Proposed Development Fee Update

Pinal Partnership Breakfast Panel
January 15, 2016
Changes to Fee Structure

Development Fees in North Central Streets Fee Area

<table>
<thead>
<tr>
<th>Residential (per housing unit)</th>
<th>Square Feet of Finished Floor Area</th>
<th>Parks</th>
<th>Public Safety</th>
<th>Streets</th>
<th>Proposed Fee*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1000 or less</td>
<td>$188</td>
<td>$245</td>
<td>$3,494</td>
<td>$3,927</td>
<td></td>
</tr>
<tr>
<td>1001 to 1500</td>
<td>$354</td>
<td>$462</td>
<td>$5,692</td>
<td>$6,508</td>
<td></td>
</tr>
<tr>
<td>1501 to 2100</td>
<td>$494</td>
<td>$645</td>
<td>$7,527</td>
<td>$8,666</td>
<td></td>
</tr>
<tr>
<td>2101 or more</td>
<td>$536</td>
<td>$700</td>
<td>$7,978</td>
<td>$9,214</td>
<td></td>
</tr>
</tbody>
</table>

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

Nonresidential (per 1,000 square feet of building)

<table>
<thead>
<tr>
<th>Type</th>
<th>Parks</th>
<th>Public Safety</th>
<th>Streets</th>
<th>Proposed Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial</td>
<td>$0</td>
<td>$192</td>
<td>$1,844</td>
<td>$2,036</td>
</tr>
<tr>
<td>Institutional</td>
<td>$0</td>
<td>$550</td>
<td>$5,274</td>
<td>$5,824</td>
</tr>
<tr>
<td>Commercial</td>
<td>$0</td>
<td>$1,379</td>
<td>$13,197</td>
<td>$14,576</td>
</tr>
<tr>
<td>Office &amp; Other Services</td>
<td>$0</td>
<td>$596</td>
<td>$5,713</td>
<td>$6,309</td>
</tr>
</tbody>
</table>

- Residential by dwelling size rather than type, capped based on Pinal data for average single family housing
- Eliminated commercial size thresholds and simplified nonresidential categories
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.
Residential Development Fees

Residential Comparison

North Central  South Central  East  West

Current Single Detached
Proposed Large Dwelling
Current All Other
Proposed Small Dwelling
Nonresidential Fee Comparison

North Central  South Central  East  West

$0  $2,000  $4,000  $6,000  $8,000  $10,000  $12,000  $14,000  $16,000

Current Industrial  Proposed Industrial  Current Commercial  Proposed Commercial