

# **FY2023 Development Impact Fee Utilization Report**

City of Avondale

Exhibit A  
Development Impact Fee Report  
For Fiscal Year Ended June 30, 2022

**Streets Development Impact Fee Fund (3010)**

Project Description	Project Location	Amount
<b>Beginning Fund Balance</b>		3,624,533
<b>Sources</b>		
Development Impact Fees		5,517,086
Interest		158,326
Unrealized Gain		123,229
<b>Sub-Total Sources</b>		5,798,641
<b>Uses</b>		
Development Impact Fee Update (M0170)		6,578
Traffic Signal and Intersection Improvements - El Mirage and Lower Buckeye (T0138)	El Mirage and Lower Buckeye	71,315
Avondale Blvd Widening - McDowell to Encanto (T0016)	McDowell to Encanto	1,647,000
Signal & Intersection Improvement - Avondale Blvd and Lower Buckeye (T0173)	Avondale Blvd and Lower Buckeye	287,327
<b>Subtotal Uses</b>		2,012,220
<b>Ending Fund Balance</b>		7,410,954

**Police Development Impact Fee Fund (3020)**

Project Description	Project Location	Amount
<b>Beginning Fund Balance</b>		2,850,562
<b>Sources</b>		
Development Impact Fees		1,625,095
Interest		119,488
<b>Sub-Total Sources</b>		1,744,584
<b>Uses</b>		
Vehicles		396,359
Development Impact Fee Update (M0170)		3,818
<b>Subtotal Uses</b>		400,176
<b>Ending Fund Balance</b>		4,194,969

**Fire Development Impact Fee Fund (3030)**

Project Description	Project Location	Amount
<b>Beginning Fund Balance</b>		2,671,975
<b>Sources</b>		
Development Impact Fees		1,511,804
Interest		97,337
<b>Sub-Total Sources</b>		1,609,141
<b>Uses</b>		
Fire Apparatus and Equipment (S0056)		854,815

Exhibit A  
Development Impact Fee Report  
For Fiscal Year Ended June 30, 2022

Development Impact Fee Update (M0170)	3,818
<b>Subtotal Uses</b>	858,632
<b>Ending Fund Balance</b>	3,422,484

**Parks Development Impact Fee Fund (3040)**

Project Description	Project Location	Amount
<b>Beginning Fund Balance</b>		(2,833,584)
<b>Sources</b>		
Development Impact Fees		2,768,324
Interest		66,351
<b>Sub-Total Sources</b>		2,834,675
<b>Uses</b>		
Development Impact Fee Update (M0170)		3,818
Alamar Community Park (P0171)	Northeast of El Mirage and Broadway Rd	217,407
<b>Subtotal Uses</b>		221,224
<b>Ending Fund Balance*</b>		(220,134)

\*NOTE: In total, the Parks Development Impact Fee Fund owes the General Fund \$2,840,000. \$6,416 was paid back to the General Fund in FY22 and \$2,613,450 was paid back to the Gneral Fund in FY23. The remainder of the loan will be paid back with zero (0%) interest when revenues in the Parks Development Impact Fee Fund exceed eligible expenses in a given year

**Library Development Impact Fee Fund (3050)**

Project Description	Project Location	Amount
<b>Beginning Fund Balance</b>		(56,155)
<b>Sources</b>		
Development Impact Fees		-
Interest		53
<b>Sub-Total Sources</b>		53
<b>Uses</b>		
Transfer Out		-
<b>Subtotal Uses</b>		-
<b>Ending Fund Balance*</b>		(56,102)

\*NOTE: In total, the Library Development Impact Fee Fund owes the General Fund \$56,155. Since the fee is no longer being collected, the deficit in the fund will be written off.

**Water Development Impact Fee Fund (5130)**

Project Description	Project Location	Amount
<b>Beginning Fund Balance</b>		9,337,824
<b>Sources</b>		
Development Impact Fees		3,465,494
Interest		181,536
Unrealized Gain		348,333
<b>Sub-Total Sources</b>		3,995,362

Exhibit A  
Development Impact Fee Report  
For Fiscal Year Ended June 30, 2022

**Uses**

Development Impact Fee Update (M0170)		6,510
Well 22 and Transmission Line (U0156)	Van Buren St and Avondale Blvd	13,467
New River-Agua Fria River Underground Storage Project (NAUSP) Capacity Purchase (U0220)		1,599,400
McDowell Rd Waterline Replacement (U0080)	Avondale Blvd and 99th	482,057
BLVD Well #33 & Transmission Line (U0131)	114th Ave and Roosevelt	528,073
Well #25 Rehabilitation (U0217)		99,528
Transfer to Debt Service Fund North Avondale Water Supply (NAWS) Project	Indian School Road and 107th Avenue	431,000

<b>Subtotal Uses</b>		3,160,035
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<b>Ending Fund Balance</b>		10,173,151
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<b>Sewer Development Impact Fee Fund (5430)</b>
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Project Description	Project Location	Amount
<b>Beginning Fund Balance</b>		13,795,183
<b>Sources</b>		
Development Impact Fees		4,459,116
Interest		293,051
Unrealized Gain		512,780
<b>Sub-Total Sources</b>		5,264,947
<b>Uses</b>		
Development Impact Fee Update (M0170)		6,510
<b>Subtotal Uses</b>		6,510
<b>Ending Fund Balance</b>		19,053,620

**Exhibit B**  
**Development Impact Fees**

**Non-Utility Development Fees**  
**Revised 6/17/23**

<b>Residential Development</b>					
<b>Unit Type</b>	<b>Fire</b>	<b>Parks and Recreation</b>	<b>Police</b>	<b>Street</b>	<b>Total</b>
Single Unit	\$ 2,184	\$ 1,697	\$ 2,089	\$ 1,790	\$ 7,760
2+ Unit	\$ 1,553	\$ 1,207	\$ 1,485	\$ 1,279	\$ 5,524

<b>Nonresidential Development per sq ft</b>					
<b>Unit Type</b>	<b>Fire</b>	<b>Parks and Recreation</b>	<b>Police</b>	<b>Street</b>	<b>Total</b>
Industrial	\$ 0.04	\$ 0.07	\$ 0.04	\$ 0.21	\$ 0.36
Commercial	\$ 0.65	\$ 0.11	\$ 0.62	\$ 2.50	\$ 3.88
Office/Services	\$ 0.29	\$ 0.16	\$ 0.27	\$ 1.33	\$ 2.05

**Utility Development Fees**  
**Revised 6/17/23**

<b>Single Family Residential Development Fees</b>			
<b>Development Type</b>	<b>Water</b>	<b>Wastewater</b>	<b>Total</b>
Single Family	\$ 3,519	\$ 3,153	\$ 6,672

<b>Multi-Family and Commercial Development Fees</b>			
<b>Meter Size (inches)</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>
0.75	\$ 3,519	\$ 3,153	\$ 6,672
1.00	\$ 5,865	\$ 5,255	\$ 11,120
1.50	\$ 11,730	\$ 10,510	\$ 22,240
2.00	\$ 18,768	\$ 16,816	\$ 35,584
3.00	\$ 37,536	\$ 33,632	\$ 71,168
4.00	\$ 58,650	\$ 52,550	\$ 111,200
6.00	\$ 117,300	\$ 105,100	\$ 222,400

Exhibit C  
Support for Transfer to Debt Fund

North Avondale Water Supply (NAWS) Expenses **\$ 8,884,769**

Impact Fee Eligible (IIP)	\$	6,860,000	
Non impact fee	\$	2,024,769	
2019 Bonds		\$6,000,000	
Bonds to impact fee		\$3,975,231	44.74% Bond Fund
Purely Bond Funded	\$	2,024,769	22.79% Bond Fund
Purely impact fee portion	\$	<u>2,884,769</u>	32.47% Impact Fee
		\$8,884,769	

Impact Fee Bond	66.3%
Non Impact Fee Bond	33.7%

Ratio of Projects			
NAWS	\$	6,000,000	59.43%
Historic Avondale	\$	4,000,000	39.62%
Other costs	\$	96,000	0.95%

Date	Fiscal Year	Principal	Interest	NAWS Portion (Rounded to Nearest 1,000)	% of project reimbursed from impact fees (Rounded to Nearest 1,000)
1/1/2020	FY2020		103,248	61,000	40,000
7/1/2020	FY2020	543,000	119,133	394,000	261,000
1/1/2021	FY2021		112,725	67,000	44,000
7/1/2021	FY2021	771,000	112,725	525,000	348,000
1/1/2022	FY2022			-	-
7/1/2022	FY2022	785,000	164,030	564,000	374,000
1/1/2023	FY2023		145,275	86,000	57,000
7/1/2023	FY2023	655,000	145,275	476,000	315,000
1/1/2024	FY2024		135,450	80,000	53,000
7/1/2024	FY2024	675,000	135,450	482,000	319,000
1/1/2025	FY2025		118,575	70,000	46,000
7/1/2025	FY2025	710,000	118,575	492,000	326,000
1/1/2026	FY2026		107,925	64,000	42,000
7/1/2026	FY2026	730,000	107,925	498,000	330,000
1/1/2027	FY2027		89,675	53,000	35,000
7/1/2027	FY2027	770,000	89,675	511,000	339,000
1/1/2028	FY2028		70,425	42,000	28,000
7/1/2028	FY2028	805,000	70,425	520,000	345,000
1/1/2029	FY2029		50,300	30,000	20,000
7/1/2029	FY2029	845,000	50,300	532,000	352,000
1/1/2030	FY2030		29,175	17,000	11,000
7/1/2030	FY2030	890,000	29,175	546,000	362,000
1/1/2031	FY2031		22,500	13,000	9,000
7/1/2031	FY2031	900,000	22,500	548,000	363,000
<b>TOTAL</b>		<b>9,079,000</b>	<b>2,150,462</b>	<b>6,671,000</b>	<b>4,419,000</b>

Fiscal Year	Transfer per fiscal year (Rounded to Nearest 1,000)
FY2020	\$ 301,000.00
FY2021	\$ 392,000.00
FY2022	\$ 374,000.00
FY2023	\$ 372,000.00
FY2024	\$ 372,000.00
FY2025	\$ 372,000.00
FY2026	\$ 372,000.00
FY2027	\$ 374,000.00
FY2028	\$ 373,000.00
FY2029	\$ 372,000.00
FY2030	\$ 373,000.00
FY2031	\$ 372,000.00
FY2032	\$ -
<b>TOTAL</b>	<b>\$ 4,419,000</b>