

ORDINANCE NO. 081418

**ORDINANCE ESTABLISHING AN EQUITABLE IMPACT FEE FOR THE
PURPOSE OF PLANNING AND FINANCING PARK AND RECREATIONAL
INFRASTRUCTURE TO SERVE NEW DEVELOPMENT IN THE
TOWN OF McCORDSVILLE, INDIANA**

WHEREAS, it has been determined that it is reasonable and necessary to promote and accommodate orderly growth and development and to promote the general public health, safety, and general welfare of the citizens of the Town of McCordsville (“the Town”) by providing for an equitable program to fund the capital costs of new park and recreational infrastructure necessary to serve newly developing areas of the Town; and

WHEREAS, it has further been determined that it is reasonable and necessary to promote the orderly development of the Town by establishing standards by which the Town may require that new development shall pay an Impact Fee representing the development’s proportionate share of the cost of capital costs of new park and recreational infrastructure necessary to serve the new development; and

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

WHEREAS, the Town has caused to be prepared an Infrastructure Improvement Plan for Parks and Recreation Facilities (“the Plan”) by Lehman & Lehman, Inc. with the input and guidance of the Impact Fee Advisory Committee, which plan is attached hereto as Exhibit A to this Ordinance and made a part hereof; and

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

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

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

facilities through the Town, any park and recreational improvement benefits all citizens of the Town equally; and

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

WHEREAS, the Town of McCordsville Advisory Plan Commission having conducted a public hearing upon, and given due deliberation to, the Zone Improvement Plan encompassed by the Plan, has recommended its adoption by 5 ayes and 0 nays to the Town Council of the Town of McCordsville; and

WHEREAS, the executive of the Unit, pursuant to Indiana Code § 36-7-4-1312(b)(1), has previously appointed the McCordsville Impact Fee Advisory Committee to advise the Town Council pursuant to Indiana Code § 36-7-4-1312; and

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

THEREFORE BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana, as follows:

SECTION I

Limitation on Imposition of Impact Fee. This Ordinance shall expire five (5) years after its effective date as required by Indiana Code § 36-7-4-1340, unless action is undertaken to extend this Ordinance consistent with Indiana law.

SECTION II

Establishment of Impact Zone. There is hereby established one Recreation Infrastructure Impact Zone (the “Impact Zone”), the boundaries of which are co-terminus with the existing corporate boundaries of the Town, as such boundaries may be extended from time to time through annexation, and over which boundaries the Town exercises planning and zoning jurisdiction. In this regard, the Town Council specifically finds that there is a functional relationship between the components of the Plan and that the Plan provides a reasonable uniform benefit to all citizens throughout the Impact Zone as of the adoption of this Ordinance. The Town Council further finds that all areas within the Impact Zone are contiguous as required by Indiana Code § 36-7-4-1316. Except as provided herein, this Ordinance shall apply uniformly to all residential developments within the Impact Zone. This Ordinance shall not apply to:

- a. Development meeting the requirements set forth in Indiana Code §36-7-4-1322(g);

- b. Improvements which do not require a building permit;
- c. Improvements which do not create a need for new and additional infrastructure, including the erection of a sign, construction of accessory buildings, structures or fences or the alteration, renovation or expansion of an improvement where the use, or intensity thereof, has not changed;
- d. The replacement of a destroyed or partially destroyed improvement provided that the replacement improvement does not create a need for new and additional infrastructure over and above the infrastructure needed by the original improvement prior to the destruction or partial destruction thereof; and
- e. Non-residential development.

SECTION III

Zone Improvement Plan. As a precondition to the adoption of this Ordinance, the Town Council undertook a comprehensive and detailed park and recreational impact analysis through the employment for that purpose of Lehman & Lehman, Inc. The Town Council now finds that the resulting study and data base constitute a sufficient study to constitute a “Zone Improvement Plan” as contemplated by Indiana Code § 36-7-4-1318. The Town Council does hereby adopt the plan prepared by Lehman & Lehman, Inc., dated May, 2018, as its Zone Improvement Plan and specifically finds that said Zone Improvement Plan contains the following elements:

- a. Reasonable estimates relating to the nature and location of development that is expected within the Impact Zone during the planning period, which, for purposes of this Ordinance is defined to be a period of ten (10) years commencing with the date of adoption hereof.
- b. A reasonable determination of the community level of service for the Impact Zone.
- c. A reasonable determination of the current level of service provided within the Impact Zone.
- d. A reasonable estimate of the nature, location, sequencing, and timing of the park and recreational requirements and costs necessary to provide the community level of service for the developments contemplated in sub-paragraph (a) hereof.
- e. A reasonable estimate of the share of the park and recreational costs identified in sub-paragraph (b) hereof that will be used to:
 - 1. Raise the current level of service for existing development or provide services to existing development; or

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

Additionally, the Town Council hereby specifically adopts the Zone Improvement Plan as an official part of the Comprehensive Plan of the Town of McCordsville, pursuant to Indiana Code § 36-7-4-500 et seq.

SECTION IV

Establishment of Park and Recreation Impact Fee. Based upon the Plan, it is determined that each dwelling unit hereafter constructed in the Town of McCordsville, not specifically excepted hereunder, shall pay the sum of \$832.00 as the Fee.

The Town Council hereby makes as part of the record of these proceedings, all the data collected, calculations made, and conclusions reached by the Town's consultant, Lehman & Lehman, Inc., in the process of developing the Zone Improvement Plan, and specifically instructs the employees of the town to make such data available to the public for review during regular business hours, along with any other information that is part of the public record created as a result of the process involved in enacting this Ordinance.

In the event any parcel of real estate subject to the Plan undergoes a change in use from a use for which the impact fee does not pertain to a dwelling unit, an impact fee will be assessed against said real estate.

SECTION V

Credit in Lieu of Payment Exemptions. Indiana Code § 36-7-4-1335 authorizes a fee payer to receive a credit against the Fee under certain circumstances. Any person or entity obligated to pay a fee pursuant to the terms of this Ordinance may have the option of financing, constructing, and dedicating park and recreational infrastructure to be owned and operated by the Town of right public benefit, all as described and defined in the Plan, instead of making all or part of any impact fee payment which may be due, so long as such financing, construction, and

dedication are accomplished pursuant to the Plan of the Town, and in accordance with the park and recreational specifications for such park and recreational infrastructure to be improved in force with the Town's jurisdiction at the time. Such fee payer, or other person or entity providing the infrastructure or improvement(s), shall be given credit for the actual costs of planning, financing, and constructing such park and recreational infrastructure dedicated to the Town. Such request for credit shall be presented prior to the issuance of the structural building permit. In the event the actual cost of such planning, financing, and construction do not equal the amount of the impact fee pursuant to the calculation provided for in the schedule set forth in Section IV above, the remaining balance shall be due in accordance with the provision stated hereafter.

Credits against impact fees otherwise due shall be allowed pursuant to this Section for all infrastructure improvements constructed or furnished in accordance with Indiana Code § 36-7-4-1313 and Indiana Code § 36-7-4-1335 since January 1, 1989. In addition, a fee payer or other person or entity responsible for installing infrastructure or improvements may designate in writing a method of allocating its credits to future fee payers who may be successors in interest to the credits earned by the fee payer or others, as part of the certification provided for above.

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

SECTION VI

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

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

SECTION VII

Lien Rights Established. Pursuant to Indiana Code § 36-7-4-1325, the Town acquires a lien against the real estate which is the subject of the Fee on the date a building permit is issued. Upon adoption, this Ordinance shall be recorded, and thereafter, it shall continue constructive notice of the lien rights of the Town with respect to a parcel of real estate which is the subject of an installment payment of the Fee. The Town may, in its discretion, file a specific instrument setting forth its lien rights with respect to a parcel of real estate which is the subject of an installment payment of the Fee, and such instrument shall constitute actual notice in addition to the constructive notice provided for by the recording of this Ordinance.

SECTION VIII

Form of Receipt. The McCordsville Clerk-Treasurer shall issue a receipt for all Fees collected and the form of such receipt shall be as follows:

Received of _____ (fee payer) this _____ day of _____ the sum of \$_____ in (full)(partial) satisfaction of Park and Recreation Impact Fees due pursuant to McCordsville Town Council Ordinance No. _____ relating to improvements to be constructed on the real estate located at _____ made part hereof, and subject to lien rights in favor of the Town of McCordsville in the event of partial payment with payments remaining due. The remaining balance due (if any) is in the following amount: \$_____.

McCordsville Clerk-Treasurer

SECTION IX

Establishment of McCordsville Impact Fee Review Board. The McCordsville Town Council hereby establishes, pursuant to Indiana Code § 36-7-4-1338, a McCordsville Impact Fee Review Board which shall consist of three (3) citizen members appointed by the executive of the unit and who shall qualify as follows:

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

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

- a. The term of the office of the members of the McCordsville Impact Fee Review Board shall commence from the date of their appointment and expire (2) years from the date of appointment.

- b. At the expiration of the respective terms of each of the McCordsville Impact Fee Review Board members originally appointed, their respective successors shall be appointed in the same manner as the original appointee, and each such succeeding member shall serve for a term of two (2) years. Each member shall continue to serve until his/her successor is appointed and qualified.
- c. In the event any person appointed as a McCordsville Impact Fee Review Board member shall fail to qualify as provided within ten (10) days after the mailing to him/her of notice of his/her appointment, or any member after qualifying shall die, resign, vacate office, or in the event a member is unable to hear a petition due to a conflict of interest, the Council President shall fill such vacancy with a new or temporary (in the event of a conflict of interest) member meeting the qualifications of the member being replaced. A new member shall serve out the remainder of the vacated term, while a temporary member shall serve for the period necessary to dispose of the petition giving rise to the conflict.
- d. Such Board members shall receive no salaries but shall be entitled to reimbursement for any expenses necessarily incurred in the performance of their duties.
- e. The Board shall elect one of its members as President, one as Vice-President, each of which officers shall serve from the day of his/her election until the 31st day of January next following his/her election and until his successor is elected and qualified.
- f. The Board is authorized to adopt by-laws, rules, regulations, and procedures as it may deem necessary for the proper conduct of its proceedings, and the carrying out of its duties. Meetings and hearings shall be held at such time as it may determine and upon such notice as it may fix, in accordance with the provisions of the by-laws, rules, and regulations adopted and Indiana law.
- g. A majority of the Board shall constitute a quorum and the concurrence of a majority shall be necessary to authorize any action.
- h. The Board shall conduct its review of the amount of an impact fee assessed, the amount of a refund, and the amount of a credit using the procedures established in Indiana Code § 36-7-4-1338(c).
- i. The McCordsville Impact Fee Review Board shall be governed by Indiana Code § 36-7-4-1338 and all other applicable provisions of the Impact Fee Statute.

SECTION X

Appeals. Any fee payer who believes itself to be aggrieved by the calculation of the Fee may appeal from such calculation to the McCordsville Impact Fee Review Board, and the McCordsville Impact Fee Review Board shall conduct a hearing with regard thereto. At such hearing, the fee payer shall bear the burden of going forward with the evidence and shall present evidence addressing either of the following propositions:

- a. A fact assumption used in determining the amount of the Fee is incorrect; or
- b. The amount of the Fee is greater than the amount allowed under Indiana Code § 36-7-4-1320, 1321 and 1322.

Upon conclusion of the hearing at which the matter is first presented, or at the conclusion of the hearing if the matter is continued, the McCordsville Impact Fee Review Board shall make a determination based upon the facts presented and may reverse, affirm, modify, or make such adjustments in the Fee, as it believes are appropriate under the circumstances, if any, including establishing the amount of an impact fee, a credit, a refund, or any combination of fees, credit, or refunds. The McCordsville Impact Fee Review Board shall provide a copy of its decision to the Town Council and the fee payer involved in the appeal within five (5) days after making its decision, and shall make written findings of fact to support its decision.

An appeal under this Section must be filed no later than thirty (30) days after the issuance of the building permit. The appeal shall be initiated with the filing of a Petition for Review with the McCordsville Clerk-Treasurer's Office together with a filing fee in the amount of One Hundred Dollars (\$100.00). The filing fee shall be refunded in full if:

- a. The Petition for Review is granted and the Fee is eliminated, reduced or adjusted by the McCordsville Impact Fee Review Board, by independent action of the City, or by a court having jurisdiction; and
- b. The reviewing body determines that the amount of the Fee, reductions, or credits were arbitrary or capricious.

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

The Town shall not deny the issuance of a building permit on the basis that the Fee has not been paid or condition issuance of the permit on the payment of the Fee while the Fee is the subject of a Petition For Review properly filed with the McCordsville Impact Review Board.

Notwithstanding the provisions of this Section, if the Fee totals One Thousand Five Hundred Dollars (\$1,500.00) or less, the Town may require the fee payer to pay the Fee or initiate an appeal under this section before the building permit is issued.

SECTION XI

Establishment of Park and Recreation Infrastructure Improvement Fund. There is hereby established the McCordsville Park and Recreation Infrastructure Improvement Fund (“the Fund”) of the Town. The Fund shall be a non-reverting fund and shall receive any and all sums collected pursuant to this Ordinance to be utilized in connection with the purposes set forth herein. The Fund shall consist initially of one account based upon the current existence of one impact zone. In the event, and only in the event, that an additional impact zone is created hereafter, a separate account shall be maintained for each separate impact zone established within the Town. Interest earned on the Fund or on any account with the Fund, shall be deposited and maintained within the Fund or the separate account. The McCordsville Clerk-Treasurer shall maintain records of the status of the Fund or any account which may be established therein, and shall make an annual report of said Fund and accounts which shall be available to the public in general and fee payers, upon request.

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

SECTION XII

Use of Impact Fees Collected Pursuant to this Ordinance. Any and all Fees collected pursuant to the provisions of this Ordinance may be utilized for the following purposes only by the Town, acting by and through its Board of Parks and Recreation, which for the purposes of this Ordinance is identified as the infrastructure agency contemplated by Indiana Code §36-7-4-1317:

- a. Providing funds to be utilized by the Town for the purpose of paying the capital costs of new park and recreational infrastructure that is needed to serve the new development within the corporate limits of the Town as the same may be amended from time to time and any area over which the Town may exercise any of its authority;
- b. An amount not to exceed Five Percent (5%) of the annual collections of the fee to be utilized for expenses incurred by the Town for the consulting services used to establish this Ordinance.
- c. To pay any refund due pursuant to the terms of this Ordinance; and

- d. To pay the debt service cost of an obligation issued to provide new park and recreational infrastructure described in sub-paragraph (a) above.

SECTION XIII

Indiana Impact Fee Law. The Town Council specifically acknowledges the existence of the “1300 series impact fees” adopted by General Assembly of the State of Indiana which regulates the imposition of impact fee by municipal corporations within the State of Indiana. The substantive and procedural requirements of Indiana Code § 36-7-4-1300 *et seq.* shall control in the events of conflicts with this Ordinance which are unintended by the Council.

SECTION XIV

Amendment and Review. The Fee provided for herein is based upon data which, in large part, is subject to inflation and other economic and market forces over which the Town has no control. The Council may cause a review to be made by Town staff or consultants as may be required, to determine the continuing validity of the impact fee, the Impact Fee Zone, and the Plan. The Council shall consider and adopt such amendments as are necessary to cause a substantive compliance with all constitutional and statutory requirements. To the extent required by the facts and circumstances, this process shall include the steps necessary to update the Plan and the Comprehensive Plan.

SECTION XV

Effective Date. This Ordinance shall be effective February 14, 2019, which is not earlier than six (6) months after its adoption by the Council in accordance with Indiana Code §36-7-4-1340.

SECTION XVI

Construction of Clause Headings. The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they pertain.

SECTION XVII

Severability. If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

SECTION XVIII

Introduced and filed on the 14th day of August, 2018. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of 5 in favor and 0 opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this 14th day of August, 2018 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of 5 in favor and 0 opposed.

TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL

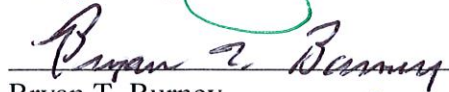
Voting Affirmative:

Voting Opposed:



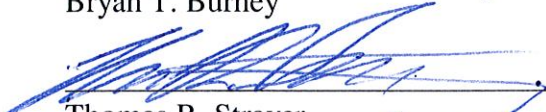
Larry J. Longman

Larry J. Longman



Bryan T. Burney

Bryan T. Burney



Thomas R. Strayer

Thomas R. Strayer



Branden D. Williams

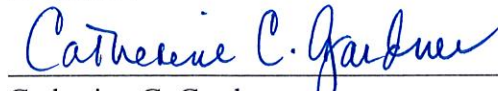
Branden D. Williams



Barry A. Wood

Barry A. Wood

ATTEST:



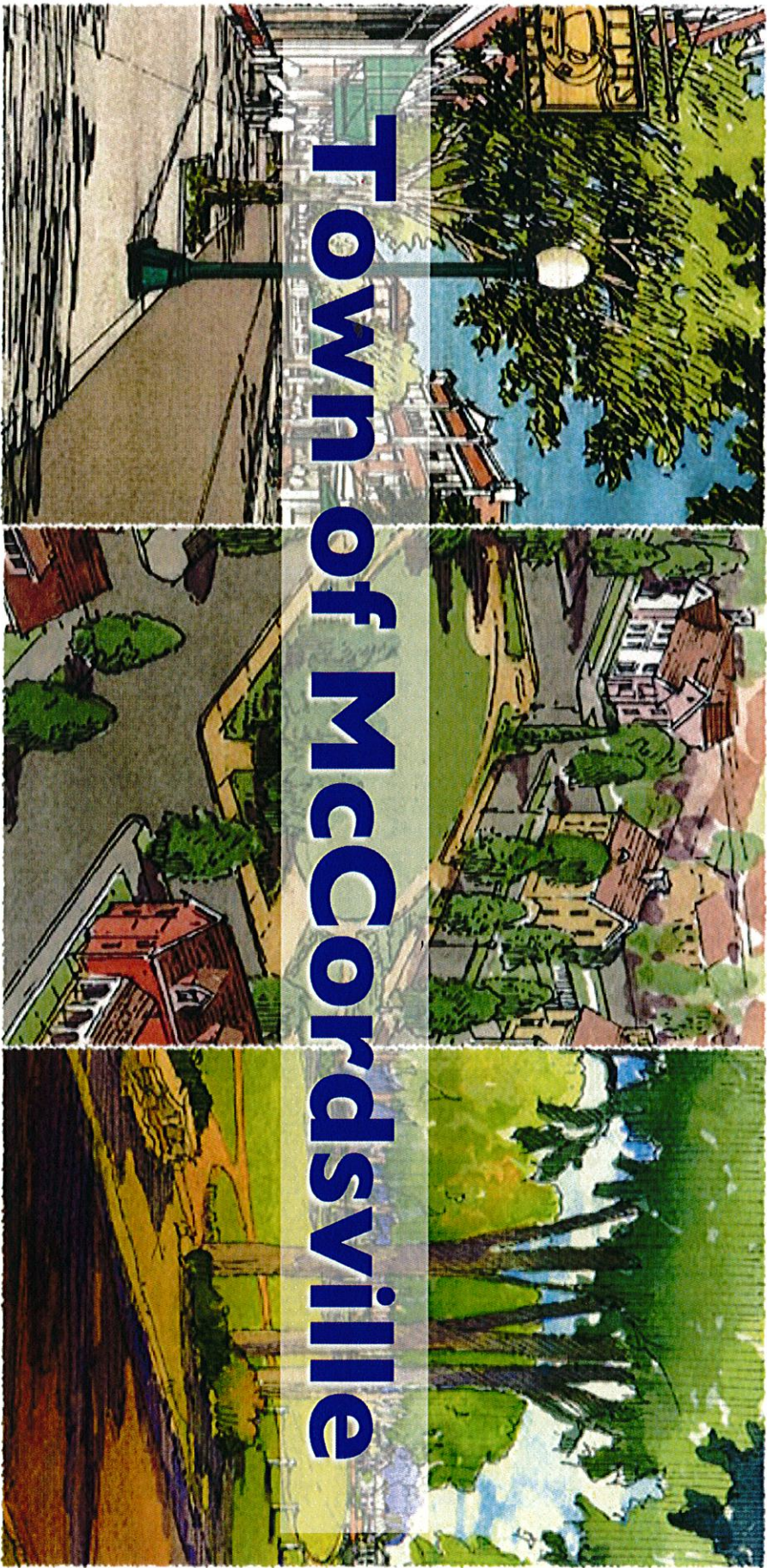
Catherine C. Gardner
Clerk-Treasurer

This instrument was prepared by Gregg H. Morelock, BRAND & MORELOCK, 6 West South Street, Greenfield, IN 46140.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Gregg H. Morelock.

EXHIBIT "A"

**INFRASTRUCTURE IMPROVEMENT PLAN
FOR PARKS AND RECREATION FACILITIES**



Town of Mccordsville

Recreation Impact Fee Study Summary Final Presentations...

June 11, 2018 – Park Board
June 19, 2018 – Plan Commission
July 10, 2018 – Town Council




LEHMAN & LEHMAN
Transforming Horizons

Chuck Lehman, ASLA, PLA, FRSA
chuck@landlehman.com
574-257-0255 (o)
574-532-0073 (c)

Recreation Impact Fee Advisory Committee

- **Patrick Bragg** (Real Estate, Realtor)
- **Ann Kloc** (Initially Building Rep. with Cal Atlantic when study started then as a Realtor, Berkshire Hathaway Ind. Realty / Park Board)
- **Bryan Miller** (Greenfield Bank)
- **Kim Pearson** (Park Board)
- **Devin Stettler** (Plan Commission)
- **Sean Sullivan** (Builder, Fischer Homes)
- **Tom Willey** (Reliant Partners Commercial Realty)
- **Branden Williams** (Town Council / Park Board)

Thank You!

Staff and Consultants:

Tonya Galbraith (Town Manager)

Ryan Crum (Director of Planning and Building)

Mark Witsman (Town Engineer)

Chuck Lehman (Lehman & Lehman, Inc. – Consultant)

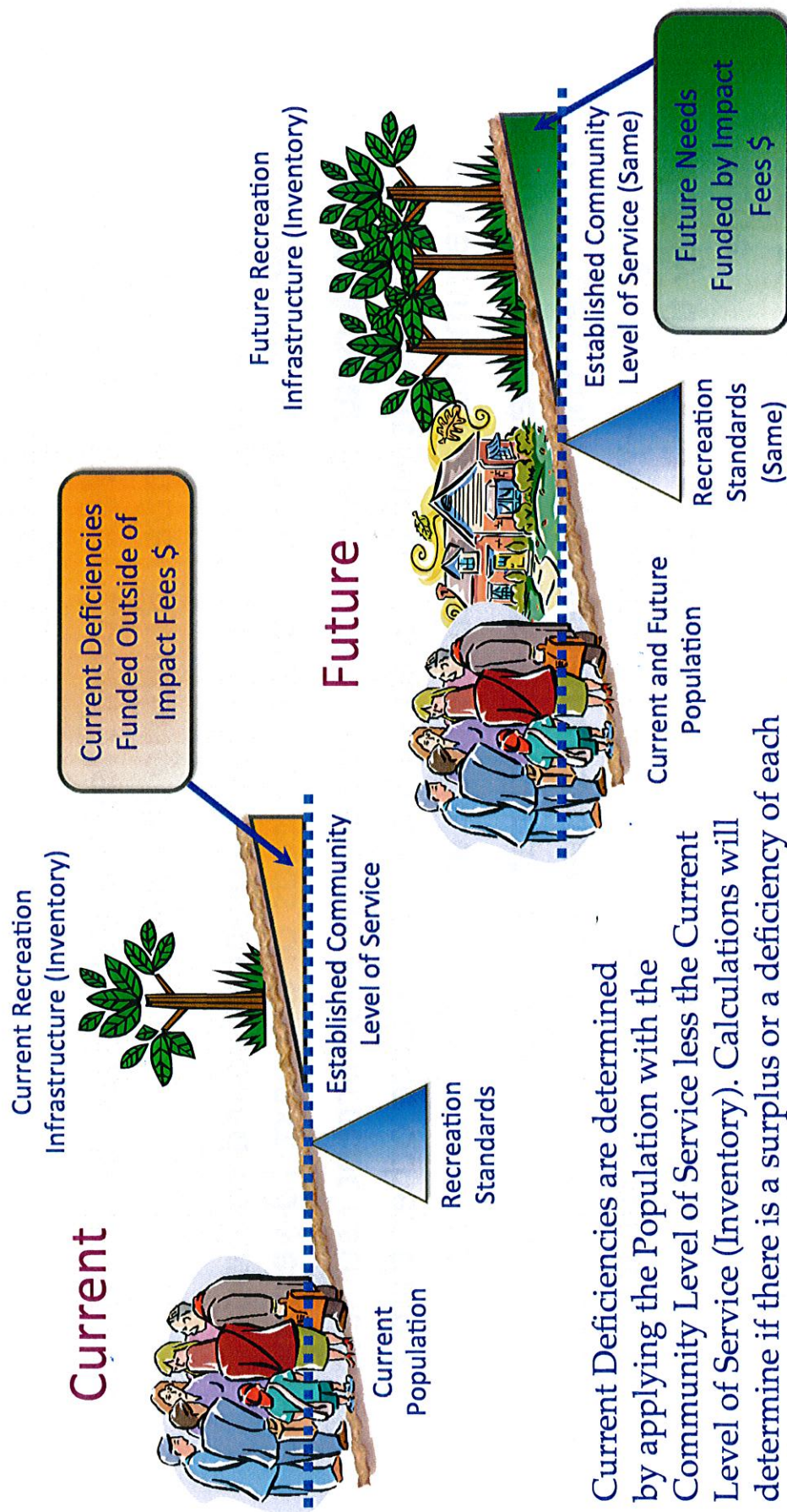
Formula for Impact Fees

Recreation Impact Fee =

***Impact Costs – Non-Local Revenues – Impact Deductions /
10-Year Residential Building Permits***

- **Impact Costs** – Current cost estimate needed to fund projected future infrastructure needs of the next 10-year period
- **Non-Local Revenue** – Reasonable and current estimate of revenues that will be received from any source other than a governmental source that will be used in the impact zone
- **Impact Deductions** – Reasonable, and current, estimate of revenues from taxes levied and charges and 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 10-year period

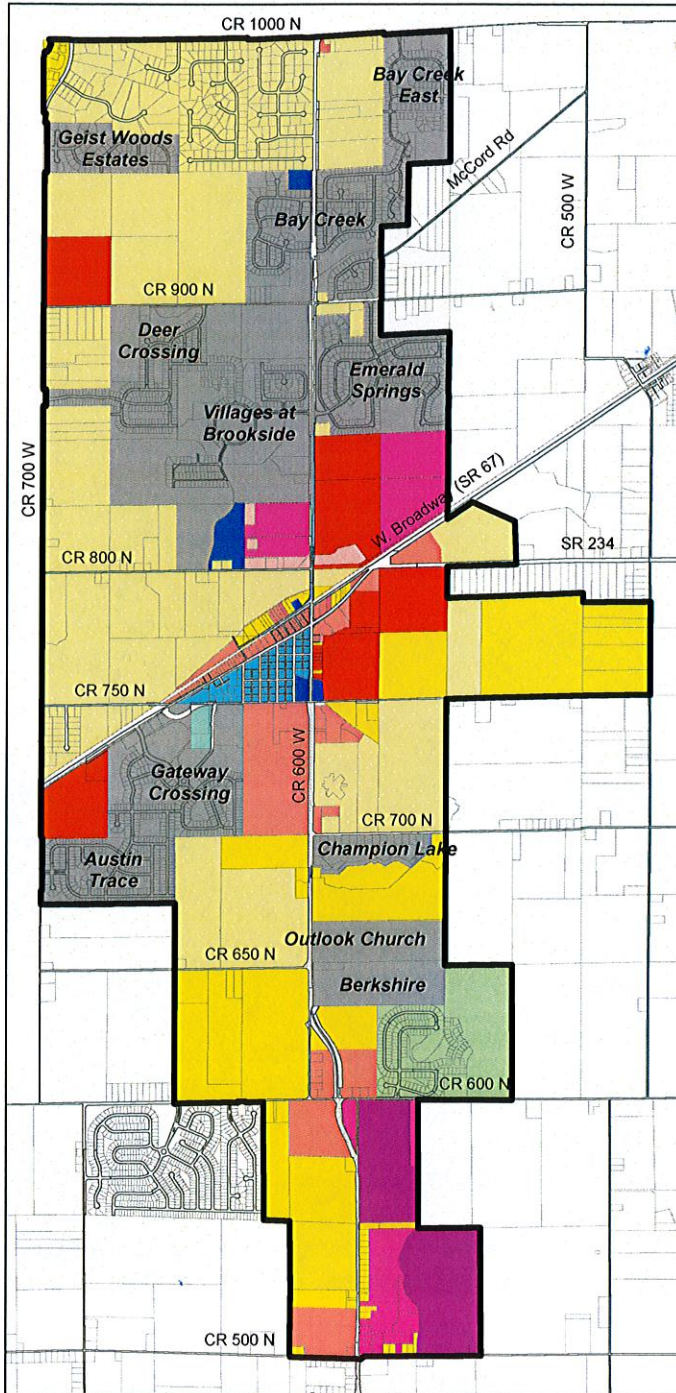
Community Level of Service



Current Deficiencies are determined by applying the Population with the Current Level of Service less the Current Level of Service (Inventory). Calculations will determine if there is a surplus or a deficiency of each of the Recreation Infrastructure Components.

Residential Growth

Zoning Map

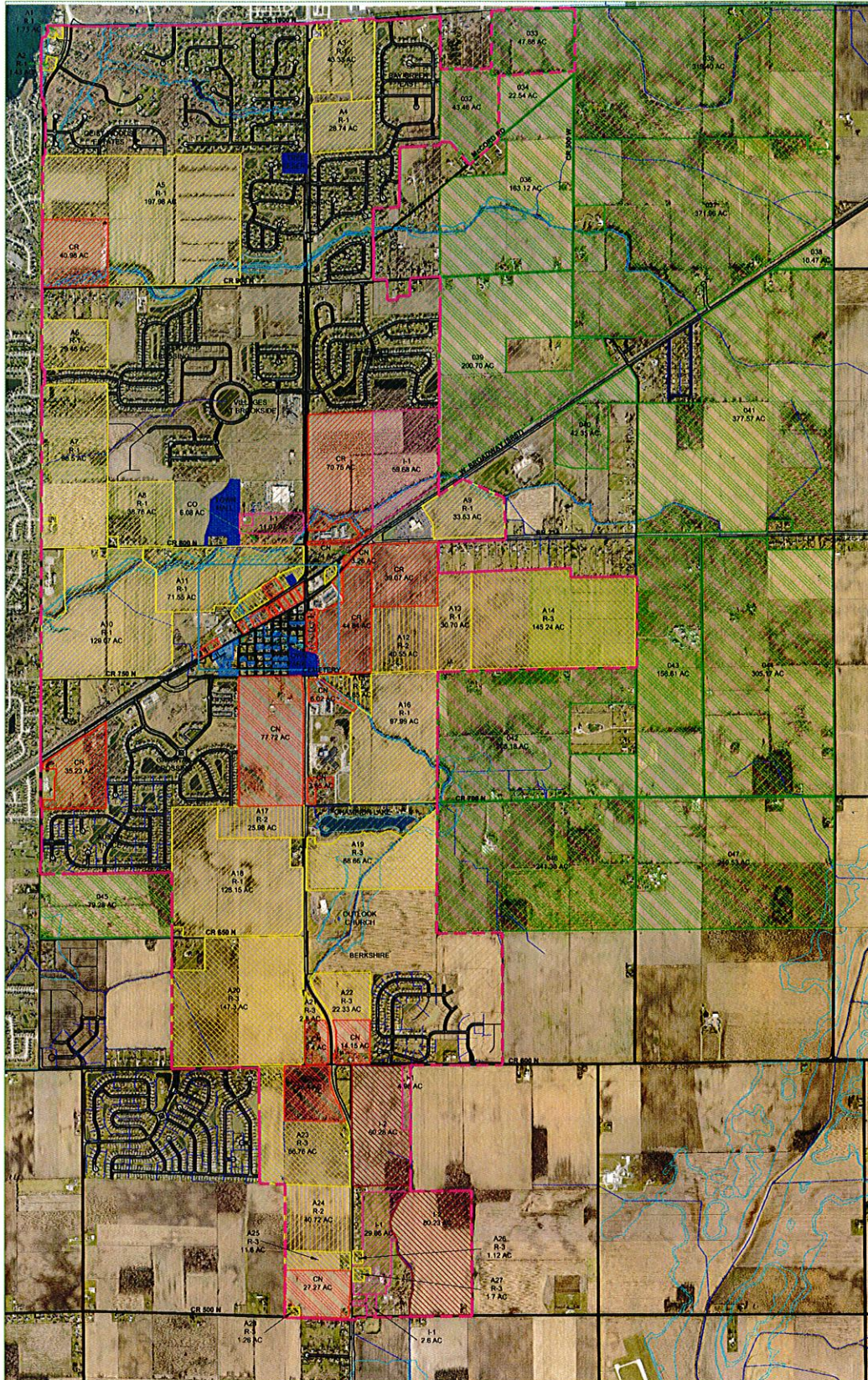


- Legend**
- Corporate Limits
 - Residential-1 (R-1)
 - Residential-2 (R-2)
 - Residential-3 (R-3)
 - Old Town (OT)
 - Professional Business Office (CO)
 - Neighborhood Commercial (CN)
 - Regional Commercial (CR)
 - Industrial-1 (I-1)
 - Industrial-2 (I-2)
 - Public_Semi-public (P)
 - Austin Trace PUD
 - Bay Creek PUD
 - Bay Creek East PUD
 - Berkshire PUD
 - Champion Lake PUD
 - Outlook Christian Church PUD
 - Deer Crossing PUD
 - Emerald Springs PUD
 - Gateway Crossing PUD
 - Geist Woods Estates PUD
 - Villages at Brookside PUD
 - Boucher Zoning
 - Woodhaven Zoning

5



Residential Growth



- Corporate Limits
- Planning Area
- Residential-1 (R-1)
- Residential-2 (R-2)
- Residential-3 (R-3)
- Old Town (OT)
- Professional Business Off (CO)
- Neighborhood Commercial (CN)
- Regional Commercial (CR)
- Industrial-1 (I-1)
- Industrial-2 (I-2)
- Additional Land Planning Area
- Public Semi-public
- FEMA Floodplains
- Regulated Drains

SITE PLAN

SCALE: 0 1,000 2,000'
SCALE: 1" = 1,000'

PREPARED FOR: McCordsville
LOCATION: Hancock County, Ind.

Residential Growth

Town of McCordsville – Potential Residential Growth Work Sheet

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of McCordsville

Planning Area Zones:	R-1	R-2	R-3	R-4	R-5	MF-1	MF-2	PUD
Average Lot Size	43,560 sf	23,000 sf	14,000 sf	11,000 sf	7,500 sf	4,000 sf	6,000 sf	Density will vary based on PUD
Units / Acre	0.39	1.99	2.69	2.99	3.00	N/A	N/A	N/A

2010 Census Pop. / Household = 2.90

Updated: 5-Mar-18

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

Map Parcel ID	Acres (Approx.)	Water Quality Buffer or Estemnt	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	NOTES
A1	1.75	0.00	1.40	Unique	3.00	4	12	100%	4	12	In Corp Limits	
A2	1.43	0.00	1.14	Unique	2.00	2	7	100%	2	7	In Corp Limits	
A3	34.00	0.00	27.20	R-2	1.99	54	157	25%	14	39	In Corp Limits	Only 34 ac. available (remainder commercial)
A4	28.74	0.00	22.99	R-2	1.99	46	133	25%	11	33	In Corp Limits	
A5.1	160.00	0.00	128.00	R-2	1.99	255	739	80%	204	591	In Corp Limits	
A5.2	38.00	0.00	30.40	R-2	1.99	60	175	0%	0	0	In Corp Limits	
A6	29.46	0.00	23.57	R-3	2.49	59	170	-0%	0	0	In Corp Limits	
A7	98.50	0.00	78.80	Unique, R-3	2.25	177	514	50%	89	257	In Corp Limits	
A8	38.76	0.00	31.01	Unique, R-3	2.25	70	202	40%	28	81	In Corp Limits	
A9	33.53	0.00	26.82	Commercial	0.00	0	0	0%	0	0	In Corp Limits	
A10	129.07	14.44	91.70	Unique, R-3	2.25	206	598	35%	72	209	In Corp Limits	
A11	71.55	19.05	42.00	R-5	3.00	126	365	0%	0	0	In Corp Limits	
A12	40.55	0.00	32.44	Unique	8.00	260	753	50%	130	376	In Corp Limits	
A13	30.70	0.00	24.56	R-5	3.00	74	214	0%	0	0	In Corp Limits	
A14	145.24	0.00	116.19	Unique	4.00	465	1,348	0%	0	0	In Corp Limits	
A15	8.85	1.23	6.10	Commercial	0.00	0	0	0%	0	0	In Corp Limits	
A16	97.99	2.73	76.21	Unique, R-4	2.75	210	608	0%	0	0	In Corp Limits	
A17	98.00	0.00	78.40	Unique	3.25	255	739	0%	0	0	In Corp Limits	
A18	128.15	0.00	102.52	Unique, R-3	2.25	231	669	0%	0	0	In Corp Limits	
A19	68.66	11.59	45.66	Unique	2.00	91	265	0%	0	0	In Corp Limits	
A20	147.30	0.00	117.84	R-3	2.49	293	851	0%	0	0	In Corp Limits	
A21	2.80	0.00	2.24	Commercial	0.00	0	0	0%	0	0	In Corp Limits	
A22	22.33	0.00	17.86	Unique	4.00	71	207	0%	0	0	In Corp Limits	
A23	66.76	0.00	53.41	R-3	2.49	59	171	0%	0	0	In Corp Limits	
A24	40.72	0.00	32.58	R-3	2.49	81	235	0%	0	0	In Corp Limits	
A25	11.60	0.00	9.28	Commercial	0.00	0	0	0%	0	0	In Corp Limits	
A26	1.12	0.00	0.90	Commercial	0.00	0	0	0%	0	0	In Corp Limits	
A27	27.61	0.00	22.09	Commercial	0.00	0	0	0%	0	0	In Corp Limits	
A28	1.26	0.00	1.01	Commercial	0.00	0	0	0%	0	0	In Corp Limits	
A29	5.05	0.92	3.30	Commercial	0.00	0	0	0%	0	0	In Corp Limits	
A30	2.61	0.00	2.09	Commercial	0.00	0	0	0%	0	0	In Corp Limits	
A31	1.39	0.00	1.11	Commercial	0.00	0	0	0%	0	0	In Corp Limits	
A32	43.46	0.00	34.77	McCord Pointe	0.00	0	0	0%	0	0	In Planning Area	(Combined Parcels Q32-Q34) see McCord Pointe
A33	47.88	0.00	38.30	McCord Pointe	0.00	0	0	0%	0	0	In Planning Area	(Combined Parcels Q32-Q34) see McCord Pointe
A34	22.54	0.00	18.03	McCord Pointe	0.00	0	0	0%	0	0	In Planning Area	(Combined Parcels Q32-Q34) see McCord Pointe
A35	319.40	0.00	255.52	R-3	2.49	636	1,845	40%	254	738	In Planning Area	(Combined Parcels Q32-Q34) see McCord Pointe
A36	163.12	12.45	120.54	Unique, R-3	2.25	271	786	40%	108	315	In Planning Area	
A37	371.96	1.62	296.27	Unique, R-3	2.25	667	1,933	0%	0	0	In Planning Area	
A38	10.47	0.00	8.38	Unique, R-3	2.25	19	55	0%	0	0	In Planning Area	
A39	200.70	0.00	160.56	R-3	2.49	400	1,159	0%	0	0	In Planning Area	
A40	42.35	0.00	33.88	Commercial	0.00	0	0	0%	0	0	In Planning Area	
A41	377.57	0.00	302.06	R-1	0.99	299	867	0%	0	0	In Planning Area	
A42	208.18	14.99	154.55	R-3	2.49	385	1,116	0%	0	0	In Planning Area	
A43	156.61	0.00	125.29	R-1	0.99	124	360	0%	0	0	In Planning Area	
A44	305.17	0.00	244.14	R-1	0.99	242	701	0%	0	0	In Planning Area	
A45	79.30	0.00	63.44	R-3	2.49	158	458	40%	63	183	In Planning Area	
A46	240.53	1.82	190.97	R-1	0.99	189	548	0%	0	0	In Planning Area	
A47	79.28	4.88	59.52	R-1	0.99	59	171	0%	0	0	In Planning Area	
Totals	4,282		3,357			6,597	19,132	14.85%	980	2,842		

Build out Density: Units per Acre = 1.97

Residential Growth

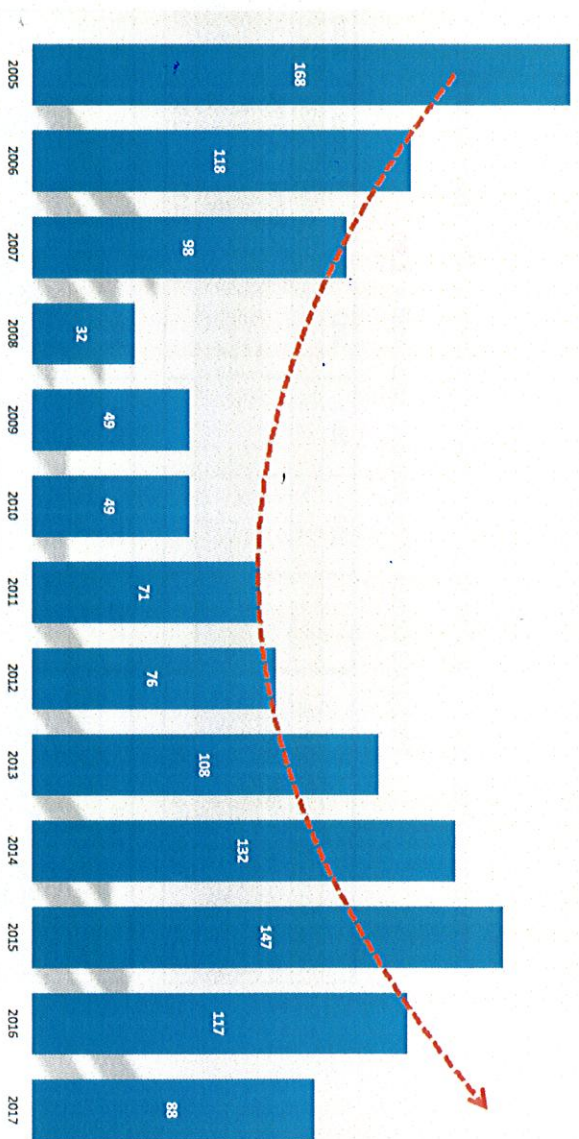
Existing Residential Developments Inventory

5-Mar-18

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of McCordsville

Existing Residential Developments (PUDs)	Total Lots or Units (if known)	Unbuilt Lots or Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population
Austin Trace		Built Out	0	0%	0	0
Bay Creek East	214	Built Out	0	0%	0	0
Bay Creek	308	Built Out	0	0%	0	0
Berkshire (development unknown)		Unknown	0	0%	0	0
Champion Lake	17	Built Out	0	0%	0	0
Deer Crossing	270	Built Out	0	0%	0	0
Emerald Springs	322	Built Out	0	0%	0	0
Gateway Crossing		128	371	100%	128	371
Geist Woods Estates	82	10	29	100%	10	29
McCorde Pointe (parcels O32-O34)	312	312	905	100%	312	905
Outlook Christian Church	0	No Residential	0	0%	0	0
Stone Grove	34	34	99	100%	34	99
Villages at Brookside		379	1,099	42%	159	462
WoodHaven		189	548	100%	189	548
TOTALS:	1559	1,052	3,051	79.10%	832	2,413

Annual Residential Building Permits



Residential Growth

Town of McCordsville – Potential Residential Growth

5-Mar-18

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of McCordsville

Potential Residential Growth Summary		Potential Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population
Potential Residential Build Out (Parcels)		6,597	19,132	14.85%	980	2,842
Existing Residential Developments		1,052	3,051	79.10%	832	2,413
Total Estimated Residential Growth:		7,649	22,183	23.69%	1,812	5,255
Estimated 2017 Population of McCordsville:		7,405				
Current Population + Buildout TOTALS:		29,588		Projected 2027 TOTALS: 12,660		

Population Growth Forecast

Town of McCordsville Population
Current and Projected – All Development Potential (within the Town Limits)

2012-2016 Census of Persons per Household = **2.90**

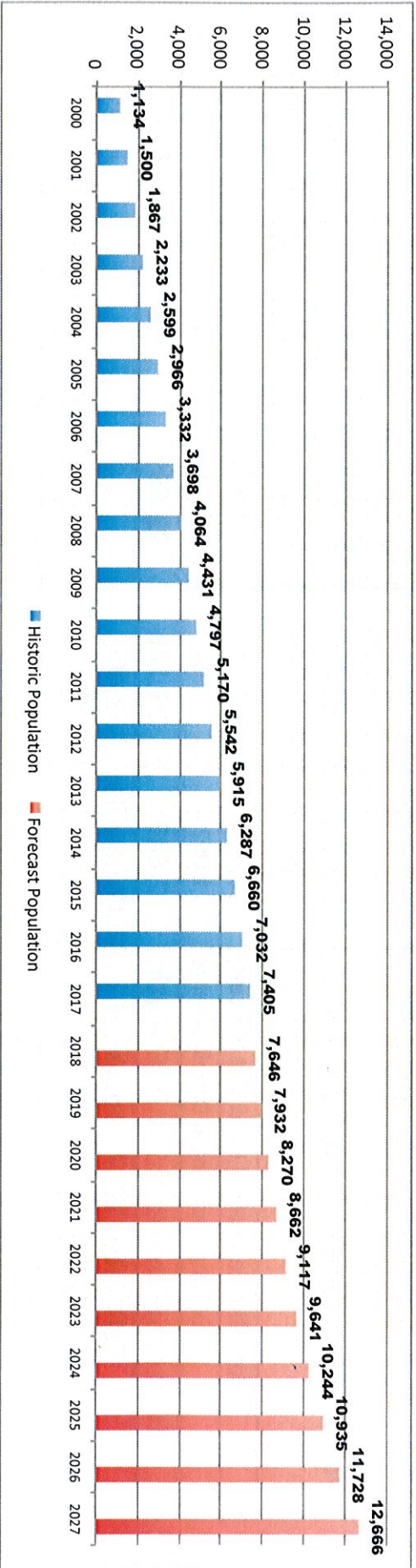
10-Mar-18

	2000	2010	2017	2018	2019	2020
Total Town of McCordsville	1,134	4,797	7,405	7,646	7,932	8,270
Annual Growth Rate (Est.)				3.25%	3.75%	4.25%
Households (at 2.90 / house)	391	1,654	2,553	2,636	2,735	2,852
Total New Households				83	99	116
Growth / Year (Persons)				241	287	337

	2021	2022	2023	2024	2025	2026	2027
Total Town of McCordsville	8,662	9,117	9,641	10,244	10,935	11,728	12,660
Annual Growth Rate (Est.)	4.75%	5.25%	5.75%	6.25%	6.75%	7.25%	7.95%
Households (at 2.90 / house)	2,987	3,144	3,325	3,532	3,771	4,044	4,366
Total New Households	135	157	181	208	238	273	321
Growth Per Year (Persons)	393	455	524	603	691	793	932

5.52% = assumed average annual growth rate

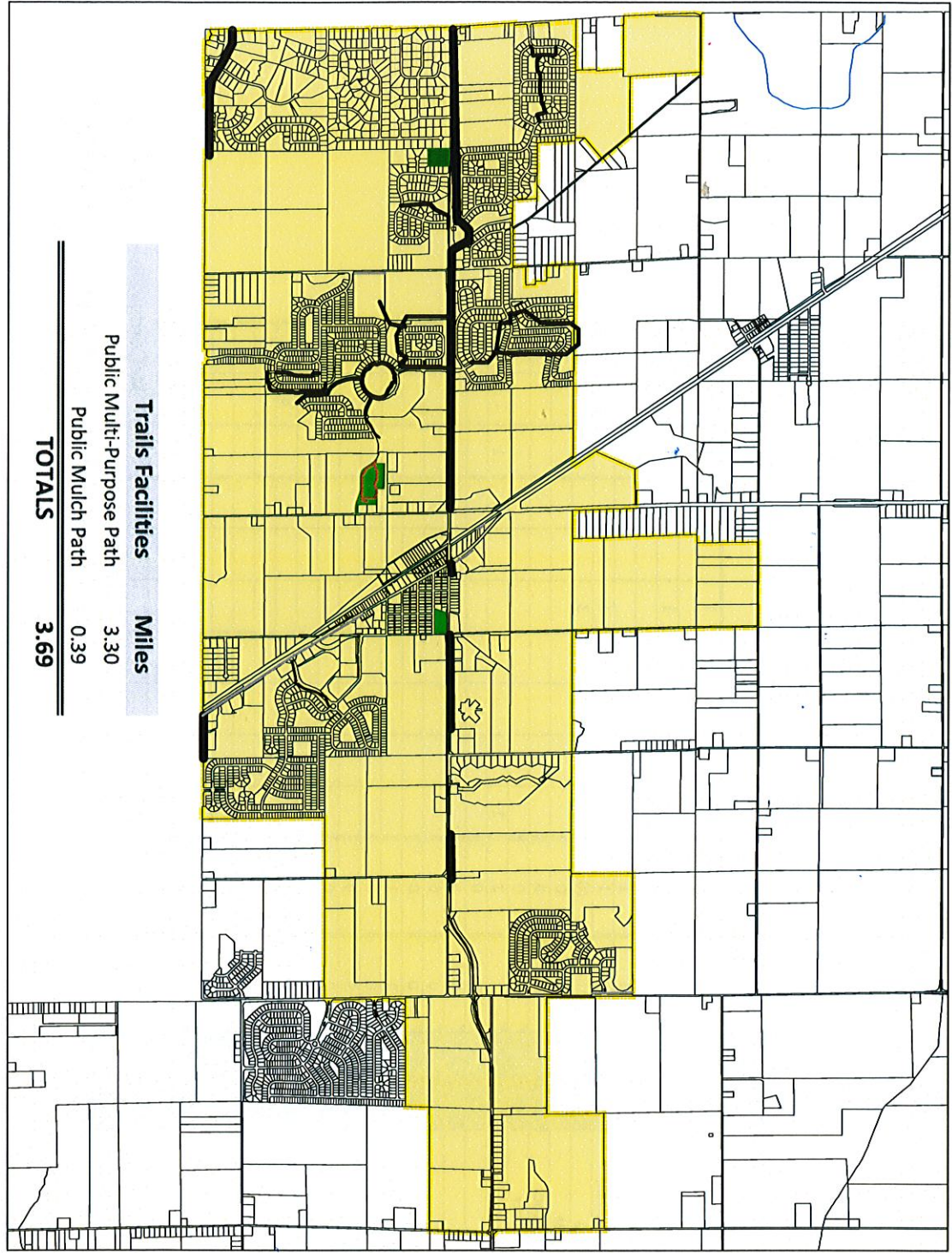
Population Scenario	
Year	New Building Permits
2018	83
2019	99
2020	116
2021	135
2022	157
2023	181
2024	208
2025	238
2026	273
2027	321
Total:	1,812
Average:	181



Park & Trail Facilities Map



Park & Trail Facilities



Trails Facilities		Miles
Public Multi-Purpose Path		3.30
Public Mulch Path		0.39
TOTALS		3.69

- Public Multi-purpose Path
- Public Perimeter Sidewalk
- Private Multi-purpose Path
- Public Mulch Path
- Public Park
- Town Tree Preserve



Park Facility Infrastructure

McCordsville Parks - FACILITY INFRASTRUCTURE INVENTORY

3/10/18

Facility	PARKS*			SCHOOLS**		OTHER***			
	Current Facilities in the Park Dept.*	Current Facilities within the Comm.**	Total Inventory of Facilities	Town Hall Community Park	Town Nature Preserve	Trails and Greenways	McCordsville Elementary	Vernon Township Park (School Park)	HOA Amenity Center
Baseball Diamonds	0	2	2				1	1	
Softball Diamonds	0	0	0						
Multi Purpose Fields	1	1	2	1			1		
Soccer Fields	0	0	0						
Tennis Courts	0	1	1					1	
Running / Walking Track (Comm)	0	1	1				1		
Basketball Goals (outdoors)	0	10	10				3	1	6
Volleyball Courts (outdoors)	0	0	0						
Skate/Bike Park (Neighborhood)	0	0	0						
Climbing / Challenge Elements	0	0	0						
Park Shelters	1	1	2	1				1	
Park Restrooms	0	0	0						
Interpretive Center	0	0	0						
Environmental Center	0	0	0						
Outdoor Entertainment Venue	0	0	0						
Recreation Centers (Neighborhood)	0	1	1					1	
Playgrounds (Comm./Destination)	0	0	0						
Playgrounds (Neighborhood)	0	9	9				1	1	7
Skating Rinks (hockey)	0	0	0						
Skating Area (non-hockey)	0	0	0						
Swim. Pool / Aquatics Facilities	0	6	6						6
Sprayground / SplashPad	0	0	0						
Golf Course 18-hole	0	0	0						
Driving Range	0	0	0						
Disc Golf (18-holes)	0	0	0						
Dog Park Area	0	0	0						
Maintenance Facilities (Hub)	0	0	0						
Maintenance Facilities (Satellite)	0	0	0						
Multi-use / Nature Pathways (miles)	3.69	0.00	3.69	0.39		3.30			
Park / Open Space Acres	9.00	3.00	12.00	5.00	4.00			3.00	

McCordsville - Park Inventory

Park Department	Facilities	Acres	Park Type
Town Hall Community Park		5.00	Community
Town Nature Preserve		4.00	Special
Total		9.00	

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

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

*** Current Facilities Inventory provided by Others.

(YMCA, & other playgrounds in, or adjacent to, the zone, etc.)

Park Land Level of Service

McCordsville – Recreation Impact Fee – Park System Analysis

LAND INVENTORY – CURRENT LEVEL OF SERVICE

10-Mar-18

Town Wide Analysis		Estimated 2018 and Projected Populations =						7,646	12,660
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	2018 Surplus or Deficiency	2027 Needed if current deficiency is met		
Block Park	1 to 5	0.00	0.50	0.00	3.82	(3.82)	(2.51)		
Neighborhood Park	4 to 15	0.00	1.50	0.00	11.47	(11.47)	(7.52)		
Community Park	10 to 70	5.00	5.00	0.65	38.23	(33.23)	(25.07)		
Special / Linear Parks	2.00	4.00	1.00	0.52	7.65	(3.65)	(5.01)		
Total Surplus or Deficiency		9.00	8.00	1.18	61.17	(52.17)	(40.11)		

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) =

1.18

LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

McCordsville Acres Standard	Populations =						7,646	2027 Pop. 12,660
I	J	K	L	M	N	O		
Park Type	Total Existing Acreage	Community Level of Service - Acres / 1,000	2018 Acreage Needs	2018 Surplus or Deficiency	2027 Acreage Needs	2027 Needed if current deficiency is met		
Total Surplus or Deficiency	9.00	3.00	22.94	(13.94)	37.98	(15.04)		

Suggestion standard acres / 1,000 persons ----->

Facility Level of Service

McCordsville – Recreation Impact Fee – Park System Analysis
FACILITY INVENTORY AND NEEDS – One Impact Zone Area

One Impact Zone Area		7,646 = Estimated 2018 Pop.										12,660 = Projected 2027 Pop.		
A	B	C	D	E	F	G	H	I	J	K	L	M	N	Park Dept.
Facility	McCordsville 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 (2017 pop.)	2018 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2018 Surplus or Deficiency (CLS) Factor All Facilities	Community Level of Service 2027 Needs	2027 Needed if current deficiency is met	2027 Needs (Community Level of Service)	Priority (Per)
Baseball Diamonds	1/10,000	0.10	0.00	0.00	2.00	2.00	0.76	(0.76)	0.76	1.24	1.27	(0.50)	0.50	
Softball Diamonds	1/10,000	0.10	0.00	0.00	0.00	0.00	0.76	(0.76)	0.76	(0.76)	1.27	(0.50)	0.50	
Multi Purpose Fields	1/8,000	0.13	0.13	1.00	1.00	2.00	0.96	0.04	0.00	1.04	1.58	(0.58)	0.58	
Soccer Fields	1/4,000	0.25	0.00	0.00	0.00	0.00	1.91	(1.91)	1.91	(1.91)	3.16	(1.25)	1.25	
Tennis Courts	1/10,000	0.10	0.00	0.00	1.00	1.00	0.76	(0.76)	0.76	0.24	1.27	(0.50)	0.50	
Running / Walking Track (Comm)	1/80,000	0.01	0.00	0.00	1.00	1.00	0.10	(0.10)	0.10	0.90	0.16	(0.06)	0.06	
Basketball Goals (outdoors)	1/5,000	0.20	0.00	0.00	10.00	10.00	1.53	(1.53)	1.53	8.47	2.53	(1.00)	1.00	
Volleyball Courts (outdoors)	1/15,000	0.07	0.00	0.00	0.00	0.00	0.51	(0.51)	0.51	(0.51)	0.84	(0.33)	0.33	
Skate/Bike Park (Neighborhood)	1/40,000	0.03	0.00	0.00	0.00	0.00	0.19	(0.19)	0.19	(0.19)	0.32	(0.13)	0.13	
Climbing / Challenge Elements	1/20,000	0.05	0.00	0.00	0.00	0.00	0.38	(0.38)	0.38	(0.38)	0.63	(0.25)	0.25	
Park Shelters	1/5,000	0.20	0.13	1.00	1.00	2.00	1.53	(0.53)	0.53	0.47	2.53	(1.00)	1.00	
Park Restrooms	1/4,000	0.25	0.00	0.00	0.00	0.00	1.91	(1.91)	1.91	(1.91)	3.16	(1.25)	1.25	
Interpretive Center	1/30,000	0.03	0.00	0.00	0.00	0.00	0.25	(0.25)	0.25	(0.25)	0.42	(0.17)	0.17	
Environmental Center	1/50,000	0.02	0.00	0.00	0.00	0.00	0.15	(0.15)	0.15	(0.15)	0.25	(0.10)	0.10	
Outdoor Entertainment Venue	1/60,000	0.02	0.00	0.00	0.00	0.00	0.13	(0.13)	0.13	(0.13)	0.21	(0.08)	0.08	
Recreation Centers (Neighborhood)	1/80,000	0.01	0.00	0.00	1.00	1.00	0.10	(0.10)	0.10	0.90	0.16	(0.06)	0.06	
Playgrounds (Comm./Destination)	1/15,000	0.07	0.00	0.00	0.00	0.00	0.51	(0.51)	0.51	(0.51)	0.84	(0.33)	0.33	
Playgrounds (Neighborhood)	1/30,000	0.03	0.00	0.00	9.00	9.00	0.25	(0.25)	0.25	8.75	0.42	(0.17)	0.17	
Skating Rinks (hockey)	1/100,000	0.01	0.00	0.00	0.00	0.00	0.08	(0.08)	0.08	(0.08)	0.13	(0.05)	0.05	
Skating Area (non-hockey)	1/80,000	0.01	0.00	0.00	0.00	0.00	0.10	(0.10)	0.10	(0.10)	0.16	(0.06)	0.06	
Swim. Pool / Aquatics Facilities	1/30,000	0.03	0.00	0.00	6.00	6.00	0.25	(0.25)	0.25	5.75	0.42	(0.17)	0.17	
Sprayground / SplashPad	1/25,000	0.04	0.00	0.00	0.00	0.00	0.31	(0.31)	0.31	(0.31)	0.51	(0.20)	0.20	
Golf Course 18-hole	1/50,000	0.02	0.00	0.00	0.00	0.00	0.15	(0.15)	0.15	(0.15)	0.25	(0.10)	0.10	
Driving Range	1/70,000	0.01	0.00	0.00	0.00	0.00	0.11	(0.11)	0.11	(0.11)	0.18	(0.07)	0.07	
Disc Golf (18-holes)	1/30,000	0.03	0.00	0.00	0.00	0.00	0.25	(0.25)	0.25	(0.25)	0.42	(0.17)	0.17	
Dog Park Area	1/50,000	0.02	0.00	0.00	0.00	0.00	0.15	(0.15)	0.15	(0.15)	0.25	(0.10)	0.10	
Maintenance Facilities (Hub)	1/30,000	0.03	0.00	0.00	0.00	0.00	0.25	(0.25)	0.25	(0.25)	0.42	(0.17)	0.17	
Maintenance Facilities (Satellite)	1/30,000	0.03	0.00	0.00	0.00	0.00	0.25	(0.25)	0.25	(0.25)	0.42	(0.17)	0.17	
Multi-use / Nature Pathways (miles)	1 mile / 1,000	1.30	0.84	6.40	3.30	9.70	9.94	(3.54)	3.54	(0.24)	16.46	(6.52)	6.52	A
Park / Open Space Acres	3.00 ac. / 1,000	3.00	1.18	9.00	3.00	12.00	22.94	(13.94)	13.94	(10.94)	37.98	(15.04)	15.04	A

* Current Facilities Data updated from information provided by the Park Department.

DEVELOPMENT PRIORITY:

Top Priority	A
High Priority	B
Needed Priority	C

FACILITY NEEDS – COSTS

One Zone – Town Wide Analysis (All Facilities)						7,646	= Estimated 2018 Pop.	12,660	= Projected 2027 Pop.	Priorities (Per Dept.)
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 2027 Deficiency	Costs Needed to Remove 2027 Deficiency				
Baseball Diamonds	0.00	\$ 80,000	0.76	\$ 61,165	0.50	\$ 40,114				
Softball Diamonds	0.00	\$ 60,000	0.76	\$ 45,874	0.50	\$ 30,086				
Multi Purpose Fields	1.00	\$ 90,000	0.00	\$ -	0.58	\$ 52,425				
Soccer Fields	0.00	\$ 90,000	1.91	\$ 172,027	1.25	\$ 112,822				
Tennis Courts	0.00	\$ 45,000	0.76	\$ 34,405	0.50	\$ 22,564				
Running / Walking Track (Comm)	0.00	\$ 150,000	0.10	\$ 14,336	0.06	\$ 9,402				
Basketball Goals (outdoors)	0.00	\$ 20,000	1.53	\$ 30,583	1.00	\$ 20,057				
Volleyball Courts (outdoors)	0.00	\$ 7,500	0.51	\$ 3,823	0.33	\$ 2,507				
Skate/Bike Park (Neighborhood)	0.00	\$ 150,000	0.19	\$ 28,671	0.13	\$ 18,804				
Climbing / Challenge Elements	0.00	\$ 40,000	0.38	\$ 15,291	0.25	\$ 10,029				
Park Shelters	1.00	\$ 75,000	0.53	\$ 39,685	1.00	\$ 75,215				
Park Restrooms	0.00	\$ 100,000	1.91	\$ 191,142	1.25	\$ 125,358				
Interpretive Center	0.00	\$ 500,000	0.25	\$ 127,428	0.17	\$ 83,572				
Environmental Center	0.00	\$ 750,000	0.15	\$ 114,685	0.10	\$ 75,215				
Outdoor Entertainment Venue	0.00	\$ 750,000	0.13	\$ 95,571	0.08	\$ 62,679				
Recreation Centers (Neighborhood)	0.00	\$ 850,000	0.10	\$ 81,235	0.06	\$ 53,277				
Playgrounds (Comm./Destination)	0.00	\$ 150,000	0.51	\$ 76,457	0.33	\$ 50,143				
Playgrounds (Neighborhood)	0.00	\$ 75,000	0.25	\$ 19,114	0.17	\$ 12,536				
Skating Rinks (hockey)	0.00	\$ 2,500,000	0.08	\$ 191,142	0.05	\$ 125,358				
Skating Area (non-hockey)	0.00	\$ 300,000	0.10	\$ 28,671	0.06	\$ 18,804				
Swim. Pool / Aquatics Facilities	0.00	\$ 4,500,000	0.25	\$ 1,146,849	0.17	\$ 752,145				
Sprayground / Splashpad	0.00	\$ 200,000	0.31	\$ 61,165	0.20	\$ 40,114				
Golf Course 18-hole	0.00	\$ 5,000,000	0.15	\$ 764,566	0.10	\$ 501,430				
Driving Range	0.00	\$ 750,000	0.11	\$ 81,918	0.07	\$ 53,725				
Disc Golf (18-holes)	0.00	\$ 15,000	0.25	\$ 3,823	0.17	\$ 2,507				
Dog Park Area	0.00	\$ 400,000	0.15	\$ 61,165	0.10	\$ 40,114				
Maintenance Facilities (Hub)	0.00	\$ 750,000	0.25	\$ 191,142	0.17	\$ 125,358				
Maintenance Facilities (Satellite)	0.00	\$ 450,000	0.25	\$ 114,685	0.17	\$ 75,215				
Multi-use / Nature Pathways (miles)	6.40	\$ 211,200	3.54	\$ 747,513	6.52	\$ 1,376,727			A	
Park / Open Space Acres	9.00	\$ 30,000	13.94	\$ 418,110	15.04	\$ 451,287			A	
TOTALS				\$ 4,962,241		\$ 4,419,585				
				Cost of Facilities Needed to Remove Current Deficiency (2018):		\$ 4,962,241				
				Cost of Facilities Needed to Accommodate Future Development (2027):		\$ 4,419,585				
				Total Facility Costs:		\$ 9,381,825				

Applied Summary:

	Current	2027 Pop.
Costs Needed to Remove Current Deficiency	\$ 1,165,623	\$ 1,828,014
Remaining Priorities Components	\$ 3,796,618	\$ 2,591,571

Recreation Impact Fee Scenario Analysis

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: **1,812**

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (Town Share)	Ratio (RIF Share)
Priority "A" Components Only	A	\$ 1,165,623	\$ 1,828,014	\$ 1,009	38.9%	61.1%
Remaining Priorities Components	B	\$ 3,796,618	\$ 2,591,571	\$ 1,430	59.4%	40.6%
		\$ 4,962,241	\$ 4,419,585			
Baseball Diamonds		\$ 61,165	\$ 40,114	\$ 22	60.4%	39.6%
Softball Diamonds		\$ 45,874	\$ 30,086	\$ 17	60.4%	39.6%
Multi Purpose Fields		\$ -	\$ 52,425	\$ 29	0.0%	100.0%
Soccer Fields		\$ 172,027	\$ 112,822	\$ 62	60.4%	39.6%
Tennis Courts		\$ 34,405	\$ 22,564	\$ 12	60.4%	39.6%
Running / Walking Track (Comm)		\$ 14,336	\$ 9,402	\$ 5	60.4%	39.6%
Basketball Goals (outdoors)		\$ 30,583	\$ 20,057	\$ 11	60.4%	39.6%
Volleyball Courts (outdoors)		\$ 3,823	\$ 2,507	\$ 1	60.4%	39.6%
Skate/Bike Park (Neighborhood)		\$ 28,671	\$ 18,804	\$ 10	60.4%	39.6%
Climbing / Challenge Elements		\$ 15,291	\$ 10,029	\$ 6	60.4%	39.6%
Park Shelters		\$ 39,685	\$ 75,215	\$ 42	34.5%	65.5%
Park Restrooms		\$ 191,142	\$ 125,358	\$ 69	60.4%	39.6%
Interpretive Center		\$ 127,428	\$ 83,572	\$ 46	60.4%	39.6%
Environmental Center		\$ 114,685	\$ 75,215	\$ 42	60.4%	39.6%
Outdoor Entertainment Venue		\$ 95,571	\$ 62,679	\$ 35	60.4%	39.6%
Recreation Centers (Neighborhood)		\$ 81,235	\$ 53,277	\$ 29	60.4%	39.6%
Playgrounds (Comm./Destination)		\$ 76,457	\$ 50,143	\$ 28	60.4%	39.6%
Playgrounds (Neighborhood)		\$ 19,114	\$ 12,536	\$ 7	60.4%	39.6%
Skating Rinks (hockey)		\$ 191,142	\$ 125,358	\$ 69	60.4%	39.6%
Skating Area (non-hockey)		\$ 28,671	\$ 18,804	\$ 10	60.4%	39.6%
Swim. Pool / Aquatics Facilities		\$ 1,146,849	\$ 752,145	\$ 415	60.4%	39.6%
Sprayground / SplashPad		\$ 61,165	\$ 40,114	\$ 22	60.4%	39.6%
Golf Course 18-hole		\$ 764,566	\$ 501,430	\$ 277	60.4%	39.6%
Driving Range		\$ 81,918	\$ 53,725	\$ 30	60.4%	39.6%
Disc Golf (18-holes)		\$ 3,823	\$ 2,507	\$ 1	60.4%	39.6%
Dog Park Area		\$ 61,165	\$ 40,114	\$ 22	60.4%	39.6%
Maintenance Facilities (Hub)		\$ 191,142	\$ 125,358	\$ 69	60.4%	39.6%
Maintenance Facilities (Satellite)		\$ 114,685	\$ 75,215	\$ 42	60.4%	39.6%
Multi-use / Nature Pathways (miles)	A	\$ 747,513	\$ 1,376,727	\$ 760	35.2%	64.8%
Park / Open Space Acres	A	\$ 418,110	\$ 451,287	\$ 249	48.1%	51.9%
All Components						
		\$ 4,962,241	\$ 4,419,585	\$ 2,439	52.9%	47.1%
"A" Priority Items:		\$ 1,165,623	\$ 1,828,014	\$ 1,009	38.9%	61.1%

RIF Scenario Analysis

Recommended RIF Scenario

- ◆ The Advisory Committee recommends the “A” Priority Components as part of the RIF calculations. These would include: *Multi-use Nature Pathways and Park Open Space Acres.*

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-use / Nature Pathways (miles)	A	\$ 747,513	\$ 1,376,727	\$ 760	35.2%	64.8%
Park / Open Space Acres	A	\$ 418,110	\$ 451,287	\$ 249	48.1%	51.9%
Priority “A” Components		\$ 1,165,623	\$ 1,828,014	\$ 1,009	38.9%	61.1%

Funded over 10-Years without the use of RIF Dollars

Funding Resources over 10-Years from RIFs

RIF Amount (without any deductions applied)

Recommended Recreation Impact Fee – Town of McCordsville

Selected "A" Priorities: Trails and Park / Open Space Acres

Costs Needed to Remove Current Deficiency =	\$ 1,165,623
Projected Costs / Year (2018 to 2027) =	\$ 116,562

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

	2027 Population
Projected 2027 Populations =	12,660
Number of Expected Residential Building Permits in the next 10 years =	1,812
Impact Costs Needed to Meet Future (2027) Needs =	\$ 1,828,014
Less Anticipated Non-Local Revenues Available towards Future (2027) Needs =	\$ (266,112)
Less Anticipated Impact Deductions against Future (2027) Needs =	\$ (53,651)
Adjusted Future Needs Costs =	\$ 1,508,251

Projected Recreation Impact Fee = \$ 832

Housing Equivalents (Option)

Type of Unit	Full Equivalent	Fee
Single - Family Dwelling Unit	100%	\$ 832
Two - Family Dwelling Unit (per dwelling unit)	85%	\$ 707
Multi - Family Dwelling Unit (per dwelling unit)		
One Bedroom	65%	\$ 541
Two Bedrooms	85%	\$ 707
Three Bedrooms or Larger	100%	\$ 832
Mobile Home	85%	\$ 707

Recommended Recreation Impact Fee

and

Housing Equivalent Option

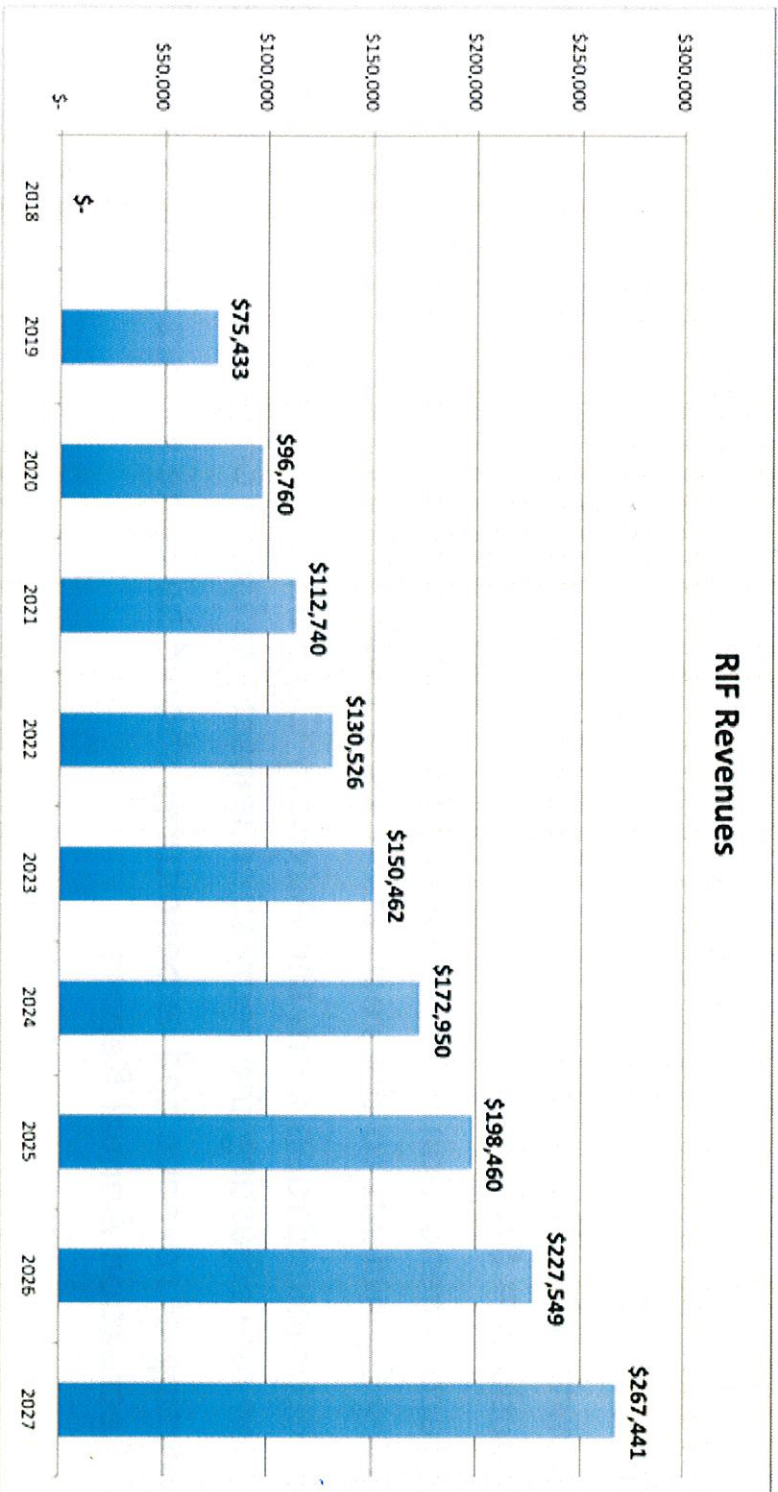
Projected 10-Year RIF Revenue

Projected Future Annual Collections of Recreation Impact Fees

	2018 **	2019	2020	2021	2022	2023	2024	2025	2026	2027
*Projected New Residential Building Permits:	83	99	116	135	157	181	208	238	273	321
Applied RIF: \$	832	832	832	832	832	832	832	832	832	832
Projected Recreation Impact Fee Collections: \$	-	75,433	96,760	112,740	130,526	150,462	172,950	198,460	227,549	267,441
Cumulative RIF Gained: \$	\$ -	\$ 75,433	\$ 172,193	\$ 284,933	\$ 415,459	\$ 565,921	\$ 738,870	\$ 937,330	\$ 1,164,879	\$ 1,432,319

** NOTE: The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table.
It is assumed that there will be no recreation impact fees will be collected in 2018 (assuming Ordinance approval in August 2018) and 11 months in 2019.

RIF Revenues



Recommendation Summary

The following are the recommendations of the Advisory Committee:

- One Impact Zone be established
- Of the recreational components studied it is recommended that the Applied “A” Priority Components be included in the Recreation Impact Fee
- Current Deficiencies to be fulfilled in next 10 years = \$1,165,623
- Future Needs (Impact Costs w/deductions) over the next 10 years = \$1,508,251
- Recommended Recreation Impact Fee with applied Non-Local Revenue and Impact Deductions = **\$832.**
- The recommendation from the Advisory Committee was **to apply** the *optional Housing Equivalents* to the recreation impact fee.
- The recommendation from the Advisory Committee was **not** to consider an *annual inflation rate* adjusting the recreation impact fee based on construction increases.
- Reporting of revenue and expenditures should be done as part of the Town’s Park and Recreation Annual Report

BAGI's Checklist...

- 1) Advisory Committee must be established with 5-10 members with 40% representing real estate industry.
 - 2) Impact zone must be defined.
 - 3) Fees must be based on infrastructure needed to serve new development, not to remedy existing deficiencies.
 - 4) Newly constructed businesses will not be assessed as they do not impact the parks.
 - 5) A zone improvement plan must be created and must contain:
 - Description of existing infrastructure.
 - Current level of service.
 - Desired community level of service.
 - Estimate of cost to meet desired level of service, as well as timing and sequencing of infrastructure installation.
 - A general description of the sources and amounts of money used to pay for infrastructure over the previous 5 years.
 - 6) If the plan raises the current level of service to a desired level of service the plan must contain:
 - A plan for completion of infrastructure necessary to raise the current level of service to the community level of service within 10 years for existing properties using non-impact fee revenues.
 - An indication of the nature, location, and cost of infrastructure necessary to raise existing properties to the community level of service.
 - Identification of revenue sources and amounts of each revenue source that the unit intends to use to raise the current level of service to the community level of service for existing properties.
 - 7) Impact fees may not exceed impact costs minus the sum of non-local revenues and impact deductions.
 - 8) A reduction in the amount of an impact fee may be provided for sale or rental housing that is affordable.
 - 9) An impact fee ordinance shall establish a method for credits where fee payers and non-fee payers provide infrastructure. (e.g. donation of land to a municipality) An impact fee review Board must be established (3 members) one real estate broker, one engineer, one CPA.
 - 10) The impact fee may not take effect until 6 months after the date of the ordinance is adopted.
- A plan for completion of infrastructure necessary to raise the current level of service to the community

Thank You!

*McCordsville's Recreation Impact Fee...
... Keeping pace with our Community's Growth!*