



**City of Casa Grande, Arizona**  
**Report on Applying Agreed-Upon Procedures**  
**Biennial Certification of Land Use Assumptions,**  
**Infrastructure Improvement Plan**  
**and Development Impact Fees**  
**For the Period July 1, 2020 through June 30, 2022**

**CITY OF CASA GRANDE, ARIZONA**  
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**INDEPENDENT ACCOUNTANT'S REPORT ON  
APPLYING AGREED-UPON PROCEDURES**

Honorable Mayor and Members of the City Council

We have performed this agreed-upon procedures engagement to assist management of the City of Casa Grande, Arizona (City), with the requirement set forth in Arizona Revised Statutes (A.R.S.) 9-463.05.G.2 "to provide for a biennial certified audit of the municipality's land use assumptions, infrastructure improvements plan and development fees". As such, we have performed the procedures identified below, solely to assist users in evaluating the City's compliance with the progress reporting requirements of the infrastructure improvement plan for the period from July 1, 2020 through June 30, 2022, as specified in A.R.S. 9-463.05.G.2. City of Casa Grande, Arizona's management is responsible for its compliance with those requirements.

City of Casa Grande, Arizona's management has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of assisting users in determining whether the City complied with the specified requirements. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

We have applied the following procedures:

*The progress of the infrastructure improvements plan.*

- a. Compared growth projections for 2021 and 2022 related to New Housing Units by Type, Non-Residential Square Footage by Type and Population, as reported in the Land Use Assumptions to actual results. A list of all variances are reported in the Summary of Findings.
- b. Obtained City-prepared Development Impact Fee Annual Reports for the fiscal years ending June 30, 2021 and 2022 and performed the following procedures:
  - i. Agreed expenditures in the reports to the underlying accounting records.
  - ii. Determined project descriptions associated with each expenditure were identified in the Infrastructure Improvement Plan (IIP).

*The collection and expenditures of development impact fees for each project in the plan.*

- c. Selected a sample of 40 building permits issued and determined fees were charged in accordance with authorized fee schedules and that each permit holder was charged the same rate as another equivalent permit holder.
- d. Selected a sample of 40 expenditures and determined that the expenditures were associated with an approved project in the City's IIP.

*Evaluating any inequities in implementing the plan or imposing the development impact fee.*

- e. Determined each developer/unit was charged the same rate as another equivalent developer/unit by recalculating impact fees at the transaction level for the sample mentioned in step c. above.
- f. Determined that there were no instances in which the City waived development impact fees, except as allowed for under A.R.S. 9-499.10.B and A.R.S. 9-500.18.

The accompanying Summary of Findings describes the findings we noted.

We were engaged by City of Casa Grande, Arizona's management to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on compliance with the specified requirements. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of City of Casa Grande, Arizona and to meet our other ethical responsibilities, in accordance with relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the management of City of Casa Grande, Arizona, and is not intended to be and should not be used by anyone other than these specified parties.

*Heinfeld Meech & Co. PC*

Heinfeld, Meech & Co., P.C.

Scottsdale, Arizona

August 15, 2023

**CITY OF CASA GRANDE, ARIZONA**  
**SUMMARY OF FINDINGS**

**FINDING NO. 1**

Variances were noted for growth projections related to new housing units, new non-residential square footage, and population as reported in the Land Use Assumptions when compared to actual results. All variances are reported below.

**NEW HOUSING UNITS**

	2020-2021				2021-2022			
	Projected	Actual	Variance	Variance %	Projected	Actual	Variance	Variance %
Single Family	238	1,697	1,459	613%	285	1,136	851	299%
Multi-Family	46	11	(35)	-76%	55	0	(55)	-100%
Mobile Homes	58	60	2	3%	70	92	22	31%
All Other Types	3	5	2	67%	4	3	(1)	-25%

**NEW NON-RESIDENTIAL SQUARE FOOTAGE**

	2020-2021				2021-2022			
	Projected	Actual	Variance	Variance %	Projected	Actual	Variance	Variance %
Retail/Commercial	53,060	88,654	35,594	67%	54,121	81,200	27,079	50%
Industrial/Flex	750,000	18,862	(731,138)	-97%	750,000	4,587,621	3,837,621	512%
Office/Institutional	21,224	0	(21,224)	-100%	21,648	32,500	10,852	50%

**TOTAL POPULATION**

	2020-2021				2021-2022			
	Projected	Actual	Variance	Variance %	Projected	Actual	Variance	Variance %
Population	55,622	56,242	620	1%	56,580	58,648	2,068	4%