

2016 GENERAL FUND IFFP & IFA

SALT LAKE CITY, UTAH



LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

OCTOBER 2016




LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

UPDATES



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- The following revisions have been applied to the IFFP/IFA:
 - Parks
 - The existing facilities inventory was adjusted to account for additional open space lands that were not included in the original inventory.
 - This shifted the total acres upward from 1,532 to 2,378, with 1,401 acres included in the IFFP.

UPDATES



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□ FIRE

- The estimate of new fire station facility cost was updated from \$26,262,551 to \$29,976,571, including additional interest from the lease revenue bonds for both Station #3 and Station #14.
- The cost of the renovation of Fire Station #14 was revised to \$500,000.
- The Fire Training Facility costs were removed from the analysis as this is anticipated to be funded using a GO bond.



WE PROVIDE SOLUTIONS

PARKS



□ Park Impact Fee:

	LAND VALUE PER CAPITA	VALUE OF IMPROVEMENTS PER CAPITA	TOTAL VALUE PER CAPITA
All Parks and Public Lands	\$1,093	\$501	\$1,594
Other		Value	Value per Capita
Impact Fee Fund Balance		\$8,055,602	\$42
Professional Services Expense		\$10,107	\$1
Estimate of Impact Fee per Capita			\$1,637

IMPACT FEE PER HH	PERSONS PER HH	FEE PER HH	EXISTING FEE PER HH	% CHANGE
Single Family	3.16	\$5,173	\$2,875	80%
Multi-Family	1.88	\$3,078	\$2,875	47%

EXPENDITURE OF PARK FEES



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- Open Space, Trails, Greenbelt and Natural Lands
 - Mini, Neighborhood and Community Parks
 - Undeveloped Park Space
 - Special-Use Areas
 - Park Improvements and Amenities
-
- Must be growth-driven improvements that add capacity to the Service Area

FIRE



□ Fire Impact Fee:

	ESTIMATED TOTAL COST	% INCLUDED IN IFFP	IFFP COST	TOTAL CALLS	COST PER CALL
Existing Stations and Facilities	\$24,142,414	20%	\$4,746,899	21,521	\$221
Future Stations	\$23,646,349	20%	\$4,649,363	21,521	\$216
Future Facilities	-	20%	-	21,521	-
Professional Expense	\$10,107	100%	\$10,107	5,159	\$2
Impact Fee Cost	\$47,798,871		\$9,406,369		\$439

	COST PER CALL	CALLS PER UNIT	TOTAL IMPACT FEE PER UNIT	EXISTING IMPACT FEE	% CHANGE
Residential (per Unit)	\$439	\$171	\$119	0.39	44%
Commercial (per 1K SF)	\$439	\$250	\$320	0.57	(22%)
Office(per 1K SF)	\$439	\$53	\$320	0.12	(83%)
Industrial(per 1K SF)	\$439	\$25	\$320	0.06	(92%)

EXPENDITURE OF FIRE FEES



- Buy-In to Existing Facilities
- New Facilities

FACILITIES OR ENGINES	CONST. YR. COST	LESS IMPACT FEE FUND BALANCE	ADJUSTED COST
Fire Station #14 - Relocation and Expansion	\$10,984,874	(\$3,969,597)	\$7,015,277
Fire Station #3 - Relocation and Expansion	\$12,032,645	(\$2,054,109)	\$9,978,536
Interest Expense	\$6,959,052	(\$306,516)	\$6,652,536
Total	\$29,976,571	(\$6,330,222)	\$23,646,349

FACILITIES OR ENGINES	CONST. YR. COST	LESS IMPACT FEE FUND BALANCE	ADJUSTED COST
Fire Training Center - Renovation of old #14	\$500,000	(\$500,000)	-
Fire Training Center - Large Equipment Garage	\$2,500,000	-	\$2,500,000
Total	\$3,000,000	(\$500,000)	\$2,500,000

POLICE



□ Police Impact Fee:

	Estimated Growth Related Cost	% to IFFP	Cost to Impact Fees	New Calls	Cost per Call
Existing Facility Buy-In	\$8,359,046	23%	\$1,898,497	37,445	\$51
New Facilities	\$5,940,619	23%	\$1,349,227	37,445	\$36
Professional Expense	\$10,107	100%	\$10,107	9,084	\$1
Impact Fee Cost	\$14,309,772		\$3,257,831		\$88

	Cost per Call	Calls per Unit	Total Impact Fee per Unit	Existing Impact Fee	% Change
Residential (per Unit)	\$88	0.67	\$59	\$41	43%
Commercial (per 1K SF)	\$88	0.98	\$86	\$30	186%
Office(per 1K SF)	\$88	0.22	\$20	\$30	(35%)
Industrial(per 1K SF)	\$88	0.12	\$10	\$30	(66%)

EXPENDITURE OF POLICE FEES



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- Buy-In to Existing Facilities
- New Facilities

Facilities	Const. Year	Const. Yr. Cost	Less Impact Fee Fund Balance	Revised Cost
Sugarhouse Precinct, Land and New Construction	2019	\$9,834,543	(\$3,893,924)	\$5,940,619
Total		\$9,834,543	(\$3,893,924)	\$5,940,619



TRANSPORTATION



□ Transportation Impact Fee:

	Construction Year Cost	% to Growth	Impact Fee Funded Cost	Trips	Cost per Trip
Buy-In	\$338,585,715	8%	\$26,739,091	302,001	\$0
Future Facilities	\$156,552,710	11%	\$17,245,997	302,001	\$57
Impact Fee Fund Balance	(7,239,460.06)	100%	(\$7,239,460)	302,001	(\$24)
Professional Expense	\$10,107	100%	\$10,107	302,001	\$0
Total					\$33

Type	Total IFF Growth	Trip Weighting	Proposed Fee	Existing Fee	% Change
Single Family Units	545	10.00	\$330	\$424	(22%)
Multifamily Units	7,064	7.00	\$231	\$249	(7%)
Retail 1,000 SF	2,361	50.00	\$1,650	\$3,280	(50%)
Office 1,000 SF	1,267	13.00	\$429	\$2,330	(82%)
Industrial 1,000 SF	12,507	9.00	\$297	\$2,260	(87%)

EXPENDITURE OF TRANSPORTATION FEES



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□ New Facilities

Project #	Estimated Cost	Const. Year Cost	%Other	% City	Growth Related Cost
Total	\$303,200,600	\$327,733,353	\$30,863,684	\$296,869,669	\$41,805,960
Less Impact Fee Fund Balance					(\$7,239,460)
Remaining					\$34,566,500



Fee Summary



	Single Family Residential		Multi Family Residential		Commercial		Office		Industrial	
	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing
Parks	5,173	2,875	3,078	2,875	-	-	-	-	-	-
Fire	171	119	171	119	250	320	53	320	25	320
Police	59	41	59	41	86	30	20	30	10	30
Transportation	330	424	231	249	1,650	3,280	429	2,330	297	2,260
Total	\$5,732	\$3,459	\$3,538	\$3,284	\$1,986	\$3,630	\$502	\$2,680	\$332	\$2,610
Percent Change	66%		8%		(45%)		(81%)		(87%)	

NEXT STEPS



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- Complete All Noticing Requirements by Nov 4.
- Hold Public Hearing on Nov 15.
- Adopt, Modify or Reject IFFP/IFA.
- 90 Day Wait Period for Any Increases to Fees.