

June 11, 2010

The Honorable Robert Cluck, Mayor
City of Arlington
PO Box 231
Arlington, TX 76004

Dear Mayor Cluck:

On behalf of the Chamber of Commerce, we want to express our appreciation for the extra effort the City Council Fiscal Policy Committee has made in seeking input in the city's current review of the impact fee ordinance.

Since the fee schedule is still under development, we recognize that it is not possible to provide input to any specified level of fees to be charged. What did emerge from the discussion between Chamber members and council members last week was an emphasis on the need to look at the broad range of city development fees, not just impact fees.

From the viewpoint and perspective of our members who are involved in the development, building and real-estate industries, adjustments to one set of fees doesn't tell the whole story. What is both desirable and stimulating to development is a comprehensive fee schedule that allows a prospective developer or investor to know the total development charges required by the city at one point in time. Our members are concerned that since fees are disclosed at different times in the process, a developer can't get a global view of their costs before proceeding.

We understand, however, that state law may require that a new impact-fee schedule be finalized before there is an opportunity to take up this broader issue. We're also aware that some of the fee measurements and zones may change as part of this update. If that's the case, we would respectfully ask that the City Council consider the following:

- Develop the fees in a way that does not increase the net cost, when all proposed changes are taken into consideration.
- To the extent possible, increase transparency to make the fees as understandable as possible.
- Provide incentives within the fee structure to encourage the kind of development Arlington envisions in its various plans.
- Maintain Arlington's competitiveness with other cities in North Texas.

In conclusion, we fully support a comprehensive review of all city development fees, inclusive of impact fees but not limited to them, as we believe this approach would benefit both the city and the development community, which would ultimately serve to incentivize development in our city.

Thank you for the opportunity to comment on this important issue. We truly appreciate your interest in the views of the business and development community.

Sincerely,



Jeff Williams
Chairman of the Board



Wes Jurey
President and CEO