



Economic Development  
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**Date:** October 12, 2009

**To:** Members of City Council

**Subject:** Proposed Changes to Roadway Impact Fees

After reviewing the recommendations by the Capital Improvement Advisory Committee for updating the 2004 Roadway Impact Fees, the MEDC Board is concerned over the increased fees, especially related to Sector C, the primary area for industrial development within the City of Mansfield. This fee increase comes at a time that some cities, notably Plano, are doing away with impact fees altogether. Mansfield must be positioned competitively to attract new development. The City of Mansfield has an existing reputation within the development community of assessing some of the highest impact fees in the Metroplex.

Given the current economic conditions and the reduction in the number of projects over the past year, the MEDC Board requests that the City Council establish a 24 month grace period before implementing the new impact fee structure. We believe raising fees now will have an adverse impact on development in these challenging times and further delay the potential for future projects when the economy starts to recover.

We understand and appreciate the need to provide the infrastructure required for future growth but our potential to grow in the future may be significantly limited if we take action that creates further obstacles to development today.

Thank you for your consideration in this matter.

Regards,

Jerry Heftler, President  
MEDC Board of Directors

Cc: Clay Chandler, Mansfield City Manager  
Chris Burkett, Mansfield City Assistant Manager  
Ben King, MEDC Board Vice President  
Charles Williams, Secretary/Treasurer MEDC Board  
Heather Harris, MEDC Board Member  
Steven Matkovich, MEDC Board Member