ORDINANCE NO. 13, 2025

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

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

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

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

WHEREAS, the City of Valparaiso has engaged V3 Companies, Ltd., to prepare a Zone Improvement Plan for Parks & Recreation Facilities (the "Plan"), which Plan is attached hereto, incorporated herein and marked as *Exhibit "A"* to this Ordinance; and

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

- 1. the income capacity of the City through its ad valorem property tax receipts of other tax distributions allocated to park and recreational improvements relative to the chronological needs of the City for said improvements; and
- 2. the general obligation bond capacity of the City based upon net assessed valuation; and
- 3. the revenue bond potential of the City based upon any existing means of acquiring revenue related to such improvements; and

WHEREAS, because of the size of the City, considering both its population and geographic area, as well as the distribution of public and private institutions, services and other

facilities throughout the City, any park and recreational improvement benefits all citizens of the City equally; and

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

WHEREAS, the City of Valparaiso Advisory Plan Commission, having conducted a public hearing upon, and given due deliberation to, the Zone Improvement Plan encompassed by the Plan has forwarded a favorable recommendation of the Plan's adoption to the City Council by a vote of 7 in favor and 0 opposed. Resolution 2025-1 of the City of Valparaiso Advisory Plan Commission is incorporated by reference; and

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

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

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

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

- c. improvements which do not create a need for new and additional infrastructure, including the erection of a sign, construction of accessory buildings, structures or fences or the alteration, renovation or expansion of an improvement where the use, or intensity thereof, has not changed;
- d. the replacement of a destroyed or partially destroyed improvement provided that the replacement improvement does not create a need for new and additional infrastructure over and above the infrastructure needed by the original improvement prior to the destruction or partial destruction thereof; and
- e. non-residential development.
- 3. Zone Improvement Plan. As a precondition of the adoption of this Ordinance, the City engaged V3 Companies Ltd. to prepare a comprehensive and detailed park and recreational impact analysis. The City Council now finds that the resulting study is sufficient and constitutes a Zone Improvement Plan as contemplated by Indiana Code 36-7-4-1318. The City Council does hereby adopt the Plan prepared by V3 Companies Ltd., dated May 2025, as its Zone Improvement Plan and specifically finds that said Zone Improvement Plan contains the following elements:
 - a. reasonable estimates relating to the nature and location of development that is expected within the Impact Zone a period of ten (10) years from the Effective Date of this Ordinance;
 - b. a reasonable determination of the community level of service for the Impact Zone;
 - c. a reasonable determination of the current level of service provided within the Impact Zone;
 - d. a reasonable estimate of the nature, location, sequencing, and timing of the park and recreational requirements and costs necessary to provide the community level of service for the developments contemplated in subparagraph (a) hereof;
 - e. a reasonable estimate of the share of the park and recreational costs identified in sub-paragraph (d) hereof that will be used to:
 - (1) raise the current level of service for existing development or provide service to existing development; or
 - (2) provide service to new development.
 - f. a reasonable estimate of revenues that:
 - (1) are from sources other than impact fees; and
 - (2) will be used to finance the cost identified in sub-paragraph (e)(1) above;

- g. a description of the nature and location of existing infrastructure in the Impact Zone.
- h. a general description of the sources and amounts of money used to pay for infrastructure during the previous five (5) years.

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

4. <u>Establishment of Park and Recreation Impact Fee.</u> Based on the Plan, the City Council determines that the cost per equivalent single-family dwelling unit is **Two Thousand Six Hundred and eighty-seven dollars** (\$2,687). Based on the equivalent dwelling unit calculations used by the City, the City Council hereby establishes the Park and Recreation Impact Fee in the following amounts for single-family units, duplexes, condominiums, townhomes, apartments and assisted living facilities:

Type of Unit Fee Per Dwe	lling Unit and Housing Eq	uivalent
Unit Type	Fee Amount (Per	Equivalent %
	Unit)	
Single-	\$2,687	100%
Family/Duplex/Townhome		
Condominium	\$2418	90%
Apartment Unit: 3+ Bedroom	\$2,150	80%
Apartment Unit: 1-2 Bedroom	\$1,693	63%
Assisted living	\$1,344	50%

*Plus 5.0% annual inflation factor starting **January 1, 2027**.

The City Council hereby makes as part of the record of these proceedings, all of the data collected, the calculations made, and the conclusions reached by V3 Companies Ltd., in the process of developing and drafting the Zone Improvement Plan, and specifically instructs the employees of the City to make such data and other information available to the public for review during regular business hours.

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

5. <u>Credit in Lieu of Payment: Exemptions</u>. Any person obligated to pay a fee pursuant to the terms of this Ordinance may have the option (at the discretion of the Valparaiso Joint Park Board) of financing, constructing, and dedicating park and

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

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

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

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

If a fee payer requests, the amount of the impact fee shall be assessed upon the voluntary submission of a development plan or upon the issuance of the Building Permit, whichever is earlier. For purposes of this section, assessment means the act of calculating the amount of the impact fee which shall be due. The City shall make such assessment within thirty (30) days of the date of such voluntary request or at the issuance of the Building Permit with or without the request.

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

Received of	fee payer	, this	day of
	, the sum of \$	in (1	iull) (partial)
satisfaction of	Park and Recreation Impact		
Valparaiso Cit	y Council Ordinance No		_ relating to
improvements	to be constructed on the real est	ate describe	ed on Exhibit
A, attached her	reto, made part hereof, and subje	ect to lien ri	ights in favor
of the City of V	Valparaiso in the event of partial	payment w	ith payments
remaining due.	. The remaining balance due (if	any) is in t	he following
amount: \$	This impact	fee is dedi	cated to the
creation of the	following infrastructure elemen	t in accorda	ance with the
Zone Improver	nent Plan:		•
	Clerk-Treasu	rer	

City of Valparaiso, Indiana

- 9. <u>Appeals</u>. Any fee payer who believes itself to be aggrieved by the calculation of the impact fee may appeal from such calculation to the Valparaiso Impact Fee Review Board and the Valparaiso Impact Fee Review Board shall conduct a hearing with regard thereto. At such hearing, the fee payer shall bear the burden of going forward with the evidence and shall present evidence addressing either of the following propositions:
 - a. A fact assumption used in determining the amount of the impact fee is incorrect; or

b. The amount of the impact fee is greater than the amount allowed under Indiana Code 36-7-4-1320 and 1322.

Upon conclusion of the hearing at which the matter is first presented, or at the conclusion of the hearing if the matter is continued, the Valparaiso Impact Fee Review Board shall make a determination based upon the facts presented and may reverse, affirm, modify, or make such adjustments in the impact fee, as it believes are appropriate under the circumstances, if any, including establishing the amount of an impact fee, a credit, a refund, or any combination of fees, credits, or refunds.

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

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

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

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

- 10. <u>Establishment of Valparaiso Impact Fee Review Board</u>. The City Council hereby establishes an Impact Fee Review Board (Board), which shall consist of three (3) citizen members appointed by the Mayor and who shall qualify as follows:
 - One (1) member shall be a real estate broker licensed in Indiana;
 - One (1) member shall be an engineer licensed in Indiana;
 - One (1) member shall be a certified public accountant.

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

- a. The term of office of the members of the Board shall commence from the date of their appointment for a period of **five (5) years** and until the member is reappointed or a new citizen member is appointed. Members may be replaced at any time by the Mayor.
- b. In the event any person appointed as a Board member shall fail to qualify as provided within ten (10) days after the mailing to him/her of notice of his/her appointment, or if any member after qualifying shall die, resign, vacate office, or in the event a member is unable to hear a petition due to a conflict of interest, the Mayor shall fill such vacancy with a new or temporary (in the event of a conflict of interest) member meeting the qualifications of the member being replaced. A new member shall serve for the period necessary to dispose of the petition giving rise to the conflict.
- c. The Board shall be governed by Indiana Code 36-7-4-1338(c) and all other applicable provisions of the Impact Fee Statute.
- 11. Affordable Housing. As provided under Indiana Code § 36-7-4-1326, 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 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. It is the intent of the City Council to provide for a reduction of an impact fee to a qualifying project based on the following:
 - a. The reduction for each qualifying unit shall not exceed 50% of the impact fee under Section 4.
 - b. The Impact Fee Review Board is designated as the body to consider and approve any requests for a reduction under Section 11.
 - c. The Impact Fee Review Board shall enter into an agreement with the petitioner consistent with Indiana Code § 36-7-4-1326(b)(2).
 - d. In evaluating any request under Section 11, the Impact Fee Review Board shall consider the type, quality and number of housing units being proposed.
 - e. The Impact Fee Review Board is empowered to establish any rule or reasonable process not inconsistent with Indiana law.
- 12. <u>Establishment of Park and Recreation Impact Fee Fund</u>. There is hereby established the Park and Recreation Impact Fee Fund (Fund) of the City. This Fund shall be a non-reverting fund and shall receive any and all sums collected pursuant

to this Ordinance to be utilized in connection with the purposes set forth herein. Said Fund shall consist initially of one account based upon the current existence of one Impact Zone. In the event, and only in the event, that an additional Impact Zone is created hereafter, a separate account shall be maintained for each separate Impact Zone established within the City. Interest earned on the Fund or on any account with the Fund, shall be deposited and maintained within the Fund or the separate account. The Valparaiso Clerk-Treasurer shall maintain records of the status of the Fund or any account which may be established therein, and shall make an annual report of said Fund and accounts which shall be available to the public in general and fee payers, upon request, in particular.

Pursuant to Indiana Code 36-7-4-1332(e), the Clerk-Treasurer is designated as the City official responsible for acting on refund requests. In order to facilitate refunds when they may be due, the Clerk-Treasurer is directed to identify the purpose of any impact fee paid in order that a refund, if any, may be paid from the Fund or the account into which the fee was originally deposited.

- 13. <u>Use of Impact Fees Collected Pursuant to this Ordinance</u>. Any and all fees collected pursuant to the provisions of this Ordinance may be utilized for the following purposes only by the City, acting by and through its Board of Parks and Recreation, which for the purposes of this Ordinance is identified as the infrastructure agency contemplated by Indiana Code 36-7-4-1317:
 - a. Providing funds to be utilized by the City for the purpose of paying the capital costs of new park and recreational infrastructure that is needed to serve the new development within the corporate limits of the City as well as the expanded area of authority granted pursuant to Indiana Code 36-10-4-10 and that is identified in the Plan;
 - b. An amount not to exceed Five Percent (5%) of the annual collections of the fee to be utilized for expenses incurred by the City for the consulting services used to establish this Ordinance;
 - c. To pay a refund due pursuant to the terms of this Ordinance;
 - d. To pay the debt service cost of an obligation issued to provide new park and recreational infrastructure described in sub-paragraph (a) above.
 - e. Any other lawful purpose.
- 14. <u>Compliance with Indiana law</u>. The Valparaiso City Council specifically acknowledges the existence of a law adopted by the General Assembly of the State of Indiana which regulated the imposition of impact fee ordinances by municipal corporations within the State of Indiana. It is the intent of the City to comply with such legislation, and this Ordinance shall be construed in all respects to be

- consistent with the Act. The substantive and procedural requirements of Indiana Code 36-7-4-1300 et. seq. shall control in the event of conflicts.
- 15. Amendment and Review. The impact fee provided for herein is based upon data which, in large part, is subject to inflation and other economic and market forces over which the City has no control. The City Council, may not less than once each year, cause a review to be made by City staff or consultants as may be required, to determine the continuing validity of the impact fee, the Impact Fee Zone, and the Zone Improvement Plan. The City Council shall consider and adopt such amendments as are necessary to cause a substantive compliance with all constitutional and statutory requirements. To the extent required by the facts and circumstances, this process shall include the steps necessary to update the Zone Improvement Plan and the Comprehensive Plan.
- 16. <u>Effective Date</u>. This Ordinance shall be in full force and effect six (6) months after its adoption by the City Council in accordance with Indiana Code 36-7-4-1340.
- 17. <u>Construction of Clause Headings</u>. The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.
- 18. <u>Repeal of Conflicting Ordinances</u>. The provisions of all other City ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed.
- 19. <u>Severability</u>. If any part of this Ordinance shall be held as invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

PASSED AND ADOPTED by the Common Council of the City of Valparaiso, Porter County, Inc. by a vote of all members present and voting, this day of, 2025.	
Jon Costas, Mayor	
ATTEST:	
Holly Taylor, Clerk-Freasurer	
Presented by me to the Mayor of City of Valparaiso, Indiana this day of	 -
Holly Taylor, Clerk-Treasurer	
This Ordinance approved and signed by me this 14th day of Juy, 2025 at 7:10 o'clock PM.	
Danks	
Jon Costas, Mayor	

EXHIBIT A

A ZONE IMPROVEMENT PLAN FOR PARKS AND RECREATION FACILITIES

By: V3 Companies Ltd.

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

The proposed:

City of Valparaiso Recreation Zone Improvement Plan 2025-2034

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:

V3 Companies, Ltd.

Landscape Architects | Planners | Placemakers Mishawaka, Indiana

With Review by:

Max Rehlander, PE City Engineer, City of Valparaiso







The proposed:

City of Valparaiso Recreation Zone Improvement Plan 2025-2034

This report was prepared under contract for the Department of Parks and Recreation, City of Valparaiso by:

Charles F. Lehman, ASLA, PLA, FRSA V3 Companies, Ltd. 510 Lincolnway East, Suite C Mishawaka, Indiana 46544



With Review by: Max Rehlander, PE, Reviewing Engineer, City of Valparaiso

Completed May 2025

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May 2025

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 2020. 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 (2025) and future (2034) 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 V3 Companies, Ltd. After preparation, the plan was submitted to Max Rehlander, 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 **\$2,687**. 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,

Kevin Nuppnau, Director Valparaiso Parks and Recreation

Acknowledgements

City of Valparaiso Park Infrastructure Advisory Committee

Committee Members:

- Matt Evans, Real Estate Agent / Broker
- · Diana Reed, City Council Member
- Dan Steiner, Developer / Builder
- Jamie Sulcer, Valparaiso Chamber Board, Chicago Title Indiana
- Tim Warner, Park Board Member and Plan Commission Member

Staff and Consultant Members

- Kevin Nuppnau, Park Director (City of Valparaiso)
- · Tracy Betustak, Assistant to the Park Director
- Tristan Leonhard, Assistant Park Director (Valparaiso Parks)
- Bob Thompson, Director of Planning and Transit (City of Valparaiso)
- Max Rehlander, PE, Director of Engineering (City of Valparaiso)
- · Chuck Lehman, V3 Companies, Ltd. (Consultant)

Mayor

Jon Costas

Clerk Treasurer

Holly Taylor

City-Common Council

- Diana Reed, District 1
- Robert Cotton, District 2
- Barbara Domer, District 3
- Jack Pupillo, District 4

Park Board

- Tim Warner, President
- Mark Hardwick, Vice President
- Kevin Cornett
- Kay Magnetti

Plan Commission

- · Matt Evans, President
- Tim Warner, Vice President
- Clay Patton
- Harris Peterson
- Vic Ritter
- Sarah Litke

City Administrator

Bill Oeding

- Peter Anderson, District 5
- Ellen Kapitan, At Large, President
- Emilie Hunt, At Large, Vice President
- Jon Costas, Mayor
- Martin Sonnenberg
- Don Clark
- Kevin Nuppnau, Park Director
- Diane Worstell
- Max Rehlander
- Ellen Kapitan
- Debbie Cook, Secretary
- Bob Thompson, Executive Secretary
- Mark Worthley, Attorney

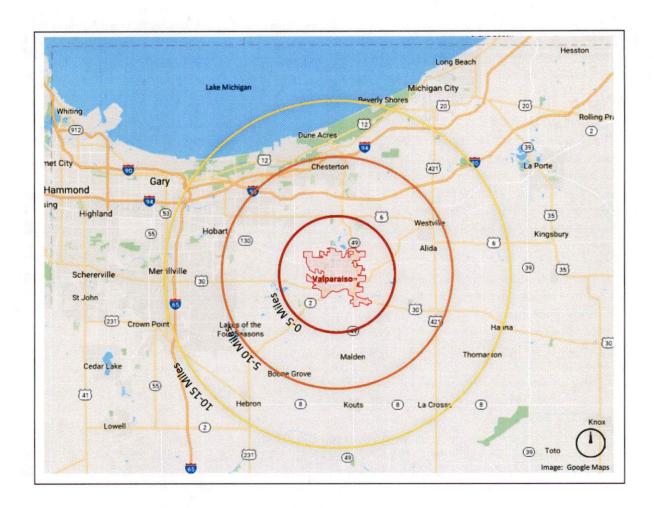
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Executive Summary

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 2021, 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. 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 2020 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

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 2025. 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

Impact Zone

In the update study of 2020, a one impact zone was part of the study and ordinance. Through the course of this study (2025) 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.

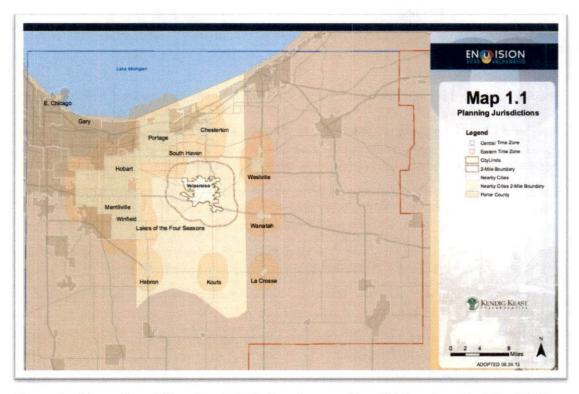


Figure 1 - Illustration of Planning Jurisdictions (source: City of Valparaiso - Envision 2030)

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.

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, 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".

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

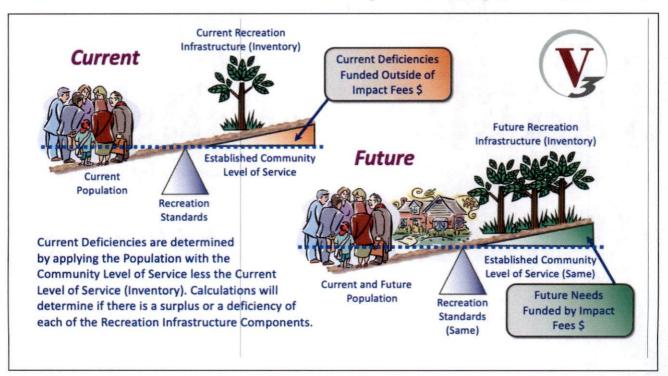
- The Recreation Impact Fee Advisory Committee recommends to the City of Valparaiso that a new Recreation Impact Fee (RIF) Ordinance be adopted instituting a new Recreation Impact Fee of \$2,687. It is also recommended that an annual inflation rate be factored into the impact fee amount.
- 2. Following 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 5.0%) 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.
- 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
- 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 any 2020 Census updates.

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 2024. The last twenty-five-year average was 160 residential building permits per year. Applying the 2.20 persons per household (2020-2024 Census), this annual average of 160 residential building permits would equal an average of 352 persons per year.

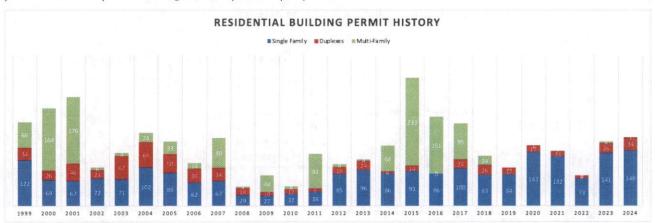


Figure 3 – Valparaiso Residential Growth History

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.

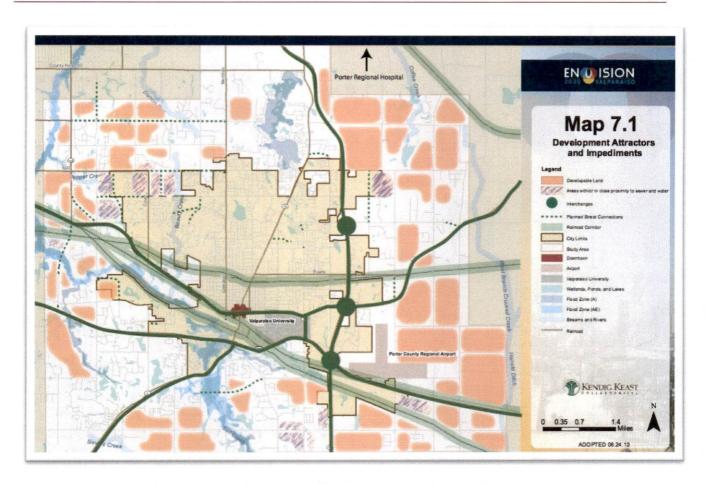


Figure 4 - City of Valparaiso 2030 Future City Growth Plan (source: City of Valparaiso)



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.

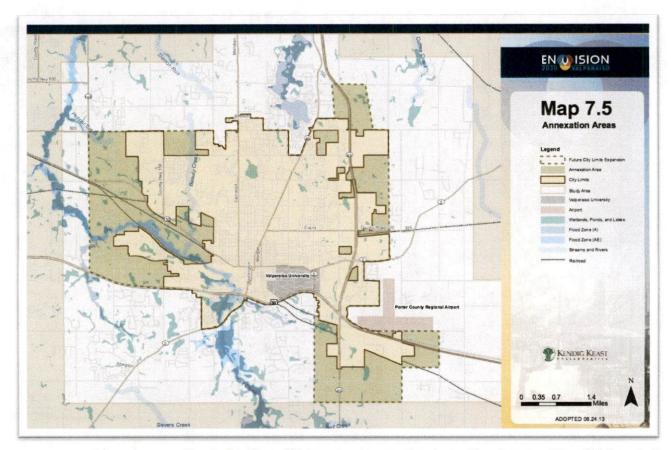


Figure 5 - City of Valparaiso Annexation Areas Plan (source: City of Valparaiso)

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.

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.

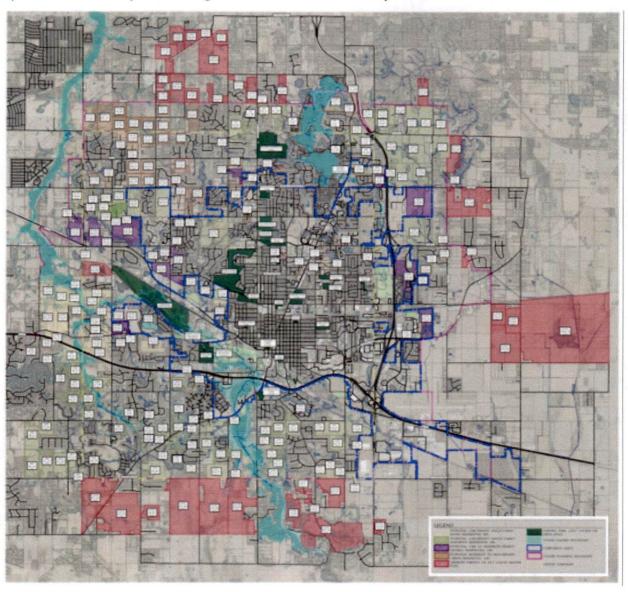


Figure 6 - Valparaiso Residential Growth Potential

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.)

Population Growth Potential of Planning Area

The Consultant collaborated with the City Planning Department to evaluate potential residential growth within the City's corporate limits, focusing on both undeveloped and planned-zoned parcels. Using current zoning and allowable residential densities, buildout unit estimates were calculated for each parcel. A 10-year development forecast was then applied, estimating the percentage of each parcel likely to be developed during that period.

A similar analysis was conducted for existing residential developments with remaining growth potential. By combining projections from both undeveloped parcels and partially built developments, a comprehensive 10-year residential growth and population forecast was established.

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 2024 (34,782 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 8,580 by the year 2034 for a total population of 43,362. *Table 1* below highlights this summary information.

City of Valparaiso - Potential Residential Growth

14-Mar-25

Estimated 2024 Population o	f Valparaiso:	34,782			34,782
Total Estimated Residential Growth	35,686	78,517	10.93%	3,900	8,580
Existing Residential Developments	989	2,184	68.68%	679	1,494
Pot. Residential Build Out (undeveloped parcels)	34,697	76,333	9.28%	3,221	7,086
Potential Residential Growth Summary	Potential New 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 (2034)

Table 1 - 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 2.20 persons per household established in 2020-2024. The following Table 2 illustrates the historical population growth over the previous decades and forecasts of population growth over the next 10-year period.

City of Valparaiso

Valparaiso Current and Projected Population

Persons per Household (est. 2020-24)= 2.20

	2000	2010	2020	2024	2025	2026	2027
Total City of Valparaiso	27,428	31,733	34,296	34,782	35,199	35,692	36,263
Annual Growth Rate (Est.)	100				1.20%	1.40%	1.60%
Households (at 2.20 / house)		14,424	15,589	15,810	16,000	16,224	16,483
Total New Households					190	224	260
Growth Per Year (Persons)			-		452	493	571

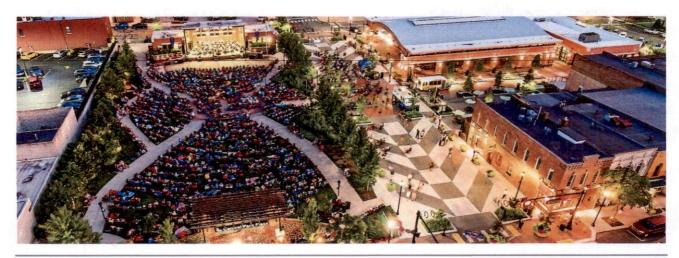
	2028	2029	2030	2031	2032	2033	2034
Total City of Valparaiso	36,916	37,654	38,502	39,464	40,569	41,827	43,362
Annual Growth Rate (Est.)	1.80%	2.00%	2.25%	2.50%	2.80%	3.10%	3.67%
Households (at 2.20 / house)	16,780	17,116	17,501	17,938	18,440	19,012	19,710
Total New Households	297	336	385	438	502	572	698
Growth Per Year (Persons)	653	738	847	963	1,105	1,258	1,535

	New	
Year	Building Permits	New Pop.
2025	190	417
2026	224	493
2027	260	571
2028	297	653
2029	336	738
2030	385	847
2031	438	963
2032	502	1,105
2033	572	1,258
2034	698	1,535
Total:	3,900	8,580
Average:	390	858

10 Year Average Annual Growth: 2.23%

Table 2 - Current and Projected Population and Building Permit Growth

The average annual growth rate percentage projected over the next 10-years represents 2.23%. This annual growth rate closely matches the growth strategies in the previous section of this study. The overall growth projection is 3,900 residential units (8,580 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. It should be noted that with substantial growth in certain areas the projected growth could accelerate. Therefore, the growth projections and forecasts should be monitored on an annual basis.



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

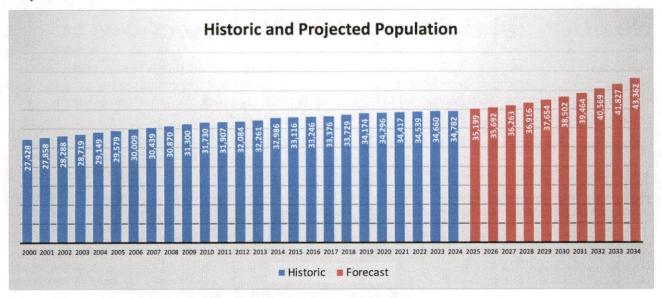


Figure 7 - Historic and Projected Population of the City of Valparaiso

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.

Table 3, Park Site Inventory, provides an inventory of the parks, their acres, type and location within the existing impact zone.

Valparaiso – Park Inventory – 2025	Provided by: City of Valparais			
Park	Acres	Park Type		
200 East	2.50	Community		
Banta Activity Center / Park	0.60	Special Use		
Berkey Park	1.70	Neighborhood		
Bicentennial Park	15.00	Community		
Central Park Plaza	2.00	Special Use		
Clifford Property (Hort. Center/Dog Park)	14.00	Special Use		
Creekside Golf Course	100.00	Special Use		
Creekside Trails / Park	145.00	Regional		
Discovery Cottage	1.00	Special Use		
Forest Park	10.00	Regional		
Forest Park Golf Course	116.00	Special Use		
Foundation Meadows Park	30.00	Regional		
Glenrose Park	9.00	Community		
Jessee-Pifer Park	2.00	Neighborhood		
Kirchhoff Park	12.00	Community		
Ogden Gardens	4.00	Regional		
Fairgrounds Park	26.00	Regional		
Rogers-Lakewood Park	122.00	Regional		
Steven Property (Undeveloped)	9.00	Special Use		
Tower Park	3.00	Community		
Valplayso	9.00	Special Use		
Westside Park	37.00	Regional		
Will Park	2.50	Community		
Trails/Pathways not within a Park Facility	29.10	Special Use		
TOTALS	702.40			

Park Type	Acres	Percentage	
Neighborhood Park Acres	3.70	0.53%	
Community Park Acres	44.00	6.26%	
Regional Park Acres	374.00	53.25%	
Special Use Park Acres	280.70	39.96%	
TOTALS	702.40	100.00%	

Developed/Undeveloped	Acres	Percentage
Developed Acres	598.40	85.19%
UnDeveloped Acres	104.00	14.81%
TOTALS	702.40	100.00%

Table 3 - 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. Note that this level of service standard included the golf course acres found within the system.

The total existing City park acreage (not including parks in existing subdivisions, open space on school properties) equals 702.40 acres. When applying the current population against the acreage inventory it calculates out to a current level of service of 19.95 acres per 1,000 persons.

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 19.95 acres per 1,000 persons could be reduced due to the amount of Golf Course acres within the park system. The following *Table 4* 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 19.95 acres / 1,000 persons. Based on the current 2025 inventory and applying the 19.95 acres / 1,000 persons (the current 2025 population) there will be a 0.0 surplus of acres in 2025. Yet, in order to meet the standard for the projected population there will be a need for an additional 162.88 acres of park and open space in 2034. An adjusted level of service for park acres will be studied later in applying a new Analysis Method to this RIF update.

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

24-Mar-25

City Wide Analysis			Estimated 2025 and Projected Populations = 35,199									
A	В	С	D	E	F	G	н					
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	2025 Surplus or Deficiency	2034 Needed if current deficiency IS met					
Neighborhood Park	1 to 5	3.70	2.00	0.11	70.40	(66.70)	(83.02)					
Community Park	4 to 15	44.00	5.00	1.25	176.00	(132.00)	(172.81)					
Regional Park	10 to 70	374.00	5.50	10.63	193.60	180.40	135.51					
Special Park	0.5+	280.70	8.00	7.97	281.60	(0.90)	(66.20)					
Total Surplus or Deficience	У	702.40	20.50	19.95	721.59	(19.19)	(186.52)					

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) =

19.95

					2034 Pop.
Valpo. Acres Standard		Estimated 2025	5 Population =	35,199	43,362
	J	K	L	M	N
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2025 Acreage Needs	2025 Surplus or Deficiency	2034 Needed if current deficiency IS met
Total Surplus or Deficiency	702.40	19.95	702.40	0.00	(162.88)

Table 4 - Land Inventory - Current Level of Service and Community Level of Service

As an option to this recreation acreage struggle, some communities are 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 [IC 36-7-4-1318 (b)(2)]

To know whether existing park and recreation facilities are adequate to meet the needs of the current population, the City, in past studies, established standards for the number of various types of facilities needed to serve a given amount of population. For example, the City has established a standard for multipurpose fields that calls for one (1) multipurpose field for every 4,000 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**. [IC 36-7-4-1318 (b)(1)]

Categorical Modeling of Park Infrastructure

This RIF Update study proposed a new approach for evaluating park infrastructure and its level of service to determine the Recreation Impact Fee. The client sought a model that would simplify how Impact Fees are collected and applied to individual infrastructure components. By reorganizing these infrastructure components into specific categories and collecting fees based on each category, funds can be allocated directly to the corresponding category and infrastructure needs. This method provides greater flexibility in managing RIF funds to effectively serve the community's evolving requirements.

The individual line items of infrastructure (non-categorized) are shown in the *Table 5* below.

ty Wide Analysis (All Facilities)	and the same			PARK	2	-	- 10			-		-			4			-	-		_					SO	DOLS*	50000	170 BOX		ALCON.		SCHOOL	2000	E/9050		100000	SSS 0	THER	September 1
Facility (Park Infrastructure)	Current Facilities in the Park Dept."	Cornert Facilities sellities the Corner, **	Yotal Inventory of Feditions	200 Last	anta Activity Center (Park	Bertiey Park	Bicarrennesses Park	Control Park Place	(Mart.CV./Dog Park)	Creekable Golf Course	Creekaide Trails, (Park	Disswery Cottage	forest Park	Condition Mades	Park	James Piller Park	Strokell Park	Ogslen Gerdene	Fairgrounds Park	Regere Lakewood Park	Saven Property (underestoped)	Tower Park	Valpiages	Mentale Park	Will Park	a Park Facility Administration Building	Control I lementary	Cooks Colones Demarkery	Flictiate Themsettery	Seyon Laintard Chemontory	Memorial Demonstery	Mortiview Demokary	Peckylen Elemetary	Gernerdary & Middle	Valparado NgA School	2023	Poster County Coreer Conter	Valuerate University	Visipo VibriCA	Aberdeen Golf Course
eseball Diamonds (1.8yrs †)	2.00	2.00	4.00		-										2	0					- 100										N. IN				1.0			1.0		
esebali Diamonds (12yrs 4-)	3.00	0.00	3.00	-	1		-					100				E 180				-	T. C.	1.0	1	2.0	777	75	180				-	3 5593	1330	500	62 36	100	188	53		S 520
oftball Diamonds (Fast Pitch)	3.00	4.00	7.00	10000			2.0	120			200	115					1.0		335	330	50000	6200	2267			100 M			1.0	200		0.5530			2.0	1000	1000	1.0	50	C 500
oftball Diamonds (Slow Pitch)	4.00	2.00	6.00	-			7		-	7			-				-		4.0	530			970	202		100			2.0 3	0.1	100	8 888	100		(C) (C) (C)	1		1000	0 B	
ulti Purpose Fields (Field Yurf)	0.00	2.00	2.00	-		-	-			-	-	-	-		****	-	320	-						77.7	33.0	300			100	200	10 53	1000			1.0		1001	1.0	S2 80	200
iccer Fields	3.00	13.00	16.00	1000	200	200	133						5 D	100							200	0.00	RECORD !	3.0		G1 55	1000	1.6	1.0 1	.0 1	6 1.0	1.0	1.0	2.0 1	.0 1.0		1000	2.0		
nnis Courts	0.00	22.00	22.00					-		-		-		-							7.55		300	-		100			15 M	100	128 (88)	100		100 B	10.0			12.0		
ckleball Courts	2.00	0.00	2.00	1			1.0			-	-	400		-					-	33	7550	1.0		100			1		100	2010	19 195	7 700	1000	100	S 100			200		
unning / Walking Track (Comm)	6.00	5.00	11.00	1	-		1000		-			100	****				-	-	-		37757	Called Name	6.0	www		-	1500	-	-	100		1	1000	1.0 1	0 10	1	1000	1.0	1.0	-
existibali Courts (outdoors)	5.00	13.00	18.00	-	-		0.5		-				-	-		0.5		-		1.0	-	2.0	-		1.0		1.0	1.0	1.0	12	0 2.0	1.0		2.0	-	4000		1.0	33	-
olleyball Courts (outdoors)	1.00	1.00	2.00	-		1.0	-			-				-		1														100	10							1.0		
ste/Bire Park	2.00	0.00	2.00	-	-	20			-	-	1.0	-	-		-	-	-	-	1.0	-			-				-	2	-		-	1	2		-	100		200		-
imbing / Challenge Course	0.00	0.00	0.00	-			-	-	-	-	-	-		-	-				-	-	100	-			-				200			1		-	-	1				0.00
enture Course	0.00	0.00	0.00	-		-	-	-	-	-	-		-	-		-	-		-	-	-	-			-							1			-	100				-
me Court	3.00	8.00	11.00	-	-	-	1.0	-	-	-		-			-	1.0			-	1.0			-	******			10	1.0	3.0	-	0 1.0	1.0	10	1.0	-	1	1	200		
	1.00	0.00	1.00	-			1.0	-	-	-	-	-	-			1.00			1.0	2.00							100		-		25 III	-	1000			-	1			-
ness Courts	5.00	7.00	12.00	-	-	-	-	1.0	-	1.0	-	-	-	0	-	-	-			1.0			-		-	-	-	-	-	***	21		-	1.0 1	0 1.0	100	100	1.0	1.0 1	0 1.0
ncessions rk Shelters	15.00	1.00	16.00	-		-	-	1.0	-	1.0	-		.0		0.5	-	3.0	-		4.0	-	1.0		-	1.0	-	-	-	-		-	-	-	-	-	-	-		1.0	-
	18.00	1.00	19.00		-	-	1.0	2.0	1.0	-	-		.0		1.0 1.		2.0	-		4.0		1.0			1.0	-	-	1	-		-	-	-	-	-	100	100		1.0	200
rk Restrooms	1.00	0.00	1.00	-	-	-	1.0	2.0	1.0	-	-	-	-		1.0	-	2.0	-			-	2.0	2.0	-			1		200	100		1				1				
mmunity Garden	1.00	0.00	1.00	-	-		-	-	-	-	-	-	-	-	1.0	-	-	1.0	-	-	-	-		-	-		-					-			-	+		-	-	-
orden Display	12.00	3.00	15.00	1.0		-	1.0		-	-	1.0	1.0 1	.0	-	1.0	-	1.0		-	1.0	1.0	-	1.0	1.0	-	1.0	-	-	-	-	-	-	- inner	1.0	-	+	1	1.0	-	200
cture Area / Education Components				1.0		-		-	-		1.0	2.0		0		-	1.0			1.0	3.0	-	1.0	1.0				-	1.0	-	2 1	1000		1.0 1	0 10	-			1.0 1	0 1.0
eeting / Rental Space (Indoor)	6.00	15.00	21.00	-	1.0	-		2.0	-	1.0	-			.0	-	-	-		1.0	1.0							12.00	1.0	7.0	-	0 1.0	1911	1.0	14 1	0 1.0	-	-	A-M	120 1	0 120
utdoor Entertainment Venue (amphitheatre)	2.00			1.0	-			1.0	-	-	-		-	-	-	-	1.0	-	-	-	-				1.0	-	-		-	-	-	-		-	-	-	-		1.0	-
oen Space/Events Lawn	5.00	1.00	6.00	1.0	-		-	1.0	-	-	-		.0	-	-	-	1.0		-	-	-				2.4		-		-	-				-	-	+-	-		1.0	+
oramunity Centers (Community)	1.00	1.00	2.00	-	1.0		-	-		-	-	-	.0	-		0 1.0	-	-	1.0	-		1.0		1.0	1.0		1	1.0	-		0 1.0	1000	20	-	-	2.0	-		1.0	-
aygrounds		10.00	24.00	1.0	1.0		1.0			-	-		.0	-	1.0 1	0 1.0	1.0	-	2.0	1.0	200	1.0	1.0	1.0	1.0		1.0	2.0	2,0	- 12	9 2.0	3.0	2.0	1.0	-	120	-	-	1.0	-
ating Rinks (hockey) Regional	0.50	0.00	0.50	-	-			0.5	-	-	-	-	-	-		-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	1	-	-	-	-
ating Area (non-hockey)	1.00	0.00	1.00	-	-	-	-	1.0	-	-	-	-	-	-	-	-	-	-		-	-	-	-			-	-	-	-	-	-	-	-		-	1	-	-	-	0 1.0
puetic Facilities (Outdoors)	0.00	2.00	2.00	-			-	-	-	-	-		-	-	-	-	-	-	-	-				-	-	-	-			-		-	-	-	1.0	-	-	1.0	1.0	0 1.0
uatic Facilities (Indoors)	0.00	3.00	3.00	-	-		-	-	-	-	-	-			-	-	-	-	-	-	-	44	-		-		-	-		-		-	-		3.0	4	1	1,0	1.0	-
rayground / SplashPad	1.00	0.00	1.00	-	-	-	-	1.0	-	-		-			-	-	-	-	-	-	****	-	-	-	-		-	-	-		-		-	-	-	-	-	200	-	-
ater Access, Developed	0.00	0.00	0.00	-	9500		-		-				-						-					-			-		-			-		-	-	-				-
inter Sledding / XC Ski	2.00	0.00	2.00	1	1	-	-	-	-	-	-	-		.0	-	-		-	-	1.0	*******	-	-			-	-	iena	-	-	-	-	-		1.0	1	-	2.0	-	-
inter Golf (Indoors)	2.00	3.00	5.00				1			2.0										1611	10770	1851.0					-			-		-	1000		1.0	-		2.0		-
olf Course 18-hole	1.75	2.00	3.75	-	-	-	-	-	-	0.8	-		. 1	.0		-	-	-	-	-	*******	-	-		-	-	-	-	****	-	-	-	-		-	-	-	-	1	.0 1.0
sc Golf Course - 18 hole	1.75	1.00	2.75				-		-		-			-		-	-		-	1.5	-			-	0.3	-	12	1	-	-	-	-	-	-	-	-	-	1.0		-
Adoor Golf Driving Range	1.00	2.00	3.00				100			1.0			-	-	-	-	2	-	-		-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	1	.0 1.0
ng Park Area	1.00	1.00	2.00		1000				1.0		100	100				200					435211	-	200		1000		-				1		1000	100		-				-
aintenance Facilities (Nub)	1.00	6.00	7.00												1.0				-	-			350		-		-				-	-			-	-	1,0	3.0	1.0 1	.0 1.0
aintenance Facilities (Satellite)	8.00	0.00	5.00	33.		00		1.0	1.0	1.0	-			.0					1.0		0.50	000			-	-	-	-		-	-	1	1	-	-	-	1	200		-
ind Surface Pathways (miles)	25.00	0.00	25.00				223		383		-				0	3			0.8	1.0	000	-			3	3.0	-	-	-	0	-	1	-	-	-	-	1	-		-
ulti-use / Nature Pathways (miles)	22.50	0.00	22.50				1.0		200		4.0				1.5		100			3.0	E AND	1833		3.0	33 B			100		-		100	100			100		22		
rk / Open Space Acres	702,40	213.00	915.40	2.5	0.6	1.7	15.0	2.0 11	14.0 1	00.0	45.6	1.0 1	0.0 11	6.0 1	0.0 9	0 2.5	112.0	40	25.6	122.0		2.0	00	32.0	2.5 1	9.1 20.4	1 2.0	160	28.0 15	0.0 24	0 6.0	5.0	4.0	16.0 11	2.0 58.0	110.0			680 67	65 50 60

Table 5 - Park & Recreation Infrastructure Inventory (Source: City of Valparaiso)

Based on the individual elements in Valparaiso Park's Facility Infrastructure Inventory, eight distinct categories were established, with each infrastructure component assigned to one of these groups.

The eight categories established are identified as:

- Hard Surface Play Areas
- Multi-Purpose Fields
- Park Amenities
- Trails Miles & Amenities

- Park Acres Infrastructure
- Park Operations
- Indoor Facilities
- Facility Complexes

The following **Table 6** illustrates the same inventory found in **Table 5** but organized into the eight categories listed above.

/alparaiso Parks - FACILITY Ity Wide Analysis (All Facilities)	TT NASIN	OCIUN	TE INTVE	bases		023	-	Total Control		Tirotte.	New York	- Carrier	-	KA AL	Seller.	1000	and the same	Live .	-	3760	- TOWN	The same of	- Tune	. 700	-	SO	00L5**	1000	- Secretary	STEAT,	NEWS	10000	00000	7-17-17	2000	State.	and the same	O	THER	sont
The Court of the Captures of		ALC: N	1000		-	019			3							100						U.S		100					09 6	5 50		100			8 55					T
Facility (Park Infrastructure)	Current Facilities in the Park Dept.*	Current Facilities saltion the Comm. **	Total inventory of Facilities	200 (ast	Banta Activity Contar/Park	Besthey Neth	Elemental Park	Control Park Place	Changesty Dest.Ch., Dog 7a		Onesistée Trath/Park	foundfloot	forest Park Golf Course	Foundations Massions Park	Gleer cue Park	Jessee-Piler Park	Recision Park	Ogsten Gardens	Fairpound Perk	Rogers-Lakewood/Park	Steven Property (undersigned)	Tower Park	Validayo	Westside Perk	Trails/Performanys not widdle a Pari	Facility Administration Building	Careti of Demonstrary	Cooks Corners Samerdary	Photody Diemothery	Houselfo Flemmettery	Manuscial Stamontory	North-less Elementery	Particion Chimeridary	Assette	Valuaraho High School	7777	Parties Gaustry Carteer Contac	Value also University	Value County Cub	Absorbson Golf Course
Hard Surface Play Areas	19.00	48.00	67.00				100		9 10					100 HOUSE								100			S															
is Courts	0.00	22.00					-															-													10.	ō		12.0	-	T
eball Courts	8.00	0.00 \$.00	8.00 5.00	1		-	1.0	-	-	-	-	-	-	-	-	-		-	-	-	-	1.0	6.0	-	-		-	-	-	-	-	-	-		0 13	-	-	1.0 1		+
ing / Walking Track (Comm)	5.00	13.00	18.00	-		-	0.5	-	-	-	-	-	-	-	-	0.5		-	-	1.0		2.0	-	-	.0	-	1.0	1.0	1.0	-	0 2.0	1.0		2.0	.0 13	-		1,0	-	+
etball Courts (outdoors) e/Bike Park	2.00	0.00	2.00	1		-	0.5	-		-	1.0	-	-		-	0.3			1.0	1.0	-				-	-	1	1.2	1.0	51		1.2		-		1	1-1		-	-
e Court	3.00	8.00	11.00	1			1.0		-	-			-	-	-	1.0		200		1.0			-	-			2.0	1.0	1.0	1	0 2.0	1.0	1.0	1.0	-	1	-			+
ns Courts	1.00	0.00	1.00				-			-					-	1	-		1.0		-	******			-										-	777				
Multi-Purpose Fields	16.00	24.00	40.00		ESSECT .	SECTION S		W00 10	100 100 100	660 ES	SUR SER	00 ES	888 BBW	00 10000		10000	2000			332									100			1000	Dilleto S	2004 10	(a) (b)	1000		900 B	20 100	
pall Diamonds (13yrs 🕆)	2.00	2.00	4.00												2.0																				31			1.0		_
ball Diamonds (12yrs 4-)	3.00	0.00	3.00		1000	1		1955				100			200	1000	1000					1.0		2.0			-		100		1 200		-							-
bal Diamonds (Fast Pitch)	3.00	4.00 2.00	7.80	-	-	-	2.0	-	-	-		-	-	-	-	-	1.0	-	4.0	-	-		-	-	-	-	-	-	1.0		4	-	-		2.0		-	1,0	-	-
bal Diamonds (Slow Pitch)	4.00	2.00	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.0	-	-	-		-	-	-	-	-	1.0 1	.0	-	-	-	-	14		-	1.0	-	+
ti Purpase Fields (Field Turf) or Fields	3.00	13.00	16.00	-	-	-	-	-	-		-	-	-	-	+	-	-	-	-	-	-	-	-	1.0	-		+	10	1.0 1		0 10	100	1.6	1013	0 2.0			2.0	-	+
yball Courts (outdoors)	1.00	1.00	2.00			1.0				-			-	-	+							-							-			100						1.0		1
Park Amenities	77.00	24.00	101.00		ASSESSED	AND DESCRIPTION OF THE PERSON	and a	and and	and 5000	NO 100	SOUR ROOM	NA HOU	1000 E000	and the con-	o forma	1	CANDON IN	Marie I	SERVICE DE	- CONTRACTOR CON		IANED E	DESCRIPTION OF	100	100	DEL GOOD	1 1000	MOUSEN S	AND BUT	N I S	on large	E COLO	00000 B	STATE OF THE	St. 100	N GUIDE		-	20 200	
ing / Challenge Course	0.00	0.00	0.00																																		200			+
ture Course	0.00	0.00			-	1		1			100	10		-	-		Tions I					0.00									1 333	1000		-	100					
essions	5.00	7.00						1.0	1.	.0			1.0						1.0	1.0										3 8		1000	REAL PROPERTY.	1.0 1	.0 3.0			1.0 1	.0 1.4	0 1
Shelters	15.00	1.00	16.00									2.		2.0		1.0	3.0			4.0		1.0	1.0	1		100	-											1	.0	
Restrooms	18.00	1.00	19.00	-		-	1.0	2.0 1	.0	-	-	1.	.0	1.0		-	2.0		1.0	4.0	-	1.0	1.0	1.0 1	.0		-		-		-	-	-	-	-	-	-	1	.0	-
smunity Garden	1.00	0.00	1.00	-	-				-	-				1.6		******		1.0	-			-	-		****	-	-		-			-	-	-	-	-	-	-	-	-
den Display ure Area / Education Components	12.00	3.00	15.00	1.0		-	1.0		-	1	1.0 1.	0 1.	0	1.5			1.0		-	1.0	1.0	-	1.0 1		-	1.0		-	-	-	-	-	-	1.0		-	-	1.0	-	+
door Entertainment Venue (amphitheatre)	2.00	0.00	2.00	1			-	2.0	-		-	-	-	-1-02	-	+	17	22	-	-		-	-	-		-	1	-	-			-		-	-	-	1	***	-	-
m Space/Events Lawn	5.00	1.00	6.00	1.0				1.0				1	0				1.0				-			1	.0					1					100			1	0	
grounds	14.00	10.00	24.00	1.0	1.0		1.0					1.		1.0	1.0	1.0			1.0	1.0		1.0	1.0	1.0 1	.0		1.0	1.0	1.0	1	0 1.0	1.0	1.0	2.0	3 13	1.0			.0	
eyground / SplashPad	1.00	0.00	1.00				100	1.0									1000																		3 10	100				1
ter Access, Developed	0.00	0.00	0.00		1					30						dies.	1203	1000		1		1000			10	10	100					1000		1		3 133	200			
nter Siedding / XC Ski	2.00	0.00	2.00	-				-	-	-		-	10		-				-	1.0		-		-			-			***		-			-	-			-	-
Park Area	1.00	1.00	2.00				-	- 13	.0	-	_	_	_	-	-	_	_	-	-	_	_	_		-	_	-		_		_		_	-	_	-	1		-	_	-
Trails Miles & Amenities		0.00		100				See 1																													556	S 2		層譜
Surface Pathways (miles) i-use / Nature Pathways (miles)	25.00 22.50	0.00			-	-	1.0	1	-	-	4.0	-	-	1.0	0.3		-	-		3.0					23	1.0				-			-	-	-	-			-	+
rose/ Nature ratinways (miles)							1.0			14	4.0		_	1.4.5	_					3.0				1.0	_					_	_		-		_	_		_	_	_
Park Acres - Infrastructure	702.40	213.00	654.40		200		772		S 20		45.0	0,00	116		100																8 88	200	1000		2 6		200		0	
Ourse Acres Recreation Acres	441.40	213.00	654.40	2.5	0.6	1.7	15.0	2.0 1	4.0 100		1.	0 10		30.	9.0	2.0	12.0	4.0	26.0 1	22.0	9.0	3.0	9.0 3	7.0 2	5 29	.3 200	0 2.0	6.0	18.0 20	2.0 25	0 6.0	6.0	4.0	16.0 1	2.0 58.	0 10.0		-	-	+
6.10	7.00	6.00	13.00	1	ACCRECATE VALUE OF THE PARTY OF		NAME OF TAXABLE PARTY.	Maria Bo		100	90000 E000	300 F000	000 BESS	00 B000	10 100010	and the same		Kallan D	ORGEN DE		State of the		DESCRIPTION OF THE PERSON			NUMBER OF THE PERSON		90000 E	1000 DE	100 100		a bassina	SECOND D	100 M	000 000	N SHOOL			OR SHE	
Park Operations Interance Facilities (Nub)	1.00	6.00								-				1.0				-				-			-	-											1.0	1.0 1	.0 1.0	0 1
ntenance Facilities (Satellite)	6.00	0.00						1.0 1	.0 1.	.0			1.0						1.0	1.0																				1
Indoor Facilities	8.00	18.00	26.00		200		0000 B			100	S00 (00)	31 20	00 000	100 m		1000	NO SECURE	1000										1000	100	10 po	9 200	1000		300		2 100N		500 B		M 10
ting / Rental Space [Indoor]	6.00		21.00		1.0			1.0	1	.0		-	10		1				1.0	1.0					-		1.5	1.0	1.0 1	0 1	0 10	1.0	1.0	1.0 1	0 10	1		1.0 1	0 14	0 1
er Golf (Indoors)	2.00	3.00							2																										1.0			2,0		1
12-11-12-13-13-13-13-13-13-13-13-13-13-13-13-13-	7.00	11.00	18.00		B/SISD I	SECTION IS		1/1/2	SE 550			SOL SOL	Olin Brown	253 60000	00 00000	a access	Michigan III		COMM IN		and the last		CHESSA NO.								60 SEE	C000000	950000 K	00000 000	100 No.	Q 100000	DESIGN N	2000 DE	500 Str	
Facility Complexes	1.00	1.00	2.00		2000	STREET, STREET,	Marie Co.	100	-	-	-	-	100	-		100	-		-	-	_	1000		-			-	-	-	100	-	-	-	-	-	-	1	-	-	-
mmunity Centers (Community) ting Rinks (hockey) Regional	0.50	0.00	0.50		1.0	-		0.5	-			-		-	-	-			-	-	-				-	-	+	-	-	-		-	-	-	-	-	-	-11	۵	-
ting Rinks (hockey) Regional ting Area (non-hockey)	1.00	0.00	1.00			-		1.0	-	-	-	-		-	+	-			-	-					-	-	+	-	*****		-	-	-	-	-	-	-	-	-	+
satic Facilities (Outdoors)	0.00	2.00	2.00		100			-		-					-		200		-	-		-				1		-		-	1		-	100	-		-		14	0 1
atic Facilities (Indoors)	0.00	3.00	3.00				-					-		1	1	1		-				-		-			1		11111	1	1	1		1	3.6			1.0 1	.0	100
Course 18-hole	1.75	2.00	3.75		100				0.	1			1.0		1								755	-										750	25	1000		92	14	0 1
Golf Course - 18 hole	1.75	1.00	2.75		1000	VAL.														1.5		18.8		0	.1													1.0		
door Golf Driving Range	1.00	2.00	3.00						1.																															0 1.

Table 6 - Park & Recreation Infrastructure Inventory by Categories (Source: City of Valparaiso)

Several items listed in the inventory do not exist and are therefore not part of the current Valparaiso Park System. These missing components are highlighted in tan in *Table 6*. This table also tallies the sum of the existing infrastructure components within each category.

Summary of Categorical Level of Service and Recreation Impact Fee Analysis [37-7-4-1318 (b)(3)]

Based on the inventory category summary in *Table 5, Table 6* identifies the current Level of Service (LOS) for the projected 2025 population. This LOS was then applied to the anticipated 2034 population to determine future needs within each category. A unit cost was assigned to each category and multiplied by the projected increase in need to calculate the total impact cost per category. These impact costs were then divided by the projected 10-year total of 3,900 new residential building permits to estimate a potential Recreation Impact Fee (RIF).

An adjustment to the LOS standard for park acreage was made in response to the City's anticipated need for 40 to 50 additional park acres in areas of future growth. Accordingly, a revised LOS standard of 17.25 acres per 1,000 residents was applied to the 10-year population increase, resulting in a projected future need of 45.59 acres of park land eligible for funding through recreation impact fees.

Table 7 indicates that the total 10-year Future Needs costs are estimated at \$17,783,935, which would result in a RIF of \$4,560 per new residential building permit. However, the city and the Advisory Committee determined that the "Facility Complexes" category—due to its size and related costs—should be excluded from the RIF calculations, as these components are better funded through other means. Excluding "Facility Complexes" reduces the total 10-year Future Needs costs to \$10,479,236, which translates to a RIF of \$2,687 per single family residential building permit. **Table 7** illustrates these calculations.

Summary of Category Inventory	2024 Facilities in the Park Dept.	Current (2025) Level of Service / 1,000	2034 Facilities Needs @ Current LOS	10-Year Future Need Components	Costs per Unit	Facility Costs of future needs	Category Lines Recreation Impac Fee
Hard Surface Play Areas	19.00	0.54	23.41	4.41	\$ 100,000	\$ 440,601	\$ 113
Multi-Purpose Fields	16.00	0.45	19.71	3.71	\$ 100,000	\$ 371,032	\$ 95
Park Amenities	77.00	2.19	94.86	17.86	\$ 100,000	\$ 1,785,593	\$ 458
Trails Miles & Amenities	47.50	1.35	58.52	11.02	\$ 450,000	\$ 4,956,760	\$ 1,271
Park Acres - Infrastructure	702.40	17.25	747.99	45.59	\$ 40,000	\$ 1,823,747	\$ 468
Park Operations	7.00	0.20	8.62	1.62	\$ 450,000	\$ 730,470	\$ 187
Indoor Facilities	8.00	0.23	9.86	1.86	\$ 200,000	\$ 371,032	\$ 95
Facility Complexes	7.00	0.20	8.62	1.62	\$ 4,500,000	\$ 7,304,699	\$ 1,873
			Totals v	vithout any Curre	ent Deficiencies:	\$17,783,935	\$ 4,560

Table 7 - Categorical Level of Service and RIF Analysis

Using the Categorical Model of Analysis and the current Level of Service standards for the next ten years, the analysis shows that no existing deficiencies require funding from sources other than recreation impact fees. In summary, RIF funding should be applied only to components that are already meeting current service standards. In compliance with Indiana Statute—which prohibits using recreation impact fees to address current deficiencies—the funds must be allocated exclusively to components with no existing shortfalls within the Valparaiso Parks System. *Table 8* illustrates the infrastructure components eligible for RIF funding.

Valnaraiso RIF - Categorical Model Analysis

Valparaiso RIF - Categorical Model - Applied Recreational Infrastructure Components

Summary of Category Components	FL	ture Needs Costs	Applied Recreational Infrastructure Components
Hard Surface Play Areas	\$	440,601	Basketball Courts, Pickleball Courts, Skate/Bike Park, Game Courts, Fitness Courts
Multi-Purpose Fields	\$	371,032	Baseball Diamonds, Softball Diamonds, Volleyball Courts
Park Amenities	\$	1,785,593	Concessions, Park Shelters, Park Restrooms, Community Garden, Garden Display, Nature Area/Edu. Components: Outdoor Entertainment Venue, Event Lawn, Playgrounds, Spraygrounds/Splashpads, Winter Sledding, Dog Park
Trails Miles & Amenities	\$	4,956,760	Hard Surface Pathways, Multi-use / Nature Pathways
Park Acres - Infrastructure	\$	1,823,747	Park Acreage
Park Operations	\$	730,470	Maintenance Facilities (Hub and Satellite)
Indoor Facilities	\$	371,032	Meeting / Rental Spaces (indoor), Winter Golf
Facility Complexes	\$		Not to be included in the RIF Calculations
Total	\$	10,479,236	

Table 8 – Categorical Components that can use RIF Funds



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. Applying the Categorical Model of analysis and using the current level of service standard as the desired level of service applied for the next ten-year period there will be NO current deficiencies using this method.

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 are no "Non-Local Revenues" anticipated to be used to cover the current deficiencies of the RIF calculations.

Impact Deductions

Similarly, since there are no current deficiencies determined in this analysis there are no acknowledged Impact Deductions that would be applied to the Recreation Impact Fee calculations.

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)

As shown in *Table 9* the total estimated cost of improvements needed to accommodate projected future growth is \$10,479,236 (Adjusted Impact Costs which include the Impact Deductions of \$0.00 and Non-Local Revenues of \$0.00). Therefore, the Recreation Impact Fee is calculated as indicated in *Table 9*. Using this formula, the result is a recommended Impact Fee of *\$2,687*.

This recommended Recreation Impact Fee assumes that there will be a growth in housing permits at an average of 390 units per year over the next ten years (2025-2034). Future recreation facility needs will be funded using the suggested Recreation Impact Fee of \$2,687. There will be the need to perform an update to this recreation impact fee study by or before 2029.

As with previous RIF Ordinances, the Valparaiso Housing Equivalents (as shown at the bottom of *Table 9*) were reviewed. The Advisory Committee recommended updating the definitions of the housing types and adjusting several of the associated percentage values. With these revisions, the Committee supported the continued use of Housing Equivalents in the upcoming Recreation Impact Fee Ordinance.

IMPACT FEE CALCULATIONS

Recommended Recreation Impact Fee – City of Valparaiso – 2025

Categories of Recreation Infrastructure less "Facility Complexes" Category

Costs Needed to Remove Current Deficiency =	\$
Average Projected Costs / Year (2025 to 2034) =	\$

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

	2	034 Population
Projected 2034 Populations		43,362
Number of Projected New Residential Building Permits in the next 10 years		3,900
Impact Costs Needed to Meet Future (2034) Needs	\$	10,479,236
Less Anticipated Non-Local Revenues Available towards Future (2034) Needs	\$	
Less Anticipated Impact Deductions against Future (2034) Needs :	\$	-
Adjusted Future Needs Costs	\$	10,479,236

Projected Recreation Impact Fee =	\$ 2,687

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

0.00%

Valparaiso Housing	g Equivalents - SU	IGGESTED CHAN	IGES	
Type of	Unit	Equivalent %	Fe	e / Unit
Single-Family / Townhom	e / Duplex	100%	\$	2,687
Condominium		90%	\$	2,418
Apartment Unit:	2-3 Bedroom	80%	\$	2,150
	1 Bedroom	63%	\$	1,693
Assisted Living Unit		50%	\$	1,344

Table 9 - 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. The City of Valparaiso in their last RIF Ordinance to include annual adjustment of 2.5% to the RIF. Based on the increases in construction and products over the last years the Advisory Committee recommended an annual increase adjustment of 5.00% (compounded annually) to the Recreation Impact Fee. *Table 18* and *Figure 8* illustrate the projected revenue for Recreation Impact Fees with 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 June 2025 the six-month period will end in December 2025. *Table 10* and *Figure 8* reflect this analysis. Recreation Impact Fees, under the current [2020] ordinance, can continue to be collected until that ordinance expires.

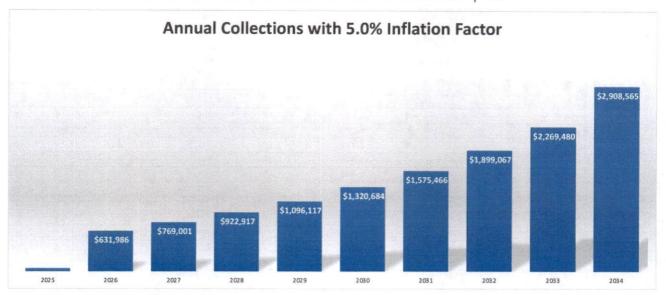


Figure 8 - Recreation Impact Fee Revenues Graph

		2025 **	2026	2027		2028	2029	2030		2031	2032	2033	2034
Projected New Residential Building Permits:		190	224	260		297	336	385		438	502	572	698
Applied RIF: \$ 2,687	\$	2,687	\$ 2,687	\$ 2,687	\$	2,687	\$ 2,687	\$ 2,687	\$	2,687	\$ 2,687	\$ 2,687	\$ 2,68
Projected Recreation Impact Fee Collections:	\$	42,482	\$ 601,892	\$ 697,507	\$	797,250	\$ 901,778	\$ 1,034,791	\$	1,175,637	\$ 1,349,632	\$ 1,536,073	\$ 1,874,88
Cumulative RIF Gained:	\$	42,482	\$ 644,374	\$ 1,341,881	\$	2,139,131	\$ 3,040,909	\$ 4,075,700	\$	5,251,337	\$ 6,600,969	\$ 8,137,042	\$ 10,011,92
Applied RIF: \$ 2,687	\$	2,687	\$ 2,821	\$ 2,962	5	3,111	\$ 3,266	\$ 3,429	\$	3,601	\$ 3,781	\$ 3,970	\$ 4,16
Projected RIF with 5.0% Inflation Factor:	\$	42,482	\$ 631,986	\$ 769,001	\$	922,917	\$ 1,096,117	\$ 1,320,684	5	1,575,466	\$ 1,899,067	\$ 2,269,480	\$ 2,908,56
Cumulative RIF Gained with Inflation:	5	42,482	\$ 674,469	\$ 1,443,470	\$	2,366,386	\$ 3,462,504	\$ 4,783,188	\$	6,358,654	\$ 8,257,721	\$ 10,527,201	\$ 13,435,76

Table 10 - Recreation Impact Fee Revenue Calculations

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

Recreation Impact Fee Statistics - State of Indiana

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

Municipality	Ordinance Year	reation pact Fee
Avon	2022	\$ 1,227
Bargersville	2021	\$ 1,580
Brownsburg	2023	\$ 1,770
Carmel	2024	\$ 5,370
Chesterton	2024	\$ 1,486
Cicero	2022	\$ 1,205
Crown Point	2022	\$ 1,171
Danville	2021	\$ 1,117
Fishers	2023	\$ 3,513
Franklin	2020	\$ 1,142
Greenfield	2023	\$ 1,680
Greenwood	2025	\$ 2,748
Ingalls	2022	\$ 1,436
McCordsville	2023	\$ 1,525
Monrovia	2024	\$ 1,159
Noblesville	2024	\$ 4,122
Plainfield	2022	\$ 2,533
Schererville	2018	\$ 2,172
Shelbyville	2022	\$ 1,346
Sheridan	2023	\$ 1,289
St. John	2018	\$ 1,886
Valparaiso	2025	\$ 2,687
Westfield	2024	\$ 3,485
Whitestown	2019	\$ 1,511
Winfield	2021	\$ 947
Zionsville	2021	\$ 2,045

Y	ear 1	Y	ear 2	Y	ear 3	Y	ear 4	Y	ear 5
5	1,227	\$	1,288	\$	1,353	\$	1,420	\$	1,491
\$	1,580	\$	1,659	\$	1,742	\$	1,829	\$	1,920
\$	1,770	\$	1,912	\$	2,065	\$	2,230	\$	2,408
\$	5,370	\$	5,907	\$	6,498	\$	7,148	\$	7,863
\$	1,486	\$	1,531	\$	1,576	\$	1,624	\$	1,673
\$	1,205	\$	1,265	\$	1,329	\$	1,395	\$	1,465
\$	1,171	\$	1,230	\$	1,291	\$	1,356	\$	1,423
\$	1,117	\$	1,173	\$	1,231	\$	1,293	\$	1,358
\$	3,513	\$	3,513	\$	3,513	\$	3,513	\$	3,513
\$	1,142	\$	1,142	\$	1,142	\$	1,142	\$	1,142
\$	1,680	\$	1,764	\$	1,852	\$	1,945	\$	2,042
\$	2,748	\$	2,885	\$	3,030	\$	3,181	\$	3,340
\$	1,436	\$	1,508	\$	1,583	\$	1,662	\$	1,745
\$	1,525	\$	1,601	\$	1,681	\$	1,765	\$	1,854
\$	1,159	\$	1,217	\$	1,278	\$	1,342	\$	1,409
\$	4,122	\$	4,246	\$	4,373	\$	4,504	\$	4,639
\$	2,533	\$	2,533	\$	2,533	\$	2,533	\$	2,533
\$	2,172	\$	2,172	\$	2,172	\$	2,172	\$	2,172
\$	1,346	\$	1,413	\$	1,484	\$	1,558	\$	1,636
\$	1,289	\$	1,353	\$	1,421	\$	1,492	\$	1,567
\$	1,886	\$	1,886	\$	1,886	\$	1,886	\$	1,886
\$	2,687	\$	2,821	\$	2,962	\$	3,111	\$	3,266
\$	3,485	\$	3,485	\$	3,485	\$	3,485	\$	3,485
\$	1,511	\$	1,511	\$	1,511	\$	1,511	\$	1,511
\$	947	\$	947	\$	947	\$	947	\$	947
\$	2,045	\$	2,045	\$	2,045	\$	2,045	\$	2,045



Average of the Recreation Impact Fees Above =

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

The following Table (*Table 11*) 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. By using the current level of service as the desired level of service for the next ten-year period there are NO current deficiencies projected.

Recreation Component	Component Unit Cost	Current Deficiency	Component Costs	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
		C	D	E	F	G	н	S TOTAL PROPERTY.	1	K	L	M	N
Hard Surface Play Areas	\$ 100,000	0.00	\$.			B SCHOOLS		No. of the least o					A CONTRACTOR
Multi-Purpose Fields	\$ 100,000	0.00	\$.	STATE OF THE PARTY	THE RESERVE	E DESCRIPTION OF	E CHARLESTON			SE SURFICIONE	A CANADA CONTRACTOR		
Park Amenities	\$ 100,000	0.00	\$.	(CONTRACTOR NAME	Name of the last	E STEERING ST	E STATE OF THE REAL PROPERTY.			a service and	S TANKS CONTROL	Sections	
Trails Miles & Amenities	\$ 450,000	0.00	\$.		Contract of								decession.
Park Acres - Infrastructure	\$ 40,000	0.00	\$ -	STATE OF THE PARTY OF	A PARTY NAMED IN	THE RESERVE OF THE PERSON NAMED IN	State of the later		E CONTRACTOR OF THE PARTY OF TH				
Park Operations	\$ 450,000	0.00	\$ -	100000000000000000000000000000000000000			STATE WAY DESCRIPTION OF THE PERSON OF THE P	A CONTRACTOR OF THE PARTY OF TH	100000000000000000000000000000000000000	N SOUTHWARE	a describer		
Indoor Facilities	\$ 200,000	0.00	5 -	100 CONT.	A CONTRACTOR OF THE PARTY OF TH	Name and Park							100000000000000000000000000000000000000
Facility Complexes	Not Par	t of the RIF Calcui	lations										DATE:
	Current D	Deficiency Total:	\$ -	s .	S	· \$	- s	- \$	\$	- \$	- 5	- 5	- 5
IMPLEMENTATION PER YEA	R:		Surface Play Areas fulti-Purpose Fields										
		Trails	Park Amenities Miles & Amenities										
		Park Ac	res - Infrastructure										
	-		Park Operations Indoor Facilities		-	-	-		-	-	-	-	-
			Facility Complexes	E1000000000000000000000000000000000000		1		NAME OF TAXABLE PARTY.					A CONTRACTOR OF THE PARTY OF TH

Table 11 - Implementation Schedule for Current Deficiencies

The Advisory Committee recommends that the 10-year implementation schedule begin in 2025. The implementation schedule follows the scenario of funding described earlier in this document. The implementation of the various recreation components will be throughout the 10-year period. The location of the other components will be determined by the Park Department and/or the City of Valparaiso based on need.



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

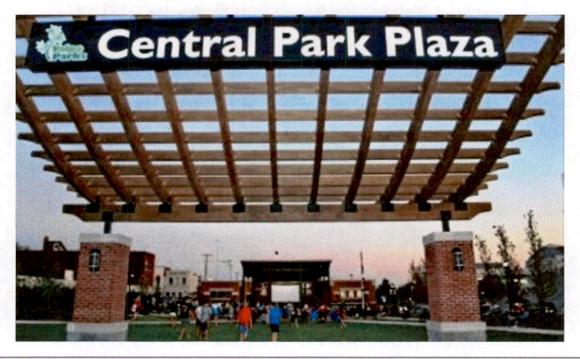
The following Table (*Table 12*) represents a tentative implementation schedule to meet the baseline of service for the identified future needs. These needs are fundable via Recreation Impact Fees.

Recreation Component	Component Unit Cost	Future Need	Component	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
A	B	C	D	E	Face	G	H		1	K	i established	M	N
lard Surface Play Areas	\$ 100,000	4.41	\$ 440,601		\$ 220,3	00 \$ 220,3	00						
lulti-Purpose Fields	\$ 100,000	3.71	\$ 371,032	E CONTRACTOR OF THE PARTY OF TH	\$ 185,5	16 \$ 185,5	16						
ark Amenities	\$ 100,000	17.86	\$ 1,785,593	\$ 223,199	\$ 223,1	99 \$ 223,1	99 \$ 223,199	\$ 223,199	\$ 223,199	\$ 223,199	\$ 223,199		
rails Miles & Amenities	\$ 450,000	11.02	\$ 4,956,760	Established in			\$ 1,239,190	\$ 1,239,190	\$ 1,239,190	\$ 1,239,190			
ark Acres - Infrastructure	\$ 40,000	45.59	\$ 1,823,747			\$ 607,9	16 5 607,916	\$ 607,916					
ark Operations	\$ 450,000	1.62	\$ 730,470			\$ 243,4	90 \$ 243,490	\$ 243,490					
ndoor Facilities	\$ 200,000	1.86	\$ 371,032				\$ 74,200	\$ 74,206	\$ 74,206	\$ 74,206	\$ 74,206		
acility Complexes	Not Po	ort of the RIF Calcu (Adjusted for Non-Local Rev. & Impact Daductions)								1			
	Fu	ture Needs Total:	\$ 10,479,236	\$ 223,19	\$ 629,0	16 \$ 1,480,4	21 \$ 2,388,00	\$ 2,388,001	\$ 1,536,596	\$ 1,536,596	\$ 297,406	\$.	\$
he following park sites / facilities are si LOCATIONS OF COMPONENT		Har	eational component d Surface Play Area Multi-Purpose Field Park Amenitie is Miles & Amenitie	System-Wide	TBD TBD System-Wi	TBD TBD System-Wie	le System-Wide	System-Wide TBD	System-Wide TRD	System-Wide TBD	System-Wide		
	***************************************		Acres - Infrastructur			T80	TBD	TBD		1		1	-
			Park Operation	5			System-Wide	System-Wide	System-Wide	System-Wide	System-Wide		
			Facility Complexes				The second second					The same of the last	a constant

Table 12 - Implementation Schedule for Future Needs

The Advisory Committee recommends that the implementation for future needs be done starting in 2025 and continuing through 2032-2034. 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 and/or the City of Valparaiso based on need.

Keep in mind that an Update to this RIF, along with a new RIF Ordinance will be due in year of 2029.



Summary of Impact Fee Study

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

City of Valparaiso

Valparaiso Current and Projected Population

Persons per Household (est. 2020-24)= 2.20

	2000	2010	2020	2024	2025	2026	2027
Total City of Valparaiso	27,428	31,733	34,296	34,782	35,199	35,692	36,263
Annual Growth Rate (Est.)					1.20%	1.40%	1.60%
Households (at 2.20 / house)		14,424	15,589	15,810	16,000	16,224	16,483
Total New Households					190	224	260
Growth Per Year (Persons)		HILL THE STATE OF	de victoria de la composición del composición de la composición de la composición del composición de la composición de la composición del composición de la composición del co		452	493	571

	2028	2029	2030	2031	2032	2033	2034
Total City of Valparaiso	36,916	37,654	38,502	39,464	40,569	41,827	43,362
Annual Growth Rate (Est.)	1.80%	2.00%	2.25%	2.50%	2.80%	3.10%	3.67%
Households (at 2.20 / house)	16,780	17,116	17,501	17,938	18,440	19,012	19,710
Total New Households	297	336	385	438	502	572	698
Growth Per Year (Persons)	653	738	847	963	1,105	1,258	1,535

	New	
Year	Building	New Pop.
	Permits	
2025	190	417
2026	224	493
2027	260	571
2028	297	653
2029	336	738
2030	385	847
2031	438	963
2032	502	1,105
2033	572	1,258
2034	698	1,535
Total:	3,900	8,580
Average:	390	858

10 Year Average Annual Growth: 2.23%

Ilparaiso Parks – FACILITY I Wide Analysis (All Facilities)	NFRASTE	UCTUR	E INVE	NTOR	Y-2	2025			-	-						-				-					50	HOOLS	•							000		1000		CTHE		
Facility (Park Infrastructure)	Current Facilities in the Park Dept.*	Current Facilities within the Current, **	Year Investory of Facilities	200 East	Banta Activity Center/Pack	Beriky Perk	Bicontendid Park	Gentral Park Plass	Freed Property (News, Cit., Chag Pert). Creekside Golf Course	Creekside Traffs/Park	Districtly College	ForestPark	Forest Park Golf Course	Foundations Mandows Park	General Park Jesses Pffer Park	Nacional Park	Dgaten Gardens	Fabgrounds Park	Regers-Lakewood Park	Savan Property (undereloped)	Tower Park	Validares	Westside Park	Well Park Tradh/Pathmays not within a Park	Administration Building	Contrat Demonstrary	Cooks Corners then enterly	Plet take Dementary	Nepro Leberard Statementury	Money fel Standards	Northelew Demantery	Parksiew Stementary	Thomas lefter on Ferrendary & Middle	Bookamin Franklin Makke	Valperadio High School	Partier County Corner Conter	Valperaho Univorsity	Valpo MACA	Value Country Clab	Abendeen Golf Course
Hard Surface Play Areas	19.00	48.00	67.00						5	1000									000																				310	
ils Courts	0.00	22.00	22.00	2078		1000		(e.)			St. 10		1							200								1939 8				848	5.02		0.0		12,0			
eball Courts	8.00	0.00	8.00				1.0				1000	275			_			-			1.0	6.0		-			-		200			-	1.0	10	1.0	-	1.0	2.0		
ng / Walking Track (Comm)	5.00	5.00 13.00	18.00	-		-	0.5	-	-	-				-	0.5	-	-	-	1.0		2.0			1.0	-	1.0	1.0	1.0	-	0 2.0	-	2,0		2.0	Le	-	1.0	1.0	-	-
tball Courts (outdoors) /Bike Park	2.00	0.00	2.00	-		-	0.5	-	-	1.0	1000	-	-	-	0.1	-	-	1.0	2.0		2.0		-	1.0		-	2.00	2.0	1	- Add	1	1	100	-	-		2.0	1	-	-
Court	3.00	8.00	11.00	-	-		1.0	-	-	1	-	-			1.0	-	-	-	1.0		200		-	-	+	2.0	1.0	1.0	1	9 1.6	1.0	1.0	2.0	-				150	-	-
s Courts	1.00	0.00	1.00	-		-				1	1770	1	0/35/20			750		1.0			-						3/23		150				00%		38 100		100			
	16.00	24.00	40.00	100000	ALL DE LA COLUMN D	CHICAGO I	HEAVE DE	100		-			-			l seem		9000		-	mare la			-		e lace	1000	District In	MIN (0)	00 100	o 1000	l some	Total I	-	BS0 800		1000			-
Multi-Purpose Fields @Diamonds (Lights 17)	2.00	2.00	4.00									2002			2.0												-								1.0		1.0			
all Diamonds (12yrs 4)	3.00	0.00	3.00					30 0			200	200	60.00		100						1.0	2	2.0								9 100		100				100			
ali Diamonds (Fast Pitch)	3.00	4.00	7.00				2.0				-		-	-		1.0	-					-	-	-		-	-	1.0 1		-	-	1			0.5	4	1.0		-	100
al Diamonds (Slow Pitch)	4.00	2.00	6.00		000		-		-	-		-	200	-	-	-	-	4.0	-	-		-	-	-		4	-	3.0 1	1.0	-	-	-	-	-	10	-	1.0		-	
Purpose Fields (Field Turf) Fields	3.00	2.00	2.00	-		-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	3.0	-	-	-	10	1.0 1	10 3	0 10	100	130	2.0		1.0	-	2.0	-		
rall Courts (outdoors)	1.00	1.00	2.00			1.0		-	-	-				-		+		-	-		-		-		-	+	120	20.		-	1	-	1	-		-	1.0		-	100
																_				_					_	_			_	_	-	-					_		_	=
Park Amenities	77.00	24.00	0.00			1000	200					37.00									000		2/8	0			100			0		1000					100			1
g / Challenge Course ure Course	0.00	0.00	0.00	-	-	-	-	-	-	-	-				-	-		-	-	-	-	-		-	-		-			-	-	+	-	-	-	-	-		-	H
ions .	5.00	7.00	12.00	-	-		-	1.0	1.0		-	-	1.0	-	-	1		1.0	10	-	-								120	-		102	1.0	1.0	1.0	+	1.0	1.0	1.0	11
eters .	15.00	1.00	16.00	-				700		1000	1000	2.0	3000	2.0	1.0	3.0		77	4.0		1.0	1.0		1.0			200			3 15	1	133		7		3 00	2 0/8	1.0		æ
MI/OOMS	18.00	1.00	19.00	1000	1000		1.0	2.0 1	.0	ALCO	100	1.0	0.000	1.0	1.0	2.0		1.0	4.0	3348	1.0	1.0 1	1.0 1	1.0	111	3 33	2002	1000	20 13	8 S	3 333	100	1000	555		3 12	B 523	1.0		
unity Garden	1.00	0.00	1.00	1000	2000									1.0										20	58	1 123	100	100		3 23	331		100	25			8 (3)			S
Display	1.00	0.00	1.00		100	1	1000		400		1		2000				1.0					-	-		1					3 10		100	1.0	(3)		-	1.0	-		-
Area / Education Components	12.00	3.00	15.00	2.0		-	1.0	2.0	-	1.0	1.0	1.0		1.0	-	1.0	1.0	-	1.0	1.0	-	1.0 1	1.0	-	- 2	-	-	-	-		-	-	2.0	-	-	-	1,0	-	-	H
or Entertainment Venue (amphitheatre) pace/Events Lawn	5.00	1.00	6.00	1.0	-	-		1.0	-	-		1.0	-	-	-	1.0	-		-	******	-		-	1.0		-	-	-	-		-	+		22	-	-	-	1.0	-	-
punds	14.00	10.00	24.00	1.0	1.0		1.0			-		1.0	-	1.0	1.0 1.0			1.0	1.0		1.0	1.0 1		1.0		1.0	1.0	1.0	1	0 1.0	1.0	1.0	3.0		1,1	6		1.0		E
round / SplashPad	1.00	0.00	1.00	1		-	-	1.0		1755	1	62377	357.57	-		-				555384			100		34 59	E 535	230	0.00	31 11			The same			328 (0)	8 100	0.00	1000	288	7
Access, Developed	0.00	0.00	0.00		1000		00000			100073	100000	8000	1200	200				200				200	50 to 10	5.5		2 100	0.55	No.		28			1000	200		0.00	3 486			
r Sledding / KC Ski	2.00	0.00	2.00	0.00		2000	1000	100	57 577	1000	E CONTRACTOR OF THE PARTY OF TH	CONTRACTOR	1.0	3300 S		1000			1.0	2000	1018		1000	038 110	100				ALC: N	20 00		1000	1000			2 3		1000	NAME OF	6
rik Area	1.00	1.00	2.00	1000				1	.0			10000													111 22			Section 1				1								-
Frails Miles & Amenities	47.50	0.00	47.50				000	100	14 000	100	10000		17/03	200						100			324								3 22					3 13				
rface Pathways (mifes)	25.00	0.00	25.00				1.0			14.0			1000	1.5	0.3			0.8	3.0	100			10	23	1.0		-					100	1				300			Ā
se / Nature Pathways (miles)	22.50	0.00	22.50	-			1.0			1 14.0				1.5	_			_	3.0		-		3.0 1	_					-	-	-	-	-			-	-	_		-
rk Acres - Infrastructure	702.40	213.00	654.40				300 B									189											10					100			70					
rse Acres reation Acres	261.00 441.40	213.00	654.40	2.5	0.6	1.7	15.0	2.0 14	4.0 100.0	145.0		10.0	116.0	10.0	9.0 2.4	12.0	4.0	26.0	122.0	9.0	3.0	9.0 3	7.0	2.5 29	1,1 20	0 2.0	6.0	18.0 1	0.0 21	0 6.0	6.0	4.0	36.0	12.0	8.0 10	.0			-	ŝ
Park Operations	7.00	6.00	13.00	-	Name of	THE REAL PROPERTY.		0000 DO			1000000	CSSSSSS	-	NORTH D	and the	N COUNT		CONTRACT OF			HONE I					and the same	1000	SECURE IN	100		01 5000	a lease	50500	SSIII I	non lan	10 100	B 800	10000		
	1.00	6.00	7.00	-	-			-	100	-	-		-	1.0	-	-	-	-	-	-	-	-	-	-	-	-	1		-	-	-	-	1	-	-	1 77	0 1.0	100	10	-
nance Facilities (Hub) nance Facilities (Sutellite)	6.00	0.00	6.00					1.0 1	.0 1.0	-			1.0	1.0		100		1.0	1.0																	3.0	1,0	2.0	*.0	ň
		-		-	DOCUMENT OF THE PARTY OF THE PA	recented to	CONTRACT NO.	NUMBER OF STREET		a laconomic	mana	00000000	oreimon.	Distriction in	HEED SOM	th means	Name of	Total C	resent t	-	manual I	and Annual Con-	MERCON NO.	man land	100 MIN	na vene		GERRIES BA	mess and	100	00 D000	I Isaaca	I NOVEMBER 1	000001	200 100	ESS 9800	NA HOME	Tours I	-	-
Indoor Facilities / Rental Space (Indoor)	6.00	18.00	26.00		1.0			1.0	1.0	-	2000	80000	1.0					1.0	10							1.0	10	3.0 3	10 1	0 1	1.0	10	10	2.0	1.0		1.0	1.0	1.0	1
Solf (Indoors)	2.00	3.00	5.00	-			-		2.0	1	-	12177				-			-	-	-	-										-	1		1.0		2.0			ñ
	-	-																		-												a formation	Towns I							Ξ
Facility Complexes	7.00	11.00	18.00		10	1		000		100		1000		1000		-		2000	1000		100			100	-	-	100	Marie S	0		0 000	1000			100	100	100	1.0		4
inity Centers (Community)	0.50	0.00	0.50		1.0		-	0.5	-	+	-	2000			-	+	-			-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	1.0		ŝ
Rinks (hockey) Regional Area (non-hockey)	1.00	0.00	1.00	1		-	-	1.0	-	1	-	20122			-	1	-	-	-	777	-	200	100	-		+	1	-	-	1	+	1	1	-	100	1	1	1	-	0
c Facilities (Outdoors)	0.00	2.00	2.00	1								0.000	10000			100			120										000			1		2			100		1.0	17
Facilities (Indoors)	0.00	3.00	3.00	1					000			723.50	mad direct					137	-							100	100				100	1			1.0	7	1.0	1.0		
ourse 18-hole	1.75	2.00	3.75						0.8			200	1.0	100				0.5	0.55		33.0			THE R.		100	200	150 6			3 333		100				2 53		1.0	1
off-Course - 18 hole	1.75	1.00	2.75			1000	5000	100		6373		7.12	101.11	200	100			1300	1.5	226	82/3	2000	1	0.3	SA P	12	12/	1000	1600 13	70 800	1	1000	1000	1000	COLUMN TO SERVICE	5.0	1.0		1251	
or Golf Driving Range	1.00	2.00	3.00						1.0																														1.0	

araiso RIF — Categorical I 1-May-25	Viodel Analysis Statistics>	2025 Pop.= 35,199	2034 Pop.= 43,362	At 2.2	0 Persons/ Household	- 10-Year Bldg Permits =	3,900
Summary of Category Inventory	2024 Facilities in the Park Dept.	Current (2025) Level of Service / 1,000	2034 Facilities Needs @ Current LOS	10-Year Future Need Components	Costs per Unit	Facility Costs of future needs	Category Lines Recreation Impac Fee
Hard Surface Play Areas	19.00	0.54	23.41	4.41	\$ 100,000	\$ 440,601	\$ 113
Multi-Purpose Fields	16.00	0.45	19.71	3.71	\$ 100,000	\$ 371,032	\$ 95
Park Amenities	77.00	2.19	94.86	17.86	\$ 100,000	\$ 1,785,593	\$ 458
Trails Miles & Amenities	47.50	1.35	58.52	11.02	\$ 450,000	\$ 4,956,760	\$ 1,271
Park Acres - Infrastructure	702.40	17.25	747.99	45.59	\$ 40,000	\$ 1,823,747	\$ 468
Park Operations	7.00	0.20	8.62	1.62	\$ 450,000	\$ 730,470	\$ 187
Indoor Facilities	8.00	0.23	9.86	1.86	\$ 200,000	\$ 371,032	\$ 95
Facility Complexes	7.00	0.20	8.62	1.62	\$ 4,500,000	\$ 7,304,699	\$ 1,873

Totals without any Current Deficiencies: \$17,783,935 \$ 4,560

2,687 Totals without any Current Deficiencies and Excluding "Facility Complexes": \$10,479,236

Valparaiso RIF - Categorical Model - Applied Recreational Infrastructure Components

Summary of Category Components	Fu	ture Needs Costs	Applied Recreational Infrastructure Components
Hard Surface Play Areas	\$	440,601	Basketball Courts, Pickleball Courts, Skate/Bike Park, Game Courts, Fitness Courts
Multi-Purpose Fields	\$	371,032	Baseball Diamonds, Softball Diamonds, Volleyball Courts
Park Amenities	\$	1,785,593	Concessions, Park Shelters, Park Restrooms, Community Garden, Garden Display, Nature Area/Edu. Components Outdoor Entertainment Venue, Event Lawn, Playgrounds, Spraygrounds/Splashpads, Winter Sledding, Dog Park
Trails Miles & Amenities	\$	4,956,760	Hard Surface Pathways, Multi-use / Nature Pathways
Park Acres - Infrastructure	\$	1,823,747	Park Acreage
Park Operations	\$	730,470	Maintenance Facilities (Hub and Satellite)
Indoor Facilities	\$	371,032	Meeting / Rental Spaces (indoor), Winter Golf
Facility Complexes	\$		Not to be included in the RIF Calculations
Total	\$	10,479,236	

IMPACT FEE CALCULATIONS

Recommended Recreation Impact Fee - City of Valparaiso - 2025

Categories of Recreation Infrastructure less "Facility Complexes" Category

Costs Needed to Remove Current Deficiency =	\$ -
Average Projected Costs / Year (2025 to 2034) =	\$ -

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

	2	2034 Population
Projected 2034 Populations =		43,362
mber of Projected New Residential Building Permits in the next 10 years =		3,900
Impact Costs Needed to Meet Future (2034) Needs =	\$	10,479,236
Anticipated Non-Local Revenues Available towards Future (2034) Needs =	\$	
Less Anticipated Impact Deductions against Future (2034) Needs =	\$	
Adjusted Future Needs Costs =	\$	10,479,236

Projected Recreation Impact Fee =

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

Valparaiso Housing	Equivalents - SU	IGGESTED CHAI	IGES	
Type of	Unit	Equivalent %	Fe	e / Unit
Single-Family / Townhome	e / Duplex	100%	\$	2,687
Condominium		90%	\$	2,418
Apartment Unit:	2-3 Bedroom	80%	\$	2,150
	1 Bedroom	63%	\$	1,693
Assisted Living Unit		50%	\$	1,344

0.00%

Projected Future Annual Collections of Recreation Impact Fees

	2025 **		2026	2027		2028	2029	2030	18	2031		2032		2033	33	2034
Projected New Residential Building Permits:	190		224	260		297	336	385		438		502		572		698
Applied RIF: \$ 2,687	\$ 2,687	7 \$	2,687	\$ 2,687	\$	2,687	\$ 2,687	\$ 2,687	\$	2,687	\$	2,687	\$	2,687	\$	2,687
Projected Recreation Impact Fee Collections:	\$ 42,482	2 \$	601,892	\$ 697,507	\$	797,250	\$ 901,778	\$ 1,034,791	\$	1,175,637	\$	1,349,632	\$	1,536,073	\$	1,874,887
Cumulative RIF Gained:	\$ 42,482	2 \$	644,374	\$ 1,341,881	\$	2,139,131	\$ 3,040,909	\$ 4,075,700	\$	5,251,337	\$	6,600,969	\$	8,137,042	\$	10,011,929
Applied RIF: \$ 2,687	\$ 2,687	7 \$	2,821	\$ 2,962	\$	3,111	\$ 3,266	\$ 3,429	\$	3,601	\$	3,781	\$	3,970	\$	4,169
Projected RIF with 5.0% Inflation Factor:	\$ 42,482	2 5	631,986	\$ 769,001	\$	922,917	\$ 1,096,117	\$ 1,320,684	\$	1,575,466	\$	1,899,067	\$	2,269,480	\$	2,908,565
Cumulative RIF Gained with Inflation:	\$ 42,482	2 \$	674,469	\$ 1,443,470	5	2,366,386	\$ 3,462,504	\$ 4,783,188	\$	6,358,654	S	8.257.721	5	10,527,201	\$	13,435,766

** NOTE: The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table.

It is assumed that recreation impact fees will be collected for one month under the new ordinance in 2025. (assuming Ordinance approval in June 2025)

Recreation Component		mponent Init Cost	Current Deficiency	Component	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Market Market Andrews		8	C	D	Burrow E	P. Carlo	G	H	en strangeren besteht	la l	K	L	M	N
Hard Surface Play Areas	\$	100,000	0.00	\$	STATE OF THE PARTY OF	NAMES OF STREET	E CONTRACTOR					Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner,		
Multi-Purpose Fields	\$	100,000	0.00	\$	W SHARES	W BOX COMP	The second second	STATE OF THE PERSON NAMED IN	STATE OF THE PARTY.			I THE REAL PROPERTY.	The second second	
Park Amenities	\$	100,000	0.00	\$	THE REAL PROPERTY.			S STREET, STRE	I CONTRACTOR	PROPERTY.	THE RESERVE TO SERVE	No. of Street, or other Designation of the least of the l		
Trails Miles & Amenities	\$	450,000	0.00	\$	100000000000000000000000000000000000000	100 March 100 Ma	E STATE OF THE STATE OF	E PROPERTY.	R STANSON		STATE OF THE PARTY OF	THE RESERVE OF THE PERSON NAMED IN		S. 10
Park Acres - Infrastructure	5	40,000	0.00	\$	The second	DE BOOK STAND	E CONTRACTOR			DOMESTIC AND DESCRIPTION OF THE PERSON OF TH	CONTRACTOR OF THE PARTY OF THE	CONTRACTOR DESCRIPTION OF THE PERSON OF THE	I PRODUCE TO SERVICE AND ADDRESS OF THE PERSON NAMED IN COLUMN TO SERVICE AND ADDRESS	
Park Operations	5	450,000	0.00	\$	THE PERSON	OF THE PERSON	No. of Concession, Name of Street, or other Designation of Concession, Name of Street, or other Designation of Concession, Name of Street, Original Property and Concession, Original Property and Concession, Name of Street, Original Property and Concession, Name of Street, Original Property and Concession, Original Prop	SE EXPERIENCES	A RESIDENCE OF THE PERSON	Mark Company	The second second	Total Control		
Indoor Facilities	\$	200,000	0.00	\$		M. SERVICE SER	S SHEETS	N CONTRACTOR	R DECEMBER OF THE RESIDENCE OF THE RESID			Contract of the Contract of th	The same of	
Facility Complexes		Not Par	t of the RIF Calc	ulations							Name of the last			E E
	_	Current (Deficiency Tota	: \$	\$	- \$	- \$	- \$	- 5	· s -	\$		· s ·	S
IMPLEMENTATION PER YEA	IR:		Hai	rd Surface Play Areas	-		-		1	1	1	1	1	
	200			Multi-Purpose Fields						a Residence in		STATE OF THE PARTY	The state of the s	CONTRACTOR OF THE PARTY OF THE
	-			Park Amenities										
				ls Miles & Amenities Acres - Infrastructure		-	-	-					Name and Address of the Owner, where the Owner, which is the Owner, which is the Owner, where the Owner, which is	
	COACO		rain	Park Operations									-	-
	-			Indoor Facilities				1	-	-	-	-	-	-
	3/37/20		THE RESERVE AND ADDRESS OF THE PARTY.	Enriting Complexes	1					Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, which i		7		-

Recreation Component	Component Unit Cost	Future Need	Component	202	5		2026		2027		2028		2029		2030		2031		2032	2033		2034
	8	C	D	E			F		G		н	166	LOSS		1		K		L	M		N
Hard Surface Play Areas	\$ 100,000	4.41	\$ 440,601		Control of	\$	220,300	\$	220,300					-						Service A		-
Multi-Purpose Fields	\$ 100,000	3.71	\$ 371,032	100000		\$	185,516	\$	185,516							188		1 10				
Park Amenities	\$ 100,000	17.86	\$ 1,785,593	\$ 23	3,199	\$	223,199	5	223,199	\$	223,199	\$	223,199	5	223,199	\$	223,199	5	223,199	A STANLEY OF		West and
Trails Miles & Amenities	\$ 450,000	11.02	\$ 4,956,760	2000		1				\$	1,239,190	\$	1,239,190	\$	1,239,190	5	1,239,190			No. of Street,		
Park Acres - Infrastructure	\$ 40,000	45.59	\$ 1,823,747					\$	607,916	\$	607,916	\$	607,916			1						
Park Operations	\$ 450,000	1.62	\$ 730,470		10000			\$	243,490	\$	243,490	\$	243,490		4000000000			200		San San San		
Indoor Facilities	\$ 200,000	1.86	\$ 371,032	1000000		-				\$	74,206	\$	74,206	\$	74,206	\$	74,206	\$	74,206			-
Facility Complexes	Not Pa	rt of the RIF Calcu	ilations	100.110.00				DIRE	a constitution		San Variables - N	6.6						0.000				STEEL STEEL
		(Adjusted for Non-Local Rev. & Impact Deductions)	(Adjusted for Hos-Local Rev. & Impact Deductions)							terior on a			70					Accordan				
	Fut	ure Needs Total:	\$ 10,479,236	\$ 22	3,199	\$	629,016	\$	1,480,421	\$	2,388,001	\$	2,388,001	\$	1,536,596	\$	1,536,596	\$	297,406	\$	- \$	

The following park sites / facilities are sug LOCATIONS OF COMPONENTS



Appendix

- Appendix A: Indiana Code (IC) 36-7-4-1300
- Appendix B: Capital Infrastructure over the years 2020-2024
- Appendix C: Summary of Valparaiso Park Department Revenues 2020-2024
- Appendix D: Impact Fee One Zone Recommendation Logic
- Appendix E: Park and Recreation Infrastructure Inventory 2025
- Appendix F: RIF Collections and Disbursements 2005 to 2024
- 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:



Mishawaka, Indiana 46544

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.

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:

- Sewer, which includes sanitary sewerage and wastewater treatment facilities.
- Recreation, which includes parks and other recreational facilities.
- 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

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:

- 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:
 - 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

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:

- 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.

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

- 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.
 - 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:
 - 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:
 - 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

- 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:
 - 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

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:
 - 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:
 - 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.

- (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:
 - 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:
 - 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;

- (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:
 - 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

- 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:
 - 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

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:
 - 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.

IC 36-7-4-1330

Sec. 1330.

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

- 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:
 - 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

- 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:
 - 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

- 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:
 - 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:
 - 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.

- (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:
 - 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:
 - 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

- 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:
 - 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:
 - 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:

- 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.

- (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:
 - have a court determine under IC 34-26-1 any question of construction or validity arising under the impact fee ordinance; and
 - 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:
- 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

- 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.

Appendix B: Capital Assets

The following tables illustrates the Capital Assets of the Valparaiso Park Department through 2023. Assessment includes Land, Vehicles, Pathways, Land Improvements, Buildings, and Machinery / Equipment.

This information was provided by the City of Valparaiso.

City of Valparaiso, Indiana	Please highlight in RED any asset retired or removed from	om service
Parks - Land	Please add any new asset in the GREEN section below	
	***	Current Repro

			- 100	10,000	10.3		
Asset Description	Acquisition Year	Acreage	Location	Replacement Cost Total (\$)	Deflator	Cost	Federal %
Kirchhoff Millerwoods	1918	15.9 acres (A)	2A			37,500	
Forest Park Golf	1948	122.5 acres (A)	35A			471,680	
Ogden/Beta	1948	10 acres (E)			1000	38,400	1000
Forest Park	1948	10 acres (E)				38,400	
Will Park	1949	3.3 acres (A)	.8A			27,800	
Forest Park Golf	1956	course expanded (A)				154,280	Times.
Tower Park	1959	5 acres (A)				21,000	
Glenrose North & South	1960	12 acres (A)	Valplayso			26,527	
Rogers-Lakewood Park	1961	122.5 acres (A)	80A			113,822	
Berkley Park	1962	1.7 acres (A)				60,000	
Bicentennial park	1973	17.5 acres (A)				55,650	
all trianglesCentral	1975	3 acres total (E)				25,650	
Banta Senior Center	1983	2 acres (A)				31,680	
Hotter's Lagoon	1983	47 acres (E)				141,000	
Fairgrounds Park	1986	27 acres (E)				470,610	
200 East Park	1991	3.5 acres (E)				75,810	
Creekside	1992	172 acres (A)				400,522	
Westside Park	1993	15 acres (E)	(E. 10)	The second		344,700	
Foundation Meadows	2000	35 acres (A)				108,576	
Creekside	2005	68.9 acres - Vitoux Propert	у			100,000	
Jessee-Pifer Park	2007	2.3 acres				150,000	
Central Park West	2015					985,000	
Central Park East	2011					780,000	
Vale Park Pathway	2016					402,260	
Clifford Property 2906 Campbell	2016	SIES STATE				307,632	
1 Valley Drive	2020			99,999	1.000	99,999	

99,999

City of Valparaiso, Indiana	Please highlight in RED any asset retired or removed from service
Parks - Vehicles	Please add any new asset in the GREEN section below

Asset Description	VIN	Acquisition Year	Cost	Useful Life	Beginning Accumulated Depreciation	Depreciation Expense	Ending Accumulated Depreciation	Net Book Value	Federal %
Chevy C3500 1 ton-1GBHC34K3LE172851		1990	21,948	8	21,948	0	21,948	0	T
Chevy C3500 1 ton-1GBJC34KXNE171927		1992	21,948	8	21,948	0	21,948	0	
Chevy C3500 1 ton-1GBJC34L7SE114127		1995	21,948	8	21,948	0	21,948	0	
Chevy C3500 1 ton-1GBJC34R078859		1999	21,948	8	21,948	0	21,948	0	
Chevy C3500 1 ton-1GBJC34R9YF453200		2000	21,948	8	21,948	0	21,948	0	
Chevy C2500 HD-1GCHC24U63Z256212		2003	17,000	8	17,000	0	17,000	0	
Chevy S1500 Ext. cab-1GCCS196148206522		2004	15,520	8	15,520	0	15,520	0	
Chevy 1500 ext. cab 4x4-1GCEK19T34Z328226		2004	22,117	8	22,117	0	22,117	0	
Chevy 2500 4x4-1GCHK24U34E368624		2004	19,142	8	19,142	0	19,142	0	
Chevy C 3500 Dump truck-1GBJC34U64E384566		2004	21,948	8	21,948	0	21,948	0	
Ford Freestar Van		2005	3,000	5	3,000	0	3,000	0	
Chevy C3500 1 ton-1GBJC34U76E215661		2006	25,271	8	25,271	0	25,271	0	
Chevy Silverado		2010	23,000	8	23,000	0	23,000	0	
Chevy Silverado		2010	23,000	8	23,000	0	23,000	0	
Chevy White truck (Arnell)		2010	24,212	8	24,212	0	24,212	0	
2012 GMC C3500HD		2011	29,574	8	29,574	0	29,574	0	
GMC 2500 Sierra 1GTO1ZCG2DF145926		2012	20,900	8	20,900	0	20,900	0	
GMC Pickup (Paul Sur)		2013	20,861	8	20,861	0	20,861	0	
Ford F-150 4x2 Pickup 1FTMF1C8XGKF33883		2016	20,051	5	20,051	0	20,051	0	
GMC Sierra 1500 Pickup 1GTR1LEC7GZ389301		2016	26,313	5	26,313	0	26,313	0	
Ford F-250 4x4 Pickup 1FTBF2B866HEB23501		2016	24,858	5	24,858	0	24,858	0	
Ford F-250 4x2 Pickup 1FTMF1C87GFC32173		2016	19,720	5	19,720	0	19,720	0	
Ford F-250 4x2 Pickup 1FTBF2B60GEC73053		2016	29,510	5	29,510	0	29,510	0	
Chevrolet Silverado 1GCVKNEC9HZ271890 (capital lease)		2017	28,699	8	21,524	3,587	25,112	3,587	
Jeep Cherokee 4x4 1C4PJMAB58W655332 (capital lease)		2017	21,583	8	16,187	2,698	18,885	2,698	П
Ford F-250 Truck 1FTBF2B64KEF81416 (2019)		2019	26,418	8	13,209	3,302	16,511	9,907	
Ford F-250 Truck 1FTBF2864KEF81414 (2019)		2019	26,418	8	13,209	3,302	16,511	9,907	П
Ford F-250 Truck 1FTBF2B64KEF81415 (2019)		2019	26,418	8	13,209	3,302	16,511	9,907	
2020 RAM Promaster Cargo Van per OSD Loans	ZFBHRFABOL6P19474	2020	23,105	8	8,664	2,888	11,553	11,553	П
2021 Chevy Silverado 4500 Truck		2021	68,613	8	17,153	8,577	25,730	42,883	
2021 GMC Sierra Pickup Truck		2021	26,877	8	6,719	3,360	10,079	16,798	П
White GMCTerrain	3GKALTEV1NL105646	2022	29,659	8	3,707	3,707	7,415	22,244	П
Ford Transit Van	NMOLS7S23N1527379	2022	33,171	10	3,317	3,317	6,634	26,537	
			806.698		612 637	29 041	650,678	156 020	\mathbf{H}

Appendix B: Capital Assets (Continued)

	Please add an				
Asset Description	Length	То	From	Acquisition Year	Cost
Lakewood Link	1.75	Lakewood	Fnd Medw	1997	675,00
Campbell St	1.1	Harrison	Vale Pk Rd	2007	548,36
Cumberland-Valpo St (west leg)	0.09	Vale Park	Bullseye Lk Rd	2007	251,6
Cumberland Loop	1.91	Valpo St to Cumberland to	to Valpo St to Vale Park	2007	250,0
Vale Park Path	0.55	Bullseye Campbell	Valpo St	2007	259.30
Eastgate roundabout	0.56	LaPorte Av	Beech St	2009	176,1
Lincolnway	0.287	Morgan St	Garfield St	2010	77,49
Ransom Rd	0.357	Meadow Ln	Campbell	2010	96,39
Sturdy Rd	0.334	Lincolnway	Hwy. 30	2011	90,18
LaPorte Av (Target)	0.355	Target strip mall	Sturdy Rd	2011	95,85
Chicago St	0.266	Lincolnway	Wood St	2011	71,82
Vale Park Path	0.9	Valpo St	Calumet Av	2011	243,00
Glendale Silhavy Rd	0.101	Monticello Prk Dr Evans Av	Roosevelt LaPorte Ave	2011	189,00
Kirchhoff Park	0.102	Miller Wood	Rooseveit	2013	27,54
Silhavy Rd	1	Evans Av	Vale Pk Rd	2013	270,00
Roosevelt Rd	0.5	Glendale Av	Vale Pk Rd	2013	135,00
Vale Park Path	0.5	east on ramp	Silhavy	2013	135,00
Fairgrounds Track	0.75	Park perimeter		2014	140,00
Evans Ave	0.25	Sturdy Rd	Cortland	2015	87,43
Evans Ave	0.38	Emma	Silhavy	2015	107,18
Evans Ave	0.25	Cortland	Emma	2015	87,43
Memorial Drive	1	Evans Av	Vale Park	2016	270,00
Calumet Ave	0.46	Vale Park	Country Club Rd	2016	324,52
Vale Park West	0.6	Keystone Commons	Froberg Rd	2016	162,00
Vale Park Parkway	0.57	Beauty Creek Calumet	Keystone SR 49	2016	159,96
Burlington Beach Road		Soft Touch Car Wash		2016	107,61
Vale Park Pathway	0.314	East of Hayes	Sturdy Rd	2018	107,63
Flat Rock Pathway	0.06	Leonard Rd at Frontage of Flat Rock Subdivision		2018	18,39
U S 30 Pathway (and bridge)	1.45	North of U S 30 from Hayes Leaonard Rd t	Horse Prairie Ave	2018	995,94
Froberg Road Pathway	0.64	Pathway along Froberg Rd		2018	292,37
U S 30 and Washington Street Intersection	772	U S 30/Washington Street		2019	30,53
Lafayette Street Pathway	285	Monroe Street	Brown Street	2019	16,88
Roosevelt Pathway		McCord Street	South TJ Prop Line	2019	37,65
Evans Pathway	302	1001 Evans Frontage		2019	24,51
Evans Pathway	251	Fairiane.	Old Fairgrounds	2019	18,36
	1251	Silhavy	LaPorte	2019	79,16
Silhavey and LaPorte Roundabout	er Dathway addit	tions		2019	195,97
Silhavey and LaPorte Roundabout Froberg Road Pathway and Bridge Mi	SC. Patriway addit				707,57
Silhavey and LaPorte Roundabout Froberg Road Pathway and Bridge Mi various		various	various	2018	
Silhavey and LaPorte Roundabout Froberg Road Pathway and Bridge Mi various walk and pathway	Dog Park		various	2020	35,93
Silhavey and LaPorte Roundabout Froberg Road Pathway and Bridge Mi various			various		35,93 29,91
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leesk	Valparaiso Dog Farit	2021 2021 2021	100

Appendix B: Capital Assets (Continued)

t and the comment of a designation		any new asset in the GREEN	section below	
For the Year Ended December 31,	2023			
Asset Description	Make / Model / Ref	Location	Acquisition Year	Cost
John Deere AMT-4766	51	Fairgrounds Park	1988	8,000
John Deere 2355 Tractor-CD4239D824254	35	FM shop/FG	1989	30,000
Ingersoll Rand Compressor trailer-184234	77	FM shop	1991	12,000
Case 580 super K backhoe-JJ60161800	31	FM shop	1992	35,000
John Deere Triplex-M02653D040037	61	Creekside Golf	1995	23,000
Mowbark Wood Chipper-1553	76	Hort	1995	10,000
Case Skidsteer-JAF0197233	29	Lakewood	1996	30,000
2 vertical irrigation pumps 40hp-C06/980-954-89-GT	- 23	Creekside Golf	1998	20,000
Toro electric valve sprinkler heads		Creekside Golf	1998	550,000
		Creekside Golf	1998	9,000
burglary & fire alarm system Toro Workman truckster-200000101	45	Creekside Golf	2000	14,000
Toro Sidewinder 3100-200000276	57	Creekside Golf	2000	25,000
Toro Workman truckster-200000132	48	FPGC	2000	14,000
Jacobson LF4675-1708	33	FPGC	2002	63,000
Jacobson LF4675-1708 John Deere Aerator md/1500-TC1500X035005	33	FPGC	2002	12,000
		FPGC	2004	16,592
NY0018 Neary Grinder Ser. #360				-
NY0018 Neary Grinder Ser. #103	-	FPGC	2005	9,403
Kubota Trcukster RTV 900W6H-53624	68	Fairgrounds Park	2006	11,588
Johnson Deere F1420/deck-TC4206040100	36	FM Shop	2006	12,295
Full Swing Golf Simulator-156913D651979F2E14		Creekside Golf	2007	50,000
Full Swing Golf Simulator-973D75502454BZFO56		Creekside Golf	2007	50,000
Dell Power edge 2940 web server-UT008MIDT2940		FM office	2007	10,000
ODB LTC 600 Leaf vac 0607-4776	79	FM Shop	2007	16,850
John Deere F1420 TC1420G070060	414	FM Shop	2007	12,105
John Deere 2500E Gr Mower TC25EG010106	84	FM Shop	2007	24,408
John Deere 3225C Fairway Mower TC3235C0404061	97	FM Shop	2007	36,255
Smithco Spray Star 3182	426	FPGC	2009	34,549
Smithco Typhoon Pump J104-501		Creekside Golf	2010	1,848
Jacobsen Gplex III Grrens mower reels rollers FH001143		Creekside Golf	2010	30,383
Salsco S00374 power roller-trailer 091207000090652869		Creekside Golf	2010	6,136
Smithco 42-001D Sandrake 13327		Creekside Golf	2010	6,190
Jacobsen Gplex III Tee mower & reels FH001169		FPGC	2010	26,169
Salsco S00374 power roller-trailer 091207000090652870		FPGC	2010	6,136
Planetair PR0449 Aerator 5031990		FPGC	2010	23,124
Turfco T00166 Top Dresser M00379		FPGC	2010	14,461
John Deere Fairway Mower 7500 TC7500X030018		FPGC	2010	40,000
Smithco 42-001D Sandrake 13389		FPGC	2010	6,190
Electronic Marquee		CPP	2012	35,000
Electronic Marquee		Central Park Plaza E	2012	35,000
Kubota F3080 Tractor and mower deck #11311 n& #1156	#44	FM shop	2012	17,700
Jacobsen AR-522 mower	11-4-4	FPGC	2012	46,000
UV Filtartion System	-	CPP splash pad	2012	26,000
UV Filtration System		Central Park Plaza E	2014	26,000
Aerovator - Burris Equipment		FM Shop	2014	10,800
Lift gate for Maintenance Pickup Truck		FM Shop	2014	5,200
Zamboni Ice Resurfacer		Central Park Plaza W	2015	51,000
5600 Bobcat Toolcat AHG811960		Central Park Plaza W	2015	64,439
John Deere 7997R Commercial Mower #1		FM maint	2015	26.503
John Deere 7997R Commercial Mower #2		FM maint	2015	26,503
Smithco Typhoon Pump J105-501		FPGC	2015	26,289
Bobcat Toolcat AHG813409 w/sowblower, trailer		FM Shop (VP West PW)	2016	73,905
Toro Greensmower Tri Flex and attachments 008-06574		FPGC	2016	32,886
Kubota 39HP Standard 60" flail mower 61414		FPGC	2016	27,400
Mid-Size Full Matrix Message Board-WVTMB-10		Hort	2016	17,205
John Deere 1575 Terrain Cut Mower with 60" snowblower		throughout	2018	32,000
Club Car Carryall (2018)		throughout	2019	8,600
ABI Force Field Groomer		throughout	2019	28,000
ForeUp Golf Software		throughout	2019	18,000
Inside Hitting Nets		Creekside	2019	5,000
Hustler Zero Turn 104"		throughout	2019	23,000
Cub Cadet	100	throughout	2019	8,000
Golf Simulator (update)		Creekside	2019	17,000
String Lights		СРР	2019	0
Solar Parking lot lights quantity of 3		Bicentenial Park	2020	5,100
V plow for tool cart snow removal		Central Park Plaza	2020	6,076
Stump grinder			2020	9,535
Security Camera		ValPLAYso	2020	8,392
		Lakewood Park	2020	10,000
Passenger Boat			2021	22,280
	10000		2020	14,492
2021 John Deere Gator TX Utility Vehicles per OSD Loans			2021	7,360
2021 John Deere Gator TX Utility Vehicles per OSD Loans Mechanic Vehicle lift				7,360
2021 John Deere Gator TX Utility Vehicles per OSD Loans Mechanic Vehicle lift John Deere Gator				
2021 John Deere Gator TX Utility Vehicles per OSD Loans Mechanic Vehicle lift John Deere Gator John Deere Gator			2021	
2021 John Deere Gator TX Utility Vehicles per OSD Loans Mechanic Vehicle lift John Deere Gator John Deere Gator John Deere Gator			2021	7,360
2021 John Deere Gator TX Utility Vehicles per OSD Loans Mechanic Vehicle lift John Deere Gator John Deere Gator John Deere Gator 2011 Toro 3040 Sand Pro			2021 2021	7,360 11,000
2021 John Deere Gator TX Utility Vehicles per OSD Loans Mechanic Vehicle lift John Deere Gator John Deere Gator John Deere Gator John Deere Gator John Osen Gator John John John Gator John John John John John John John John			2021 2021 2021	7,360 11,000 14,000
2021 John Deere Gator TX Utility Vehicles per OSD Loans Mechanic Vehicle lift John Deere Gator John Deere Gator John Deere Gator 2011 Toro 3040 Sand Pro 2015 Toro 3440 Sand Pro 2015 Toro 3420 Diesel Triflex			2021 2021 2021 2021	7,360 11,000 14,000 18,000
Passenger Boat 2021 John Deere Gator TX Utility Vehicles per OSD Loans Mechanic Vehicle lift John Deere Gator John Deere Gator John Deere Gator John Deere Gator 2011 Toro 3040 Sand Pro 2015 Toro 3040 Sand Pro 2015 Toro 3150 Grandmower			2021 2021 2021 2021 2021	7,360 11,000 14,000 18,000 14,000
2021 John Deere Gator TX Utility Vehicles per OSD Loans Mechanic Vehicle lift John Deere Gator John Deere Gator John Deere Gator 2011 Toro 3040 Sand Pro 2015 Toro 3440 Sand Pro 2015 Toro 3420 Diesel Triflex		Parks	2021 2021 2021 2021	7,360 11,000 14,000 18,000

Appendix C:

Summary of Valparaiso Park Department Revenues 2020-2024

City of Valparaiso - P	ark D	epartment									Pr	ovided by: City of Valparaiso
Park Departmen	nt Re	venues – 2	020	-2024								
Year	229 11/2007/57	Real Property ax/Excise Tax Income	12 - 13 P. (S.)	VET / FIT nancial) Tax	Red	eneral Park ceipts (Non- x Revenue)	(S	rk Receipts pecial Non- evert Cap. Account)	Parl	k NRO – Regular		TOTALS
2020	\$	3,128,155	\$	29,716	\$	97,475	\$	17,514	\$	2,121,615	\$	5,394,474
2021	\$	3,365,425	\$	32,854	\$	144,184	\$	20,986	\$	2,415,442	\$	5,978,891
2022	\$	3,456,337	\$	35,058	\$	228,417	\$	16,915	\$	2,895,916	\$	6,632,643
2023	\$	2,812,667	\$	12,255	\$	208,835	\$	20,410	\$	3,764,997	\$	6,819,165
2024	\$	2,978,688	\$	22,501	\$	229,113	\$	25,886	\$	3,708,381	\$	6,964,568
Totals	\$	15,741,272	\$	132,383	\$	908,023	\$	101,711	\$	14,906,352	\$	31,789,742
5 Yr. Average	\$	3,148,254	\$	26,477	\$	181,605	\$	20,342	\$	2,981,270	\$	6,357,948

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 2025

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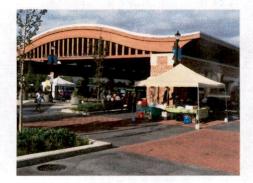
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Appendix F:

RIF Collections and Disbursements 2006 to 2024

City of Valparaiso - History of RIF Collections and Disbursements

Past twenty (20) Year Infrastructure Improvements of Revenue and Expenditures of Collected Impact Fees (2006 to 2024)

Prepared by: Valparaiso Parks and Recreation and V3 Companies, Ltd.

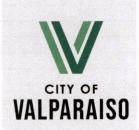
Year	RI	F Collections	RIF	Disbursements	Fund Net	Cumula	tive Balance
2005	Star	ted in June 2006				The state	
2006	\$	69,825	\$		\$ 69,825	\$	69,825
2007	\$	228,511	\$	196,737	\$ 31,774	\$	101,599
2008	\$	235,212	\$	59,869	\$ 175,343	\$	276,942
2009	\$	133,562	\$	131,921	\$ 1,641	\$	278,583
2010	\$	63,180	\$	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	\$	232,196	\$	141,892	\$ 90,304	\$	248,596
2021	\$	200,360	\$	95,311	\$ 105,049	\$	353,645
2022	\$	262,951	\$		\$ 262,951	\$	616,596
2023	\$	250,051	\$	650,000	\$ (399,949)	\$	216,647
2024	\$	381,514	\$	350,000	\$ 31,514	\$	248,161
2006-2024 Tally	\$	3,620,627	\$	3,372,466	\$ 248,161		



Appendix G:

Letter of Study Review from Reviewing Professional Engineer

The following is the Letter of Study Review done by the Reviewing Professional Engineer, Max Rehlander, P.E., City Engineer, City of Valparaiso, as per IC 36-7-4-1318(d).



166 Lincolnway Valparaiso, IN 46383 (219) 462-1161 Valpo.us May 19th, 2025

To: Valparaiso Common Council

166 Lincolnway Valparaiso, IN 46383

RE: City of Valparaiso Recreation Zone Improvement Plan 2025-2034

Councilmembers,

Please be advised that, as a qualified, registered engineer, licensed to practice engineering in the State of Indiana (PE11700773), I have reviewed the City of Valparaiso Recreation Zone Improvement Plan 2025-2034 Study prepared by V3 Companies, Ltd. 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,

Maxwell Rehlander, PE

City Engineer

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