

Town of Queen Creek

Development Impact Fee Annual Report FY 2023-24

AUDITED



Report Date: January 15, 2025

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BACKGROUND

Development Impact Fees

Development impact fees are one-time payments used to construct improvements needed to accommodate new development. They are assessed on both residential and nonresidential development. The Town's development impact fees are based on one town-wide service area. The fees are collected at the time a building permit is issued. The Town collects the following six development impact fees:

- Parks and Trails
- Town Facilities
- Transportation Facilities
- Library Facilities
- Police Facilities
- Fire Facilities

Authorization and Purpose

Under Authority of Arizona Revised Statutes (A.R.S.) 9-463.05, municipalities in Arizona may assess development fees to offset infrastructure costs of a municipality associated with providing necessary public services to development. The development impact fees must be based on an Infrastructure Improvement Plan (IIP). The amount of the development impact fee must bear a reasonable relationship to the burden imposed upon the municipality to provide additional necessary public services to serve new development. Development impact fees are calculated based on a development fee study, which was prepared in accordance with state law and is available [here](#).

Annual Reporting Requirements

Legislation adopted and signed into law in 2005, and then amended in 2011, requires an annual report be prepared to account for the collection and use of development impact fees. The report is prepared on a cash basis. The report is due within 90 days of the end of each fiscal year and is required to be maintained in the Town Clerk's Office. For the FY 2023-24 reporting period, the report is required to be filed by September 28, 2024.

Because of the due date 90 days after the end of the fiscal year, the law allows for the initial report to contain financial information that has not yet been audited. As a result, when the Town's FY 2023-24 audited Annual Comprehensive Financial Report (ACFR) is complete, a final report will be issued, based on audited financial statements.

The Town is not permitted to collect development impact fees if the report is not posted as required.

The information provided in this report includes development impact fee revenues and expenses for FY 2023-24 and beginning and ending balances. The Town Council adopted a policy on June 17, 2020, to annually review and approve the impact fee report. The intention of this policy is to improve disclosure to the public and the development community related to the development impact fees collected and expended.

The report required by A.R.S. § 9-463.05(N) is detailed below.

N. Each municipality that assesses development impact fees shall submit an annual report accounting for the collection and use of the fees for each service area. The annual report shall include the following:

1. The amount assessed by the municipality for each type of development impact fee.
2. The balance of each fund maintained for each type of development impact fee assessed as of the beginning and end of the fiscal year.
3. The amount of interest or other earnings on the monies in each fund as of the end of the fiscal year.
4. The amount of development impact fee monies used to repay:
 - (a) Bonds issued by the municipality to pay the cost of a capital improvement project that is the subject of a development impact fee assessment, including the amount needed to repay the debt service obligations on each facility for which development impact fees have been identified as the source of funding and the time frames in which the debt service will be repaid
 - (b) Monies advanced by the municipality from funds other than the funds established for development impact fees in order to pay the cost of a capital improvement project that is the subject of a development impact fee assessment, the total amount advanced by the municipality for each facility, the source of the monies advanced and the terms under which the monies will be repaid to the municipality
5. The amount of development impact fee monies spent on each capital improvement project that is the subject of a development impact fee assessment and the physical location of each capital improvement project
6. The amount of development impact fee monies spent for each purpose other than a capital improvement project that is the subject of a development impact fee assessment

DEVELOPMENT IMPACT FEE FUND SUMMARIES

PARKS AND TRAILS

Beginning Balance		\$20,603,757
Revenues		
	Development Impact Fees	\$9,882,122
	Interest Income	\$728,440
Other Sources		
	Allocation of Discontinued Fees ¹	\$98,784
	Adjustment for Land Purchase ²	\$434,106
	Parks Inter-Fund Loan Payoff ³	\$3,519,965
	Adjustment for Mansel Carter Park Cost Overrun ⁴	\$1,971,750
Expenses		
	Professional and Technical Services	\$30,386
	Projects	\$905,285
	2007 Excise Tax Bond - Debt Service	\$3,860,409
	2008B GADA Bond - Debt Service	\$81,344
Ending Balance		<u>\$32,361,499</u>

Notes:

¹The Town discontinued the Town Building Development and Library Facilities Impact Fees. As a result, the Town received legal guidance that the remaining balances in the Town Building Development and Library Facilities Impact Fee Funds should be allocated evenly amongst the remaining impact fee funds.

²Reimburse Parks Impact Fee Fund for a portion of Land used for the Field Operations Facility.

³Payoff Inter-Fund Loan with dedicated construction sales tax.

⁴Mansel Carter Park cost overrun correction.

DEVELOPMENT IMPACT FEE FUND SUMMARIES (CONTINUED)

TOWN FACILITIES

Beginning Balance	\$2,521,720
Revenues	
Development Impact Fees	\$3,994
Expenses	
2007 Excise Tax Bond - Debt Service	\$593,909
2004B GADA Bond - Debt Service	\$1,492,992
Other Uses	
Allocation of Discontinued Fees to Remaining Fees ¹	\$438,813
Ending Balance	\$0

Note:

¹Town Building Development Impact Fee was discontinued effective May 23, 2022 because sufficient revenues have been collected to defease the outstanding debt. Any applications submitted prior to May 23, 2022 were assessed this fee. As a result, the Town received legal guidance that the remaining balance in this fund should be transferred out and allocated evenly amongst the remaining impact fee funds.

DEVELOPMENT IMPACT FEE FUND SUMMARIES (CONTINUED)

TRANSPORTATION FACILITIES

Beginning Balance	\$16,922,202
Revenues	
Development Impact Fees	\$7,526,761
Interest Income	\$497,437
Other Sources	
Allocation of Discontinued Fees ¹	\$98,784
Prior Year Interest Allocation ²	\$808,901
Expenses	
Professional and Technical Services	\$28,599
Projects	\$5,983,379
2018 B Excise Tax Bond - Debt Service	\$8,783,788
2020 Excise Tax Bond - Debt Service	\$337,618
Ending Balance	<u>\$10,720,701</u>

Note:

¹The Town discontinued the Town Building Development and Library Facilities Impact Fees. As a result, the Town received legal guidance that the remaining balances in the Town Building Development and Library Facilities Impact Fee Funds should be allocated evenly amongst the remaining impact fee funds.

²Payoff Inter-Fund Loan and fund FY 22-23 interest with dedicated construction sales tax.

DEVELOPMENT IMPACT FEE FUND SUMMARIES (COTINUED)

LIBRARY FACILITIES

Beginning Balance	\$2,339,699
Revenues	
Development Impact Fees	\$57,893
Interest Income	\$56,273
Other Sources	
Allocation of Discontinued Fees ¹	\$87,763
Expenses	
2007 Excise Tax Bond - Debt Service	\$240,533
2005B GADA Bond - Debt Service	\$292,922
2006A GADA Bond - Debt Service	\$1,964,088
Other Uses	
Allocation of Discontinued Fees to Remaining Fees ²	\$44,084
Ending Balance	\$0

Notes:

¹Town Building Development Impact Fee was discontinued effective May 23, 2022 because sufficient revenues have been collected to defease the outstanding debt. Any applications submitted prior to May 23, 2022 were assessed this fee. As a result, the Town received legal guidance that the remaining balance in this fund should be transferred out and allocated evenly amongst the remaining impact fee funds.

²The Library Facilities Impact Fee was discontinued effective July 10, 2023 because sufficient revenues had been collected to defease the outstanding debt. Any applications submitted prior to July 10, 2023 were assessed this fee. As a result, the Town received legal guidance that the remaining balance in this fund should be transferred out and allocated evenly amongst the remaining impact fee funds.

DEVELOPMENT IMPACT FEE FUND SUMMARIES (CONTINUED)

POLICE FACILITIES

Beginning Balance	\$2,137,378
Revenues	
Development Impact Fees	\$2,255,149
Interest Income	\$83,489
Other Sources	
Allocation of Discontinued Fees ¹	\$98,784
Expenses	
Professional and Technical Services	\$28,600
Projects	\$1,946,397
2018 B Excise Tax Bond - Debt Service	\$1,594,175
Ending Balance	<u>\$1,005,628</u>

Note:

¹The Town discontinued the Town Building Development and Library Facilities Impact Fees.

As a result, the Town received legal guidance that the remaining balances in the Town Building Development and Library Facilities Impact Fee Funds should be allocated evenly amongst the remaining impact fee funds.

DEVELOPMENT IMPACT FEE FUND SUMMARIES (CONCLUDED)

FIRE FACILITIES

Beginning Balance	\$9,147,771
Revenues	
Development Impact Fees	\$4,140,490
Interest Income	\$228,272
Other Sources	
Allocation of Discontinued Fees ¹	\$98,784
Reimburse Fire Impact Fee Fund ²	\$61,773
Expenses	
Professional and Technical Services	\$28,597
Projects	\$11,632,628
2018 B Excise Tax Bond - Debt Service	\$3,905,621
2020 Excise Tax Bond - Debt Service	\$593,925
Ending Balance ³	<u>(\$2,483,681)</u>

Notes:

¹The Town discontinued the Town Building Development and Library Facilities Impact Fees. As a result, the Town received legal guidance that the remaining balances in the Town Building Development and Library Facilities Impact Fee Funds should be allocated evenly amongst the remaining impact fee funds.

²Reimburse Fire Facilities Impact Fee Fund for a portion of Land used for the Field Operations Facility.

³The deficit is the result of project expenses that have occurred and will be recovered from impact fees in FY 24-25.

DEVELOPMENT IMPACT FEES PAID BY THE TOWN ASSOCIATED WITH DEVELOPMENT AGREEMENTS

	<u>Parks and Trails</u>	<u>Transportation</u>	<u>Police</u>	<u>Fire</u>	<u>Total</u>
AUGUST					
Costco - Hobby Lobby ¹	\$0	\$0	\$30,120	\$0	\$30,120
SEPTEMBER					
Earnhardt Chevrolet ²	\$53,773	\$190,599	\$44,062	\$80,805	\$369,239
FEBRUARY					
LGES ³	\$2,277,143	\$1,470,442	\$500,359	\$919,026	\$5,166,970
MARCH					
LGES ³	\$91,902	\$59,345	\$20,194	\$37,090	\$208,531
MAY					
LGES ³	\$83,837	\$54,137	\$18,422	\$33,836	\$190,232
Total	\$2,506,655	\$1,774,523	\$613,157	\$1,070,757	\$5,965,092

NOTES:

¹Costco Development Agreement - Hobby Lobby

²Earnhardt Chevrolet Development Agreement

³LGES Development Agreement

AMOUNT ASSESSED FOR EACH TYPE OF DEVELOPMENT IMPACT FEE

An impact fee study was adopted by the Town Council on November 20, 2019 and, as a result, a new impact fee schedule took effect on February 10, 2020. Additionally, The Town Building Development Fee was discontinued effective May 23, 2022 which resulted in a new impact fee schedule. Further, the Library Facilities Impact Fee was discontinued effective July 10, 2023, which resulted in a new impact fee schedule. The information that follows contains a summary of the amount assessed for each type of development impact fee.

For more details, please see the November 2019 Land Use Assumptions, Infrastructure Improvement Plan and Impact Fee Report [here](#)

DEVELOPMENT FEE SCHEDULE (EFFECTIVE FEBRUARY 10, 2020)

	<u>Parks and Trails</u>	<u>Town Facilities</u>	<u>Transportation</u>	<u>Library Facilities</u>	<u>Police Facilities</u>	<u>Fire Facilities</u>
<u>Residential</u>						
(per unit)						
Single Family Detached	\$3,189	\$76	\$2,118	\$167	\$640	\$1,175
2+ Multi-Family	\$2,293	\$54	\$1,479	\$120	\$460	\$845
<u>Nonresidential</u>						
(per 1,000 sq. ft.)						
Industrial	\$1,115	\$26	\$720	\$58	\$245	\$450
Commercial	\$742	\$18	\$2,630	\$39	\$608	\$1,115
Office & Other Services	\$1,099	\$26	\$1,139	\$57	\$310	\$569

DEVELOPMENT FEE SCHEDULE (EFFECTIVE MAY 23, 2022)

	<u>Parks and Trails</u>	<u>Transportation</u>	<u>Library Facilities</u>	<u>Police Facilities</u>	<u>Fire Facilities</u>
<u>Residential</u>					
(per unit)					
Single Family Detached	\$3,189	\$2,118	\$167	\$640	\$1,175
2+ Multi-Family	\$2,293	\$1,479	\$120	\$460	\$845
<u>Nonresidential</u>					
(per 1,000 sq. ft.)					
Industrial	\$1,115	\$720	\$58	\$245	\$450
Commercial	\$742	\$2,630	\$39	\$608	\$1,115
Office & Other Services	\$1,099	\$1,139	\$57	\$310	\$569

**AMOUNT ASSESSED FOR EACH TYPE OF DEVELOPMENT IMPACT FEE
 (CONCLUDED)**

DEVELOPMENT FEE SCHEDULE (EFFECTIVE JULY 10, 2023)

	<u>Parks and Trails</u>	<u>Transportation</u>	<u>Police Facilities</u>	<u>Fire Facilities</u>
<u>Residential</u>				
(per unit)				
Single Family Detached	\$3,189	\$2,118	\$640	\$1,175
2+ Multi-Family	\$2,293	\$1,479	\$460	\$845
<u>Nonresidential</u>				
(per 1,000 sq. ft.)				
Industrial	\$1,115	\$720	\$245	\$450
Commercial	\$742	\$2,630	\$608	\$1,115
Office & Other Services	\$1,099	\$1,139	\$310	\$569

DEVELOPMENT IMPACT FEE PERMIT ACTIVITY AND REVENUES

Single Family	PARKS AND TRAILS	TOWN FACILITIES¹	TRANSPORTATION²	LIBRARY³	POLICE	FIRE
JULY	139	2	139	48	139	139
AUGUST	180	4	180	7	180	180
SEPTEMBER	137	5	137	12	137	137
OCTOBER	137	0	137	0	137	137
NOVEMBER	110	0	110	2	110	110
DECEMBER	92	0	92	0	92	92
JANUARY	145	0	145	2	145	145
FEBRUARY	143	0	143	9	143	143
MARCH	159	0	159	3	159	159
APRIL	172	0	172	0	172	172
MAY	120	0	120	0	120	120
JUNE	133	3	133	66	133	133
Subtotal	1,667	14	1,667	149	1,667	1,667
Less Refunded Permits	(14)	(6)	(14)	(14)	(14)	(14)
Total Single Family Permits	1,653	8	1,653	135	1,653	1,653
2+Multi-Family Units	683	0	683	144	683	683

Notes:

¹The Town Building Development Impact Fee was discontinued effective May 23, 2022 because sufficient revenues have been collected to defease the outstanding debt. Any applications submitted prior to May 23, 2022 were assessed this fee. Town Building Development Impact Fee corrections were applied. The June activity represents adjustments of prior months' activity associated with the elimination of the Town Building Development Impact Fee.

²As stated in A.R.S. 9-500.18, a city or town shall not assess or collect any fees or costs from a school district or charter school for fees pursuant to section 9-463.05. This prohibition does not include fees assessed or collected for streets, water and wastewater utility functions. As such, square footage for transportation may be higher than the other fees because the others are not paid by school districts.

³The Library Facilities Impact Fee was discontinued effective July 10, 2023 because sufficient revenues have been collected to defease the outstanding debt. Any applications submitted prior to July 10, 2023 were assessed this fee. The June activity represents adjustments of prior months' activity associated with the elimination of the Library Facilities Development Impact Fee.

DEVELOPMENT IMPACT FEE PERMIT ACTIVITY AND REVENUES (CONCLUDED)

	<u>PARKS AND TRAILS</u>	<u>TOWN FACILITIES¹</u>	<u>TRANSPORTATION²</u>	<u>LIBRARY</u>	<u>POLICE</u>	<u>FIRE</u>
Single Family	\$5,316,063	\$1,064	\$3,530,706	\$24,883	\$1,066,880	\$1,958,725
2+ Multi-Family	\$1,566,119	\$0	\$1,010,157	\$17,280	\$314,180	\$577,135
Non-Residential	\$3,044,586	\$3,386	\$3,015,550	\$17,901	\$883,049	\$1,621,080
Subtotal	\$9,926,768	\$4,450	\$7,556,413	\$60,064	\$2,264,109	\$4,156,940
Less Refunds/Corrections	(\$44,646)	(\$456)	(\$29,652)	(\$2,171)	(\$8,960)	(\$16,450)
Total Development Impact Fee Revenue	\$9,882,122	\$3,994	\$7,526,761	\$57,893	\$2,255,149	\$4,140,490
Projected Revenue Per Study	\$3,979,540	\$94,286	\$2,742,656	\$208,232	\$823,313	\$1,511,256
\$ Variance	\$5,902,582	(\$90,292)	\$4,784,105	(\$150,339)	\$1,431,836	\$2,629,234
% Variance	148%	-96%	174%	-72%	174%	174%

Non-Residential Permits (Square Feet)

	<u>PARKS AND TRAILS</u>	<u>TOWN FACILITIES¹</u>	<u>TRANSPORTATION²</u>	<u>LIBRARY</u>	<u>POLICE</u>	<u>FIRE</u>
Industrial	2,323,012	123,118	2,323,012	123,118	2,323,012	2,323,012
Commercial	465,834	0	465,834	207,009	465,834	465,834
Office & Other Services	98,980	7,106	103,457	47,135	98,980	98,980
Total Square Feet	2,887,826	130,224	2,892,303	377,262	2,887,826	2,887,826
Projected Square Feet Per Study	205,000	205,000	205,000	205,000	205,000	205,000
Square Feet Variance	2,682,826	(74,776)	2,687,303	172,262	2,682,826	2,682,826
% Variance	1309%	-36%	1311%	84%	1309%	1309%

Notes:

¹The Town Building Development Impact Fee was discontinued effective May 23, 2022 because sufficient revenues have been collected to defease the outstanding debt. Any applications submitted prior to May 23, 2022 will still be assessed this fee.

²As stated in A.R.S. 9-500.18, a city or town shall not assess or collect any fees or costs from a school district or charter school for fees pursuant to section 9-463.05. This prohibition does not include fees assessed or collected for streets, water and wastewater utility functions. As such, square footage for transportation may be higher than the other fees because the others are not paid by school districts.

CUMULATIVE IMPACT FEE ANALYSIS – 7 YEARS

	<u>Cumulative to Date</u>				10-Year Totals Per Impact Fee Study	% of 10- Year Totals Per Impact Fee Study
	Projected	Actual	Variance	% Variance		
Units						
Single-Family	8,420	10,611	2,191	26%	11,863	89%
Multi-Family	1,642	2,517	875	53%	1,857	136%
Square Feet						
Commercial	850,000	1,878,132	1,028,132	121%	925,000	203%
Office & Other Services	1,097,000	975,096	(121,904)	-11%	1,287,000	76%
Industrial	442,000	2,805,999	2,363,999	535%	502,000	559%
Impact Fee Revenue	\$79,493,906	\$104,402,257	\$24,908,351	31%	\$107,128,730	97%

BEGINNING AND ENDING FUND BALANCES

	Beginning Balance 7/1/2023	Ending Balance 6/30/2024	Change
Parks and Trails	\$20,603,757	\$32,361,499	\$11,757,742
Town Facilities ¹	\$2,521,720	\$0	(\$2,521,720)
Transportation Facilities	\$16,922,202	\$10,720,701	(\$6,201,501)
Library Facilities ²	\$2,339,699	\$0	(\$2,339,699)
Police Facilities	\$2,137,378	\$1,005,628	(\$1,131,750)
Fire Facilities	\$9,147,771	(\$2,483,681)	(\$11,631,452)

Note:

¹The Town Building Development Impact Fee was discontinued effective May 23, 2022 because sufficient revenues have been collected to defease the outstanding debt. Any applications submitted prior to May 23, 2022 were assessed this fee. As a result, the Town received legal guidance that the remaining balance in this fund should be transferred out and allocated evenly amongst the remaining impact fee funds.

²The Library Facilities Impact Fee was discontinued effective July 10, 2023 because sufficient revenues had been collected to defease the outstanding debt. Any applications submitted prior to July 10, 2023 were assessed this fee. As a result, the Town received legal guidance that the remaining balance in this fund should be transferred out and allocated evenly amongst the remaining impact fee funds.

INTEREST INCOME

	<u>Interest Income</u>
Parks and Trails	\$728,440
Transportation Facilities	\$497,437
Library Facilities	\$56,273
Police Facilities	\$83,489
Fire Facilities	\$228,272

DEVELOPMENT IMPACT FEES EXPENDED ON DEBT SERVICE

	Parks and Trails	Town Facilities	Transportation Facilities	Library Facilities	Police Facilities	Fire Facilities	Total Debt Service
2007 Excise Bond	\$3,860,409	\$593,909	\$0	\$240,533	\$0	\$0	\$4,694,851
2004B GADA Bond*	\$0	\$1,492,992	\$0	\$0	\$0	\$0	\$1,492,992
2005B GADA Bond*	\$0	\$0	\$0	\$292,922	\$0	\$0	\$292,922
2006A GADA Bond*	\$0	\$0	\$0	\$1,964,088	\$0	\$0	\$1,964,088
2008B GADA Bond*	\$81,344	\$0	\$0	\$0	\$0	\$0	\$81,344
2018 B Excise Tax Bond	\$0	\$0	\$8,783,788	\$0	\$0	\$0	\$8,783,788
2018 B Excise Tax Bond	\$0	\$0	\$0	\$0	\$1,594,175	\$0	\$1,594,175
2018 B Excise Tax Bond	\$0	\$0	\$0	\$0	\$0	\$3,905,621	\$3,905,621
2020 Excise Tax Bond	\$0	\$0	\$337,618	\$0	\$0	\$593,925	\$931,543
Total	\$3,941,753	\$2,086,901	\$9,121,406	\$2,497,543	\$1,594,175	\$4,499,546	\$23,741,324

*Greater Arizona Development Authority; these loans were refinanced by the Series 2016 Bonds. The amounts represent the relative amount of debt service paid from each of the development impact fee funds attributable to the original loan issuances.

DEVELOPMENT IMPACT FEES EXPENDED ON PROJECTS

PARKS AND TRAILS DEVELOPMENT IMPACT FEE¹

Project Number	Status	Project Description	Project Location	Amount
TE100	Active	QC WASH TRAIL: CRISMON-RITTENHOUSE	Queen Creek Rd/Signal Butte	\$655,795
TE101	Active	QC WASH TRAIL: RITTENHOUSE-MERIDIAN	Same as Project Description	\$780
P0625	Complete	FRONTIER FAMILY PARK	Queen Creek Rd/Signal Butte	\$613,110
TE201	Complete	SONOQUI WASH:HAWES TO CRISMON CONSTR	Same as Project Description	(\$364,400)
Total				\$905,285

TRANSPORTATION DEVELOPMENT IMPACT FEE²

Project Number	Status	Project Description	Project Location	Amount
A0116	Active	OCOTILLO: SOSSAMAN TO HAWES	Same as Project Description	\$1,516,896.28
A0207	Active	ELLSWORTH: RITTENHOUSE TO UPRR-N	Same as Project Description	\$11,723.54
A0401	Active	HAWES RD-RITTENHOUSE TO OCOTILLO	Same as Project Description	\$157,068.71
A0602	Active	CHANDLER HGTS-HAWES TO SOSSAMAN	Same as Project Description	(\$8,617.82)
A0801	Active	SIGNAL BUTTE: OCOTILLO TO QC RD	Same as Project Description	\$531,878.21
A1405	Active	POWER: CHANDLER HTS TO RIGGS	Same as Project Description	\$93,403.07
A1406	Active	POWER: RIGGS TO HUNT HWY	Same as Project Description	(\$31,171.50)
A2001	Active	RYAN: CRISMON TO 220TH	Same as Project Description	\$259,964.25
AR050	Active	TOWN CENTER: ALDECOA-MUNOZ-SUMMERS	Same as Project Description	\$693,092.54
A0107	Complete	OCOTILLO RD-RECKER TO POWER	Same as Project Description	(\$475,504.11)
A0114	Complete	OCOTILLO CRISMON TO 218	Same as Project Description	\$341,947.74
A0115	Complete	OCOTILLO: 226TH TO IRONWOOD	Same as Project Description	\$865,697.94
A0206	Complete	ELLSWORTH RYAN TO GERMANN	Same as Project Description	\$626,598.28
A0306	Complete	RITTENHOUSE: VILLAGE LP TO ALLIANCE	Same as Project Description	(\$1,851,293.82)
A0307	Complete	RITTENHOUSE BRIDGE AT QC WASH	Same as Project Description	(\$601,134.31)
A0402	Complete	HAWES RD @ CREEKVIEW RANCHES	Same as Project Description	\$59,170.49
A0510	Complete	RIGGS: ELLSWORTH TO MERIDIAN	Same as Project Description	\$1,029,952.80
A0520	Complete	RIGGS RD: POWER TO HAWES	Same as Project Description	(\$319,835.32)
A0603	Complete	CHANDLER HTS:SOSSAMAN TO POWER	Same as Project Description	\$568,574.52
A0702	Complete	CRISMON: QUEEN CREEK RD TO GERMANN	Same as Project Description	\$172,013.98
A1001	Complete	QUEEN CREEK RD:ELLSWORTH TO CRISMON	Same as Project Description	(\$1,835,896.91)
A1002	Complete	QC RD-ELLSWORTH TO SIGNAL BUTTE	Same as Project Description	(\$341,803.67)
A1403	Complete	POWER: OCOTILLO TO BROOKS FARM	Same as Project Description	\$1,146,077.87
A1404	Complete	POWER: BROOKS FARM TO CHAND HGTS	Same as Project Description	\$470,192.39
A1505	Complete	MERIDIAN: COMBS TO QC WASH	Same as Project Description	\$1,369,424.82
A1802	Complete	196TH: OCOTILLO TO APPLEBY2	Same as Project Description	\$163,296.05
A1803	Complete	APPLEBY2: SOSSAMAN TO 196TH	Same as Project Description	\$143,333.44
I0010	Complete	ELLSWORTH @ QUEEN CREEK (TEMP T.S.)	Same as Project Description	\$1,245,982.60
I0028	Complete	RIGGS @ HAWES (T.S.)	Same as Project Description	(\$55,504.52)
I0060	Complete	ELLSWORTH @ VIA DE PALMAS (TS)	Same as Project Description	(\$4,796.04)
I0061	Complete	OCOTILLO @ VICTORIA (TS)	Same as Project Description	(\$11,801.73)
PMGT	N/A	PROJECT MANAGEMENT OVERHEAD COSTS	Same as Project Description	\$54,448.90
Total				\$5,983,379

DEVELOPMENT IMPACT FEES EXPENDED ON PROJECTS (CONCLUDED)

POLICE FACILITIES³

Project Number	Status	Project Description	Project Location	Amount
MF019	Active	PUBLIC SAFETY COMPLEX	22050 E. Queen Creek Rd.	\$1,174,342.98
N/A	Complete	VEHICLES	Same as Project Description	\$772,054
Total				\$1,946,397

FIRE FACILITIES⁴

Project Number	Status	Project Description	Project Location	Amount
MF007	Complete	FIRE STATION #4	20155 Signal Butte Rd.	\$3,622,561
MF009	Complete	FIRE STATION #5	245 W. Combs Rd.	\$2,727,289
MF010	Complete	FIRE STATION #2 PERMANENT FACILITY	24787 S. Sossaman Rd.	\$4,487,944
MF011	Complete	FIRE RESOURCE CENTER	22050 E. Queen Creek Rd.	(\$43,976)
MF019	Active	PUBLIC SAFETY COMPLEX	22050 E. Queen Creek Rd.	\$838,809
Total				\$11,632,628

Notes:

¹Reimburse Parks Impact Fee Fund for portion of Land used for the Field Operations Facility.

²In preparation for the ongoing development fee update, a reconciliation was conducted by Town staff to ensure fees were used as identified in the November 2019 report. In some instances, these adjustments resulted in a reduction of development impact fees used to pay for projects, which is reflected by a negative number.

³Reimburse Operating Fund for police vehicles.

⁴The Fire Resource Center project was changed to be the Public Safety Complex project.

Additional Resources*

Town of Queen Creek FY 2023-24 Annual Budget – Capital Improvement Plan and Infrastructure Improvement Plan

Infrastructure Improvement Plan/Impact Fee Study – November 2019

*Available on Town’s Website: [_https://www.queencreekaz.gov/government/finance](https://www.queencreekaz.gov/government/finance)