INDIANA LEGISLATION

I.C. 36-7-2.3

New Fund: Building and Construction Related Fees

Revenue:

any fee imposed for approval of an application related to construction, reconstruction, zoning, development, subdivision or reclassification

Expenses:

Costs incurred relating to the above

Effective Date: January 1, 2027

Cender|Dalton Municipal Advisors

INDIANA LEGISLATION

WHAT DOES THIS MEAN?

- Activity related to Planning and Building services will now be processed in a new fund.
- Revenues cannot revert to other funds.
- Revenues (Fees) based on costs.
- Revenues no longer to the General Fund.

DEPARTMENTS INVOLVED

- Building and Planning
  - Portions of -Engineering -Utilities -Fire

Cender|Dalton Municipal Advisors

NEXT STEPS

1) Create the new Fund
   - Council – Ordinance

and

1) Plan in 2027 BUDGET
   - Clerk-Treasurer and City Staff – *plan and inform*
   - Council - *approve*

   <u>Questions:</u>
   What are the costs to provide the services?
   Is our current revenue in-line with the expenses?

2) Establish new Fee Structure
   - Council – Ordinance
   - If needed, revise budget amounts to expected revenues

Cender|Dalton
Municipal Advisors

2027 BUDGET

General Fund

- Loss of revenue
  - Current Building and Planning fees no longer posted
- Move expenses out

Building and Construction Related Fees Fund

- New revenue
- Move expenses in

IMPORTANT: BALANCED BUDGET

Cender|Dalton Municipal Advisors

CITY OF VALPARAISO

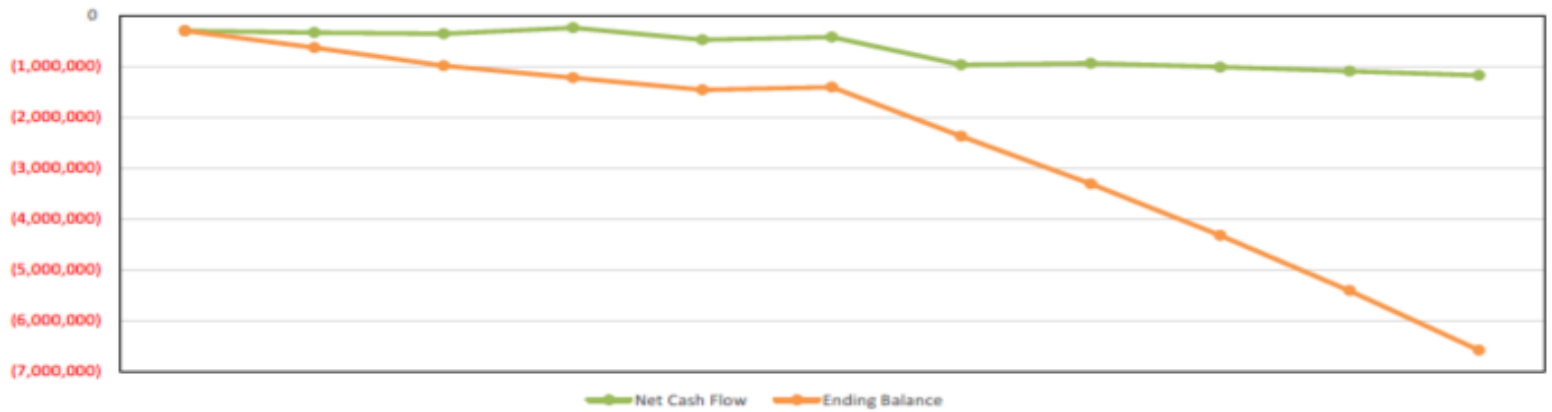
CITY OF VALPARAISO
FUND PROJECTIONS
ACTUAL AND PROJECTED CASH FLOWS
Building and Planning Review - Current Receipts v. Total Costs

* Current Projected Revenues - "Do Nothing"

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2031
Receipts									Pro Forma		
Contractor Registrations	99,000	85,776	103,843	26,360	50,000	102,720	102,720	102,720	102,720	102,720	102,720
Planning, Zoning & Building Permits and Fees	429,361	529,988	518,388	272,014	580,000	544,027	544,027	544,027	544,027	544,027	544,027
Total Receipts	**528,361**	**615,764**	**622,231**	**298,374**	**630,000**	**646,747**	**646,747**	**646,747**	**646,747**	**646,747**	**646,747**

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2024
Expenditures **							4.00%	4.00%	4.00%	4.00%	4.00%
Building Department	301,354	313,479	329,336	189,979	408,455	379,959	601,943	526,101	551,633	578,635	607,211
Planning & Zoning	270,930	353,930	369,031	215,037	409,922	430,073	531,615	556,780	583,341	611,394	641,040
Engineer (portion)	143,364	164,048	161,220	68,436	164,693	136,872	374,920	391,837	409,623	428,331	448,020
Utilities (portion)	110,000	115,000	120,000	60,000	120,000	120,000	83,707	87,055	90,537	94,159	97,925
Fire (portion)							20,767	21,597	22,461	23,360	24,294
Total Disbursements	**825,648**	**946,457**	**979,587**	**533,452**	**1,103,070**	**1,066,905**	**1,612,952**	**1,583,370**	**1,657,595**	**1,735,877**	**1,818,489**
Net Cash Flow	(297,287)	(330,693)	(357,356)	(235,079)	(473,070)	(420,158)	(966,205)	(936,623)	(1,010,848)	(1,089,130)	(1,171,743)
Beginning Balance	0	(297,287)	(627,980)	(985,336)	(985,336)	(985,336)	(1,405,494)	(2,371,698)	(3,308,321)	(4,319,169)	(5,408,299)
Ending Balance	(297,287)	(627,980)	(985,336)	(1,220,415)	(1,458,406)	(1,405,494)	(2,371,698)	(3,308,321)	(4,319,169)	(5,408,299)	(6,580,041)
Reserve Ratio (Ending Balance/Disbursements)	**-36.01%**	**-66.35%**	**-100.59%**	**-228.78%**	**-132.21%**	**-131.74%**	**-147.04%**	**-208.94%**	**-260.57%**	**-311.56%**	**-361.84%**

** The Expenditures listed include payroll related costs such as FICA/Medi and PERF, other Employee Benefits, as well as Health Insurance, some of which are currently paid in the Board of Works Dept in the General Fund.
** They are costs that should/could be associated with the Building and Construction Fund moving forward.
** As well, employees in Utilities and Fire perform review and inspections that are not currently covered by related revenues.



Prepared by:
Cender|Dalton Municipal Advisors

TASKS and FUTURE DECISIONS

BUDGET PREP and ADVERTISEMENT

BUDGET APPROVAL
and
RE-ESTABLISH FEE STRUCTURE

IMPORTANT: BALANCED BUDGET

Cender|Dalton
Municipal Advisors

CURRENT COMPARISON to other COMMUNITIES

Fee Schedules – 8 similar Cities + Porter County (10 total)

Plan Commission Filing Fees (14) - Lowest: 6
- Second Lowest: 7
- Third Lowest: 1

Board of Zoning Appeals Filing Fees (9) - Lowest: 1
- Second Lowest: 5
- Third Lowest: 2

Building Permit Filing Fees - Middle

Engineering Review Fees – Last (no Fee)

Cender|Dalton
Municipal Advisors

CITY OF VALPARAISO

CITY OF VALPARAISO
FUND PROJECTIONS
ACTUAL AND PROJECTED CASH FLOWS
Building and Planning Review - Building and Construction Fund

* Full Proposed Increase

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2031
Receipts									Suggested		
Contractor Registrations	99,000	85,776	103,843	26,360	50,000	102,720	102,720	102,720	102,720	102,720	102,720
Planning, Zoning & Building Permits and Fees	429,361	529,988	518,388	272,014	580,000	544,027	1,374,964	1,374,964	1,374,964	1,374,964	1,374,964
Building Permits (010)	334,855	425,350	415,951	223,149		446,298	1,008,633	1,008,633	1,008,633	1,008,633	1,008,633
Quantity	1,143	1,169	1,274								
Use & Occupancy (011)	58,960	59,473	59,180	28,024		56,047	126,667	126,667	126,667	126,667	126,667
Quantity	1,231	1,286	1,362								
Variance (018)	10,500	9,966	17,320	7,520		15,040	127,840	127,840	127,840	127,840	127,840
Quantity	86	86	135								
Mun. Impvmt Inspect. (019)	13,650	16,184	18,396	10,546		21,092	65,000	65,000	65,000	65,000	65,000
Quantity	170	180	159								
Erosion Control (025)	9,465	8,480	7,290	2,725		5,450	46,325	46,325	46,325	46,325	46,325
Quantity	254	255	193								
Recording Fees (026)	300	790	250	50		100	500	500	500	500	500
Quantity	11	28	10								
Total Receipts	**528,361**	**615,764**	**622,231**	**298,374**	**630,000**	**646,747**	**1,477,684**	**1,477,684**	**1,477,684**	**1,477,684**	**1,477,684**

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2031
Expenditures							4.00%	4.00%	4.00%	4.00%	4.00%
Building Department	301,354	313,479	329,336	189,979	408,455	379,959					
Payroll and Benefits							360,583	375,006	390,007	405,607	421,831
Health Insurance							68,000	74,800	82,280	90,508	99,559
Operational Costs							73,360	76,294	79,346	82,520	85,821
Capital Costs							100,000	0	0	0	0
Planning & Zoning	270,930	353,930	369,031	215,037	409,922	430,073					
Payroll and Benefits							374,358	389,332	404,906	421,102	437,946
Health Insurance							65,000	71,500	78,650	86,515	95,167
Operational Costs							92,257	95,947	99,785	103,777	107,928
Capital Costs											
Engineer (portion)	143,364	164,048	161,220	68,436	164,693	136,872					
Payroll and Benefits							311,441	323,898	336,854	350,328	364,341
Health Insurance							32,000	35,200	38,720	42,592	46,851
Operational Costs							31,480	32,739	34,049	35,411	36,827
Utilities (portion)							83,707	87,055	90,537	94,159	97,925
Fire (portion)							20,767	21,597	22,461	23,360	24,294
Total Disbursements	**715,648**	**831,457**	**859,587**	**473,452**	**983,070**	**946,905**	**1,612,952**	**1,583,370**	**1,657,595**	**1,735,877**	**1,818,489**
Net Cash Flow	(187,287)	(215,693)	(237,356)	(175,079)	(353,070)	(300,158)	(135,268)	(105,686)	(179,910)	(258,193)	(340,805)

CITY OF VALPARAISO

CITY OF VALPARAISO
FUND PROJECTIONS
ACTUAL AND PROJECTED CASH FLOWS
Building and Planning Review - Building and Construction Fund

* 4 year structured phase in

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2031
Receipts									Suggested		
Contractor Registrations	99,000	85,776	103,843	26,360	50,000	102,720	102,720	102,720	102,720	102,720	102,720
Planning, Zoning & Building Permits and Fees	429,361	529,988	518,388	272,014	580,000	544,027	752,061	959,696	1,167,330	1,374,964	1,374,964
Building Permits (010)	334,855	425,350	415,951	223,149		446,298	586,881	727,465	868,049	1,008,633	1,008,633
Quantity	1,143	1,169	1,274								
Use & Occupancy (011)	58,960	59,473	59,180	28,024		56,047	73,702	91,357	109,012	126,667	126,667
Quantity	1,231	1,286	1,362								
Variance (018)	10,500	9,966	17,320	7,520		15,040	43,240	71,440	99,640	127,840	127,840
Quantity	86	86	135								
Mun. Impvmt Inspect. (019)	13,650	16,184	18,396	10,546		21,092	32,069	43,046	54,023	65,000	65,000
Quantity	170	180	159								
Erosion Control (025)	9,465	8,480	7,290	2,725		5,450	15,669	25,888	36,106	46,325	46,325
Quantity	254	255	193								
Recording Fees (026)	300	790	250	50		100	500	500	500	500	500
Quantity	11	28	10								
Total Receipts	**528,361**	**615,764**	**622,231**	**298,374**	**630,000**	**646,747**	**854,781**	**1,062,416**	**1,270,050**	**1,477,684**	**1,477,684**

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2031
Expenditures							4.00%	4.00%	4.00%	4.00%	4.00%
Building Department	301,354	313,479	329,336	189,979	408,455	379,959					
Payroll and Benefits							360,583	375,006	390,007	405,607	421,831
Health Insurance							68,000	74,800	82,280	90,508	99,559
Operational Costs							73,360	76,294	79,346	82,520	85,821
Capital Costs							100,000	0	0	0	0
Planning & Zoning	270,930	353,930	369,031	215,037	409,922	430,073					
Payroll and Benefits							374,358	389,332	404,906	421,102	437,946
Health Insurance							65,000	71,500	78,650	86,515	95,167
Operational Costs							92,257	95,947	99,785	103,777	107,928
Capital Costs											
Engineer (portion)	143,364	164,048	161,220	68,436	164,693	136,872					
Payroll and Benefits							311,441	323,898	336,854	350,328	364,341
Health Insurance							32,000	35,200	38,720	42,592	46,851
Operational Costs							31,480	32,739	34,049	35,411	36,827
Utilities (portion)							83,707	87,055	90,537	94,159	97,925
Fire (portion)							20,767	21,597	22,461	23,360	24,294
Total Disbursements	**715,648**	**831,457**	**859,587**	**473,452**	**983,070**	**946,905**	**1,612,952**	**1,583,370**	**1,657,595**	**1,735,877**	**1,818,489**
Net Cash Flow	(187,287)	(215,693)	(237,356)	(175,079)	(353,070)	(300,158)	(758,170)	(520,954)	(387,545)	(258,193)	(340,806)

Prepared by: Cender|Dalton Municipal Advisors

CITY OF VALPARAISO

CITY OF VALPARAISO
FUND PROJECTIONS
ACTUAL AND PROJECTED CASH FLOWS
Building and Planning Review - Building and Construction Fund

* 3 year structured phase in

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2031
Receipts									Suggested		
Contractor Registrations	99,000	85,776	103,843	26,360	50,000	102,720	102,720	102,720	102,720	102,720	102,720
Planning, Zoning & Building Permits and Fees	429,361	529,988	518,388	272,014	580,000	544,027	818,504	1,092,582	1,374,964	1,374,964	1,374,964
Building Permits (010)	334,855	425,350	415,951	223,149		446,298	631,868	817,439	1,008,633	1,008,633	1,008,633
Quantity	1,143	1,169	1,274								
Use & Occupancy (011)	58,960	59,473	59,180	28,024		56,047	79,352	102,656	126,667	126,667	126,667
Quantity	1,231	1,286	1,362								
Variance (018)	10,500	9,966	17,320	7,520		15,040	52,264	89,488	127,840	127,840	127,840
Quantity	86	86	135								
Mun. Impvmt Inspect. (019)	13,650	16,184	18,396	10,546		21,092	35,582	50,071	65,000	65,000	65,000
Quantity	170	180	159								
Erosion Control (025)	9,465	8,480	7,290	2,725		5,450	18,939	32,428	46,325	46,325	46,325
Quantity	254	255	193								
Recording Fees (026)	300	790	250	50		100	500	500	500	500	500
Quantity	11	28	10								
Total Receipts	**528,361**	**615,764**	**622,231**	**298,374**	**630,000**	**646,747**	**921,224**	**1,195,302**	**1,477,684**	**1,477,684**	**1,477,684**

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2031
Expenditures							4.00%	4.00%	4.00%	4.00%	4.00%
Building Department	301,354	313,479	329,336	189,979	408,455	379,959					
Payroll and Benefits							360,583	375,006	390,007	405,607	421,831
Health Insurance							68,000	74,800	82,280	90,508	99,559
Operational Costs							73,360	76,294	79,346	82,520	85,821
Capital Costs							100,000	0	0	0	0
Planning & Zoning	270,930	353,930	369,031	215,037	409,922	430,073					
Payroll and Benefits							374,358	389,332	404,906	421,102	437,946
Health Insurance							65,000	71,500	78,650	86,515	95,167
Operational Costs							92,257	95,947	99,785	103,777	107,928
Capital Costs											
Engineer (portion)	143,364	164,048	161,220	68,436	164,693	136,872					
Payroll and Benefits							311,441	323,898	336,854	350,328	364,341
Health Insurance							32,000	35,200	38,720	42,592	46,851
Operational Costs							31,480	32,739	34,049	35,411	36,827
Utilities (portion)							83,707	87,055	90,537	94,159	97,925
Fire (portion)							20,767	21,597	22,461	23,360	24,294
Total Disbursements	**715,648**	**831,457**	**859,587**	**473,452**	**983,070**	**946,905**	**1,612,952**	**1,583,370**	**1,657,595**	**1,735,877**	**1,818,489**
Net Cash Flow	(187,287)	(215,693)	(237,356)	(175,079)	(353,070)	(300,158)	(691,727)	(388,068)	(179,910)	(258,193)	(340,806)

Prepared by: Cender|Dalton Municipal Advisors

REVIEW OF CURRENT FEES v. PROPOSED FEES - SAMPLE PROJECTS

PLANNING AND ZONING

BUILDING PERMITS

West Vale Subdivision — 146 Single-family Residential lots on 66 acres

Reszoning - RU to GR — Plan set - Primary plat 4 pages; Engineering 29 pages; Landscaping 12 pages

	Valparaiso		Valparaiso (Proposed Fees)	
Petition	Filing Fee	Invoice	Filing Fee	Invoice
Zoning Map Amendment	$150	$150	$1,000 + $20/acre	$2,320
Variance - Development Stnd	$150	$150	$300	$300
Subdivision - Primary Plat	$150 + $10/lot	$1,610	$1,000 + $25/lot	$4,650
Subdivision - Secondary Plat	$100 + $5/lot	$830	$750 + $10/lot	$2,210
Review Fees	NA	$0	$500 + $25/lot	$4,150
Totals		**$2,740**		**$13,630**

Residential	Current Fees	Proposed Fees
1,500 ft^2 Single-family dwelling	$787	$1,782
3,000 ft^2 Single-family dwelling	$1,309	$2,964
West Vale - 1/2 each size*	$57,451	$130,086
	$95,557	$216,372
Totals	**$153,008**	**$346,458**

** assumed quantities as still in early stage of development*

Project Total

Current Fees	Proposed Fees
$155,748	**$360,088**

Meijer Development — Grocery Store - 75,000 s.f.

Zoning CG, Commercial Gen. — Site - 10 acres — Variances - 2 Sections

	Valparaiso		Valparaiso (Proposed Fees)	
Petition	Filing Fee	Invoice	Filing Fee	Invoice
Variance - Development Stnd.	$150	$150	$300	$300
Site Review/Development Plan	$100	$100	1,000 + $20/acre	$1,200
Review Fees	NA	$0	$500 + $50/acre	$1,000
Totals		**$250**		**$2,500**

Commercial	Current Fees	Proposed Fees
Retail (Meijer)	26,314	59,556
Totals	**$26,314**	**$59,556**

Project Total

Current Fees	Proposed Fees
$26,564	**$62,056**

Culvers — Fast Food with Drive thru

Zoning CG, Commercial Gen. — Site - 2 acres — Variances - 2 Sections

	Valparaiso		Valparaiso (Proposed Fees)	
Petition	Filing Fee	Invoice	Filing Fee	Invoice
Variance - Development Stnd.	$150	$150	$300	$300
Site Review/Development Plan	$100	$100	$1,000 + $20/acre	$1,040
Review Fees	NA	$0	$500 + $50/acre	$600
Totals		**$250**		**$1,940**

Commercial	Current Fees	Proposed Fees
Restaurant (Culver's)	2,311	5,235
Totals	**$2,311**	**$5,235**

Project Total

Current Fees	Proposed Fees
$2,561	**$7,175**

Pratt Industires — Site 92 acres - for proposed 330,000 s.f. industrial building

Current Annexation petition — Proposing no variances at this time

	Valparaiso		Valparaiso (Proposed Fees)	
Petition	Filing Fee	Invoice	Filing Fee	Invoice
Annexation	$500	$500	$1,000	$1,000
Zoning Map amendment	Incl in Annex Fee	$0	$1000 + $20/acre	$2,920
Site Plan/Development Plan	$100	$100	$1000 + $20/acre	$2,920
Review Fees	NA	$0	$500 + $50/acre	$5,300
Totals		**$600**		**$12,140**

Commercial	Current Fees	Proposed Fees
Industrial	102,639	232,292
Totals	**$102,639**	**$232,292**

Project Total

Current Fees	Proposed Fees
$103,239	**$244,432**

REVIEW OF CURRENT FEES v. PROPOSED FEES - SAMPLE PROJECTS

PLANNING AND ZONING

COMMUNITY COMPARISONS

West Vale Subdivision — 146 Single-family Residential lots on 66 acres
Reszoning - RU to GR — Plan set - Primary plat 4 pages; Engineering 29 pages; Landscaping 12 pages

	Valparaiso		Valparaiso (Proposed Fees)		Portage	Crown Point	Goshen	Fishers	Greensburg	Porter Cnty
Petition	Filing Fee	Invoice	Filing Fee	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice
Zoning Map Amendment	$150	$150	$1,000 + $20/acre	$2,320	$830	$480	$200	$4,500	$300	$750
Variance - Development Stnd	$150	$150	$300	$300	$250	$50	$125	$650	$350	$425
Subdivision - Primary Plat	$150 + $10/lot	$1,610	$1,000 + $25/lot	$4,650	$2,460	$430	$980	$8,500	$1,660	$3,040
Subdivision - Secondary Plat	$100 + $5/lot	$830	$750 + $10/lot	$2,210	$1,580	$430	$150	$7,850	$1,560	$1,490
Review Fees	NA	$0	$500 + $25/lot	$4,150	included	$62,500	unknown	$600	$1,570	$4,630
Totals		**$2,740**		**$13,630**	**$5,120**	**$63,890**	$1,455	**$22,100**	**$5,440**	**$10,335**

Meijer Development — Grocery Store - 75,000 s.f.
Zoning CG, Commercial Gen. — Site - 10 acres — Variances - 2 Sections

	Valparaiso		Valparaiso (Proposed Fees)		Portage	Crown Point	Goshen	Fishers	Greensburg	Porter Cnty
Petition	Filing Fee	Invoice	Filing Fee	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice
Variance - Development Stnd.	$150	$150	$300	$300	$450	$100	$125	$1,550	$350	$425
Site Review/Development Plan	$100	$100	1,000 + $20/acre	$1,200	$1,150	$100	$200	$2,100	unknown	$900
Review Fees	NA	$0	$500 + $50/acre	$1,000	included	$6,250	unknown	included	$450	$800
Totals		**$250**		**$2,500**	**$1,600**	**$6,450**	**$325**	**$3,650**	**$800**	**$2,125**

Culvers — Fast Food with Drive thru
Zoning CG, Commercial Gen. — Site - 2 acres — Variances - 2 Sections

	Valparaiso		Valparaiso (Proposed Fees)		Portage	Crown Point	Goshen	Fishers	Greensburg	Porter Cnty
Petition	Filing Fee	Invoice	Filing Fee	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice
Variance - Development Stnd.	$150	$150	$300	$300	$450	$100	$125	$1,550	$350	$425
Site Review/Development Plan	$100	$100	$1,000 + $20/acre	$1,040	$1,150	$100	$200	$1,700	unknown	$780
Review Fees	NA	$0	$500 + $50/acre	$600	included	$1,250	unknown	included	$290	$280
Totals		**$250**		**$1,940**	**$1,600**	**$1,450**	**$325**	**$3,250**	**$640**	**$1,485**

Pratt Industires — Site 92 acres - for proposed 330,000 s.f. industrial building
Current Annexation petition — Proposing no variances at this time

	Valparaiso		Valparaiso (Proposed Fees)		Portage	Crown Point	Goshen	Fishers	Greensburg	Porter Cnty
Petition	Filing Fee	Invoice	Filing Fee	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice
Annexation	$500	$500	$1,000	$1,000	$1,210	unknown	unknown	$400	$400	n/a
Zoning Map amendment	Incl in Annex Fee	$0	$1000 + $20/acre	$2,920	$960	$710	$200	$5,800	$300	$750
Site Plan/Development Plan	$100	$100	$1000 + $20/acre	$2,920	$1,150	$100	$200	$6,200	unknown	$2,130
Review Fees	NA	$0	$500 + $50/acre	$5,300	included	$12,500	unknown	included	$2,090	$6,130
Totals		**$600**		**$12,140**	**$3,320**	**$13,310**	**$400**	**$12,400**	**$2,790**	**$9,010**

REVIEW OF CURRENT FEES v. PROPOSED FEES - SAMPLE PROJECTS

BUILDING PERMITS

COMMUNITY COMPARISONS

West Vale Subdivision — 146 Single-family Residential lots on 66 acres

Reszoning - RU to GR — Plan set - Primary plat 4 pages; Engineering 29 pages; Landscaping 12 pages

Residential	Current Fees	Proposed Fees	Portage	Crown Point	Goshen	Fishers	Greensburg	Porter Cnty
1,500 ft^2 Single-family dwelling	$787	$1,782	$1,724	$2,437	$519	$1,621	$1,338	$1,296
3,000 ft^2 Single-family dwelling	$1,309	$2,964	$2,178	$4,362	$581	$2,545	$1,905	$1,620
West Vale - 1/2 each size*	$57,451	$130,086	$125,852	$177,901	$37,887	$118,333	$97,674	$94,608
	$95,557	$216,372	$158,994	$318,426	$42,413	$185,785	$139,065	$118,260
Totals	**$153,008**	**$346,458**	**$284,846**	**$496,327**	**$80,300**	**$304,118**	**$236,739**	**$212,868**

** assumed quantities as still in early stage of development*

Meijer Development — Grocery Store - 75,000 s.f.

Zoning CG, Commercial Gen. — Site - 10 acres — Variances - 2 Sections

Commercial	Current Fees	Proposed Fees	Portage	Crown Point	Goshen	Fishers	Greensburg	Porter Cnty
Retail (Meijer)	26,314	59,556						
Totals	**$26,314**	**$59,556**	**$25,100**	**$109,848**	**$1,107**	**$11,485**	**$15,300**	**$19,550**

Culvers — Fast Food with Drive thru

Zoning CG, Commercial Gen. — Site - 2 acres — Variances - 2 Sections

Commercial	Current Fees	Proposed Fees	Portage	Crown Point	Goshen	Fishers	Greensburg	Porter Cnty
Restaurant (Culver's)	2,311	5,235						
Totals	**$2,311**	**$5,235**	**$3,115**	**$8,784**	**$720**	**$2,185**	**$1,888**	**$2,124**

Pratt Industires — Site 92 acres - for proposed 330,000 s.f. industrial building

Current Annexation petition — Proposing no variances at this time

Commercial	Current Fees	Proposed Fees	Portage	Crown Point	Goshen	Fishers	Greensburg	Porter Cnty
Industrial	102,639	232,292						
Totals	**$102,639**	**$232,292**	**$106,700**	**$431,218**	**$8,020**	**$57,385**	**$66,300**	**$83,300**

HEA 1001 (2026)
Building and Planning Legislative Changes

November 9, 2026

CITY OF VALPARAISO

Cender|Dalton Municipal Advisors

NEW RESIDENTIAL SALES EXAMPLES

BUILDING PERMIT FEES PROPORTION of PRICE

			Current		Proposed		
Address	**Finished area (ft^2)**	**Sales Price**	**Building Permit Fees**	**Fee % of sales price**	**Building Permit Fees**	**Fee % of sales price**	**Increase**
Campania Dr	5,753	$1,228,859.00	$2,217.36	0.18%	$4,815.12	0.39%	0.21%
Wild Grove Way	2,444	$510,000.00	$1,103.86	0.22%	$2,227.20	0.44%	0.22%
Iron Gate Dr	2,387	$420,000.00	$866.06	0.21%	$2,090.18	0.50%	0.29%
Reflection Pl	1,632	$326,866.00	$620.47	0.19%	$1,383.60	0.42%	0.23%
Kinsey St	1,260	$285,900.00	$491.31	0.17%	$1,036.49	0.36%	0.19%

REVIEW OF PROPOSED FEES IMPLEMENTATION - SAMPLE RESIDENTIAL PROJECTS

2025 in Review: 829 permits issued for residential projects
172 = fences * average cost is $10,000
317 = roofs * average cost is $15,000
** over half of the permits pulled were under $15,000

Minor Remodels: $15,000 - $50,000

Major Remodels, additions and in-ground pools: top out around $100,000

Proposed

Project Cost	$10,000.00		$15,000.00		$50,000.00		$100,000.00	
Current	$75.00	0.75%	$90.00	0.60%	$195.00	0.39%	$352.00	0.35%
Proposed	$155.00	1.55%	$190.00	1.27%	$435.00	0.87%	$814.00	0.81%
Difference	$80.00	0.80%	$100.00	0.67%	$240.00	0.48%	$462.00	0.46%

Four-Year Phase In

Project Cost	$10,000.00		$15,000.00		$50,000.00		$100,000.00	
Current	$75.00	0.75%	$90.00	0.60%	$195.00	0.39%	$352.00	0.35%
Year 1	$95.00	0.95%	$115.00	0.77%	$255.00	0.51%	$467.50	0.47%
Year 2	$115.00	1.15%	$140.00	0.93%	$315.00	0.63%	$583.00	0.58%
Year 3	$135.00	1.35%	$170.00	1.13%	$370.00	0.74%	$698.50	0.70%
Year 4	$155.00	1.55%	$190.00	1.27%	$435.00	0.87%	$814.00	0.81%
Yearly Average Difference	$20.00	0.20%	$25.00	0.17%	$60.00	0.12%	$115.50	0.11%

Three-Year Phase In

Project Cost	$10,000.00		$15,000.00		$50,000.00		$100,000.00	
Current	$75.00	0.75%	$90.00	0.60%	$195.00	0.39%	$352.00	0.35%
Year 1	$102.00	1.02%	$123.65	0.82%	$275.20	0.55%	$505.67	0.51%
Year 2	$128.00	1.28%	$156.30	1.04%	$354.40	0.71%	$659.34	0.66%
Year 3	$155.00	1.55%	$190.00	1.27%	$435.00	0.87%	$814.00	0.81%
Yearly Average Difference	$26.67	0.27%	$33.33	0.22%	$80.00	0.16%	$154.00	0.15%

FISHERS, IN

Permits Issued by Project Type

	2023	2024	2025	9/30/2026	Proportion
New Commercial	16	26	42	16	7.6%
Commerical	107	101	134	77	1.7%
New Residential	278	360	60	137	15%
Residential	718	1,190	1,292	1,041	75%
Annual Total	1,119	1,677	1,528	1,271	100%

GOSHEN, IN

Permits Issued by Project Type

	2025	Proportion
New Commercial	3	0.2%
Commerical	309	16%
Miscellanous	145	7.6%
New Residential	35	1.8%
Residential	1,405	74%
Annual Total	1,897	100%

REVIEW OF PROPOSED FEES IMPLEMENTATION - SAMPLE RESIDENTIAL PROJECTS

2025 in Review: 829 permits issued for residential projects
172 = fences * average cost is $10,000
317 = roofs * average cost is $15,000
** over half of the permits pulled were under $15,000

Minor Remodels: $15,000 - $50,000

Major Remodels, additions and in-ground pools: top out around $100,000

Proposed

Project Cost	$10,000.00		$15,000.00		$50,000.00		$100,000.00	
Current	$75.00	0.75%	$90.00	0.60%	$195.00	0.39%	$352.00	0.35%
Proposed	$155.00	1.55%	$190.00	1.27%	$435.00	0.87%	$814.00	0.81%
Difference	$80.00	0.80%	$100.00	0.67%	$240.00	0.48%	$462.00	0.46%
Per $1,000:	$8.00		$6.67		$4.80		$4.62	

Four-Year Phase In

Project Cost	$10,000.00		$15,000.00		$50,000.00		$100,000.00	
Current	$75.00	0.75%	$90.00	0.60%	$195.00	0.39%	$352.00	0.35%
Year 1	$95.00	0.95%	$115.00	0.77%	$255.00	0.51%	$467.50	0.47%
Year 2	$115.00	1.15%	$140.00	0.93%	$315.00	0.63%	$583.00	0.58%
Year 3	$135.00	1.35%	$170.00	1.13%	$370.00	0.74%	$698.50	0.70%
Year 4	$155.00	1.55%	$190.00	1.27%	$435.00	0.87%	$814.00	0.81%
Yearly Average Difference	$20.00	0.20%	$25.00	0.17%	$60.00	0.12%	$115.50	0.11%

Three-Year Phase In

Project Cost	$10,000.00		$15,000.00		$50,000.00		$100,000.00	
Current	$75.00	0.75%	$90.00	0.60%	$195.00	0.39%	$352.00	0.35%
Year 1	$102.00	1.02%	$123.65	0.82%	$275.20	0.55%	$505.67	0.51%
Year 2	$128.00	1.28%	$156.30	1.04%	$354.40	0.71%	$659.34	0.66%
Year 3	$155.00	1.55%	$190.00	1.27%	$435.00	0.87%	$814.00	0.81%
Yearly Average Difference	$26.67	0.27%	$33.33	0.22%	$80.00	0.16%	$154.00	0.15%

HEA 1001 (2026)
Building and Planning Legislative Changes

October 12, 2026

CITY OF VALPARAISO

Cender|Dalton Municipal Advisors

WHERE WE STARTED

NEW STATUTE AMENDMENTS

- Requires new fund
- Specific revenues and related expenses

* Analyzed current revenues and expenses
  - $1,550,000 projection
* Compared fees to other communities
* Developed an intentional fee structure
  - $1,374,000 projection
* Discussed, revised and collaborated

Cender|Dalton
Municipal Advisors

WHERE ARE WE NOW

ORDINANCES

- Create new fund
- Set fee structure

FINAL REVIEW AND DISCERNMENT

* Reasonable level of fees, leading to operational revenues

* Ability to cover majority of operational expenses

* Decision on fee schedule

Cender|Dalton
Municipal Advisors

Permits Issued by Type

Annual Totals

	2023	2024	2025	10/2/2026	Proportion
New Commercial	14	4	9	4	0.7%
Commerical	303	263	271	189	23%
New Residential	167	182	152	141	14%
Residential	720	682	829	570	62%
Annual Total	1,204	1,131	1,261	904	100%

Cender|Dalton Municipal Advisors

CITY OF VALPARAISO
FUND PROJECTIONS
ACTUAL AND PROJECTED CASH FLOWS
Building and Planning Review - Summary of Phases

CITY OF VALPARAISO

	Projected					
	2026 **	2027	2028	2029	2030	2031
Receipts		* Full Proposed Increase - Suggested				
Contractor Registrations	102,720	100,000	100,000	100,000	100,000	100,000
Planning, Zoning & Building Permits and Fees	544,027	1,374,964	1,374,964	1,374,964	1,374,964	1,374,964
Total Receipts	646,747	1,477,684	1,477,684	1,477,684	1,477,684	1,477,684
Disbursements *						
Total Disbursements	946,905	1,515,952	1,472,590	1,531,493	1,592,753	1,656,463
Net Cash Flow	**(300,158)**	**(38,268)**	**5,094**	**(53,809)**	**(115,069)**	**(178,780)**

		* 4 year structured phase in				
Receipts						
Contractor Registrations	102,720	100,000	100,000	100,000	100,000	100,000
Planning, Zoning & Building Permits and Fees	544,027	752,061	959,696	1,167,330	1,374,964	1,374,964
Total Receipts	646,747	854,781	1,062,416	1,270,050	1,477,684	1,477,684
Disbursements *						
Total Disbursements	946,905	1,515,952	1,472,590	1,531,493	1,592,753	1,656,463
Net Cash Flow	**(300,158)**	**(661,170)**	**(410,174)**	**(261,443)**	**(115,069)**	**(178,780)**

		* 3 year structured phase in				
Receipts						
Contractor Registrations	102,720	100,000	100,000	100,000	100,000	100,000
Planning, Zoning & Building Permits and Fees	544,027	818,504	1,092,582	1,374,964	1,374,964	1,374,964
Total Receipts	646,747	921,224	1,195,302	1,477,684	1,477,684	1,477,684
Disbursements *						
Total Disbursements	946,905	1,515,952	1,472,590	1,531,493	1,592,753	1,656,463
Net Cash Flow	**(300,158)**	**(594,727)**	**(277,288)**	**(53,809)**	**(115,069)**	**(178,780)**

* No Health Insurance in Disbursements. Assumed 4% expenditure growth to cover inflation and payroll increases.
** 2026 lists current General Fund specific revenues and expenses in the Building, Planning and specific portoins of Engineering Dept. and Utilities paid in the General Fund.

VALPARAISO – Current to Proposed

Plan Commission Filing Fees	Current	Proposed
Zoning Amendment Map		
Residential	$150	$1,000 + $20/acre
Non-Residential	$150	$1,000 + $20/acre
Planned Unit Development (PUD)	$500 + $10/lot	$2,000 + $20/acre
Preliminary Development Plan		$1,000 + $20/acre
Final Development Plan Approval		$750 + $20/acre
PUD Major Amendment	$250 + $5/lot	$1,000 + $10/acre
PUD Minor Amendment	$150	$500
Subdivision		
Primary Plat	$150 + $10/lot	$1,000 + $25/lot
Secondary Plat	$100 + $5/lot	$750 + $10/lot
Minor Subdivision - Primary Plat	$150	$750
Minor Subdivision - Secondary Plat		$500
Replat	$100 + $5/lot	$750 + $10/lot
Comprehensive Plan Amendment	$250	
Annexation	$500 + cost of fiscal plan	$1,000 + cost of fiscal plan
Project Review/Development Plan Site Revw) ** Internal Remodel of existing structure	$100 ** $100	$1,000 + $20/acre ** $200
Special Meeting Fee	$1,500	$1,500
Text Amendment	$250	
Vacation of Public Way		$500
Design/Architectural Approval for CBD		$200

Cender|Dalton Municipal Advisors

VALPARAISO – Current to Proposed

Review Fees	Current	Proposed
Residential (Single and Two Family)	$0.00	$500 + $25/lot
Multi-family and Non-Residential	$0.00	$500 + $50/acre
Board of Zoning Appeals Filing Fees	**Current**	**Proposed**
Development Standards Variance		
Single & 2-Family Residetnial	$50	$300
Multi-family and Non-Residential	$150	$300
Use Variance	$200	$300
Special Use (Special Exception)	$200	$300
Limited Use (Conditional Use)	$100	$100
Administrative Appeal	$200	$200
Special Meeting	$1,000	$1,000
Wireless Communications Approval	$500	
Wireless Communication technical study	Cost of Study	Cost of Study

Engineering Review Fees	Current	Proposed
Municipal Improvement Inspection Fee (MIIF)	$1.00/lineal foot of lot width at ROW	$4.00/lineal foot of lot width at ROW
Erosion Control Fee		
Residential - Subdivision	$0.00	$20.00 per acre
- Individual Lots	$0.00	$250.00 per lot
Commercial - Site Development	$0.00	$20.00 per acre
- Individual Lots	$0.00	$250.00 per lot

Cender|Dalton Municipal Advisors

VALPARAISO – Current to Proposed

Building Permit Filing Fees	Current	Proposed
Single-family residence: Formula based on Gross Area and SF Construction Cost		
1,500 ft^2	$787	$1,782
3,000 ft^2	$1,309	$2,964
Commercial: Formula based on Gross Area and SF Construction Cost		
Meijer	$26,314	$59,556
Culvers	$2,311	$5,235
Pratt	$102,639	$232,292

Inspection Fees	Current	Proposed
Single-Family Residence (SFR)	$100	$228
Two-Family Residence	$150	$342
Multi-Family per building	$100 + $25/unit	$228 + $57/unit
Commercial/Industrial	$200	$456
Missed Inspection	$100	$228
Re-Inspection	$25	$57
Weekend/After Business Hours	$50	$114
Other Fees		
No Permit Penalty	50% of permit fee	50% of permit fee
Certificate of Occupancy	$25	$57
Temporary Certificate of Occupancy	$25	$57
Foundation Only	$25	$57
Electric Service Upgrade <200 amps	$35	$80
Electric Service Upgrade >200 amps	$55	$120
Temporary Electric Service Upgrade	$35	$80
Remodels & Misc. Construction		
Permit Fee	$5/$1,000 for first $10,000	$11/$1,000 for first $10,000
	$3/$1,000 for $10,001+	$7/$1,000 for $10,001+
Inspection Fee	10% of permit fee	10% of permit fee
	$25 min. - $175 maximum	$45 min. - $450 maximum

Cender|Dalton Municipal Advisors

CITY OF VALPARAISO

CITY OF VALPARAISO
FUND PROJECTIONS
ACTUAL AND PROJECTED CASH FLOWS
Building and Planning Review

* Full Proposed Increase

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2031
Receipts									Suggested		
Contractor Registrations	99,000	85,776	103,843	26,360	50,000	102,720	100,000	100,000	100,000	100,000	100,000
Planning, Zoning & Building Permits and Fees	429,361	529,988	518,388	272,014	580,000	544,027	1,374,964	1,374,964	1,374,964	1,374,964	1,374,964
Building Permits (010)	334,855	425,350	415,951	223,149		446,298	1,008,633	1,008,633	1,008,633	1,008,633	1,008,633
Quantity	1,143	1,169	1,274				-	-	-	-	-
Use & Occupancy (011)	58,960	59,473	59,180	28,024		56,047	126,667	126,667	126,667	126,667	126,667
Quantity	1,231	1,286	1,362				-	-	-	-	-
Variance (018)	10,500	9,966	17,320	7,520		15,040	127,840	127,840	127,840	127,840	127,840
Quantity	86	86	135				-	-	-	-	-
Mun. Impvmt Inspect. (019)	13,650	16,184	18,396	10,546		21,092	65,000	65,000	65,000	65,000	65,000
Quantity	170	180	159				-	-	-	-	-
Erosion Control (025)	9,465	8,480	7,290	2,725		5,450	46,325	46,325	46,325	46,325	46,325
Quantity	254	255	193				-	-	-	-	-
Recording Fees (026)	300	790	250	50		100	500	500	500	500	500
Quantity	11	28	10				-	-	-	-	-
Total Receipts	**528,361**	**615,764**	**622,231**	**298,374**	**630,000**	**646,747**	**1,477,684**	**1,477,684**	**1,477,684**	**1,477,684**	**1,477,684**

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2031
Disbursements *							**4.00%**	**4.00%**	**4.00%**	**4.00%**	**4.00%**
Building Department	301,354	313,479	329,336	189,979	408,455	379,959					
Payroll and Benefits							428,583	445,726	463,555	482,098	501,381
Health Insurance							0	0	0	0	0
Operational Costs							73,360	76,294	79,346	82,520	85,821
Capital Costs							100,000	0	0	0	0
Planning & Zoning	270,930	353,930	369,031	215,037	409,922	430,073					
Payroll and Benefits							374,358	389,332	404,906	421,102	437,946
Health Insurance							0	0	0	0	0
Operational Costs							92,257	95,947	99,785	103,777	107,928
Capital Costs											
Engineer (portion)	143,364	164,048	161,220	68,436	164,693	136,872					
Payroll and Benefits							311,441	323,898	336,854	350,328	364,341
Health Insurance							0	0	0	0	0
Operational Costs							31,480	32,739	34,049	35,411	36,827
Utilities (portion)							83,707	87,055	90,537	94,159	97,925
Fire (portion)							20,767	21,597	22,461	23,360	24,294
Total Disbursements	**715,648**	**831,457**	**859,587**	**473,452**	**983,070**	**946,905**	**1,515,952**	**1,472,590**	**1,531,493**	**1,592,753**	**1,656,463**
Net Cash Flow	(187,287)	(215,693)	(237,356)	(175,079)	(353,070)	(300,158)	(38,268)	5,094	(53,809)	(115,069)	(178,780)

VALPARAISO – Four-Year Phase-In

Plan Commission Filing Fees	Current	Phase I	Phase II	Phase III	Phase IV
Zoning Amendment Map					
Residential	$150	$362.50 + $5/acre	$575 + $10/acre	$787.50 + $15/acre	$1,000 + $20/acre
Non-Residential	$150	$362.50 + $5/acre	$575 + $10/acre	$787.50 + $15/acre	$1,000 + $20/acre
Planned Unit Development (PUD)	$500 + $10/lot	$875 + $12.50/acre	$1250 + $15/acre	$1625 + $17.50/acre	$2,000 + $20/acre
Preliminary Development Plan		$250 + $5/acre	$500 + $10/acre	$750 + $15/acre	$1,000 + $20/acre
Final Development Plan Approval		$187.50 + $5/acre	$375 + $10/acre	$562.50 + $15/acre	$750 + $20/acre
PUD Major Amendment	$250 + $5/lot	$437.50 + $6.25/acre	$625 + $7.50/acre	$812.50 + $8.75/acre	$1,000 + $10/acre
PUD Minor Amendment	$150	$238	$325	$413	$500
Subdivsion					
Primary Plat	$150 + $10/lot	$362.50 + $14/lot	$575 + $18/lot	$787.50 + $22/lot	$1,000 + $25/lot
Secondary Plat	$100 + $5/lot	$262.50 + $6.25/lot	$425 + $7.50/lot	$587.50 + $8.75/lot	$750 + $10/lot
Minor Subdivsion - Primary Plat	$150	$300	$450	$600	$750
Minor Subdivsion - Secondary Plat		$125	$250	$375	$500
Replat	$100 + $5/lot	$262.50 + $6.25/lot	$425 + $7.50/lot	$587.50 + $8.75/lot	$750 + $10/lot
Comprehensive Plan Amendment	$250				
Annexation	$500 + cost of fiscal plan	$625 + cost of fiscal plan	$750 + cost of fiscal plan	$875 + cost of fiscal plan	$1,000 + cost of fiscal plan
Project Review/Development Plan Site Revw) ** Internal Remodel of existing structure	$100 ** $100	$325 + $5/acre ** $125	$550 + $10/acre ** $150	$775 + $15/acre ** $175	$1,000 + $20/acre ** $200
Special Meeting Fee	$1,500	$1,500	$1,500	$1,500	$1,500
Text Amendment	$250				
Vacation of Public Way		$125	$250	$375	$500
Design/Architectural Approval for CBD		$50	$100	$150	$200

Cender|Dalton Municipal Advisors

VALPARAISO – Four-Year Phase-In

Review Fees	Current	Phase I	Phase II	Phase III	Phase IV
Residential (Single and Two Family)	$0	$125 + $6.25/lot	$250 + $12.50/lot	$375 + $18.75/lot	$500 + $25/lot
Multi-family and Non-Residential	$0	$125 + $12.50/acre	$250 + $25/acre	$375 + $37.50/acre	$500 + $50/acre

Board of Zoning Appeals Filing Fees	Current	Phase I	Phase II	Phase III	Phase IV
Development Standards Variance					
Single & 2-Family Residetnial	$50	$113	$175	$238	$300
Multi-family and Non-Residential	$150	$188	$225	$263	$300
Use Variance	$200	$225	$250	$275	$300
Special Use (Special Exception)	$200	$225	$250	$275	$300
Limited Use (Conditional Use)	$100	$100	$100	$100	$100
Administrative Appeal	$200	$200	$200	$200	$200
Special Meeting	$1,000	$1,000	$1,000	$1,000	$1,000
Wireless Communications Approval	$500				
Wireless Communication technical study	Cost of Study	Cost of Study	Cost of Study	Cost of Study	Cost of Study

Engineering Review Fees	Current	Phase I	Phase II	Phase III	Phase IV
Municipal Improvement Inspection Fee (MIIF)	$1.00/lineal foot of lot width at ROW	$1.75/lineal foot of lot width at ROW	$2.50/lineal foot of lot width at ROW	$3.25/lineal foot of lot width at ROW	$4.00/lineal foot of lot width at ROW
Erosion Control Fee					
Residential - Subdivision	$0.00	$5 per acre	$10 per acre	$15 per acre	$20 per acre
- Individual Lots	$0.00	$62.50 per lot	$125 per lot	$187.50 per lot	$250 per lot
Commercial - Site Development	$0.00	$5 per acre	$10 per acre	$15 per acre	$20 per acre
- Individual Lots	$0.00	$62.50 per lot	$125 per lot	$187.50 per lot	$250 per lot

Cender|Dalton Municipal Advisors

VALPARAISO – Four-Year Phase-In

Building Permit Filing Fees	Current	Phase I	Phase II	Phase III	Phase IV
Single-family residence: Formula based on Gross Area and SF Construction Cost					
1,500 ft²	$787	$1,036	$1,285	$1,533	$1,782
3,000 ft²	$1,309	$1,723	$2,137	$2,550	$2,964
Commercial: Formula based on Gross Area and SF Construction Cost					
Meijer	$26,314	$34,625	$42,935	$51,246	$59,556
Culvers	$2,311	$3,042	$3,773	$4,504	$5,235
Pratt	$102,639	$135,052	$167,466	$199,879	$232,292

Inspection Fees	Current	Phase I	Phase II	Phase III	Phase IV
Single-Family Residence (SFR)	$100	$132	$164	$196	$228
Two-Family Residence	$150	$198	$246	$294	$342
Multi-Family per building	$100 + $25/unit	$132 + $33/unit	$164 + $41/unit	$196 + $49/unit	$228 + $57/unit
Commercial/Industrial	$200	$264	$328	$392	$456
Missed Inspection	$100	$132	$164	$196	$228
Re-Inspection	$25	$33	$41	$49	$57
Weekend/After Business Hours	$50	$66	$82	$98	$114
Other Fees					
No Permit Penalty	50% of permit fee	50% of permit fee	50% of permit fee	50% of permit fee	50% of permit fee
Certificate of Occupancy	$25	$33	$41	$49	$57
Temporary Certificate of Occupancy	$25	$33	$41	$49	$57
Foundation Only	$25	$33	$41	$49	$57
Electric Service Upgrade <200 amps	$35	$46	$58	$69	$80
Electric Service Upgrade >200 amps	$55	$71	$88	$104	$120
Temporary Electric Service Upgrade	$35	$46	$58	$69	$80
Remodels & Misc. Construction					
Permit Fee	$5/$1,000 for first $10,000	$6.50/$1,000 for first $10,000	$8/$1,000 for first $10,000	$9.50/$1,000 for first $10,000	$11/$1,000 for first $10,000
	$3/$1,000 for $10,001+	$4/$1,000 for $10,001+	$5/$1,000 for $10,001+	$6/$1,000 for $10,001+	$7/$1,000 for $10,001+
Inspection Fee	10% of permit fee	10% of permit fee	10% of permit fee	10% of permit fee	10% of permit fee
	$25 min. - $175 maximum	$30 min. - $244 maximum	$35 min. - $313 maximum	$40 min. - $381 maximum	$45 min. - $450 maximum

Cender|Dalton Municipal Advisors

CITY OF VALPARAISO

CITY OF VALPARAISO
FUND PROJECTIONS
ACTUAL AND PROJECTED CASH FLOWS
Building and Planning Review

* 4 year structured phase in

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2031
Receipts									Suggested		
Contractor Registrations	99,000	85,776	103,843	26,360	50,000	102,720	100,000	100,000	100,000	100,000	100,000
Planning, Zoning & Building Permits and Fees	429,361	529,988	518,388	272,014	580,000	544,027	752,061	959,696	1,167,330	1,374,964	1,374,964
Building Permits (010)	334,855	425,350	415,951	223,149		446,298	586,881	727,465	868,049	1,008,633	1,008,633
Quantity	1,143	1,169	1,274				-	-	-	-	-
Use & Occupancy (011)	58,960	59,473	59,180	28,024		56,047	73,702	91,357	109,012	126,667	126,667
Quantity	1,231	1,286	1,362				-	-	-	-	-
Variance (018)	10,500	9,966	17,320	7,520		15,040	43,240	71,440	99,640	127,840	127,840
Quantity	86	86	135				-	-	-	-	-
Mun. Impvmt Inspect. (019)	13,650	16,184	18,396	10,546		21,092	32,069	43,046	54,023	65,000	65,000
Quantity	170	180	159				-	-	-	-	-
Erosion Control (025)	9,465	8,480	7,290	2,725		5,450	15,669	25,888	36,106	46,325	46,325
Quantity	254	255	193				-	-	-	-	-
Recording Fees (026)	300	790	250	50		100	500	500	500	500	500
Quantity	11	28	10				-	-	-	-	-
Total Receipts	**528,361**	**615,764**	**622,231**	**298,374**	**630,000**	**646,747**	**854,781**	**1,062,416**	**1,270,050**	**1,477,684**	**1,477,684**

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2031
Disbursements *							**4.00%**	**4.00%**	**4.00%**	**4.00%**	**4.00%**
Building Department	301,354	313,479	329,336	189,979	408,455	379,959					
Payroll and Benefits							428,583	445,726	463,555	482,098	501,381
Health Insurance							0	0	0	0	0
Operational Costs							73,360	76,294	79,346	82,520	85,821
Capital Costs							100,000	0	0	0	0
Planning & Zoning	270,930	353,930	369,031	215,037	409,922	430,073					
Payroll and Benefits							374,358	389,332	404,906	421,102	437,946
Health Insurance							0	0	0	0	0
Operational Costs							92,257	95,947	99,785	103,777	107,928
Capital Costs											
Engineer (portion)	143,364	164,048	161,220	68,436	164,693	136,872					
Payroll and Benefits							311,441	323,898	336,854	350,328	364,341
Health Insurance							0	0	0	0	0
Operational Costs							31,480	32,739	34,049	35,411	36,827
Utilities (portion)							83,707	87,055	90,537	94,159	97,925
Fire (portion)							20,767	21,597	22,461	23,360	24,294
Total Disbursements	**715,648**	**831,457**	**859,587**	**473,452**	**983,070**	**946,905**	**1,515,952**	**1,472,590**	**1,531,493**	**1,592,753**	**1,656,463**
Net Cash Flow	(187,287)	(215,693)	(237,356)	(175,079)	(353,070)	(300,158)	(661,170)	(410,174)	(261,443)	(115,069)	(178,780)

VALPARAISO – Three-Year Phase-In

Plan Commission Filing Fees	Current	Phase I	Phase II	Phase III
Zoning Amendment Map				
Residential	$150	$433 + $7/acre	$717 + $14/acre	$1,000 + $20/acre
Non-Residential	$150	$433 + $7/acre	$717 + $14/acre	$1,000 + $20/acre
Planned Unit Development (PUD)	$500 + $10/lot	$1,000 + $13.50/acre	$1,500 + $17/acre	$2,000 + $20/acre
Preliminary Development Plan		$333 + $7/acre	$667	$1,000 + $20/acre
Final Development Plan Approval		$250+ $7/acre	$500	$750 + $20/acre
PUD Major Amendment	$250 + $5/lot	$500 + $6.66/acre	$750 + $8.33/acre	$1,000 + $10/acre
PUD Minor Amendment	$150	$267	$383	$500
Subdivsion				
Primary Plat	$150 + $10/lot	$433 + $15/lot	$717 + $20/lot	$1,000 + $25/lot
Secondary Plat	$100 + $5/lot	$317 + $6.66/lot	$533 + $8.33/lot	$750 + $10/lot
Minor Subdivsion - Primary Plat	$150	$350	$550	$750
Minor Subdivsion - Secondary Plat		$167	$333	$500
Replat	$100 + $5/lot	$317 + $6.66/lot	$533 + $8.33/lot	$750 + $10/lot
Comprehensive Plan Amendment	$250			
Annexation	$500 + cost of fiscal plan	$667 + cost of fiscal plan	$833 + cost of fiscal plan	$1,000 + cost of fiscal plan
Project Review/Development Plan Site Revw) ** Internal Remodel of existing structure	$100 ** $100	$400 + $7/acre ** $133	$700 + $14/acre ** $166	$1,000 + $20/acre ** $200
Special Meeting Fee	$1,500	$1,500	$1,500	$1,500
Text Amendment	$250			
Vacation of Public Way		$167	$333	$500
Design/Architectural Approval for CBD		$67	$133	$200

Cender|Dalton Municipal Advisors

VALPARAISO – Three-Year Phase-In

Review Fees	Current	Phase I	Phase II	Phase III
Residential (Single and Two Family)	$0	$167 + $8.50/lot	$333 + $17/lot	$500 + $25/lot
Multi-family and Non-Residential	$0	$167 + $16.66/acre	$333 + $33.33/acre	$500 + $50/acre

Board of Zoning Appeals Filing Fees	Current	Phase I	Phase II	Phase III
Development Standards Variance				
Single & 2-Family Residetnial	$50	$133	$217	$300
Multi-family and Non-Residential	$150	$200	$250	$300
Use Variance	$200	$233	$267	$300
Special Use (Special Exception)	$200	$233	$267	$300
Limited Use (Conditional Use)	$100	$100	$100	$100
Administrative Appeal	$200	$200	$200	$200
Special Meeting	$1,000	$1,000	$1,000	$1,000
Wireless Communications Approval	$500			
Wireless Communication technical study	Cost of Study	Cost of Study	Cost of Study	Cost of Study

Engineering Review Fees	Current	Phase I	Phase II	Phase III
Municipal Improvement Inspection Fee (MIIF)	$1.00/lineal foot of lot width at ROW	$2/lineal foot of lot width at ROW	$3/lineal foot of lot width at ROW	$4.00/lineal foot of lot width at ROW
Erosion Control Fee				
Residential - Subdivision	$0.00	$7 per acre	$13 per acre	$20 per acre
- Individual Lots	$0.00	$83 per lot	$167 per lot	$250 per lot
Commercial - Site Development	$0.00	$7 per acre	$13 per acre	$20 per acre
- Individual Lots	$0.00	$83 per lot	$167 per lot	$250 per lot

Cender|Dalton Municipal Advisors

VALPARAISO – Three-Year Phase-In

Building Permit Filing Fees	Current	Phase I	Phase II	Phase III
Single-family residence: Formula based on Gross Area and SF Construction Cost				
1,500 ft^2	$787	$1,119	$1,450	$1,782
3,000 ft^2	$1,309	$1,861	$2,412	$2,964
Commercial: Formula based on Gross Area and SF Construction Cost				
Meijer	$26,314	$37,394	$48,473	$59,556
Culvers	$2,311	$3,286	$4,260	$5,235
Pratt	$102,639	$145,852	$189,066	$232,292

Inspection Fees	Current	Phase I	Phase II	Phase III
Single-Family Residence (SFR)	$100	$143	$185	$228
Two-Family Residence	$150	$214	$278	$342
Multi-Family per building	$100 + $25/unit	$142.66 + $35.66/unit	$185.33 + $46.33/unit	$228 + $57/unit
Commercial/Industrial	$200	$285	$371	$456
Missed Inspection	$100	$143	$185	$228
Re-Inspection	$25	$36	$46	$57
Weekend/After Business Hours	$50	$71	$93	$114
Other Fees				
No Permit Penalty	50% of permit fee	50% of permit fee	50% of permit fee	50% of permit fee
Certificate of Occupancy	$25	$36	$46	$57
Temporary Certificate of Occupancy	$25	$36	$46	$57
Foundation Only	$25	$36	$46	$57
Electric Service Upgrade <200 amps	$35	$50	$65	$80
Electric Service Upgrade >200 amps	$55	$77	$98	$120
Temporary Electric Service Upgrade	$35	$50	$65	$80
Remodels & Misc. Construction				
Permit Fee	$5/$1,000 for first $10,000	$7/$1,000 for first $10,000	$9/$1,000 for first $10,000	$11/$1,000 for first $10,000
	$3/$1,000 for $10,001+	$4.33/$1,000 for $10,001+	$5.66/$1,000 for $10,001+	$7/$1,000 for $10,001+
Inspection Fee	10% of permit fee	10% of permit fee	10% of permit fee	10% of permit fee
	$25 min. - $175 maximum	$32 min. - $267 maximum	$38 min. - $358 maximum	$45 min. - $450 maximum

Cender|Dalton Municipal Advisors

CITY OF VALPARAISO

CITY OF VALPARAISO
FUND PROJECTIONS
ACTUAL AND PROJECTED CASH FLOWS
Building and Planning Review

* 3 year structured phase in

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2031
Receipts									Suggested		
Contractor Registrations	99,000	85,776	103,843	26,360	50,000	102,720	100,000	100,000	100,000	100,000	100,000
Planning, Zoning & Building Permits and Fees	429,361	529,988	518,388	272,014	580,000	544,027	818,504	1,092,582	1,374,964	1,374,964	1,374,964
Building Permits (010)	334,855	425,350	415,951	223,149		446,298	631,868	817,439	1,008,633	1,008,633	1,008,633
Quantity	1,143	1,169	1,274				-	-	-	-	-
Use & Occupancy (011)	58,960	59,473	59,180	28,024		56,047	79,352	102,656	126,667	126,667	126,667
Quantity	1,231	1,286	1,362				-	-	-	-	-
Variance (018)	10,500	9,966	17,320	7,520		15,040	52,264	89,488	127,840	127,840	127,840
Quantity	86	86	135				-	-	-	-	-
Mun. Impvmt Inspect. (019)	13,650	16,184	18,396	10,546		21,092	35,582	50,071	65,000	65,000	65,000
Quantity	170	180	159				-	-	-	-	-
Erosion Control (025)	9,465	8,480	7,290	2,725		5,450	18,939	32,428	46,325	46,325	46,325
Quantity	254	255	193				-	-	-	-	-
Recording Fees (026)	300	790	250	50		100	500	500	500	500	500
Quantity	11	28	10				-	-	-	-	-
Total Receipts	**528,361**	**615,764**	**622,231**	**298,374**	**630,000**	**646,747**	**921,224**	**1,195,302**	**1,477,684**	**1,477,684**	**1,477,684**

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	Projected 2026	2027	2028	2029	2030	2031
Disbursements *							**4.00%**	**4.00%**	**4.00%**	**4.00%**	**4.00%**
Building Department	301,354	313,479	329,336	189,979	408,455	379,959					
Payroll and Benefits							428,583	445,726	463,555	482,098	501,381
Health Insurance							0	0	0	0	0
Operational Costs							73,360	76,294	79,346	82,520	85,821
Capital Costs							100,000	0	0	0	0
Planning & Zoning	270,930	353,930	369,031	215,037	409,922	430,073					
Payroll and Benefits							374,358	389,332	404,906	421,102	437,946
Health Insurance							0	0	0	0	0
Operational Costs							92,257	95,947	99,785	103,777	107,928
Capital Costs											
Engineer (portion)	143,364	164,048	161,220	68,436	164,693	136,872					
Payroll and Benefits							311,441	323,898	336,854	350,328	364,341
Health Insurance							0	0	0	0	0
Operational Costs							31,480	32,739	34,049	35,411	36,827
Utilities (portion)							83,707	87,055	90,537	94,159	97,925
Fire (portion)							20,767	21,597	22,461	23,360	24,294
Total Disbursements	**715,648**	**831,457**	**859,587**	**473,452**	**983,070**	**946,905**	**1,515,952**	**1,472,590**	**1,531,493**	**1,592,753**	**1,656,463**
Net Cash Flow	(187,287)	(215,693)	(237,356)	(175,079)	(353,070)	(300,158)	(594,727)	(277,288)	(53,809)	(115,069)	(178,780)

REVIEW OF PROPOSED FEES IMPLEMENTATION - SAMPLE PROJECTS

Residential	Current Fees	Proposed Fees	Four-Year Phase In				Three-Year Phase In		
1,500 ft² Single-family dwelling	$787	$1,782	$1,036	$1,285	$1,533	$1,782	$1,115	$1,444	$1,782
3,000 ft² Single-family dwelling	$1,309	$2,964	$1,723	$2,137	$2,550	$2,964	$1,855	$2,401	$2,964

West Vale - 1/2 each size*	Project Total								
	Current Fees	Proposed Fees							
Totals	**$155,748**	**$360,088**	**$206,833**	**$257,918**	**$309,003**	**$360,088**	**$223,180**	**$290,612**	**$360,088**

** assumed quantities as still in early stage of development*

Meijer Development	Project Total								
Commercial									
Retail (Meijer)	Current Fees	Proposed Fees							
Totals	**$26,564**	**$62,056**	**$35,437**	**$44,310**	**$53,183**	**$62,056**	**$38,276**	**$49,989**	**$62,056**

Culvers	Project Total								
Commercial									
Restaurant (Culver's)	Current Fees	Proposed Fees							
Totals	**$2,561**	**$7,175**	**$3,715**	**$4,868**	**$6,022**	**$7,175**	**$4,084**	**$5,606**	**$7,175**

Pratt Industires	Project Total								
Commercial									
Industrial	Current Fees	Proposed Fees							
Totals	**$103,239**	**$244,432**	**$138,537**	**$173,836**	**$209,134**	**$244,432**	**$149,833**	**$196,426**	**$244,432**

FOOD FOR THOUGHT

Best Practices:

- Diverse revenue stream adds strength to fiscal stability
- Responsibly using applicable fees for direct, individual services reduces the need for globally imposed taxes to support those same services
- Bugdeting also includes eye on long-term planning

Current Application:

- Responsibly raising the current building and planning fees
  * continues to diversify the City's revenue stream
  * adds fiscal stability
  * connects individually used services to direct revenue
  * reserves global taxes for more global services
  * reduces future potential need from income tax

Cender|Dalton Municipal Advisors

CITY OF VALPARAISO
FUND PROJECTIONS
ACTUAL AND PROJECTED CASH FLOWS
Building and Planning Review - Summary of Phases

CITY OF VALPARAISO

	Projected					
	2026 **	2027	2028	2029	2030	2031
Receipts		* Full Proposed Increase - Suggested				
Contractor Registrations	102,720	100,000	100,000	100,000	100,000	100,000
Planning, Zoning & Building Permits and Fees	544,027	1,374,964	1,374,964	1,374,964	1,374,964	1,374,964
Total Receipts	646,747	1,477,684	1,477,684	1,477,684	1,477,684	1,477,684
Disbursements *						
Total Disbursements	946,905	1,515,952	1,472,590	1,531,493	1,592,753	1,656,463
Net Cash Flow	**(300,158)**	**(38,268)**	**5,094**	**(53,809)**	**(115,069)**	**(178,780)**

		* 4 year structured phase in				
Receipts						
Contractor Registrations	102,720	100,000	100,000	100,000	100,000	100,000
Planning, Zoning & Building Permits and Fees	544,027	752,061	959,696	1,167,330	1,374,964	1,374,964
Total Receipts	646,747	854,781	1,062,416	1,270,050	1,477,684	1,477,684
Disbursements *						
Total Disbursements	946,905	1,515,952	1,472,590	1,531,493	1,592,753	1,656,463
Net Cash Flow	**(300,158)**	**(661,170)**	**(410,174)**	**(261,443)**	**(115,069)**	**(178,780)**

		* 3 year structured phase in				
Receipts						
Contractor Registrations	102,720	100,000	100,000	100,000	100,000	100,000
Planning, Zoning & Building Permits and Fees	544,027	818,504	1,092,582	1,374,964	1,374,964	1,374,964
Total Receipts	646,747	921,224	1,195,302	1,477,684	1,477,684	1,477,684
Disbursements *						
Total Disbursements	946,905	1,515,952	1,472,590	1,531,493	1,592,753	1,656,463
Net Cash Flow	**(300,158)**	**(594,727)**	**(277,288)**	**(53,809)**	**(115,069)**	**(178,780)**

* No Health Insurance in Disbursements. Assumed 4% expenditure growth to cover inflation and payroll increases.
** 2026 lists current General Fund specific revenues and expenses in the Building, Planning and specific portoins of Engineering Dept. and Utilities paid in the General Fund.

APPENDIX

Cender|Dalton
Municipal Advisors

CITY OF VALPARAISO

CITY OF VALPARAISO
FUND PROJECTIONS
ACTUAL AND PROJECTED CASH FLOWS
Building and Planning Review

	ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET	Projected					
	2023	2024	2025	6/30/2026	2026	2026	2027	2028	2029	2030	2031
Receipts									Suggested		
Contractor Registrations	99,000	85,776	103,843	26,360	50,000	102,720	100,000	100,000	100,000	100,000	100,000
Planning, Zoning & Building Permits and Fees	429,361	529,988	518,388	272,014	580,000	544,027	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000
Building Permits (010)	334,855	425,350	415,951	223,149		446,298	1,243,867	1,243,867	1,243,867	1,243,867	1,243,867
Quantity	1,143	1,169	1,274								
Use & Occupancy (011)	58,960	59,473	59,180	28,024		56,047	179,137	179,137	179,137	179,137	179,137
Quantity	1,231	1,286	1,362								
Variance (018)	10,500	9,966	17,320	7,520		15,040	40,499	40,499	40,499	40,499	40,499
Quantity	86	86	135								
Mun. Impvmt Inspect. (019)	13,650	16,184	18,396	10,546		21,092	53,147	53,147	53,147	53,147	53,147
Quantity	170	180	159								
Erosion Control (025)	9,465	8,480	7,290	2,725		5,450	23,525	23,525	23,525	23,525	23,525
Quantity	254	255	193								
Recording Fees (026)	300	790	250	50		100	1,104	1,104	1,104	1,104	1,104
Quantity	11	28	10								
Total Receipts	**528,361**	**615,764**	**622,231**	**298,374**	**630,000**	**646,747**	**1,650,000**	**1,650,000**	**1,650,000**	**1,650,000**	**1,650,000**

	ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET	Projected					
	2023	2024	2025	6/30/2026	2026	2026	2027	2028	2029	2030	2031
Disbursements *							4.00%	4.00%	4.00%	4.00%	4.00%
Building Department	301,354	313,479	329,336	189,979	408,455	379,959					
Payroll and Benefits							428,583	445,726	463,555	482,098	501,381
Health Insurance							0	0	0	0	0
Operational Costs							73,360	76,294	79,346	82,520	85,821
Capital Costs							100,000	0	0	0	0
Planning & Zoning	270,930	353,930	369,031	215,037	409,922	430,073					
Payroll and Benefits							374,358	389,332	404,906	421,102	437,946
Health Insurance							0	0	0	0	0
Operational Costs							92,257	95,947	99,785	103,777	107,928
Capital Costs											
Engineer (portion)	143,364	164,048	161,220	68,436	164,693	136,872					
Payroll and Benefits							311,441	323,898	336,854	350,328	364,341
Health Insurance							0	0	0	0	0
Operational Costs							31,480	32,739	34,049	35,411	36,827
Utilities (portion)							83,707	87,055	90,537	94,159	97,925
Fire (portion)							20,767	21,597	22,461	23,360	24,294
Total Disbursements	**715,648**	**831,457**	**859,587**	**473,452**	**983,070**	**946,905**	**1,515,952**	**1,472,590**	**1,531,493**	**1,592,753**	**1,656,463**
Net Cash Flow	(187,287)	(215,693)	(237,356)	(175,079)	(353,070)	(300,158)	134,048	177,410	118,507	57,247	(6,464)