

**DATE:** July 5, 2022

**TO:** Mayor Jim Gilvin, City of Alpharetta  
**ATTN TO:** Eric Graves, PE, City of Alpharetta  
**FROM:** Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** 2022 City of Alpharetta Annual CIE Update

**Description:** A regional review of the draft 2022 City of Alpharetta Annual CIE Update.

**Submitting Local Government:** City of Alpharetta

**Action Under Consideration:** Approval

**Date Opened:** July 5, 2022

**Deadline for Comments:** July 26, 2022

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:**

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
CITY OF ROSWELL

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF MILTON  
CITY OF JOHNS CREEK

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
FULTON COUNTY  
FORSYTH COUNTY

**Attached is information concerning this review.**

If you have any questions regarding this review, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If ARC staff do not receive comments from you on or before **July 26, 2022**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. **The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>**



2 PARK PLAZA  
ALPHARETTA, GA 30009  
PHONE: 678.297.6000  
WWW.ALPHARETTA.GA.US

# Annual Impact Fee Report and Capital Improvement Element Update

June 2022

MAYOR  
JIM GILVIN

MAYOR PRO TEM  
DAN MERKEL

COUNCIL MEMBERS  
JASON BINDER  
DOUGLAS J. DERITO  
JOHN HIPES  
DAN MERKEL  
DONALD F. MITCHELL  
BRIAN WILL

CITY ADMINISTRATOR  
ROBERT J. REGUS



RESOLUTION NO. 2142

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF ALPHARETTA, GEORGIA FOR  
TRANSMITTAL OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE  
PLAN**

**WHEREAS**, the Georgia Planning Act encourages local governments to keep their comprehensive plans current in order for the plans to be used for policy guidance and as management tools for daily decisions, and

**WHEREAS**, the annual update of the capital improvements element was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on June 27, 2022 at 6:30 PM at the City Hall of Alpharetta, Georgia, and

**WHEREAS**, such updates are required to extend status to the City of Alpharetta as a Qualified Local Government,

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Alpharetta hereby approves transmittal of the Annual Impact Fee Report and Capital Improvement Element Update to the Atlanta Regional Commission, per the Georgia Planning Act of 1989.

**SO RESOLVED** this 27<sup>th</sup> day of June 2022.

CITY OF ALPHARETTA

By: \_\_\_\_\_

  
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

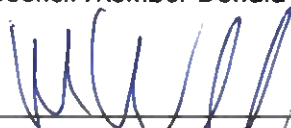
COUNCIL MEMBERS

**ABSENT**

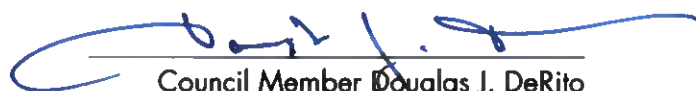
Mayor Pro Tem Merkel



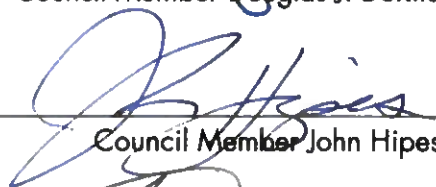
Council Member Donald F. Mitchell



Council Member Brian Will



Council Member Douglas J. DeRito



Council Member John Hipes



Council Member Jason Binder



Attest:



Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:



Molly Esswein, City Attorney



# CITY OF ALPHARETTA, GA

## ANNUAL IMPACT FEE FINANCIAL REPORT

### FISCAL YEAR 2021

	Impact Fee Fund				General Fund	
	Roads	Public Safety	Recreation and Parks	Total Impact Fee Fund	Administrative Costs*	Total
<b>Impact Fee Fund Balance on July 1, 2020</b>	<b>\$ 1,640,046.29</b>	<b>\$ 281,335.86</b>	<b>\$ 1,336,922.76</b>	<b>\$ 3,258,304.91</b>	<b>\$ -</b>	<b>\$ 3,258,304.91</b>
<b>Fiscal Year 2021 Activity</b>						
Sources:						
Impact Fees	\$ 629,024.04	\$ 82,438.86	\$ 1,797,207.14	\$ 2,508,670.04	\$ 75,554.53	\$ 2,584,224.57
Credits	(95,379.52)	(6,843.89)	(307,701.04)	(409,924.45)	(12,297.73)	(422,222.18)
Refunds	-	-	-	-	-	-
General Revenue (e.g. Interest)	1,012.82	166.31	1,316.97	2,496.10	-	2,496.10
<b>Total Sources</b>	<b>\$ 534,657.34</b>	<b>\$ 75,761.28</b>	<b>\$ 1,490,823.07</b>	<b>\$ 2,101,241.69</b>	<b>\$ 63,256.80</b>	<b>\$ 2,164,498.49</b>
(Uses):						
Project Expenditures/Debt Service	\$ (218,013.97)	\$ (155,750.00)	\$ (1,176,066.77)	\$ (1,549,830.74)	\$ -	\$ (1,549,830.74)
Administrative Costs	-	-	-	-	(63,256.80)	(63,256.80)
<b>Total Uses</b>	<b>\$ (218,013.97)</b>	<b>\$ (155,750.00)</b>	<b>\$ (1,176,066.77)</b>	<b>\$ (1,549,830.74)</b>	<b>\$ (63,256.80)</b>	<b>\$ (1,613,087.54)</b>
<b>Impact Fee Fund Balance on June 30, 2021</b>	<b>\$ 1,956,689.66</b>	<b>\$ 201,347.14</b>	<b>\$ 1,651,679.06</b>	<b>\$ 3,809,715.86</b>	<b>\$ -</b>	<b>\$ 3,809,715.86</b>
<b>Impact Fees Encumbered at June 30, 2021</b>	<b>\$ 109,071.01</b>	<b>\$ -</b>	<b>\$ 121,212.23</b>	<b>\$ 230,283.24</b>		<b>\$ 230,283.24</b>

\* Administrative Costs minimally exceed 3% due to a customer that had underpaid their administrative fees in a prior fiscal year but remitted said fees this fiscal year as a condition for receiving their Certificate-of-Occupancy.



**CITY OF ALPHARETTA, GA**  
**CAPITAL IMPROVEMENT ELEMENT (FY's 2021-2032)**  
**Service Area for each Public Facility: Citywide**

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2021	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2021	Current/ Forecasted Funding Sources	Status/ Comment	Responsible Department
<b>Roads</b>													
	Impact Fee Ordinance Update	2014	2016	\$ 86,145	100.00%	\$ 86,145	\$ -	\$ 34,999.98	\$ 34,999.98	\$ -	Impact Fees (100%)	Complete	Community Development
	Impact Fee Ordinance Update	2022	2023	51,892	100.00%	51,892	-	-	-	-	Impact Fees (100%)	In-Process	Community Development
	Rucker Rd Corridor Improvements	2017	2020	16,413,805	24.10%	3,955,727	218,013.97	580,668.35	798,682.32	97,419.01	GO Bond (89%); Impact Fees (7%); General Revenues (4%)	Complete	Public Works
	Kimball Bridge Rd Congestion Mitigation (North Point Pkwy to Waters Rd)	2017	2023	9,872,927	24.10%	2,379,375	-	-	-	-	GO Bond (100%)	Construction Phase	Public Works
	Kimball Bridge Rd Bicycle/Pedestrian/Operational Improvements	2017	2024	1,359,742	24.10%	327,698	-	-	-	-	TSPLOST 1 (100%)	Construction Phase	Public Works
	Kimball Bridge Rd Improvements (Waters Rd to Buice Rd)	2024	2029	3,000,000	24.10%	723,000	-	-	-	-	TBD		Public Works
	Kimball Bridge Rd Widening (Verizon to Georgia Power driveway)	2024	2029	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (Tier 2)		Public Works
	Windward Parkway Business District/Union Hill Rd Capacity Improvements	2017	2023	185,100	24.10%	44,609	-	-	-	-	TSPLOST 1 (100%)	Split into Projects Below	Public Works
	Windward Parkway East Improvements	2017	2023	1,615,349	24.10%	389,299	-	-	-	-	TSPLOST 1 (100%)	Construction Phase	Public Works
	Windward Parkway West Improvements	2017	2023	985,509	24.10%	237,508	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Windward Pkwy Corridor Improvements (S.R. 9 to Westside Pkwy)	2017	2023	401,613	24.10%	96,789	-	-	-	-	GO Bond (100%)	On Hold	Public Works
	Northwinds Traffic Signal (temporary)	2017	2018	56,079	75.90%	42,564	-	42,564.32	42,564.32	-	Impact Fees (76%); General Revenue (4%)	Complete	Public Works
	Bethany Rd at Mid-Broadwell Rd Intersection Improvements	2017	2021	1,174,001	24.10%	282,934	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Bethany Rd at Mayfield Rd Intersection Improvements	2017	2021	1,943,218	24.10%	468,316	-	-	-	-	TSPLOST 1 (81%); GO Bond (19%)	Complete	Public Works
	Morris Rd Operational Improvements	2017	2021	3,215,476	24.10%	774,930	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Old Milton Parkway Capacity Improvements	2017	2023	5,579,474	24.10%	1,344,653	-	-	-	-	TSPLOST 1; TBD	Design Phase	Public Works
	Academy St/Webb Bridge Rd Operational and Pedestrian Improvements	2018	2020	442,595	24.10%	106,665	-	-	-	-	TSPLOST 1 (98%); General Revenue (2%)	Split into Projects Below	Public Works
	Academy St Improvements	2024	2027	3,539,575	24.10%	853,038	-	-	-	-	TSPLOST 1 (8%); TSPLOST 2 (Tier 2; 92%)	On Hold	Public Works
	Webb Bridge Road Improvements (Design/Project Management)	2021	2025	876,396	24.10%	211,212	-	-	-	-	TSPLOST 1	Design Phase	Public Works
	Webb Bridge Road Improvements Phase 1 (Westwind Lane to Greenway)	2021	2024	874,800	24.10%	210,827	-	-	-	-	TSPLOST 1 (100%)	Construction Phase	Public Works
	Webb Bridge Road Improvements Phase 2 (Roundabout to Webb Bridge Park)	2021	2024	6,000,000	24.10%	1,446,000	-	-	-	-	TSPLOST 1 (100%)	Design Phase	Public Works
	Webb Bridge Road Improvements Phase 3 (Greenway to Roundabout)	2021	2024	17,000,000	24.10%	4,097,000	-	-	-	-	TSPLOST 1 (100%)	On-Hold	Public Works
	Webb Bridge Road Improvements Phase 4 (North Point Parkway to the Greenway)	2022	2027	13,692,508	24.10%	3,299,894	-	-	-	-	TSPLOST 2 (95%); TSPLOST 1 (5%)	Design Phase	Public Works
	Haynes Bridge Rd Widening (Mansell Rd. to city limits)	2020	2025	8,197,826	24.10%	1,975,676	-	-	-	-	TSPLOST 1; TBD	On Hold	Public Works
	McGinnis Ferry Rd Capacity Improvements	2020	2025	8,900,000	24.10%	2,144,900	-	-	-	-	TSPLOST 1 (61%); GO Bond (38%); General Revenue (1%)	ROW Acquisition Phase	Public Works
	GA400 Bridge (Academy St/Webb Bridge Rd - GDOT PI 0001757)	2020	2025	1,703,000	24.10%	410,423	-	-	-	-	TSPLOST 1 (100%)	Conceptual Design Phase	Public Works



**CITY OF ALPHARETTA, GA**  
**CAPITAL IMPROVEMENT ELEMENT (FY's 2021-2032)**  
**Service Area for each Public Facility: Citywide**

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2021	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2021	Current/ Forecasted Funding Sources	Status/ Comment	Responsible Department
	GA400 Bridge (Kimball Bridge Rd - GDOT PI 0001757)	2020	2025	1,317,000	24.10%	317,397	-	-	-	-	TSPLOST 1 (100%)	GDOT Procurement	Public Works
	GA400 Bridge (Tradewinds - GDOT PI 0001757)	2020	2025	1,866,000	24.10%	449,706	-	-	-	-	TSPLOST 1 (100%)	Conceptual Design Phase	Public Works
	North Point Parkway Improvements	2025	2029	58,328,500	24.10%	14,057,169	-	-	-	-	Grants (80%); TSPLOST 2 (18%); Impact Fees (2%); General Revenue (<1%)	Design Phase	Multi-Dept.
	Major Intersection Improvements	2027	2033	1,500,000	24.10%	361,500	-	-	-	-	TBD		Public Works
	Old Roswell St. Park and Plaza	2027	2029	1,500,000	24.10%	361,500	-	-	-	-	TBD		Community Dev.
	Traffic Calming (Southlake Dr.)	2026	2029	2,000,000	24.10%	482,000	-	-	-	-	TBD		Public Works
	Traffic Calming (Waters Rd)	2026	2029	2,000,000	24.10%	482,000	-	-	-	-	TBD		Public Works
	Traffic Calming (Douglas Rd)	2025	2028	1,750,000	24.10%	421,750	-	-	-	-	TBD		Public Works
	Park Plaza Signalization Upgrade	2019	2020	264,006	24.10%	63,626	-	45,934.60	45,934.60	-	General Revenue (83%); Impact Fees (17%)	Complete	
	Henderson Parkway Traffic Calming Improvements	2024	2026	60,000	24.10%	14,460	-	-	-	-	TBD		Public Works
	Hembree Road Widening (Old Roswell Rd. to Westside Pkwy)	2027	2031	4,000,000	24.10%	964,000	-	-	-	-	TBD		Public Works
	Wills Road Widening (Milton Avenue to Old Milton Pkwy)	2022	2025	33,293	75.90%	25,269	-	14,460.00	14,460.00	-	Impact Fees (57%); General Revenue (43%)	Complete	Public Works
	Dryden Rd Extension	2026	2030	3,000,000	75.90%	2,277,000	-	-	-	-	TBD		Public Works
	Tradewinds Ripple Effect Improvements	2022	2027	6,500,000	24.10%	1,566,500	-	-	-	-	TSPLOST 2 (100%)	On-Hold	Public Works
	Cumming St. Corridor Improvements	2022	2027	4,757,526	24.10%	1,146,564	-	-	-	-	TSPLOST 2 (100%)	Conceptual Design Phase	Public Works
	Milton Ave Streetscape	2024	2028	3,935,740	24.10%	948,513	-	-	-	-	TSPLOST 2 (Tier 2; 100%)	On-Hold	Public Works
	Teasley Street Improvements	2020	2025	75,000	75.90%	56,925	-	38,125.00	38,125.00	-	Impact Fees (76%); General Revenue (24%)	Complete	Public Works
	Roundabout Studies	2024	2025	100,000	24.10%	24,100	-	-	-	-	TBD		Public Works
	Roundabout (Roswell St at Old Roswell St)	2026	2030	1,500,000	24.10%	361,500	-	-	-	-	TBD		Public Works
	Roundabout (Milton Ave at Canton/Roswell St)	2026	2030	1,800,000	24.10%	433,800	-	-	-	-	TBD		Public Works
	Roundabout (Windward Pkwy at Clubhouse Dr)	2027	2031	3,000,000	24.10%	723,000	-	-	-	-	TBD		Public Works
	Roundabout (Hopewell Rd at Vaughan Dr)	2026	2029	1,617,034	24.10%	389,705	-	16,553.19	16,553.19	11,652.00	General Revenue (5%); Impact Fees (2%); TSPLOST 2 (Tier 3; 93%)	Design Complete	Public Works
	Roundabout (Mayfield Rd at Canton St)	2025	2029	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (Tier 3); TBD		Public Works
	Roundabout (Mayfield Rd at Providence Rd)	2025	2029	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (Tier 3); TBD		Public Works
				\$ 214,071,129		\$ 53,335,057	\$ 218,013.97	\$ 773,305.44	\$ 991,319.41	\$ 109,071.01			
Public Safety													
	Impact Fee Ordinance Update	2014	2016	\$ 22,907	100.00%	\$ 22,907	\$ -	\$ 15,625.01	\$ 15,625.01	\$ -	Impact Fees (100%)	Complete	Community Development
	Impact Fee Ordinance Update	2022	2023	7,388	100.00%	7,388	-	-	-	-	Impact Fees (100%)	In-Process	Community Development
	Public Safety Headquarters Expansion	2017	2019	4,573,815	100.00%	4,573,815	-	718,750.00	718,750.00	-	General Revenues (55%); Impact Fees (16%); DEA (13%); E-911 Fees (16%)	Complete	Public Safety/ Public Works
	Public Safety Headquarters Parking Expansion	2024	2025	200,000	62.30%	124,600	-	-	-	-	TBD		Public Safety
	E911 Facility Renovations	2022	2024	50,000	100.00%	50,000	-	-	-	-	911 Fees (100%)	Construction Phase	Public Safety/ Public Works



**CITY OF ALPHARETTA, GA**  
**CAPITAL IMPROVEMENT ELEMENT (FY's 2021-2032)**  
**Service Area for each Public Facility: Citywide**

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2021	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2021	Current/ Forecasted Funding Sources	Status/ Comment	Responsible Department
	Hazardous Materials Truck & Trailer	2020	2021	250,000	62.30%	155,750	155,750.00	-	155,750.00	-	Impact Fees (62%); General Revenue (38%)	Complete	Public Safety
	Quint Apparatus for Fire Station 81	2022	2023	1,311,250	62.30%	816,909	-	-	-	-	Capital Lease (100%)	Complete	Public Safety
	Fire Rescue-Rapid Response Truck	2022	2023	200,000	62.30%	124,600	-	-	-	-	Impact Fees (62%); General Revenue (38%)	Complete	Public Safety
	All Terrain Vehicles for Public Safety (Police)	2023	2024	30,000	62.30%	18,690	-	-	-	-	Impact Fees (62%); General Revenue (38%)		Public Safety
				<b>\$ 6,645,360</b>		<b>\$ 5,894,659</b>	<b>\$ 155,750.00</b>	<b>\$ 734,375.01</b>	<b>\$ 890,125.01</b>	<b>\$ -</b>			
<b>Recreation and Parks</b>													
	Impact Fee Ordinance Update	2014	2016	\$ 21,948	100.00%	\$ 21,948	\$ -	\$ 11,875.01	\$ 11,875.01	\$ -	Impact Fees (100%)	Complete	Community Development
	Impact Fee Ordinance Update	2022	2023	10,220	100.00%	10,220	-	-	-	-	Impact Fees (100%)	In-Process	Community Development
	Scramble Intersection at Canton St and Milton Ave	2021	2022	103,160	24.00%	24,758	-	-	-	-	General Revenue (100%)	Complete	Public Works
	Providence Road Sidewalk Improvements	2024	2026	850,000	24.00%	204,000	-	-	-	-	TBD		Public Works
	Waters Rd Sidewalk Improvements	2024	2026	975,000	24.00%	234,000	-	-	-	-	TBD		Public Works
	Mid-Block Crosswalk (Alpharetta Elementary School)	2022	2024	113,037	24.00%	27,129	-	-	-	-	TSPLOST 2 (100%)	Construction Phase	Public Works
	Mid-Block Crosswalk (Manning Oaks Elementary School)	2022	2024	74,262	24.00%	17,823	-	-	-	-	TSPLOST 2 (100%)	On-Hold	Public Works
	Mid-Block Crosswalk (Cogburn Road Park)	2022	2024	149,401	24.00%	35,856	-	-	-	-	TSPLOST 2 (100%)	Construction Phase	Public Works
	Mid-Block Crosswalk (Mid Broadwell Rd at Charlotte Dr)	2022	2024	146,000	24.00%	35,040	-	-	-	-	TSPLOST 2 (100%)	Construction Phase	Public Works
	Improved Crossing from Parking Deck to north side of Milton Ave	2022	2024	212,300	24.00%	50,952	-	-	-	-	TSPLOST 2 (100%)	Construction Phase	Public Works
	Raised Intersection at Marietta St. and Roswell St.	2022	2024	350,000	24.00%	84,000	-	-	-	-	TSPLOST 2 (100%)	Procurement Phase	Public Works
	Improved Pedestrian Crossings from City Center to Churches	2022	2024	750,000	24.00%	180,000	-	-	-	-	TSPLOST 2 (100%)	Procurement Phase	Public Works
	Pedestrian Safety Barrier at City Center Town Green	2023	2024	250,000	24.00%	60,000	-	-	-	-	General Revenue	Concept Design Phase	Public Works
	Artificial Turf at City Center Town Green	2021	2021	160,000	24.00%	38,400	33,177.00	-	33,177.00	-	General Revenue (79%); Impact Fees (21%)	Complete	Public Works
	4 Pedestrian Bridges (Windward Pkwy over Big Creek; Greenway access)	2022	2026	4,000,000	24.00%	960,000	-	-	-	-	TSPLOST 2 (100%)	Procurement Phase	Public Works
	AlphaLoop City Trail	2017	2027	15,534,503	100.00%	15,534,503	-	-	-	-	TSPLOST 2 (77%); Contributions (Avalon/NFCID/ABC; 13%) Grants (3%); Impact Fees (3%); GO Bond (3%); General Revenue (1%)	Multiple Phases (design/construction)	Community Development/ Public Works
	AlphaLoop (land for connective parks)	2024	2026	3,000,000	100.00%	3,000,000	-	-	-	-	TBD		Parks
	AlphaLoop (pedestrian tunnel under Haynes Bridge Rd. at GA400)	2025	2028	8,000,000	100.00%	8,000,000	-	-	-	-	GO Bond (94%); NFCID (6%)	Design Phase	Public Works
	City Center Walking Trail	2017	2019	300,000	100.00%	300,000	-	300,000.00	300,000.00	-	Impact Fees (100%)	Complete	Public Works





**CITY OF ALPHARETTA, GA**  
**CAPITAL IMPROVEMENT ELEMENT (FY's 2021-2032)**  
**Service Area for each Public Facility: Citywide**

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2021	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2021	Current/Forecasted Funding Sources	Status/ Comment	Responsible Department
	Greenway Extension to Forsyth County	2017	2021	12,339,718	25.63%	3,162,670	1,130,189.77	-	1,130,189.77	121,212.23	GO Bond (80%); Impact Fees (10%); TSPLOST 1 (8%); General Revenues (2%)	Construction Phase	Parks/Public Works
	Encore Parkway Greenway Connection/Park	2023	2026	5,003,000	25.63% to 100%	2,589,490	-	-	-	-	TSPLOST 1 (51%); Impact Fees (40%); NFCID (9%)	Design Phase	
	Eastside Community Center/YMCA Partnership	2017	2022	2,519,187	30.96%	779,940	-	-	-	-	GO Bond (100%)	Complete	Parks
	Alpharetta Arts Center Development	2017	2019	3,390,014	54.17%	1,836,371	-	1,300,001.33	1,300,001.33	-	GO Bond (44%); Impact Fees (38%); General Revenues (2%); Hotel/Motel Taxes (16%)	Complete	Parks/Public Works
	Alpharetta Arts Center Parking Expansion	2024	2025	950,000	54.17%	514,615	-	-	-	-	TBD		Parks/Public Works
	Wills Park Pool Renovation/Expansion	2017	2019	6,140,453	36.12%	2,217,932	-	1,100,000.00	1,100,000.00	-	GO Bond (44%); Impact Fees (18%); General Revenues (38%)	Complete	Parks/Public Works
	Wills Park Pool Heater	2024	2026	100,800	36.12%	36,409	-	-	-	-	TBD		Parks
	Design and Construction of new Park Spaces	2019	2023	1,000,001	9.06% to 100%	433,693	12,700.00	420,992.69	433,692.69	-	General Revenue (57%); Impact Fees (43%)	On-Going	Parks
	Wills Park Equestrian Center Master Plan buildout	2022	2026	11,004,836	68.93%	7,585,633	-	-	-	-	GO Bond (45%); Impact Fees (4%); Hotel/Motel Taxes (1%); Equestrian Foundation (50%)	Procurement Phase	Parks
	Wills Park Master Plan Improvements	2022	2026	6,000,000	9.06% to 100%	6,000,000	-	-	-	-	GO Bond (95%); Impact Fees (5%)	Procurement Phase	Parks
	Mid-Broadwell Park build-out	2022	2026	500,000	9.06% to 100%	500,000	-	-	-	-	GO Bond (100%)	Design Phase	Parks
	Old Rucker Park build-out	2022	2026	3,000,000	9.06% to 100%	3,000,000	-	-	-	-	GO Bond (100%)	Procurement Phase	Parks
	Union Hill Park (redevelopment/trailhead)	2022	2026	3,250,000	9.06% to 100%	3,250,000	-	-	-	-	GO Bond (100%)	Procurement Phase	Parks
	Farmhouse Park build-out	2022	2026	2,000,000	9.06% to 100%	2,000,000	-	-	-	-	GO Bond (100%)	Survey Phase	Parks
	Waters Road Park build-out	2022	2026	1,250,000	9.06% to 100%	1,250,000	-	-	-	-	GO Bond (100%)		Parks
	Synthetic Turf Webb Bridge Park (soccer field)	2022	2026	1,000,000	36.12%	361,200	-	-	-	-	GO Bond (100%)		Parks
	North Park Master Plan/Development	2024	2028	1,600,000	9.06% to 100%	1,600,000	-	-	-	-	TBD		Parks
	Webb Bridge Park Master Plan/Development	2024	2028	1,600,000	9.06% to 100%	1,600,000	-	-	-	-	TBD		Parks
	Webb Bridge Park Middle School MOU (field space)	2024	2026	100,000	36.12%	36,120	-	-	-	-	TBD		Parks
	Pocket Park Development	2024	2028	425,000	36.12%	153,510	-	-	-	-	TBD		Parks
	Haynes Bridge Road Park Restroom (replacement/expansion)	2024	2026	700,000	91.91%	643,370	-	-	-	-	TBD		Parks
	Haynes Bridge Road Park Restroom (new)	2024	2026	300,000	91.91%	275,730	-	-	-	-	TBD		Parks
	Marconi Drive Park Restroom (new)	2024	2026	100,000	91.91%	91,910	-	-	-	-	TBD		Parks
				<b>\$ 99,272,839</b>		<b>\$ 68,737,221</b>	<b>\$ 1,176,066.77</b>	<b>\$ 3,132,869.03</b>	<b>\$ 4,308,935.80</b>	<b>\$ 121,212.23</b>			
<b>Total</b>							<b>\$ 1,549,830.74</b>	<b>\$ 4,640,549.48</b>	<b>\$ 6,190,380.22</b>	<b>\$ 230,283.24</b>			

# BACKUP

CITY OF ALPHARETTA  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES**

**NONMAJOR GOVERNMENTAL FUNDS**

For the Fiscal Year Ended June 30, 2021 – Page 1 of 2

	<i>Special Revenue Funds</i>				
	<i>Hotel Motel</i>	<i>Impact Fee</i>	<i>Confiscated Assets</i>	<i>Grant Operating</i>	<i>E911</i>
<b>Revenues:</b>					
Property taxes	\$ —	\$ —	\$ —	\$ —	\$ —
Hotel/Motel taxes	3,890,093	—	—	—	—
Impact fees	—	2,098,746	—	—	—
Charges for services	—	—	—	—	3,239,918
Forfeiture income	—	—	265,334	—	—
Intergovernmental	—	—	—	19,414	1,158,389
Contributions	—	—	—	6,230	—
Investment earnings	1,583	2,495	1,092	9,180	756
Other revenues	—	—	—	—	7,621
<b>Total revenues</b>	<b>3,891,676</b>	<b>2,101,241</b>	<b>266,426</b>	<b>34,824</b>	<b>4,406,684</b>
<b>Expenditures:</b>					
Current:					
General government	—	—	—	1,300	—
Public safety	—	12,700	339,737	53,630	3,942,761
Culture and recreation	—	—	—	26,043	—
Community development	1,776,253	—	—	—	—
Public works	—	1,537,131	—	—	—
Capital outlay	—	—	—	—	—
Debt service:					
Principal	540,000	—	—	—	70,735
Interest	771,963	—	—	—	6,041
<b>Total expenditures</b>	<b>3,088,216</b>	<b>1,549,831</b>	<b>339,737</b>	<b>80,973</b>	<b>4,019,537</b>
Excess (deficiency) of revenues over expenditures	803,460	551,410	(73,311)	(46,149)	387,147
<b>Other financing sources (uses):</b>					
Transfers out	(1,458,781)	—	—	—	—
Transfers in	—	—	—	—	—
Proceeds from sale of capital assets	—	—	7,825	—	—
<b>Total other financing sources (uses)</b>	<b>(1,458,781)</b>	<b>—</b>	<b>7,825</b>	<b>—</b>	<b>—</b>
<b>Net change in fund balances</b>	<b>(655,321)</b>	<b>551,410</b>	<b>(65,486)</b>	<b>(46,149)</b>	<b>387,147</b>
<b>Fund balances, beginning of fiscal year</b>	<b>1,966,633</b>	<b>3,258,305</b>	<b>266,485</b>	<b>147,257</b>	<b>2,242,426</b>
<b>Fund balances, end of fiscal year</b>	<b>\$1,311,312</b>	<b>\$3,809,715</b>	<b>\$200,999</b>	<b>\$101,108</b>	<b>\$2,629,573</b>

continued  
on next page →



# Annual Comprehensive Financial Report

For the Fiscal Year Ended June 30, 2021

