

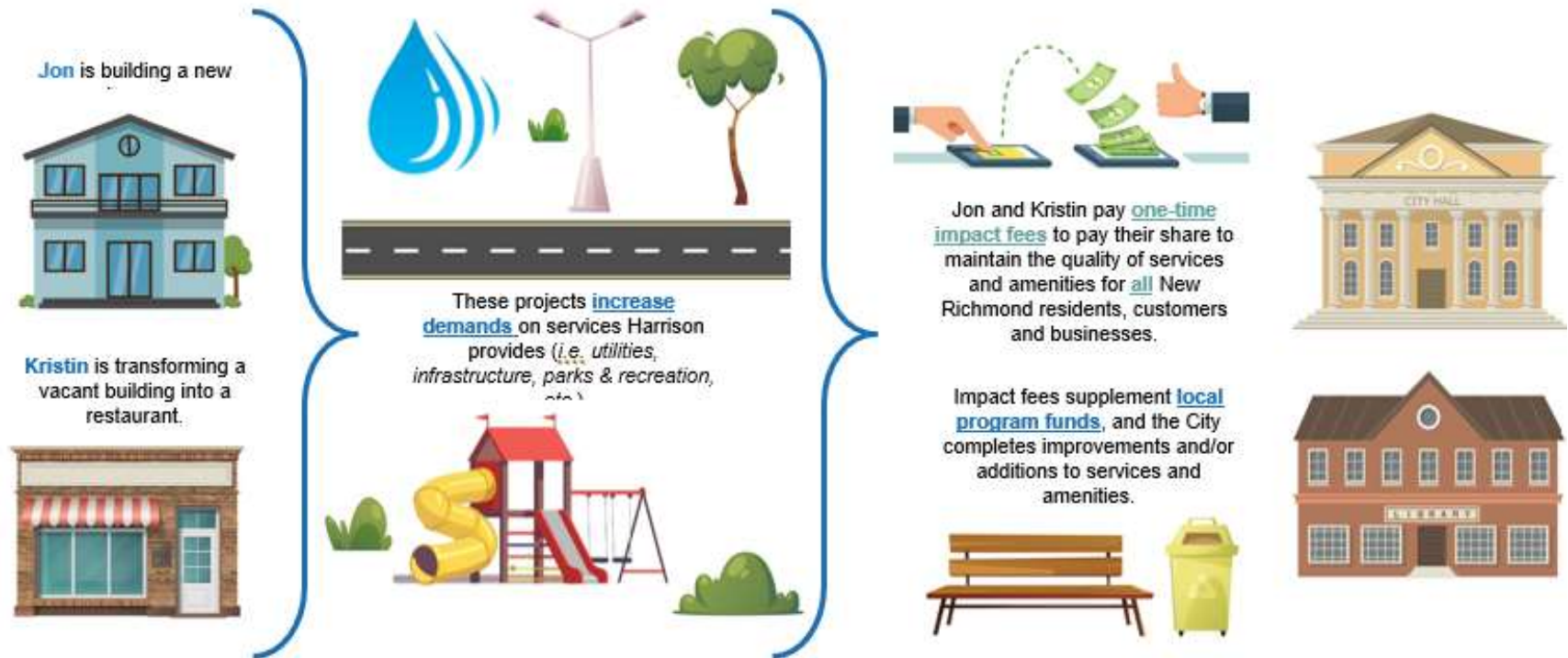


# Public Facilities Needs Assessment and Impact Fee Update

Village Board Meeting  
February 25, 2025

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# Impact Fees Precursor



# What Are Impact Fees?

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- What is an impact fee?
  - ✓ A charge to new development for future public improvements
- What can impact fees be used for?
  - ✓ Legal, engineering, design, land acquisition & construction expenses

## Eligible Expenses

Wastewater/Water infrastructure  
Parks, playgrounds, athletic fields  
Solid waste & recycling facilities  
Highways, streets, transportation facilities  
Storm water infrastructure  
Fire, law enforcement & emergency medical facilities

## Ineligible Expenses

Vehicles  
Operational and maintenance expenses  
Purposes other than those for which the fee was collected  
Existing deficiencies

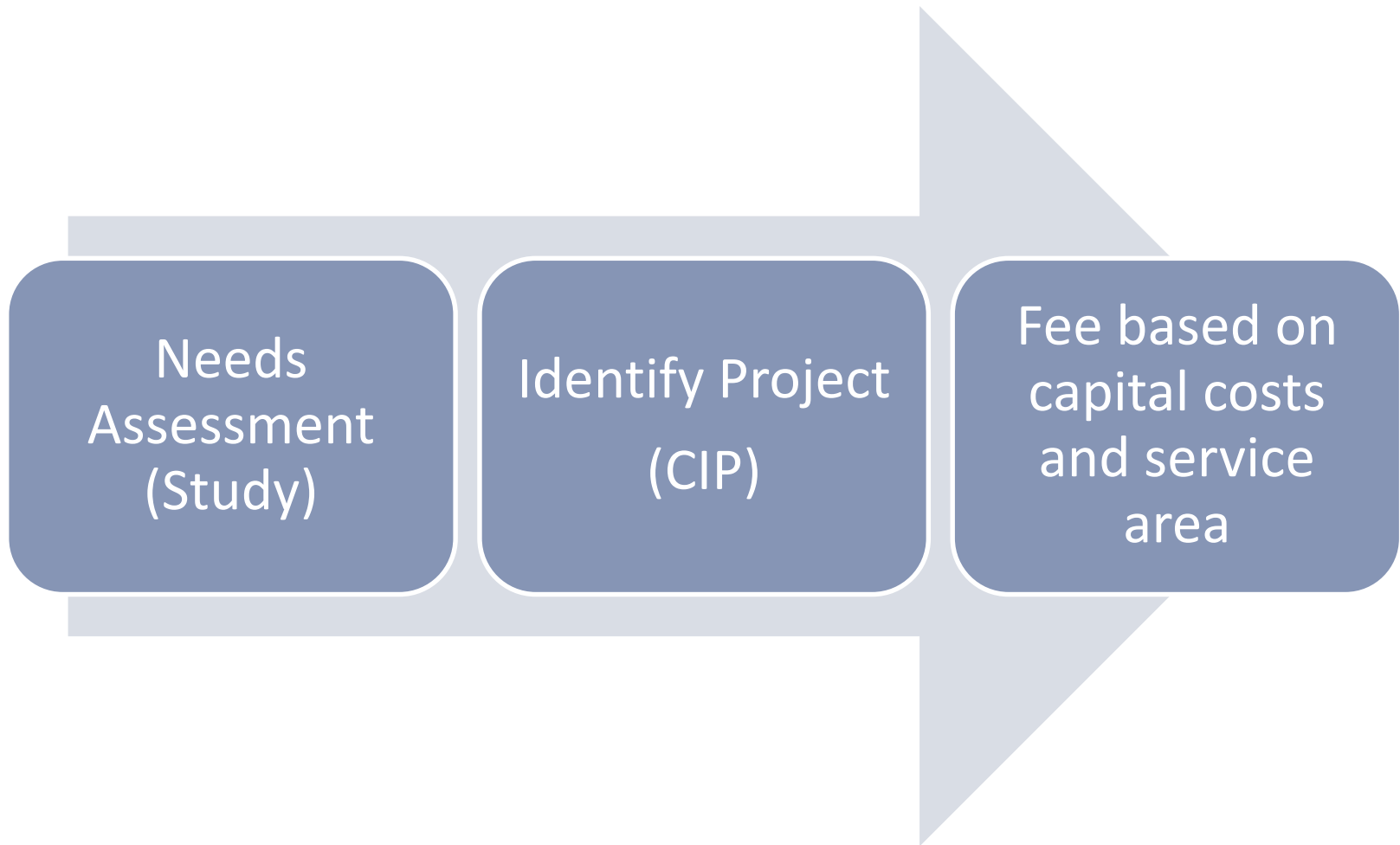
# General Impact Fee Info

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- **What projects should be included?**
  - ✓ Capital Improvement Plan is the primary document used in Needs Assessment.
  - ✓ Projects with a high probability to occur in the next 3-5 years are typically included.
- **Do impact fees need to be used within a certain period of time?**
  - ✓ Yes, impact fees need to be used within 8 years from collection.
- **How often should impact fees be evaluated/updated?**
  - ✓ Impact fees collected and used should be reviewed on an ongoing basis.
  - ✓ Needs Assessments (updated study) is recommended every 3-5 years based upon growth and development.

# How is an Impact Fee Study Determined?

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# Current and Future Impact Fee Examined

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- Current Impact Fees as of 1/1/2025
  - ✓ Based on Three Bedroom and Single-Family Home
    - Fire - \$727
    - Police - \$86
    - Parks - \$1,187
    - Transportation - \$2,940 (Adopted in 2024)
- Total = \$4,940 for a single-family home

# Fire Impact Fee Update

- Initial Impact Fee adopted in 2019

	<i>Existing and Future Space</i>	<i>Deficiency/Growth Analysis</i>		<i>Deficiency/Growth Allocation</i>	
	Total Design Square Feet	Existing Required Square Footage	Existing Space Deficiency	Deficiency Percentage	Growth Percentage
Office Space	15,155	13,386	(12,086)	80%	20%
Apparatus Space	23,584	19,162	(15,002)	64%	36%
Total	38,739	32,548	(27,088)	70%	30%

New Station Estimated Cost <sup>(1)</sup>	\$11,500,000
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Fire Station 60 Additional Bays <sup>(2)</sup>	\$1,033,160
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Total Costs	\$12,533,160
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Impact Fee Percentage of Cost	30%
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Impact Fee Cost of Project	\$3,769,427
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Remaining Cost Funded Via Other Sources	\$7,730,573
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# Fire Impact Fee Calculation

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## Summary of Impact Fee Per Dwelling Unit or Square Foot of Development

Multi-Family Units <sup>(2)</sup>	\$681
Three Bedroom unit/Single-Family Home <sup>(2)</sup>	\$734
Commerical Development per Square Foot	\$0.238
Industrial Development per Square Foot	\$0.179

Total:

(1) Source: Population growth projection taken from Table 1 divided by 3.5 persons per household.

(2) Fees for type of residential development use 2.67 persons per household for two bedroom units and 2.88 persons per house hold for three bedroom/single-family home.



# Police Impact Fee Update

- Initial Impact Fee adopted in 2019

<i>Existing and Future Space</i>		<i>Deficiency/Growth Analysis</i>		<i>Deficiency/Growth Allocation</i>	
	Total Design Square Feet	Existing Required Square Footage	Existing Space Deficiency	Deficiency Percentage	Growth Percentage
Office Space	6,270	4,182	(4,182)	67%	33%
Apparatus Space	2,000	1,200	(1,200)	60%	40%
Total	8,270	5,382	(5,382)	65%	35%

Sub Station Estimated Cost <sup>(1)</sup> \$1,500,000

Impact Fee Percentage of Cost 35%

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Impact Fee Cost of Project \$523,821

Remaining Cost Funded Via Other Sources \$976,179

# Police Impact Fee Calculation

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## Summary of Impact Fee Per Dwelling Unit or Square Foot of Development

Two Bedroom Units <sup>(2)</sup>	\$93
Three Bedroom unit/Single-Family Home <sup>(2)</sup>	\$101
Commerical Development per Square Foot	\$0.033
Industrial Development per Square Foot	\$0.025

Total:


(1) Source: Population growth projection taken from Table 1 divided by 3.5 persons per household.

(2) Fees for type of residential development use 2.67 persons per household for two bedroom units and 2.88 persons per house hold for three bedroom/single-family home.

# Park Impact Fee Update

- Initial Impact Fee adopted in 2007

	Service Level						
Park Type	Existing Acres	Acres/1,000 Population <sup>(1)</sup>	2024 Population	Acreage Needed	Surplus/(Deficiency)	Deficiency %	Growth %
Total Village Parkland	74.10	5.00	15,364	76.82	(2.72)	4%	96%
			2024 Cost per Acre <sup>(1)</sup>	Additional Acreage to be Acquired <sup>(1)</sup>	Capital Cost Estimate		
Improvement							
Park Development and Improvement			\$35,000	25.00	\$875,000		
Land Acquisition			\$35,000	25.00	\$875,000		
<i>Other Parkt Improvements</i>							
Land Acquisition - Farmers Field					\$250,000		
Concession Stand Building Design					\$50,000		
Well/Septic System					\$30,000		
Natural Playground Installation					\$100,000		
Park Improvements					\$50,000		
Emergency Access					\$65,000		
Concession Stand Building Const.					\$350,000		
Maintenance Storage Building					\$50,000		
Trail Design					\$36,250		
Basketball/Pickle Ball/Tennis Courts					\$100,000		
Disc Golf Course					\$10,000		
Trail Segment- CTH N to Pigeon Road					\$150,000		
Skatepark					\$250,000		
High Cliff Trail Connection					\$300,000		
Old Highway Road Trail					\$250,000		
Total Cost					\$3,791,250		



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# Park Impact Fee Calculation

Facility	Cost	Deficiency %	Deficiency Cost	Growth %	Growth Cost
Land Acquisition <sup>(3)</sup>	\$875,000	4%	\$30,982	96%	\$844,018
Park Development and Improvement <sup>(3)</sup>	\$875,000	4%	\$30,982	96%	\$844,018
Land Acquisition - Farmers Field	\$250,000	4%	\$8,852	96%	\$241,148
Concession Stand Building Design	\$50,000	4%	\$1,770	96%	\$48,230
Well/Septic System	\$30,000	4%	\$1,062	96%	\$28,938
Natural Playground Installation	\$100,000	4%	\$3,541	96%	\$96,459
Park Improvements	\$50,000	4%	\$1,770	96%	\$48,230
Emergency Access	\$65,000	4%	\$2,301	96%	\$62,699
Concession Stand Building Const.	\$350,000	4%	\$12,393	96%	\$337,607
Maintenance Storage Building	\$50,000	4%	\$1,770	96%	\$48,230
Trail Design	\$36,250	4%	\$1,284	96%	\$34,966
Basketball/Pickle Ball/Tennis Courts	\$100,000	4%	\$3,541	96%	\$96,459
Disc Golf Course	\$10,000	4%	\$354	96%	\$9,646
Trail Segment- CTH N to Pigeon Road	\$150,000	4%	\$5,311	96%	\$144,689
Skatepark	\$250,000	4%	\$8,852	96%	\$241,148
High Cliff Trail Connection	\$300,000	4%	\$10,622	96%	\$289,378
Old Highway Road Trail	\$250,000	4%	\$8,852	96%	\$241,148
<b>Total</b>			<b>\$134,238</b>		<b>\$3,657,012</b>

2024-2045 Population Growth 7,958

Impact Fee Per Capita \$459.54

## Recommended Impact Fee Schedule

Multi-Family Unit \$1,227

Single Family Unit \$1,323

### Notes:

(1) Multi-Family assumes 2.67 persons per household.

(2) Single-Family Unit assumes 2.88 persons per household.

(3) Assumption is 25 acres at \$35,000/acre for both land acquisition and park development/improvement per Village Manager, February 2025.

# Summary of Existing and Proposed Fees

Impact Fee	Existing Fee <sup>(1)</sup>	Proposed Fee	Change
<b>Fire Impact Fee</b>			
Multi-Family Units	\$673	\$681	\$8
Three Bedroom unit/Single-Family Home	\$727	\$734	\$7
Commercial Development per Square Foot	\$0.290	\$0.238	(\$0.052)
Industrial Development per Square Foot	\$0.220	\$0.179	(\$0.041)
<b>Law Enforcement Impact Fee</b>			
Multi-Family Units	\$79	\$93	\$14
Three Bedroom unit/Single-Family Home	\$86	\$101	\$15
Commercial Development per Square Foot	\$0.035	\$0.0330	(\$0.002)
Industrial Development per Square Foot	\$0.026	\$0.0250	(\$0.001)
<b>Park Impact Fee</b>			
Multi-Family Unit	\$1,100	\$1,227	\$127
Three Bedroom and Single-Family Home	\$1,187	\$1,323	\$136
<b>Total Impact Fee for Single-Family Home</b>	<b>\$2,000</b>	<b>\$2,159</b>	<b>\$159</b>

Notes:

(1) Source: Village of Harrison existing impact fee schedule.

# Impact Fee Effect on Housing Affordability

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"Affordable House"	\$300,000
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## **Amount Financed**<sup>1</sup>

No Impact Fee	\$270,000
Existing Impact Fees	\$274,127
Proposed Impact Fees	\$275,099

## **Monthly Mortgage Payments**<sup>2</sup>

		<u>Additional Monthly Cost</u>
No Impact Fee	\$1,843	\$0
Existing Impact Fees	\$1,866	\$23
Proposed Impact Fees	\$1,871	\$28

### Notes:

1. The amount financed represents total cost of home less a 10% down payment.
2. Monthly mortgage payments include escrowing property tax payment and homeowners insurance.
3. Includes Transportation Impact Fee amount of \$2,940 for a single family home.

# Impact Fee Implementation – Next Steps

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1. Have the impact fee study on file in the office of the Clerk and available 20 days prior to the public hearing to allow the public time to review the document.
  2. Prepare a Class 1 hearing notice and publish it in the Village newspaper.
  3. Conduct a public hearing on the proposed impact fees.
  4. After the conclusion of the public hearing the Village Board may adopt the proposed impact fees.
- Thereafter review all impact fees on a 5-year cycle, or as new information becomes available that would affect the fee calculations

# Questions?

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