

Memo

TO: Honorable Mayor Donya Sartor

CC: Honorable Councilmember Alfred Dixon, Honorable Councilmember Don Dixon, Honorable Councilmember Bobby Lester, Honorable Mayor Pro Tem Tracey Messick, Honorable Councilmember Asjah Miller, Honorable Councilmember Billy Powell

FROM: Lisa Cameron, Community Development

DATE: May 12th, 2025

RE: Estimated Costs for Funding Commitment to Jonesboro Housing Authority- Prestwick Request

Good afternoon, Mayor, and Honorable City Council Members

After reviewing the request for funding from Prestwick Development and the Jonesboro Housing Authority for the city commitment to funding the Estoria-Multifamily project, the following calculations are estimated costs that will be associated with the site development and building construction of the proposed project:

Estimated cost for EPD (State) Review – \$2,500.00

Estimated cost for 3rd party Engineer civil review (Consultant) **\$130.00 per hour**

Estimated cost for zoning compliance reviews (City) \$600.00 + (\$100 for any resubmittals)

Estimated cost for Land Disturbance permit (City) \$3,150.00

Estimated cost for 3rd party building plan review is estimated at (Safebuilt) \$92,000.00

Estimated cost for building permit fee (City) \$185,000.00

Estimated cost for Tree Plan (City) \$25,000.00

Estimated cost for resubmittals (Engineer & Safebuilt) \$35,654.30

Certificate of Occupancy (City) \$150.00

Please note there are no estimated costs for a civil review because there is no way to determine the number of hours it will take to review the proposed development. **The above costs are estimation ONLY!**

Highlighted in yellow are estimated costs of 3rd party agencies:

Highlighted in green are estimated costs to the City:

Attachments: Prestwick and JHA Fee Calculations

Municipal Fee Calculations

Estoria-Jonesboro/Clayton County

Meter Fees

	Type	Size		
County	Deposit		\$	900.00
County	Water Tap Fees	3"	\$	102,900.00
County	Sewer Tap Fees	196 Units	\$	129,360.00
County	Sewer Development Fee		\$	150,000.00
County	Irrigation	1-1/2"	\$	8,605.00
			\$	391,765.00

Building Permit Fees

City	Base Permit Fee	\$	185,000.00
City	CO Fee	\$	-
City	Plan Review Fee	\$	92,500.00
City	Misc. Fee	\$	10,000.00
		\$	287,500.00

Land Disturbance Permit

* Land disturbance calculations from website & per conversation with Planning
& Zoning Dept.

	Units	Disturbed Acreage		
	196	8.29		
City	LDP Fee	\$100/acre	\$	829.00
City	Review Fee & Misc. Fees		\$	829.00
	NPDES	\$40/Dist AC		
City	NPDES Clayton		\$	331.60
City	NPDES EPD		\$	331.60
			\$	2,321.20

Fire Marshall Review

		Disturbed Acreage		
County	LDP	8.29	\$400/acre	\$ 3,316.00

Construction Plan

	256,543 Bldg SF	\$0.10/SqFt		
City	Bldg Permit		\$	25,654.30

Tree Protection Recompense

City		\$	25,000.00
------	--	----	-----------

Total Municipal Fees			\$	735,556.50
-----------------------------	--	--	-----------	-------------------