



FINANCE DEPARTMENT
Memorandum

DATE: October 2, 2018
 FROM: City of Greeley, Colorado
 RE: 2019 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 2019 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, 2018 for the 2019 fee year, the percent change was calculated using year end 2017 compared to year end 2016.

2018 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	1.61%	1.06%	0.63%	1.49%	15.41%	4.19%	5.57%

October 2, 2018
2019 Development Impact Fee Schedule

For 2019, based on the methodology (applying the economic adjustment factor to the 2018 fee, rounding the result to zero decimals and comparing it to the 2018 fee), the Police, Fire, Park, Trails, Storm Drainage, and Transportation development impact fees will increase an average of 5.29%.

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, 2019 effective date. The fee changes by type of Development Impact Fee are presented on the attached schedule.



2019 Development Impact Fee Schedule

Type of Fee	Unit	2018 Fee	Ec. Adj. Factor	2019 Fee
Police Development Fee				
Single Family Detached	Dwelling	\$128	5.57%	\$135
Multi-Family	Dwelling	\$97	5.57%	\$102
Mobile Home Park	Site	\$134	5.57%	\$142
Retail/Commercial	1,000 Sq Ft	\$156	5.57%	\$165
Office	1,000 Sq Ft	\$74	5.57%	\$78
Industrial	1,000 Sq Ft	\$30	5.57%	\$32
Warehouse	1,000 Sq Ft	\$16	5.57%	\$17
Public/Industrial	1,000 Sq Ft	\$56	5.57%	\$59
Oil and Gas Well	Well Head	\$63	5.57%	\$67
Fire Development Fee				
Single Family Detached	Dwelling	\$571	5.57%	\$603
Multi-Family	Dwelling	\$428	5.57%	\$452
Mobile Home Park	Site	\$599	5.57%	\$632
Retail/Commercial	1,000 Sq Ft	\$699	5.57%	\$738
Office	1,000 Sq Ft	\$328	5.57%	\$346
Industrial	1,000 Sq Ft	\$130	5.57%	\$137
Warehouse	1,000 Sq Ft	\$62	5.57%	\$66
Public/Industrial	1,000 Sq Ft	\$250	5.57%	\$264
Oil and Gas Well	Well Head	\$285	5.57%	\$301
Park Development Fee				
Single Family Detached	Dwelling	\$2,966	5.57%	\$3,131
Multi-Family	Dwelling	\$2,225	5.57%	\$2,349
Mobile Home Park	Site	\$3,114	5.57%	\$3,287
Trails Development Fee				
Single Family Detached	Dwelling	\$411	5.57%	\$434
Multi-Family	Dwelling	\$309	5.57%	\$326
Mobile Home Park	Site	\$432	5.57%	\$456
Storm Drainage Development Fee				
Single Family residential	Dwelling	\$371	5.57%	\$392
Multifamily residential	Dwelling	\$267	5.57%	\$282
Retail, per site square foot of impervious surface	Per Sq Ft	\$0	5.57%	\$0
Commercial, per site square foot of impervious surface	Per Sq Ft	\$0	5.57%	\$0
Industrial, per site square foot of impervious surface	Per Sq Ft	\$0	5.57%	\$0
Oil and Gas	Well Head	\$205	5.57%	\$216
Transportation Development Fee				
Single Family Detached	Dwelling	\$3,973	5.57%	\$4,194
Multi-Family	Dwelling	\$2,565	5.57%	\$2,708
Mobile Home Park	Site	\$1,190	5.57%	\$1,256
Retail/Commercial	1,000 Sq Ft	\$5,258	5.57%	\$5,551
Office	1,000 Sq Ft	\$4,650	5.57%	\$4,909
Industrial	1,000 Sq Ft	\$1,609	5.57%	\$1,699
Warehouse	1,000 Sq Ft	\$1,500	5.57%	\$1,584
Public/Industrial	1,000 Sq Ft	\$2,604	5.57%	\$2,749
Oil and Gas Well	Well Head	\$1,830	5.57%	\$1,932