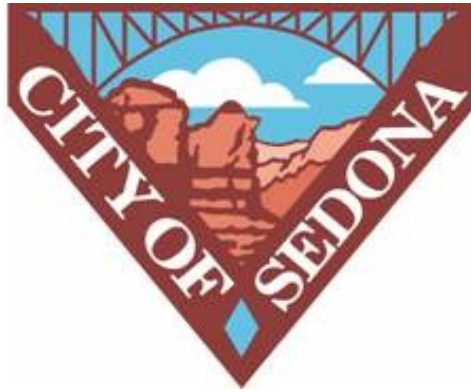


City of Sedona, Arizona



Annual Report

for the

Collection and Use

of

Development Impact Fees

For Fiscal Year Ended June 30, 2024



Financial Services Department

102 Roadrunner Dr.
Sedona, AZ 86336

September 30, 2024

Anette Spickard, City Manager
Honorable Mayor, City Council
and Citizens of Sedona, Arizona:

We are pleased to submit the 2024 Annual Report for the Collection and Use of Development Fees for the City of Sedona. The report was prepared by the Financial Services Department. Copies of this report will be maintained in the City Clerk's office for use by the general public. This financial report has been prepared in accordance with the requirements of the Arizona Revised Statutes §9-463.05(N).

During fiscal year 2024, the following accomplishments were achieved by utilizing Development Impact Fees:

Parks and Recreation

- Continuation of improvements for the future Ranger Station Park at the Brewer Road property
- Initiation of the pickleball courts to be installed at Posse Grounds Park and improvements at the Dog Park

Roadway and Transportation

- Continuation of transportation improvements including the alleviation of congestion for Uptown northbound traffic, the intersection improvements project at Ranger Road and Brewer Road and extension of Ranger Road to proposed transit hub location, and the Forest Road connection.

For the Future

The following were identified by City Council in the Budget Planning process as important priorities for the future:

- ✓ Completion of transportation improvements in progress including the alleviation of congestion for Uptown northbound traffic, the Portal Lane to Ranger Road connection, the Forest Road connection, the intersection improvements at Ranger Road and Brewer Road and extension of Ranger Road to proposed transit hub location, and shared-use path projects
- ✓ Intersection improvements at Ranger Road and SR 179

- ✓ Completion of improvements in Posse Grounds Park, including the addition of pickleball courts and improvements at the Dog Park
- ✓ Completion of improvements for the future Ranger Station Park at the Brewer Road property

Should you require any further information or clarification, please do not hesitate to contact the Financial Services Department at (928) 204-7185 or via our website, www.SedonaAZ.gov.

Respectfully,

Financial Services Department

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2024

Impact Fee Account Summary

Beginning Balance FY 2023-2024

	Law Enforcement	Roadway & Transportation	General Government Facilities & Equipment	Parks & Recreation: Open Space	Total
Ending Balance FY2023	\$ (740,558)	\$ 279,495	\$ -	\$ 2,771,413	\$ 2,310,350
Prior Period Adjustment	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Balance FY2024	\$ (740,558)	\$ 279,495	\$ -	\$ 2,771,413	\$ 2,310,350

* Differences are due to year-end interest allocations and fair market value adjustments that were not available at the time the prior year report was prepared and due to a change in allocation of funding sources based on decisions made by the City Council after the prior year report was prepared.

Fee Schedule (effective September 9, 2019)

<u>Amount of Each Impact Fee Charged</u>	Law Enforcement	Roadway & Transportation	Parks & Recreation: Open Space	Total
Residential (per square foot)				
700 or Less	\$ 468	\$ 2,088	\$ 717	\$ 3,273
701 to 1,200	\$ 656	\$ 2,831	\$ 1,004	\$ 4,491
1,201 to 1,700	\$ 890	\$ 3,580	\$ 1,363	\$ 5,833
1,701 to 2,200	\$ 1,030	\$ 4,134	\$ 1,578	\$ 6,742
2,201 to 2,700	\$ 1,124	\$ 4,574	\$ 1,721	\$ 7,419
2,701 to 3,200	\$ 1,218	\$ 4,943	\$ 1,865	\$ 8,026
3,201 to 3,700	\$ 1,311	\$ 5,256	\$ 2,008	\$ 8,575
3,701 to 4,200	\$ 1,405	\$ 5,526	\$ 2,151	\$ 9,082
4,201 to 4,700	\$ 1,452	\$ 5,767	\$ 2,223	\$ 9,442
4,701 or More	\$ 1,498	\$ 5,985	\$ 2,295	\$ 9,778
Nonresidential (per square foot)				
Commercial	\$ 0.83	\$ 5.36	\$ 1.07	\$ 7.26
Office/Other Services	\$ 0.32	\$ 2.32	\$ 1.36	\$ 4.00
Institutional	\$ 0.43	\$ 3.07	\$ 0.42	\$ 3.92
Industrial	\$ 0.16	\$ 1.18	\$ 0.74	\$ 2.08
Lodging (per Room)	\$ 278	\$ 1,990	\$ 1,434	\$ 3,702

**Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2024**

Impact Fee Account Summary

Revenues

	Law Enforcement	Roadway & Transportation	General Government Facilities & Equipment	Parks & Recreation: Open Space	Total
Total Amount of Impact Fees Collected	\$ 85,571	\$ 332,287	\$ -	\$ 127,133	\$ 544,992
Inter-Fund Transfers	\$ -	\$ 4,507,280	\$ -	\$ -	\$ 4,507,280
Interest Earned on Each Account	\$ -	\$ 56,628	\$ -	\$ 115,432	\$ 172,059
Total Revenues	\$ 85,571	\$ 4,896,195	\$ -	\$ 242,565	\$ 5,224,331

Expenditures

	Law Enforcement	Roadway & Transportation	General Government Facilities & Equipment	Parks & Recreation: Open Space	Total
<u>Total Amount of Impact Fee Expenditures</u>					
Projects/Studies	\$ 13,993	\$ 5,121,418	\$ -	\$ 1,091,926	\$ 6,227,336
Bonds					
Interest	\$ -	\$ 89,490	\$ -	\$ -	\$ 89,490
Principal	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service on Bonds (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -
Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 13,993	\$ 5,210,908	\$ -	\$ 1,091,926	\$ 6,316,826

End of Year Balance

	Law Enforcement	Roadway & Transportation	General Government Facilities & Equipment	Parks & Recreation: Open Space	Total
Total Beginning Balance	\$ (740,558)	\$ 279,495	\$ -	\$ 2,771,413	\$ 2,310,350
Total Revenues	\$ 85,571	\$ 4,896,195	\$ -	\$ 242,565	\$ 5,224,331
Total Expenditures	\$ 13,993	\$ 5,210,908	\$ -	\$ 1,091,926	\$ 6,316,826
Ending Balance FY2024	\$ (668,980)	\$ (35,218)	\$ -	\$ 1,922,052	\$ 1,217,855

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2024

Impact Fee Account Summary

Detailed Impact Fee Expenditure Report

Law Enforcement	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Study	DIF 5 Year study	\$ 13,993	\$ -	\$ -	\$ -	\$ 13,993
Total Expenditures		\$ 13,993	\$ -	\$ -	\$ -	\$ 13,993

Roadway & Transportation	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Roadway Improvements	Forest Road Connection	\$ 3,054,461	\$ 3,789,503	\$ -	\$ -	\$ 6,843,964
Roadway Improvements	Uptown Roadway Improvements	\$ 2,011,109	\$ -	\$ -	\$ 2,496,062	\$ 4,507,171
Roadway Improvements	Ranger/Brewer Intersection	\$ 41,855	\$ -	\$ -	\$ 655,732	\$ 697,588
Study	DIF 5 Year study	\$ 13,993	\$ -	\$ -	\$ -	\$ 13,993
Total Expenditures		\$ 5,121,418	\$ 3,789,503	\$ -	\$ 3,151,795	\$ 12,062,715

*Transportation Sales Tax

Parks & Recreation - Open Space	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Construction	Dog Park Improvements	\$ 12,428	\$ -	\$ -	\$ 16,905	\$ 29,333
Construction	Build-Out of Ranger Station Park	\$ 600,676	\$ -	\$ 59,480	\$ 958,029	\$ 1,618,184
Construction	Posse Grounds Pickleball Courts	\$ 464,828	\$ -	\$ -	\$ 88,406	\$ 553,234
Study	DIF 5 Year study	\$ 13,994	\$ -	\$ -	\$ -	\$ 13,994
Total Expenditures		\$ 1,091,926	\$ -	\$ 59,480	\$ 1,063,339	\$ 2,214,744