CD4239D824254	FM shop/FG	1989	\$ 30,000	5	1994	\$ -	\$ 30,000	\$ -	
Toro Sand Pro 14-08880-10167	FM shop	1991	\$ 14,000	5	1996	\$ -	\$ 14,000	\$ -	
Ingersoll Rand Compressor trailer-184234	FM shop	1991	\$ 12,000	5	1996	\$ -	\$ 12,000	\$ -	
Case 580 super K backhoe-J160161800	FM shop	1992	\$ 35,000	5	1997	\$ -	\$ 35,000	\$ -	
Toro GM 3100-435330944	FPGC	1993	\$ 18,000	5	1998	\$ -	\$ 18,000	\$ -	
John Deere Triplex-M02653D040037	Creekside Golf	1995	\$ 23,000	5	2000	\$ -	\$ 23,000	\$ -	
Toro Workman 4x4 truckster-721550152	Fairgrounds Park	1995	\$ 17,000	5	2000	\$ -	\$ 17,000	\$ -	
Telephone system	Foundation Meadows	1995	\$ 37,000	5	2000	\$ -	\$ 37,000	\$ -	
Mowbark Wood Chipper-1553	Hort	1995	\$ 10,000	5	2000	\$ -	\$ 10,000	\$ -	
Economy Powerking tractor-2003185	Fairgrounds Park	1996	\$ 8,500	5	2001	\$ -	\$ 8,500	\$ -	
Case Skidsteer-JAF0197233	Lakewood	1996	\$ 30,000	5	2001	\$ -	\$ 30,000	\$ -	
Toro Workman truckster-70236	Lakewood	1996	\$ 14,000	5	2001	\$ -	\$ 14,000	\$ -	
Loftness 60" snow blower-1200H79	Lakewood	1996	\$ 5,000	5	2001	\$ -	\$ 5,000	\$ -	
Butler Trailer-18UD1420T1006209	Lakewood	1996	\$ 6,000	5	2001	\$ -	\$ 6,000	\$ -	
2 vertical irrigation pumps 40hp-C06/980-954-89-GT	Creekside Golf	1998	\$ 20,000	5	2003	\$ -	\$ 20,000	\$ -	
Toro electric valve sprinkler heads	Creekside Golf	1998	\$ 550,000	5	2003	\$ -	\$ 550,000	\$ -	
burglary & fire alarm system	Creekside Golf	1998	\$ 8,000	5	2003	\$ -	\$ 8,000	\$ -	
Buffalo Turbine Blower-5297-5297	FPGC	1998	\$ 6,000	5	2003	\$ -	\$ 6,000	\$ -	
Toro Workman truckster-200000101	Creekside Golf	2000	\$ 14,000	5	2005	\$ -	\$ 14,000	\$ -	
Toro Sidewinder 3100-200000276	Creekside Golf	2000	\$ 25,000	5	2005	\$ -	\$ 25,000	\$ -	
Clubcar Ball Cart-917503	Creekside Golf	2000	\$ 5,700	5	2005	\$ -	\$ 5,700	\$ -	
Toro Workman truckster-200000132	FPGC	2000	\$ 14,000	5	2005	\$ -	\$ 14,000	\$ -	
Jacobson LF4675-1708	FPGC	2002	\$ 63,000	5	2007	\$ -	\$ 63,000	\$ -	
Clubcar Carryall-329973	Creekside Golf	2003	\$ 5,700	5	2008	\$ -	\$ 5,700	\$ -	
Clubcar Carryall-329974	Creekside Golf	2003	\$ 5,700	5	2008	\$ -	\$ 5,700	\$ -	
Jacobson HR9016 Turbo-70525-1865	FM shop	2003	\$ 57,000	5	2008	\$ -	\$ 57,000	\$ -	
Featherlite stage Trailer-1075-8653	FM shop	2004	\$ 250,000	5	2009	\$ -	\$ 250,000	\$ -	
John Deere Aerator md/1500-TC1500X035005	FPGC	2004	\$ 12,000	5	2009	\$ -	\$ 12,000	\$ -	
Clubcar Carryall-453992	FPGC	2004	\$ 5,700	5	2009	\$ -	\$ 5,700	\$ -	
Clubcar Carryall-453993	FPGC	2004	\$ 5,700	5	2009	\$ -	\$ 5,700	\$ -	
Telephone system w/ Phone Tree 2500	Foundation Meadows	2005	\$ 7,643	5	2010	\$ -	\$ 7,643	\$ -	
NY0018 Neary Grinder Ser. #360	FPGC	2005	\$ 16,592	5	2010	\$ -	\$ 16,592	\$ -	
NY0018 Neary Grinder Ser. #103	FPGC	2005	\$ 9,403	5	2010	\$ -	\$ 9,403	\$ -	
Kubota Trukster RTV 900W6H-53624	Fairgrounds Park	2006	\$ 11,588	5	2011	\$ -	\$ 11,588	\$ -	
Johnson Deere F1420/deck-TC4206040100	FM Shop	2006	\$ 12,295	5	2011	\$ -	\$ 12,295	\$ -	
Full Swing Golf Simulator-156913D651979F2E14	Creekside Golf	2007	\$ 50,000	5	2012	\$ -	\$ 50,000	\$ -	
Full Swing Golf Simulator-973D755024548ZF056	Creekside Golf	2007	\$ 50,000	5	2012	\$ -	\$ 50,000	\$ -	
Dell Power edge 2940 web server-UT008MIDT2940	FM office	2007	\$ 10,000	5	2012	\$ -	\$ 10,000	\$ -	
ODB LTC 600 Leaf vac 0607-4776	FM Shop	2007	\$ 16,850	5	2012	\$ -	\$ 16,850	\$ -	
John Deere F1420 TC1420G070060	FM Shop	2007	\$ 12,105	5	2012	\$ -	\$ 12,105	\$ -	
John Deere 2500E Gr Mower TC25EG010106	FM Shop	2007	\$ 24,408	5	2012	\$ -	\$ 24,408	\$ -	
John Deere 3225C Fairway Mower TC3235C0404061	FM Shop	2007	\$ 36,255	5	2012	\$ -	\$ 36,255	\$ -	
Manitowoc CLT-8000 lift F52A60H0901	FM Shop	2008	\$ 6,028	5	2013	\$ -	\$ 6,028	\$ -	
Smithco Spray Star 3182	FPGC	2009	\$ 34,549	5	2014	\$ -	\$ 34,549	\$ -	
Smithco Typhoon Pump J104-501	Creekside Golf	2010	\$ 1,848	5	2015	\$ -	\$ 1,848	\$ -	
Jacobson Gplex III Greens mower reels rollers FH001143	Creekside Golf	2010	\$ 30,383	5	2015	\$ -	\$ 30,383	\$ -	
Salsco 500374 power roller-trailer 091207000090652869	Creekside Golf	2010	\$ 6,136	5	2015	\$ -	\$ 6,136	\$ -	
Smithco 42-001D Sandrake 13327	Creekside Golf	2010	\$ 6,190	5	2015	\$ -	\$ 6,190	\$ -	
Jacobson Gplex III Tee mower & reels FH001145	FPGC	2010	\$ 26,169	5	2015	\$ -	\$ 26,169	\$ -	
Jacobson Gplex III Tee mower & reels FH001169	FPGC	2010	\$ 26,169	5	2015	\$ -	\$ 26,169	\$ -	
Salsco 500374 power roller-trailer 091207000090652870	FPGC	2010	\$ 6,136	5	2015	\$ -	\$ 6,136	\$ -	
Planetair PRO449 Aerator 5031990	FPGC	2010	\$ 23,124	5	2015	\$ -	\$ 23,124	\$ -	
Turco T00166 Top Dresser M00379	FPGC	2010	\$ 14,461	5	2015	\$ -	\$ 14,461	\$ -	
John Deere Fairway Mower 7500 TC7500X030018	FPGC	2010	\$ 40,000	5	2015	\$ -	\$ 40,000	\$ -	
Smithco 42-001D Sandrake 13389	FPGC	2010	\$ 6,190	5	2015	\$ -	\$ 6,190	\$ -	
Electronic Marquee	Central Park Plaza E	2012	\$ 35,000	5	2017	\$ -	\$ 35,000	\$ -	
Kubota F3080 Tractor and mower deck #11311 n& #11560	FM shop	2012	\$ 17,700	5	2017	\$ -	\$ 17,700	\$ -	
Jacobson AR-522 mower	FPGC	2012	\$ 46,000	5	2017	\$ -	\$ 46,000	\$ -	
UV Filtration System	CPP splash pad	2014	\$ 26,000	5	2019	\$ 5,200	\$ 26,000	\$ -	
UV Filtration System	Central Park Plaza E	2014	\$ 26,000	5	2019	\$ 5,200	\$ 26,000	\$ -	
Aerovator - Burris Equipment	FM Shop	2014	\$ 10,800	5	2019	\$ 2,160	\$ 10,800	\$ -	
Lift gate for Maintenance Pickup Truck	FM Shop	2014	\$ 5,200	5	2019	\$ 1,040	\$ 5,200	\$ -	
Club Car golf cart fleet-45 carts total	FPGC	2014	\$ 138,725	5	2019	\$ 27,745	\$ 138,725	\$ -	
Xerox Color C60-LEASE-waiting on value	Admin office	2015	\$ 38,680	5	2020	\$ 7,736	\$ 30,944	\$ 7,736	
Zamboni Ice Resurfacer	Central Park Plaza W	2015	\$ 51,000	5	2020	\$ 10,200	\$ 40,800	\$ 10,200	
5600 Bobcat Toolcat AHG811960	Central Park Plaza W	2015	\$ 64,439	5	2020	\$ 12,888	\$ 51,551	\$ 12,888	
John Deere 7997R Commercial Mower #1	FM maint	2015	\$ 26,503	5	2020	\$ 5,301	\$ 21,202	\$ 5,301	
John Deere 7997R Commercial Mower #2	FM maint	2015	\$ 26,503	5	2020	\$ 5,301	\$ 21,202	\$ 5,301	
Smithco Typhoon Pump J105-501	FPGC	2015	\$ 26,289	5	2020	\$ 5,258	\$ 21,031	\$ 5,258	
Kubota Tractor B3350	Hort	2015	\$ 14,500	5	2020	\$ 2,900	\$ 11,600	\$ 2,900	
Bobcat Toolcat AHG813409 w/snowblower, trailer	FM Shop (VP West PW)	2016	\$ 73,905	5	2021	\$ 14,781	\$ 44,343	\$ 29,562	
HP Pollant Server DL360 Gen9 Server MXQ55006D5	Foundation Mesadows	2016	\$ 11,268	5	2021	\$ 2,254	\$ 6,761	\$ 4,507	
Recovery RC603 Appliance 3TB	Foundation Mesadows	2016	\$ 6,095	5	2021	\$ 1,219	\$ 3,657	\$ 2,438	
Toro Greensmower Tri Flex and attachments 008-06574	FPGC	2016	\$ 32,886	5	2021	\$ 6,577	\$ 19,732	\$ 13,154	
Kubota 39HP Standard 60" flail mower 61414	FPGC	2016	\$ 27,400	5	2021	\$ 5,480	\$ 16,440	\$ 10,960	
Mid-Size Full Matrix Message Board-WVTMB-10	Hort	2016	\$ 17,205	5	2021	\$ 3,441	\$ 10,323	\$ 6,882	
Totals			\$2,597,768			\$124,680	\$2,480,682	\$117,086	
Additions (2017)									
Toro Workman HDX 4WD 400929120		2017	\$ 25,655	5	2022	\$ 5,131	\$ 10,262	\$ 15,393	
Totals			\$ 25,655			\$ 5,131	\$ 10,262	\$ 15,393	
Retirements (2017)									
Cushman truckster 530-1814	Lakewood	1984	\$ 15,000	5	1989	\$ -	\$ 15,000	\$ -	
Totals			\$ 15,000			\$ -	\$ 15,000	\$ -	
Additions (2018)									
John Deere 1575 Terrain Cut Mower with 60" snowblower	throughout	2018	\$ 32,000	5	2023	\$ 6,400	\$ 6,400	\$ 25,600	
John Deers Diesel Mower 1TC2Z997RPI0041289	throughout	2018	\$ 19,069	5	2023	\$ 3,814	\$ 3,814	\$ 15,255	
John Deers Diesel Mower 1TC2Z997REJ0041435	throughout	2018	\$ 19,069	5	2023	\$ 3,814	\$ 3,814	\$ 15,255	
Totals			\$ 70,138			\$ 14,028	\$ 14,028	\$ 56,110	
Combined Totals			\$2,708,561			\$143,838	\$2,519,971	\$188,590	

Valparaiso Recreation Zone Improvement Plan Study

Appendix C:

Summary of Valparaiso Park Department Revenues 2015-2019

City of Valparaiso - Park Department						Provided by: City of Valparaiso
Park Department Revenues – 2015-2019						
Year	Real Property Tax/Excise Tax Income	CVET / FIT (Financial) Tax	General Park Receipts (Non-Tax Revenue)	Park Receipts (Special Non-Revert Cap. Account)	Park NRO – Regular	TOTALS
2015	\$ 2,202,439	\$ 23,494	\$ 579,523	\$ 13,432	\$ 1,787,489	\$ 4,606,377
2016	\$ 2,108,034	\$ 20,912	\$ 618,861	\$ 13,023	\$ 2,096,474	\$ 4,857,304
2017	\$ 2,852,451	\$ 25,465	\$ 712,127	\$ 12,262	\$ 2,022,647	\$ 5,624,952
2018	\$ 2,703,564	\$ 21,981	\$ 590,990	\$ 11,640	\$ 2,235,071	\$ 5,563,246
2019	\$ 3,356,368	\$ 33,516	\$ 644,504	\$ 11,806	\$ 2,121,588	\$ 6,167,782
Totals	\$ 13,222,856	\$ 125,368	\$ 3,146,005	\$ 62,163	\$ 10,263,269	\$ 26,819,661
5 Yr. Average	\$ 2,644,571	\$ 25,074	\$ 629,201	\$ 12,433	\$ 2,052,654	\$ 5,363,932

Appendix D:

Impact Fee One Zone Recommendation Logic

An Impact Zone needs to be established for each recreation infrastructure type covered by the ordinance. In studying multi-zone options it usually proves best to **establish a one Impact Fee Zone**. Refer to the below example of a one-zone vs. multi-zone option:

EXAMPLE

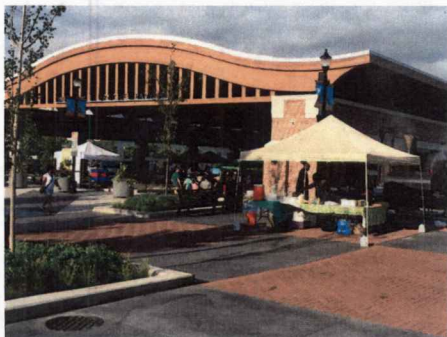
- Say one zone has 10 softball fields existing within it. The recreation standards when applied to the future population of that zone only requires 5 fields.
- Say in the next zone (which has no existing softball fields) when applying the recreation standards to its future population it calculates the need for 3 new fields.

Multiple Zones Sample	Zone A	Zone B
Existing Softball Inventory	10	0
Applied Softball Standard	5	3
Variance of Softball	5	(3)
	Surplus	Deficiency

- If you would have multiple zones (using the above example) you would need to develop an additional 3 softball fields providing a total inventory of 13 (existing plus new) or a total surplus of 5.
- Yet if these two zones would be part of the same the existing inventory of 10 fields would be more than enough with future needs of only 8 fields (5 existing plus 3 new).

One Zone Sample	One Zone
Existing Softball Inventory	10
Applied Softball Standard	8
Variance of Softball	2
	Surplus

Appendix E: Park and Recreation Infrastructure Inventory 2020

[illegible]

Park / Open Space Acres	772.60	193.00	965.60
* Current Facilities Data. Only Inventory used to factor current level of service.			

Valparaiso Recreation Zone Improvement Plan Study

Appendix F:

RIF Collections and Disbursements 2005 to 2020

City of Valparaiso – History of RIF Collections and Disbursements

Past fourteen (14) Year Infrastructure Improvements of Revenue and Expenditures of Collected Impact Fees (2006 to 2014)

Prepared by: Valparaiso Parks and Recreation and Lehman & Lehman, Inc.

Year	RIF Collections	RIF Disbursements	Fund Net	Cumulative Balance
2005	Started in June 2006			
2006	\$ 69,825	\$ -	\$ 69,825	\$ 69,825
2007	\$ 228,511	\$ 196,737	\$ 31,774	\$ 101,599
2008	\$ 235,212	\$ 59,869	\$ 175,343	\$ 276,942
2009	\$ 133,562	\$ 131,921	\$ 1,641	\$ 278,583
2010	\$ 63,180	\$ 85,510	\$ (22,330)	\$ 256,253
2011	\$ 215,730	\$ 139,927	\$ 75,803	\$ 332,056
2012	\$ 1,990	\$ 232,671	\$ (230,681)	\$ 101,375
2013	\$ 117,557	\$ 110,546	\$ 7,011	\$ 108,386
2014	\$ 137,622	\$ -	\$ 137,622	\$ 246,008
2015	\$ 327,548	\$ 264,584	\$ 62,964	\$ 308,972
2016	\$ 226,286	\$ 19,602	\$ 206,684	\$ 515,656
2017	\$ 210,368	\$ 172,280	\$ 38,088	\$ 553,744
2018	\$ 211,229	\$ 629,950	\$ (418,721)	\$ 135,023
2019	\$ 114,935	\$ 91,666	\$ 23,269	\$ 158,292
2020 (4 mos.)	\$ 71,724	\$ 23,585	\$ 48,139	\$ 206,431
2006-2020 Tally	\$ 2,365,279	\$ 2,158,848	\$ 206,431	



Valparaiso Recreation Zone Improvement Plan Study

Appendix G:

Letter of Study Review from Reviewing Professional Engineer

The following is the Letter of Study Review done by the Reviewing Professional Engineer, Anthony J. Kenning, P.E., in coordination with Michael Jabo, Director of Engineering, City of Valparaiso, as per IC 36-7-4-1318(d).



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

July 8, 2020

Valparaiso Common Council
166 Lincolnway
Valparaiso, IN 46383

RE: City of Valparaiso Recreation Zone Improvement Plan 2020-2029

Council Members:

Please be advised that, as a qualified, registered engineer, licensed to practice engineering in the State of Indiana (PE10000097), I have reviewed the City of Valparaiso Recreation Zone Improvement Plan 2020-2029 Study prepared by Lehman & Lehman, Inc. The study appears to be in accordance with requirements as set forth in sections (b)(1), (b)(2), (b)(5), and (c)(2) as required by Indiana Code (IC) 36-7-4-1318(d).

Sincerely,

Anthony J. Kenning, P.E.
Division Manager

Valparaiso Recreation Zone Improvement Plan Study

