

**Town of Queen Creek  
Development Impact Fee  
FY 2021-22  
Annual Report**

**Audited**



**Date: December 22, 2022**

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## **BACKGROUND**

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### **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 Recreation
- 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 2021-22 reporting period, the report is required to be filed by September 28, 2022.

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 2021-22 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 2021-22 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 RECREATION**

Beginning Balance	\$19,828,380
Revenues	
Development Impact Fees	\$8,159,227
Interest Income	\$83,653
Expenses	
Professional and Technical Services	\$10,775
Projects	\$1,709,181
2007 Excise Tax Bond - Debt Service	\$426,929
2008B GADA Bond - Debt Service	\$80,614
Ending Balance	\$25,843,761

Note:

On November 16, 2022 Town Council approved a \$3.5 million interfund loan for prior year park project expenses which exceeded the growth amount identified in the current 2019 study.

**TOWN FACILITIES**

Beginning Balance	\$2,892,107
Revenues	
Development Impact Fees <sup>1</sup>	\$186,583
Interest Income	\$10,223
Expenses	
Professional and Technical Services	\$3,592
2007 Excise Tax Bond - Debt Service	\$65,681
2004B GADA Bond - Debt Service	\$222,042
Ending Balance	\$2,797,598

Note:

<sup>1</sup>Town Facilities impact fee was discontinued effective May 23, 2022 because sufficient revenues have been collected to defease the outstanding debt.

**TRANSPORTATION FACILITIES**

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Beginning Balance	\$14,066,493
Revenues	
Development Impact Fees	\$6,077,914
Interest Income	\$48,436
Expenses	
Professional and Technical Services	\$10,775
Projects	\$4,021,999
2018 B Excise Tax Bond - Debt Service	\$583,688
2020 Excise Tax Bond - Debt Service	\$326,236
Ending Balance	\$15,250,145

**Note:**

On November 16, 2022 Town Council approved a \$0.5M loan for Transportation for the amount of debt service on the 2020 bonds that was incorrectly applied to impact fees.

**LIBRARY FACILITIES**

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Beginning Balance	\$2,063,906
Revenues	
Development Impact Fees	\$427,443
Interest Income	\$7,698
Expenses	
Professional and Technical Services	\$3,592
2007 Excise Tax Bond - Debt Service	\$26,601
2005B GADA Bond - Debt Service	\$40,069
2006A GADA Bond - Debt Service	\$165,446
Ending Balance	\$2,263,339

**POLICE FACILITIES**

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Beginning Balance	\$638,593
Revenues	
Development Impact Fees	\$1,756,920
Interest Income	\$3,114
Expenses	
Professional and Technical Services	\$7,183
Projects	\$1,194,420
2018 B Excise Tax Bond - Debt Service	\$140,075
Ending Balance	\$1,056,949

**FIRE FACILITIES**

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Beginning Balance	\$11,908,800
Revenues	
Development Impact Fees	\$3,238,923
Interest Income	\$23,228
Expenses	
Professional and Technical Services	\$7,183
Projects	\$4,583,188
2018 B Excise Tax Bond - Debt Service	\$494,738
2020 Excise Tax Bond - Debt Service	\$576,349
Ending Balance	\$9,509,493

**DEVELOPMENT IMPACT FEES PAID BY THE TOWN ASSOCIATED WITH DEVELOPMENT AGREEMENTS**

	<u>Parks</u>	<u>Town</u>	<u>Streets</u>	<u>Library</u>	<u>Police</u>	<u>Fire</u>	<u>Total</u>
July	\$0	\$0	\$0	\$0	\$0	\$0	\$0
August <sup>1</sup>	\$3,189	\$76	\$2,118	\$167	\$640	\$1,175	\$7,365
September	\$0	\$0	\$0	\$0	\$0	\$0	\$0
October	\$0	\$0	\$0	\$0	\$0	\$0	\$0
November	\$0	\$0	\$0	\$0	\$0	\$0	\$0
December	\$0	\$0	\$0	\$0	\$0	\$0	\$0
January <sup>2</sup>	\$114,778	\$2,784	\$406,827	\$6,033	\$94,050	\$172,476	\$796,948
February <sup>2</sup>	\$8,648	\$210	\$30,653	\$455	\$7,086	\$12,995	\$60,047
March	\$0	\$0	\$0	\$0	\$0	\$0	\$0
April	\$0	\$0	\$0	\$0	\$0	\$0	\$0
May	\$0	\$0	\$0	\$0	\$0	\$0	\$0
June	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$126,615	\$3,070	\$439,598	\$6,654	\$101,776	\$186,646	\$864,359

Notes:

<sup>1</sup>Fulton Homes Development Agreement

<sup>2</sup>Costco 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. The information that follows contains a summary of the amount assessed for each type of development impact fee.

Developments that were issued their first building permit prior to February 10, 2020, are eligible for the reduced fee structure below for a grandfathering period of 24 months from the date of their first permit issuance. For example, the new single-family development fee for Town Facilities prior to February 10, 2020 was \$470, while the new single-family development fee for Town Facilities under the new fee schedule effective February 10, 2020 is \$76. Therefore, the reduced fee would be the lesser of the two, or \$76.

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

**DEVELOPMENT FEE SCHEDULE (EFFECTIVE AUGUST 1, 2014 - FEBRUARY 9, 2020)**

	Parks & Recreation	Town Facilities	Transportation	Library Facilities	Police Facilities	Fire Facilities
<b>Residential</b>						
<b>(per unit)</b>						
Single Family Detached	\$3,681	\$470	\$1,263	\$723	\$167	\$490
2+ Multi-Family	\$2,710	\$346	\$882	\$532	\$123	\$361
<b>Nonresidential</b>						
<b>(per 1,000 sq. ft.)</b>						
Industrial	\$650	\$338	\$429	\$128	\$56	\$335
Commercial	\$563	\$292	\$1,569	\$111	\$229	\$290
Office & Other Services	\$552	\$286	\$679	\$109	\$90	\$285

**DEVELOPMENT FEE SCHEDULE (EFFECTIVE FEBRUARY 10, 2020)**

	Parks & Recreation	Town Facilities	Transportation	Library Facilities	Police Facilities	Fire Facilities
<b>Residential</b>						
<b>(per unit)</b>						
Single Family Detached	\$3,189	\$76	\$2,118	\$167	\$640	\$1,175
2+ Multi-Family	\$2,293	\$54	\$1,479	\$120	\$460	\$845
<b>Nonresidential</b>						
<b>(per 1,000 sq. ft.)</b>						
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

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

**REDUCED DEVELOPMENT IMPACT FEES - EFFECTIVE FEBRUARY 10, 2020**

	<u>Parks &amp; Recreation</u>	<u>Town Facilities</u>	<u>Transporta tion</u>	<u>Library Facilities</u>	<u>Police Facilities</u>	<u>Fire Facilities</u>
<b><u>Residential</u></b>						
<b>(per unit)</b>						
Single Family Detached	\$3,189	\$76	\$1,263	\$167	\$167	\$490
2+ Multi-Family	\$2,293	\$54	\$882	\$120	\$123	\$361
<b><u>Nonresidential</u></b>						
<b>(per 1,000 sq. ft.)</b>						
Industrial	\$650	\$26	\$429	\$58	\$56	\$335
Commercial	\$563	\$18	\$1,569	\$39	\$229	\$290
Office & Other Services	\$552	\$26	\$679	\$57	\$90	\$285

**DEVELOPMENT IMPACT FEE PERMIT ACTIVITY AND REVENUES**

<u>Single Family</u>	<u>TOWN</u>					
	<u>PARKS</u>	<u>FACILITIES<sup>1</sup></u>	<u>TRANSPORTATION<sup>2</sup></u>	<u>LIBRARY</u>	<u>POLICE</u>	<u>FIRE</u>
JULY	202	202	202	202	202	202
AUGUST	143	143	143	143	143	143
SEPTEMBER	99	99	99	99	99	99
OCTOBER	97	97	97	97	97	97
NOVEMBER	131	131	131	131	131	131
DECEMBER	113	113	113	113	113	113
JANUARY	131	131	131	131	131	131
FEBRUARY	167	167	167	167	167	167
MARCH	220	220	220	220	220	220
APRIL	219	219	219	219	219	219
MAY	112	112	112	112	112	112
JUNE	133	35	133	133	133	133
<b>Subtotal</b>	1,767	1,669	1,767	1,767	1,767	1,767
<b>Less Refunded Permits</b>	(8)	(8)	(8)	(8)	(8)	(8)
<b>Total Single Family Permits</b>	<u>1,759</u>	<u>1,661</u>	<u>1,759</u>	<u>1,759</u>	<u>1,759</u>	<u>1,759</u>
<b>2+Multi-Family Units</b>	963	963	963	963	963	963

Notes:

<sup>1</sup>Town Facilities impact fee discontinued effective May 23, 2022 because sufficient revenues have been collected to defease the outstanding debt.

<sup>2</sup>As 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 and water and wastewater utility functions. As such, the square footage for transportation may be higher than the other fees because the others are not paid by school districts.

**DEVELOPMENT IMPACT FEE PERMIT ACTIVITY AND REVENUES (CONCLUDED)**

	<u>PARKS</u>	<u>TOWN FACILITIES<sup>1</sup></u>	<u>TRANSPORTATION</u>	<u>LIBRARY</u>	<u>POLICE</u>	<u>FIRE</u>
Single Family	\$5,634,963	\$126,844	\$3,665,556	\$295,089	\$1,088,310	\$2,014,575
2+ Multi-Family	\$2,208,159	\$52,002	\$1,424,277	\$115,560	\$442,980	\$813,735
Non-Residential	\$341,617	\$8,345	\$1,005,025	\$18,130	\$230,750	\$420,013
<b>Subtotal</b>	<b>\$8,184,739</b>	<b>\$187,191</b>	<b>\$6,094,858</b>	<b>\$428,779</b>	<b>\$1,762,040</b>	<b>\$3,248,323</b>
<b>Less Refunds/Corrections</b>	<b>(\$25,512)</b>	<b>(\$608)</b>	<b>(\$16,944)</b>	<b>(\$1,336)</b>	<b>(\$5,120)</b>	<b>(\$9,400)</b>
<b>Total Development Impact Fee Revenue</b>	<b>\$8,159,227</b>	<b>\$186,583</b>	<b>\$6,077,914</b>	<b>\$427,443</b>	<b>\$1,756,920</b>	<b>\$3,238,923</b>
<b>Projected Revenue Per Study</b>	<b>\$5,426,624</b>	<b>\$128,571</b>	<b>\$3,687,428</b>	<b>\$283,952</b>	<b>\$1,113,476</b>	<b>\$2,043,871</b>
<b>\$ Variance</b>	<b>\$2,732,603</b>	<b>\$58,012</b>	<b>\$2,390,486</b>	<b>\$143,491</b>	<b>\$643,444</b>	<b>\$1,195,052</b>
<b>% Variance<sup>2</sup></b>	<b>50%</b>	<b>45%</b>	<b>65%</b>	<b>51%</b>	<b>58%</b>	<b>58%</b>

**Non-Residential Permits (Square Feet)**

	<u>PARKS</u>	<u>TOWN FACILITIES<sup>1</sup></u>	<u>TRANSPORTATION</u>	<u>LIBRARY</u>	<u>POLICE</u>	<u>FIRE</u>
Industrial	-	-	-	-	-	-
Commercial	357,292	357,292	360,162	357,292	357,292	357,292
Office & Other Services	73,613	73,613	73,613	73,613	73,613	73,613
<b>Total Square Feet</b>	<b>430,905</b>	<b>430,905</b>	<b>433,775</b>	<b>430,905</b>	<b>430,905</b>	<b>430,905</b>
<b>Projected Square Feet Per Study</b>	<b>145,000</b>	<b>145,000</b>	<b>145,000</b>	<b>145,000</b>	<b>145,000</b>	<b>145,000</b>
<b>SF Variance</b>	<b>285,905</b>	<b>285,905</b>	<b>288,775</b>	<b>285,905</b>	<b>285,905</b>	<b>285,905</b>
<b>% Variance</b>	<b>197%</b>	<b>197%</b>	<b>199%</b>	<b>197%</b>	<b>197%</b>	<b>197%</b>

**Notes:**

- 1) Town Facilities impact fee discontinued effective May 23, 2022 because sufficient revenues have been collected to defease the outstanding debt.
- 2) Variances differ amongst the fees because of the grandfathering provisions under state law.

**CUMULATIVE IMPACT FEE ANALYSIS – 5 YEARS**

	<u>Projected</u>	<u>Actual</u>	<u>Variance</u>	<u>% Variance</u>	<u>10-Year Totals Per Impact Fee Study</u>	<u>% of 10-Year Totals Per Impact Fee Study</u>
<b>Units</b>						
Single-Family	6,262	8,120	1,858	30%	11,863	68%
Multi-Family	1,327	1,141	(186)	-14%	1,857	61%
<b>Square Feet</b>						
Commercial	714,000	1,101,885	387,885	54%	925,000	119%
Office & Other Services	807,000	660,430	(146,570)	-18%	1,287,000	51%
Industrial	352,000	0	(352,000)	-100%	502,000	0%
Revenue	\$60,083,901	\$67,266,552	\$7,182,651	12%	\$107,128,730	63%

**BEGINNING AND ENDING FUND BALANCES**

	<u>Beginning Balance</u>	<u>Ending Balance</u>	<u>Change</u>
	<u>7/1/2021</u>	<u>6/30/2022</u>	
Parks and Recreation	\$19,828,380	\$25,843,760	\$6,015,380
Town Facilities	\$2,892,107	\$2,797,598	(\$94,509)
Transportation Facilities	\$14,066,493	\$15,250,145	\$1,183,652
Library Facilities	\$2,063,906	\$2,263,340	\$199,434
Police Facilities	\$638,593	\$1,056,948	\$418,355
Fire Facilities	\$11,908,800	\$9,509,494	(\$2,399,306)

**INTEREST INCOME**

	<u>Interest Income</u>
Parks and Recreation	\$83,653
Town Facilities	\$10,223
Transportation Facilities	\$48,436
Library Facilities	\$7,698
Police Facilities	\$3,114
Fire Facilities	\$23,228

**DEVELOPMENT IMPACT FEES EXPENDED ON DEBT SERVICE**

	<b>2007 Excise Bond</b>	<b>2004B GADA* Bond</b>	<b>2005B GADA* Bond</b>	<b>2006A GADA* Bond</b>	<b>2008B GADA* Bond</b>	<b>2018 B Excise Tax Bond</b>	<b>2018 B Excise Tax Bond</b>	<b>2018 B Excise Tax Bond</b>	<b>2020 Excise Tax Bond</b>	<b>Total Debt Service</b>
Parks and Recreation	\$426,929	\$0	\$0	\$0	\$80,614	\$0	\$0	\$0	\$0	\$507,543
Town Facilities	\$65,681	\$222,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$287,723
Transportation Facilitie	\$0	\$0	\$0	\$0	\$0	\$583,688	\$0	\$0	\$326,236	\$909,924
Library Facilities	\$26,601	\$0	\$40,069	\$165,446	\$0	\$0	\$0	\$0	\$0	\$232,116
Police Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$140,075	\$0	\$0	\$140,075
Fire Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$494,738	\$576,349	\$1,071,087
	<b>\$519,211</b>	<b>\$222,042</b>	<b>\$40,069</b>	<b>\$165,446</b>	<b>\$80,614</b>	<b>\$583,688</b>	<b>\$140,075</b>	<b>\$494,738</b>	<b>\$902,585</b>	<b>\$3,148,468</b>

\*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 Fee

<u>Project Number</u>	<u>Status</u>	<u>Project Description</u>	<u>Project Location</u>	<u>Amount</u>
P0620	Active	Frontier Family Park	NW Corner of Queen Creek Rd/	\$188,512
TE100	Active	QC Wash - Crismon - Rittenhouse	Same as Project Description	\$81,453
TE101	Active	QC Wash - Rittenhouse - Meridian	Same as Project Description	\$11,385
TE102	Complete	Signal Butte Rd. Trail Alignment	Same as Project Description	\$13,600
TE201	Active	Sonqui Wash - Hawes - Crismon	Same as Project Description	\$1,414,230
				<u>\$1,709,181</u>

Transportation Development Impact Fee

<u>Project Number</u>	<u>Status</u>	<u>Project Description</u>	<u>Project Location</u>	<u>Amount</u>
A0115	Active	Ocotillo - 226th to Ironwood	Same as Project Description	\$950,633
A0116	Active	Ocotillo - Sossaman to Hawes	Same as Project Description	\$15,467
A0306	Active	Rittenhouse - Village LP to Alliance	Same as Project Description	\$198,139
A0401	Active	Hawes Rd. Rittenhouse to Ocotillo	Same as Project Description	\$32,733
A0510	Complete	Riggs - Ellsworth to Meridian	Same as Project Description	\$2,349
A0602	Active	Chandler HGTS - Hawes to Sossaman	Same as Project Description	\$29,515
A0603	Active	Chandler HGTS - Sossaman to Power	Same as Project Description	\$943,562
A0801	Active	Signal Butte - Octotillo to QC Rd.	Same as Project Description	\$35,322
A1001	Active	Queen Creek Rd. - Ellsworth to Crismc	Same as Project Description	\$602,229
A1002	Active	Queen Creek Rd. - Ellsworth to Signal	Same as Project Description	\$672,937
A1404	Active	Power - Brooks Farm to Chandler HGT!	Same as Project Description	\$451,930
A1405	Active	Power - Chandler HGTS to Riggs	Same as Project Description	\$20,946
A1406	Active	Power - Riggs to Hunt Highway	Same as Project Description	\$749
A1505	Active	Meridian - Combs to QC Wash	Same as Project Description	\$35,479
PRJMG	Operating	Project Management Overhead	Same as Project Description	\$30,009
				<u>\$4,021,999</u>



**DEVELOPMENT IMPACT FEES EXPENDED ON PROJECTS (CONCLUDED)**

Police Development Impact Fee

<u>Project Number</u>		<u>Project Description</u>	<u>Project Location</u>	<u>Amount</u>
MF007	Complete	Fire Station #4	20155 S. Signal Butte Rd.	\$1,310
MF009	Active	Fire Station #5	245 W. Combs Rd.	\$625,760
MF010	Active	Fire Station #2	24787 S. Sossaman Rd.	\$567,350
				\$1,194,420

Fire Development Impact Fee

<u>Project Number</u>		<u>Project Description</u>	<u>Project Location</u>	<u>Amount</u>
MF007	Complete	Fire Station #4	20155 S. Signal Butte Rd.	\$4,977
MF009	Active	Fire Station #5	245 W. Combs Rd.	\$2,381,181
MF010	Active	Fire Station #2	24787 S. Sossaman Rd.	\$2,155,930
MF011	Active	Fire Resource Center	Ryan Rd/220th St.	\$41,100
				\$4,583,188

Note:

Town Facilities and Library Facilities development impact fee funds were not used to pay for any projects during FY 2021-22, only debt payments and professional and technical services.

**Additional Resources\***

Town of Queen Creek FY 2021-22 Annual Budget – Capital Improvement Plan and Infrastructure Improvement Plan

Infrastructure Improvement Plan/Impact Fee Study – November 2019

\*Available on Town's Website: <http://www.queencreek.org/departments/finance>