



Updated Development Fees

Pinal County, AZ
February 3, 2016

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Public Safety Impact Fee in 10/31/15 Draft

Unincorporated Communications & Vehicles Development Fees

Average Miles per Trip

	Cost per Person	Cost per VMT
Detention Center	\$110	\$7
Judicial Courts	\$25	\$1
Communications System	\$31	\$2
Sheriff & Detention Vehicles	\$71	\$4
TOTAL	\$237	\$14

Marginal cost allocation (growth cost divided by net increase in service units)

Residential (per housing unit)

Square Feet of Finished Floor Area	Persons per Hsg Unit*	Unincorporated Public Safety Fee	Current Fee	Increase or (Decrease)	Percent Change
1000 or less	0.86	\$203	\$582	-\$379	-65%
1001 to 1500	1.62	\$383	\$1,252	-\$869	-69%
1501 to 2100	2.26	\$535	\$1,252	-\$717	-57%
2101 or more	2.45	\$580	\$1,252	-\$672	-54%

* See Figure A12. Maximum fee limited to average for all single family housing.

Nonresidential (per 1,000 square feet of building)

Type	Avg Wkdy Veh Trip Ends**	Trip Rate Adjustment	Trip Length Adjustment	Unincorporated Public Safety Fee	Current Fee	Increase or (Decrease)	Percent Change
Industrial	3.56	50%	73%	\$194	\$70	\$124	177%
Institutional	15.43	33%	73%	\$557	\$170	\$387	228%
Commercial	42.70	33%	66%	\$1,394	\$430	\$964	224%
Office & Other Services	11.03	50%	73%	\$603	\$170	\$433	255%

** See Figure A6.

Public Safety Impact Fee in 12/23/15 Draft

Unincorporated Area Development Fee Inputs

Average Miles per Trip

	Cost per Person	Cost per VMT
2004 COPS (average cost allocation)	\$191.23	\$8.43
Revenue Credit for 2004 COPS Debt Service	-\$96.16	-\$4.03
Judicial Courts	\$25.00	\$1.00
Communications System	\$31.00	\$2.00
Sheriff & Detention Vehicles	\$71.00	\$4.00
TOTAL	\$222.07	\$11.40

Conservative average cost allocation (total unincorporated share of debt service divided by total service units in 2029) less revenue credit

Residential (per housing unit)

Square Feet of Finished Floor Area	Persons per Hsg Unit*	Unincorporated Public Safety Fee	Current Fee	Increase or (Decrease)	Percent Change
1000 or less	0.86	\$190	\$582	-\$392	-67%
1001 to 1500	1.62	\$359	\$1,252	-\$893	-71%
1501 to 2100	2.26	\$501	\$1,252	-\$751	-60%
2101 or more	2.45	\$544	\$1,252	-\$708	-57%

* See Figure A12. Maximum fee limited to average for all single family housing.

Nonresidential (per 1,000 square feet of building)

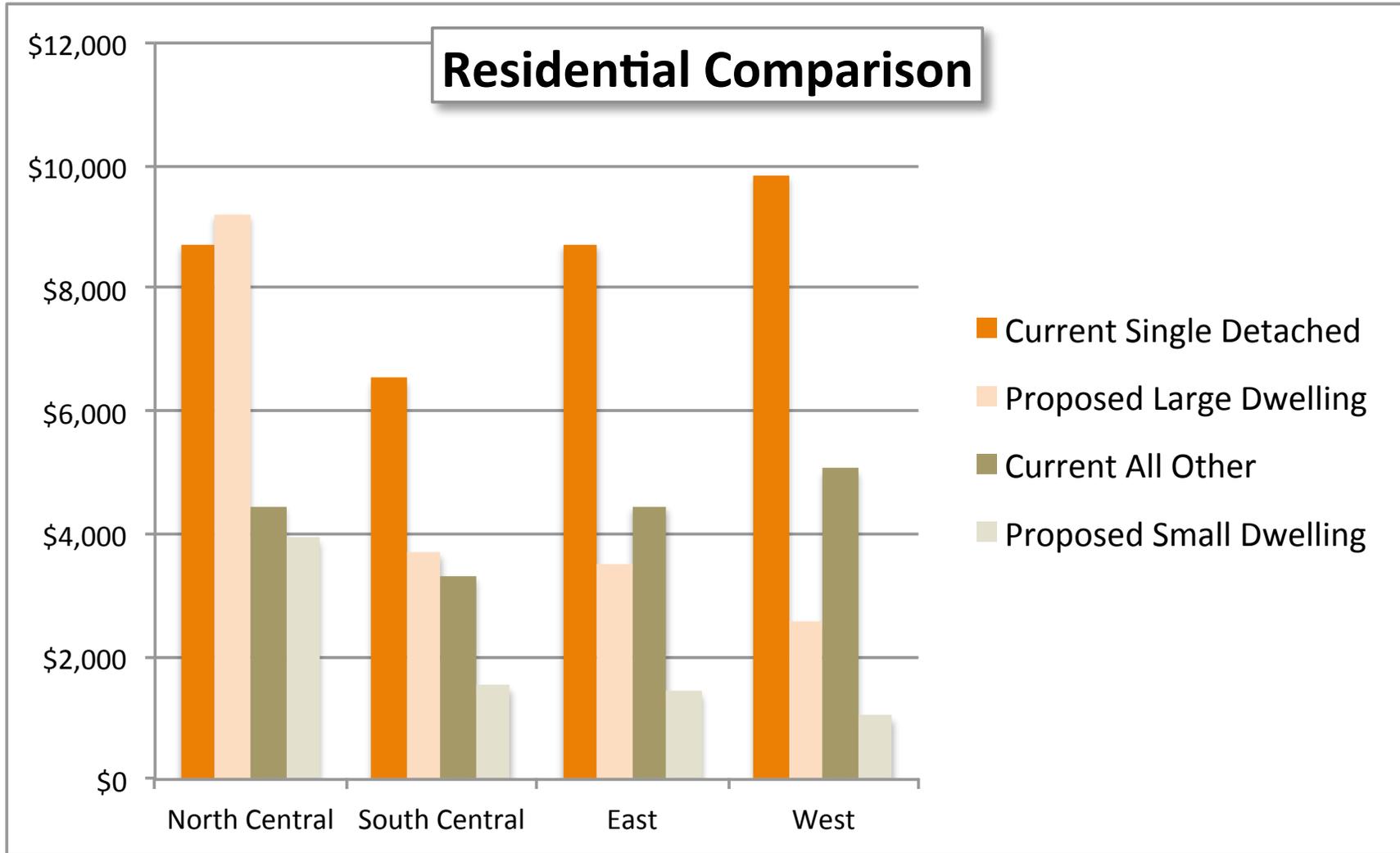
Type	Avg Wkdy Veh Trip Ends**	Trip Rate Adjustment	Trip Length Adjustment	Unincorporated Public Safety Fee	Current Fee	Increase or (Decrease)
Industrial	3.56	50%	73%	\$158	\$70	\$88
Institutional	15.43	33%	73%	\$453	\$170	\$283
Commercial	42.70	33%	66%	\$1,135	\$430	\$705
Office & Other Services	11.03	50%	73%	\$491	\$170	\$321

** See Figure A6.

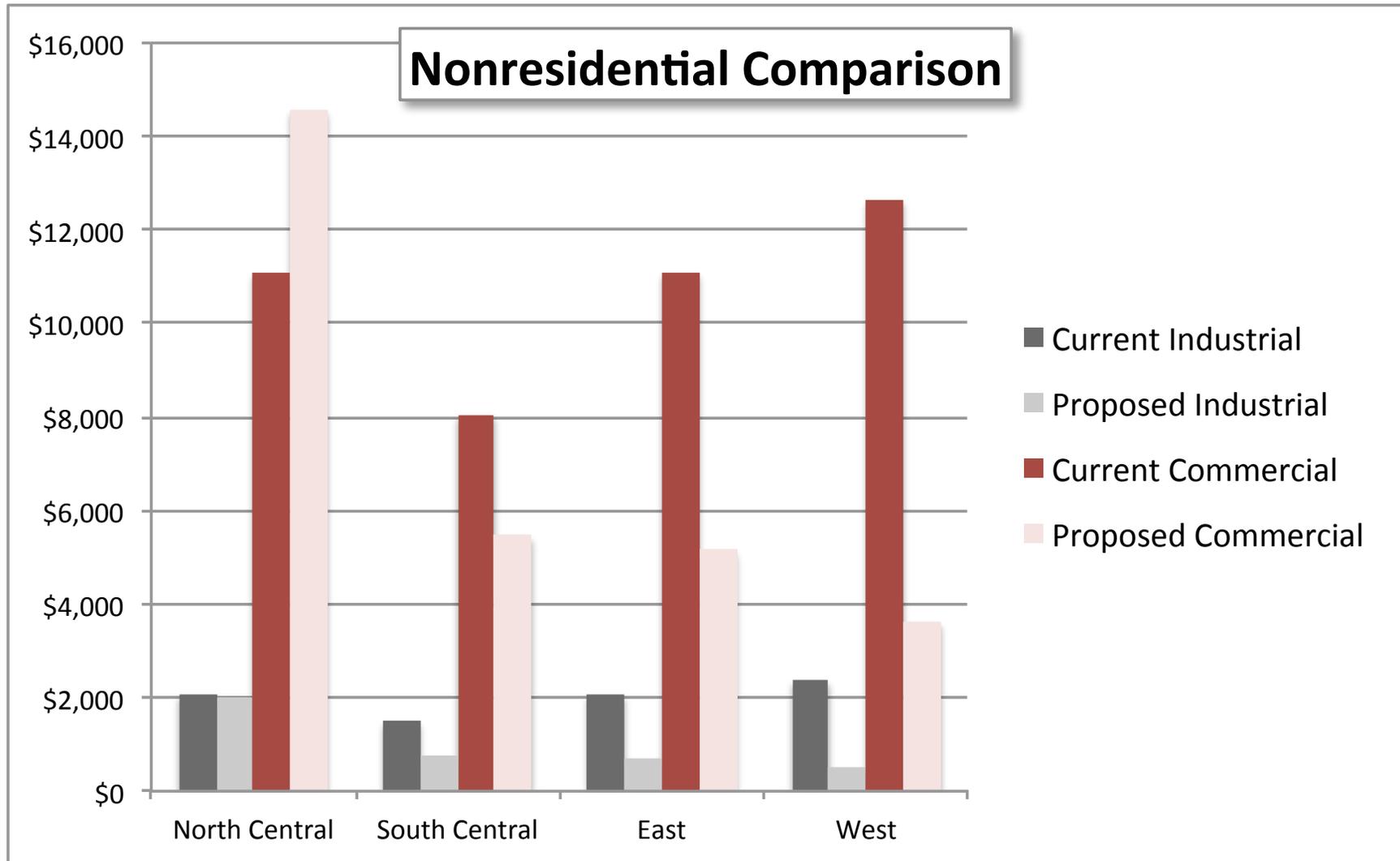
Revenue Credit in 12/23/15 Draft

FY	Unincorporated Share of 2004 COPS Debt Service	Residential Share 92%	Nonresidential Share 8%	Unincorporated Population	Unincorporated VMT to Nonres	Payment Per Person	Payment Per Nonres VMT
2015-16	\$2,233,714	\$2,055,016	\$178,697	200,639	435,595	\$10.24	\$0.41
2016-17	\$2,231,861	\$2,053,312	\$178,549	204,488	441,072	\$10.04	\$0.40
2017-18	\$2,237,115	\$2,058,146	\$178,969	208,851	446,252	\$9.85	\$0.40
2018-19	\$2,232,557	\$2,053,953	\$178,605	213,298	451,507	\$9.63	\$0.40
2019-20	\$2,233,079	\$2,054,433	\$178,646	217,767	457,016	\$9.43	\$0.39
2020-21	\$2,232,251	\$2,053,671	\$178,580	222,168	462,729	\$9.24	\$0.39
2021-22	\$2,232,142	\$2,053,571	\$178,571	227,086	470,274	\$9.04	\$0.38
2022-23	\$2,232,515	\$2,053,914	\$178,601	232,142	477,824	\$8.85	\$0.37
2023-24	\$2,233,136	\$2,054,485	\$178,651	237,335	485,374	\$8.66	\$0.37
2024-25	\$2,233,702	\$2,055,006	\$178,696	242,616	492,920	\$8.47	\$0.36
2025-26	\$2,232,018	\$2,053,457	\$178,561	248,124	500,460	\$8.28	\$0.36
2026-27	\$2,232,636	\$2,054,025	\$178,611	253,764	508,438	\$8.09	\$0.35
2027-28	\$2,233,029	\$2,054,386	\$178,642	259,535	516,403	\$7.92	\$0.35
2028-29	\$2,232,973	\$2,054,335	\$178,638	265,532	524,361	\$7.74	\$0.34
2029-30	\$2,232,243	\$2,053,664	\$178,579	271,751	532,306	\$7.56	\$0.34
TOTAL	\$33,494,971	\$30,815,374	\$2,679,598		Total	\$133.04	\$5.60
					Discount Rate	4.625%	4.625%
					Present Value	\$96.16	\$4.03

Change in Residential Development Fees



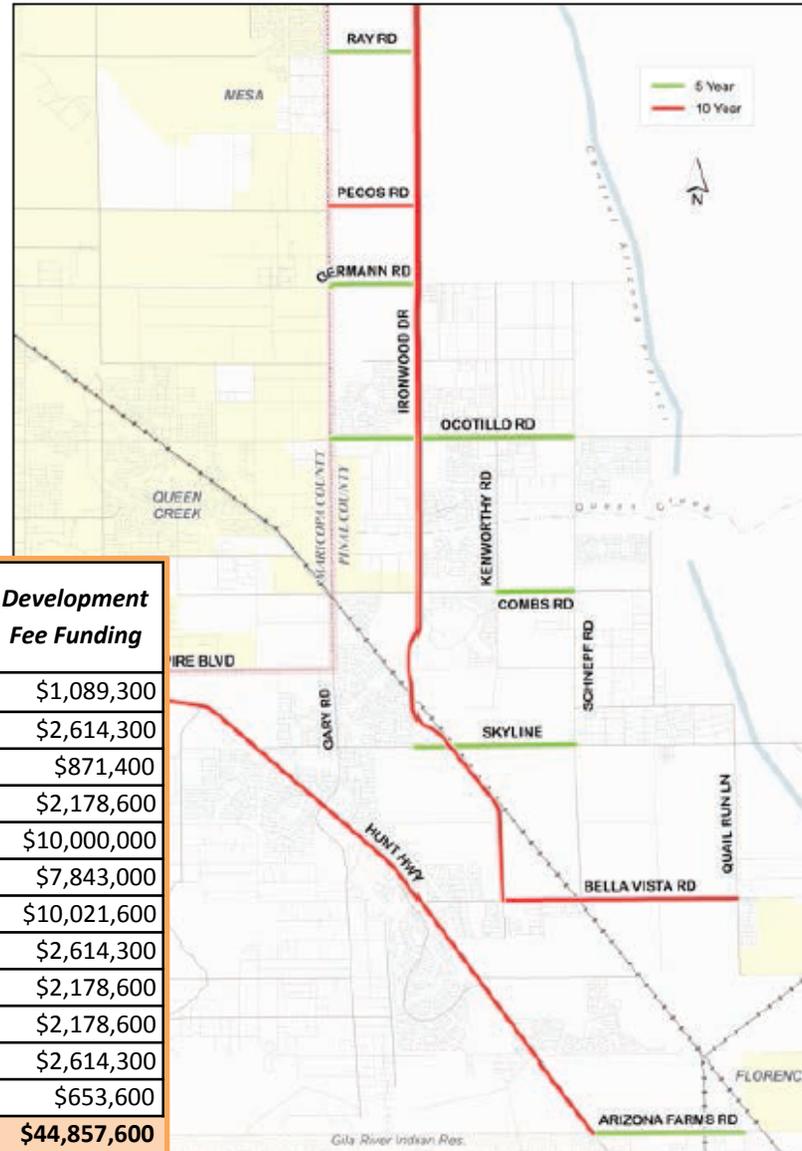
Change in Nonresidential Fees



North Central Street Improvements

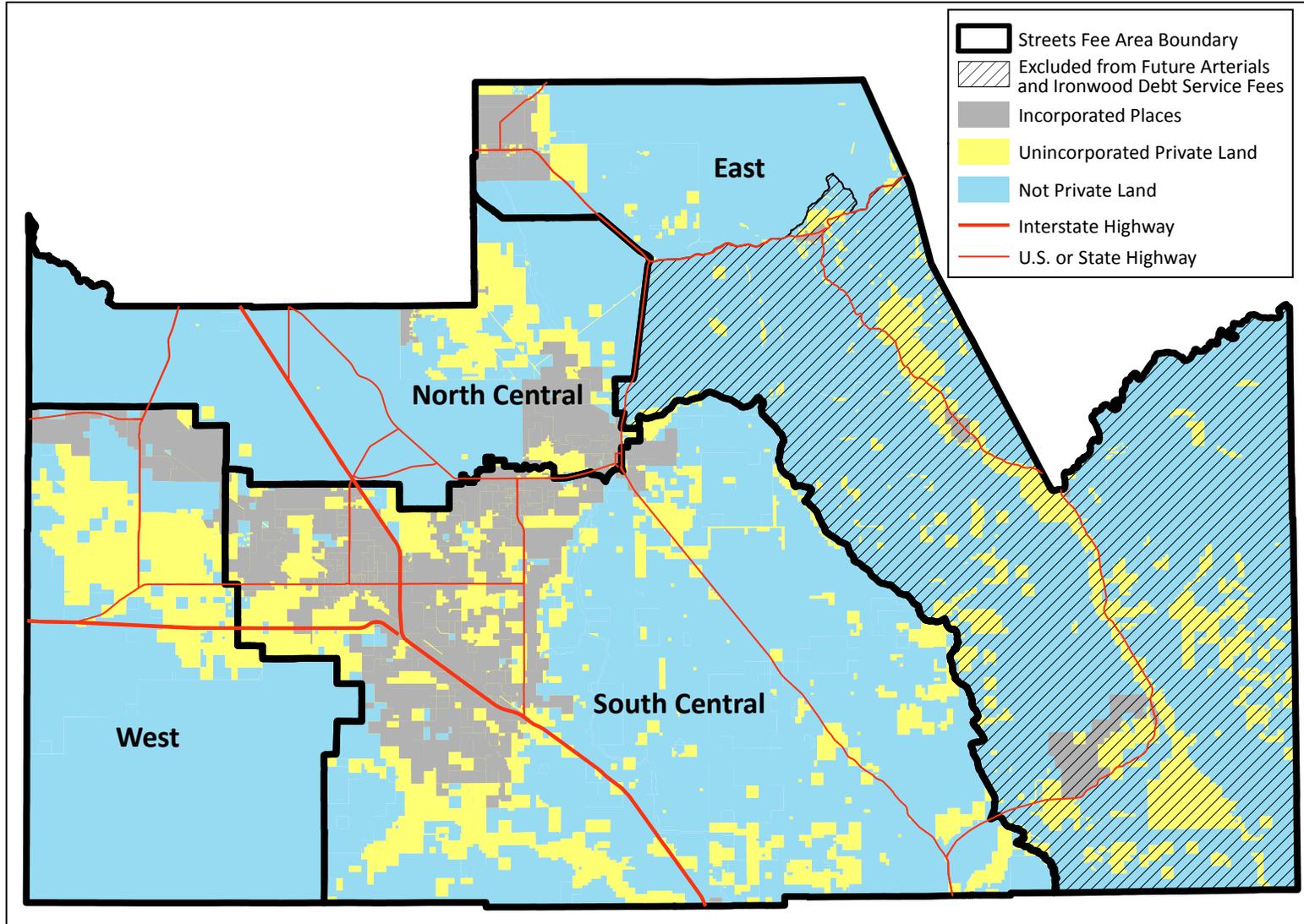
Figure S8: Map of Improvements in North Central SFA

North Central fees are higher due to existing Ironwood debt and major future improvements (e.g. Ironwood and Hunt Highway) over the next ten years.



Project Description	Start	End	Estimated Cost	Growth Share	Development Fee Funding
Arizona Farms	Hunt Highway	Quail Run	\$4,357,221	25.0%	\$1,089,300
Bella Vista	Gantzel	Quail Run	\$5,228,666	50.0%	\$2,614,300
Combs	Kenworthy	Schnepf	\$1,742,889	50.0%	\$871,400
Germann	Meridian	Ironwood	\$4,357,221	50.0%	\$2,178,600
Hunt Highway	Arizona Farms	Gary	\$20,000,000	50.0%	\$10,000,000
Hunt Highway	Arizona Farms	Empire	\$15,685,997	50.0%	\$7,843,000
Ironwood	Bella Vista	IFA Boundary	\$20,043,219	50.0%	\$10,021,600
Ocotillo	Meridian	Schnepf	\$5,228,666	50.0%	\$2,614,300
Pecos	Meridian	Ironwood	\$4,357,221	50.0%	\$2,178,600
Ray	Meridian	Ironwood	\$4,357,221	50.0%	\$2,178,600
Skyline	Terminus	Schnepf	\$5,228,666	50.0%	\$2,614,300
Thompson	Hunt Highway	Empire	\$1,307,166	50.0%	\$653,600
TOTAL			\$91,894,154	48.8%	\$44,857,600

Streets Development Fee Areas



North Central Fees

Development Fees in North Central Streets Fee Area

Residential (per housing unit)

Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*	Current Fee**	Increase or (Decrease)	Percent Change
1000 or less	\$188	\$245	\$3,494	\$3,927	\$4,462	-\$535	-12%
1001 to 1500	\$354	\$462	\$5,692	\$6,508	\$4,462	\$2,046	46%
1501 to 2100	\$494	\$645	\$7,527	\$8,666	\$8,725	-\$59	-1%
2101 or more	\$536	\$700	\$7,978	\$9,214	\$8,725	\$489	6%

* Maximum fee limited to average for all single family housing.

Nonresidential (per 1,000 square feet of building)

Type	Parks	Public Safety	Streets	Proposed Fee	Current Fee**	Increase or (Decrease)	Percent Change
Industrial	\$0	\$192	\$1,844	\$2,036	\$2,080	-\$44	-2%
Institutional	\$0	\$550	\$5,274	\$5,824	\$4,640	\$1,184	26%
Commercial	\$0	\$1,379	\$13,197	\$14,576	\$11,090	\$3,486	31%
Office & Other Services	\$0	\$596	\$5,713	\$6,309	\$4,640	\$1,669	36%

** Based on IFA 1

South Central Fees

Development Fees in South Central Streets Fee Area

Residential (per housing unit)

Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*	Current Fee**	Increase or (Decrease)	Percent Change
1000 or less	\$188	\$190	\$1,148	\$1,526	\$3,317	-\$1,791	-54%
1001 to 1500	\$354	\$359	\$1,871	\$2,584	\$3,317	-\$733	-22%
1501 to 2100	\$494	\$501	\$2,474	\$3,469	\$6,528	-\$3,059	-47%
2101 or more	\$536	\$544	\$2,623	\$3,703	\$6,528	-\$2,825	-43%

* Maximum fee limited to average for all single family housing.

Nonresidential (per 1,000 square feet of building)

Type	Parks	Public Safety	Streets	Proposed Fee	Current Fee**	Increase or (Decrease)	Percent Change
Industrial	\$0	\$158	\$606	\$764	\$1,500	-\$736	-49%
Institutional	\$0	\$453	\$1,734	\$2,187	\$3,350	-\$1,163	-35%
Commercial	\$0	\$1,135	\$4,339	\$5,474	\$8,070	-\$2,596	-32%
Office & Other Services	\$0	\$491	\$1,878	\$2,369	\$3,350	-\$981	-29%

** Based on IFA 7

East Fees

Development Fees in East Streets Fee Area (with Arterials)

Residential (per housing unit)

Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*	Current Fee**	Increase or (Decrease)	Percent Change
1000 or less	\$188	\$190	\$1,065	\$1,443	\$4,462	-\$3,019	-68%
1001 to 1500	\$354	\$359	\$1,734	\$2,447	\$4,462	-\$2,015	-45%
1501 to 2100	\$494	\$501	\$2,294	\$3,289	\$8,725	-\$5,436	-62%
2101 or more	\$536	\$544	\$2,431	\$3,511	\$8,725	-\$5,214	-60%

* Maximum fee limited to average for all single family housing.

Nonresidential (per 1,000 square feet of building)

Type	Parks	Public Safety	Streets	Proposed Fee	Current Fee**	Increase or (Decrease)	Percent Change
Industrial	\$0	\$158	\$561	\$719	\$2,080	-\$1,361	-65%
Institutional	\$0	\$453	\$1,607	\$2,060	\$4,640	-\$2,580	-56%
Commercial	\$0	\$1,135	\$4,022	\$5,157	\$11,090	-\$5,933	-53%
Office & Other Services	\$0	\$491	\$1,741	\$2,232	\$4,640	-\$2,408	-52%

** Based on IFA 1

Development Fees in East (without Arterials)

Residential (per housing unit)

Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*	Current Fee**	Increase or (Decrease)	Percent Change
1000 or less	\$188	\$190	\$41	\$419	\$4,462	-\$4,043	-91%
1001 to 1500	\$354	\$359	\$68	\$781	\$4,462	-\$3,681	-82%
1501 to 2100	\$494	\$501	\$89	\$1,084	\$8,725	-\$7,641	-88%
2101 or more	\$536	\$544	\$95	\$1,175	\$8,725	-\$7,550	-87%

* Maximum fee limited to average for all single family housing.

Nonresidential (per 1,000 square feet of building)

Type	Parks	Public Safety	Streets	Proposed Fee	Current Fee**	Increase or (Decrease)	Percent Change
Industrial	\$0	\$158	\$22	\$180	\$2,080	-\$1,900	-91%
Institutional	\$0	\$453	\$63	\$516	\$4,640	-\$4,124	-89%
Commercial	\$0	\$1,135	\$157	\$1,292	\$11,090	-\$9,798	-88%
Office & Other Services	\$0	\$491	\$68	\$559	\$4,640	-\$4,081	-88%

** Based on IFA 1

West Fees

Development Fees in West Streets Fee Area

Residential (per housing unit)

Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*	Current Fee**	Increase or (Decrease)	Percent Change
1000 or less	\$188	\$190	\$662	\$1,040	\$5,054	-\$4,014	-79%
1001 to 1500	\$354	\$359	\$1,078	\$1,791	\$5,054	-\$3,263	-65%
1501 to 2100	\$494	\$501	\$1,426	\$2,421	\$9,859	-\$7,438	-75%
2101 or more	\$536	\$544	\$1,512	\$2,592	\$9,859	-\$7,267	-74%

* Maximum fee limited to average for all single family housing.

Nonresidential (per 1,000 square feet of building)

Type	Parks	Public Safety	Streets	Proposed Fee	Current Fee**	Increase or (Decrease)	Percent Change
Industrial	\$0	\$158	\$349	\$507	\$2,380	-\$1,873	-79%
Institutional	\$0	\$453	\$999	\$1,452	\$5,300	-\$3,848	-73%
Commercial	\$0	\$1,135	\$2,501	\$3,636	\$12,640	-\$9,004	-71%
Office & Other Services	\$0	\$491	\$1,082	\$1,573	\$5,300	-\$3,727	-70%

** Based on IFA 2