

# STAFF REPORT



**SUBJECT:** Retirement Living for Seniors – Fee Waiver Request

Mr. Emanuel Glockzin is requesting a waiver of all development fees with exception to the Building Permit fee of \$36,036.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen, Director of Development Services

## RECOMMENDATION:

Consider a partial to full waiver of project related fees estimated at \$48,028.44.

## BACKGROUND:

This project was one of four projects that qualified in 2022 for the Texas Department of Housing and Community Affairs (TDHCA) Competitive 9% Housing Tax Credits. On February 15, 2022, the City of Stephenville resolved support of the proposed development for Retirement Living for Senior and its application to TDHCA.

Mr. Glockzin has indicated he will pay the Building Permit Fees of \$36,036. The remaining fees, based on current understanding of the project, are estimated as follows:

### Retirement Living for Seniors fee analysis as of January 22, 2024

Plan Review:	\$10,701.00
Parkland Dedication:	\$19,920.00
Engineering Review:	\$ 5,718.94
Engineering Inspection:	\$ 3,052.50 (Waived if Project Engineer is on-site)
Fire Review Fees:	\$ 3,636.00 (Estimated)
Water and Sewer Taps	\$ 5,000.00 (Estimated/Pass Through)
<b>Estimated Amount:</b>	<b>\$48,028.44</b>

## FISCAL IMPACT ANALYSIS:

Any fee reduction will have a direct correlation on the projected revenue collections for the General Fund/Development Services Department.

## ALTERNATIVES:

- 1) Deny the fee waiver request.
- 2) Approve the fee waiver request.
- 3) Waive a portion of applicable fees.