



FINANCE DEPARTMENT
Memorandum

DATE: October 2, 2019
 FROM: City of Greeley, Colorado
 RE: 2020 Development Impact Fees

In the 2015 adoption of the Police, Fire, Park, Trails, Storm Drainage, and Transportation development impact fees, a methodology was adopted to increase fees annually. City of Greeley Code Chapter 4.64.055(b) states that the fees will be recalculated by applying the Economic Adjust Factor (EAF).

The EAF is determined on an annual basis, using six weighted data variables, considered to be representative of economic growth, the cost of materials and services associated with constructing capital projects, and general economic conditions. The variables include:

- Percent change in **Greeley Utility Customer Accounts** – representing the growth and scope of public services;
- Percent change in **CDOT Construction Cost Index** – representing the cost of providing transportation networks;
- Percent change in **Engineering News Records Construction Cost Index** – representing material costs associated with capital projects;
- Percent change in **Engineering News Records Building Cost Index** – representing labor costs associated with capital projects;
- Percent change in **Assessed Value of Greeley Real Property** – representing growth and the economic value of real property assets; and
- Percent change in **Greeley MSA Employment** – representing a general indicator of the economic health of the area.

The 2020 EAF was calculated using the most reliable and consistent annual data sets from the previous full year. Since the EAF is calculated in October 2, 2019 for the 2020 fee year, the percent change was calculated using year end 2018 compared to year end 2017.

2019 EAF – Weighting and Percent Change by Indicator							
	Greeley Utility Customers	CDOT CCI	ENR CCI	ENR BCI	Assessed Value	Greeley MSA Employment	Economic Adjustment Factor
Weight	25.0%	15.0%	5.0%	5.0%	25.0%	25.0%	
% change	1.08%	3.18%	1.37%	4.34%	3.72%	2.30%	2.54%

October 2, 2019
2020 Development Impact Fee Schedule

For 2019, based on the methodology (applying the economic adjustment factor to the 2019 fee, rounding the result to zero decimals and comparing it to the 2019 fee), the Police, Fire, Park, Trails, Storm Drainage, and Transportation development impact fees will increase an average of 2.49%.

The Water and Sewer board establishes the Water and Sewer Plant Investment Fees (PIF), the equivalent to impact fees. These will be adopted in December.

The fee adjustment requires public notification approximately 120 days before the March 1, 2020 effective date. The fee changes by type of Development Impact Fee are presented on the attached schedule.



2020 Development Impact Fee Schedule

Type of Fee	Unit	2019 Fee	Ec. Adj. Factor	2020 Fee
Police Development Fee				
Single Family Detached	Dwelling	\$135	2.54%	\$138
Multi-Family	Dwelling	\$102	2.54%	\$105
Mobile Home Park	Site	\$142	2.54%	\$146
Retail/Commercial	1,000 Sq Ft	\$165	2.54%	\$169
Office	1,000 Sq Ft	\$78	2.54%	\$80
Industrial	1,000 Sq Ft	\$32	2.54%	\$33
Warehouse	1,000 Sq Ft	\$17	2.54%	\$17
Public/Industrial	1,000 Sq Ft	\$59	2.54%	\$60
Oil and Gas Well	Well Head	\$67	2.54%	\$69
Fire Development Fee				
Single Family Detached	Dwelling	\$603	2.54%	\$618
Multi-Family	Dwelling	\$452	2.54%	\$463
Mobile Home Park	Site	\$632	2.54%	\$648
Retail/Commercial	1,000 Sq Ft	\$738	2.54%	\$757
Office	1,000 Sq Ft	\$346	2.54%	\$355
Industrial	1,000 Sq Ft	\$137	2.54%	\$140
Warehouse	1,000 Sq Ft	\$66	2.54%	\$68
Public/Industrial	1,000 Sq Ft	\$264	2.54%	\$271
Oil and Gas Well	Well Head	\$301	2.54%	\$309
Park Development Fee				
Single Family Detached	Dwelling	\$3,131	2.54%	\$3,210
Multi-Family	Dwelling	\$2,349	2.54%	\$2,409
Mobile Home Park	Site	\$3,287	2.54%	\$3,370
Trails Development Fee				
Single Family Detached	Dwelling	\$434	2.54%	\$445
Multi-Family	Dwelling	\$326	2.54%	\$334
Mobile Home Park	Site	\$456	2.54%	\$468
Storm Drainage Development Fee				
Single Family residential	Dwelling	\$392	2.54%	\$402
Multifamily residential	Dwelling	\$282	2.54%	\$289
Mobile Home Park	Site	\$392	2.54%	\$402
Retail, per site square foot of impervious surface	Per Sq Ft	\$0.109	2.54%	\$0.112
Commercial, per site square foot of impervious surface	Per Sq Ft	\$0.109	2.54%	\$0.112
Industrial, per site square foot of impervious surface	Per Sq Ft	\$0.109	2.54%	\$0.112
Oil and Gas	Well Head	\$216	2.54%	\$221
Transportation Development Fee				
Single Family Detached	Dwelling	\$4,194	2.54%	\$4,300
Multi-Family	Dwelling	\$2,708	2.54%	\$2,777
Mobile Home Park	Site	\$1,256	2.54%	\$1,288
Retail/Commercial	1,000 Sq Ft	\$5,551	2.54%	\$5,692
Office	1,000 Sq Ft	\$4,909	2.54%	\$5,034
Industrial	1,000 Sq Ft	\$1,699	2.54%	\$1,742
Warehouse	1,000 Sq Ft	\$1,584	2.54%	\$1,624
Public/Industrial	1,000 Sq Ft	\$2,749	2.54%	\$2,819
Oil and Gas Well	Well Head	\$1,932	2.54%	\$1,981

