

Recommended Park Impact Fee

Funding for Current Deficiencies Based on Community Level of Service

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

Again, Park Impact Fees cannot be used to cover the costs of identified current deficiencies. The noted current deficient recreation components have been listed in **Table 12** along with each project's funding sources and projected cost budget.

The City of Noblesville has had an active Park Impact Fee Ordinance in place since 2001 with related ordinances being updated every three to five years. Each Park Impact Fee study and ordinance carries similar, but not always the same, list of recreation infrastructure components used in Park Impact Fee calculations. **Appendix F** documents the annual amount of Park Impact Fee collections and disbursements since 2001. Currently there is a Park Impact Fee balance of just under \$1 million dollars (*Refer to Appendix F*). Each Park Impact Fee update study projects current deficiencies and future needs based on a ten-year schedule, but the Park Impact Fee update always occurs during the fourth and fifth year of the ten-year plan. Due to the variety of park development schedules the implementation of the fees collected were not always applied within the ordinance time period. This, over the years, has resulted in the current balance of funds in the Park Impact Fee account. The Consultant reviewed the Park Impact Fee fund reserve with the City's Legal Department to determine how best to use this balance towards the recreation infrastructure needs. It was felt that since the fund was collected on the various common recreation infrastructure components that were consistent in each Park Impact Fee update that portions of the funds could be used as a funding resource for 2023 current deficiencies. This is similar in how the City's Road Impact Fees are modeled.

The current deficiencies of the selected "A" Priority components total \$1,144,491. The Consultant worked with the City Administrative Staff and Advisory Committee regarding the various funding sources that could be used to fund the current deficiencies. **Table 12** outlines the funding sources and their applied distribution. The funding sources and their related percentage of distribution include Park Capital Improvement Budget (52.43%), and Cash (47.57%). Other funding sources are not anticipated at this time.

| City of Noblesville – Park Department | | | 12-Feb-24 | | | | | | | |
|--|---------------|----------------|---|---------------------------------|-----------------|-------|-------|-----------|------------|--------------|
| Forecast Funding for Current Recreation Component Deficiencies | | | Prepared by: Noblesville Parks and Recreation and Lehman & Lehman, Inc. | | | | | | | |
| Project Description | Quantities | Project Amount | Funding Source(s) | | | | | | | |
| "A" Priority Components | Current Needs | Costs | Grants | Park Capital Improvement Budget | Financial (FIT) | TIF | Bonds | Donations | Cash | TOTALS |
| Multi Purpose Fields (includes football) | 3.20 | \$ 352,194 | | | | | | | \$ 352,194 | \$ 352,194 |
| Pickleball Courts (outdoors) | 1.30 | \$ 97,699 | | | | | | | \$ 97,699 | \$ 97,699 |
| Climbing / Challenge Elements | 0.00 | \$ - | | | | | | | \$ - | \$ - |
| Concessions | 0.00 | \$ - | | | | | | | \$ - | \$ - |
| Indoor Activity Spaces | 0.00 | \$ - | | | | | | | \$ - | \$ - |
| Park Shelters | 0.00 | \$ - | | | | | | | \$ - | \$ - |
| Park Restrooms | 0.00 | \$ - | | | | | | | \$ - | \$ - |
| Outdoor Entertain.Venue (amphitheatre) | 0.00 | \$ - | | | | | | | \$ - | \$ - |
| Events Lawn (Acres) | 0.00 | \$ - | | | | | | | \$ - | \$ - |
| Playgrounds (Comm./Destination) | 0.00 | \$ - | | | | | | | \$ - | \$ - |
| Sprayground / SplashPad | 0.00 | \$ - | | | | | | | \$ - | \$ - |
| Dog Park Area | 0.99 | \$ 694,598 | | \$ 600,000 | | | | | \$ 94,598 | \$ 694,598 |
| Maintenance Facilities (Satellite) | 0.00 | \$ - | | | | | | | \$ - | \$ - |
| Maintenance Recreation Storage | 0.00 | \$ - | | | | | | | \$ - | \$ - |
| Multi-use / Nature Pathways (miles) | 0.00 | \$ - | | | | | | | \$ - | \$ - |
| Park / Open Space Acres | 0.00 | \$ - | | | | | | | \$ - | \$ - |
| | | \$ 1,144,491 | \$ - | \$ 600,000 | \$ - | \$ - | \$ - | \$ - | \$ 544,491 | \$ 1,144,491 |
| 10 Year Total = | | \$ - | \$ - | \$ 600,000 | \$ - | \$ - | \$ - | \$ - | \$ 544,491 | |
| 10 Year Annual Average = | | \$ - | \$ - | \$ 60,000 | \$ - | \$ - | \$ - | \$ - | \$ 54,449 | |
| Funding Sources Percentages = | | | 0.00% | 52.43% | 0.00% | 0.00% | 0.00% | 0.00% | 47.57% | 100.00% |

Table 12 – Funding Sources for Current Deficiencies

Noblesville Recreation Zone Improvement Plan Study

Analysis of Non-Local Revenue and Impact Deductions

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

Park 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 that there were no Non-Local Revenue Deductions that apply to these recreation infrastructure components.

Impact Deductions

Park Impact Fees cannot be used to fund current deficiencies. From **Table 12**, two (2) funding sources are noted for the current deficiencies. Those funding sources include Park Capital Improvement Budget and Cash (utilizing the current Park Impact Fee Fund). Cash, as a funding source, have limited roots to property taxes and other residential sources. However, the Park Capital Improvement Budget Fund is a funding source that comes from property taxes and other residential sources. **Table 12** outlines the disbursements of the funds on an annual basis (years 2023 to 2032) as defined by the implementation year noted in **Table 13**.

| City of Noblesville – Park and Recreation Department | | | | | | | | 12-Feb-24 | |
|---|--------|---------------------------------|-----------------|------|-------|-----------|------------|--|-----------------|
| Forecast Annual Funding for Current Recreation Component Deficiencies | | | | | | | | Prepared by: City of Noblesville and Lehman & Lehman, Inc. | |
| RIF YEARS | A | B | C | D | E | F | G | H | |
| | Grants | Park Capital Improvement Budget | Financial (FIT) | TIF | Bonds | Donations | Cash | TOTALS | FUND TOTALS (B) |
| 2023 | | | | | | | | | |
| 2024 | \$ - | \$ 600,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 600,000 | \$ 600,000 |
| 2025 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 352,194 | \$ 352,194 | \$ - |
| 2026 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 97,699 | \$ 97,699 | \$ - |
| 2027 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2028 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2029 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2030 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2031 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2032 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2033 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2024-2033 TOTALS | \$ - | \$ 600,000 | \$ - | \$ - | \$ - | \$ - | \$ 449,893 | \$ 1,049,893 | \$ 600,000 |

Table 13 – Forecast Annual Funding for Current Deficiencies

Noblesville Recreation Zone Improvement Plan Study

The impact of these funding sources will be based on the number of households within the City. The following **Table 14** establishes the cumulative households (column A) of the City over the next 10 years with the projected growth of households each year as noted in column B. The cumulative of the new household growth is noted in column C. The costs that affect residential property tax of the current deficiency for the next 10 years are noted in column D. The table indicates the calculated amounts of the funding of current deficiency per household (columns E, G, and H). The totals of those three columns are multiplied by the cumulative New Households (column C) to determine the impact deductions for each year of the 10-year Park Impact Fee period as noted in column I. The total Impact Deduction amount is determined to be \$26,956. The Impact Deduction is subtracted from the original Impact Costs in determining the Park Impact Fee.

| City of Noblesville – Park and Recreation Department | | | | | | | | | |
|--|----------------------------|------------------------------|----------------------------------|---|---|-------------------------------------|---|--|---|
| Impact Deduction Calculations | | | | | | | | | |
| 12-Feb-24 Prepared by: Noblesville Parks and Recreation and Lehman & Lehman, Inc. | | | | | | | | | |
| Year | A Cumulative Households | B New Households (Annual) | C New Households (Cumulative) | D Costs to Remove Current Deficiency | E Cost / Household for Park Capital Improvement Budget | F Costs / Household for City TIF | G Cost / Household City Cumulative Capital Funds | H Impact Deductions (Cum. From Bond Issue New Households) | I Totals of Impact Deductions for the New Households |
| 2022 | 27,556 | | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2023 | 28,190 | 634 | 634 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2024 | 28,852 | 662 | 1,296 | \$ 600,000 | \$ 20.80 | \$ - | \$ - | \$ - | \$ 26,956 |
| 2025 | 29,545 | 692 | 1,989 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2026 | 30,269 | 724 | 2,713 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2027 | 31,025 | 757 | 3,469 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2028 | 31,832 | 807 | 4,276 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2029 | 32,691 | 859 | 5,135 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2030 | 33,607 | 915 | 6,051 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2031 | 34,581 | 975 | 7,025 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2032 | 35,629 | 1,048 | 8,073 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTALS | 8,073 | | | \$ 600,000 | \$ 20.80 | \$ - | \$ - | \$ - | \$ 26,956 |
| NOTES: Cumulative households over 10 year period Projected new households over 10 year period Cumulative Totals of Household Growth over 10-Yr. Period Budgeted portion from the implementation schedule Cost per household to remove existing deficiencies [A divided by D] There is not Residential Impact in the generation of City TIF Cost Per household to remove existing defic. Using City Cum. Capital Funds Cost Per household to remove existing defic. Bond Issue Funding Costs applied to new households for current deficiencies [E + G + H times C] | | | | | | | | | |
| Total "Impact Deduction" for Park Capital Improvement Budget (Total Column I): | | | | | | | | | \$ 26,956 |

Table 14 – Impact Deduction Calculations

As per the above calculations the summary of the Future Needs of the “A” Priorities is indicated in **Table 15** below.

| Recreation Impact Fee Components 2023 | | |
|--|--------------|----------------------|
| "A" Priority Components | Future Needs | Costs |
| Multi Purpose Fields (includes football) | 1.64 | \$ 180,035 |
| Pickleball Courts (outdoors) | 2.46 | \$ 184,127 |
| Climbing / Challenge Elements | 1.27 | \$ 50,830 |
| Concessions | 1.24 | \$ 308,874 |
| Indoor Activity Spaces | 1.27 | \$ 571,843 |
| Park Shelters | 4.87 | \$ 609,337 |
| Park Restrooms | 4.08 | \$ 1,020,762 |
| Outdoor Entertain.Venue (amphitheatre) | 0.25 | \$ 190,614 |
| Events Lawn (Acres) | 0.70 | \$ 70,307 |
| Playgrounds (Comm./Destination) | 1.55 | \$ 1,008,175 |
| Sprayground / SplashPad | 0.76 | \$ 457,474 |
| Dog Park Area | 0.26 | \$ 183,309 |
| Maintenance Facilities (Satellite) | 0.76 | \$ 495,597 |
| Maintenance Recreation Storage | 2.44 | \$ 731,204 |
| Multi-use / Nature Pathways (miles) | 14.45 | \$ 14,449,894 |
| Park / Open Space Acres | 213.20 | \$ 12,791,744 |
| | | \$ 33,304,128 |

Table 15 – Future Needs of “A” Components and their Costs

Noblesville Recreation Zone Improvement Plan Study

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

$$\text{Impact Costs} - \text{Non-Local Revenues} - \text{Impact Deductions} / 10\text{-Yr. Bldg. Permits} = \text{Park Impact Fee}$$

As shown in **Table 16** the total estimated cost of improvements ("A" Priorities) needed to accommodate projected future growth is \$33,277,172 (Adjusted Impact Costs which include the Impact Deductions of \$26,956 and Non-Local Revenues of \$0.00). Therefore, the Park Impact Fee is calculated as indicated in **Table 16**. Using the above formula, the result is a recommended Impact Fee of **\$4,122**.

This recommended Park Impact Fee assumes that there will be a growth in housing permits at an average of 807 units per year over the next ten years (2023-2032). Future recreation facility needs will be funded using the suggested Park Impact Fee of \$4,122. **There will be the need to perform an update to this Park Impact Fee study by or before 2027.**

IMPACT FEE CALCULATIONS

15-Feb-24

Recommended Park Impact Fee – City of Noblesville

"A" Priorities Recreation Infrastructure Components

| | | |
|---|----|-----------|
| Costs Needed to Remove Current Deficiency = | \$ | 1,144,491 |
| Average Projected Costs / Year (2023 to 2032) = | \$ | 114,449 |

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

$$\text{Impact Costs} - \text{Non-Local Revenues} - \text{Impact Deductions} / 10\text{-Yr Building Permits} = \text{Impact Fee}$$

| | 2032 Population |
|---|-----------------|
| Projected 2028 Populations = | 94,061 |
| Number of Expected New Residential Building Permits in the next 10 years = | 8,073 |
| Impact Costs Needed to Meet Future (2032) Needs = | \$ 33,304,128 |
| Less Anticipated Non-Local Revenues Available towards Future (2032) Needs = | |
| Less Anticipated Impact Deductions against Future (2032) Needs = | \$ (26,956) |
| Adjusted Future Needs Costs = | \$ 33,277,172 |
| Projected Park Impact Fee = | \$ 4,122 |

Non-Local Revenue and Impact Deductions % of Impact Costs = 0.08%

Housing Equivalents (Optional)

| Type of Unit | Full Equivalent | Fee |
|---|-----------------|----------|
| Single - Family Dwelling Unit | 100% | \$ 4,122 |
| Two Family Dwelling Unit (per dwelling unit) | 95% | \$ 3,916 |
| Multi Family Dwelling Unit (per dwelling unit): | | |
| One Bedroom | 65% | \$ 2,679 |
| Two Bedrooms | 85% | \$ 3,504 |
| Three Bedrooms or Larger | 100% | \$ 4,122 |
| Mobile Home | 65% | \$ 2,679 |

Table 16 – Recommended Park Impact Fee Calculations

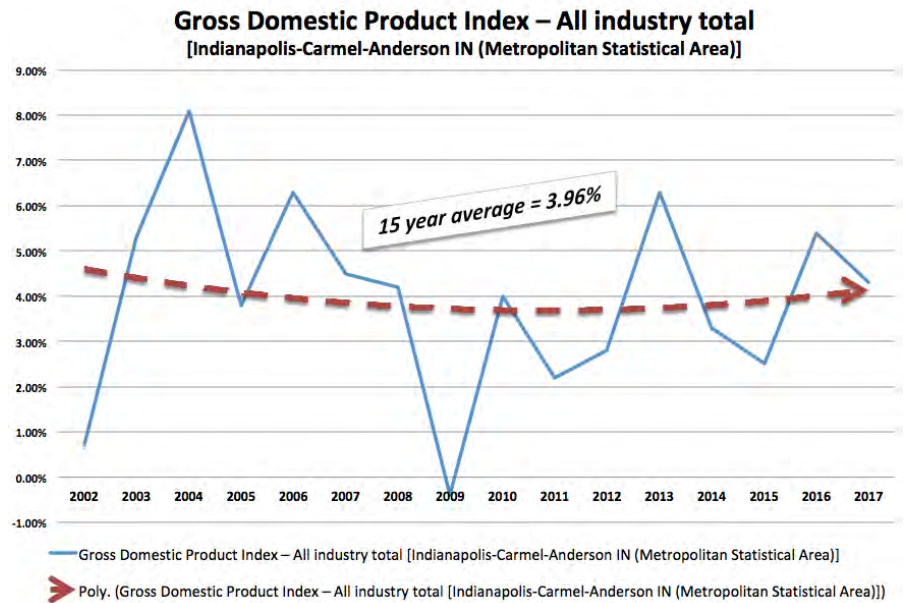
Park Impact Fee **Housing Equivalent** – As in the past Park Impact Fee Ordinances for the City they have included a Housing Equivalent to the established Park Impact Fee. Such an equivalent will accommodate the diversity of housing types. A sample of how the Optional Housing Equivalent could be applied can be found in the bottom of **Table 16**.

Noblesville Recreation Zone Improvement Plan Study

Annual Inflationary Adjustments

In order to keep pace with the increase of construction costs some communities have adopted their Park Impact Fee Ordinance with a stepped increase over the ten-year period. Other communities have adopted an annual inflationary adjustment. This will need to be determined by the City of Noblesville. The Advisory Committee recommends that the City of Noblesville consider an annual 3.0% to 5.0% inflation factor be applied to the Park Impact Fee. **Table 17** and **Figure 10** illustrate the projected revenue for Park Impact Fees with and without the inflation factor applied. A flat inflationary percentage could be used for this adjustment or annual adjustments could be made using a **Gross Domestic Product** (GDP) factor as shown below for the Indianapolis-Carmel-Anderson IN Metro Area. The Bureau of Economic Analysis has calculated the Annual percentage change from 2002 to 2017. The following **Figure 10** illustrate this annual change. There has been a trend with an annual average trend of 3.96% over the last 15 years.

**Figure 10 – GDP
Percentage Change
from 2002 to 2017**



Annual Revenue Forecasts

The collection of Park Impact Fee revenues cannot begin until six (6) months after the approval of the ordinance by the City. Assuming that the City Council will approve the Park Impact Fee ordinance in April 2024 the six-month period will end in September 2024. Based on this the new ordinance will go into collection effect in at that time. The current Park Impact Fee ordinance will be used until this new ordinance becomes activated. **Table 17** and **Figure 11** reflect this analysis. **Table 17** reflects an annual inflation rate of 3.0%.

Projected Future Annual Collections of Recreation Impact Fees

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
|---|-------|------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|
| *Projected New Residential Building Permits: | 634 | 662 | 692 | 724 | 757 | 807 | 859 | 915 | 975 | 1,048 |
| Applied RIF: \$ | 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 |
| Projected Recreation Impact Fee Collections: \$ | - | \$ 910,199 | \$ 2,854,229 | \$ 2,983,621 | \$ 3,119,102 | \$ 3,324,962 | \$ 3,542,619 | \$ 3,773,021 | \$ 4,017,189 | \$ 4,319,419 |
| Cumulative RIF Gained: \$ | - | \$ 910,199 | \$ 3,764,428 | \$ 6,748,049 | \$ 9,867,150 | \$ 13,192,113 | \$ 16,734,732 | \$ 20,507,753 | \$ 24,524,942 | \$ 28,844,361 |
| Applied RIF: \$ | 4,122 | \$ 4,122 | \$ 4,246 | \$ 4,373 | \$ 4,504 | \$ 4,639 | \$ 4,778 | \$ 4,922 | \$ 5,069 | \$ 5,221 |
| Projected RIF with 3.0% Inflation Factor: \$ | - | \$ 937,505 | \$ 3,028,052 | \$ 3,260,283 | \$ 3,510,576 | \$ 3,854,543 | \$ 4,230,073 | \$ 4,640,340 | \$ 5,088,855 | \$ 5,635,861 |
| Cumulative RIF Gained with Inflation: \$ | - | \$ 937,505 | \$ 3,965,557 | \$ 7,225,840 | \$ 10,736,416 | \$ 14,590,958 | \$ 18,821,031 | \$ 23,461,371 | \$ 28,550,226 | \$ 34,186,087 |

**** NOTE:** The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table.
It is assumed that under the new Ordinance recreation impact fees will begin to be collected in September 2024. (assuming Ordinance approval in April 2024)

Table 17 – Park Impact Fee Revenue Calculations

Noblesville Recreation Zone Improvement Plan Study

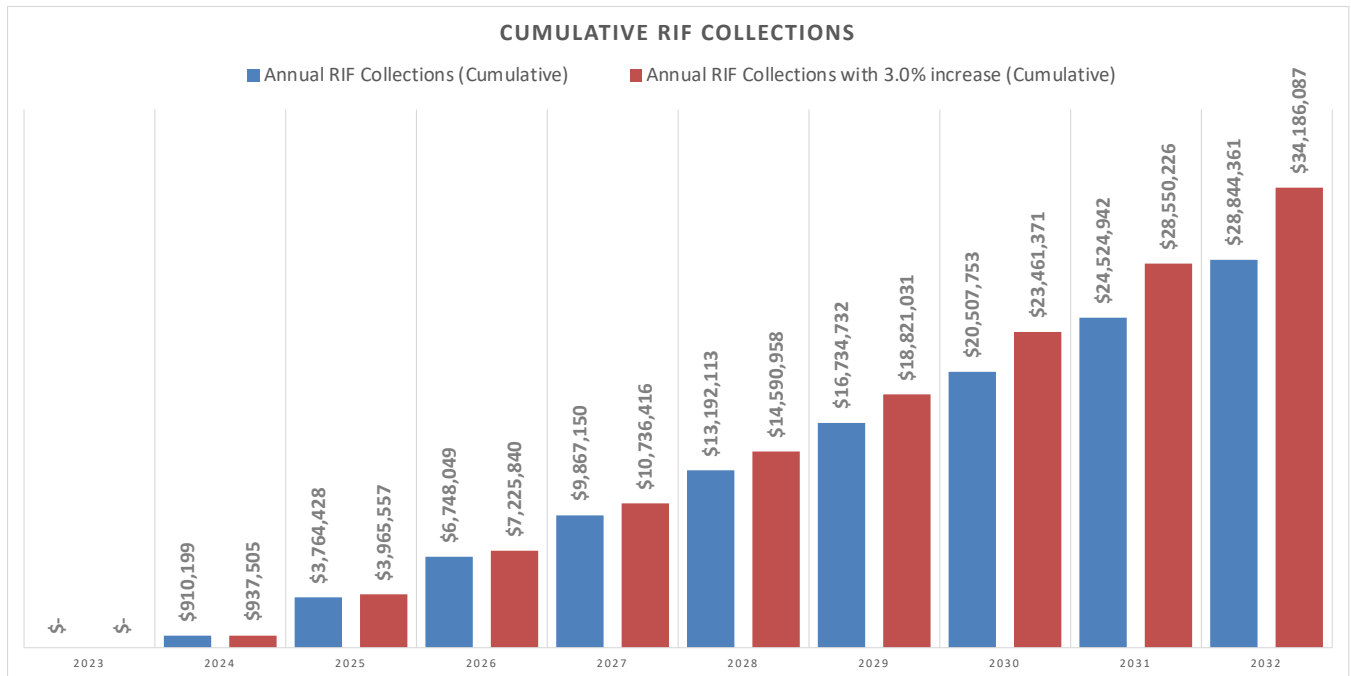


Figure 11 – Park Impact Fee Revenues Graph

Donations or In Lieu Of Impact Fee Components

As is being experienced in other communities that have Park 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 Park Impact Fees could be considered. The City will need to develop the policy for such credit considerations.



Noblesville Recreation Zone Improvement Plan Study

National Averages of Park 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 Park Impact Fees of 195 municipalities -----\$2,812

Park Impact Fee Statistics – State of Indiana

Current Park Impact Fees of the noted municipalities (with ordinance dates noted). Note, Noblesville’s Annual adjustments are shown with a 3.0% annual adjustment applied.

| Municipality | Ordinance Year | Recreation Impact Fee | Annual Adjustments (Inflation Factor) (Brown = Assumed no Annual Adjustments) | | | | |
|---|----------------|-----------------------|---|----------|----------|----------|----------|
| | | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
| Avon | 2022 | \$ 1,227 | \$ 1,227 | \$ 1,288 | \$ 1,353 | \$ 1,420 | \$ 1,491 |
| Bargersville | 2021 | \$ 1,580 | \$ 1,580 | \$ 1,659 | \$ 1,742 | \$ 1,829 | \$ 1,920 |
| Brownsburg | 2023 | \$ 1,770 | \$ 1,770 | \$ 1,912 | \$ 2,065 | \$ 2,230 | \$ 2,408 |
| Carmel | 2022 | \$ 4,882 | \$ 4,882 | \$ 4,882 | \$ 4,882 | \$ 4,882 | \$ 4,882 |
| Chesterton | 2019 | \$ 994 | \$ 994 | \$ 1,044 | \$ 1,096 | \$ 1,151 | \$ 1,208 |
| Cicero | 2022 | \$ 1,205 | \$ 1,205 | \$ 1,265 | \$ 1,329 | \$ 1,395 | \$ 1,465 |
| Crown Point | 2022 | \$ 1,171 | \$ 1,171 | \$ 1,230 | \$ 1,291 | \$ 1,356 | \$ 1,423 |
| Danville | 2021 | \$ 1,117 | \$ 1,117 | \$ 1,173 | \$ 1,231 | \$ 1,293 | \$ 1,358 |
| Fishers | 2023 | \$ 3,500 | \$ 3,500 | \$ 3,500 | \$ 3,500 | \$ 3,500 | \$ 3,500 |
| Franklin | 2020 | \$ 1,142 | \$ 1,142 | \$ 1,142 | \$ 1,142 | \$ 1,142 | \$ 1,142 |
| Greenfield | 2023 | \$ 1,680 | \$ 1,680 | \$ 1,764 | \$ 1,852 | \$ 1,945 | \$ 2,042 |
| Greenwood | 2020 | \$ 1,590 | \$ 1,590 | \$ 1,670 | \$ 1,753 | \$ 1,841 | \$ 1,933 |
| Ingalls | 2022 | \$ 1,436 | \$ 1,436 | \$ 1,508 | \$ 1,583 | \$ 1,662 | \$ 1,745 |
| McCordsville | 2023 | \$ 1,525 | \$ 1,525 | \$ 1,601 | \$ 1,681 | \$ 1,765 | \$ 1,854 |
| Monrovia | 2024 | \$ 1,159 | \$ 1,159 | \$ 1,217 | \$ 1,278 | \$ 1,342 | \$ 1,409 |
| Noblesville | 2024 | \$ 4,122 | \$ 4,122 | \$ 4,246 | \$ 4,373 | \$ 4,504 | \$ 4,639 |
| Plainfield | 2022 | \$ 2,533 | \$ 2,533 | \$ 2,533 | \$ 2,533 | \$ 2,533 | \$ 2,533 |
| Schererville | 2018 | \$ 2,172 | \$ 2,172 | \$ 2,172 | \$ 2,172 | \$ 2,172 | \$ 2,172 |
| Shelbyville | 2022 | \$ 1,346 | \$ 1,346 | \$ 1,413 | \$ 1,484 | \$ 1,558 | \$ 1,636 |
| Sheridan | 2023 | \$ 1,289 | \$ 1,289 | \$ 1,353 | \$ 1,421 | \$ 1,492 | \$ 1,567 |
| St. John | 2018 | \$ 1,886 | \$ 1,886 | \$ 1,886 | \$ 1,886 | \$ 1,886 | \$ 1,886 |
| Valparaiso | 2020 | \$ 1,448 | \$ 1,448 | \$ 1,520 | \$ 1,596 | \$ 1,676 | \$ 1,760 |
| Westfield | 2023 | \$ 3,417 | \$ 3,417 | \$ 3,485 | \$ 3,555 | \$ 3,626 | \$ 3,699 |
| Whitestown | 2019 | \$ 1,511 | \$ 1,511 | \$ 1,511 | \$ 1,511 | \$ 1,511 | \$ 1,511 |
| Winfield | 2021 | \$ 947 | \$ 947 | \$ 947 | \$ 947 | \$ 947 | \$ 947 |
| Zionsville | 2021 | \$ 2,045 | \$ 2,045 | \$ 2,045 | \$ 2,045 | \$ 2,045 | \$ 2,045 |
| Average of the Recreation Impact Fees Above = | | | \$ 1,873 | \$ 1,922 | \$ 1,973 | \$ 2,027 | \$ 2,084 |



Noblesville Recreation Zone Improvement Plan Study

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

The following Table (*Table 18*) 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 Park Impact Fee are summarized on an annual basis.

| Current Deficiencies Implementation – Non-Recreation Impact Fees | | | | | | | | | | | | | |
|--|---------------------|--------------------|-----------------|------|------------|-----------------|-----------------|------|------|------|------|------|------|
| Note: The various components not a part of the Impact Fee Calculations have not been included in the list below. | | | | | | | | | | | | | |
| Recreation Component | Component Unit Cost | Current Deficiency | Component Costs | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| A | B | C | D | E | F | G | H | I | J | K | L | M | N |
| Multi Purpose Fields (includes football) | \$ 110,000 | 3.20 | \$ 352,194 | | | | \$ 352,194 | | | | | | |
| Pickleball Courts (outdoors) | \$ 75,000 | 1.30 | \$ 97,699 | | | \$ 97,699 | | | | | | | |
| Climbing / Challenge Elements | \$ 40,000 | 0.00 | \$ - | | | | | | | | | | |
| Concessions | \$ 250,000 | 0.00 | \$ - | | | | | | | | | | |
| Indoor Activity Spaces | \$ 450,000 | 0.00 | \$ - | | | | | | | | | | |
| Park Shelters | \$ 125,000 | 0.00 | \$ - | | | | | | | | | | |
| Park Restrooms | \$ 250,000 | 0.00 | \$ - | | | | | | | | | | |
| Outdoor Entertain.Venue (amphitheatre) | \$ 750,000 | 0.00 | \$ - | | | | | | | | | | |
| Events Lawn (Acres) | \$ 100,000 | 0.00 | \$ - | | | | | | | | | | |
| Playgrounds (Comm./Destination) | \$ 650,000 | 0.00 | \$ - | | | | | | | | | | |
| Sprayground / SplashPad | \$ 600,000 | 0.00 | \$ - | | | | | | | | | | |
| Dog Park Area | \$ 700,000 | 0.99 | \$ 694,598 | | \$ 694,598 | | | | | | | | |
| Maintenance Facilities (Satellite) | \$ 650,000 | 0.00 | \$ - | | | | | | | | | | |
| Maintenance Recreation Storage | \$ 300,000 | 0.00 | \$ - | | | | | | | | | | |
| Multi-use / Nature Pathways (miles) | \$ 1,000,000 | 0.00 | \$ - | | | | | | | | | | |
| Park / Open Space Acres | \$ 60,000 | 0.00 | \$ - | | | | | | | | | | |
| Current Deficiency Total: \$ 1,144,491 | | | | \$ - | \$ 694,598 | \$ 97,699 | \$ 352,194 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| IMPLEMENTATION PER YEAR: | | | | | | | | | | | | | |
| Multi Purpose Fields (includes football) | | | | | | 1.30 | 3.20 | | | | | | |
| Pickleball Courts (outdoors) | | | | | | | | | | | | | |
| Climbing / Challenge Elements | | | | | | | | | | | | | |
| Concessions | | | | | | | | | | | | | |
| Indoor Activity Spaces | | | | | | | | | | | | | |
| Park Shelters | | | | | | | | | | | | | |
| Park Restrooms | | | | | | | | | | | | | |
| Outdoor Entertain.Venue (amphitheatre) | | | | | | | | | | | | | |
| Events Lawn (Acres) | | | | | | | | | | | | | |
| Playgrounds (Comm./Destination) | | | | | | | | | | | | | |
| Sprayground / SplashPad | | | | | | | | | | | | | |
| Dog Park Area | | | | | 0.99 | | | | | | | | |
| Maintenance Facilities (Satellite) | | | | | | | | | | | | | |
| Maintenance Recreation Storage | | | | | | | | | | | | | |
| Multi-use / Nature Pathways (miles) | | | | | | | | | | | | | |
| Park / Open Space Acres | | | | | | | | | | | | | |
| The following park sites / facilities are suggested to facilitate the deficient recreational components: | | | | | | | | | | | | | |
| LOCATIONS OF COMPONENTS: | | | | | | | | | | | | | |
| Multi Purpose Fields (includes football) | | | | | | Various Park(s) | Various Park(s) | | | | | | |
| Pickleball Courts (outdoors) | | | | | | | | | | | | | |
| Climbing / Challenge Elements | | | | | | | | | | | | | |
| Concessions | | | | | | | | | | | | | |
| Indoor Activity Spaces | | | | | | | | | | | | | |
| Park Shelters | | | | | | | | | | | | | |
| Park Restrooms | | | | | | | | | | | | | |
| Outdoor Entertain.Venue (amphitheatre) | | | | | | | | | | | | | |
| Events Lawn (Acres) | | | | | | | | | | | | | |
| Playgrounds (Comm./Destination) | | | | | | | | | | | | | |
| Sprayground / SplashPad | | | | | | | | | | | | | |
| Dog Park Area | | | | | | Various Park(s) | | | | | | | |
| Maintenance Facilities (Satellite) | | | | | | | | | | | | | |
| Maintenance Recreation Storage | | | | | | | | | | | | | |
| Multi-use / Nature Pathways (miles) | | | | | | | | | | | | | |
| Park / Open Space Acres | | | | | | | | | | | | | |

Table 18 – Implementation Schedule for Current Deficiencies

The Advisory Committee recommends that the 10-year implementation schedule begin in 2024. The implementation of the various recreation components will be throughout the 10-year period. The majority of the implementation work will occur in various park facilities between 2024 and 2026. The location of the recreation components will be determined by the Park Department based on need.



Noblesville Recreation Zone Improvement Plan Study

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

The following Table (**Table 19**) represents a tentative implementation schedule to meet the baseline of service for the identified future needs. These needs are fundable via Park Impact Fees.

| Future Needs Implementation – Recreation Impact Fees | | | | | | | | | | | | | | |
|--|--|-------------|---|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------|
| Note: The various components not a part of the Impact Fee Calculations have not been included in the list below. | | | | | | | | | | | | | | |
| Recreation Component | Component Unit Cost | Future Need | Component Costs | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | |
| A | B | C | D | E | F | G | H | I | J | K | L | M | N | |
| Multi Purpose Fields (includes football) | \$ 110,000 | 1.64 | \$ 180,035 | | | | \$ 180,035 | | | | | | | |
| Pickleball Courts (outdoors) | \$ 75,000 | 2.46 | \$ 184,127 | | | \$ 184,127 | | | | | | | | |
| Climbing / Challenge Elements | \$ 40,000 | 1.27 | \$ 50,830 | | | | | | | \$ 50,830 | | | | |
| Concessions | \$ 250,000 | 1.24 | \$ 308,874 | | | \$ 308,874 | | | | | | | | |
| Indoor Activity Spaces | \$ 450,000 | 1.27 | \$ 571,843 | | | | | \$ 571,843 | | | | | | |
| Park Shelters | \$ 125,000 | 4.87 | \$ 609,337 | | | \$ 300,000 | | \$ 309,337 | | | | | | |
| Park Restrooms | \$ 250,000 | 4.08 | \$ 1,020,762 | | | | \$ 250,000 | | \$ 250,000 | | \$ 250,000 | | \$ 270,762 | |
| Outdoor Entertain.Venue (amphitheatre) | \$ 750,000 | 0.25 | \$ 190,614 | | | | | | | \$ 190,614 | | | | |
| Events Lawn (Acres) | \$ 100,000 | 0.70 | \$ 70,307 | | | | | | | | | \$ 70,307 | | |
| Playgrounds (Comm./Destination) | \$ 650,000 | 1.55 | \$ 1,008,175 | | | | \$ 1,008,175 | | | | | | | |
| Sprayground / SplashPad | \$ 600,000 | 0.76 | \$ 457,474 | | | \$ 457,474 | | | | | | | | |
| Dog Park Area | \$ 700,000 | 0.26 | \$ 183,309 | | \$ 183,309 | | | | | | | | | |
| Maintenance Facilities (Satellite) | \$ 650,000 | 0.76 | \$ 495,597 | | | | | \$ 495,597 | | | | | | |
| Maintenance Recreation Storage | \$ 300,000 | 2.44 | \$ 731,204 | | | \$ 350,000 | | | \$ 381,204 | | | | | |
| Multi-use / Nature Pathways (miles) | \$ 1,000,000 | 14.45 | \$ 14,449,894 | | | \$ 2,500,000 | \$ 2,500,000 | | \$ 2,500,000 | \$ 2,500,000 | | \$ 2,500,000 | \$ 1,949,894 | |
| Park / Open Space Acres | \$ 60,000 | 213.20 | \$ 12,791,744 | | | \$ 3,000,000 | | \$ 3,000,000 | | | \$ 3,000,000 | | \$ 3,791,744 | |
| | | | (Not Adjusted for Non-Local Rev. & Impact Deductions) | | | | | | | | | | | |
| Future Needs Total: | | | | \$ 33,304,128 | \$ - | \$ 183,309 | \$ 7,100,475 | \$ 3,938,211 | \$ 4,376,777 | \$ 3,131,204 | \$ 2,741,445 | \$ 3,250,000 | \$ 2,570,307 | \$ 6,012,400 |
| IMPLEMENTATION PER YEAR: | | | | | | | | | | | | | | |
| | Multi Purpose Fields (includes football) | | | | | 2.46 | 1.64 | | | | | | | |
| | Pickleball Courts (outdoors) | | | | | | | | | 1.27 | | | | |
| | Climbing / Challenge Elements | | | | | | | | | | | | | |
| | Concessions | | | | | 1.24 | | | | | | | | |
| | Indoor Activity Spaces | | | | | | | 1.27 | | | | | | |
| | Park Shelters | | | | | 2.40 | | 2.47 | | | | | | |
| | Park Restrooms | | | | | | 1.00 | | 1.00 | | 1.00 | | 1.08 | |
| | Outdoor Entertain.Venue (amphitheatre) | | | | | | | | | 0.25 | | | | |
| | Events Lawn (Acres) | | | | | | | | | | | 0.70 | | |
| | Playgrounds (Comm./Destination) | | | | | | 1.55 | | | | | | | |
| | Sprayground / SplashPad | | | | | | 0.76 | | | | | | | |
| | Dog Park Area | | | | 0.26 | | | | | | | | | |
| | Maintenance Facilities (Satellite) | | | | | | | 0.76 | | | | | | |
| | Maintenance Recreation Storage | | | | | 1.17 | | | 1.27 | | | | | |
| | Multi-use / Nature Pathways (miles) | | | | | 2.50 | 2.50 | | 2.50 | 2.50 | | 2.50 | 1.95 | |
| | Park / Open Space Acres | | | | | 50.00 | | 50.00 | | | 50.00 | | 63.20 | |
| The following park sites / facilities are suggested to facilitate the future needed recreational components: | | | | | | | | | | | | | | |
| LOCATIONS OF COMPONENTS: | | | | | | | | | | | | | | |
| | Multi Purpose Fields (includes football) | | | | | Various Park(s) | Various Park(s) | | | | | | | |
| | Pickleball Courts (outdoors) | | | | | Various Park(s) | | | | Various Park(s) | | | | |
| | Climbing / Challenge Elements | | | | | Various Park(s) | | | | | | | | |
| | Concessions | | | | | | | Various Park(s) | | | | | | |
| | Indoor Activity Spaces | | | | | Various Park(s) | | Various Park(s) | | | | | | |
| | Park Shelters | | | | | | Various Park(s) | | Various Park(s) | | Various Park(s) | | Various Park(s) | |
| | Park Restrooms | | | | | | | | | | | | | |
| | Outdoor Entertain.Venue (amphitheatre) | | | | | | | | | | | | | |
| | Events Lawn (Acres) | | | | | | | | | Various Park(s) | | | | |
| | Playgrounds (Comm./Destination) | | | | | | Various Park(s) | | | | | Various Park(s) | | |
| | Sprayground / SplashPad | | | | | | Various Park(s) | | | | | | | |
| | Dog Park Area | | | | Various Park(s) | | | | | | | | | |
| | Maintenance Facilities (Satellite) | | | | | | | Various Park(s) | | | | | | |
| | Maintenance Recreation Storage | | | | | Various Park(s) | | | Various Park(s) | | | | | |
| | Multi-use / Nature Pathways (miles) | | | | | Various Park(s) | Various Park(s) | | Various Park(s) | Various Park(s) | | Various Park(s) | Various Park(s) | |
| | Park / Open Space Acres | | | | | | | Various Park(s) | | | Various Park(s) | | | |

Table 19 – Implementation Schedule for Future Needs

The Advisory Committee recommends that the implementation for future needs be done starting in 2024 and continuing through 2032. The implementation of the various recreation components is suggested over the 10-year period. The location of the various components will be determined by the Park Department based on need.



Noblesville Recreation Zone Improvement Plan Study

Summary of Impact Fee Study

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

City of Noblesville Population

2020 Census of Persons per Household = **2.64**

One Impact Zone Summary

Noblesville Current and Projected – One Impact Zone Area

| | 2010 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|
| Total City of Noblesville | 51,969 | 69,609 | 71,176 | 72,748 | 74,421 | 76,170 | 77,998 |
| Annual Growth Rate (Est.) | | | | | 2.30% | 2.35% | 2.40% |
| Households (at 2.64 / house) | | | 26,961 | 27,556 | 28,190 | 28,852 | 29,545 |
| Total New Households | | | | 595 | 634 | 662 | 692 |
| Growth Per Year (Persons) | | | | | 1,673 | 1,749 | 1,828 |

| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|
| Total City of Noblesville | 79,909 | 81,907 | 84,036 | 86,305 | 88,722 | 91,295 | 94,061 |
| Annual Growth Rate (Est.) | 2.45% | 2.50% | 2.60% | 2.70% | 2.80% | 2.90% | 3.03% |
| Households (at 2.64 / house) | 30,269 | 31,025 | 31,832 | 32,691 | 33,607 | 34,581 | 35,629 |
| Total New Households | 724 | 757 | 807 | 859 | 915 | 975 | 1,048 |
| Growth Per Year (Persons) | 1,911 | 1,998 | 2,130 | 2,269 | 2,417 | 2,573 | 2,767 |

| Year | New Building Permits | New Pop. |
|----------|----------------------|----------|
| 2023 | 634 | 1,673 |
| 2024 | 662 | 1,749 |
| 2025 | 692 | 1,828 |
| 2026 | 724 | 1,911 |
| 2027 | 757 | 1,998 |
| 2028 | 807 | 2,130 |
| 2029 | 859 | 2,269 |
| 2030 | 915 | 2,417 |
| 2031 | 975 | 2,573 |
| 2032 | 1,048 | 2,767 |
| Total: | 8,073 | 21,313 |
| Average: | 807 | 2,131 |

2.60% = assumed average annual growth rate

LAND INVENTORY – CURRENT LEVEL OF SERVICE

12-Feb-24

| One Impact Zone Analysis | | Estimated 2023 and Projected Populations = | | | | | |
|-----------------------------|---------------------------|--|-------------------------|-----------------------------|-----------------------|----------------------------|--|
| | | 74,421 | | | | | |
| | | 94,061 | | | | | |
| A | B | C | D | E | F | G | H |
| Park Type | Typical Park Size (Acres) | Total Existing Acreage | Acres Standards / 1,000 | Current Acreage Stds./1,000 | Current Acreage Needs | 2023 Surplus or Deficiency | 2032 Needed if current deficiency IS met |
| Block Park | 1 to 5 | 0.00 | 0.25 | 0.00 | 18.61 | (18.61) | (23.52) |
| Neighborhood Park | 4 to 15 | 7.42 | 2.00 | 0.10 | 148.84 | (141.42) | (180.70) |
| Community Park | 10 to 70 | 719.33 | 8.00 | 9.67 | 595.37 | 123.96 | (33.16) |
| Special Park | 0.5+ | 94.73 | 2.00 | 1.27 | 148.84 | (54.11) | (93.39) |
| Total Surplus or Deficiency | | 821.48 | 12.25 | 11.04 | 911.66 | (90.18) | (330.77) |

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) =

11.04

LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

| Noblesville Acres Standard | | | | | | 2032 Pop. |
|-----------------------------|------------------------|--|--------------------|----------------------------|--------------------|--|
| 2023 Population = | | | | | | 94,061 |
| I | J | K | L | M | N | O |
| Park Type | Total Existing Acreage | Community Level of Service - Acres Standards / 1,000 | 2023 Acreage Needs | 2023 Surplus or Deficiency | 2032 Acreage Needs | 2032 Needed if current deficiency IS met |
| Total Surplus or Deficiency | 821.48 | 11.00 | 818.63 | 2.85 | 1,034.68 | (216.04) |

Noblesville Recreation Zone Improvement Plan Study

FACILITY INVENTORY AND NEEDS – One Impact Zone Area

12-Feb-24

| One Impact Zone Area | | | | | | | | | | | | | | 74,421 = Estimated 2023 Pop. | 94,061 = Projected 2032 Pop. |
|---|--|---|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------|--|----------------------------|---|---|---------------------------------|--|---|------------------------------|------------------------------|
| A | B | C | D | E | F | G | H | I | J | K | L | M | N | | |
| Facility | Noblesville Community Level of Service | Community Level of Service / 1,000 Pop. | Current Level of Service / 1,000 Pop. | Current Facilities in the Park Dept.* | Current Facilities within the Comm.** | Total Inventory of Facilities | Community Level of Service (2023 pop.) | 2023 Surplus or Deficiency | Current Deficiencies (Community Level of Service) | 2023 Surplus or Deficiency (CL) Factor All Facilities | Community Level of Service 2032 | 2032 Needed if current deficiency is met | 2032 Needs (Community Level of Service) | Priority (Per Park Dept.) | |
| Baseball Diamonds (13yrs ↑) | 1/10,000 | 0.10 | 0.03 | 2.00 | 5.00 | 7.00 | 7.44 | (5.44) | 5.44 | (0.44) | 9.41 | (1.96) | 1.96 | B | |
| Baseball Diamonds (12yrs ↓) | 1/7,500 | 0.13 | 0.00 | 0.00 | 10.50 | 10.50 | 9.92 | (9.92) | 9.92 | 0.58 | 12.54 | (2.62) | 2.62 | B | |
| Softball Diamonds | 1/10,000 | 0.10 | 0.01 | 1.00 | 11.00 | 12.00 | 7.44 | (6.44) | 6.44 | 4.56 | 9.41 | (1.96) | 1.96 | B | |
| Multi Purpose Fields (includes football) | 1/12,000 | 0.08 | 0.04 | 3.00 | 17.00 | 20.00 | 6.20 | (3.20) | 3.20 | 13.80 | 7.84 | (1.64) | 1.64 | A | |
| Soccer Fields | 1/4,000 | 0.25 | 0.27 | 20.00 | 22.00 | 42.00 | 18.61 | 1.39 | 0.00 | 23.39 | 23.52 | (3.52) | 3.52 | B | |
| Rugby Fields | 1/8,000 | 0.13 | 0.00 | 0.00 | 1.00 | 1.00 | 9.30 | (9.30) | 9.30 | (3.30) | 11.76 | (2.46) | 2.46 | B | |
| Tennis Courts | 1/10,000 | 0.10 | 0.00 | 0.00 | 34.00 | 34.00 | 7.44 | (7.44) | 7.44 | 26.56 | 9.41 | (1.96) | 1.96 | B | |
| Pickleball Courts (outdoors) | 1/8,000 | 0.13 | 0.11 | 8.00 | 0.00 | 8.00 | 9.30 | (1.30) | 1.30 | (1.30) | 11.76 | (2.46) | 2.46 | A | |
| Multi Purpose Indoor Sport Courts | 1/15,000 | 0.07 | 0.00 | 0.00 | 10.00 | 10.00 | 4.96 | (4.96) | 4.96 | 5.04 | 6.27 | (1.31) | 1.31 | C | |
| Running / Walking Track (Comm) | 1/80,000 | 0.01 | 0.00 | 0.00 | 3.00 | 3.00 | 0.93 | (0.93) | 0.93 | 2.07 | 1.18 | (0.25) | 0.25 | D | |
| Basketball Goals (outdoors) | 1/5,000 | 0.20 | 0.08 | 6.00 | 39.00 | 45.00 | 14.88 | (8.88) | 8.88 | 30.12 | 18.81 | (3.93) | 3.93 | B | |
| Volleyball Courts (outdoors) | 1/15,000 | 0.07 | 0.05 | 4.00 | 1.00 | 5.00 | 4.96 | (0.96) | 0.96 | 0.04 | 6.27 | (1.31) | 1.31 | B | |
| Skate/Bike Park (Neighborhood) | 1/40,000 | 0.03 | 0.03 | 2.00 | 0.00 | 2.00 | 1.86 | 0.14 | 0.00 | 0.14 | 2.35 | (0.35) | 0.35 | B | |
| Climbing / Challenge Elements | 1/15,000 | 0.07 | 0.07 | 5.00 | 0.00 | 5.00 | 4.96 | 0.04 | 0.00 | 0.04 | 6.27 | (1.27) | 1.27 | A | |
| Concessions | 1/13,000 | 0.08 | 0.08 | 6.00 | 0.00 | 6.00 | 5.72 | 0.28 | 0.00 | 0.28 | 7.24 | (1.24) | 1.24 | A | |
| Indoor Activity Spaces | 1/15,000 | 0.07 | 0.07 | 5.00 | 0.00 | 5.00 | 4.96 | 0.04 | 0.00 | 0.04 | 6.27 | (1.27) | 1.27 | A | |
| Park Shelters | 1/3,500 | 0.29 | 0.30 | 22.00 | 9.00 | 31.00 | 21.26 | 0.74 | 0.00 | 9.74 | 26.87 | (4.87) | 4.87 | A | |
| Park Restrooms | 1/3,750 | 0.27 | 0.28 | 21.00 | 15.00 | 36.00 | 19.85 | 1.15 | 0.00 | 16.15 | 25.08 | (4.08) | 4.08 | A | |
| Nature Havens Components | 1/30,000 | 0.03 | 0.03 | 2.00 | 1.00 | 3.00 | 2.48 | (0.48) | 0.48 | 0.52 | 3.14 | (0.65) | 0.65 | B | |
| Nature Center | 1/80,000 | 0.01 | 0.00 | 0.00 | 1.00 | 1.00 | 0.93 | (0.93) | 0.93 | 0.07 | 1.18 | (0.25) | 0.25 | B | |
| Outdoor Entertain.Venue (amphitheatre) | 1/75,000 | 0.01 | 0.01 | 1.00 | 0.00 | 1.00 | 0.99 | 0.01 | 0.00 | 0.01 | 1.25 | (0.25) | 0.25 | A | |
| Events Lawn (Acres) | 1/20,000 | 0.05 | 0.05 | 4.00 | 0.00 | 4.00 | 3.72 | 0.28 | 0.00 | 0.28 | 4.70 | (0.70) | 0.70 | A | |
| Community Centers (Community) | 1/80,000 | 0.01 | 0.00 | 0.00 | 0.00 | 0.00 | 0.93 | (0.93) | 0.93 | (0.93) | 1.18 | (0.25) | 0.25 | B | |
| Playgrounds (Comm./Destination) | 1/11,000 | 0.09 | 0.09 | 7.00 | 2.00 | 9.00 | 6.77 | 0.23 | 0.00 | 2.23 | 8.55 | (1.55) | 1.55 | A | |
| Playgrounds (Neighborhood) | 1/30,000 | 0.03 | 0.04 | 3.00 | 14.00 | 17.00 | 2.48 | 0.52 | 0.00 | 14.52 | 3.14 | (0.14) | 0.14 | B | |
| Skating Rinks (hockey) Regional | 1/200,000 | 0.01 | 0.00 | 0.00 | 0.00 | 0.00 | 0.74 | (0.74) | 0.74 | (0.74) | 0.94 | (0.20) | 0.20 | D | |
| Skating Area (non-hockey) | 1/80,000 | 0.01 | 0.01 | 1.00 | 0.00 | 1.00 | 0.93 | 0.07 | 0.00 | 0.07 | 1.18 | (0.18) | 0.18 | B | |
| Swimming Pool / Aquatics Facilities | 1/30,000 | 0.03 | 0.01 | 1.00 | 2.00 | 3.00 | 2.48 | (1.48) | 1.48 | 0.52 | 3.14 | (0.65) | 0.65 | B | |
| Sprayground / SplashPad | 1/25,000 | 0.04 | 0.04 | 3.00 | 0.00 | 3.00 | 2.98 | 0.02 | 0.00 | 0.02 | 3.76 | (0.76) | 0.76 | A | |
| Golf Course 18-hole | 1/50,000 | 0.02 | 0.03 | 2.00 | 4.00 | 6.00 | 1.49 | 0.51 | 0.00 | 4.51 | 1.88 | 0.12 | 0.00 | D | |
| Disc Golf Course - 18 hole | 1/30,000 | 0.03 | 0.00 | 1.00 | 2.00 | 2.48 | (1.48) | 1.48 | (0.48) | 3.14 | (0.65) | 0.65 | B | | |
| Foot Golf Course - 18 hole | 1/25,000 | 0.04 | 0.00 | 0.00 | 0.00 | 0.00 | 2.98 | (2.98) | 2.98 | (2.98) | 3.76 | (0.76) | 0.76 | B | |
| Driving Range | 1/70,000 | 0.01 | 0.01 | 1.00 | 0.00 | 1.00 | 1.06 | (0.06) | 0.06 | (0.06) | 1.34 | (0.28) | 0.28 | D | |
| Dog Park Area | 1/75,000 | 0.01 | 0.00 | 0.00 | 0.00 | 0.00 | 0.99 | (0.99) | 0.99 | (0.99) | 1.25 | (0.26) | 0.26 | A | |
| Maintenance Facilities (Hub) | 1/30,000 | 0.01 | 0.05 | 4.00 | 0.00 | 4.00 | 2.48 | 1.52 | 0.00 | 1.52 | 3.14 | 0.86 | 0.00 | B | |
| Maintenance Facilities (Satellite) | 1/25,000 | 0.03 | 0.04 | 3.00 | 0.00 | 3.00 | 2.98 | 0.02 | 0.00 | 0.02 | 3.76 | (0.76) | 0.76 | A | |
| Maintenance Recreation Storage | 1/7,000 | 0.04 | 0.15 | 11.00 | 0.00 | 11.00 | 10.63 | 0.37 | 0.00 | 0.37 | 13.44 | (2.44) | 2.44 | A | |
| Multi-use / Nature Pathways (miles) | 1 mile / 650 | 1.54 | 1.75 | 130.26 | 0.00 | 130.26 | 114.49 | 15.77 | 0.00 | 15.77 | 144.71 | (4.45) | 4.45 | A | |
| Park / Open Space Acres | 114.49 / 1,000 | 11.00 | 11.04 | 821.48 | 198.50 | 1019.98 | 818.63 | 2.85 | 0.00 | 201.35 | 1034.68 | (213.20) | 213.20 | A | |
| * Current Facilities Data updated from the Park and Recreation Master Plan and Field Inventory. | | | | | | | | | | | | | | DEVELOPMENT PRIORITY: | |
| | | | | | | | | | | | | | | Top Priority | A |
| | | | | | | | | | | | | | | High Priority | B |
| | | | | | | | | | | | | | | Needed Priority | C |
| | | | | | | | | | | | | | | Low Priority | D |

* Current Facilities Data updated from the Park and Recreation Master Plan and Field Inventory.

DEVELOPMENT PRIORITY:

FACILITY NEEDS – COSTS

12-Feb-24

| One Zone – City Wide Analysis (All Facilities) | | | | | | | 74,421 = Estimated 2023 Pop. | 94,061 = Projected 2032 Pop. | |
|---|--------------------|---|--|---|---|--|------------------------------|------------------------------|------------------------|
| Facility | Facilities Current | Facility Costs (assuming no land costs) | Needed Components to Remove Current Deficiency | Costs Needed to Remove Current Deficiency | Needed Components to Remove 2032 Deficiency | Costs Needed to Remove 2032 Deficiency | | | Priorities (Per Dept.) |
| Baseball Diamonds (13yrs ↑) | 2.00 | \$ 90,000 | 5.44 | \$ 489,791 | 1.96 | \$ 176,762 | | | B |
| Baseball Diamonds (12yrs ↓) | 0.00 | \$ 80,000 | 9.92 | \$ 793,826 | 2.62 | \$ 209,496 | | | B |
| Softball Diamonds | 1.00 | \$ 60,000 | 6.44 | \$ 386,527 | 1.96 | \$ 117,841 | | | B |
| Multi Purpose Fields (includes football) | 3.00 | \$ 110,000 | 3.20 | \$ 352,194 | 1.64 | \$ 180,035 | | | A |
| Soccer Fields | 20.00 | \$ 90,000 | 0.00 | \$ - | 3.52 | \$ 316,382 | | | B |
| Rugby Fields | 0.00 | \$ 90,000 | 9.30 | \$ 837,239 | 2.46 | \$ 220,953 | | | B |
| Tennis Courts | 0.00 | \$ 45,000 | 7.44 | \$ 334,895 | 1.96 | \$ 88,381 | | | B |
| Pickleball Courts (outdoors) | 8.00 | \$ 75,000 | 1.30 | \$ 97,699 | 2.46 | \$ 184,127 | | | A |
| Multi Purpose Indoor Sport Courts | 0.00 | \$ 3,150,000 | 4.96 | \$ 15,628,453 | 1.31 | \$ 4,124,448 | | | C |
| Running / Walking Track (Comm) | 0.00 | \$ 500,000 | 0.93 | \$ 465,133 | 0.25 | \$ 122,751 | | | D |
| Basketball Goals (outdoors) | 6.00 | \$ 20,000 | 8.88 | \$ 177,685 | 3.93 | \$ 78,561 | | | B |
| Volleyball Courts (outdoors) | 4.00 | \$ 7,500 | 0.96 | \$ 7,211 | 1.31 | \$ 9,820 | | | B |
| Skate/Bike Park (Neighborhood) | 2.00 | \$ 150,000 | 0.00 | \$ - | 0.35 | \$ 52,730 | | | B |
| Climbing / Challenge Elements | 5.00 | \$ 40,000 | 0.00 | \$ - | 1.27 | \$ 50,830 | | | A |
| Concessions | 6.00 | \$ 250,000 | 0.00 | \$ - | 1.24 | \$ 308,874 | | | A |
| Indoor Activity Spaces | 5.00 | \$ 450,000 | 0.00 | \$ - | 1.27 | \$ 571,843 | | | A |
| Park Shelters | 22.00 | \$ 125,000 | 0.00 | \$ - | 4.87 | \$ 609,337 | | | A |
| Park Restrooms | 21.00 | \$ 250,000 | 0.00 | \$ - | 4.08 | \$ 1,020,762 | | | A |
| Nature Havens Components | 2.00 | \$ 500,000 | 0.48 | \$ 240,353 | 0.65 | \$ 327,337 | | | B |
| Nature Center | 0.00 | \$ 1,000,000 | 0.93 | \$ 930,265 | 0.25 | \$ 245,503 | | | B |
| Outdoor Entertain.Venue (amphitheatre) | 1.00 | \$ 750,000 | 0.00 | \$ - | 0.25 | \$ 190,614 | | | A |
| Events Lawn (Acres) | 4.00 | \$ 100,000 | 0.00 | \$ - | 0.70 | \$ 70,307 | | | A |
| Community Centers (Community) | 0.00 | \$ 3,000,000 | 0.93 | \$ 2,790,795 | 0.25 | \$ 736,509 | | | B |
| Playgrounds (Comm./Destination) | 7.00 | \$ 650,000 | 0.00 | \$ - | 1.55 | \$ 1,008,175 | | | A |
| Playgrounds (Neighborhood) | 3.00 | \$ 45,000 | 0.00 | \$ - | 0.14 | \$ 6,092 | | | B |
| Skating Rinks (hockey) Regional | 0.00 | \$ 2,500,000 | 0.74 | \$ 1,860,530 | 0.20 | \$ 491,006 | | | D |
| Skating Area (non-hockey) | 1.00 | \$ 300,000 | 0.00 | \$ - | 0.18 | \$ 52,730 | | | B |
| Swimming Pool / Aquatics Facilities | 1.00 | \$ 6,500,000 | 1.48 | \$ 9,624,594 | 0.65 | \$ 4,255,383 | | | B |
| Sprayground / SplashPad | 3.00 | \$ 600,000 | 0.00 | \$ - | 0.76 | \$ 457,474 | | | A |
| Golf Course 18-hole | 2.00 | \$ 5,000,000 | 0.00 | \$ - | 0.00 | \$ - | | | D |
| Disc Golf Course - 18 hole | 1.00 | \$ 15,000 | 1.48 | \$ 22,211 | 0.65 | \$ 9,820 | | | B |
| Foot Golf Course - 18 hole | 0.00 | \$ 10,000 | 2.98 | \$ 29,768 | 0.79 | \$ 7,856 | | | B |
| Driving Range | 1.00 | \$ 750,000 | 0.06 | \$ 47,370 | 0.28 | \$ 210,431 | | | D |
| Dog Park Area | 0.00 | \$ 700,000 | 0.99 | \$ 694,598 | 0.26 | \$ 183,309 | | | A |
| Maintenance Facilities (Hub) | 4.00 | \$ 800,000 | 0.00 | \$ - | 0.00 | \$ - | | | B |
| Maintenance Facilities (Satellite) | 3.00 | \$ 650,000 | 0.00 | \$ - | 0.76 | \$ 495,597 | | | A |
| Maintenance Recreation Storage | 11.00 | \$ 300,000 | 0.00 | \$ - | 2.44 | \$ 731,204 | | | A |
| Multi-use / Nature Pathways (miles) | 130.26 | \$ 1,000,000 | 0.00 | \$ - | 14.45 | \$ 14,449,894 | | | A |
| Park / Open Space Acres | 821.48 | \$ 60,000 | 0.00 | \$ - | 213.20 | \$ 12,791,744 | | | A |
| TOTALS | | | | | | | \$ 35,811,137 | \$ 45,164,920 | |
| Cost of Facilities Needed to Remove Current Deficiency (2023): | | | | | | | \$ 35,811,137 | | |
| Cost of Facilities Needed to Accommodate Future Development (2032): | | | | | | | \$ 45,164,920 | | |
| Total Facility Costs: | | | | | | | \$ 80,976,057 | | |

Applied Summary:

| | Current | 2032 Pop. |
|---|--------------|--|
| Costs Needed to Remove Current Deficiency | | Costs Needed to Remove 2032 Deficiency |
| "A" Priorities Components | \$ 1,144,491 | \$ 33,304,128 |

Noblesville Recreation Zone Improvement Plan Study

Recreation Impact Fee Scenario Analysis

23-Jan-24

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

Forecast 10-Year Residential Building Permits Total: **8,073**

| Recreation Components Included in Scenario | Priority Rank | Current Deficiencies | Future Needs | RIF Amount | Ratio (City Share) | Ratio (RIF Share) |
|--|---------------|----------------------|---------------|------------|--------------------|-------------------|
| Priority "A" Components Only | A | \$ 1,144,491 | \$ 33,304,128 | \$ 4,125 | 3.3% | 96.7% |
| Priority "B" Components Only | B | \$ 16,665,161 | \$ 6,912,156 | \$ 856 | 70.7% | 29.3% |
| Priority "C" Components Only | C | \$ 15,628,453 | \$ 4,124,448 | \$ 511 | 79.1% | 20.9% |
| Priority "D" Components Only | D | \$ 2,373,033 | \$ 824,188 | \$ 102 | 74.2% | 25.8% |
| | | \$ 35,811,137 | \$ 45,164,920 | | 44.2% | 55.8% |
| Baseball Diamonds (13yrs ↑) | B | \$ 489,791 | \$ 176,762 | \$ 22 | 73.5% | 26.5% |
| Baseball Diamonds (12yrs ↓) | B | \$ 793,826 | \$ 209,496 | \$ 26 | 79.1% | 20.9% |
| Softball Diamonds | B | \$ 386,527 | \$ 117,841 | \$ 15 | 76.6% | 23.4% |
| Multi Purpose Fields (includes football) | A | \$ 352,194 | \$ 180,035 | \$ 22 | 66.2% | 33.8% |
| Soccer Fields | B | \$ - | \$ 316,382 | \$ 39 | 0.0% | 100.0% |
| Rugby Fields | B | \$ 837,239 | \$ 220,953 | \$ 27 | 79.1% | 20.9% |
| Tennis Courts | B | \$ 334,895 | \$ 88,381 | \$ 11 | 79.1% | 20.9% |
| Pickleball Courts (outdoors) | A | \$ 97,699 | \$ 184,127 | \$ 23 | 34.7% | 65.3% |
| Multi Purpose Indoor Sport Courts | C | \$ 15,628,453 | \$ 4,124,448 | \$ 511 | 79.1% | 20.9% |
| Running / Walking Track (Comm) | D | \$ 465,133 | \$ 122,751 | \$ 15 | 79.1% | 20.9% |
| Basketball Goals (outdoors) | B | \$ 177,685 | \$ 78,561 | \$ 10 | 69.3% | 30.7% |
| Volleyball Courts (outdoors) | B | \$ 7,211 | \$ 9,820 | \$ 1 | 42.3% | 57.7% |
| Skate/Bike Park (Neighborhood) | B | \$ - | \$ 52,730 | \$ 7 | 0.0% | 100.0% |
| Climbing / Challenge Elements | A | \$ - | \$ 50,830 | \$ 6 | 0.0% | 100.0% |
| Concessions | A | \$ - | \$ 308,874 | \$ 38 | 0.0% | 100.0% |
| Indoor Activity Spaces | A | \$ - | \$ 571,843 | \$ 71 | 0.0% | 100.0% |
| Park Shelters | A | \$ - | \$ 609,337 | \$ 75 | 0.0% | 100.0% |
| Park Restrooms | A | \$ - | \$ 1,020,762 | \$ 126 | 0.0% | 100.0% |
| Nature Havens Components | B | \$ 240,353 | \$ 327,337 | \$ 41 | 42.3% | 57.7% |
| Nature Center | B | \$ 930,265 | \$ 245,503 | \$ 30 | 79.1% | 20.9% |
| Outdoor Entertain.Venue (amphitheatre) | A | \$ - | \$ 190,614 | \$ 24 | 0.0% | 100.0% |
| Events Lawn (Acres) | A | \$ - | \$ 70,307 | \$ 9 | 0.0% | 100.0% |
| Community Centers (Community) | B | \$ 2,790,795 | \$ 736,509 | \$ 91 | 79.1% | 20.9% |
| Playgrounds (Comm./Destination) | A | \$ - | \$ 1,008,175 | \$ 125 | 0.0% | 100.0% |
| Playgrounds (Neighborhood) | B | \$ - | \$ 6,092 | \$ 1 | 0.0% | 100.0% |
| Skating Rinks (hockey) Regional | D | \$ 1,860,530 | \$ 491,006 | \$ 61 | 79.1% | 20.9% |
| Skating Area (non-hockey) | B | \$ - | \$ 52,730 | \$ 7 | 0.0% | 100.0% |
| Swimming Pool / Aquatics Facilities | B | \$ 9,624,594 | \$ 4,255,383 | \$ 527 | 69.3% | 30.7% |
| Sprayground / SplashPad | A | \$ - | \$ 457,474 | \$ 57 | 0.0% | 100.0% |
| Golf Course 18-hole | D | \$ - | \$ - | \$ - | 0.0% | 0.0% |
| Disc Golf Course - 18 hole | B | \$ 22,211 | \$ 9,820 | \$ 1 | 0.0% | 0.0% |
| Foot Golf Course - 18 hole | B | \$ 29,768 | \$ 7,856 | \$ 1 | 0.0% | 0.0% |
| Driving Range | D | \$ 47,370 | \$ 210,431 | \$ 26 | 18.4% | 81.6% |
| Dog Park Area | A | \$ 694,598 | \$ 183,309 | \$ 23 | 79.1% | 20.9% |
| Maintenance Facilities (Hub) | B | \$ - | \$ - | \$ - | #DIV/0! | #DIV/0! |
| Maintenance Facilities (Satellite) | A | \$ - | \$ 495,597 | \$ 61 | 0.0% | 100.0% |
| Maintenance Recreation Storage | A | \$ - | \$ 731,204 | \$ 91 | 0.0% | 100.0% |
| Multi-use / Nature Pathways (miles) | A | \$ - | \$ 14,449,894 | \$ 1,790 | 0.0% | 100.0% |
| Park / Open Space Acres | A | \$ - | \$ 12,791,744 | \$ 1,584 | 0.0% | 100.0% |
| All Components | | \$ 35,811,137 | \$ 45,164,920 | \$ 5,594 | 44.2% | 55.8% |

Recreation Impact Fee Scenario Summary of "A" Priorities Only

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

| Recreation Components Included in Scenario | Priority Rank | Current Deficiencies | Future Needs | RIF Amount (Gross) | Ratio (City Share) | Ratio (RIF Share) |
|--|---------------|----------------------|---------------|--------------------|--------------------|-------------------|
| Multi Purpose Fields (includes football) | A | \$ 352,194 | \$ 180,035 | \$ 22 | 66.2% | 33.8% |
| Pickleball Courts (outdoors) | A | \$ 97,699 | \$ 184,127 | \$ 23 | 34.7% | 65.3% |
| Climbing / Challenge Elements | A | \$ - | \$ 50,830 | \$ 6 | 0.0% | 100.0% |
| Concessions | A | \$ - | \$ 308,874 | \$ 38 | 0.0% | 100.0% |
| Indoor Activity Spaces | A | \$ - | \$ 571,843 | \$ 71 | 0.0% | 100.0% |
| Park Shelters | A | \$ - | \$ 609,337 | \$ 75 | 0.0% | 100.0% |
| Park Restrooms | A | \$ - | \$ 1,020,762 | \$ 126 | 0.0% | 100.0% |
| Outdoor Entertain.Venue (amphitheatre) | A | \$ - | \$ 190,614 | \$ 24 | 0.0% | 100.0% |
| Events Lawn (Acres) | A | \$ - | \$ 70,307 | \$ 9 | 0.0% | 100.0% |
| Playgrounds (Comm./Destination) | A | \$ - | \$ 1,008,175 | \$ 125 | 0.0% | 100.0% |
| Sprayground / SplashPad | A | \$ - | \$ 457,474 | \$ 57 | 0.0% | 100.0% |
| Dog Park Area | A | \$ 694,598 | \$ 183,309 | \$ 23 | 79.1% | 20.9% |
| Maintenance Facilities (Satellite) | A | \$ - | \$ 495,597 | \$ 61 | 0.0% | 100.0% |
| Maintenance Recreation Storage | A | \$ - | \$ 731,204 | \$ 91 | 0.0% | 100.0% |
| Multi-use / Nature Pathways (miles) | A | \$ - | \$ 14,449,894 | \$ 1,790 | 0.0% | 100.0% |
| Park / Open Space Acres | A | \$ - | \$ 12,791,744 | \$ 1,584 | 0.0% | 100.0% |
| Priority "A" Components | | \$ 1,144,491 | \$ 33,304,128 | \$ 4,125 | 3.3% | 96.7% |

Noblesville Recreation Zone Improvement Plan Study

IMPACT FEE CALCULATIONS

15-Feb-24

Recommended Park Impact Fee – City of Noblesville

"A" Priorities Recreation Infrastructure Components

| | |
|---|--------------|
| Costs Needed to Remove Current Deficiency = | \$ 1,144,491 |
| Average Projected Costs / Year (2023 to 2032) = | \$ 114,449 |

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

| | 2032 Population |
|--|-----------------|
| Projected 2028 Populations = | 94,061 |
| Number of Expected New Residential Building Permits in the next 10 years = | 8,073 |
| <i>Impact Costs</i> Needed to Meet Future (2032) Needs = | \$ 33,304,128 |
| Less Anticipated <i>Non-Local Revenues</i> Available towards Future (2032) Needs = | |
| Less Anticipated <i>Impact Deductions</i> against Future (2032) Needs = | \$ (26,956) |
| Adjusted Future Needs Costs = | \$ 33,277,172 |
| Projected Park Impact Fee = | \$ 4,122 |

Non-Local Revenue and Impact Deductions % of Impact Costs = 0.08%

Housing Equivalents (Optional)

| Type of Unit | Full Equivalent | Fee |
|---|-----------------|----------|
| Single - Family Dwelling Unit | 100% | \$ 4,122 |
| Two Family Dwelling Unit (per dwelling unit) | 95% | \$ 3,916 |
| Multi Family Dwelling Unit (per dwelling unit): | | |
| One Bedroom | 65% | \$ 2,679 |
| Two Bedrooms | 85% | \$ 3,504 |
| Three Bedrooms or Larger | 100% | \$ 4,122 |
| Mobile Home | 65% | \$ 2,679 |

Projected Future Annual Collections of Recreation Impact Fees

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
|--|----------|------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|
| *Projected New Residential Building Permits: | 634 | 662 | 692 | 724 | 757 | 807 | 859 | 915 | 975 | 1,048 |
| Applied RIF: \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 | \$ 4,122 |
| Projected Recreation Impact Fee Collections: | \$ - | \$ 910,199 | \$ 2,854,229 | \$ 2,983,621 | \$ 3,119,102 | \$ 3,324,962 | \$ 3,542,619 | \$ 3,773,021 | \$ 4,017,189 | \$ 4,319,419 |
| Cumulative RIF Gained: | \$ - | \$ 910,199 | \$ 3,764,428 | \$ 6,748,049 | \$ 9,867,150 | \$ 13,192,113 | \$ 16,734,732 | \$ 20,507,753 | \$ 24,524,942 | \$ 28,844,361 |
| Applied RIF: \$ 4,122 | \$ 4,122 | \$ 4,246 | \$ 4,373 | \$ 4,504 | \$ 4,639 | \$ 4,778 | \$ 4,922 | \$ 5,069 | \$ 5,221 | \$ 5,378 |
| Projected RIF with 3.0% Inflation Factor: | \$ - | \$ 937,505 | \$ 3,028,052 | \$ 3,260,283 | \$ 3,510,576 | \$ 3,854,543 | \$ 4,230,073 | \$ 4,640,340 | \$ 5,088,855 | \$ 5,635,861 |
| Cumulative RIF Gained with Inflation: | \$ - | \$ 937,505 | \$ 3,965,557 | \$ 7,225,840 | \$ 10,736,416 | \$ 14,590,958 | \$ 18,821,031 | \$ 23,461,371 | \$ 28,550,226 | \$ 34,186,087 |

**** NOTE:** The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table.
It is assumed that under the new Ordinance recreation impact fees will begin to be collected in September 2024. (assuming Ordinance approval in April 2024)

Noblesville Recreation Zone Improvement Plan Study

Current Deficiencies Implementation – Non-Recreation Impact Fees

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

[illegible]

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

| LOCATIONS OF COMPONENTS: | | | | | | | | | |
|--------------------------|--|--|--|-----------------|-----------------|--|--|--|--|
| | Multi Purpose Fields (includes football) | | | | Various Park(s) | | | | |
| | Pickleball Courts (outdoors) | | | | | | | | |
| | Climbing / Challenge Elements | | | | | | | | |
| | Concessions | | | | | | | | |
| | Indoor Activity Spaces | | | | | | | | |
| | Park Shelters | | | | | | | | |
| | Park Restrooms | | | | | | | | |
| | Outdoor Entertain.Venue (amphitheatre) | | | | | | | | |
| | Events Lawn (Acres) | | | | | | | | |
| | Playgrounds (Comm./Destination) | | | | | | | | |
| | Sprayground / SplashPad | | | | | | | | |
| | Dog Park Area | | | Various Park(s) | | | | | |
| | Maintenance Facilities (Satellite) | | | | | | | | |
| | Maintenance Recreation Storage | | | | | | | | |
| | Multi-use / Nature Pathways (miles) | | | | | | | | |
| | Park / Open Space Acres | | | | | | | | |

Future Needs Implementation – Recreation Impact Fees

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

| Recreation Component | Component Unit Cost | Future Need | Component Costs | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
|--|---------------------|-------------|--|------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| A | B | C | D | E | F | G | H | I | J | K | L | M | N |
| Multi Purpose Fields (includes football) | \$ 110,000 | 1.64 | \$ 180,035 | | | | \$ 180,035 | | | | | | |
| Pickleball Courts (outdoors) | \$ 75,000 | 2.46 | \$ 184,127 | | | \$ 184,127 | | | | | | | |
| Climbing / Challenge Elements | \$ 40,000 | 1.27 | \$ 50,830 | | | | | | | \$ 50,830 | | | |
| Concessions | \$ 250,000 | 1.24 | \$ 308,874 | | | \$ 308,874 | | | | | | | |
| Indoor Activity Spaces | \$ 450,000 | 1.27 | \$ 571,843 | | | | | \$ 571,843 | | | | | |
| Park Shelters | \$ 125,000 | 4.87 | \$ 609,337 | | | \$ 300,000 | | \$ 309,337 | | | | | |
| Park Restrooms | \$ 250,000 | 4.08 | \$ 1,020,762 | | | | \$ 250,000 | | \$ 250,000 | | \$ 250,000 | | \$ 270,762 |
| Outdoor Entertain.Venue (amphitheatre) | \$ 750,000 | 0.25 | \$ 190,614 | | | | | | | \$ 190,614 | | | |
| Events Lawn (Acres) | \$ 100,000 | 0.70 | \$ 70,307 | | | | | | | | | \$ 70,307 | |
| Playgrounds (Comm./Destination) | \$ 650,000 | 1.55 | \$ 1,008,175 | | | | \$ 1,008,175 | | | | | | |
| Sprayground / SplashPad | \$ 600,000 | 0.76 | \$ 457,474 | | | \$ 457,474 | | | | | | | |
| Dog Park Area | \$ 700,000 | 0.26 | \$ 183,309 | | \$ 183,309 | | | | | | | | |
| Maintenance Facilities (Satellite) | \$ 650,000 | 0.76 | \$ 495,597 | | | | | \$ 495,597 | | | | | |
| Maintenance Recreation Storage | \$ 300,000 | 2.44 | \$ 731,204 | | | \$ 350,000 | | | \$ 381,204 | | | | |
| Multi-use / Nature Pathways (miles) | \$ 1,000,000 | 14.45 | \$ 14,449,894 | | | \$ 2,500,000 | \$ 2,500,000 | | \$ 2,500,000 | \$ 2,500,000 | | \$ 2,500,000 | \$ 1,949,894 |
| Park / Open Space Acres | \$ 60,000 | 213.20 | \$ 12,791,744 | | | \$ 3,000,000 | | \$ 3,000,000 | | | \$ 3,000,000 | | \$ 3,791,744 |
| | | | (Net Adjusted for Non-Lease Inv. & Reg. Cost Deductions) | | | | | | | | | | |
| Future Needs Total: \$ 33,304,128 | | | | \$ - | \$ 183,309 | \$ 7,100,475 | \$ 3,938,211 | \$ 4,376,777 | \$ 3,131,204 | \$ 2,741,445 | \$ 3,250,000 | \$ 2,570,307 | \$ 6,012,400 |

| | |
|--|-------------------------------|
| | Pickleball Courts (outdoors) |
| | Climbing / Challenge Elements |

| | | | | | | | | |
|--|------|-------|------|-------|------|------|-------|-------|
| Climbing / Challenge Elements | | 1.24 | | 1.27 | | | | |
| Indoor Activity Spaces | | | | 1.27 | | | | |
| Park Shelters | | 2.40 | | 2.47 | | | | |
| Park Restrooms | | | 1.00 | | 1.00 | | 1.00 | 1.08 |
| Outdoor Entertain.Venue (amphitheatre) | | | | | | 0.25 | | |
| Events Lawn (Acres) | | | | | | | 0.70 | |
| Playgrounds (Comm./Destination) | | | 1.55 | | | | | |
| Sprayground / SplashPad | | 0.76 | | | | | | |
| Dog Park Area | 0.26 | | | | | | | |
| Maintenance Facilities (Satellite) | | | | 0.76 | | | | |
| Maintenance Recreation Storage | | 1.17 | | 1.27 | | | | |
| Multi-use / Nature Pathways (miles) | | 2.50 | 2.50 | 2.50 | 2.50 | | 2.50 | 1.95 |
| Park / Open Space Acres | | 50.00 | | 50.00 | | | 50.00 | 63.20 |

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

| LOCATIONS OF COMPONENTS: | | | | | | | | | |
|--|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Multi Purpose Fields (includes football) | | | Various Park(s) | | | | | | |
| Pickleball Courts (outdoors) | | | Various Park(s) | | | | | | |
| Climbing / Challenge Elements | | | | | Various Park(s) | | | | |
| Concessions | | | Various Park(s) | | | | | | |
| Indoor Activity Spaces | | | Various Park(s) | Various Park(s) | | | | | |
| Park Shelters | | | Various Park(s) | Various Park(s) | Various Park(s) | | Various Park(s) | | Various Park(s) |
| Park Restrooms | | | | Various Park(s) | Various Park(s) | | Various Park(s) | | Various Park(s) |
| Outdoor Entertain.Venue (amphitheatre) | | | | | | Various Park(s) | | | |
| Events Lawn (Acres) | | | | | | | | | |
| Playgrounds (Comm./Destination) | | | | Various Park(s) | | | | Various Park(s) | |
| Sprayground / Splashpad | | | Various Park(s) | Various Park(s) | | | | | |
| Dog Park Area | | Various Park(s) | | | | | | | |
| Maintenance Facilities (Satellite) | | | | Various Park(s) | | | | | |
| Maintenance Recreation Storage | | | Various Park(s) | | Various Park(s) | | | | |
| Multi-use / Nature Pathways (miles) | | | Various Park(s) | Various Park(s) | Various Park(s) | Various Park(s) | | Various Park(s) | Various Park(s) |
| Park / Open Space Acres | | | Various Park(s) | | Various Park(s) | | Various Park(s) | | Various Park(s) |

Appendix

- *Appendix A: Indiana Code (IC) 36-7-4-1300*
- *Appendix B: Sources and Dollars spent for Infrastructure Capital Improvements from 2019-2023 by Noblesville Parks and Recreation*
- *Appendix C: Summary of Noblesville Park Department Revenues 2010-2023*
- *Appendix D: Impact Fee One Zone Recommendation Logic*
- *Appendix E: Park and Recreation Infrastructure Inventory*
- *Appendix F: Park Impact Fee Collections and Disbursements 2019 to 2023*
- *Appendix G: Letter of Study Review from Reviewing Professional Engineer*



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

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

Assembled by:



INDIANA SERIES IMPACT FEES

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

IC 36-7-4-1300

Sec. 1300.

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

IC 36-7-4-1301

Sec. 1301.

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

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

IC 36-7-4-1302

Sec. 1302.

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

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

IC 36-7-4-1303

Sec. 1303.

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

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

IC 36-7-4-1304

Sec. 1304.

(a) As used in this series, "fee payer" means the following:

- (1) A person who has paid an impact fee.
- (2) A person to whom a person who paid an impact fee has made a written assignment of rights concerning the impact fee.
- (3) A person who has assumed by operation of law the rights concerning an impact fee.

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

IC 36-7-4-1305

Sec. 1305.

(a) As used in this series, "impact fee" means a monetary charge imposed on new development by a unit to defray or mitigate the capital costs of infrastructure that is required by, necessitated by, or needed to serve the new development.

(b) As used in this Section, "capital costs" means the costs incurred to provide additional infrastructure to serve new development, including the following:

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

IC 36-7-4-1306

Sec. 1306.

Noblesville Recreation Zone Improvement Plan Study

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

IC 36-7-4-1307

Sec. 1307.

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

IC 36-7-4-1308

Sec. 1308.

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

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

IC 36-7-4-1309

Sec. 1309.

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

ordinance:

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

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

IC 36-7-4-1310

Sec. 1310.

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

IC 36-7-4-1311

Sec. 1311.

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

Noblesville Recreation Zone Improvement Plan Study

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

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

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

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

IC 36-7-4-1312

Sec. 1312.

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

Noblesville Recreation Zone Improvement Plan Study

fee ordinance under Section 1311 of this chapter.

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

IC 36-7-4-1313

Sec. 1313.

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

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

IC 36-7-4-1314

Sec. 1314.

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

IC 36-7-4-1315

Sec. 1315.

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

IC 36-7-4-1316

Sec. 1316.

Noblesville Recreation Zone Improvement Plan Study

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

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

IC 36-7-4-1317

Sec. 1317.

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

IC 36-7-4-1318

Sec. 1318.

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

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

Noblesville Recreation Zone Improvement Plan Study

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

- (C) Transferring and reserving for infrastructure purposes other general revenues that are currently not being used to pay for capital costs of infrastructure.
- (D) Dedicating and reserving for infrastructure purposes any newly available revenues, whether from federal or state revenue sharing programs or from the adoption of newly authorized taxes.

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

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

IC 36-7-4-1319

Sec. 1319.

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

IC 36-7-4-1320

Sec. 1320.

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

Noblesville Recreation Zone Improvement Plan Study

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

IC 36-7-4-1321

Sec. 1321.

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

to serve a development:

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

IC 36-7-4-1322

Sec. 1322.

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

Noblesville Recreation Zone Improvement Plan Study

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

Noblesville Recreation Zone Improvement Plan Study

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

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

IC 36-7-4-1323

Sec. 1323.

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

IC 36-7-4-1324

Sec. 1324.

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

Noblesville Recreation Zone Improvement Plan Study

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

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

IC 36-7-4-1325

Sec. 1325.

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

impact fee first becomes due and payable.

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

IC 36-7-4-1326

Sec. 1326.

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

Noblesville Recreation Zone Improvement Plan Study

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

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

IC 36-7-4-1327

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

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

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

IC 36-7-4-1328

Sec. 1328.

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

IC 36-7-4-1329

Sec. 1329.

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

Noblesville Recreation Zone Improvement Plan Study

IC 36-7-4-1330

Sec. 1330.

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

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

IC 36-7-4-1331

Sec. 1331.

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

IC 36-7-4-1332

Sec. 1332.

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

Noblesville Recreation Zone Improvement Plan Study

impact fee payments paid in installments.

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

IC 36-7-4-1333

Sec. 1333.

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

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

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

Noblesville Recreation Zone Improvement Plan Study

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

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

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

IC 36-7-4-1334

Sec. 1334.

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

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

IC 36-7-4-1335

Sec. 1335.

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

Noblesville Recreation Zone Improvement Plan Study

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

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

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

IC 36-7-4-1336

Sec. 1336.

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

Noblesville Recreation Zone Improvement Plan Study

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

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

IC 36-7-4-1337

Sec. 1337.

An impact fee ordinance shall do the following:

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

IC 36-7-4-1338

Sec. 1338.

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

Noblesville Recreation Zone Improvement Plan Study

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

IC 36-7-4-1339

Sec. 1339.

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

challenged under this Section on any of the following grounds:

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

IC 36-7-4-1340

Sec. 1340.

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

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.*

Noblesville Recreation Zone Improvement Plan Study

Appendix B: *[this information is forthcoming from the City]*

Sources and Dollars spent for Infrastructure Capital Improvements over the years 2019-2023

The following table illustrates the Capital Improvements implemented by the Noblesville Park Department from 2019 to 2023. A summary is found at the end of this table information. This information was provided by the City of Noblesville.

Noblesville Parks Department Infrastructure Capital Expenditures – 2014-2018

General Description of Sources and Amounts of Money Used to Pay for Infrastructure During the Previous 5-Years [IC 36-7-4-1318(b)(6)]

Source: City of Noblesville

| Infrastructure Expenditure Description and Location | Revenue Source | Amount (Approx.) | Year | Year Total |
|---|-------------------|---------------------|-------------------|---------------------|
| Parks Identification Signs | C.O.I.T | \$ 15,000 | 2014 | |
| Perimeter Sidewalks at Shelters #1 and #5 | C.O.I.T | \$ 6,000 | 2014 | |
| LED Light Upgrades at Shelters #1 and #5 | C.O.I.T | \$ 2,500 | 2014 | |
| | | | 2014 Total | \$ 23,500 |
| Forest Park Maintenance Barn Light LED Upgrade | C.O.I.T | \$ 6,165 | 2015 | |
| | | | 2015 Total | \$ 6,165 |
| Federal Hill Commons | TIFF, Impact Fees | \$ 6,000,000 | 2016 | |
| Forest Park Inn Main Room Technology Upgrades | C.O.I.T | \$ 12,000 | 2016 | |
| LED Light Upgrades at Dillon Park Sprayground Shelter | C.O.I.T | \$ 4,000 | 2016 | |
| Forest Park Inn Main Room Electronic Locks | C.O.I.T | \$ 12,000 | 2016 | |
| | | | 2016 Total | \$ 6,028,000 |
| Seal Coat and Restript Dillon Park Parking Lots | C.O.I.T | \$ 16,000 | 2017 | |
| LED Light Upgrades at Dillon Park Event Shelter | C.O.I.T | \$ 4,000 | 2017 | |
| Table and Chair additions at Federal Hill Commons | C.O.I.T | \$ 9,000 | 2017 | |
| Forest Park Street Light LED Conversion | C.O.I.T | \$ 133,330 | 2017 | |
| LED Light Upgrades at Forest Park Inn | C.O.I.T | \$ 3,000 | 2017 | |
| Parks Lightening Detection System | C.O.I.T | \$ 45,000 | 2017 | |
| Recreation Annex Community Gym Renovation | C.O.I.T | \$ 15,000 | 2017 | |
| Forest Park Shelter #3 Demo and Rebuild | C.O.I.T | \$ 110,000 | 2017 | |
| | | | 2017 Total | \$ 335,330 |
| Forest Park Center Restroom Renovation | C.O.I.T | \$ 200,000 | 2018 | |
| Dillon Park Street Light LED Conversion | C.O.I.T | \$ 12,915 | 2018 | |
| Repaint Forest Park Inn Exterior | C.O.I.T | \$ 12,000 | 2018 | |
| Federal Hill Commons Lighting Upgrades | C.O.I.T | \$ 92,999 | 2018 | |
| Forest Park Crackfill, Sealcoat and Reline | C.O.I.T | \$ 53,163 | 2018 | |
| Zagster Bike Share Program | C.O.I.T | \$ 18,000 | 2018 | |
| Forest Park Tennis Court Renovation | C.O.I.T | \$ 45,000 | 2018 | |
| | | | 2018 Total | \$ 434,077 |
| | | | | |
| | TOTAL | \$ 6,827,072 | | |

Noblesville Recreation Zone Improvement Plan Study

Appendix C:

Summary of Noblesville Park Department Revenues 2010-2023

| City of Noblesville - Park Department | | | | | | |
|---------------------------------------|-------------------------------------|---------------------|---------------------------------|---|----------------------|----------------------|
| Park Department Revenues – 2010-2023 | | | | | | |
| Year | Real Property Tax/Excise Tax Income | FIT (Financial) Tax | Park Receipts (Non-Tax Revenue) | Park Receipts (Special Non-Revert Cap. Account) | Park NRO – Regular | TOTALS |
| 2010 | \$ 1,366,570 | \$ 6,398 | \$ 1,470,613 | \$ 166,600 | \$ 1,278,242 | \$ 4,288,423 |
| 2011 | \$ 1,228,237 | \$ 5,077 | \$ 1,351,530 | \$ 42,172 | \$ 1,180,385 | \$ 3,807,401 |
| 2012 | \$ 1,254,107 | \$ 5,237 | \$ 1,359,101 | \$ 114,828 | \$ 1,241,276 | \$ 3,974,549 |
| 2013 | \$ 1,417,379 | \$ 6,269 | \$ 1,549,719 | \$ 61,824 | \$ 1,197,704 | \$ 4,232,894 |
| 2014 | \$ 1,368,286 | \$ 6,167 | \$ 1,490,014 | \$ 60,739 | \$ 1,191,516 | \$ 4,116,721 |
| 2015 | \$ 1,556,677 | \$ 7,573 | \$ 1,685,007 | \$ 183,375 | \$ 1,134,391 | \$ 4,567,023 |
| 2016 | \$ 1,731,193 | \$ 6,972 | \$ 1,886,747 | \$ 115,559 | \$ 1,215,031 | \$ 4,955,502 |
| 2017 | \$ 2,107,038 | \$ 7,478 | \$ 2,284,742 | \$ 669,100 | \$ 1,339,618 | \$ 6,407,977 |
| 2018 | \$ 2,175,749 | \$ 5,946 | \$ 2,359,023 | \$ 95,703 | \$ 1,318,255 | \$ 5,954,675 |
| 2019 | \$ 3,235,485 | \$ 11,149 | \$ 3,534,860 | \$ 63,854 | \$ 1,457,338 | \$ 8,302,687 |
| 2020 | \$ 3,103,363 | \$ 10,596 | \$ 3,785,747 | \$ 66,203 | \$ 2,912,620 | \$ 9,878,529 |
| 2021 | \$ 3,442,725 | \$ 12,750 | \$ 3,721,781 | \$ 66,395 | \$ 1,988,187 | \$ 9,231,837 |
| 2022 | \$ 4,477,709 | \$ 18,173 | \$ 5,050,897 | \$ - | \$ 2,063,425 | \$ 11,610,204 |
| 2023 | \$ 3,665,706 | \$ 11,140 | \$ 5,438,456 | \$ - | \$ 2,501,754 | \$ 11,617,056 |
| Totals | \$ 32,130,224 | \$ 120,924 | \$ 36,968,237 | \$ 1,706,352 | \$ 22,019,744 | \$ 81,328,423 |
| 14 Yr. Average | \$ 2,295,016 | \$ 8,637 | \$ 2,640,588 | \$ 121,882 | \$ 1,572,839 | \$ 6,638,963 |

Provided by: Noblesville Parks and Recreation

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 |

Noblesville Recreation Zone Improvement Plan Study

Appendix E: Park and Recreation Infrastructure Inventory



Noblesville Parks – FACILITY INFRASTRUCTURE INVENTORY – October 2023

| Noblesville Parks – FACILITY INFRASTRUCTURE INVENTORY – October 2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------|--|-------------------------------|-------------------------|---|----------------|---------------|---------------|--------------------|-------------------------|---------------------|-------------|------------------|-----------|----------------------|-----------------------------|----------------------|---------------------------------|------------------|-----------------------|-------------------------|-------------------------|---------------------------|------------------|------------------------|------------------------|--------------------------------|------------------|-------------------------|-------------------|---------------------------------|--------------------|--------------------------------|-------------|-----------------------|---------------------|-------------------|--------------------------------|-----------------|----------------------|--|--|--|--|
| City Wide Analysis (All Facilities) | | | | PARKS* | | | | | | | | | | SCHOOLS** | | | | | | | | | | OTHER | | | | | | | | | | | | | | | | | | | | |
| Facility | Current Facilities in the Park | Current Facilities within the Comm. +* | Total Inventory of Facilities | Fox Prairie Golf Course | Forest Park (includes Train Yard & Golf Course) | Southside Park | Seminary Park | Soccer Fields | The Wetlands Areas | Hague Road Nature Haven | Hague Road Preserve | Dillon Park | Finch Creek Park | Hyde Park | Federal Hill Commons | Forest Hill Nature Preserve | Riverwalk Depot Park | NAT in Noblesville & Wayne Twp. | Legacy Christian | Hazel Dell Elementary | Little Creek Elementary | Promise Road Elementary | Noble Crossing Elementary | North Elementary | Stony Creek Elementary | White River Elementary | Noblesville West Middle School | Ivy Tech* School | Noblesville High School | Our Lady of Grace | St. Theodore Guerin High School | White River Church | Durbin Elementary (Wayne Twp.) | Moore Beach | Finch Creek Fishhouse | Indy Premier Soccer | Hoosier FC Soccer | Public (non-city) Golf Courses | Potter's Bridge | White River Greenway | | | | |
| Baseball Diamonds (13yr F) | 2.00 | 5.00 | 7.00 | | 2.00 | | | | | | | | | | | | | | | 0.50 | 2.00 | 0.50 | | | | | 0.50 | 1.00 | | | | | | | | | | | | | | | | |
| Baseball Diamonds (12yr J) | | | 10.50 | | | | | | | | | | | | | | | | | 0.50 | 2.00 | 0.50 | | | | | 0.50 | 1.00 | | | | | | | | | | | | | | | | |
| Softball Diamonds | 1.00 | 11.00 | 12.00 | | | | | | | | | | | | | | | | | 1.00 | 2.00 | 0.50 | | | | | 1.00 | 1.00 | | | | | | | | | | | | | | | | |
| Multi Purpose Fields (includes football) | 3.00 | 21.00 | 24.00 | | | | | | | | | 3.00 | | | | | | | | 1.00 | | | | | | | 1.00 | 3.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | | | | | | | | | | | |
| Soccer Fields | 20.00 | 21.00 | 41.00 | | | | | 20.00 | | | | | | | | | | | | 1.00 | | | | | | | 1.00 | 2.00 | 3.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | | | | | | | | | |
| Regior Fields | 0.00 | 1.00 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | 1.00 | 1.00 | | | | | | | | | | | | | | | | |
| Tennis Courts | 0.00 | 34.00 | 34.00 | | | | | | | | | | | | | | | | | | | | | | | | 12.00 | 12.00 | | | | | | | | | | | | | | | | |
| Pickleball Courts (outdoors) | 8.00 | 0.00 | 8.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Multi Purpose Indoor Sport Courts | 0.00 | 10.00 | 10.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Running / Walking Track (Comm) | 0.00 | 3.00 | 3.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Basketball Courts (outdoors) | 6.00 | 39.00 | 45.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Volleyball Courts (outdoors) | 4.00 | 1.00 | 5.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Skate/Bike Park (Neighborhood) | 2.00 | 0.00 | 2.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Climbing / Challenge Elements | 5.00 | 0.00 | 5.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Concessions | 6.00 | 0.00 | 6.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Indoor Activity Spaces | 5.00 | 0.00 | 5.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Park Shelters | 22.00 | 9.00 | 31.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Park Restrooms | 21.00 | 15.00 | 36.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nature Havens Components | 2.00 | 1.00 | 3.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nature Center | 0.00 | 1.00 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Entertainment Venue (amphitheatre) | 1.00 | 0.00 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Events Lawn (Aces) | 4.00 | 0.00 | 4.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Centers (Community) | 0.00 | 0.00 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Playgrounds (Comm. / Destination) | 7.00 | 2.00 | 9.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Playgrounds (Neighborhood) | 3.00 | 14.00 | 17.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Skating Rinks (hockey) Regional | 0.00 | 0.00 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Skating Area (non-hockey) | 1.00 | 0.00 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Swimming Pool / Aquatics Facilities | 1.00 | 2.00 | 3.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Springsground / SplashPad | 3.00 | 0.00 | 3.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Golf Course 18-hole | 2.00 | 4.00 | 6.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Disc Golf Course - 18 hole | 1.00 | 1.00 | 2.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foot Golf Course - 18 hole | 0.00 | 0.00 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Driving Range | 1.00 | 0.00 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dog Park Area | 0.00 | 0.00 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maintenance Facilities (Hub) | 4.00 | 0.00 | 4.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maintenance Facilities (Satellite) | 3.00 | 0.00 | 3.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maintenance Recreation Storage | 11.00 | 0.00 | 11.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maintenance Storage | 130.26 | 0.00 | 130.26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Multi-use / Nature Pathways (miles) | 821.48 | 198.50 | 1019.98 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Park / Open Space Acres - Parcel Boundary | | | | 221.79 | 150.77 | 5.90 | 1.52 | 28.95 | 9.20 | 43.85 | 61.80 | 76.31 | 187.07 | 0.00 | 5.77 | 4.82 | 0.34 | 23.39 | | 130.26 | | | | | | | | | | | | | | | | | | | | | | | | |

Information Provided by City of Noblesville

Noblesville Recreation Zone Improvement Plan Study

Appendix F:

Park Impact Fee Collections and Disbursements 2009 to 2018

Noblesville – Parks Department

Past Five (5) Year Infrastructure Improvements of Revenue and Expenditures of Collected Impact Fees (2019 to 2023) Report

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

| Year | RIF Collections | | RIF Disbursements | | Fund Net | | Cumulative Balance |
|-----------------|-----------------|-----------|-------------------|-----------|----------|-------------|--------------------|
| 2019 | \$ | 1,316,697 | \$ | 403,254 | \$ | 913,443 | \$ 913,443 |
| 2020 | \$ | 1,379,506 | \$ | 557,727 | \$ | 821,779 | \$ 1,735,222 |
| 2021 | \$ | 2,196,790 | \$ | 593,983 | \$ | 1,602,807 | \$ 3,338,029 |
| 2022 | \$ | 1,703,647 | \$ | 2,726,405 | \$ | (1,022,758) | \$ 2,315,272 |
| 2023 | \$ | 1,897,008 | \$ | 3,251,584 | \$ | (1,354,577) | \$ 960,695 |
| 2019-2023 Tally | \$ | 8,493,647 | \$ | 7,532,953 | \$ | 960,695 | \$ 960,695 |



Appendix G:

Letter of Study Review from Reviewing Professional Engineer

The following is the Letter of Study Review done by the Reviewing Professional Engineer, **Jonathan Moen, P.E.**, Triad Associates, Inc., Indianapolis, Indiana as per IC 36-7-4-1318(d).



Noblesville Recreation Zone Improvement Plan Study

