

DATE: August 26, 2023

TO: Mayor Jim Gilvin, City of Alpharetta
ATTN TO: Michael Woodman, Planning and Development Services Manager, City of Alpharetta
FROM: Mike Alexander, COO, Atlanta Regional Commission

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: 2023 City of Alpharetta Annual CIE Update

Description: A regional review of the draft 2023 City of Alpharetta Annual CIE Update.

Submitting Local Government: City of Alpharetta

Action Under Consideration: Approval

Date Opened: August 26, 2023

Deadline for Comments: September 16, 2023

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 SANDY SPRINGS
COBB COUNTY
MARTA

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

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CITY OF ROSWELL
CITY OF PEACHTREE CORNERS
CHEROKEE COUNTY

Review information is attached.

Please submit comments to dshockey@atlantaregional.org. For questions, please contact ARC Plan Review Manager Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If no comments are received by September 16, 2023, ARC will assume your agency has no input on the subject plan. For more information visit the ARC review website at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.



A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA FOR TRANSMITTAL OF THE FY2022 CAPITAL IMPROVEMENT 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 improvement 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 August 21, 2023 at 6:30 P.M. at the Alpharetta City Hall; and

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

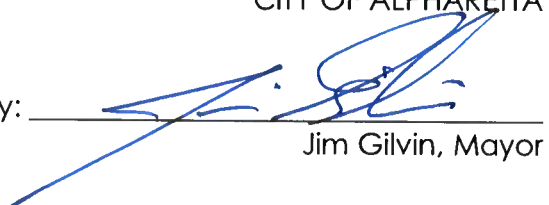
NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta as follows:

- 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 21st day of August 2023.

CITY OF ALPHARETTA

By: _____



Jim Gilvin, Mayor


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COUNCIL MEMBERS


Mayor Pro Tem Dan Merkel

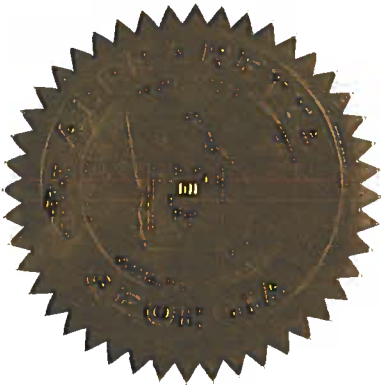

Council Member Donald F. Mitchell


Council Member Brian Will


Council Member Douglas J. DeRito


Council Member John Hipes


Council Member Jason Binder



Attest:
sufficiency:


Lauren Shapiro, City Clerk

Approved as to form and legal


[INSERT ATTORNEY], City Attorney



CITY OF ALPHARETTA, GA

ANNUAL IMPACT FEE FINANCIAL REPORT

FISCAL YEAR 2022

	Impact Fee Fund				General Fund	
	Roads	Public Safety	Recreation and Parks	Total Impact Fee Fund	Administrative Costs*	Total
Impact Fee Fund Balance on July 1, 2021	\$ 1,956,689.66	\$ 201,347.14	\$ 1,651,679.06	\$ 3,809,715.86	\$ -	\$ 3,809,715.86
Fiscal Year 2022 Activity						
Sources:						
Impact Fees	\$ 632,041.08	\$ 81,874.01	\$ 1,644,368.63	\$ 2,358,283.72	\$ 70,748.26	\$ 2,429,031.98
Credits	(178,297.73)	(11,928.52)	(222,375.89)	(412,602.14)	(11,775.97)	(424,378.11)
Refunds	(6,365.56)	(129.13)	-	(6,494.69)	(194.84)	(6,689.53)
General Revenue (e.g. Interest)	(26,866.00)	(3,030.31)	(34,348.98)	(64,245.29)	-	(64,245.29)
Total Sources	\$ 420,511.79	\$ 66,786.05	\$ 1,387,643.76	\$ 1,874,941.60	\$ 58,777.45	\$ 1,933,719.05
(Uses):						
Project Expenditures/Debt Service	\$ (72,019.09)	\$ (124,395.52)	\$ (584,966.41)	\$ (781,381.02)	\$ -	\$ (781,381.02)
Administrative Costs	-	-	-	-	(58,777.45)	(58,777.45)
Total Uses	\$ (72,019.09)	\$ (124,395.52)	\$ (584,966.41)	\$ (781,381.02)	\$ (58,777.45)	\$ (840,158.47)
Impact Fee Fund Balance on June 30, 2022	\$ 2,305,182.36	\$ 143,737.67	\$ 2,454,356.41	\$ 4,903,276.44	\$ -	\$ 4,903,276.44
Impact Fees Encumbered at June 30, 2022	\$ 195,366.07	\$ 7,092.48	\$ 28,811.20	\$ 231,269.75		\$ 231,269.75

* Administrative Costs minimally exceed 3% due to a developer utilizing impact fee credits to reduce their impact fee obligations (in accordance with our Impact Fee Ordinance) but still remitting the required 3% administrative fee.



CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2022-2028)
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 2022	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2022	Current/ Potential Funding Sources	Status/ Comment	Responsible Department
Roads													
	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	2,075.68	-	2,075.68	49,816.32	Impact Fees (100%)	In-Process	Community Development
	Rucker Rd Corridor Improvements	2017	2020	16,514,686	24.10%	3,980,039	58,320.90	798,682.32	857,003.22	145,549.75	GO Bond (89%); Impact Fees (6%); General Revenues (5%)	Complete	Public Works
	Kimball Bridge Rd Congestion Mitigation (North Point Pkwy to Waters Rd)	2017	2023	9,833,227	24.10%	2,369,808	-	-	-	-	GO Bond (100%)	Complete	Public Works
	Kimball Bridge Rd Bicycle/Pedestrian/Operational Improvements	2017	2024	1,359,742	24.10%	327,698	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Kimball Bridge Rd Improvements (Waters Rd to Ocee Elementary)	2025	2030	5,850,000	24.10%	1,409,850	-	-	-	-	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	1,439,873	24.10%	347,009	-	-	-	-	TSPLOST 1 (99%); General Revenues (1%)	Complete	Public Works
	Windward Parkway West Improvements	2017	2023	1,191,026	24.10%	287,037	-	-	-	-	TSPLOST 1 (83%); General Revenues (17%)	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 (24%)	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 (85%); GO Bond (15%)	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 (100%)	Design Phase	Public Works
	Academy St/Webb Bridge Rd Operational and Pedestrian Improvements	2018	2020	435,224	24.10%	104,889	-	-	-	-	TSPLOST 1 (91%); General Revenue (9%)	Split into Projects Below	Public Works
	Academy St Improvements	2024	2027	3,250,490	24.10%	783,368	-	-	-	-	TSPLOST 1 (8%); TSPLOST 2 (Tier 2; 92%)	On Hold	Public Works
	Webb Bridge Road Improvements (Design/Project Management)	2021	2025	876,388	24.10%	211,209	-	-	-	-	TSPLOST 1 (100%)	Design Phase	Public Works
	Webb Bridge Road Improvements Phase 1 (Westwind Lane to Greenway)	2021	2024	725,037	24.10%	174,734	-	-	-	-	TSPLOST 1 (100%)	Complete	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%)	Construction 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%)	ROW Phase	Public Works
	Webb Bridge Road Improvements Phase 4 (North Point Parkway to the Greenway)	2022	2027	13,692,509	24.10%	3,299,895	-	-	-	-	TSPLOST 2 (95%); TSPLOST 1 (5%)	Construction Phase	Public Works
	Haynes Bridge Rd Widening (Mansell Rd. to city limits)	2026	2029	8,000,000	24.10%	1,928,000	-	-	-	-	TBD	On Hold	Public Works



CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2022-2028)
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 2022	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2022	Current/ Potential Funding Sources	Status/ Comment	Responsible Department
	McGinnis Ferry Rd Capacity Improvements	2020	2025	8,900,001	24.10%	2,144,900	-	-	-	-	TSPLOST 1 (57%); GO Bond (42%); 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%)	Design Phase	Public Works
	GA400 Bridge (Kimball Bridge Rd - GDOT PI 0001757)	2020	2025	1,317,000	24.10%	317,397	-	-	-	-	TSPLOST 1 (100%)	Construction Phase	Public Works
	GA400 Bridge (Tradewinds - GDOT PI 0001757)	2020	2025	1,866,000	24.10%	449,706	-	-	-	-	TSPLOST 1 (100%)	Design Phase	Public Works
	North Point Parkway Improvements	2025	2029	23,328,468	24.10%	5,622,161	-	-	-	-	Grants (52%); TSPLOST 2 (43%); Impact Fees (5%); General Revenue (<1%)	Design Phase	Multi-Dept.
	Major Intersection Improvements	2027	2030	500,000	24.10%	120,500	-	-	-	-	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	2030	2,000,000	24.10%	482,000	-	-	-	-	TBD		Public Works
	Traffic Calming (Douglas Rd)	2025	2029	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	Public Works
	Henderson Parkway Traffic Calming Improvements	2025	2026	50,000	24.10%	12,050	-	-	-	-	TBD		Public Works
	Hembree Road Widening (Old Roswell Rd. to Westside Pkwy)	2027	2030	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 (43%); General Revenue (57%)	On-Hold	Public Works
	Dryden Rd Extension	2026	2029	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%)	Conceptual Design Phase	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	2025	2028	3,935,740	24.10%	948,513	-	-	-	-	TSPLOST 2 (Tier 2)	On-Hold	Public Works
	Teasley Street Improvements	2020	2025	56,200	75.90%	42,656	-	38,125.00	38,125.00	-	Impact Fees (68%); General Revenue (32%)	Complete	Public Works
	Roundabout Studies	2025	2026	100,000	24.10%	24,100	-	-	-	-	TBD		Public Works
	Roundabout (Roswell St at Old Roswell St)	2026	2029	1,500,000	24.10%	361,500	-	-	-	-	TBD		Public Works
	Roundabout (Milton Ave at Canton/Roswell St)	2026	2029	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	1,617,005	24.10%	389,698	11,622.51	16,553.19	28,175.70	-	General Revenue (5%); Impact Fees (2%); TSPLOST 2 (Tier 3)	Design Complete	Public Works
	Roundabout (Mayfield Rd at Canton St)	2025	2028	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (Tier 3)		Public Works
	Roundabout (Mayfield Rd at Providence Rd)	2025	2029	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (Tier 3)		Public Works
				\$ 180,339,439		\$ 45,195,981	\$ 72,019.09	\$ 991,319.41	\$ 1,063,338.50	\$ 195,366.07			
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	295.52	-	295.52	7,092.48	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	2025	2026	280,000	62.30%	174,440	-	-	-	-	TBD		Public Safety



CITY OF ALPHARETTA, GA
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	E911 Facility Renovations	2022	2024	54,894	100.00%	54,894	-	-	-	-	911 Fees (100%)	Complete	Public Safety/ Public Works
	Hazardous Materials Truck & Trailer	2020	2021	249,680	62.30%	155,550	-	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	124,100.00	-	124,100.00	-	Impact Fees (62%); General Revenue (38%)	Complete	Public Safety
	All Terrain Vehicles for Public Safety (Police)	2023	2024	29,462	62.30%	18,355	-	-	-	-	Impact Fees (63%); General Revenue (37%)	Procurement Phase	Public Safety
	Fire Station Assessments/Renovations/Expansion	2024	2028	TBD	TBD	TBD	-	-	-	-	General Revenue/TBD	Assessment Phase	
				\$ 6,729,396		\$ 5,948,858	\$ 124,395.52	\$ 890,125.01	\$ 1,014,520.53	\$ 7,092.48			
Recreation and Parks													
	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	408.80	-	408.80	9,811.20	Impact Fees (100%)	In-Process	Community Development
	Scramble Intersection at Canton St and Milton Ave	2021	2022	130,274	24.00%	31,266	-	-	-	-	General Revenue (100%)	Complete	Public Works
	Providence Road Sidewalk Improvements	2025	2027	1,200,000	24.00%	288,000	-	-	-	-	TBD		Public Works
	Waters Rd Sidewalk Improvements	2025	2027	1,200,000	24.00%	288,000	-	-	-	-	TBD		Public Works
	Wills Drive Sidewalk Improvements	2025	2027	170,000	24.00%	40,800	-	-	-	-	TBD		Public Works
	Mid-Block Crosswalk (Alpharetta Elementary School)	2022	2024	113,037	24.00%	27,129	-	-	-	-	TSPLOST 2 (100%)	Complete	Public Works
	Mid-Block Crosswalk (Manning Oaks Elementary School)	2022	2024	74,263	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%)	Complete	Public Works
	Mid-Block Crosswalk (Mid Broadwell Rd at Charlotte Dr)	2022	2024	146,000	24.00%	35,040	-	-	-	-	TSPLOST 2 (100%)	Complete	Public Works
	Improved Crossing from Parking Deck to north side of Milton Ave	2022	2024	212,300	24.00%	50,952	-	-	-	-	TSPLOST 2 (100%)	Complete	Public Works
	Intersection at Marietta St. and Roswell St.	2022	2024	350,001	24.00%	84,000	-	-	-	-	TSPLOST 2 (100%)	Design Phase	Public Works
	Improved Pedestrian Crossings from City Center to Churches	2022	2024	750,000	24.00%	180,000	-	-	-	-	TSPLOST 2 (100%)	Design Phase	Public Works
	Pedestrian Safety Barrier at City Center Town Green	2023	2024	255,841	24.00%	61,402	-	-	-	-	General Revenue (100%)	Construction 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%)	Design Phase	Public Works
	AlphaLoop City Trail	2017	2027	2,241,143	100.00%	2,241,143	-	-	-	8,550.00	GO Bond (20%); Contributions (Avalon/NFCID/ABC; 80%); Impact Fees (<1%)	Multiple Phases (design/construction)	Community Development/ Public Works



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	AlphaLoop City Trail (Old Milton Parkway to Northwinds)	2017	2027	15,173,334	100.00%	15,173,334	-	-	-	10,450.00	TSPLOST 2 (80%); TSPLOST 1 (5%); Contributions (1%) Grants (3%); Impact Fees (10%); GO Bond (1%); General Revenue (1%)	Multiple Phases (design/construction)	Community Development/ Public Works
	AlphaLoop (pedestrian tunnel under Haynes Bridge Rd. at GA400)	2025	2028	8,000,000	100.00%	8,000,000	-	-	-	-	GO Bond (94%); TSPLOST 2 (TIER 3; TBD)	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
	Greenway Extension to Forsyth County	2017	2021	12,339,036	25.63%	3,162,495	120,879.96	1,130,189.77	1,251,069.73	-	GO Bond (80%); Impact Fees (10%); TSPLOST 1 (8%); General Revenues (2%)	Complete	Parks/Public Works
	Encore Parkway Greenway Connection/Park	2023	2026	5,006,300	25.63% to 100%	2,589,490	-	-	-	-	TSPLOST 1 (51%); Impact Fees (40%); NFCID (9%)	Design Phase	
	Eastside Community Center/YMCA Partnership	2017	2022	2,549,186	30.96%	789,228	-	-	-	-	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	2025	2027	950,000	54.17%	514,615	-	-	-	-	TBD		Parks/Public Works
	Wills Park Pool Renovation/Expansion	2017	2019	6,206,259	36.12%	2,241,701	-	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	2025	2026	100,800	36.12%	36,409	-	-	-	-	TBD		Parks
	Design and Construction of new Park Spaces	2019	2023	998,901	9.06% to 100%	433,693	-	433,692.69	433,692.69	-	General Revenue (57%); Impact Fees (43%)	Complete	Parks
	Wills Park Equestrian Center Master Plan buildout	2022	2026	10,502,417	68.93%	7,239,316	463,677.65	-	463,677.65	-	GO Bond (48%); Impact Fees (4%); Hotel/Motel Taxes (<1%); Equestrian Foundation (48%)	Multiple Phases (Design; Construction)	Parks
	Wills Park Master Plan Improvements	2022	2026	6,751,892	9.06% to 100%	6,751,892	-	-	-	-	GO Bond (84%); Impact Fees (5%); Hotel/Motel Taxes (11%)	Multiple Phases (Design; Construction)	Parks
	Mid-Broadwell Park build-out	2022	2026	500,001	9.06% to 100%	500,001	-	-	-	-	GO Bond (100%)	Procurement 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	3,250,001	9.06% to 100%	3,250,001	-	-	-	-	GO Bond (100%)	Design 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	1,250,001	9.06% to 100%	1,250,001	-	-	-	-	GO Bond (100%)	Construction Phase	Parks
	Synthetic Turf Webb Bridge Park (soccer field)	2022	2026	1,000,000	36.12%	361,200	-	-	-	-	GO Bond (100%)	Design Phase	Parks
	North Park Master Plan/Development	2025	2029	1,600,000	9.06% to 100%	1,600,000	-	-	-	-	TBD		Parks
	Webb Bridge Park Master Plan/Development	2025	2029	1,600,000	9.06% to 100%	1,600,000	-	-	-	-	TBD		Parks



CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2022-2028)
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 2022	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2022	Current/ Potential Funding Sources	Status/ Comment	Responsible Department
	North Park Fields 1-4 Restroom (replacement/expansion)	2025	2027	700,000	91.91%	643,370	-	-	-	-	TBD		Parks
	Haynes Bridge Road Park Restroom (new)	2025	2027	300,000	91.91%	275,730	-	-	-	-	TBD		Parks
	Marconi Drive Park Restroom (new)	2025	2027	150,000	91.91%	137,865	-	-	-	-	TBD		Parks
				<u>\$ 98,802,568</u>		<u>\$ 68,098,689</u>	<u>\$ 584,966.41</u>	<u>\$ 4,308,935.80</u>	<u>\$ 4,893,902.21</u>	<u>\$ 28,811.20</u>			
Total							\$ 781,381.02	\$ 6,190,380.22	\$ 6,971,761.24	\$ 231,269.75			

BACKUP

CITY OF ALPHARETTA

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

NONMAJOR GOVERNMENTAL FUNDS

For the Fiscal Year Ended June 30, 2022 – Page 1 of 2

	Special Revenue Funds					
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operating	E911	Development Authority
Revenues:						
Property taxes	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Hotel/Motel taxes	7,940,764	—	—	—	—	—
Other taxes	—	—	—	—	—	—
Impact fees	—	1,939,187	—	—	—	—
Charges for services	—	—	—	—	3,502,209	—
Forfeiture income	—	—	267,522	—	—	—
Intergovernmental	—	—	—	36,681	965,885	—
Contributions	—	—	—	63,442	—	—
Investment earnings (losses)	(25,695)	(64,244)	1	(1,780)	(26,247)	4
Other revenues	—	—	—	6,248	—	109,712
Total revenues	7,915,069	1,874,943	267,523	104,591	4,441,847	109,716
Expenditures:						
Current:						
General government	—	—	—	1,500	—	158,088
Public safety	—	—	127,545	16,284	5,717,606	—
Culture and recreation	—	—	—	70,900	—	—
Community development	3,767,459	—	—	—	—	—
Public works	—	781,381	—	—	—	—
Capital outlay	—	—	—	—	—	—
Debt service:						
Principal	595,000	—	—	—	298,206	—
Interest	744,963	—	—	—	4,577	—
Total expenditures	5,107,422	781,381	127,545	88,684	6,020,389	158,088
Excess (deficiency) of revenues over expenditures	2,807,647	1,093,562	139,978	15,907	(1,578,542)	(48,372)
Other financing sources (uses):						
Transfers out	(2,975,786)	—	—	—	—	—
Transfers in	—	—	—	—	—	—
Proceeds from sale of capital assets	—	—	—	—	1,565,705	—
Total other financing sources (uses)	(2,975,786)	—	—	—	1,565,705	—
Net change in fund balances	(168,139)	1,093,562	139,978	15,907	(12,837)	(48,372)
Fund balances, beginning of fiscal year	1,311,312	3,809,715	200,999	101,108	2,629,573	263,121
Fund balances, end of fiscal year	\$1,143,173	\$4,903,277	\$340,977	\$117,015	\$2,616,736	\$214,749

continued
on next page →

Annual Comprehensive Financial Report

For the Fiscal Year Ended June 30, 2022

