

FEASIBILITY STUDY EXECUTIVE SUMMARY

(The entire Feasibility Study can be found at www.lovevailvotevail.org under Resources)

In 2022, the Incorporate Vail AZ (IVA) organization commissioned a Technical Advisory Committee to create a feasibility analysis for the proposed Town of Vail. The Technical Advisory Committee is comprised of experts in their respective fields and their end product was peer reviewed by third-party municipal experts. Members of the Technical Advisory Committee and their expertise can be found on page 13 of the study. In order to consider incorporation, Vail had to meet various criteria (pages 1 and 2 of the Feasibility Study).

Based on Arizona State Law (ARS 9-101 A), a new City or town must have these **minimum populations** in order to incorporate, of which Vail meets all three:

- At least 500 residents if within 10 miles of a National Park
- At least 1,500 residents for a town
- At least 3,000 for a city

Also, a map showing **boundaries and population** had to be developed before any feasibility study could be completed. A sequence of maps can be found in Attachment B of the Feasibility Study.

Further a new city or town in Arizona must be "**urban in nature**." Urban is defined as "...shall not include large areas of uninhabited, rural, or farmlands, but it shall be urban in nature (ARS 9-101)." Furthermore, urban is defined among other criteria to be within six miles of an existing City or town. (ARS 9-101.01 A). Most of the proposed Town of Vail is within six miles of the City of Tucson's eastern boundary and therefore qualifies as Urban in Nature.

As per ARS 9-101 J 1, all proposed cities and towns must have a **Sense of Community**. Vail has a strong sense of community and qualifies under the statute.

Revenue sources to fund the new town of Vail were extensively studied. These included federal and state funds; sales tax; state income tax; vehicle licenses tax; gas tax. Most of these taxes are taxes that residents of Arizona already pay. Also studied were several funding sources / grants which would be open to the Town of Vail if incorporated. These include RTA funds, development impact fees, enterprise funds and fines. A detailed breakdown of each of these sources can be found on pages 2 through 5 of the comprehensive Feasibility Study.

New Taxes can only be imposed with a majority vote of registered voters or a sales tax with Town Council approval.

The study assumes that the Mayor and Council are volunteer positions with a paid staff of only six employees. The majority of expenses would go to contracted providers. The total of all expenses is estimated to be \$11.4 million. A detailed explanation of **expenses** can be found on pages 7 through 14 of the Feasibility Study and Attachment J. The estimated available **revenue** to the new town of Vail is \$14.2 million, providing a \$2.8 million contingency reserve (pages 7 to 9 of the Feasibility Study).

Thus, it is the **conclusion** by the Incorporate Vail Arizona Technical Advisory Committee that a new Town of Vail is legally eligible, financially feasible, and sustainable.