



TO: Mayor and Council

FROM: Robyn Wilkerson, Director, Human Resources
Tom Crawford, Interim City Administrator

CC: Matt Horning, Interim CFO
Karen Lancaster, Finance Director

SUBJECT: Workforce Planning

DATE: March 23, 2016

Question #1: Outside of safety services, which positions specifically would be considered for the pilot program? (Councilmembers Briere and Lumm)

Response: The Service Area Administrators (SAA's) and Human Resources Service Providers (HRSP's) will review each department's projected retirements and identify positions using the following criteria:

- a. Knowledge and experience not easily transferrable
- b. Position cannot be covered by temporary or contractor
- c. Position is difficult to fill, requires certifications or licenses
- d. Continuity of a project or initiative
- e. Single v. multi-incumbent roles
- f. Number of retirements in an area

Question #2: Who is currently eligible for the pilot program after 25 years of service? (Councilmembers Briere and Lumm)

Response: The safety services employees have the ability to retire after 25 years of service with no age requirements. This includes AAPOA, COAM, DC, AC, and Fire unions. The other employee groups have retirement eligibility requirements related to age and service time. All employee groups may be considered for this pilot program based on the criteria described in response to question #1 above.

Question #3: What is the expected advance notice of retirement that is expected of staff to provide? What is the amount of time entering and exiting employees would overlap? (Councilmember Briere)

Response: The amount of overlap is hard to estimate as it depends on two factors, the ability to incent employees to provide an early notice of retirement, and the ability to attract qualified candidates for these hard to fill positions. In addition, different positions may require different levels of overlap to have a successful transition. A reasonable range of overlap is two weeks to two months, although some positions, such as attorneys, may require more overlap.

Question #4: How might the costs of consultants impact the pilot program? Is this a financial savings program? (i.e. Building and Planning – Carlisle-Wortman as a case study) (Councilmembers Grand and Ackerman)

Response: The purpose of the program is not financial savings, but business continuity. However, where consultants are utilized to fill vacant FTE's, staff would anticipate cost savings.

Question #17: As I mentioned at the February 22 meeting, I'm interested in better understanding the details of what you're proposing on the overhiring/transition program. I understand you are still in the planning stages, but before council can make an educated decision, we'll need specifics on which areas and which positions you are considering, how much overlap is desired, and the rationale behind the specific recommendations. Please share your plans and this information when you have it. (Councilmember Lumm)

Response: Please see responses provided to questions #1 and #3 above.

Question #18: Also on the overhiring/transition program, I'd like to understand if this is envisioned as an ongoing program or one-time program over the next year or two to get us through the significant number of retirements anticipated. If ongoing, what level of funding is recommended and if one-time, how long do you anticipate the program lasting? (Councilmember Lumm)

Response: The program would last as long as we have funding available. There is no way to predict exactly when a retirement eligible employee will actually decide to leave, so our projections won't ever be 100%.

Question #19: Finally on the overhiring/transition program, you mentioned you'd begin with a pilot – if so, how will you measure the success of the pilot? (Councilmember Lumm)

Response: Success would be based on the amount of "vacant days" in the organization. In other words, how many days are positions open and empty. If the pilot goes well, the City will experience less vacant days and better transition.



TO: Mayor and Council

FROM: Susan Pollay, Executive Director, DDA
Joe Morehouse, Deputy Director, DDA

CC: Tom Crawford, Interim City Administrator
Matt Horning, Interim CFO
Karen Lancaster, Finance Director

SUBJECT: DDA

DATE: March 23, 2016

Question #14: What percentage of street lights are funded by the DDA? Who is paying for each portion of street lights? (Councilmember Warpehoski)

Response: The city is responsible for city-wide street light maintenance, replacements, and energy costs.

As part of its major streetscape projects, the DDA often replaces or upgrades street lights as needed, such as in the Fifth/Detroit Street project.

As mentioned in a similar budget question, the DDA's planned contribution to replace street lights in the Kerrytown area (\$400,000) will exceed what was requested in the City Council request last May, which was \$300,000.

In the 2013/14 street light replacements on S. Main Street it was determined that the City and DDA would split the replacement costs. Later that year a City Council resolution allocating funds to the project failed, and subsequently, the DDA approved a resolution to provide the remaining funding. The project had a secondary benefit in that the City was able to reuse the globes from these lights to use in other areas of the City.

Question #15: Please provide a spreadsheet showing detail of expenses broken down by source similar to the detailed revenues sheet. (i.e. TIF or parking) (Councilmember Eaton)

Response: See attached.

Question #16: Please share the DDA's 10-year plan and TDM Study. (Councilmember Warpehoski)

Response: See attached 10-year plan.

Here is a link to the 2015 TDM study, which includes a Parking & Transportation Conditions Analysis, Parking & Transportation Usage Projections, and Parking Management Recommendations: <http://www.a2dda.org/current-projects/tdm-analysis/>

Question #26: Given the increase in the DDA's personnel services costs in FY16 (up 14% or \$46K over FY15), I was surprised to see another large increase proposed for FY17 (up \$60K or 16%) which would represent a 33% (\$107K) increase over the two years. I thought perhaps that was an error – that the FY17 proposed budget was overstated - but instead, the response to my question was that potential staffing additions are being considered. Please provide detail on what is being proposed as well as comparisons of our DDA to other DDA entities in Michigan for staffing levels and personnel costs. (If the staffing additions are not proposed for FY17, but later, they should not be included in the FY17 budget.) (Councilmember Lumm)

Response: The Ann Arbor DDA operates with 4 FTE's. The number of FTE's has not changed in several years, despite the growth of programs, projects, and budget. Over the past couple years the DDA has had recurrent discussions about the need for additional staff, and has put some funds in its last couple budgets with the potential that discussions might lead to action.

Regarding additional staffing, the group has considered creating a new assistant position to help our Deputy Director oversee parking operations. The parking system has gained more than 1,000 parking spaces since 2010, and it has added complexities such as electric vehicle chargers and new technologies. A second staffing question has been the potential to hire or contract for staff assistance with communications, to ensure the DDA website, project communications, and other information is constantly updated and available to the widest audience.

In FY15, the DDA spent approximately \$560,000 on salaries and fringe benefits. In FY16 the DDA budgeted \$630,000 for salaries and fringe benefits; but it is anticipated \$580,000 will be spent this year. In FY17 the DDA budgeted approximately \$717,000 on salaries and fringe benefits. If the decision is not made to move forward with additional staffing, unspent funds would go to fund balance.

There is no central location to find the number of staff members at other DDAs. Two of the other DDAs in the State with large budgets that the Ann Arbor DDA might be compared with are Detroit and Grand Rapids, however both have embedded their DDAs into umbrella nonprofit corporations that also oversee other downtown-related activities

such as Brownfield grants or their BID. Thus it isn't possible to do an apples-apples comparison. But as a reference point, the Detroit Economic Growth Corporation has 46 management staff. Downtown Grand Rapids Inc. has 11 management staff. Other DDAs in the state have significantly smaller budgets than the Ann Arbor DDA and may not be good comparables.

Question: # 27: There were a couple other DDA-related items discussed where Ms. Pollay indicated she would provide responses. Those would be appreciated.
(Councilmember Lumm)

- a. How much the DDA is committing to contribute to the funding of the 72 replacement streetlights at Kerrytown (\$720K total cost)? (Last May, Council had approved a budget amendment requesting the DDA fund \$300K of the then-projected \$400K total cost.)

Response: The DDA's planned contribution to replace street lights will exceed what was requested in the City Council request last May. The request from City Council was as follows:

“RESOLVED, THE COUNCIL REQUESTS THE DDA IN FY2016 TO SET ASIDE AND RESTRICT \$300K FOR THE KERRYTOWN STREET LIGHTS REPLACEMENT TO OCCUR AT THE APPROPRIATE TIME IN COORDINATION WITH THE CITY'S OTHER KERRYTOWN WORK.”

The City's Kerrytown project includes road reconstruction, water main replacement, and storm water management. The DDA is partnering with the City on this project, in particular, focusing on improvements to the sidewalks and replacing the historic brick.

At their January 2016 meeting the DDA approved a \$2.9M project budget for the Fifth/Detroit Street project, including \$400,000 to replace the 36 street lights in the project area, which exceeds the amount (\$300,000) requested by City Council. In addition, the DDA has budgeted dollars to remove the DTE-owned lights in this area where possible in the hopes of reducing the City's ongoing costs to DTE. DDA and City staff have begun coordinating on this effort, and will work together on removals and installation of new street lights.

At the March 14th work session there was mention of 72 street lights. They are located in the Kerrytown area, but outside of the 5th/Detroit Street project area. We will work with our City colleagues to learn more. And as part of this, we will explore if a phased approach to replacement may be appropriate, and if the work can take place starting in FY18 after the 5th & Detroit Street design process has taken place so we can receive community feedback about what the street light poles should look like.

b. DDA TIF revenue for FY16?

Response: At the time the DDA set forward its FY16 budget it was provided information by the City that its TIF revenues would be \$5,071,059. Subsequently, the City notified the DDA that its FY16 TIF revenues will exceed that amount, and instead would be \$5,345,392.

c. Detail on the FY15 to FY17 expenditure increases in Administration (\$800K to \$1.5M), Professional Services (\$700K to \$1.8M), and Grants (\$1.4M to \$2.5M)

Administration				
	FY15 Actual	FY16 Budget	FY 17 Budget	Details
Salaries & Fringe Benefits	\$560K	\$630K	\$717	Anticipate FY16 year-end will be \$580K. FY17 includes funds for possible staff support
Office & Administration	\$200K	\$278K	\$353K	FY16 & 17 new computer equipment and higher bank fees due to more credit card charges
Tree installations, sidewalk repairs, holiday lights		\$313K	\$317K	Trees & sidewalks were not included in Administration in the FY15 budget. Was included in FY16 and FY17, plus DDA increased the amount for new trees & sidewalk repairs

Professional Services				
	FY15 Actual	FY16 Budget	FY 17 Budget	Details
Professional Services	\$238K	\$854K	\$1.47M	FY16 funds for SU design & some 5 th /Detroit design. FY17 shows SU construction oversight, 5 th /Detroit design, and Huron design. Also included in FY16 are engineering costs for structure repairs & 4 th /William stair/elevator, and in FY17 are engineering costs for structure repairs

Grants				
	FY 15	FY 16	FY 17	
Housing Fund				

Housing Commission	200K	200K		In FY14 the DDA provided a \$600K grant over 3 years
Housing Needs Assessmt	37K			
Discretionary	27K	100K	400K	FY15 Shelter Assoc Cameras
TIF Fund				
Court/Police Building	508K	508K	508K	
AADL Sidewalk grant		125K		
General Grants		62K	7.5K	SU Biz, Spring Cleanup, Jewett art
Partnership/Brownfield		250K	417K	618 S Main, 318 W Liberty, 116-120 S. Main
Discretionary	7K	237K	225K	FY16 \$175K Farmers Market, FY17 \$100K State Theater
Parking				
Alt Transportation	628K	760K	775K	Increased go!Pass
AAATA walkway			125K	Also FY18 \$125
Discretionary	10K	311K	11K	Art Fair Trolley
Total	140K	2.553M	2.468M	

FY 2017 DDA Budget Summary

Combined All Funds: DDA FY2017

	003 FY 2017 TIF	001 FY 2017 Housing	063 FY 2017 Parking	065 FY 2017 Parking Maint.	Adjustments	FY 2017 All Funds Combined
Expenses						
Salaries	\$218,100		\$218,100			\$436,200
Fringe Benefits	\$141,811		\$139,335			\$281,147
Administrative Expenses	\$189,560	\$2,163	\$163,300			\$355,023
Total Administration	\$549,471	\$2,163	\$520,735			\$1,072,370
Professional Services	\$964,000		\$510,500	\$370,366		\$1,844,866
Insurance	\$25,000		\$65,000			\$90,000
Parking Expenses						
Direct Parking Expenses						
Republic Expenses			\$7,302,153			\$7,302,153
Parking Facility Rent			\$586,585			\$586,585
City Payments			\$3,610,561			\$3,610,561
Utilities			\$659,893			\$659,893
Parking Maintenance				\$416,725		\$416,725
Total Parking Expenses			\$12,159,192	\$416,725		\$12,575,917
Holiday Lights & Sidewalk Repairs	\$317,486					\$317,486
Transfers and Grants						
Interfund Transfers	\$300,000		\$4,539,000		(\$4,839,000)	
General Grants						
Court Police Building	\$508,608					\$508,608
Trolley			\$11,249			\$11,249
Spring Cleanup	\$7,800					\$7,800
Alt Transportation			\$900,000			\$900,000
Discretionary	\$225,000	\$400,000	\$0			\$625,000
Partnership/Brownfield Grants						
318 W. Liberty	\$47,666					
618 S. Main	\$225,000					\$225,000
116-120 W. Huron	\$145,000					\$145,000
Total Transfers and Grants	\$1,459,074	\$400,000	\$5,450,249		(\$4,839,000)	\$2,470,323
Capital Costs	\$1,176,000		\$0	\$2,977,726		\$4,153,726
Bond Payments & Interest	\$1,947,736		\$4,772,372			\$6,720,108
Total Expenses	\$6,438,767	\$402,163	\$23,478,048	\$3,764,817	(\$4,839,000)	\$29,244,795

DDA 10-Year Plan

- 1 TIF Growth Rate 3.00% Used after FY 2017 in which the DDA budget is used.
- 2 Interest Rate on Fund Balances 0.50% Used after FY 2017 in which the DDA budget is used.
- 3 TIF Administrative Expense Growth Rate 4.00% Used after FY 2017 in which the DDA budget is used.
- 4 Yearly Parking Rate Increases: 3.00% Used after FY 2018
- 5 Parking Operations Expense Growth Rate 4.00% Used after FY 2017 in which the DDA budget is used.
- 6 City and Private Lot Rental Cost of Living Adjustment Rate 4.00% Used after FY 2017 in which the DDA budget is used.
- 7 Interfund Transfers
 Average Amount of Yearly Grant from TIF to Housing Fund After FY 2016 \$300,000 plus the percentage increase in TIF revenues as required by City Council ordinance

The Annual transfer from Parking to Parking Maintenance is based on the 2015 Carl Walker 20 Year Maintenance Report dated June, 2015. Currently \$4,539,000

8 Amount of Gross Parking Revenues Transferred to the City	Year	Percentage	Amount
	FY 2015	17.0%	\$3,507,341
	FY 2016	17.0%	\$3,640,000
	FY 2017	17.0%	\$3,610,561
	FY 2018	17.0%	\$3,608,066
	FY 2019	17.0%	\$3,715,271
	FY 2020	17.0%	\$3,825,679
	FY 2021	17.0%	\$3,939,358
	FY 2022	17.0%	\$4,056,404
	FY 2023	17.0%	\$4,176,917
	FY 2024	17.0%	\$4,300,999
	FY 2025	17.0%	\$4,428,755

9 The expectation is that the DDA will strive for a minimum of an 18%-20% ratio of fund balance to annual expenditures.

DDA - 10 Year Plan
Income/Expense Summary

YEAR	1	2	3	4	5	6	7	8	9	10	11
	Actuals	Budgeted ***	Budgeted***	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Fund 003 DDA Tax Increment Financing											
Income											
Property Taxes	\$5,043,584	\$5,359,469	\$6,258,717	\$6,446,478	\$6,639,873	\$6,839,069	\$7,044,241	\$7,255,568	\$7,473,235	\$7,697,432	\$7,928,355
Interest (Note 6)	\$7,208	\$3,500	\$3,750	\$11,336	\$14,894	\$12,811	\$16,977	\$18,278	\$26,590	\$35,413	\$44,715
Miscellaneous (Note 9)											
	\$5,050,792	\$5,362,969	\$6,262,467	\$6,457,814	\$6,654,767	\$6,851,880	\$7,061,218	\$7,273,846	\$7,499,825	\$7,732,845	\$7,973,070
Expenses											
Administration (Note 1.)	\$570,963	\$854,881	\$1,538,471	\$1,600,010	\$1,664,010	\$1,730,571	\$1,799,793	\$1,871,785	\$1,946,657	\$2,024,523	\$2,105,504
Capital Expenses (Note 2)	\$596,207	\$1,084,826	\$1,493,486	\$1,194,792	\$1,906,514	\$1,406,375	\$1,926,830	\$627,903	\$634,619	\$652,004	\$670,084
Debt Service	\$1,842,747	\$1,754,398	\$1,947,736	\$1,455,696	\$1,703,561	\$1,712,044	\$1,718,957	\$1,725,797	\$1,736,453	\$1,745,666	\$1,753,820
Transfer to Bond Fund (Note 5)			Huron St. Down Pmt		\$550,000						
Grants (Note 4)	\$528,054	\$1,180,455	\$1,159,074	\$1,186,720	\$929,044	\$841,862	\$1,017,733	\$1,038,098	\$1,059,277	\$1,081,304	\$1,104,212
Transfer to Housing (Note 3)	\$200,000	\$300,000	\$300,000	\$309,000	\$318,270	\$327,818	\$337,653	\$347,782	\$358,216	\$368,962	\$380,031
	\$3,737,970	\$5,174,559	\$6,438,767	\$5,746,218	\$7,071,401	\$6,018,670	\$6,800,966	\$5,611,365	\$5,735,222	\$5,872,459	\$6,013,651
Excess of Rev over Exp.	\$1,312,822	\$188,410	(\$176,300)	\$711,597	(\$416,634)	\$833,210	\$260,252	\$1,662,481	\$1,764,603	\$1,860,386	\$1,959,419
Prior Years Fund Bal.	\$942,229	\$2,255,051	\$2,443,461	\$2,267,161	\$2,978,758	\$2,562,124	\$3,395,334	\$3,655,585	\$5,318,066	\$7,082,670	\$8,943,056
Fund Balance at End of Year	\$2,255,051	\$2,443,461	\$2,267,161	\$2,978,758	\$2,562,124	\$3,395,334	\$3,655,585	\$5,318,066	\$7,082,670	\$8,943,056	\$10,902,475
Fund 001 DDA Housing Fund											
Income											
Contributions from TIF (Note 3)	\$200,000	\$300,000	\$300,000	\$309,000	\$318,270	\$327,818	\$337,653	\$347,782	\$358,216	\$368,962	\$380,031
Interest (Note 6)	\$8,227	\$299	\$290	\$202	\$1,237	\$2,323	\$3,461	\$4,654	\$5,903	\$7,210	\$8,577
	\$208,227	\$300,299	\$300,290	\$309,202	\$319,507	\$330,141	\$341,114	\$352,436	\$364,119	\$376,172	\$388,608
Expenses											
Administrative	\$952	\$2,080	\$2,163	\$2,250	\$2,340	\$2,433	\$2,530	\$2,632	\$2,737	\$2,846	\$2,960
Grants (Note 4) *	\$264,500	\$300,000	\$400,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Excess of Rev over Exp.	(\$57,225)	(\$1,781)	(\$101,873)	\$206,952	\$217,167	\$227,708	\$238,583	\$249,805	\$261,382	\$273,326	\$285,648
Prior Years Fund Bal.	\$201,323	\$144,098	\$142,317	\$40,444	\$247,397	\$464,564	\$692,272	\$930,855	\$1,180,660	\$1,442,042	\$1,715,368
Fund Balance at End of Year	\$144,098	\$142,317	\$40,444	\$247,397	\$464,564	\$692,272	\$930,855	\$1,180,660	\$1,442,042	\$1,715,368	\$2,001,015
Fund 063 DDA Parking Fund											
Income											
Parking Revenue	\$21,174,515	\$21,981,264	\$21,825,179	\$21,833,968	\$22,488,987	\$23,163,824	\$23,858,916	\$24,574,872	\$25,312,318	\$26,071,899	\$26,854,281
Miscellaneous (Note 9)	\$260,268	\$110,000	\$110,000	\$113,300	\$116,699	\$120,200	\$123,806	\$127,520	\$131,346	\$135,286	\$139,345
Interest (Note 6)	\$43,343	\$13,688	\$32,000	\$18,977	\$11,388	\$5,271	\$3,257	\$3,732	\$4,636	\$7,207	\$10,287
	\$21,478,126	\$22,104,952	\$21,967,179	\$21,966,245	\$22,617,074	\$23,289,295	\$23,985,979	\$24,706,124	\$25,448,299	\$26,214,392	\$27,003,912
Expenses											
Operation Expense (Note 7)	\$7,965,594	\$8,953,528	\$9,494,866	\$9,874,661	\$10,269,647	\$10,680,433	\$11,107,650	\$11,551,956	\$12,014,035	\$12,494,596	\$12,994,380
Contribution to Parking Maint. Fund (Note 3)	\$2,118,025	\$3,615,884	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000
Grants (Note 4)	\$638,463	\$1,070,816	\$911,249	\$942,699	\$850,407	\$884,423	\$1,240,003	\$1,289,603	\$1,341,188	\$1,380,412	\$1,421,798
Debt Service and Interest	\$5,033,531	\$5,090,643	\$4,772,372	\$4,363,794	\$4,303,755	\$3,593,810	\$2,889,634	\$2,905,802	\$2,673,125	\$2,685,971	\$2,703,490
Transfers to the City	\$3,507,341	\$3,640,000	\$3,610,561	\$3,608,066	\$3,715,271	\$3,825,679	\$3,939,358	\$4,056,404	\$4,176,917	\$4,300,999	\$4,428,755
Capital Expenses	\$35,466										
Contracted Services		\$150,000	\$150,000	\$156,000	\$162,240	\$168,730	\$175,479	\$182,498	\$189,798	\$197,390	\$205,285
	\$19,298,419	\$22,520,871	\$23,478,048	\$23,484,220	\$23,840,320	\$23,692,075	\$23,891,125	\$24,525,264	\$24,934,062	\$25,598,368	\$26,292,709
Excess of Rev over Exp.	\$2,179,707	(\$415,918)	(\$1,510,869)	(\$1,517,975)	(\$1,223,246)	(\$402,780)	\$94,854	\$180,860	\$514,237	\$616,025	\$711,204
Prior Years Fund Bal.	\$3,542,565	\$5,722,272	\$5,306,354	\$3,795,485	\$2,277,510	\$1,054,264	\$651,484	\$746,338	\$927,198	\$1,441,435	\$2,057,460
Fund Balance at End of Year	\$5,722,272	\$5,306,354	\$3,795,485	\$2,277,510	\$1,054,264	\$651,484	\$746,338	\$927,198	\$1,441,435	\$2,057,460	\$2,768,664
Parking Maintenance Reserve Fund											
Income											
Contributions from the Parking Fund (Note 3)	\$2,118,025	\$3,615,884	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000
Interest & Miscellaneous	\$33,768	\$14,483	\$4,960	\$7,690	\$10,708	\$16,161	\$30,048	\$34,367	\$36,527	\$30,714	\$22,199
	\$2,151,793	\$3,630,367	\$4,543,960	\$4,546,690	\$4,549,708	\$4,555,161	\$4,569,048	\$4,573,367	\$4,575,527	\$4,569,714	\$4,561,199
Expenses											
Parking Facility Repairs and Impr. (Note 8)	\$2,882,270	\$5,534,942	\$3,764,817	\$3,943,043	\$3,459,178	\$1,777,619	\$3,705,350	\$4,141,390	\$5,738,145	\$6,272,624	\$5,192,085
Excess of Rev over Exp.	(\$730,477)	(\$1,904,575)	\$779,143	\$603,647	\$1,090,530	\$2,777,542	\$863,698	\$431,977	(\$1,162,618)	(\$1,702,910)	(\$630,886)
Prior Years Fund Bal.	\$3,393,873	\$2,663,396	\$758,821	\$1,537,964	\$2,141,611	\$3,232,141	\$6,009,683	\$6,873,382	\$7,305,359	\$6,142,741	\$4,439,831
Fund Balance at the End of the Year	\$2,663,396	\$758,821	\$1,537,964	\$2,141,611	\$3,232,141	\$6,009,683	\$6,873,382	\$7,305,359	\$6,142,741	\$4,439,831	\$3,808,946
Combined Fund Bal.	\$10,784,817	\$8,650,953	\$7,641,054	\$7,645,275	\$7,313,093	\$10,748,773	\$12,206,161	\$14,731,284	\$16,108,888	\$17,155,715	\$19,481,100
Total Annual Expenses **	\$23,801,586	\$28,258,570	\$26,578,799	\$28,480,730	\$29,121,998	\$26,783,067	\$29,685,492	\$29,559,153	\$31,681,368	\$33,009,907	\$32,757,119
Combined Fund Bal.	45.3%	30.6%	28.7%	26.8%	25.1%	40.1%	41.1%	49.8%	50.8%	52.0%	59.5%

* This line also contains small administrative expenses related to grants, such as legal expenses

**Ann Arbor DDA
Estimation of Net Tax Revenues
FY 1982/83 - 2031/32**

Fiscal Year	Actual/Est. SEV "B"	SEV Cap	Actual Prop. Tax Millage Rate Homestead	Actual/Est. Tax Capture
Estimates used are from the 1982 DDA TIF plan				
1983	\$0			\$0
1984	\$2,154,000		N/A	\$127,258
1985	\$6,319,200		68.0200	\$415,081
1986	\$9,007,500		67.9600	\$577,701
1987	\$18,594,100		68.9000	\$1,248,904
1988	\$28,453,400		67.9900	\$1,912,679
1989	\$38,460,400		65.7900	\$2,548,908
1990	\$41,524,000		63.3900	\$2,374,803
1991	\$43,437,500		63.3200	\$2,576,842
1992	\$44,323,700		63.3200	\$2,679,982
1993	\$42,545,100		63.1300	\$2,698,218
1994	\$42,244,300		49.9740	\$2,623,696
1995	\$42,760,900		50.4221	\$2,359,539
1996	\$42,219,400		47.8084	\$2,427,769
1997	\$45,517,800		49.7825	\$2,573,290
1998	\$46,926,400		49.3022	\$2,766,277
1999	\$50,577,459		48.3181	\$2,964,684
2000	\$53,470,559		48.3172	\$2,788,112
2001	\$52,279,294		47.4614	\$2,660,516
2002	\$57,620,096		46.8020	\$2,884,034

Estimates used are from the 2003 DDA TIF plan and Chapter 7 Ordinance Change Effective FY 2014				
2003	\$69,324,486		47.5568	\$3,163,739
2004	\$72,123,783		45.4418	\$3,204,541
2005	\$76,955,174		47.3625	\$3,326,486
2006	\$78,671,971		46.7755	\$3,365,468
2007	\$81,877,369		46.1895	\$3,405,586
2008	\$92,204,889		46.0373	\$3,680,612
2009	\$113,460,032		28.0645 *	\$3,870,539
2010	\$128,523,602		27.7744	\$3,537,939
2011	\$140,612,435		27.7968	\$3,809,100 ***
2012	\$137,537,779		27.4854	\$3,726,763
2013	\$136,898,018		27.5250	\$3,738,160
2014	\$163,536,670		27.2378	\$4,371,289
2015	\$177,331,936		28.4415	\$5,043,584
2016	\$191,815,860		27.9407	\$5,359,469 ****
2017	\$224,000,000	\$224,000,000	27.9407	\$6,258,717 ****
2018	\$230,720,000	\$231,840,000	27.9407	\$6,446,478
2019	\$237,641,600	\$239,954,400	27.9407	\$6,639,873
2020	\$244,770,848	\$248,352,804	27.9407	\$6,839,069
2021	\$252,113,973	\$257,045,152	27.9407	\$7,044,241
2022	\$259,677,393	\$266,041,732	27.9407	\$7,255,568
2023	\$267,467,714	\$275,353,193	27.9407	\$7,473,235
2024	\$275,491,746	\$284,990,555	27.9407	\$7,697,432
2025	\$283,756,498	\$294,965,224	27.9407	\$7,928,355
2026	\$292,269,193	\$305,289,007	27.9407	\$8,166,206
2027	\$301,037,269	\$315,974,122	27.9407	\$8,411,192
2028	\$310,068,387	\$327,033,217	27.9407	\$8,663,528
2029	\$319,370,439	\$338,479,379	27.9407	\$8,923,434
2030	\$328,951,552	\$350,326,158	27.9407	\$9,191,137
2031	\$338,820,098	\$362,587,573	27.9407	\$9,466,871
2032	\$348,984,701	\$375,278,138	27.9407	\$9,750,877
2033	\$359,454,242	\$388,412,873	27.9407	\$10,043,403

Estimated rate of increase after FY 2016 is:

* Beginning in FY 2010 the DDA no longer has any Pre-1994 bonds due and therefore does not collect any school millages. Since the school millages are no longer involved the Non-homestead tax rate has no impact on the DDA.

*** This amount is less the \$83,307 paid to Washtenaw County, WCC and AADL for FY 11 Incomplete City Ordinance Chapter 7 interpretations

**** Per City Finance Department estimates

DDA - 10 Year Plan
Debt Service Schedule

Year	Project	Bond Amount	Actual FY 2015	Budgeted FY 2016	Budgeted FY 2017	Estimated FY 2018	Estimated FY 2019	Estimated FY 2020	Estimated FY 2021	Estimated FY 2022	Estimated FY 2023	Estimated FY 2024	Estimated FY 2025
1998	4th & Washington & Refund	\$ 10,100,000	\$ 569,850	\$ 568,200	\$ 564,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
2002	4th & Williams	\$ 3,600,000	\$ 244,400	\$ 247,300	\$ 248,000	\$ 248,600	\$ 249,100	\$ 249,500	\$ 249,800	\$ 255,000	\$ -	\$ -	\$0
2015	Ref. of 4 & Wash, Maynard & For.	\$ 6,335,000	\$ 1,682,275	\$ 1,589,697	\$ 1,535,488	\$ 1,487,088	\$ 1,444,088	\$ 721,000	\$ -	\$ -	\$ -	\$ -	\$0
2007	4th & William Addition	\$ 4,250,000	\$ 323,744	\$ 326,144	\$ 323,144	\$ 324,944	\$ 326,344	\$ 327,344	\$ 332,944	\$ 332,944	\$ 337,544	\$ 336,544	\$339,788
2009/10	Library Lane Underground	\$ 31,144,484	\$ 2,023,137	\$ 2,036,042	\$ 2,018,178	\$ 1,990,885	\$ 1,997,645	\$ 2,005,531	\$ 2,015,237	\$ 2,025,226	\$ 2,042,324	\$ 2,053,532	\$ 2,068,343
2010/11	5th & Division	\$ 5,307,708	\$ 337,103	\$ 350,437	\$ 337,327	\$ 339,204	\$ 340,356	\$ 341,700	\$ 343,353	\$ 345,055	\$ 347,968	\$ 349,878	\$352,402
2010/11	Library Lane Pedestrian Enhancements	\$ 8,045,576	\$ 510,487	\$ 531,188	\$ 511,315	\$ 514,162	\$ 515,907	\$ 517,944	\$ 520,451	\$ 523,030	\$ 527,446	\$ 530,341	\$534,166
2010/11	Library Lot Future Development	\$ 4,922,232	\$ 312,484	\$ 325,071	\$ 312,909	\$ 314,651	\$ 315,719	\$ 316,966	\$ 318,500	\$ 320,078	\$ 322,781	\$ 324,552	\$ 326,893
2012/13	First & Washington	\$ 8,525,000	\$ 576,132	\$ 574,295	\$ 572,370	\$ 575,358	\$ 573,158	\$ 580,870	\$ 583,308	\$ 585,265	\$ 586,515	\$ 591,790	\$ 590,720
2013	Installment Loan	\$ 1,278,765	\$ 296,665	\$ 296,665	\$ 296,665	\$ 24,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
2019/20	Huron Street Project	\$3,100,000	\$0	\$0	\$0	\$0	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000
		\$ 91,533,765	\$ 6,876,277	\$ 6,845,040	\$ 6,720,107	\$ 5,819,490	\$ 6,007,317	\$ 5,305,854	\$ 4,608,592	\$ 4,631,599	\$ 4,409,578	\$ 4,431,636	\$ 4,457,310

Bold - Proposed Bond

Downtown Development Authority
Project List-Cash Only

	<u>Actual</u> <u>FY 2015</u>	<u>Estimated</u> <u>FY 2016</u>	<u>Estimated</u> <u>FY 2017</u>	<u>Estimated</u> <u>FY 2018</u>	<u>Estimated</u> <u>FY 2019</u>	<u>Estimated</u> <u>FY 2020</u>	<u>Estimated</u> <u>FY 2021</u>	<u>Estimated</u> <u>FY 2022</u>	<u>Estimated</u> <u>FY 2023</u>	<u>Estimated</u> <u>FY 2024</u>	<u>Estimated</u> <u>FY 2025</u>
TIF Fund											
Curb Ramps											
Tree Lighting	\$72,190	\$113,160	\$117,486	\$122,185	\$127,073	\$132,156	\$137,442	\$142,940	\$148,657	\$154,604	\$160,788
Milage for Sidewalk Repairs	\$22,552	\$21,666	\$26,000	\$27,040	\$28,122	\$29,246	\$30,416	\$31,633	\$32,898	\$34,214	\$35,583
Main Street Street Lights	\$128,850										
Wayfinding Updates and Repairs		\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0
Sidewalk Repairs & Tree Maintenance	\$72,615	\$200,000	\$200,000	\$208,000	\$216,320	\$224,973	\$233,972	\$243,331	\$253,064	\$263,186	\$273,714
County Annex	\$300,000										
Kerrytown Brick Streets					\$1,325,000		\$1,325,000				
S. University Streetscape			\$1,150,000	\$637,567							
State Street Project						\$820,000					
Discretionary Capital Projects		\$740,000	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Total Yearly Costs '003	\$596,207	\$1,084,826	\$1,493,486	\$1,194,792	\$1,906,514	\$1,406,375	\$1,926,830	\$627,903	\$634,619	\$652,004	\$670,084

Bold = Proposed Projects

Parking Fund

Bike House	\$35,466										
Total Yearly Costs '063	\$35,466										

Parking Facility Maintenance Improvements "A"

General and Administrative	\$465,300	\$305,692	\$370,366	\$264,199	\$237,962	\$125,888	\$331,258	\$343,372	\$424,688	\$632,063	\$514,949
Fourth & Washington	\$86,026	\$241,034	\$69,525		\$364,090		\$478,224				\$807,975
Liberty Square			\$697,275	\$788,107				\$622,728			\$1,185,030
Ann & Ashley	\$94,229	\$95,999	\$87,400		\$987,276	\$932,804			\$995,328	\$1,159,654	
Maynard	\$512,014	\$21,950	\$519,750	\$792,359					\$2,001,715	\$1,703,022	\$897,750
Fourth & William	\$194,897			\$621,195	\$513,112		\$982,692	\$2,238,707			
Forest	\$0	\$306,401			\$118,541		\$1,299,564				\$1,400,490
Library Lane	\$1,883		\$22,675			\$116,260			\$542,024	\$2,404,512	
First & Washington	\$126,074	\$5,600			\$44,184			\$587,016	\$1,413,120		
On-Street Bike Racks	\$11,403	\$8,320	\$51,500								
E-Park Installation	\$16,565		\$1,000,000	\$750,000							
Parking Equipment	\$52,255			\$350,000	\$804,476	\$275,363	\$275,363				
Elevators	\$145,937	\$150,000	\$100,000	\$104,000	\$108,160	\$112,486	\$116,986	\$121,665	\$126,532	\$131,593	\$136,857
Parking Facility Repairs General		\$2,139,658									
4th & William Improvements	\$943,848	\$2,160,288	\$581,101								
General Maintenance	\$231,840	\$100,000	\$265,225	\$273,182	\$281,377	\$214,819	\$221,263	\$227,901	\$234,738	\$241,780	\$249,034
Total Yearly Costs '065	\$2,882,270	\$5,534,942	\$3,764,817	\$3,943,043	\$3,459,178	\$1,777,619	\$3,705,350	\$4,141,390	\$5,738,145	\$6,272,624	\$5,192,085

"A" These improvements are based on the June 2015, Carl Walker Maintenance Review. This plan will be updated within three years from its issuance. The Carl Walker Plan is general in nature and is intended to give an overall cost estimation for future repairs. Each October DDA and Republic Parking staff walk each facility to list the specific repairs needed for each facility.

**Ann Arbor DDA - 10-Year Plan
Grants Schedule**

Grantor or Purpose	<u>Actual FY 2015</u>	<u>Estimated FY 2016</u>	<u>Estimated FY 2017</u>	<u>Estimated FY 2018</u>	<u>Estimated FY 2019</u>	<u>Estimated FY 2020</u>	<u>Estimated FY 2021</u>	<u>Estimated FY 2022</u>	<u>Estimated FY 2023</u>	<u>Estimated FY 2024</u>	<u>Estimated FY 2025</u>
TIF 003											
Traffic Box Art Project	\$11,400	\$0	\$0								
S. U. Biz		\$39,467									
Downtown Spring Cleanup	\$7,500	\$7,500	\$7,800	\$8,112	\$8,436	\$8,774	\$9,125	\$9,490	\$9,869	\$10,264	\$10,675
Coleman Jewett		\$15,000									
AADL Sidewalk Improvements		\$125,000									
318 W. Liberty		\$47,666	\$47,666								
618 S. Main Brownfield		\$100,000	\$225,000	\$225,000	\$100,000						
116-120 W. Huron		\$100,000	\$145,000	\$145,000							
Discretionary	\$546	\$237,214	\$225,000	\$300,000	\$312,000	\$324,480	\$500,000	\$520,000	\$540,800	\$562,432	\$584,929
Sub-Total TIF Projects	\$19,446	\$671,847	\$650,466	\$678,112	\$420,436	\$333,254	\$509,125	\$529,490	\$550,669	\$572,696	\$595,604
City Hall Court/Police Facility	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608
Total TIF Grants	\$528,054	\$1,180,455	\$1,159,074	\$1,186,720	\$929,044	\$841,862	\$1,017,733	\$1,038,098	\$1,059,277	\$1,081,304	\$1,104,212
Parking 063											
City of Ann Arbor Connector Feasibility	\$4,939										
Alternative Transportation	\$623,524	\$760,000	\$775,000	\$806,000	\$838,240	\$871,770	\$906,640	\$942,906	\$980,622	\$1,019,847	\$1,060,641
Art Fair Trolley	\$10,000	\$10,816	\$11,249	\$11,699	\$12,167	\$12,654	\$13,160	\$13,686	\$14,234	\$14,803	\$15,395
AAATA Sidewalk			\$125,000	\$125,000							
Discretionary	\$0	\$300,000	\$0	\$0	\$0	\$0	\$320,203	\$333,011	\$346,332	\$345,762	\$345,762
Alternative Transportation/Parking Grants	\$638,463	\$1,070,816	\$911,249	\$942,699	\$850,407	\$884,423	\$1,240,003	\$1,289,603	\$1,341,188	\$1,380,412	\$1,421,798
Housing 001 *											
Housing Needs Assesment	\$37,500										
AAHC Grant Request	\$200,000	\$200,000									
Delonis Shelter Cameras	\$27,000										
Discretionary	\$0	\$100,000	\$400,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Total Housing Grants	\$264,500	\$300,000	\$400,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

* The summary sheet for grants also contains small administrative costs such as legal expenses related to these grants.

**Ann Arbor DDA - 10 Year Plan
City Transfer Schedule**

	<u>Actual</u> <u>FY 2015</u>	<u>Estimated</u> <u>FY 2016</u>	<u>Estimated</u> <u>FY 2017</u>	<u>Estimated</u> <u>FY 2018</u>	<u>Estimated</u> <u>FY 2019</u>	<u>Estimated</u> <u>FY 2020</u>	<u>Estimated</u> <u>FY 2021</u>	<u>Estimated</u> <u>FY 2022</u>	<u>Estimated</u> <u>FY 2023</u>	<u>Estimated</u> <u>FY 2024</u>	<u>Estimated</u> <u>FY 2025</u>
Parking 063											
Gross Paking Revenues	\$21,174,515	\$21,981,264	\$21,825,179	\$21,833,968	\$22,488,987	\$23,163,824	\$23,858,916	\$24,574,872	\$25,312,318	\$26,071,899	\$26,854,281
Actual/Estimated Parking lot Rent	\$543,098	\$569,500	\$586,585	\$610,048	\$634,450	\$659,828	\$686,221	\$713,670	\$742,217	\$771,906	\$802,782
% of Net Parking Revenue due to City	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%
Total Parking Grants	\$3,507,341	\$3,640,000	\$3,610,561	\$3,608,066	\$3,715,271	\$3,825,679	\$3,939,358	\$4,056,404	\$4,176,917	\$4,300,999	\$4,428,755

FY 2017 DDA Budget Summary

Combined All Funds: DDA FY2017

	003 FY 2017 TIF	001 FY 2017 Housing	063 FY 2017 Parking	065 FY 2017 Parking Maint.	Adjustments	FY 2017 All Funds Combined
Expenses						
Salaries	\$218,100		\$218,100			\$436,200
Fringe Benefits	\$141,811		\$139,335			\$281,147
Administrative Expenses	\$189,560	\$2,163	\$163,300			\$355,023
Total Administration	\$549,471	\$2,163	\$520,735			\$1,072,370
Professional Services	\$964,000		\$510,500	\$370,366		\$1,844,866
Insurance	\$25,000		\$65,000			\$90,000
Parking Expenses						
Direct Parking Expenses						
Republic Expenses			\$7,302,153			\$7,302,153
Parking Facility Rent			\$586,585			\$586,585
City Payments			\$3,610,561			\$3,610,561
Utilities			\$659,893			\$659,893
Parking Maintenance				\$416,725		\$416,725
Total Parking Expenses			\$12,159,192	\$416,725		\$12,575,917
Holiday Lights & Sidewalk Repairs	\$317,486					\$317,486
Transfers and Grants						
Interfund Transfers	\$300,000		\$4,539,000		(\$4,839,000)	
General Grants						
Court Police Building	\$508,608					\$508,608
Trolley			\$11,249			\$11,249
Spring Cleanup	\$7,800					\$7,800
Alt Transportation			\$900,000			\$900,000
Discretionary	\$225,000	\$400,000	\$0			\$625,000
Partnership/Brownfield Grants						
318 W. Liberty	\$47,666					
618 S. Main	\$225,000					\$225,000
116-120 W. Huron	\$145,000					\$145,000
Total Transfers and Grants	\$1,459,074	\$400,000	\$5,450,249		(\$4,839,000)	\$2,470,323
Capital Costs	\$1,176,000		\$0	\$2,977,726		\$4,153,726
Bond Payments & Interest	\$1,947,736		\$4,772,372			\$6,720,108
Total Expenses	\$6,438,767	\$402,163	\$23,478,048	\$3,764,817	(\$4,839,000)	\$29,244,795

DDA 10-Year Plan

- 1 TIF Growth Rate 3.00% Used after FY 2017in which the DDA budget is used.
- 2 Interest Rate on Fund Balances 0.50% Used after FY 2017 in which the DDA budget is used.
- 3 TIF Administrative Expense Growth Rate 4.00% Used after FY 2017 in which the DDA budget is used.
- 4 Yearly Parking Rate Increases: 3.00% Used after FY 2018
- 5 Parking Operations Expense Growth Rate 4.00% Used after FY 2017 in which the DDA budget is used.
- 6 City and Private Lot Rental Cost of Living Adjustment Rate 4.00% Used after FY 2017in which the DDA budget is used.
- 7 Interfund Transfers
 Average Amount of Yearly Grant from TIF to Housing Fund After FY 2016 \$300,000 plus the percentage increase in TIF revenues as required by City Council ordinance

The Annual transfer from Parking to Parking Maintenance is based on the 2015 Carl Walker 20 Year Maintenance Report dated June, 2015. Currently \$4,539,000

8 Amount of Gross Parking Revenues Transferred to the City	Year	Percentage	Amount
	FY 2015	17.0%	\$3,507,341
	FY 2016	17.0%	\$3,640,000
	FY 2017	17.0%	\$3,610,561
	FY 2018	17.0%	\$3,608,066
	FY 2019	17.0%	\$3,715,271
	FY 2020	17.0%	\$3,825,679
	FY 2021	17.0%	\$3,939,358
	FY 2022	17.0%	\$4,056,404
	FY 2023	17.0%	\$4,176,917
	FY 2024	17.0%	\$4,300,999
	FY 2025	17.0%	\$4,428,755

9 The expectation is that the DDA will strive for a minimum of an 18%-20% ratio of fund balance to annual expenditures.

DDA - 10 Year Plan
Income/Expense Summary

YEAR	1	2	3	4	5	6	7	8	9	10	11
	Actuals	Budgeted ***	Budgeted***	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Fund 003 DDA Tax Increment Financing											
Income											
Property Taxes	\$5,043,584	\$5,359,469	\$6,258,717	\$6,446,478	\$6,639,873	\$6,839,069	\$7,044,241	\$7,255,568	\$7,473,235	\$7,697,432	\$7,928,355
Interest (Note 6)	\$7,208	\$3,500	\$3,750	\$11,336	\$14,894	\$12,811	\$16,977	\$18,278	\$26,590	\$35,413	\$44,715
Miscellaneous (Note 9)											
	\$5,050,792	\$5,362,969	\$6,262,467	\$6,457,814	\$6,654,767	\$6,851,880	\$7,061,218	\$7,273,846	\$7,499,825	\$7,732,845	\$7,973,070
Expenses											
Administration (Note 1.)	\$570,963	\$854,881	\$1,538,471	\$1,600,010	\$1,664,010	\$1,730,571	\$1,799,793	\$1,871,785	\$1,946,657	\$2,024,523	\$2,105,504
Capital Expenses (Note 2)	\$596,207	\$1,084,826	\$1,493,486	\$1,194,792	\$1,906,514	\$1,406,375	\$1,926,830	\$627,903	\$634,619	\$652,004	\$670,084
Debt Service	\$1,842,747	\$1,754,398	\$1,947,736	\$1,455,696	\$1,703,561	\$1,712,044	\$1,718,957	\$1,725,797	\$1,736,453	\$1,745,666	\$1,753,820
Transfer to Bond Fund (Note 5)			Huron St. Down Pmt		\$550,000						
Grants (Note 4)	\$528,054	\$1,180,455	\$1,159,074	\$1,186,720	\$929,044	\$841,862	\$1,017,733	\$1,038,098	\$1,059,277	\$1,081,304	\$1,104,212
Transfer to Housing (Note 3)	\$200,000	\$300,000	\$300,000	\$309,000	\$318,270	\$327,818	\$337,653	\$347,782	\$358,216	\$368,962	\$380,031
	\$3,737,970	\$5,174,559	\$6,438,767	\$5,746,218	\$7,071,401	\$6,018,670	\$6,800,966	\$5,611,365	\$5,735,222	\$5,872,459	\$6,013,651
Excess of Rev over Exp.	\$1,312,822	\$188,410	(\$176,300)	\$711,597	(\$416,634)	\$833,210	\$260,252	\$1,662,481	\$1,764,603	\$1,860,386	\$1,959,419
Prior Years Fund Bal.	\$942,229	\$2,255,051	\$2,443,461	\$2,267,161	\$2,978,758	\$2,562,124	\$3,395,334	\$3,655,585	\$5,318,066	\$7,082,670	\$8,943,056
Fund Balance at End of Year	\$2,255,051	\$2,443,461	\$2,267,161	\$2,978,758	\$2,562,124	\$3,395,334	\$3,655,585	\$5,318,066	\$7,082,670	\$8,943,056	\$10,902,475
Fund 001 DDA Housing Fund											
Income											
Contributions from TIF (Note 3)	\$200,000	\$300,000	\$300,000	\$309,000	\$318,270	\$327,818	\$337,653	\$347,782	\$358,216	\$368,962	\$380,031
Interest (Note 6)	\$8,227	\$299	\$290	\$202	\$1,237	\$2,323	\$3,461	\$4,654	\$5,903	\$7,210	\$8,577
	\$208,227	\$300,299	\$300,290	\$309,202	\$319,507	\$330,141	\$341,114	\$352,436	\$364,119	\$376,172	\$388,608
Expenses											
Administrative	\$952	\$2,080	\$2,163	\$2,250	\$2,340	\$2,433	\$2,530	\$2,632	\$2,737	\$2,846	\$2,960
Grants (Note 4) *	\$264,500	\$300,000	\$400,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Excess of Rev over Exp.	(\$57,225)	(\$1,781)	(\$101,873)	\$206,952	\$217,167	\$227,708	\$238,583	\$249,805	\$261,382	\$273,326	\$285,648
Prior Years Fund Bal.	\$201,323	\$144,098	\$142,317	\$40,444	\$247,397	\$464,564	\$692,272	\$930,855	\$1,180,660	\$1,442,042	\$1,715,368
Fund Balance at End of Year	\$144,098	\$142,317	\$40,444	\$247,397	\$464,564	\$692,272	\$930,855	\$1,180,660	\$1,442,042	\$1,715,368	\$2,001,015
Fund 063 DDA Parking Fund											
Income											
Parking Revenue	\$21,174,515	\$21,981,264	\$21,825,179	\$21,833,968	\$22,488,987	\$23,163,824	\$23,858,916	\$24,574,872	\$25,312,318	\$26,071,899	\$26,854,281
Miscellaneous (Note 9)	\$260,268	\$110,000	\$110,000	\$113,300	\$116,699	\$120,200	\$123,806	\$127,520	\$131,346	\$135,286	\$139,345
Interest (Note 6)	\$43,343	\$13,688	\$32,000	\$18,977	\$11,388	\$5,271	\$3,257	\$3,732	\$4,636	\$7,207	\$10,287
	\$21,478,126	\$22,104,952	\$21,967,179	\$21,966,245	\$22,617,074	\$23,289,295	\$23,985,979	\$24,706,124	\$25,448,299	\$26,214,392	\$27,003,912
Expenses											
Operation Expense (Note 7)	\$7,965,594	\$8,953,528	\$9,494,866	\$9,874,661	\$10,269,647	\$10,680,433	\$11,107,650	\$11,551,956	\$12,014,035	\$12,494,596	\$12,994,380
Contribution to Parking Maint. Fund (Note 3)	\$2,118,025	\$3,615,884	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000
Grants (Note 4)	\$638,463	\$1,070,816	\$911,249	\$942,699	\$850,407	\$884,423	\$1,240,003	\$1,289,603	\$1,341,188	\$1,380,412	\$1,421,798
Debt Service and Interest	\$5,033,531	\$5,090,643	\$4,772,372	\$4,363,794	\$4,303,755	\$3,593,810	\$2,889,634	\$2,905,802	\$2,673,125	\$2,685,971	\$2,703,490
Transfers to the City	\$3,507,341	\$3,640,000	\$3,610,561	\$3,608,066	\$3,715,271	\$3,825,679	\$3,939,358	\$4,056,404	\$4,176,917	\$4,300,999	\$4,428,755
Capital Expenses	\$35,466										
Contracted Services		\$150,000	\$150,000	\$156,000	\$162,240	\$168,730	\$175,479	\$182,498	\$189,798	\$197,390	\$205,285
	\$19,298,419	\$22,520,871	\$23,478,048	\$23,484,220	\$23,840,320	\$23,692,075	\$23,891,125	\$24,525,264	\$24,934,062	\$25,598,368	\$26,292,709
Excess of Rev over Exp.	\$2,179,707	(\$415,918)	(\$1,510,869)	(\$1,517,975)	(\$1,223,246)	(\$402,780)	\$94,854	\$180,860	\$514,237	\$616,025	\$711,204
Prior Years Fund Bal.	\$3,542,565	\$5,722,272	\$5,306,354	\$3,795,485	\$2,277,510	\$1,054,264	\$651,484	\$746,338	\$927,198	\$1,441,435	\$2,057,460
Fund Balance at End of Year	\$5,722,272	\$5,306,354	\$3,795,485	\$2,277,510	\$1,054,264	\$651,484	\$746,338	\$927,198	\$1,441,435	\$2,057,460	\$2,768,664
Parking Maintenance Reserve Fund											
Income											
Contributions from the Parking Fund (Note 3)	\$2,118,025	\$3,615,884	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000	\$4,539,000
Interest & Miscellaneous	\$33,768	\$14,483	\$4,960	\$7,690	\$10,708	\$16,161	\$30,048	\$34,367	\$36,527	\$30,714	\$22,199
	\$2,151,793	\$3,630,367	\$4,543,960	\$4,546,690	\$4,549,708	\$4,555,161	\$4,569,048	\$4,573,367	\$4,575,527	\$4,569,714	\$4,561,199
Expenses											
Parking Facility Repairs and Impr. (Note 8)	\$2,882,270	\$5,534,942	\$3,764,817	\$3,943,043	\$3,459,178	\$1,777,619	\$3,705,350	\$4,141,390	\$5,738,145	\$6,272,624	\$5,192,085
Excess of Rev over Exp.	(\$730,477)	(\$1,904,575)	\$779,143	\$603,647	\$1,090,530	\$2,777,542	\$863,698	\$431,977	(\$1,162,618)	(\$1,702,910)	(\$630,886)
Prior Years Fund Bal.	\$3,393,873	\$2,663,396	\$758,821	\$1,537,964	\$2,141,611	\$3,232,141	\$6,009,683	\$6,873,382	\$7,305,359	\$6,142,741	\$4,439,831
Fund Balance at the End of the Year	\$2,663,396	\$758,821	\$1,537,964	\$2,141,611	\$3,232,141	\$6,009,683	\$6,873,382	\$7,305,359	\$6,142,741	\$4,439,831	\$3,808,946
Combined Fund Bal.	\$10,784,817	\$8,650,953	\$7,641,054	\$7,645,275	\$7,313,093	\$10,748,773	\$12,206,161	\$14,731,284	\$16,108,888	\$17,155,715	\$19,481,100
Total Annual Expenses **	\$23,801,586	\$28,258,570	\$26,578,799	\$28,480,730	\$29,121,998	\$26,783,067	\$29,685,492	\$29,559,153	\$31,681,368	\$33,009,907	\$32,757,119
Combined Fund Bal.	45.3%	30.6%	28.7%	26.8%	25.1%	40.1%	41.1%	49.8%	50.8%	52.0%	59.5%

* This line also contains small administrative expenses related to grants, such as legal expenses

**Ann Arbor DDA
Estimation of Net Tax Revenues
FY 1982/83 - 2031/32**

Fiscal Year	Actual/Est. SEV "B"	SEV Cap	Actual Prop. Tax Millage Rate Homestead	Actual/Est. Tax Capture
Estimates used are from the 1982 DDA TIF plan				
1983	\$0			\$0
1984	\$2,154,000		N/A	\$127,258
1985	\$6,319,200		68.0200	\$415,081
1986	\$9,007,500		67.9600	\$577,701
1987	\$18,594,100		68.9000	\$1,248,904
1988	\$28,453,400		67.9900	\$1,912,679
1989	\$38,460,400		65.7900	\$2,548,908
1990	\$41,524,000		63.3900	\$2,374,803
1991	\$43,437,500		63.3200	\$2,576,842
1992	\$44,323,700		63.3200	\$2,679,982
1993	\$42,545,100		63.1300	\$2,698,218
1994	\$42,244,300		49.9740	\$2,623,696
1995	\$42,760,900		50.4221	\$2,359,539
1996	\$42,219,400		47.8084	\$2,427,769
1997	\$45,517,800		49.7825	\$2,573,290
1998	\$46,926,400		49.3022	\$2,766,277
1999	\$50,577,459		48.3181	\$2,964,684
2000	\$53,470,559		48.3172	\$2,788,112
2001	\$52,279,294		47.4614	\$2,660,516
2002	\$57,620,096		46.8020	\$2,884,034

Estimates used are from the 2003 DDA TIF plan and Chapter 7 Ordinance Change Effective FY 2014				
2003	\$69,324,486		47.5568	\$3,163,739
2004	\$72,123,783		45.4418	\$3,204,541
2005	\$76,955,174		47.3625	\$3,326,486
2006	\$78,671,971		46.7755	\$3,365,468
2007	\$81,877,369		46.1895	\$3,405,586
2008	\$92,204,889		46.0373	\$3,680,612
2009	\$113,460,032		28.0645 *	\$3,870,539
2010	\$128,523,602		27.7744	\$3,537,939
2011	\$140,612,435		27.7968	\$3,809,100 ***
2012	\$137,537,779		27.4854	\$3,726,763
2013	\$136,898,018		27.5250	\$3,738,160
2014	\$163,536,670		27.2378	\$4,371,289
2015	\$177,331,936		28.4415	\$5,043,584
2016	\$191,815,860		27.9407	\$5,359,469 ****
2017	\$224,000,000	\$224,000,000	27.9407	\$6,258,717 ****
2018	\$230,720,000	\$231,840,000	27.9407	\$6,446,478
2019	\$237,641,600	\$239,954,400	27.9407	\$6,639,873
2020	\$244,770,848	\$248,352,804	27.9407	\$6,839,069
2021	\$252,113,973	\$257,045,152	27.9407	\$7,044,241
2022	\$259,677,393	\$266,041,732	27.9407	\$7,255,568
2023	\$267,467,714	\$275,353,193	27.9407	\$7,473,235
2024	\$275,491,746	\$284,990,555	27.9407	\$7,697,432
2025	\$283,756,498	\$294,965,224	27.9407	\$7,928,355
2026	\$292,269,193	\$305,289,007	27.9407	\$8,166,206
2027	\$301,037,269	\$315,974,122	27.9407	\$8,411,192
2028	\$310,068,387	\$327,033,217	27.9407	\$8,663,528
2029	\$319,370,439	\$338,479,379	27.9407	\$8,923,434
2030	\$328,951,552	\$350,326,158	27.9407	\$9,191,137
2031	\$338,820,098	\$362,587,573	27.9407	\$9,466,871
2032	\$348,984,701	\$375,278,138	27.9407	\$9,750,877
2033	\$359,454,242	\$388,412,873	27.9407	\$10,043,403

Estimated rate of increase after FY 2016 is:

* Beginning in FY 2010 the DDA no longer has any Pre-1994 bonds due and therefore does not collect any school millages. Since the school millages are no longer involved the Non-homestead tax rate has no impact on the DDA.

*** This amount is less the \$83,307 paid to Washtenaw County, WCC and AADL for FY 11 Incomplete City Ordinance Chapter 7 interpretations

**** Per City Finance Department estimates

DDA - 10 Year Plan
Debt Service Schedule

Year	Project	Bond Amount	Actual FY 2015	Budgeted FY 2016	Budgeted FY 2017	Estimated FY 2018	Estimated FY 2019	Estimated FY 2020	Estimated FY 2021	Estimated FY 2022	Estimated FY 2023	Estimated FY 2024	Estimated FY 2025
1998	4th & Washington & Refund	\$ 10,100,000	\$ 569,850	\$ 568,200	\$ 564,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
2002	4th & Williams	\$ 3,600,000	\$ 244,400	\$ 247,300	\$ 248,000	\$ 248,600	\$ 249,100	\$ 249,500	\$ 249,800	\$ 255,000	\$ -	\$ -	\$0
2015	Ref. of 4 & Wash, Maynard & For.	\$ 6,335,000	\$ 1,682,275	\$ 1,589,697	\$ 1,535,488	\$ 1,487,088	\$ 1,444,088	\$ 721,000	\$ -	\$ -	\$ -	\$ -	\$0
2007	4th & William Addition	\$ 4,250,000	\$ 323,744	\$ 326,144	\$ 323,144	\$ 324,944	\$ 326,344	\$ 327,344	\$ 332,944	\$ 332,944	\$ 337,544	\$ 336,544	\$339,788
2009/10	Library Lane Underground	\$ 31,144,484	\$ 2,023,137	\$ 2,036,042	\$ 2,018,178	\$ 1,990,885	\$ 1,997,645	\$ 2,005,531	\$ 2,015,237	\$ 2,025,226	\$ 2,042,324	\$ 2,053,532	\$ 2,068,343
2010/11	5th & Division	\$ 5,307,708	\$ 337,103	\$ 350,437	\$ 337,327	\$ 339,204	\$ 340,356	\$ 341,700	\$ 343,353	\$ 345,055	\$ 347,968	\$ 349,878	\$352,402
2010/11	Library Lane Pedestrian Enhancements	\$ 8,045,576	\$ 510,487	\$ 531,188	\$ 511,315	\$ 514,162	\$ 515,907	\$ 517,944	\$ 520,451	\$ 523,030	\$ 527,446	\$ 530,341	\$534,166
2010/11	Library Lot Future Development	\$ 4,922,232	\$ 312,484	\$ 325,071	\$ 312,909	\$ 314,651	\$ 315,719	\$ 316,966	\$ 318,500	\$ 320,078	\$ 322,781	\$ 324,552	\$ 326,893
2012/13	First & Washington	\$ 8,525,000	\$ 576,132	\$ 574,295	\$ 572,370	\$ 575,358	\$ 573,158	\$ 580,870	\$ 583,308	\$ 585,265	\$ 586,515	\$ 591,790	\$ 590,720
2013	Installment Loan	\$ 1,278,765	\$ 296,665	\$ 296,665	\$ 296,665	\$ 24,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
2019/20	Huron Street Project	\$3,100,000	\$0	\$0	\$0	\$0	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000
		\$ 91,533,765	\$ 6,876,277	\$ 6,845,040	\$ 6,720,107	\$ 5,819,490	\$ 6,007,317	\$ 5,305,854	\$ 4,608,592	\$ 4,631,599	\$ 4,409,578	\$ 4,431,636	\$ 4,457,310

Bold - Proposed Bond

Downtown Development Authority
Project List-Cash Only

	<u>Actual</u> <u>FY 2015</u>	<u>Estimated</u> <u>FY 2016</u>	<u>Estimated</u> <u>FY 2017</u>	<u>Estimated</u> <u>FY 2018</u>	<u>Estimated</u> <u>FY 2019</u>	<u>Estimated</u> <u>FY 2020</u>	<u>Estimated</u> <u>FY 2021</u>	<u>Estimated</u> <u>FY 2022</u>	<u>Estimated</u> <u>FY 2023</u>	<u>Estimated</u> <u>FY 2024</u>	<u>Estimated</u> <u>FY 2025</u>
TIF Fund											
Curb Ramps											
Tree Lighting	\$72,190	\$113,160	\$117,486	\$122,185	\$127,073	\$132,156	\$137,442	\$142,940	\$148,657	\$154,604	\$160,788
Milage for Sidewalk Repairs	\$22,552	\$21,666	\$26,000	\$27,040	\$28,122	\$29,246	\$30,416	\$31,633	\$32,898	\$34,214	\$35,583
Main Street Street Lights	\$128,850										
Wayfinding Updates and Repairs		\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0
Sidewalk Repairs & Tree Maintenance	\$72,615	\$200,000	\$200,000	\$208,000	\$216,320	\$224,973	\$233,972	\$243,331	\$253,064	\$263,186	\$273,714
County Annex	\$300,000										
Kerrytown Brick Streets					\$1,325,000		\$1,325,000				
S. University Streetscape			\$1,150,000	\$637,567							
State Street Project					\$820,000						
Discretionary Capital Projects		\$740,000	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Total Yearly Costs '003	\$596,207	\$1,084,826	\$1,493,486	\$1,194,792	\$1,906,514	\$1,406,375	\$1,926,830	\$627,903	\$634,619	\$652,004	\$670,084

Bold = Proposed Projects

Parking Fund

Bike House	\$35,466										
Total Yearly Costs '063	\$35,466										

Parking Facility Maintenance Improvements "A"

General and Administrative	\$465,300	\$305,692	\$370,366	\$264,199	\$237,962	\$125,888	\$331,258	\$343,372	\$424,688	\$632,063	\$514,949
Fourth & Washington	\$86,026	\$241,034	\$69,525		\$364,090		\$478,224				\$807,975
Liberty Square			\$697,275	\$788,107				\$622,728			\$1,185,030
Ann & Ashley	\$94,229	\$95,999	\$87,400		\$987,276	\$932,804			\$995,328	\$1,159,654	
Maynard	\$512,014	\$21,950	\$519,750	\$792,359					\$2,001,715	\$1,703,022	\$897,750
Fourth & William	\$194,897			\$621,195	\$513,112		\$982,692	\$2,238,707			
Forest	\$0	\$306,401			\$118,541		\$1,299,564				\$1,400,490
Library Lane	\$1,883		\$22,675			\$116,260			\$542,024	\$2,404,512	
First & Washington	\$126,074	\$5,600			\$44,184			\$587,016	\$1,413,120		
On-Street Bike Racks	\$11,403	\$8,320	\$51,500								
E-Park Installation	\$16,565		\$1,000,000	\$750,000							
Parking Equipment	\$52,255			\$350,000	\$804,476	\$275,363	\$275,363				
Elevators	\$145,937	\$150,000	\$100,000	\$104,000	\$108,160	\$112,486	\$116,986	\$121,665	\$126,532	\$131,593	\$136,857
Parking Facility Repairs General		\$2,139,658									
4th & William Improvements	\$943,848	\$2,160,288	\$581,101								
General Maintenance	\$231,840	\$100,000	\$265,225	\$273,182	\$281,377	\$214,819	\$221,263	\$227,901	\$234,738	\$241,780	\$249,034
Total Yearly Costs '065	\$2,882,270	\$5,534,942	\$3,764,817	\$3,943,043	\$3,459,178	\$1,777,619	\$3,705,350	\$4,141,390	\$5,738,145	\$6,272,624	\$5,192,085

"A" These improvements are based on the June 2015, Carl Walker Maintenance Review. This plan will be updated within three years from its issuance. The Carl Walker Plan is general in nature and is intended to give an overall cost estimation for future repairs. Each October DDA and Republic Parking staff walk each facility to list the specific repairs needed for each facility.

**Ann Arbor DDA - 10-Year Plan
Grants Schedule**

Grantor or Purpose	<u>Actual FY 2015</u>	<u>Estimated FY 2016</u>	<u>Estimated FY 2017</u>	<u>Estimated FY 2018</u>	<u>Estimated FY 2019</u>	<u>Estimated FY 2020</u>	<u>Estimated FY 2021</u>	<u>Estimated FY 2022</u>	<u>Estimated FY 2023</u>	<u>Estimated FY 2024</u>	<u>Estimated FY 2025</u>
TIF 003											
Traffic Box Art Project	\$11,400	\$0	\$0								
S. U. Biz		\$39,467									
Downtown Spring Cleanup	\$7,500	\$7,500	\$7,800	\$8,112	\$8,436	\$8,774	\$9,125	\$9,490	\$9,869	\$10,264	\$10,675
Coleman Jewett		\$15,000									
AADL Sidewalk Improvements		\$125,000									
318 W. Liberty		\$47,666	\$47,666								
618 S. Main Brownfield		\$100,000	\$225,000	\$225,000	\$100,000						
116-120 W. Huron		\$100,000	\$145,000	\$145,000							
Discretionary	\$546	\$237,214	\$225,000	\$300,000	\$312,000	\$324,480	\$500,000	\$520,000	\$540,800	\$562,432	\$584,929
Sub-Total TIF Projects	\$19,446	\$671,847	\$650,466	\$678,112	\$420,436	\$333,254	\$509,125	\$529,490	\$550,669	\$572,696	\$595,604
City Hall Court/Police Facility	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608
Total TIF Grants	\$528,054	\$1,180,455	\$1,159,074	\$1,186,720	\$929,044	\$841,862	\$1,017,733	\$1,038,098	\$1,059,277	\$1,081,304	\$1,104,212
Parking 063											
City of Ann Arbor Connector Feasibility	\$4,939										
Alternative Transportation	\$623,524	\$760,000	\$775,000	\$806,000	\$838,240	\$871,770	\$906,640	\$942,906	\$980,622	\$1,019,847	\$1,060,641
Art Fair Trolley	\$10,000	\$10,816	\$11,249	\$11,699	\$12,167	\$12,654	\$13,160	\$13,686	\$14,234	\$14,803	\$15,395
AAATA Sidewalk			\$125,000	\$125,000							
Discretionary	\$0	\$300,000	\$0	\$0	\$0	\$0	\$320,203	\$333,011	\$346,332	\$345,762	\$345,762
Alternative Transportation/Parking Grants	\$638,463	\$1,070,816	\$911,249	\$942,699	\$850,407	\$884,423	\$1,240,003	\$1,289,603	\$1,341,188	\$1,380,412	\$1,421,798
Housing 001 *											
Housing Needs Assesment	\$37,500										
AAHC Grant Request	\$200,000	\$200,000									
Delonis Shelter Cameras	\$27,000										
Discretionary	\$0	\$100,000	\$400,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Total Housing Grants	\$264,500	\$300,000	\$400,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

* The summary sheet for grants also contains small administrative costs such as legal expenses related to these grants.

**Ann Arbor DDA - 10 Year Plan
City Transfer Schedule**

	<u>Actual</u> <u>FY 2015</u>	<u>Estimated</u> <u>FY 2016</u>	<u>Estimated</u> <u>FY 2017</u>	<u>Estimated</u> <u>FY 2018</u>	<u>Estimated</u> <u>FY 2019</u>	<u>Estimated</u> <u>FY 2020</u>	<u>Estimated</u> <u>FY 2021</u>	<u>Estimated</u> <u>FY 2022</u>	<u>Estimated</u> <u>FY 2023</u>	<u>Estimated</u> <u>FY 2024</u>	<u>Estimated</u> <u>FY 2025</u>
Parking 063											
Gross Paking Revenues	\$21,174,515	\$21,981,264	\$21,825,179	\$21,833,968	\$22,488,987	\$23,163,824	\$23,858,916	\$24,574,872	\$25,312,318	\$26,071,899	\$26,854,281
Actual/Estimated Parking lot Rent	\$543,098	\$569,500	\$586,585	\$610,048	\$634,450	\$659,828	\$686,221	\$713,670	\$742,217	\$771,906	\$802,782
% of Net Parking Revenue due to City	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%
Total Parking Grants	\$3,507,341	\$3,640,000	\$3,610,561	\$3,608,066	\$3,715,271	\$3,825,679	\$3,939,358	\$4,056,404	\$4,176,917	\$4,300,999	\$4,428,755