

November 2019 Land Use Assumptions, Infrastructure  
Improvement Plan and Impact Fee Report

Addendum to Appendix J

June 2021

After the Impact Fee Study was published, staff discovered that the Transportation Project sheets in Appendix J had not been updated to match the calculated Transportation Impact Fee that became effective in February 2020. The project sheets included in the published document did not capture the inflation factor that was applied to all the projects. In addition, the project sheets did not identify any of growth share attributed to developer half-street improvements. Therefore, the project sheets in this document identify the inflated costs, the half-street developer improvements, and the growth share covered by impact fees. These revisions do not affect the transportation impact fee in any way. They presented to provide a more accurate view of how each project is funded by impact fees.

The original project sheets accounted for a total of \$69M in growth share of costs, which included more than just impact fees. The updated project sheets account for \$36M as the growth share attributed to impact fees after developer half-streets and construction sales tax were credited against the impact fees. This is approximately the amount of impact fee revenue estimated over the 10 years as reflected in Table 7-9 on page 44 of the report.

Transportation Project List (Appendix J)		ORIGINAL APPENDIX			UPDATED APPENDIX				
Project #	Name	Page	Non-Inflated Growth \$	Growth %	Page	Inflated Impact Fee Share	Impact Fee %	Half Street Improvements	
A0107	Ocotillo Road : Power to Recker	J-5	\$ 787,129	100%	J-4	\$ 793,022	100%		
A0114	Ocotillo Rd West of Railroad to 218th	J-6	\$ 559,403	19%	J-5	\$ 752,122	25%		
A0206	Ellsworth Rd: Ryan to Germann	J-7	\$ 1,748,112	44%	J-6	\$ 750,205	19%		
I0010	Ellsworth @ Queen Creek Alignment	J-8	\$ 455,000	10%	J-7	\$ -	0%		
A1403	Power Road: Ocotillo to Just South of Brooks Farms Rd	J-9	\$ 2,329,310	48%	J-8	\$ 251,208	5%		
A1404	Power Road: Brooks Farms Rd to Chandler Heights	J-10	\$ 1,979,310	48%	J-9	\$ 1,015,157	25%	\$	169,999
A1405	Power Road: Chandler Heights to Riggs	J-11	\$ 2,991,986	48%	J-10	\$ 1,657,639	25%	\$	385,700
A1406	Power Road: Riggs to Hunt Hwy	J-12	\$ 1,931,034	48%	J-11	\$ 2,973,908	62%		
A0510	Riggs Road: Ellsworth to Meridian	J-13	\$ 10,182,600	72%	J-12	\$ 4,830,740	33%		
A0306	Rittenhouse	J-14	\$ 4,344,828	48%	J-13	\$ 4,460,171	51%	\$	766,080
A1505	Meridian Road: Combs to Queen Creek Wash	J-15	\$ 3,379,310	48%	J-14	\$ 260,600	6%	\$	2,926,000
A0115	Ocotillo Road: Signal Butte to Meridian	J-16	\$ 3,379,310	48%	J-15	\$ 930,000	19%	\$	2,660,000
	Signal Butte: Ocotillo to Queen Creek	J-17	\$ 2,413,793	48%	J-16	\$ 750,000	20%	\$	2,394,000
	Hawes Road: Ocotillo to Rittenhouse	J-18	\$ 857,910	48%	J-17	\$ 1,311,000	65%		
A0008	Town Center Street N/S: Duncan to Ocotillo	J-19	\$ 925,000	100%	J-18	\$ -	0%		
A0009	Duncan St: Ellsworth Loop to Ellsworth	J-20	\$ 750,000	100%	J-19	\$ -	0%		
A0010	Aldecoa: Ellsworth Loop to Ellsworth	J-21	\$ 825,000	100%	J-20	\$ -	0%		
A1203	Germann Rd: Ellsworth to Crismon	J-22	\$ 1,335,632	48%	J-21	\$ 34,082	0%	\$	1,330,000
A2101	Hunt Hwy: Power to Sossaman	J-23	\$ 1,701,724	48%	J-22	\$ 812,689	32%	\$	1,529,500
A0402	Hawes Road @ Creekview Ranches	J-24	\$ -	0%	J-23	\$ -	0%		
A0116	Ocotillo Road: West of Sossaman Rd to Hawes Rd	J-25	\$ 3,137,931	48%	J-24	\$ 1,724,143	29%	\$	1,330,000
A1002	Queen Creek Road - Ellsworth to Signal Butte	J-26	\$ 4,755,980	48%	J-25	\$ 2,400,000	48%	\$	5,625,900
A1702	220th: Queen Creek to Ryan	J-27	\$ -	0%	J-26	\$ -	0%		
A0702	Crismon Road: Queen Creek to Germann	J-28	\$ 1,692,000	100%	J-27	\$ -	0%		
A2001	Ryan Road: Crismon to Signal Butte	J-29	\$ 2,275,000	100%	J-28	\$ 768,520	29%		
A0601-060	Chandler Heights All Phases	J-29	\$ -		J-29	\$ 5,324,339	29%	\$	558,600
	Chandler Hts Power-Sossaman	J-30	\$ 3,572,414	48%					
	Chandler Hts Sossaman-Hawes	J-31	\$ 3,572,414	48%					
	Chandler Hts Hawes-Ellsworth	J-32	\$ 1,424,138	48%					
A1802	196th Street - Ocotillo to Appleby 2	J-33	\$ 2,450,000	100%	J-30	\$ 750,000	30%		
A0520	Riggs Rd - Power to Hawes Irrigation	J-34	\$ 613,103	48%	J-31	\$ 1,230,750	94%		
A0207	Ellsworth - Rittenhouse to north UPRR ROW line	J-35	\$ -	0%	J-32	\$ -	0%		
A1803	Appleby 2- Sossaman to 196th	J-36	\$ 270,588	12%	J-33	\$ 750,000	32%		
I0061	Ocotillo @ Victoria Traffic Signal	J-37	\$ 62,500	50%	J-34	\$ 128,203	100%		
I0069	Traffic Signal - Ocotillo @ Scotland Court	J-38	\$ 150,000	50%	J-35	\$ 150,000	49%		
I0028	Traffic Signal - Riggs & Hawes	J-39	\$ 150,000	50%	J-36	\$ 153,633	50%		
I0060	Signal @ Ellsworth Via De Palmas	J-40	\$ 150,000	50%	J-37	\$ 153,633	50%		
	Study	J-41	\$ 210,000	100%	J-38	\$ 210,000	86%		
	Mgt Costs	J-42	\$ 2,036,400	51%	J-39	\$ 700,000	16%		
Total Growth Share			\$ 69,398,859		\$ 36,025,764			\$	19,675,779

Project Name: **Ocotillo Road : Power to Recker** Project #: A0107

Project Description: New roadway for 1st eastern half-mile. North half of street improvements for second western half-mile. Half-street improvements from Power Road west across the Sonoqui Wash connecting to half-street improvements installed by Dorado Estates. Roadway necessary for direct access to new subdivision.

Other Information: Includes Sossaman Estates - 1/4 Share Traffic Signal - Safeway Center - Ocotillo & Power

Financial Information: CIL - \$40k Rec'd on 6/14/06 from Sossaman Estates for signal; Gilbert will pay 1/2 of all remaining costs with the exception of the SRP undergrounding (which should be covered by SRP aesthetic funds and not included in amounts below).

Growth Share	100%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Land/ROW	-													
Design	614,937	244,645	241,448	64,235	64,609									
Construction	3,250,154		-	2,285,847	269,478	694,829								
Other	30,716	4,636	(2,819)	27,842	-	1,057								
<b>Total Expenses</b>	<b>3,895,807</b>	<b>249,281</b>	<b>238,629</b>	<b>2,377,924</b>	<b>334,087</b>	<b>695,886</b>	-	-	-	-	-	-	-	-
Expenses Net of Developer Contribution/Ot	787,129	249,281	238,629	69,246	(0)	229,973	-	-	-	-	-	-	-	-
Growth Share by Year	787,129	249,281	238,629	69,246	(0)	229,973	-	-	-	-	-	-	-	-
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Transportation Development Fees	-													
Construction Sales Tax	-													
Developer Contribution	2,308,678			2,308,678										
General Fund	-													
Gilbert	750,000				334,087	415,913								
MCDOT	50,000				-	50,000								
Grant	-													
<b>Total Sources</b>	<b>3,108,678</b>	<b>-</b>	<b>-</b>	<b>2,308,678</b>	<b>334,087</b>	<b>465,913</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Inflated Cost	793,022	249,281	238,629	69,246	(0)	235,866	-	-	-	-	-	-	-	-
Inflated Growth Share	793,022													

Project Name: **Ocotillo Rd West of Railroad to 218th** Project #: A0114

Project Description: Design and construction of south half-street improvements from one lane to 3 lanes of Ocotillo Road just west of Crismon Road to just east of 218th Street. Sidewalk on south side

Other Information: CIL includes 1) Striping/Median Improvements for Ocotillo & Signal Butte Rds - Ocotillo Heights LLC. 2) 1/2 median improvements on Ocotillo Rd adjacent to Nauvoo Station - VIP Homes

Financial Information: CIL - \$87,983.30 Rec'd on 3/12/08 from Capital Pacific AZ & \$21,229.80 Rec'd on 9/22/06 from VIP Construction

Expenses:	25%		FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
	Total	Prior Yrs												
Land/ROW	262,143	-	-	262,183	(40)									
Design	282,310	-	87,834	175,134	11,294	8,048								
Construction	2,483,371	-		242,488	1,928,368	312,515								
Other	64,874	-	688	46,676	8,608	8,902								
<b>Total Expenses</b>	<b>3,092,698</b>	<b>-</b>	<b>88,522</b>	<b>726,481</b>	<b>1,948,230</b>	<b>329,465</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Expenses Net of Developer Contribution/Oth	2,983,485	-	88,522	617,268	1,948,230	329,465	-	-	-	-	-	-	-	-
Growth Share by Year	750,000	-	22,253	155,171	489,754	82,822	-	-	-	-	-	-	-	-
<b>Funding Sources:</b>	<b>Total</b>	<b>Prior Yrs</b>	<b>FY2015</b>	<b>FY2016</b>	<b>FY2017</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>
Transportation Development Fees	-													
Construction Sales Tax	-													
Developer Contribution (A0109)	109,213			109,213										
General Fund	-													
Grant	-													
Other Agency Contribution	-													
Other Source	-													
<b>Total Sources</b>	<b>109,213</b>	<b>-</b>	<b>-</b>	<b>109,213</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Inflated Cost	2,991,928	-	88,522	617,268	1,948,230	337,908	-	-	-	-	-	-	-	-
Inflated Growth Share	752,122													

Project Name: Ellsworth Rd: Ryan to Germann Project #: A0206

Project Description: Half-mile half-street improvements from 2 lanes to 4 lanes on the west side of Ellsworth Road from Ryan to Germann Roads. The project will include a center turn lane, a sidewalk on the west side, landscaping and relocation of Mini Farms Irrigation District transformers

Other Information: Developer Contribution received from Desert Horizon Nursery (originally coded to A0201) \$27,000

Financial Information:

Growth Share		19%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	269,798	-	360	194,788	71,254	3,396									
Design	333,246	-	142,327	149,171	2,939	38,809									
Construction	3,268,602	-	4,733	3,263,869	-										
Other	102,703	-	10,230	92,473											
<b>Total Expenses</b>	<b>3,974,349</b>	<b>-</b>	<b>157,650</b>	<b>3,700,301</b>	<b>74,193</b>	<b>42,205</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
Expenses Net of Developer Contribution/Oth	3,947,349	-	157,650	3,673,301	74,193	42,205	-	-	-	-	-	-	-	-	
Growth Share by Year	750,000	-	29,954	697,931	14,097	8,019	-	-	-	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	27,000			27,000											
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>27,000</b>	<b>-</b>	<b>-</b>	<b>27,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
Inflated Cost	3,948,431	-	157,650	3,673,301	74,193	43,287	-	-	-	-	-	-	-	-	
Inflated Growth Share	750,205														

Project Name: Ellsworth @ Queen Creek Alignment Project #: I0010

Project Description: Shifting Ellsworth Road/Queen Creek Rd intersection 85' to the northwest to eliminate the compound curve, improvements to Ellsworth Rd from Barnes Pkwy to the suntan Historical Society, and improvements to Queen Creek Road from Ellsworth to Queen Creek High School's eastern entrance. Project will

Other Information: Traffic Signal Cost Share: 1) Queen Creek Fiesta - Ellsworth/Maya - Derito Partners, 2) Queen Creek Crossroads - 1/2 Maya & Ellsworth Rds. - Spectrum Construction

Financial Information: With the Thompson Thrift development this will now be warranted.  
 CIL - \$75k 11/28/07 from Derito Partners, \$150k 2/17/09 from Spectrum Construction

Growth Share	0%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Land/ROW	1,080			360	720									
Design	744,450		200,608	236,677	55,717	251,448								
Construction	4,521,255			271,114	968,360	3,281,781								
Other/Public Outreach	38,215			4,637	2,078	31,500								
<b>Total Expenses</b>	<b>5,305,000</b>	-	200,608	512,788	1,026,875	3,564,729	-	-	-	-	-	-	-	-
Expenses Net of Developer Contribution/Otr	4,550,000	-	200,608	512,788	271,875	3,564,729	-	-	-	-	-	-	-	-
Growth Share by Year	(0)	-	(0)	(0)	(0)	(0)	-	-	-	-	-	-	-	-
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Transportation Development Fees	-		-											
Construction Sales Tax	-													
Developer Contribution	755,000				755,000									
General Fund	-													
Grant	-													
Other Agency Contribution	-													
Other Source	-													
<b>Total Sources</b>	<b>755,000</b>	-	-	-	755,000	-	-	-	-	-	-	-	-	-
Inflated Cost	4,641,347	-	200,608	512,788	271,875	3,656,076	-	-	-	-	-	-	-	-

Project Name: **Power Road: Ocotillo to Just South of Brooks Farms Rd** Project #: A1403 Power - Ocotillo to just south of Brooks Farms  
 A1404 Power -Brooks Farms to Chandler Heights

Project Description: First phase of Power Road widening in partnership with MCDOT; project is for 1.0 mile of road widening from 2 lanes to 5 lanes with sidewalks and landscaping. Includes box culvert of Queen Creek Wash, 12kV utility undergrounding and major intersection improvements at Chandler Heights & Power.

Other Information

Financial Information:

Growth Share		5%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	300,000				-	300,000									
Design	450,000				220,130	229,870									
Construction	4,000,000				10,603	3,989,397									
Other	75,000				1,705	73,295									
<b>Total Expenses</b>	<b>4,825,000</b>	-	-	-	<b>232,438</b>	<b>4,592,562</b>	-	-	-	-	-	-	-	-	
Expenses Net of Developer Contribution/Oth	4,825,000	-	-	-	232,438	4,592,562	-	-	-	-	-	-	-	-	
Growth Share by Year	245,227	-	-	-	11,813	233,414	-	-	-	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inflated Cost	4,942,685	-	-	-	232,438	4,710,247	-	-	-	-	-	-	-	-	
Inflated Growth Share	251,208														



Project Name:

Power Road: Brooks Farms Rd to Chandler Heights

Project #: A1403  
A1404

Power - Ocotillo to just south of Brooks Farms  
Power -Brooks Farms to Chandler Heights

Project Description:

First phase of Power Road widening in partnership with MCDOT; project is for 1.0 mile of road widening from 2 lanes to 5 lanes with sidewalks and landscaping. Includes box culvert of Queen Creek Wash, 12kV utility undergrounding and major intersection improvements at Chandler Heights & Power.

Other Information

Financial Information:

Growth Share		28%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	600,000					600,000									
Design	300,000					300,000									
Construction	3,000,000						3,000,000								
Other	200,000					100,000	100,000								
<b>Total Expenses</b>	<b>4,100,000</b>	-	-	-	-	1,000,000	3,100,000	-	-	-	-	-	-	-	
Expenses Net of Developer Contribution/Ot	4,100,000	-	-	-	-	1,000,000	3,100,000	-	-	-	-	-	-	-	
Growth Share by Year	1,133,582	-	-	-	-	276,483	857,098	-	-	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inflated Cost	4,286,537	-	-	-	-	1,025,625	3,260,912	-	-	-	-	-	-	-	
Inflated Growth Share	1,185,156														
Half Street Improvements (Growth)	169,999														
Impact Fees (Growth)	<u>1,015,157</u>	25% of Expenses excluding Half Street Improvements													
	1,185,156														

Project Name: **Power Road: Chandler Heights to Riggs** Project #: A1405

Project Description: 2nd Phase of Power Road widening in partnership with MCDOT: 1 mile of road widening from 2 lanes to 5 lanes along scalloped street. Project will include sidewalks, landscaping and 12kV utility undergrounding.

Other Information

Developer Contributions received from Basha's center for median improvements :  
 CIL - \$15,785 Rec'd on 7/24/07 from Golden State Business Bank  
 Developer Contributions for roadway work :  
 CIL - \$363,775 RockPoint Church

Financial Information:

Growth Share		29%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	400,000									400,000					
Design	570,000								570,000						
Construction	5,500,000									2,750,000	2,750,000				
Other	180,000								30,000	75,000	75,000				
<b>Total Expenses</b>	<b>6,650,000</b>	-	-	-	-	-	-	-	600,000	3,225,000	2,825,000	-	-	-	
Expenses Net of Developer Contribution/Ot	6,197,685	-	-	-	-	-	-	-	600,000	2,772,685	2,825,000	-	-	-	
Growth Share by Year	1,783,994	-	-	-	-	-	-	-	172,709	798,113	813,172	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	452,315									452,315					
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>452,315</b>	-	-	-	-	-	-	-	-	452,315	-	-	-	-	
Inflated Cost	7,098,663	-	-	-	-	-	-	-	663,905	3,146,617	3,288,141	-	-	-	
Inflated Growth Share	2,043,339														
Half Street Improvements (Growth)	385,700														
Impact Fees (Growth)	<u>1,657,639</u>	25% of Expenses excluding Half Street Improvements													
	2,043,339														

Project Name: **Power Road: Riggs to Hunt Hwy** Project #: A1406

Project Description: 3rd Phase of Power Road widening in partnership with MCDOT: 1.0 mile of road widening from 2 lanes to 5 with sidewalks and landscaping, 12kV utility undergrounding. Project will include major intersection improvements at Hunt Hwy & Power

Other Information: MCDOT Road Project suggested split 50% MCDOT 50% Queen Creek. MCDOT will be project lead on this phase. Funds listed below are Queen Creeks share only.

Financial Information: McdOT will be project lead - budget reflects QC amounts only

Growth Share		62%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	1,500,000										1,500,000				
Design	500,000									250,000	250,000				
Construction	6,000,000											3,000,000	3,000,000		
Other	250,000											125,000	125,000		
<b>Total Expenses</b>	<b>8,250,000</b>	-	-	-	-	-	-	-	-	250,000	1,750,000	3,125,000	3,125,000	-	
Expenses Net of Developer Contribution/Ot	4,000,000	-	-	-	-	-	-	-	-	250,000	1,750,000	125,000	1,875,000	-	
Growth Share by Year	2,496,190	-	-	-	-	-	-	-	-	156,012	1,092,083	78,006	1,170,089	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	4,250,000										-	3,000,000	1,250,000		
Other Source	-														
<b>Total Sources</b>	<b>4,250,000</b>	-	-	-	-	-	-	-	-	-	-	3,000,000	1,250,000	-	
Inflated Cost (net of Developer \$)	4,765,515	-	-	-	-	-	-	-	-	283,716	2,036,902	149,221	2,295,676	-	
Inflated Growth Share	2,973,908														

Project Name: **Riggs Road: Ellsworth to Meridian** Project #: A0510

Project Description: In partnership with MCDOT  
 New 3 lane roadway (1 lane in each direction with a center turn lane) from Ellsworth to Meridian; realignment of Rittenhouse Rd 650' to the west because of proximity to RRX; ultimate improvements over UPRR (to accommodate future requirements);

Other Information: MCDOT lead on Riggs from Ellsworth to Crismon. TOQC lead on Riggs from Crismon to Meridian.  
 Share with MCDOT will be 1/3 MCDOT; 2/3 TOQC  
 IGA signed June 2016 for Phase I - County Responsible

Financial Information: 2762500  
 5525000

Growth Share		CF from FY16												
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Land/ROW	4,320,000				2,525,650	1,794,350								
Design	927,807				927,807									
Construction	13,222,193				9,809	7,910,191	5,302,193							
Other	877,500				20,217	557,283	300,000							
<b>Total Expenses</b>	<b>19,347,500</b>	-	-	-	<b>3,483,483</b>	<b>10,261,824</b>	<b>5,602,193</b>	-	-	-	-	-	-	-
Expenses Net of Developer Contribution/Ot	14,142,500	-	-	-	3,483,483	6,706,824	3,952,193	-	-	-	-	-	-	-
Growth Share by Year	4,705,306	-	-	-	1,158,979	2,231,406	1,314,922	-	-	-	-	-	-	-
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Transportation Development Fees	-													
Construction Sales Tax	-													
Developer Contribution	-													
General Fund	-													
Grant	-													
Other Agency Contribution - MCDOT	5,205,000					3,555,000	1,650,000							
Other Source	-													
<b>Total Sources</b>	<b>5,205,000</b>	-	-	-	-	<b>3,555,000</b>	<b>1,650,000</b>	-	-	-	-	-	-	-
Inflated Cost	14,519,510	-	-	-	3,483,483	6,878,688	4,157,339	-	-	-	-	-	-	-
Inflated Growth Share	4,830,740													

Project Name: Rittenhouse Rd Village Loop North to Alliance Lumber Project #: A0306

Project Description: 2.35 miles Road widening from 2 to 5 lanes to follow Riggs Road Project; MCDOT will replace Bridge via separate project; Current one lane in each direction - improvements will be 2 lanes in each direction with center turn lane; sidewalk on north side of Rittenhouse with

Other Information

Financial Information:

Growth Share		55%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	625,000				6,210	6,300	612,490								
Design	1,096,493					1,096,493									
Construction	6,966,007						3,750,000	3,216,007							
Other	312,500					12,500	150,000	150,000							
<b>Total Expenses</b>	<b>9,000,000</b>	-	-	-	6,210	1,115,293	4,512,490	3,366,007	-	-	-	-	-	-	
Expenses Net of Developer Contribution/Ot	9,000,000	-	-	-	6,210	1,115,293	4,512,490	3,366,007	-	-	-	-	-	-	
Growth Share by Year	4,936,500	-	-	-	3,406	611,738	2,475,101	1,846,255	-	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inflated Cost	9,528,260	-	-	-	6,210	1,143,873	4,746,720	3,631,458	-	-	-	-	-	-	
Inflated Growth Share	5,226,251														
Half Street Improvements (Growth)	766,080														
Impact Fees (Growth)	4,460,171														
	5,226,251														

51% of Expenses excluding Half Street Improvements

Project Name: Meridian Road: Combs to Queen Creek Wash Project #: A1505

Project Description: New 5 lane roadway - construct new roadway for northern half mile from QC Wash; south half will be increasing from 2 lanes to 5 lanes. Includes sidewalk on both sides and landscaping

Other Information

Financial Information:

Growth Share	42%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Land/ROW	1,500,000							1,500,000						
Design	500,000						500,000							
Construction	4,500,000							2,250,000	2,250,000					
Other	500,000						100,000	200,000	200,000					
<b>Total Expenses</b>	<b>7,000,000</b>	-	-	-	-	-	600,000	3,950,000	2,450,000	-	-	-	-	-
Expenses Net of Developer Contribution/Ot	7,000,000	-	-	-	-	-	600,000	3,950,000	2,450,000	-	-	-	-	-
Growth Share by Year	2,933,639	-	-	-	-	-	251,455	1,655,410	1,026,774	-	-	-	-	-
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Transportation Development Fees	-													
Construction Sales Tax	-													
Developer Contribution	-													
General Fund	-													
Grant	-													
Other Agency Contribution	-													
Other Source	-													
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
Inflated Cost	7,603,596	-	-	-	-	-	631,144	4,261,506	2,710,945	-	-	-	-	-
Inflated Growth Share	3,186,600													
Half Street Improvements (Growth)	2,926,000													
Impact Fees (Growth)	260,600													
	<u>3,186,600</u>													

Project Name: **Ocotillo Road: Signal Butte to Meridian** Project #: A0115

Project Description: **Roadway Widening**  
 1.0 mile of road widening from 2 lanes to 5 lanes along scalloped street, including sidewalks, landscaping and 12kV utility undergrounding.

Other Information

Financial Information:

Growth Share		47%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	700,000							700,000							
Design	500,000						500,000								
Construction	5,500,000							2,750,000	2,750,000						
Other	300,000						50,000	125,000	125,000						
<b>Total Expenses</b>	<b>7,000,000</b>	-	-	-	-	-	550,000	3,575,000	2,875,000	-	-	-	-	-	
Expenses Net of Developer Contribution/Ot	7,000,000	-	-	-	-	-	550,000	3,575,000	2,875,000	-	-	-	-	-	
Growth Share by Year	3,299,332	-	-	-	-	-	259,233	1,685,016	1,355,083	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inflated Cost	7,616,693	-	-	-	-	-	578,549	3,856,933	3,181,211	-	-	-	-	-	
Inflated Growth Share	3,590,000														
Half Street Improvements (Growth)	2,660,000														
Impact Fees (Growth)	930,000														
	<u>3,590,000</u>														
							19% of Expenses excluding Half Street Improvements								





Project Name: **Hawes Road: Ocotillo to Rittenhouse** Project #:

Project Description: Widening portions of Hawes Road between Ocotillo & Rittenhouse to make entire stretch 5 lanes. Some half-street improvements have already been completed by development. Scalloped Street Project. Total impact equates to approximately 3/4 of a mile of roadwork.

Other Information: Traffic signal participation - 1) K. Hovnanian 1/4 share - SE QC & Hawes/Emperor Estates, 2) A&B Investments - Roman Estates (Emperor Estates), 3) Emperor Estates Development - Roman Estates (Emperor Estates), 4) Pulte Homes, Co. - Hawes/Queen Creek -Emperor Estates  
Town already owns all necessary ROW. SRP utilities are already relocated.

Financial Information: CIL - \$75K on 10/26/05 from Pulte, \$3,300 on 5/8/03 from A&B Investments, \$14,100 on 10/2/03 from Emperor Estates Dev. \$75K on 5/7/13 from H. Kovnanian

Growth Share	65%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Land/ROW	-													
Design	250,000								250,000					
Construction	2,500,000									2,500,000				
Other	250,000								125,000	125,000				
<b>Total Expenses</b>	<b>3,000,000</b>	-	-	-	-	-	-	-	375,000	2,625,000	-	-	-	-
Expenses Net of Developer Contribution/Ot	1,777,099	-	-	-	-	-	-	-	375,000	1,402,099	-	-	-	-
Growth Share by Year	1,161,328	-	-	-	-	-	-	-	245,061	916,267	-	-	-	-
<b>Funding Sources:</b>	<b>Total</b>	<b>Prior Yrs</b>	<b>FY2015</b>	<b>FY2016</b>	<b>FY2017</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>
Transportation Development Fees	-													
Construction Sales Tax	-													
Developer Contribution	1,222,901									1,222,901				
General Fund	-													
Grant	-													
Other Agency Contribution	-													
Other Source	-													
<b>Total Sources</b>	<b>1,222,901</b>	-	-	-	-	-	-	-	-	1,222,901	-	-	-	-
Inflated Cost	2,006,131	-	-	-	-	-	-	-	414,941	1,591,190	-	-	-	-
Inflated Growth Share	1,311,000													

Project Name: **Town Center Street N/S: Duncan to Ocotillo** Project #: A0008

Project Description: **Completion of collector street from Duncan to Ocotillo Road**

Other Information

Financial Information:

Growth Share		0%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	125,000					125,000									
Design	125,000					125,000									
Construction	650,000						650,000								
Other	25,000						25,000								
<b>Total Expenses</b>	<b>925,000</b>	-	-	-	-	250,000	675,000	-	-	-	-	-	-	-	
Expenses Net of Developer Contribution/Ot	925,000	-	-	-	-	250,000	675,000	-	-	-	-	-	-	-	
Growth Share by Year	(0)	-	-	-	-	(0)	(0)	-	-	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inflated Cost	966,444	-	-	-	-	256,406	710,037	-	-	-	-	-	-	-	

Project Name: **Duncan St: Ellsworth Loop to Ellsworth** Project #: A0009

Project Description: **Completion of collector road from Ellsworth Loop to Ellsworth Road**

Other Information

Financial Information:

Growth Share	0%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Land/ROW	-													
Design	125,000					125,000	-							
Construction	600,000					600,000	-	-						
Other	25,000					25,000	-	-						
<b>Total Expenses</b>	<b>750,000</b>	-	-	-	-	<b>750,000</b>	-	-	-	-	-	-	-	-
Expenses Net of Developer Contribution/Ot	750,000	-	-	-	-	750,000	-	-	-	-	-	-	-	-
Growth Share by Year	(0)	-	-	-	-	(0)	-	-	-	-	-	-	-	-
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Transportation Development Fees	-													
Construction Sales Tax	-													
Developer Contribution	-													
General Fund	-													
Grant	-													
Other Agency Contribution	-													
Other Source	-													
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
Inflated Cost	769,219	-	-	-	-	769,219	-	-	-	-	-	-	-	-

Project Name: **Aldecoa: Ellsworth Loop to Ellsworth** Project #: A0010

Project Description: Collector street improvements from Ellsworth Loop to Ellsworth Road just north of Fire station

Other Information

Financial Information:

Growth Share	0%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Land/ROW	-													
Design	125,000					125,000								
Construction	650,000					650,000	-							
Other	50,000					50,000	-							
<b>Total Expenses</b>	<b>825,000</b>	-	-	-	-	<b>825,000</b>	-	-	-	-	-	-	-	-
Expenses Net of Developer Contribution/Ot	825,000	-	-	-	-	825,000	-	-	-	-	-	-	-	-
Growth Share by Year	(0)	-	-	-	-	(0)	-	-	-	-	-	-	-	-
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Transportation Development Fees	-													
Construction Sales Tax	-													
Developer Contribution	-													
General Fund	-													
Grant	-													
Other Agency Contribution	-													
Other Source	-													
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
Inflated Cost	846,141	-	-	-	-	846,141	-	-	-	-	-	-	-	-

Project Name: **Germann Rd: Ellsworth to Crismon** Project #: A1203

Project Description: In partnership with MCDOT and Mesa- Complete street improvements to include two lanes in each direction and a center turn lane. Additional outside lanes to be completed by development.

Other Information: If Mesa does not participate the Town will partner with Maricopa County on Germann Road south half-street improvements. Cost will be \$4.2 million split 50/50.

Financial Information:

Growth Share		45%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	250,000							250,000							
Design	425,000							425,000							
Construction	7,500,000								7,500,000						
Other	125,000							62,500	62,500						
<b>Total Expenses</b>	<b>8,300,000</b>	-	-	-	-	-	-	737,500	7,562,500	-	-	-	-	-	
Expenses Net of Developer Contribution/Ot	2,766,667	-	-	-	-	-	-	737,500	2,029,167	-	-	-	-	-	
Growth Share by Year	1,241,046	-	-	-	-	-	-	330,821	910,225	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	5,533,333								5,533,333						
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>5,533,333</b>	-	-	-	-	-	-	-	5,533,333	-	-	-	-	-	
Inflated Cost	3,040,951	-	-	-	-	-	-	795,661	2,245,290	-	-	-	-	-	
Inflated Growth Share	1,364,082														
Half Street Improvements (Growth)	1,330,000														
Impact Fees (Growth)	34,082														
	<u>1,364,082</u>														

Project Name: **Hunt Hwy: Power to Sossaman** Project #: A2101

Project Description: Street improvements to include 2 lanes in each direction and a center turn lane.

Other Information: In partnership with MCDOT at 50/50 cost share.

Financial Information:

Growth Share		57%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	250,000									250,000					
Design	400,000									400,000					
Construction	6,250,000										3,125,000	3,125,000			
Other	150,000											150,000			
<b>Total Expenses</b>	<b>7,050,000</b>	-	-	-	-	-	-	-	-	650,000	3,125,000	3,275,000	-	-	
Expenses Net of Developer Contribution/Ot	3,525,000	-	-	-	-	-	-	-	-	650,000	2,875,000	-	-	-	
Growth Share by Year	2,021,600	-	-	-	-	-	-	-	-	372,777	1,648,823	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	3,525,000										250,000	3,275,000			
Other Source	-														
<b>Total Sources</b>	<b>3,525,000</b>	-	-	-	-	-	-	-	-	-	250,000	3,275,000	-	-	
Inflated Cost	4,083,999	-	-	-	-	-	-	-	-	737,661	3,346,339	-	-	-	
Inflated Growth Share	2,342,189														
Half Street Improvement (Growth)	1,529,500														
Impact Fees (Growth)	812,689														
	<u>2,342,189</u>														

32% of Expenses excluding Half Street Improvements

Project Name: Hawes Road @ Creekview Ranches Project #: A0402

Project Description: West half-street improvements in front of Creekview Ranches to include 2 lanes, curb, gutter, sidewalk, landscaping

Other Information: Dev Contribution Rec'd 1999 Gurr \$29,094

Financial Information:

Growth Share	0%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Land/ROW	-													
Design	29,000					29,000								
Construction	200,000					200,000								
Other	15,000					15,000								
<b>Total Expenses</b>	<b>244,000</b>	-	-	-	-	<b>244,000</b>	-	-	-	-	-	-	-	-
Expenses Net of Developer Contribution/Ot	214,906	-	-	-	-	214,906	-	-	-	-	-	-	-	-
Growth Share by Year	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Transportation Development Fees	-													
Construction Sales Tax	-													
Developer Contribution	29,094					29,094								
General Fund	-													
Grant	-													
Other Agency Contribution	-													
Other Source	-													
<b>Total Sources</b>	<b>29,094</b>	-	-	-	-	<b>29,094</b>	-	-	-	-	-	-	-	-
Inflated Cost	220,413	-	-	-	-	220,413	-	-	-	-	-	-	-	-

Project Name: **Ocotillo Road: West of Sossaman Rd to Hawes Rd** Project #: A0116

Project Description: Roadway Widening- Scalloped Street. From 2 lanes to 5 lanes, including sidewalk and landscaping

Other Information

Financial Information:

Growth Share		42%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	300,000								300,000						
Design	500,000							500,000							
Construction	5,500,000								2,750,000	2,750,000					
Other	200,000							50,000	75,000	75,000					
<b>Total Expenses</b>	<b>6,500,000</b>	-	-	-	-	-	-	550,000	3,125,000	2,825,000	-	-	-	-	
Expenses Net of Developer Contribution/Ot	6,500,000	-	-	-	-	-	-	550,000	3,125,000	2,825,000	-	-	-	-	
Growth Share by Year	2,735,480	-	-	-	-	-	-	231,464	1,315,135	1,188,882	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inflated Cost	7,257,200	-	-	-	-	-	-	593,374	3,457,839	3,205,987	-	-	-	-	
Inflated Growth Share	3,054,143														
Half Street Improvements (Growth)	1,330,000														
Impact Fees (Growth)	<u>1,724,143</u>	29% of Expenses excluding Half Street Improvements													
	3,054,143														



Project Name: **Queen Creek Road - Ellsworth to Signal Butte** Project #: A1002

Project Description: Two mile roadway widening from 2 lanes to 5 lanes including sidewalks and landscaping

Other Information: Barney Family Sports Complex - 220th Street (Culvert #2 for half street), Queen Creek Rd. median. This project will be completed with Barney Park Estates when it develops. Barney Park Estates will be responsible for half streets.

Financial Information: CIL - \$132,311 Rec'd on 10/22/07 & \$16,016 was Rec'd on 10/22/07 from Barney Family Sports Complex

Growth Share		75%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	600,000						600,000								
Design	725,000					725,000									
Construction	8,000,000					300,000		4,000,000	3,700,000						
Other	675,000					200,000	475,000								
<b>Total Expenses</b>	<b>10,000,000</b>	-	-	-	-	1,225,000	1,075,000	4,000,000	3,700,000	-	-	-	-	-	
Expenses Net of Developer Contribution/Ot	9,851,673	-	-	-	-	1,076,673	1,075,000	4,000,000	3,700,000	-	-	-	-	-	
Growth Share by Year	7,428,047	-	-	-	-	811,799	810,538	3,015,954	2,789,757	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	148,327					148,327									
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>148,327</b>	-	-	-	-	148,327	-	-	-	-	-	-	-	-	
Inflated Cost	10,644,593	-	-	-	-	1,104,263	1,130,800	4,315,449	4,094,081	-	-	-	-	-	
Inflated Growth Share	8,025,900														
Half Street Improvements (Growth)	5,625,900														
Impact Fees (Growth)	<u>2,400,000</u>	48% of Expenses excluding Half Street Improvements													
	8,025,900														

Project Name: 220th: Queen Creek to Ryan Project #: A1702

Project Description: New roadway west half-street improvements, 3 lanes

Other Information: This will dead end to PW Corp Yard - 220th will not go through

Financial Information: CIL from Siete Solar \$1,396,895.97

Growth Share	100%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Land/ROW	-													
Design	100,000			31,837	35,644	32,519								
Construction	1,096,896				-	1,096,896								
Other	200,000			40,727	3,023	156,250								
<b>Total Expenses</b>	<b>1,396,896</b>	-	-	<b>72,564</b>	<b>38,667</b>	<b>1,285,665</b>	-	-	-	-	-	-	-	-
Expenses Net of Developer Contribution/Ot	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Growth Share by Year	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Transportation Development Fees	-													
Construction Sales Tax	-													
Developer Contribution	1,396,896			72,564	38,667	1,285,665								
General Fund	-													
Grant	-													
Other Agency Contribution	-													
Other Source	-													
<b>Total Sources</b>	<b>1,396,896</b>	-	-	<b>72,564</b>	<b>38,667</b>	<b>1,285,665</b>	-	-	-	-	-	-	-	-

Project Name: Crismon Road: Queen Creek to Germann Project #: A0702

Project Description: One mile, new roadway, 3 lanes west half-street improvements including sidewalk, no landscaping

Other Information

Financial Information: CIL received from Siete Solar \$1,786,699.72 for Queen Creek to Ryan

Growth Share	0%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Land/ROW	-													
Design	392,000			130,316	154,764	106,920								
Construction	2,961,700				-	2,961,700								
Other	125,000			40,727	11,683	72,590								
<b>Total Expenses</b>	<b>3,478,700</b>	-	-	171,043	166,447	3,141,210	-	-	-	-	-	-	-	-
Expenses Net of Developer Contribution/Ot	1,692,000	-	-	-	-	1,692,000	-	-	-	-	-	-	-	-
Growth Share by Year	0	-	-	-	-	0	-	-	-	-	-	-	-	-
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Transportation Development Fees	-													
Construction Sales Tax	-													
Developer Contribution	1,786,700			171,043	166,447	1,449,210								
General Fund	-													
Grant	-													
Other Agency Contribution	-													
Other Source	-													
<b>Total Sources</b>	<b>1,786,700</b>	-	-	171,043	166,447	1,449,210	-	-	-	-	-	-	-	-
Inflated Cost	1,735,358	-	-	-	-	1,735,358	-	-	-	-	-	-	-	-

Project Name: Ryan Road: Crismon to Signal Butte Project #: A2001 Ryan: Crimson to 220th  
 A2002 Ryan: 220th to Signal Butte

Project Description: New roadway half mile south side roadway improvements of one and a half lanes including sidewalk and landscaping from Crismon to 220th; Collector road north of the East Park Site Town will construct one lane in each direction and center turn lane from 220th to Signal Butte

Other Information

Financial Information: CIL from Siete Solar \$907,228.30 for Crismon to 220th

Growth Share		29%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	-														
Design	400,000			47,122	52,277	31,956			150,000	118,645					
Construction	2,657,228			38,709						757,228	1,861,291				
Other	125,000			40,727	3,023				25,000	25,000	31,250				
<b>Total Expenses</b>	<b>3,182,228</b>	-	-	126,558	55,300	31,956	-	-	175,000	900,873	1,892,541	-	-	-	
Expenses Net of Developer Contribution/Ot	2,275,000	-	-	-	-	-	-	-	-	382,459	1,892,541	-	-	-	
Growth Share by Year	663,058	-	-	-	-	-	-	-	-	111,469	551,589	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	907,228			126,558	55,300	31,956			175,000	518,414					
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>907,228</b>	-	-	126,558	55,300	31,956	-	-	175,000	518,414	-	-	-	-	
Inflated Cost	2,636,850	-	-	-	-	-	-	-	-	434,038	2,202,811	-	-	-	
Inflated Growth Share	768,520														

Project Name: **Chandler Heights Rd- Power to Ellsworth** Project #: A0601-0602-0603

Project Description: **Widen to 5 lanes including sidewalk and landscaping**

Other Information: **Developer Half Streets total is \$558,000**

Financial Information:

Growth Share		32%												
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Land/ROW	450,000							300,000	150,000	-	-	-	-	-
Design	750,000							525,000	225,000	-	-	-	-	-
Construction	15,500,000							6,500,000	6,500,000	2,500,000	-	-	-	-
Other	200,000							75,000	75,000	50,000	-	-	-	-
<b>Total Expenses</b>	<b>16,900,000</b>	-	-	-	-	-	-	<b>7,400,000</b>	<b>6,950,000</b>	<b>2,550,000</b>	-	-	-	-
Expenses Net of Developer Contributio	16,900,000	-	-	-	-	-	-	7,400,000	6,950,000	2,550,000	-	-	-	-
Growth Share by Year	5,354,000	-	-	-	-	-	-	2,344,355	2,201,793	807,852	-	-	-	-
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Transportation Development Fees	-													
Construction Sales Tax	-													
Developer Contribution	-													
General Fund	-													
Grant	-													
Other Agency Contribution	-													
Other Source	-													
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
Inflated Cost	18,567,714	-	-	-	-	-	-	7,983,581	7,690,233	2,893,900	-	-	-	-
Infated Growth Share	5,882,339													
Half Street Improvements (Growth)	558,600													
Impact Fees (Growth)	5,324,339													
	<u>5,882,939</u>													

29% of Expenses excluding Half Street Improvements

Project Name: 196th Street - Ocotillo to Appleby 2 Project #: A1802

Project Description: Construction of a 3 lane collector street including sidewalks and landscaping

Other Information

Financial Information:

Growth Share		30%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	150,000					150,000									
Design	225,000					225,000									
Construction	2,000,000					2,000,000									
Other	75,000					75,000									
<b>Total Expenses</b>	<b>2,450,000</b>	-	-	-	-	<b>2,450,000</b>	-	-	-	-	-	-	-	-	
Expenses Net of Developer Contributio	2,450,000	-	-	-	-	2,450,000	-	-	-	-	-	-	-	-	
Growth Share by Year	731,261	-	-	-	-	731,261	-	-	-	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inflated Cost	2,512,782	-	-	-	-	2,512,782	-	-	-	-	-	-	-	-	
Inflated Growth Share	750,000														

Project Name: **Riggs Rd - Power to Hawes Irrigation** Project #: A0520

Project Description: Construction of 5 lane roadway (town irrigation only)

Other Information: In partnership with Maricopa County.

Financial Information:

Growth Share	94%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Land/ROW	-													
Design	-													
Construction	1,270,000				-	1,270,000								
Other	-													
<b>Total Expenses</b>	<b>1,270,000</b>	-	-	-	-	1,270,000	-	-	-	-	-	-	-	-
Expenses Net of Developer Contribution	1,270,000	-	-	-	-	1,270,000	-	-	-	-	-	-	-	-
Growth Share by Year	1,200,000	-	-	-	-	1,200,000	-	-	-	-	-	-	-	-
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Transportation Development Fees	-													
Construction Sales Tax	-													
Developer Contribution	-													
General Fund	-													
Grant	-													
Other Agency Contribution	-													
Other Source	-													
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
Inflated Cost	1,302,544	-	-	-	-	1,302,544	-	-	-	-	-	-	-	-
Inflated Growth Share	1,230,750													

Project Name: Ellsworth - Rittenhouse to north UPRR ROW line Project #: A0207

Project Description: Construction of bike lane and sidewalk over UPRR to connect Ellsworth road north of UPRR to Town Center area for pedestrian travel

Other Information: reducing lanes from 2 to one to accommodate pedestrian improvements

Financial Information:

Growth Share		0%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	-														
Design	350,000						350,000								
Construction	1,500,000							1,500,000							
Other	75,000						50,000	25,000							
<b>Total Expenses</b>	<b>1,925,000</b>	-	-	-	-	-	400,000	1,525,000	-	-	-	-	-	-	
Expenses Net of Developer Contributio	1,175,000	-	-	-	-	-	400,000	775,000	-	-	-	-	-	-	
Growth Share by Year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	750,000							750,000							
Other Source	-														
<b>Total Sources</b>	<b>750,000</b>	-	-	-	-	-	-	750,000	-	-	-	-	-	-	
Inflated Cost	1,256,881	-	-	-	-	-	420,763	836,118	-	-	-	-	-	-	



Project Name: **Appleby 2- Sossaman to 196th** Project #: A1803

Project Description: Construction of a 3 lane collector road with landscaping and sidewalks.

Other Information: Additional buffer needed for Appleby 1 road

Financial Information:

Growth Share		32%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	-														
Design	225,000					225,000									
Construction	2,000,000					2,000,000									
Other	75,000					75,000									
<b>Total Expenses</b>	<b>2,300,000</b>	-	-	-	-	<b>2,300,000</b>	-	-	-	-	-	-	-	-	
Expenses Net of Developer Contributio	2,300,000	-	-	-	-	2,300,000	-	-	-	-	-	-	-	-	
Growth Share by Year	731,261	-	-	-	-	731,261	-	-	-	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inflated Cost	2,358,938	-	-	-	-	2,358,938	-	-	-	-	-	-	-	-	
Inflated Growth Cost	750,000														

Project Name: **Ocotillo @ Victoria Traffic Signal** Project #: I0061

Project Description: Fully standardized intersection (none currently)

Other Information: Victoria PAD Parcels 10,11 & 11A - Ocotillo & Victoria Rds.

Financial Information: Will be installed when warranted. Projected in 2017.  
 CIL - \$250K 8/6/07 from Taylor Woodrow/Arizona, Inc.

Growth Share		100%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	-														
Design	125,000				-	125,000									
Construction	250,000				-	250,000									
Other	-														
<b>Total Expenses</b>	<b>375,000</b>	-	-	-	-	375,000	-	-	-	-	-	-	-	-	
Expenses Net of Developer Contribution/Ot	125,000	-	-	-	-	125,000	-	-	-	-	-	-	-	-	
Growth Share by Year	125,000	-	-	-	-	125,000	-	-	-	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	250,000				-	250,000									
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>250,000</b>	-	-	-	-	250,000	-	-	-	-	-	-	-	-	
Inflated Cost	128,203	-	-	-	-	128,203	-	-	-	-	-	-	-	-	
Inflated Growth Share	128,203														

Project Name: Traffic Signal - Ocotillo @ Scotland Court Project #: I0069

Project Description:

Other Information

Financial Information:

Growth Share		49%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	-														
Design	50,000					50,000									
Construction	250,000					250,000									
Other	-														
<b>Total Expenses</b>	<b>300,000</b>	-	-	-	-	300,000	-	-	-	-	-	-	-	-	
Expenses Net of Developer Contributio	300,000	-	-	-	-	300,000	-	-	-	-	-	-	-	-	
Growth Share by Year	146,252	-	-	-	-	146,252	-	-	-	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inflated Cost	307,688	-	-	-	-	307,688	-	-	-	-	-	-	-	-	
Inflated Growth Share	150,000														

Project Name: Traffic Signal - Riggs & Hawes Project #: I0028

Project Description:

Other Information

Financial Information:

Growth Share		50%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	-														
Design	50,000				16,449	33,551									
Construction	250,000				-	250,000									
Other	-														
<b>Total Expenses</b>	<b>300,000</b>	-	-	-	16,449	283,551	-	-	-	-	-	-	-	-	
Expenses Net of Developer Contributio	300,000	-	-	-	16,449	283,551	-	-	-	-	-	-	-	-	
Growth Share by Year	150,000	-	-	-	8,224	141,776	-	-	-	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inflated Cost	307,266	-	-	-	16,449	290,817	-	-	-	-	-	-	-	-	
Inflated Growth Share	153,633														

Project Name: Traffic Signal - Ellsworth at Via De Palmas Project #: I0060

Project Description:

Other Information

Financial Information:

Growth Share		50%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	-														
Design	50,000				16,446	33,554									
Construction	250,000				-	250,000									
Other	-														
<b>Total Expenses</b>	<b>300,000</b>	-	-	-	16,446	283,554	-	-	-	-	-	-	-	-	
Expenses Net of Developer Contributio	300,000	-	-	-	16,446	283,554	-	-	-	-	-	-	-	-	
Growth Share by Year	150,000	-	-	-	8,223	141,777	-	-	-	-	-	-	-	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inflated Cost	307,266	-	-	-	16,446	290,820	-	-	-	-	-	-	-	-	
Inflated Growth Share	153,633														

Project Name: **Impact Fee Study** Project #:

Project Description:

Other Information

Financial Information:

Growth Share		86%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Land/ROW	-														
Design	-														
Construction	-														
Other	210,000								105,000				105,000		
<b>Total Expenses</b>	<b>210,000</b>	-	-	-	-	-	-	-	105,000	-	-	-	105,000	-	
Expenses Net of Developer Contributio	210,000	-	-	-	-	-	-	-	105,000	-	-	-	105,000	-	
Growth Share by Year	180,191	-	-	-	-	-	-	-	90,095	-	-	-	90,095	-	
Funding Sources:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
Transportation Development Fees	-														
Construction Sales Tax	-														
Developer Contribution	-														
General Fund	-														
Grant	-														
Other Agency Contribution	-														
Other Source	-														
<b>Total Sources</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inflated Cost	244,741	-	-	-	-	-	-	-	116,183	-	-	-	128,558	-	
Inflated Growth Share	210,000														

Project Name: **Project Management Costs** Project #:

Project Description:

Other Information:

Financial Information:

Growth Share	16%													
Expenses:	Total	Prior Yrs	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Land/ROW	-													
Design	-													
Construction	-													
Other	4,000,000				400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
<b>Total Expenses</b>	<b>4,000,000</b>	-	-	-	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Expenses Net of Developer Contribution/Oth	4,000,000	-	-	-	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Growth Share by Year	623,021	-	-	-	62,302	62,302	62,302	62,302	62,302	62,302	62,302	62,302	62,302	62,302
<b>Funding Sources:</b>	<b>Total</b>	<b>Prior Yrs</b>	<b>FY2015</b>	<b>FY2016</b>	<b>FY2017</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>
Transportation Development Fees	-													
Construction Sales Tax	-													
Developer Contribution	-													
General Fund	-													
Grant	-													
Other Agency Contribution	-													
Other Source	-													
<b>Total Sources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Inflated Cost	4,494,230	-	-	-	400,000	410,250	420,763	431,545	442,603	453,945	465,578	477,508	489,744	502,294
Inflated Growth Share	700,000													