

Ann Arbor Downtown Development Authority Meeting Agenda
Wednesday, March 1, 2023 12:00 p.m.

1. Roll Call: Micah Bartelme, Steve Brummer, Alexandra Dieck, Milton Dohoney, Tyler Kinley, Jessica A. S. Letaw, Jonathan Massey, Darren McKinnon, Mike Michelin, Thressa Nichols, Danielle Vaughn
2. Approval of the Board Meeting Agenda
3. Public Comment (4 people maximum, 4 minutes each)
 - 1.
 - 2.
 - 3.
 - 4.
4. Reports from City Boards and Commissions
5. Executive Director Report
6. DDA Members Communications
7. Approval of February Minutes (Pages 2-16)
8. Subcommittee Reports
 - A. Affordable Housing/Economic Development Committee – T. Kinley
 - Resolution Approving a \$300,000 Grant for Affordable Housing at 121 E. Catherine (Page 17)
 - Next meeting: Wednesday, March 8 at 9 am (with Partners)
 - B. Executive Committee –T. Kinley
 - Resolution Approving a \$350,000 Grant to Support Streetscape Restoration at 121 E. Catherine (Page 28)
 - Next Committee meeting: Wednesday, April 5 at 11:30 am
 - C. Finance Committee – M. Bartelme
 - Proposed FY24 and FY25 Budget (Pages 29-49)
 - Resolution to Put Forward the FY24 and FY25 DDA Budgets (Page 41)
 - Next Committee meeting: Thursday, April 27 at 9 am
 - D. Operations Committee –T. Kinley for J. Massey
 - Next Committee meeting: Wednesday, March 22 at 11 am
 - E. Capital Improvements Committee – A. Dieck
 - Project Updates
 - Next meeting: Wednesday, March 15 at 11 am
9. New Business
10. Public Comment (4 minutes each)
11. Adjournment

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, February 1, 2023

Place: DDA Office, 150 S. Fifth Ave., Suite 301, Ann Arbor, MI 48104

Time: 12 Noon

ROLL CALL

Present: Steve Brummer, Milton Dohoney, Tyler Kinley, Jonathan Massey, Darren McKinnon, Mike Michelon, Thressa Nichols, Danielle Vaughn

Absent: Micah Bartelme, Alex Dieck, Jessica A.S. Letaw

Staff: Maura Thomson, Interim Executive Director / Communications Manager
Sara McCallum, Deputy Director/Accounting Director
Jada Hahlbrock, Parking Services Manager
Amber Miller, Capital and Private Projects Manager
Kelley Graves, Management Assistant/Board Secretary
Hayett Chater, Accounts Payable and Procurement Specialist
Shelby Mistor, Planning Specialist
Luke Ranker, Intern

Others: Peter Honeyman/DACAC, Peter Eckstein/Resident, Dan Merritt, Daniel Clark/Rehmann

Public: Other Members of the public were in attendance.

APPROVAL OF BOARD MEETING AGENDA

Prior to a motion, second, and vote on the board agenda, Mr. Brummer moved to make an amendment to the agenda switching the Finance Committee and Capital Improvements Committee reports to allow the Rehmann auditors time to arrive at the meeting. Mr. McKinnon seconded the motion.

A vote on the motion to amend the agenda showed:

Ayes: Brummer, Dohoney, Kinley, McKinnon, Michelon, Nichols, Vaughn

Nays: None

Absent: Bartelme, Dieck, Letaw, Massey

The motion was approved.

Mr. Brummer moved and Mr. Michelon seconded the motion to approve the amended agenda.

A vote on the motion to approve the amended agenda showed:

Ayes: Brummer, Dohoney, Kinley, McKinnon, Michelon, Nichols, Vaughn

Nays: None

Absent: Bartelme, Dieck, Letaw, Massey

The motion was approved.

Note: Mr. Massey joined the meeting at 12:08 pm.

PUBLIC COMMENT

Mr. Peter Eckstein addressed the board regarding the recent suicide at the Ann Ashley parking structure. He asked the DDA and City to do everything possible, as quickly as possible, to deter future such incidences at the parking structures.

REPORTS FROM CITY BOARDS AND COMMISSIONS

Mr. Honeyman reported on the DACAC's January 3rd and January 31st meetings. On January 3rd, Jonathan Laye, Case Worker in the City's new Supportive Connections program attended. Supportive Connections is a "gap service" that serves at-risk individuals, connecting them with mental health, substance abuse, housing, and child protective services resources.

On January 31st, Dr. Missy Stults, the City's Sustainability and Innovations Director, attended the DACAC to share efforts to make Ann Arbor one of the most sustainable and equitable cities in America. There was discussion on possible strategies and tactics.

EXECUTIVE DIRECTOR REPORT

Ms. Thomson said that the entire DDA staff grieves for the loss of the young man who died of suicide at one of the parking structures and extend condolences to his family. She also acknowledged the impact on the PCI Municipal Services team and the first responders who were at the scene and that it is a terrible and devastating situation for everyone. The DDA continues its work on the fall prevention fencing on all remaining open levels below the rooftops and above level 2 in the structures. The work is 80% complete. The remaining 20% is expected to be completed by the end of FY23. The DDA's engineering consultant is working on a comprehensive review of all roof top fencing at the parking structures. Their report will be presented at the February Operations Committee meeting. Ms. Thomson and Ms. Hahlbrock are meeting with the Director of Community Mental Health next Monday to discuss signage at the structures and any recommendations they may have on additional messaging. Ms. Thomson said if there is anyone who is struggling or knows of someone who is, they may call the Suicide Crisis Lifeline at 988 or text, "Hello" to 741741 for assistance.

The DDA is co-hosting the Bicycle Film Festival with Walk Bike Washtenaw next week at the State Theater. The Festival will feature screenings of short films celebrating the bicycle. The DDA's bikeway educational video will be shown. The 7:00 pm showing is sold out but tickets are available for the 9 pm showing as of today at michtheater.org.

DDA MEMBER COMMUNICATIONS

Mr. Kinley said that the suicide discussed today weighs heavily on the DDA board members. He expressed condolences and grief over the incident.

APPROVAL OF MINUTES

Mr. Brummer moved and Mr. Michelin seconded a motion to approve the November, December, and January minutes.

A vote on the motion showed:

Ayes: Brummer, Dohoney, Kinley, McKinnon, Massey, Michelin, Nichols, Vaughn

Nays: None

Absent: Bartelme, Dieck, Letaw

The motion was approved.

SUBCOMMITTEE REPORTS-CAPITAL IMPROVEMENTS COMMITTEE

Mr. Brummer moved and Mr. Massey seconded the following resolution:

**RESOLUTION TO GRANT \$135,000 TO THE CITY OF ANN ARBOR FOR BIKEWAY
SWEEPER EQUIPMENT**

Whereas, The DDA's Development Plan highlights infrastructure, identity, transportation, housing, and sustainability as overarching Principles;

Whereas, To facilitate a solution to illegal parking in the Downtown Bikeway, the DDA has received a request for funding from the City of Ann Arbor towards bikeway sweeper equipment;

Whereas, The City has obtained quotes for bikeway sweeper equipment totaling \$270,000 which is planned to be delivered by Fall of 2023;

Whereas, Staff recommend sharing costs equally at \$135,000 per funding partner and the DDA's Capital Improvement Committee supports this recommendation;

Whereas, The DDA's General/TIF Fund FY24 Budget includes capacity for the requested \$135,000 grant;

RESOLVED, The DDA Board approves The Resolution to Grant up to \$135,000 to the City of Ann Arbor for bikeway sweeper equipment, to be paid from its General/TIF Fund.

A vote on the resolution showed:

Ayes: Brummer, Dohoney, Kinley, Massey, McKinnon, Michelin, Nichols, Vaughn

Nays: None

Absent: Bartelme, Dieck, Letaw

The resolution was approved.

Mr. Kinley moved and Ms. Nichols seconded the following resolution:

**RESOLUTION TO APPROVE AN AGREEMENT BETWEEN THE CITY OF ANN ARBOR AND THE
DOWNTOWN DEVELOPMENT AUTHORITY FOR SIDEWALK REPAIRS WITHIN THE DDA DISTRICT DURING
FY 2023 THROUGH FY 2026**

Whereas, The DDA's Development Plan highlights infrastructure as an overarching Principle;

Whereas, Subsection 4:58(D) of Chapter 49 of the Ann Arbor City Code allows the City and the DDA to enter into an agreement regarding repair and payment for repair of sidewalks within the DDA District boundaries, as established by Section 1:154 of Chapter 7 of the Ann Arbor City Code;

Whereas, The DDA and City of Ann Arbor see value in entering into an agreement in accordance with Subsection 4:58(D)(1) of Chapter 49 for FY 2023 through FY 2026; and

Whereas, The proposed agreement complies with the City Code provisions and sets forth the responsibilities of the City for sidewalk repairs and related tasks and further sets forth the responsibilities of the DDA for payment equal to the amounts set forth in City Code;

Whereas, the CIC reviewed the recommendation and recommends DDA Board approval;

RESOLVED, The DDA Board approves the agreement between the City of Ann Arbor and the DDA for Sidewalk Repairs within the DDA District during FY 2023 through FY 2026 to be paid from its General/TIF Fund;

RESOLVED, That the DDA Executive Director is authorized to sign the contract with the City of Ann Arbor.

A vote on the resolution showed:

Ayes: Brummer, Dohoney, Kinley, Massey, McKinnon, Michelin, Nichols, Vaughn

Nays: None

Absent: Bartelme, Dieck, Letaw

The resolution was approved.

Mr. Kinley moved and Mr. Dohoney seconded the following resolution:

RESOLUTION TO APPROVE A CONTRACT WITH SMITHGROUP FOR FOURTH AVENUE DESIGN AND ENGINEERING

Whereas, The DDA's Development Plan highlights identity, infrastructure, transportation, and sustainability as overarching principles;

Whereas, On March 4, 2020 the DDA Board approved a contract with Smithgroup for People-Friendly Streets 2, a process to identify four priority Capital Improvement Plan (CIP) projects and conceptual design for each project;

Whereas, The process identified Fourth Avenue, between William and Liberty, as an important partnership opportunity with the Ann Arbor Housing Commission and Ann Arbor Area Transportation Authority (AAATA);

Whereas, Staff recommend advancing the project to final design and construction documentation through a \$523,000 contract with Smithgroup, which includes a base contract amount of approximately \$476,000 and a 10% contingency;

Whereas, Approximately \$131,000 and \$33,000 of the contract costs are attributable to the AAATA and City scopes, respectively, and will be reimbursed to the DDA, making the DDA's net expenditure approximately \$359,000;

Whereas, This aligns with the approved FY23 and FY24 CIP and is supported by the Capital Improvements Committee;

RESOLVED, The DDA Board authorizes the DDA Director to sign the cost share agreements with the City of Ann Arbor and AAATA;

Resolved, The DDA Board authorizes the DDA Director to sign a Smithgroup contract not to exceed \$523,000 to be paid from the General/TIF Fund (248).

Prior to the vote, Mr. McKinnon recused himself from all discussion and voting related to this resolution because his spouse is employed at SmithGroup.

A vote on the resolution showed:

Ayes: Brummer, Dohoney, Kinley, Massey, Michelin, Nichols, Vaughn

Nays: None

Recused: McKinnon

Absent: Bartelme, Dieck, Letaw

The resolution was approved.

Mr. Kinley moved and Mr. Dohoney seconded the following resolution:

**RESOLUTION TO APPROVE A CONTRACT WITH SMITHGROUP
FOR A DOWNTOWN AREA CIRCULATION STUDY**

Whereas, The DDA's Development Plan highlights identity, infrastructure, transportation, and sustainability as overarching principles;

Whereas, On March 4, 2020 the DDA Board approved a contract with Smithgroup for People-Friendly Streets 2, a process to identify four priority Capital Improvement Plan (CIP) projects;

Whereas, The process identified the need for a downtown circulation study and began the data collection and scoping process;

Whereas, Staff recommend advancing the project with a \$635,000 contract with Smithgroup for a downtown area circulation study, which includes a base contract amount of approximately \$578,000 and a 10% contingency;

Whereas, Approximately \$210,000 of the contract costs are attributable to the City and will be reimbursed to the DDA, making the DDA's net expenditure approximately \$426,000;

Whereas, This aligns with the approved FY23 and FY24 CIP and is supported by the Capital Improvements Committee;

RESOLVED, The DDA Board authorizes the DDA Director to sign the cost share agreement with the City of Ann Arbor contingent on the approval of City Council;

Resolved, The DDA Board authorizes the DDA Director to sign a Smithgroup contract not to exceed \$635,000 to be paid from the General/TIF Fund (248).

Prior to the vote, Mr. McKinnon recused himself from all discussion and voting related to this resolution because his spouse is employed at SmithGroup.

A vote on the resolution showed:

Ayes: Brummer, Dohoney, Kinley, Massey, Michelin, Nichols, Vaughn

Nays: None

Recused: McKinnon

Absent: Bartelme, Dieck, Letaw

The resolution was approved.

Mr. Kinley moved and Mr. Michelon seconded the following resolution:

**RESOLUTION TO APPROVE A SOUTH MAIN STREET CONSTRUCTION COST SHARING AGREEMENT
WITH THE CITY**

Whereas, The DDA’s Development Plan highlighted identity, infrastructure, business encouragement, and sustainability principles;

Whereas, The City led the design phase for the South Main Street utility project and determined that the water system is undersized, in poor condition and in need of replacement, as are the connected public irrigation services;

Whereas, The City of Ann Arbor led the construction RFP process and received response on December 20, 2022 and Bailey Excavating, Inc. of Jackson, MI, was the recommended contractor;

Whereas, The City of Ann Arbor will oversee the primary construction portion of the project with a total budget of \$8,040,000, including contingency, design, construction inspection, and material testing, with approximately \$119,000 of the cost attributable to the DDA’s work;

Whereas, to begin construction, the City and DDA have drafted the attached cost-sharing agreement;

Whereas, This aligns with the approved FY23 and FY24 CIP and is supported by the Capital Improvements Committee;

Resolved, The DDA Board authorizes the Interim Executive Director to sign the cost-sharing agreement with the city.

A vote on the resolution showed:

Ayes: Brummer, Dohoney, Kinley, Massey, McKinnon, Michelon, Nichols, Vaughn

Nays: None

Absent: Bartelme, Dieck, Letaw

The resolution was approved.

State Street Project Update: Phase II is scheduled to begin in March. The work is focused between Washington and North University. The goal is to complete surface work by Art Fair. DTE plans to relocate a gas main between Washington and Liberty Streets in February. DDA staff met with businesses to discuss the project construction schedule. The meeting was recorded and available on the DDA website, along with other construction information.

The next Capital Improvements Committee meeting is scheduled for Wednesday, March 15 at 11 am.

SUBCOMMITTEE REPORTS-FINANCE COMMITTEE

DDA FY22 Audit: Rehmann auditors, Daniel Clark (Principal Auditor) and Dan Merritt (Senior Manager) presented their Audit Report. No difficulties were encountered, no corrections or audit adjustments made, no findings or issues to report. Messrs. Merritt and Clark commended Sara McCallum for her excellent preparation and responsiveness throughout the audit process.

After the presentation, Mr. Michelin moved and Mr. Brummer seconded the following resolution:
RESOLUTION TO ACCEPT THE DDA'S AUDITED FINANCIAL STATEMENTS FOR FISCAL YEAR 2022

Whereas, The Uniform Budgeting and Accounting Act, Public Act 2 of 1968 requires that the financial records of local units be audited annually;

Whereas, The City of Ann Arbor contracted with the auditing firm of Rehmann to perform an independent audit of the City's financial records for the fiscal year ending June 30, 2022, and that contract included a provision for the audit of the DDA's financial records;

Whereas, Rehmann performed the audit according to Government Auditing Standards;

Whereas, Rehmann gave the DDA's financial statements an unmodified opinion;

Whereas, Rehmann assessed management's accounting estimates and deemed them reasonable;
Whereas, Rehmann reported that no difficulties were encountered during the audit;

Whereas, Rehmann noted the presence of no material weaknesses, significant deficiencies, or other matters of concern;

RESOLVED, The Ann Arbor Downtown Development Authority Board accepts the Independent Auditor's Report and the Audited Financial Statements presented by Rehman CPAs for the Fiscal Year ending June 30, 2022.

A vote on the resolution showed:

Ayes: Brummer, Dohoney, Kinley, Massey, McKinnon, Michelin, Nichols, Vaughn

Nays: None

Absent: Bartelme, Dieck, Letaw

The resolution was approved.

Mr. Michelin moved and Mr. McKinnon seconded the following resolution:

Corporate Authorization Resolution

BANK OF ANN ARBOR

By: ANN ARBOR
DOWNTOWN DEVELOPMENT AUTHORITY

125 S. FIFTH AVENUE
ANN ARBOR, MI 48104

150 S FIFTH AVE STE 301
ANN ARBOR MI 48104-1948

Referred to in this document as "Financial Institution"

Referred to in this document as "Corporation"

I, KELLEY GRAVES, certify that I am Secretary (clerk) of the above named corporation organized under the laws of MICHIGAN, Federal Employer I.D. Number 61-1460602, engaged in business under the trade name of ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY, and that the resolutions on this document are a correct copy of the resolutions adopted at a meeting of the Board of Directors of the Corporation duly and properly called and held on 02/01/2023 (date). These resolutions appear in the minutes of this meeting and have not been rescinded or modified.

Agents. Any Agent listed below, subject to any written limitations, is authorized to exercise the powers granted as indicated below:

Name and Title or Position	Signature	Facsimile Signature (if used)
SARA L MCCALLUM	X	ON FILE
MICAH DAVID BARTELME	X	ON FILE
MAURA THOMSON	X	ON FILE
D.	X	X
E.	X	X
F.	X	X

Powers Granted. (Attach one or more Agents to each power by placing the letter corresponding to their name in the area before each power. Following each power indicate the number of Agent signatures required to exercise the power.)

Indicate A, B, C, D, E, and/or F	Description of Power	Indicate number of signatures required
_____	(1) Exercise all of the powers listed in this resolution.	_____
_____	(2) Open any deposit or share account(s) in the name of the Corporation.	_____
A, B, C	(3) Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with this Financial Institution.	2
_____	(4) Borrow money on behalf and in the name of the Corporation, sign, execute and deliver promissory notes or other evidences of indebtedness.	_____
_____	(5) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the Corporation as security for sums borrowed, and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment.	_____
_____	(6) Enter into a written lease for the purpose of renting, maintaining, accessing and terminating a Safe Deposit Box in this Financial Institution.	_____
_____	(7) Other:	_____

Limitations on Powers. The following are the Corporation's express limitations on the powers granted under this resolution.

Resolutions

The Corporation named on this resolution resolves that,

- (1) The Financial Institution is designated as a depository for the funds of the Corporation and to provide other financial accommodations indicated in this resolution.
- (2) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by the Financial Institution. Any and all prior resolutions adopted by the Board of Directors of the Corporation and certified to the Financial Institution as governing the operation of this corporation's account(s), are in full force and effect, until the Financial Institution receives and acknowledges an express written notice of its revocation, modification or replacement. Any revocation, modification or replacement of a resolution must be accompanied by documentation, satisfactory to the Financial Institution, establishing the authority for the changes.
- (3) The signature of an Agent on this resolution is conclusive evidence of their authority to act on behalf of the Corporation. Any Agent, so long as they act in a representative capacity as an Agent of the Corporation, is authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated in this resolution, from time to time with the Financial Institution, subject to any restrictions on this resolution or otherwise agreed to in writing.
- (4) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the Corporation with the Financial Institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.

- (5) The Corporation agrees to the terms and conditions of any account agreement, properly opened by any Agent of the Corporation. The Corporation authorizes the Financial Institution, at any time, to charge the Corporation for all checks, drafts, or other orders, for the payment of money, that are drawn on the Financial Institution, so long as they contain the required number of signatures for this purpose.
- (6) The Corporation acknowledges and agrees that the Financial Institution may furnish at its discretion automated access devices to Agents of the Corporation to facilitate those powers authorized by this resolution or other resolutions in effect at the time of issuance. The term "automated access device" includes, but is not limited to, credit cards, automated teller machines (ATM), and debit cards.
- (7) The Corporation acknowledges and agrees that the Financial Institution may rely on alternative signature and verification codes issued to or obtained from the Agent named on this resolution. The term "alternative signature and verification codes" includes, but is not limited to, facsimile signatures on file with the Financial Institution, personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen has been provided on this resolution, (or that are filed separately by the Corporation with the Financial Institution from time to time) the Financial Institution is authorized to treat the facsimile signature as the signature of the Agent(s) regardless of by whom or by what means the facsimile signature may have been affixed so long as it resembles the facsimile signature specimen on file. The Corporation authorizes each Agent to have custody of the Corporation's private key used to create a digital signature and to request issuance of a certificate listing the corresponding public key. The Financial Institution shall have no responsibility or liability for unauthorized use of alternative signature and verification codes unless otherwise agreed in writing.

Effect on Previous Resolutions. This resolution supersedes resolution dated 07/22/2021 . If not completed, all resolutions remain in effect.

Certification of Authority

I further certify that the Board of Directors of the Corporation has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the resolutions stated above and to confer the powers granted above to the persons named who have full power and lawful authority to exercise the same. (Apply seal below where appropriate.)

If checked, the Corporation is a non-profit corporation.

In Witness Whereof, I have subscribed my name to this document and affixed the seal of the Corporation on
(date).

Secretary
KELLEY GRAVES

Attest by One Other Officer

For Financial Institution Use Only	
Acknowledged and received on _____	(date) by _____ (initials)
<input type="checkbox"/> This resolution is superseded by resolution dated _____ .	
Comments:	

RESOLUTION TO APPROVE SIGNATORIES

A vote on the resolution showed:

Ayes: Brummer, Dohoney, Kinley, Massey, McKinnon, Michelon, Nichols, Vaughn

Nays: None

Absent: Bartelme, Dieck, Letaw

The resolution was approved.

DDA FY24 and FY25 Budgets: Staff is preparing the FY24 and FY25 budgets. The Finance Committee will review the requested budgets in detail along with the 10-year plan at its February 23rd meeting. The Board will be asked to put the budget forward to the City at its March 1st meeting. The budget will then be included in the City's YouTube presentation in March before being considered by City Council and coming back to the Board for final adoption in June.

The next Finance Committee meeting is scheduled for Thursday, February 23 at 9 am.

SUBCOMMITTEE REPORTS-OPERATIONS COMMITTEE

Mr. Massey moved and Ms. Nichols seconded the following resolution:

**RESOLUTION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH FISHBECK FOR
ENGINEERING SERVICES AND PROJECT ADMINISTRATION FOR FY24
PARKING STRUCTURE REPAIRS**

Whereas, The DDA has managed public parking in pursuit of its mission since 1992;

Whereas, Annually the DDA undertakes necessary repairs to keep the facilities in good condition;

Whereas, Development and administration of annual maintenance and restoration work requires the work of engineers with expertise in parking structures;

Whereas, In December 2021, following a Request for Proposal process, the DDA Board selected Fishbeck to perform this work on an as needed basis;

Whereas, Fishbeck's cost proposal to develop and oversee the FY24 parking structure repair work is \$119,900.00;

Whereas, The Operations Committee recommends accepting the proposal and approving a Professional Services Agreement with Fishbeck for this work;

RESOLVED, The DDA Board approves a professional services agreement with Fishbeck for \$119,900.00 for engineering services and project administration related to the FY24 parking structure repairs as outlined in their proposal, with funds coming from the FY23 and FY24 ParkingCIP fund.

RESOLVED, The DDA Board authorizes the DDA Executive Director to execute the Professional Services Agreement.

A vote on the resolution showed:

Ayes: Brummer, Dohoney, Kinley, Massey, McKinnon, Michelin, Nichols, Vaughn

Nays: None

Absent: Bartelme, Dieck, Letaw

The resolution was approved.

Parking Structure Fencing Update: Inspections and repairs are underway. Specifications, drawings, and bid documents for additional fencing for levels three and above are being prepared and work will be bid in February. Fishbeck is compiling its recommendations for parking structure rooftops, including material options and costs based on best practice research.

Ann Arbor DDA Monthly Meeting

February 1, 2023

13

Curb Management Study Update: Walker Consultants have met with the Disabilities Commission, Transportation Commission, DDA Board, and Street Design Team. They created an IQ database and curb mapping tool and will present it to the Operations Committee at an upcoming meeting. Development of a pilot program based on the information gathered during the study to include 15-minute paid parking zones on Liberty and Forest. The study goal is to provide realistic recommendations for both actions that may be undertaken now and those for future consideration.

Parking Rate Study Update: The RFP was released in December and responses were due by 4:00 pm on January 31. The study will inform discussion and decisions by the DDA around rates and rate structures that meet both financial needs and align with DDA's goals. The DDA Operations and Finance Committee will work together to develop and bring recommendations to the Board.

The next Operations Committee meeting is scheduled for Wednesday, February 22 at 11 am.

SUBCOMMITTEE REPORTS—AFFORDABLE HOUSING/ECONOMIC DEVELOPMENT

The AH/ED Committee invited Avalon Housing, Washtenaw County Office of Community and Economic Development, and the Ann Arbor Housing Commission Directors to its November meeting to discuss Ann Arbor's unhoused population.

At the January meeting, the DDA's taxing authority partners, AADL, AAHC, AAATA, Planning Commission and City Council, provided updates on their organizations.

The next Affordable Housing/Economic Development Committee meeting is scheduled for Wednesday, February 8 at 9:00 am.

SUBCOMMITTEE REPORTS-EXECUTIVE COMMITTEE

Mr. Kinley was the only voting board member present at the Executive Committee meeting along with Ms. Thomson and Ms. Graves.

Mr. Kinley said that the DDA has transitioned to having Ms. Thomson in the role of Interim Executive Director and that she is doing a wonderful job. The Board does plan to begin a search for the next Executive Director at some point but, there is nothing initiated yet.

The next Executive Committee meeting is scheduled for Wednesday, March 1 at 11:30 am.

NEW BUSINESS

None.

PUBLIC COMMENT

None.

ADJOURNMENT

Mr. Kinley moved and McKinnon seconded the motion to adjourn.

A vote on the motion showed:

Ayes: Brummer, Dohoney, Kinley, Massey, McKinnon, Michelin, Nichols, Vaughn

Nays: None

Absent: Bartelme, Dieck, Letaw

The motion was approved.

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
Executive Committee Meeting
Wednesday, February 1, 2023

Place: DDA Office, 150, S. Fifth Ave., Suite 301, Ann Arbor, MI 48104

Time: 11:40 am

Present: Kelley Graves, Tyler Kinley, Maura Thomson

Absent: Micah Bartelme, Jessica A.S. Letaw

Public: None

The Committee reviewed the agenda for today's Board meeting.

Public Comment: None.

Adjournment: There being no other business, the meeting adjourned at 11:35 am.

Respectfully submitted,
Kelley A. Graves, Board Secretary

STAFF DRAFT

AFFORDABLE HOUSING/ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
Wednesday, February 8, 2023

Place: DDA Office, 150 S. Fifth Ave., Suite 301, Ann Arbor, MI 48104

Time: 9:00 a.m.

Committee Present: Tyler Kinley

Other Board Members: Thressa Nichols

Guest: Wendy Carty-Saxon/Avalon Housing

Staff: Maura Thomson, Kelley Graves, Hayett Chater

Public: Peter Honeyman

Grant Request from AAHC: The Committee received a grant request related to the development at 121 E. Catherine. The Ann Arbor Housing Commission (AAHC) is managing the development of the property and selected Avalon Housing as its co-developer through an RFP process. Ms. Carty-Saxon, Director of Real Estate Development with Avalon Housing, provided a detailed description of the proposed development, including the size of the structure and number of units. She said the site best lends itself to one-bedroom units, to accommodate tenants without vehicles who may utilize public transportation. All 63 residential units will be affordable for those at or below 60% AMI (Area Median Income). The AAHC and Avalon Housing are also committing half of the units to those at or below 30% AMI and is proposing that income-qualified artists have preference for housing at this location. The site plan calls for the first floor to be activated for artist business space. In recognition of the area's strong history of black-owned businesses, a community leadership council has been established to help inform the planning and design process.

Since the original cost estimates were compiled two years ago, there have been significant cost increases prompting the AAHC and Avalon to bring the grant request to the DDA. The grant request detailed the factors contributing to the increase in costs for construction of this project. There are multiple financing sources outlined in the request. The DDA has provided support for this project in the form of watermain replacement on Fourth Ave. completed in October 2022 and a commitment to fund up to \$350,000 in streetscape restoration. The request brought forward today for \$300,000 is for construction costs. Low Income Housing Tax Credits (LIHTC) is anticipated to comprise nearly 50% of funding. LIHTC funding is competitive, approval of all funding sources prior to the April 2023 application deadline will increase the likelihood of securing these funds. Once all of the funding is in place, construction is estimated to begin in April 2024. Ms. Thomson confirmed the DDA's Housing Fund can accommodate this FY24 request. Questions were asked and answered. The Committee agreed to bring the resolution for a \$300,000 grant for the 121 E. Catherine project to the Board.

Public Comment: Mr. Honeyman said the Planning Commission approved the PUD designation for the 415 W. Washington lot at its meeting this week. He said this may an opportunity for the DDA to get involved in the project. Ms. Thomson noted that the DDA previously provided a grant to the City for the pre-entitlement on 415 W. Washington. Mr. Honeyman said he was surprised at the estimated per unit cost of \$450,000 for the Catherine project. Mr. Honeyman said the Planning Commission also discussed premiums as they relate to new development.

The next Affordable Housing/Economic Development Committee meeting (with Partners) is scheduled for March 8 at 9 am.

The meeting adjourned at 9:40 am.

Respectfully submitted, Kelley A. Graves, Board Secretary

**RESOLUTION APPROVING A \$350,000 GRANT TO SUPPORT STREETScape RESTORATION
AT 121 E. CATHERINE**

Whereas, The DDA is a catalyst for strengthening economic vibrancy and quality of life in the downtown area;

Whereas, streetscape restoration in the amount of \$350,000 was included in the DDA’s FY23 Capital Improvement Plan as part of the Miller/Catherine Bikeway and Infrastructure Project;

Whereas, The Miller/Catherine Bikeway and Infrastructure project includes watermain replacement and support for streetscape restoration for the Ann Arbor Housing Commission (AAHC) project at 121 E. Catherine;

Whereas, The watermain replacement was completed in October 2022;

Whereas, It has been determined that it would be more beneficial to structure the streetscape support as a grant, in support of the AAHC application for low-income housing tax credits, rather than as part of the DDA’s capital improvement work on the Miller/Catherine Bikeway and Infrastructure project;

Whereas, The LIHTC application, for those tax credits, is due in April 2023 and all funding sources must be confirmed to ensure a competitive application;

Whereas, A grant request has subsequently been received from the AAHC for \$350,000 to support streetscape restoration at 121 E. Catherine Street as a part of their development of affordable housing at that site;

Whereas, The DDA’s FY25 budget is being developed with capacity for this expenditure;

Whereas, After review the Executive Committee recommends approval to the Board;

RESOLVED, The DDA Board approves a grant of \$350,000 from its FY25 TIF Fund Budget to the Ann Arbor Housing Development Corporation, the AAHC’s 501c3, or affiliated legal entity that may be created for development of affordable housing at 121 E. Catherine, for the purpose of supporting streetscape restoration at this site;

RESOLVED, The DDA Board authorizes the Deputy Director to release payment at the appropriate time in the construction process.

A vote on the resolution showed:

Ayes: Bartelme, Brummer, Dieck, Dohoney, Kinley, Nichols, Vaughn

Nays: None

Absent: Letaw, Massey, McKinnon, Michelin

The resolution was approved.

March 1, 2023



February 2, 2023

DDA Affordable Housing/Economic Development Committee
c/o Maura Thomson
Interim Executive Director
Ann Arbor Downtown Development Authority
150 S. Fifth Ave, Suite #301
Ann Arbor, MI 48104

Dear DDA Committee Members:

As you are aware, the Ann Arbor Housing Commission has been exploring and undertaking the redevelopment of several City-owned sites, including a number in the DDA area. The City of Ann Arbor and the AAHC issued an RFP for a co-Developer for 121 Catherine and Avalon was selected. Since then, AAHC (through its affiliated entity the Ann Arbor Housing Development Corporation) and Avalon have formed our development team, and continue to refine our redevelopment plans for the property.

We are proposing to develop a roughly 64,000 square foot L-shaped, 6-story mixed use building that includes 63 residential units (all 1-BR units), with shared laundry and ample tenant community space. This proposal also includes approximately 2100 square feet of ground floor space oriented towards cultural, community or retail activity along Catherine Street.

All 63 residential units will be affordable to tenants who earn at or below 60% of Area Median Income. We continue our community's efforts to address homelessness by committing half of these units as supportive housing, for households coming out of homelessness and at or below 30% of area median income. We also take inspiration from the strong arts community in Ann Arbor and are proposing that the other half of these units have a preference for artists who are income-qualified for this housing.

As you know, we have also been in close communication with DDA staff as we work to refine these plans. We have submitted for site plan approval and are



currently responding to City comments. Our architect has prepared schematic designs, which have been priced by our general contractor.

Prior to COVID arriving, the AAHC initially envisioned the potential massing on this site and developed associated cost estimates. With our more detailed plans and incorporating today's cost environment, we are now roughly \$8 million above those earlier cost estimates.

There are several factors contributing to the cost of construction for this project. Some of the cost increases are being experienced industry wide, and some are due to the specific challenges of this project. We continue to see raw material price increases which are affecting every trade. Equipment suppliers are also struggling to meet demand due to material and labor shortages, which is significantly impacting the mechanical, electrical and plumbing trades. The downtown location of the site and the condition of the existing soils are also big factors. Approximately 12 feet of soil will have to be removed throughout the entire building footprint due to structural instability and contamination of the soil. With an extremely limited on-site staging area, all material deliveries will have to be "just-in-time" which will result in an increased number of deliveries. The limited access and height of the building will also result in larger hoisting equipment that will need to remain on site for the majority of the project. In addition, given the development's Ann Arbor location, and federal funding, we are under Davis Bacon living wage requirements which also impact costs. The sustainability goals of the project are also resulting in increased cost to the project.

We are extremely excited about this development as we continue to move it through the development process. We are currently working to gather our various funding sources. We have just applied for County HOME funding. We are planning to apply for low-income housing tax credits in April of 2023 (nearly 50% of our total funding). For us to be competitive in that application, we need as many of our other funding sources approved as possible.

We are very grateful for the continued and on-going support from the DDA for both AAHC and Avalon's other downtown developments over our many years. We are very appreciative of the coordination work staff has done to date related



to our 121 Catherine development. We would like to formally request the following DDA funding for Catherine:

- \$300,000 in DDA Housing

We are requesting the funds go to Avalon, or an affiliated legal entity that will be created for the development. Our anticipated timing for construction (if awarded funding), would have us closing and starting construction around April 2024, with construction completion anticipated around October 2025, followed by lease-up. We would be hoping for disbursement of any DDA funding at closing/start of construction.

We have attached a copy of our development proforma, along with our current concept plans for this development.

We very much appreciate your consideration and assistance in bring much needed affordable, supportive, sustainable, and high-quality housing to downtown Ann Arbor.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wendy Carty-Saxon", is written over a light blue horizontal line.

Wendy Carty-Saxon
Director of Real Estate Development

PROJECT PROFORMA - 121 Catherine

TOTAL NUMBER OF UNITS	63
Efficiencies	0
One-Bedroom	63
Two-Bedroom	0

<u>DEVELOPMENT BUDGET</u>	TOTAL COST	PER UNIT COST
Acquisition		
Ground Lease	\$1	\$0
TOTAL ACQUISITION COSTS	\$1	\$0

II. New Construction Costs		
New Construction--Site Work	\$0	\$0
New Construction--Structures	\$19,646,730	\$311,853
GRPO	\$2,869,837	\$45,553
New construction contingency	\$1,125,828	\$17,870
TOTAL CONSTRUCTION COSTS:	\$23,642,396	\$375,276

III. Soft Costs		
Survey/Engineering	\$50,000	\$794
Appraisal	\$7,300	\$116
Environmental	\$90,000	\$1,429
Architectural fees	\$850,000	\$13,492
City Site Plan Fees	\$20,000	\$317
Market study	\$6,500	\$103
Developer Fee (15%)	\$1,500,000	\$23,810
Commitment Fees	\$75,000	\$1,190
Cost Certification and 10% carry over accounting	\$20,000	\$317
Legal fees	\$90,000	\$1,429
Perm loan origination fees	\$0	\$0
Perm loan title	\$0	\$0
Perm Loan Legal	\$0	\$0
Bridge Loan orig and legal	\$0	\$0
Bridge Loan Interest	\$0	\$0
Bridge Loan title	\$0	\$0
Construction loan origination fee	\$120,000	\$1,905
Construction loan legal fees	\$50,000	\$794
Construction loan interest	\$300,000	\$4,762
Tax Credit fees, 6% plus app fee	\$92,835	\$1,474
Tax Credit Compliance fees	\$29,925	\$475
MSHDA loan commitment fees	\$0	\$0
Inspection fees (Engineer/contractor)	\$20,000	\$317
Syndicator Legal fees	\$55,000	\$873
Title insurance, Recording fees, UCC fees	\$75,000	\$1,190
Contractor Cost Cert	\$0	\$0
Building Permit and Bond	\$0	\$0
Water connection fees, tap fees	\$650,000	\$10,317
Taxes at closing	\$0	\$0
Construction period insurance	\$100,000	\$1,587
Construction period utilities	\$220,000	\$3,492
Third Party Testing	\$50,000	\$794
Equipment and Furnishings	\$95,000	\$1,508
One Month GRP	\$0	\$0
Operating Reserve	\$409,794	\$6,505
Operating Deficit Reserve	\$0	\$0
Services reserve	\$0	\$0
Additional Synd Op and Lender Reserve	\$0	\$0
Replacement Reserve	\$0	\$0
TOTAL SOFT COSTS:	\$4,976,354	\$78,989.74
TOTAL DEVELOPMENT COSTS (I+II+III)	\$28,618,750	\$454,266

SOURCES OF FINANCING		
9% LP Equity (LIHTC), Phase I	\$13,348,665	\$211,884
Washtenaw Urban County HOME	\$1,000,000	\$15,873
Sponsor Loan--FHLB app	\$600,000	\$9,524
City Millage Funds	\$4,200,000	\$66,667
DDA Infrastructure funding	\$350,000	\$5,556
DDA Housing Funding	\$300,000	\$4,762
Brownfield Funds	\$1,000,000	\$15,873
501c3 Bond financing	\$5,750,000	\$91,270
GP Capital	\$100	\$2
Deferred fee	\$69,985	\$1,111
County HOME ARP funds	\$2,000,000	\$31,746
TOTAL	\$28,618,750	\$454,266
Prepared by Avalon Housing		

sources - uses \$0





1 Site Plan
SCALE: 1/16" = 1'-0"



1 2nd Floor
SCALE: 1" = 20'



2 3rd Floor
SCALE: 1" = 20'



1 4th Floor
SCALE: 1" = 20'



2 5th Floor
SCALE: 1" = 20'



1 6th Floor
SCALE: 1" = 20'

From: Hall, Jennifer (Housing Commission) <JHall@a2gov.org>
Sent: Wednesday, February 15, 2023 12:36 PM
To: Maura Thomson <mthomson@a2dda.org>; Sara McCallum <smccallum@a2dda.org>
Subject: \$350,000 Request from AAHDC 121 E. Catherine

Hello Maura and Sara, I am following up on our previous discussions and I would like to request a \$350,000 grant from the DDA to the Ann Arbor Housing Development Corporation, the AAHC's 501c3, to pay for the streetscape portion of our development at 121 E Catherine. Please let me know if you have any questions or need additional information.

Sincerely,

Jennifer Hall, Executive Director Ann Arbor Housing Commission
City of Ann Arbor | 2000 S. Industrial | Ann Arbor, MI 48104
734 794-6721 (direct office line) | 734 996-3018 (fax)
jhall@a2gov.org | www.a2gov.org/housingcommission

**RESOLUTION APPROVING A \$350,000 GRANT TO SUPPORT STREETScape RESTORATION
AT 121 E. CATHERINE**

Whereas, The DDA is a catalyst for strengthening economic vibrancy and quality of life in the downtown area;

Whereas, streetscape restoration in the amount of \$350,000 was included in the DDA's FY23 Capital Improvement Plan as part of the Miller/Catherine Bikeway and Infrastructure Project;

Whereas, The Miller/Catherine Bikeway and Infrastructure project includes watermain replacement and support for streetscape restoration for the Ann Arbor Housing Commission (AAHC) project at 121 E. Catherine;

Whereas, The watermain replacement was completed in October 2022;

Whereas, It has been determined that it would be more beneficial to structure the streetscape support as a grant, in support of the AAHC application for low-income housing tax credits, rather than as part of the DDA's capital improvement work on the Miller/Catherine Bikeway and Infrastructure project;

Whereas, The LIHTC application, for those tax credits, is due in April 2023 and all funding sources must be confirmed to ensure a competitive application;

Whereas, A grant request has subsequently been received from the AAHC for \$350,000 to support streetscape restoration at 121 E. Catherine Street as a part of their development of affordable housing at that site;

Whereas, The DDA's FY25 budget is being developed with capacity for this expenditure;

Whereas, After review the Executive Committee recommends approval to the Board;

RESOLVED, The DDA Board approves a grant of \$350,000 from its FY25 TIF Fund Budget to the Ann Arbor Housing Development Corporation, the AAHC's 501c3, or affiliated legal entity that may be created for development of affordable housing at 121 E. Catherine, for the purpose of supporting streetscape restoration at this site;

RESOLVED, The DDA Board authorizes the Deputy Director to release payment at the appropriate time in the construction process.

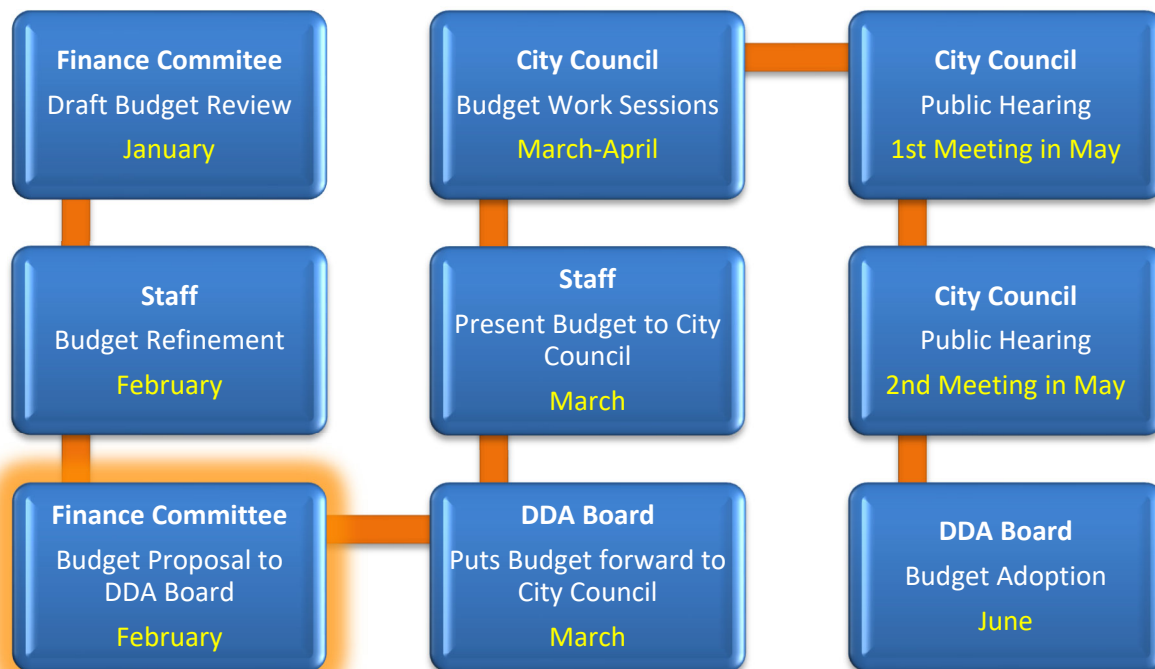


Agenda Item

TO: Members of the Ann Arbor DDA Finance Committee
 FROM: Sara McCallum, Deputy Director
 ITEM: Budget
 MEETING DATE: February 23, 2023 9:00 AM

Public Act 57 provides that DDAs submit their budget for City Council approval prior to adoption by the DDA Board. The City of Ann Arbor has established a bi-annual budget process. On even years a 2-year budget is planned and the 1st year of the plan is adopted. On odd years the 2nd year of that plan is adopted. The budget schedule is outlined below - the current step in the process is highlighted.

Budget Proposal to DDA Board – A rough draft of the budget was prepared in January. Over the last month staff has refined that draft. A Proposed Budget is presented for the Committee’s review along with the 10-Year Plan. At the Board’s March meeting they will consider a resolution to put this budget forward to City Council. That will allow staff to present the DDA Budget to Council and to submit it for inclusion in the City’s Budget Document. Council will consider the Budget Document at two public hearings in May. The DDA Budget will return to the DDA Board for final adoption in June.



ACTION REQUESTED:

Review the Proposed Budget, the 10-Year Plan, and recommend the *Resolution to Put Forward the FY24 & FY25 DDA Budgets* to the DDA Board at their March 1 meeting.

Ann Arbor DDA
10-Year Plan
Assumptions

TIF Growth Rate	3.50% Taxable Value cap imposed FY 2017. Actual millage will vary.
Interfund Transfer TIF to Housing	3.50% \$300K minimum 2017. Annually increased by TIF growth rate, per City Ordinance.
Yearly Parking Rate Increases:	3.00% Used in outlying years
Interfund Transfer Parking to Parking CIP	Calculated to maintain 20% Fund Balance in Parking Fund.
Annual Parking Transfer to the City	20.00% Based on revenue and lot rent estimates.
Interest Rate on Fund Balances	0.00% Interest is budgeted flat in outlying years without regard to projected fund balances.
Administrative Expense Growth Rate	4.00% Used in outlying years
Parking Operations Expense Growth Rate	4.00% Used in outlying years
Fund Balance Levels	10.00% The DDA's Fund Balance Policy sets a minimum fund balance of 10% of routine annual expenditures in all funds.

Ann Arbor DDA
10-Year Plan
TIF Revenues

Fiscal Year	District Capturable Taxable Value	Cap	Capped Taxable Value	Millage Rate PRE	DDA TIF Revenue	Revenue Inc (Dec)	% of Change	Cap Reduced Tax Revenue	Reduction %
2010	128,317,202			27.7744	3,537,939	(332,600)	-8.6%		
2011	140,612,435			27.7968	3,809,100	271,161	7.7%		
2012	134,258,709			27.4854	3,636,636	(172,464)	-4.5%		
2013	136,869,018			27.5250	3,738,160	101,524	2.8%		
2014	160,486,288			27.2378	4,371,289	633,129	16.9%		
2015	180,417,233			28.4415	5,131,335	760,046	17.4%		
2016	191,020,761			27.9407	5,363,412	232,077	4.5%		
2017	238,281,006	14,281,006	224,000,000	28.0738	6,290,258	926,846	17.3%	400,922	6%
2018	253,780,289	21,940,289	231,840,000	27.8589	6,460,184	169,926	2.7%	611,232	9%
2019	271,055,351	31,100,951	239,954,400	28.4909	6,836,517	376,333	5.8%	886,094	11%
2020	332,870,533	84,517,729	248,352,804	28.2551	7,017,233	180,716	2.6%	2,388,057	25%
2021	340,920,182	83,875,030	257,045,152	28.5960	7,350,463	333,230	4.7%	2,398,490	25%
2022	334,835,857	68,794,125	266,041,732	29.8025	7,928,700	578,237	7.9%	2,050,237	21%
2023	369,151,822	93,798,629	275,353,193	29.6077	8,152,500	223,800	2.8%	2,777,162	25%
2024	406,984,690	121,994,136	284,990,555	29.6077	8,437,900	285,400	3.5%	3,611,966	30%
2025	448,694,896	153,729,672	294,965,224	29.6077	8,733,200	295,300	3.5%	4,551,582	34%
2026	494,679,810	189,390,803	305,289,007	29.6077	9,038,900	305,700	3.5%	5,607,426	38%
2027	545,377,532	229,403,409	315,974,122	29.6077	9,355,200	316,300	3.5%	6,792,107	42%
2028	601,271,057	274,237,840	327,033,217	29.6077	9,682,700	327,500	3.5%	8,119,552	46%
2029	662,892,881	324,413,502	338,479,379	29.6077	10,021,500	338,800	3.5%	9,605,138	49%
2030	730,830,076	380,503,918	350,326,158	29.6077	10,372,300	350,800	3.5%	11,265,846	52%
2031	805,729,878	443,142,304	362,587,573	29.6077	10,735,300	363,000	3.5%	13,120,424	55%
2032	888,305,855	513,027,717	375,278,138	29.6077	11,111,100	375,800	3.5%	15,189,571	58%
2033	979,344,709	590,931,836	388,412,873	29.6077	11,500,000	388,900	3.5%	17,496,133	60%

2017-2033 Capped Taxable Value set by City Ordinance at \$224K for 2017, with annual increases limited to 3.5%.

2010-2023 Actual final values for the year

2024-2033 Estimated values based on 3.5% capped increase

2024-2033 Actual millage rates may vary from estimates causing DDA TIF Revenue to vary as well.

Ann Arbor DDA
10-Year Plan
Parking Revenues

Year	Actual FY 2021	Acual FY 2022	Projected FY 2023	Budget FY 2024	Budget Yr2 FY 2025	Estimated FY 2026	Estimated FY 2027	Estimated FY 2028	Estimated FY 2029	Estimated FY 2030
PARKING RATES										
Structure										
Hourly	1.20	1.20	1.20	1.24	1.27	1.31	1.35	1.39	1.43	1.48
Permit										
Regular Permits	190.00	195.00	200.00	206.00	212.18	218.55	225.10	231.85	238.81	245.97
Open Lot										
Hourly	1.70	1.80	1.80	1.85	1.91	1.97	2.03	2.09	2.15	2.21
Premium Permit	240.00	270.00	280.00	288.40	297.05	305.96	315.14	324.60	334.33	344.36
Art Fair	18.00	18.00	18.00	18.54	19.10	19.67	20.26	20.87	21.49	22.14
Meter Bag	25.00	25.00	25.00	25.75	26.52	27.32	28.14	28.98	29.85	30.75
Meter	2.00	2.10	2.20	2.27	2.33	2.40	2.48	2.55	2.63	2.71
OFF STREET TOTALS	5,573	5,573	5,573	5,573	5,573	5,573	5,573	5,573	5,573	5,573
Transient	3,781,000	6,589,000	7,380,700	7,602,100	7,833,100	8,068,000	8,310,000	8,559,300	8,816,000	9,080,400
Permit	5,826,500	6,286,900	7,091,300	7,303,900	7,520,000	7,745,600	7,977,900	8,217,200	8,463,700	8,717,600
Total Off-Street Revenue	9,607,500	12,875,900	14,472,000	14,906,000	15,353,100	15,813,600	16,287,900	16,776,500	17,279,700	17,798,000
ON STREET TOTALS	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983
Total On-Street Revenue	2,933,400	4,893,500	5,753,600	5,926,200	6,104,000	6,287,100	6,475,700	6,669,900	6,869,900	7,075,900
TOTALS ALL	12,540,900	17,769,400	20,225,600	20,832,200	21,457,100	22,100,700	22,763,600	23,446,400	24,149,600	24,873,900
% Chg from Previous Yr	-33%	42%	14%	3%	3%	3%	3%	3%	3%	3%

Ann Arbor DDA
10-Year Plan
City 20% Meter Fees

Parking Fund (231)	Actual FY 2021	Actual FY 2022	Projected FY 2023	Budget FY 2024	Budget Yr2 FY 2025	Estimated FY 2026	Estimated FY 2027	Estimated FY 2028	Estimated FY 2029	Estimated FY 2030
Gross Parking Revenues	12,540,900	17,769,400	20,225,600	20,832,200	21,457,100	22,100,700	22,763,600	23,446,400	24,149,600	24,873,900
Parking Lot Rent	54,400	59,600	90,000	100,000	104,000	108,200	112,600	117,200	121,900	126,800
City Percentage	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
City Payment	2,430,800	3,534,300	4,045,200	4,166,400	4,291,600	4,398,500	4,530,200	4,665,900	4,805,600	4,949,500
Percentage of Change	-38%	45%	14%	3%	3%	3%	3%	3%	3%	3%

Ann Arbor DDA
10-Year Plan
Debt Schedule

Issue	Actual FY 2021	Actual FY 2022	Projected FY 2023	Budget FY 2024	Budget Yr2 FY 2025	Estimated FY 2026	Estimated FY 2027	Estimated FY 2028	Estimated FY 2029	Estimated FY 2030
DDA General (TIF) Fund										
City PD/Court			508,608	508,608	366,200					
1st & Washington	291,654	292,633	293,258	295,895	295,360	299,357	300,238	300,025	299,275	298,275
5th & Division (R)	320,157	321,701	324,157	325,889	327,973	326,040	328,794	331,259	332,579	335,015
Prk. Structure Ped Imp. (R)	485,303	487,643	491,367	493,992	497,151	494,220	498,396	502,132	505,132	508,831
Library Ln Future Dev. (R)	296,905	298,337	300,615	302,221	304,154	302,361	304,915	307,201	308,521	310,780
First & Ashley, William & Huron	1,345,450	1,343,450	1,345,700	1,342,050	1,342,650	1,342,350	1,346,150	1,343,900	1,345,750	1,432,325
Total Gen/TIF Fund Debt	2,739,500	2,743,800	3,263,800	3,268,700	3,133,500	2,764,400	2,778,500	2,784,600	2,791,300	2,885,300
Housing Fund										
City Debt Share 350 S 5th (Y-Lot)			190,876	190,313	189,659	190,580	189,696	190,388	190,775	189,525
Total Housing Fund	-	-	190,900	190,400	189,700	190,600	189,700	190,400	190,800	189,600
Parking Fund										
4th & William Addition	249,800	255,000								
4th & William Addition (R)	299,800	304,600	309,200	308,600	307,900	312,100	311,100			
1st & Washington	291,654	292,633	293,258	295,895	295,360	299,357	300,238	300,025	299,275	298,275
Library Ln Underground (R)	1,878,610	1,887,670	1,902,085	1,912,247	1,924,473	1,913,130	1,929,294	1,943,757	1,953,368	1,967,673
Total Parking Fund	2,719,900	2,740,000	2,504,600	2,516,800	2,527,800	2,524,600	2,540,700	2,243,800	2,252,700	2,266,000
Total All Funds	5,459,400	5,483,800	5,959,300	5,975,900	5,851,000	5,479,600	5,508,900	5,218,800	5,234,800	5,340,900

City Debt Share 350 S 5th (Y-Lot) approved thru FY25. Outlying years approved administratively on a year-to-year basis.
(R) designates debt that has been refunded to achieve more favorable rates.

Ann Arbor DDA
10-Year Plan
Grant Schedule

Grantee/Program	Actual FY 2021	Actual FY 2022	Projected FY 2023	Budget FY 2024	Budget Yr2 FY 2025	Estimated FY 2026	Estimated FY 2027	Estimated FY 2028	Estimated FY 2029	Estimated FY 2030
DDA General/TIF (248)										
The Guild	15,000									
Sidewalk Occupancy Permits	53,514									
Arts Alliance Public Art	35,000									
COVID Response	112,657	22,000								
City Hall Court/Police Facility	508,600	508,600								
415 W Washington Pre-Entitlement		118,300	11,600							
Bikeway Equipment				135,000						
AAHC - 121 E Catherine Sidewalk Restortn					350,000					
Public Art Program				175,000	175,000	175,000	175,000	180,000	180,000	180,000
Vault Program		10,700	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
City Sidewalk Maintenance Agreement	30,678	31,800	33,000	34,000	35,000	42,000	50,400	60,500	72,600	87,200
Discretionary	10,000	11,400	20,000	20,000	20,800	25,000	30,000	36,000	43,200	51,900
Undesignated			38,400	56,000	50,000	50,000	50,000	55,000	55,000	55,000
Total General/TIF Grants	765,500	702,800	203,000	520,000	730,800	392,000	405,400	431,500	450,800	474,100
Parking (231)										
Alternative Transportation	127,501	190,000	400,000	600,000	700,000	728,000	757,200	787,500	819,000	851,800
Total Parking Grants	127,600	190,000	400,000	600,000	700,000	728,000	757,200	787,500	819,000	851,800
Housing (246)										
AAHC - Project Support	815,330									
AAHC - Pre-entitlement WW&Y	265,000									
AAHC - Baker Commons Imp			591,600							
AAHC - 121 Catherine Project Support			88,400	211,600						
Undesignated		42,000	196,600		207,900	223,900	239,400	253,800	269,100	286,600
Total Housing Grants	1,080,400	42,000	876,600	211,600	207,900	223,900	239,400	253,800	269,100	286,600
Total Grants, All Funds	1,973,500	934,800	1,479,600	1,331,600	1,638,700	1,343,900	1,402,000	1,472,800	1,538,900	1,612,500

Ann Arbor DDA
10-Year Plan

Capital Improvements Schedule

	Actual FY 2021	Actual FY 2022	Projected FY 2023	Budget FY 2024	Budget Yr2 FY 2025	Estimated FY 2026	Estimated FY 2027	Estimated FY 2028	Estimated FY 2029	Estimated FY 2030
DDA General (TIF) Fund (248)										
5th & Detroit	14,205									
Sidewalk Repairs & Tree Maintenance		243,200	400,000	400,000	450,000	450,000	500,000	500,000	500,000	500,000
Street Light Repairs and Maintenance		200,100	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
General Capital Improvements	143,240									
State Street Streetscape & Sidewalk	584,527	91,900	3,096,000	1,127,000						
Huron		37,800								
Division & William		237,600	16,900							
First & Ashley		349,100	358,100							
Miller Catherine		8,100	2,280,000							
People Friendly Sts 2 Design			120,000							
Miller Catherine Bikeway Ext			200,000	1,000,000						
Bike/Ped Counters			75,000	75,000						
Downtown Circulation Study			200,000	200,000						
Public Restrooms			50,000	561,900						
4th Avenue@ 350 S 5th			310,000	100,000	370,000	2,340,000				
Energy Utility Study				150,000						
Ann St Bump Out				250,000						
N Main St (Huron to Kingsley)					200,000	2,000,000				
Main St Irrigation				150,000						
Downtown Alley					700,000					
5th & Division						1,000,000	1,500,000			
Geothermal & Solar Installation								2,000,000	2,000,000	
Undesignated										2,000,000
Total DDA General CIP	741,971	1,167,800	7,256,000	4,163,900	1,870,000	5,940,000	2,150,000	2,650,000	2,650,000	2,650,000
TIF Construction Fund (494)										
First Ashley & William	4,773,396	1,926,900								
Huron West (Third to Ashley) Streetscape	24,485	4,600								
Division & William		1,166,400								
State & Key		139,900								
Total TIF Construction Fund	4,797,881	3,237,800	-	-	-	-	-	-	-	-
Parking System Funds (401)										
Curb Management Study		51,100	183,000							
Elevators	418,619	183,100	469,000	775,000	700,000	700,000	220,000	220,000	220,000	220,000
Fencing	83,012	29,400								
Parking Facility Repairs General	1,232,881	965,900	1,361,000	569,000	400,000	115,000	343,000	343,000	343,000	343,000
Parking Structure Restoration			1,154,000	3,096,000	1,700,000	5,024,000	2,295,000	1,582,000	3,097,000	3,221,000
Parking Equipment	1,174,074	321,300	413,000	300,000	200,000	325,000	325,000	325,000	325,000	325,000
Total Parking Capital Improvements	2,908,586	1,550,800	3,580,000	4,740,000	3,000,000	6,164,000	3,183,000	2,470,000	3,985,000	4,109,000

Ann Arbor DDA
10-Year Plan
Summary

FISCAL YEAR	Actual FY 2021	Actual FY 2022	Projected FY 2023	Budget FY 2024	Budget Yr2 FY 2025	Estimated FY 2026	Estimated FY 2027	Estimated FY 2028	Estimated FY 2029	Estimated FY 2030
DDA General (TIF) Fund (248)										
Revenue										
Property Taxes	7,350,400	7,928,700	8,152,500	8,437,900	8,733,200	9,038,900	9,355,200	9,682,700	10,021,500	10,372,300
Interest	67,991	(347,100)	40,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
Miscellaneous	4,380	2,900	4,300	4,300	4,300	4,500	4,700	4,900	5,100	5,300
Transfer from TIF Const Fund		1,393,100								
Total Revenue	7,422,771	8,977,600	8,196,800	8,458,200	8,753,500	9,059,400	9,375,900	9,703,600	10,042,600	10,393,600
Expenses										
Administration	750,529	1,661,200	2,119,300	2,951,300	2,808,400	2,920,800	3,037,700	3,159,300	3,285,700	3,417,200
Capital Expenses	741,971	1,167,800	7,256,000	4,163,900	1,870,000	5,940,000	2,150,000	2,650,000	2,650,000	2,650,000
Debt Service	2,739,500	2,743,800	3,263,800	3,268,700	3,133,500	2,764,400	2,778,500	2,784,600	2,791,300	2,885,300
Grants	765,500	702,800	203,000	520,000	730,800	392,000	405,400	431,500	450,800	474,100
Transfer to Housing	536,100	363,000	375,700	388,900	402,600	416,700	431,300	446,400	462,100	478,300
Total Expenses	5,533,600	6,638,600	13,217,800	11,292,800	8,945,300	12,433,900	8,802,900	9,471,800	9,639,900	9,904,900
Excess of Rev over Exp.	1,889,171	2,339,000	(5,021,000)	(2,834,600)	(191,800)	(3,374,500)	573,000	231,800	402,700	488,700
Beginning Fund Bal.	6,931,233	8,820,400	11,159,400	6,138,400	3,303,800	3,112,000	(262,500)	310,500	542,300	945,000
Ending Fund Balance	8,820,403	11,159,400	6,138,400	3,303,800	3,112,000	(262,500)	310,500	542,300	945,000	1,433,700
TIF Construction Fund (494)										
Revenue										
Bond Proceeds	3,910,224	4,131,100								
Interest	378	(12,000)								
Total Revenues	3,910,602	4,119,100								
Expenses										
Administration	1,247	200								
Capital Expenses	4,797,881	3,237,800								
Transfer to Gen/TIF Fund		1,393,100								
Total Expenses	4,799,128	4,631,100								
Excess of Rev over Exp.	(888,526)	(512,000)								
Beginning Fund Balance	1,400,427	511,901								
Ending Fund Balance	511,901	-								
Housing Fund (246)										
Revenue										
Transfer In from TIF	536,100	363,000	375,700	388,900	402,600	416,700	431,300	446,400	462,100	478,300
Interest	4,370	(21,500)	800	1,000	1,000	800	800	800	800	800
Total Revenue	756,470	341,500	376,500	389,900	403,600	417,500	432,100	447,200	462,900	479,100
Expenses										
Administrative	3,807	3,300	2,800	2,800	2,800	3,000	3,200	3,400	3,600	3,800
Debt			190,900	190,400	189,700	190,600	189,700	190,400	190,800	189,600
Grants	1,080,400	42,000	876,600	211,600	207,900	223,900	239,400	253,800	269,100	286,600
Total Expenses	1,084,207	45,300	1,070,300	404,800	400,400	417,500	432,300	447,600	463,500	480,000
Excess of Rev over Exp.	(327,737)	296,200	(693,800)	(14,900)	3,200	-	(200)	(400)	(600)	(900)
Beginning Fund Balance	799,177	471,400	767,600	73,800	58,900	62,100	62,100	61,900	61,500	60,900
Ending Fund Balance	471,440	767,600	73,800	58,900	62,100	62,100	61,900	61,500	60,900	60,000

FISCAL YEAR	Actual FY 2021	Actual FY 2022	Projected FY 2023	Budget FY 2024	Budget Yr2 FY 2025	Estimated FY 2026	Estimated FY 2027	Estimated FY 2028	Estimated FY 2029	Estimated FY 2030
Parking Fund (231)										
Revenue										
Parking Revenue	12,540,900	17,769,400	20,225,600	20,832,200	21,457,100	22,100,700	22,763,600	23,446,400	24,149,600	24,873,900
Miscellaneous	194,635	492,900	120,000	120,000	120,000	123,600	127,400	131,300	135,300	139,400
Interest	81,241	(316,500)	20,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Total Revenue	12,816,776	17,945,800	20,365,600	20,967,200	21,592,100	22,239,300	22,906,000	23,592,700	24,299,900	25,028,300
Expenses										
1 Administration	596,800	596,500	1,073,800	1,797,900	1,572,900	1,635,900	1,701,400	1,769,500	1,840,300	1,914,000
2 Operations	5,810,300	6,629,600	9,679,100	11,202,500	11,623,000	12,088,000	12,571,600	13,074,500	13,597,500	14,141,400
3 Grants	127,600	190,000	400,000	600,000	700,000	728,000	757,200	787,500	819,000	851,800
4 City 20% Meter Rent	2,430,800	3,534,300	4,045,200	4,166,400	4,291,600	4,398,500	4,530,200	4,665,900	4,805,600	4,949,500
5 Debt Service	2,719,900	2,740,000	2,504,600	2,516,800	2,527,800	2,524,600	2,540,700	2,243,800	2,252,700	2,266,000
6 Transfer to Parking CIP Fund	3,600,000	2,600,000	2,600,000	6,337,500	777,700	1,318,400	676,600	949,400	815,100	797,900
Total Expenses	15,285,400	16,290,400	20,302,700	26,621,100	21,493,000	22,693,400	22,777,700	23,490,600	24,130,200	24,920,600
Excess of Rev over Exp.	(2,468,624)	1,655,400	62,900	(5,653,900)	99,100	(454,100)	128,300	102,100	169,700	107,700
Beginning Fund Balance	11,192,334	8,723,700	10,379,100	10,442,000	4,788,100	4,887,200	4,433,100	4,561,400	4,663,500	4,833,200
Ending Fund Balance	8,723,711	10,379,100	10,442,000	4,788,100	4,887,200	4,433,100	4,561,400	4,663,500	4,833,200	4,940,900
Parking Capital Improvement Fund (401)										
Revenue										
Transfer from the Parking Fund	3,600,000	2,600,000	2,600,000	6,337,500	777,700	1,318,400	676,600	949,400	815,100	797,900
Interest	6,207	(71,800)	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total Revenue	3,606,207	2,528,200	2,610,000	6,347,500	787,700	1,328,400	686,600	959,400	825,100	807,900
Expenses										
Capital Expenses	2,908,586	1,550,800	3,580,000	4,740,000	3,000,000	6,164,000	3,183,000	2,470,000	3,985,000	4,109,000
Operational Expense	100,687	5,700	310,000	13,000	16,000	16,700	17,400	18,100	18,900	19,700
Total Expenses	3,009,273	1,556,500	3,890,000	4,753,000	3,016,000	6,180,700	3,200,400	2,488,100	4,003,900	4,128,700
Excess of Rev over Exp.	596,934	971,700	(1,280,000)	1,594,500	(2,228,300)	(4,852,300)	(2,513,800)	(1,528,700)	(3,178,800)	(3,320,800)
Beginning Fund Balance	1,820,155	2,417,100	3,388,800	2,108,800	3,703,300	1,475,000	(3,377,300)	(3,377,300)	(5,891,100)	(4,906,000)
Ending Fund Balance	2,417,089	3,388,800	2,108,800	3,703,300	1,475,000	(3,377,300)	(5,891,100)	(4,906,000)	(9,069,900)	(8,226,800)

Ann Arbor DDA
Proposed Budget
FY24 and FY25

REVENUES BY CATEGORY	Actual FY 2021	Actual FY 2022	Budget FY2023	Forecasted FY2023	Request FY24	Request FY25
GRANT PROCEEDS		367,200				
CHARGES FOR SERVICES	12,541,047	17,769,175	17,784,100	20,225,512	20,832,200	21,457,100
INVESTMENT INCOME	160,187	-768,901	70,800	70,800	42,000	42,000
MISCELLANEOUS REVENUE	414,500	128,501	194,000	124,000	124,000	124,000
OPERATING TRANSFERS IN	4,136,100	4,356,091	2,975,700	2,975,700	6,726,400	1,180,300
PRIOR YEAR SURPLUS	-	-	9,294,340	-	8,503,200	2,420,100
SALE OF BONDS (PROCEEDS)	3,910,224	4,131,146				
TAX REVENUES	7,350,768	7,928,843	8,206,500	8,152,800	8,438,200	8,733,500
TOTAL REVENUES	28,512,826	33,912,055	38,525,440	31,548,812	44,666,000	33,957,000

EXPENSES BY CATEGORY	Actual FY 2021	Actual FY 2022	Budget FY2023	Forecasted FY2023	Request FY24	Request FY25
PERSONNEL SERVICES	592,980	521,746	1,045,029	1,045,029	1,355,600	1,396,200
PAYROLL FRINGES	283,782	291,345	346,868	346,868	417,600	430,400
EMPLOYEE ALLOWANCES	4,420	4,273	4,680	4,600	5,500	5,700
MATERIALS & SUPPLIES	38,578	126,295	566,800	484,200	1,158,300	683,200
OTHER SERVICES	9,692,598	11,064,442	14,418,500	14,809,600	15,813,200	16,034,200
OTHER CHARGES	711,150	1,154,194	1,562,021	1,672,600	1,731,800	1,763,100
GRANT/LOAN RECIPIENTS	1,973,288	934,827	1,943,716	1,479,600	1,331,600	1,638,700
CAPITAL OUTLAY	6,817,868	5,226,226	9,700,900	9,700,900	8,553,900	4,870,000
PASS THROUGHs	9,597,232	9,841,556	8,936,926	8,936,800	12,704,000	7,033,200
TOTAL EXPENSES	29,711,896	29,164,904	38,525,440	38,480,197	43,071,500	33,854,700

Ann Arbor DDA
Proposed Budget
FY24 and FY25

REVENUES BY FUND	Actual FY 2021	Actual FY 2022	Budget FY2023	Forecasted FY2023	Request FY24	Request FY25
DDA HOUSING FUND (0001) Downtown Development Authority FUND (0003)	756,470	341,510	1,070,300	376,500	404,600	403,600
DDA PARKING MAINTENANCE FUND (0033)	7,422,771	8,977,635	13,567,573	8,196,800	11,292,800	8,945,300
DDA PARKING FUND (0063)	3,606,207	2,528,191	3,943,000	2,610,000	6,347,500	3,016,000
DDA (TIF) CONSTRUCTION FUND (0086)	12,816,776	17,945,586	19,944,567	20,365,512	26,621,100	21,592,100
TOTAL REVENUES	28,512,826	33,912,055	38,525,440	31,548,812	44,666,000	33,957,000

EXPENSES BY FUND	Actual FY 2021	Actual FY 2022	Budget FY2023	Forecasted FY2023	Request FY24	Request FY25
DDA HOUSING FUND (0001) Downtown Development Authority FUND (0003)	1,084,207	45,357	392,800	1,070,300	404,600	400,400
DDA PARKING MAINTENANCE FUND (0033)	5,533,807	6,640,972	8,267,573	13,217,751	11,292,800	8,945,300
DDA PARKING FUND (0063)	3,009,273	1,556,547	2,903,000	3,890,000	4,753,000	3,016,000
DDA (TIF) CONSTRUCTION FUND (0086)	15,285,481	16,290,994	19,944,567	20,302,146	26,621,100	21,493,000
TOTAL EXPENSES	29,711,896	29,164,904	31,507,940	38,480,197	43,071,500	33,854,700

RESOLUTION TO PUT FORWARD THE FY24 and FY25 DDA BUDGETS

Whereas, PA 57 of 2018 requires that the Director of the Authority will prepare and submit for the approval of the DDA Board a budget for the operation of the Authority for the ensuing fiscal year;

Whereas, The statute also requires that the budget be prepared in the manner and contain the information required of municipal departments;

Whereas, The DDA has submitted its FY24-FY29 capital improvement items for inclusion in the City of Ann Arbor's Capital Improvement Plan and that Plan has been approved by the Planning Commission for inclusion in the FY24 Budget;

Whereas, The DDA's Finance Committee has reviewed the DDA's updated Ten-Year Plan which includes long range capital improvements, debt service, parking operations, and details the financial assumptions that have gone into that Plan;

Whereas, Before the budget may be adopted by the board, the statute requires that it be approved by the governing body of the municipality;

Whereas, DDA staff are scheduled to submit a recorded Zoom presentation of the DDA Budget to the City in March online publication;

Whereas, The Finance Committee upon completing this review recommends the DDA Board approve putting forward the FY24 Budget to City Council;

RESOLVED, The DDA Board authorizes DDA staff to put forward the FY24 and FY25 Budgets to City staff for inclusion in the City's Budget Document and consideration by City Council at the public hearings scheduled in May.

User: SARA

Fund: 231 DDA PARKING FUND

DB: ANN ARBOR DDA

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2022-23 PROJECTED ACTIVITY	2023-24 COMMITTEE REQUES BUDGET	2024-25 COMMITTEE REQUES BUDGET
ESTIMATED REVENUES							
GRANT PROCEEDS							
231-000-581.000	GRANT PROCEEDS FROM CITY		367,200				
	GRANT PROCEEDS		367,200				
PARKING FEES							
231-000-652.070	PARKING FEES-5TH & WILLIAM	82,115	33,000	8,000	12,280	12,600	13,000
231-000-652.080	PARKING FEES-4TH & WASHINGTON	431,841	839,772	745,700	970,044	999,100	1,029,100
231-000-652.081	PARKING FEES-1ST & WASHINGTON	485,838	639,834	555,700	683,872	704,400	725,500
231-000-652.082	PARKING FEES-MAYNARD	1,194,735	2,066,820	2,045,200	2,293,698	2,362,500	2,433,400
231-000-652.083	PARKING FEES-FOREST	953,966	1,461,360	1,297,700	1,739,554	1,791,700	1,845,500
231-000-652.084	PARKING FEES-4TH & WILLIAM	1,402,797	1,620,492	2,056,500	1,789,598	1,843,300	1,898,600
231-000-652.085	PARKING FEES-LIBERTY SQUARE	1,733,697	1,925,266	1,707,700	2,205,014	2,271,200	2,339,300
231-000-652.086	PARKING FEES-ANN ASHLEY	1,790,667	2,225,553	1,724,200	2,430,522	2,503,400	2,578,500
231-000-652.087	PARKING FEES-LIBRARY LANE	752,340	1,126,583	1,608,800	1,235,586	1,272,700	1,310,900
231-000-652.088	PARKING FEES-S ASHLEY	331,544	570,680	468,600	648,540	668,000	688,000
231-000-652.091	PARKING FEES-1ST & WILLIAM	140,946	186,391	135,900	203,768	209,900	216,200
231-000-652.092	PARKING FEES-METER BAGS	349,605	465,376	442,500	646,490	665,900	685,900
231-000-652.093	PARKING FEES-METERS	2,583,789	4,428,053	4,837,200	5,107,084	5,260,300	5,418,100
231-000-652.095	PARKING FEES-415 WASHINGTON	143,265	191,238	150,400	205,462	211,600	217,900
231-000-652.200	PARKING FEES - EV'S				54,000	55,600	57,200
231-000-653.000	UNCOLLECTABLE PARKING REVENUES	163,902	(11,243)				
	PARKING FEES	12,541,047	17,769,175	17,784,100	20,225,512	20,832,200	21,457,100
OTHER REVENUES							
231-000-665.000	INTEREST	81,241	(316,469)	20,000	20,000	15,000	15,000
231-000-671.000	OTHER REVENUE	194,488	125,680	190,000	120,000	120,000	120,000
	OTHER REVENUES	275,729	(190,789)	210,000	140,000	135,000	135,000
TOTAL ESTIMATED REVENUES							
		12,816,776	17,945,586	17,994,100	20,365,512	20,967,200	21,592,100
APPROPRIATIONS							
ADMINISTRATION EXPENSE							
231-580-703.000	PERMANENT EMPLOYEE SALARIES	251,715	260,873	342,514	342,514	412,700	425,100
231-580-704.000	TEMPORARY EMPLOYEE SALARIES			20,000	20,000	24,100	24,800
231-580-709.000	FICA	23,117	20,349	26,325	26,325	31,700	32,700
231-580-710.000	UNEMPLOYMENT INSURANCE	17	20	112	112	100	100
231-580-716.000	PENSION - DEFINED CONTRIBUTION	6,957	9,215	13,479	13,479	16,200	16,700
231-580-717.000	PENSION - DEFINED BENEFIT	45,828	52,398	48,531	48,531	58,500	60,200
231-580-718.000	EMPLOYEE MEDICAL INSURANCE	40,089	37,837	65,086	65,086	78,400	80,800
231-580-723.000	RETIREE HEALTH CARE	5,748	12,348	20,768	20,800	21,600	22,500
231-580-728.000	EMPLOYEE DENTAL INSURANCE	2,883	2,493	3,941	3,941	4,700	4,900
231-580-729.000	EMPLOYEE VISION INSURANCE	347	300	462	462	600	600
231-580-730.000	EMPLOYEE LIFE INSURANCE	615	540	1,021	1,021	1,200	1,300
231-580-731.000	HEALTH REIMB. ACCT.	2,512	2,230	3,745	3,745	4,500	4,600
231-580-733.000	W/C INSURANCE	1,248	1,248	1,434	1,434	1,700	1,800
231-580-734.000	SHORT TERM DISABILITY	818	559	1,648	1,648	2,000	2,000
231-580-736.000	VEBA TRUST EXPENSE	17,460	18,492	7,648	7,648	9,200	9,500
231-580-738.000	CELL PHONES	2,210	2,128	2,340	2,300	3,100	3,200
231-580-748.000	SEVERANCE PAY	44,775		100,000	100,000	120,500	124,100
231-580-749.000	PAYROLL CONTINGENCY			100,000	100,000	120,500	124,100
231-580-752.000	OFFICE SUPPLIES	6,382	13,576	20,000	20,000	20,800	21,600
231-580-807.000	TEMPORARY EMPLOYEE SERVICES		11,305	30,000	30,000	31,200	32,400
231-580-850.000	TELEPHONE	1,517	1,596	2,500	2,500	2,600	2,700
231-580-851.000	POSTAGE	316	331	400	400	400	400
231-580-880.000	COMMUNITY OUTREACH	2,409	623	7,000	7,000	7,300	7,600
231-580-900.000	PRINTING & PUBLISHING	480		2,000	2,000	2,100	2,200

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2022-23 PROJECTED ACTIVITY	2023-24 COMMITTEE REQUES BUDGET	2024-25 COMMITTEE REQUES BUDGET
APPROPRIATIONS							
ADMINISTRATION EXPENSE							
231-580-911.000	CONFERENCES AND TRAINING	417	4,469	5,000	5,000	5,400	5,600
231-580-912.000	MEETINGS	6	2,346	10,000	10,000	10,400	10,800
231-580-948.000	COMPUTER SERVICES	15,496	18,373	40,000	25,000	100,000	104,000
231-580-951.000	LEGAL SERVICES	5,175	7,083	20,000	20,000	20,800	21,600
231-580-954.000	BANKING & INVESTMENT SERVICES	27,642	24,511	30,000	30,000	31,200	32,400
231-580-955.000	MISCELLANEOUS	1,853	2,632	20,000	20,000	20,800	21,600
231-592-850.000	TELEPHONE		3,387	6,000	6,000	6,200	6,400
231-592-948.000	COMPUTER SERVICES		13,658		30,000	31,200	32,500
231-592-954.000	BANK FEES	5,400	7,200	6,000	6,000	6,200	6,400
231-592-955.000	MISCELLANEOUS	781	3,542	31,506	311,500	324,000	337,000
ADMINISTRATION EXPENSE		514,213	535,662	1,269,460	1,284,446	1,531,900	1,584,200
OPERATING EXPENSE							
231-580-752.001	GENERAL SUPPLIES			50,000	10,000	52,000	54,100
231-580-933.000	SOFTWARE MAINTENANCE AGREEMENTS	10,861	8,618	58,000	15,000	15,600	16,300
231-580-934.000	OTHER REPAIRS & MAINTENANCE	4,799	5,058	6,600	6,600	256,900	7,200
231-580-940.000	RENT	36,064	45,913	77,000	50,000	100,000	104,000
231-580-945.000	CONSULTANT SERVICES	37,059	24,644	60,000	60,000	208,400	188,700
231-590-950.700	PARKING OPERATION - WAGES	2,309,119	2,271,499	2,737,800	2,737,800	2,500,000	2,575,000
231-590-950.710	PARKING OPERATION - FRINGE BENEFIT	790,471	741,664	1,272,800	1,272,800	1,326,400	1,459,100
231-590-950.803	PARKING OPERATION - ADMIN	407,757	371,438	724,700	724,700	1,233,600	1,270,600
231-590-950.930	PARKING OPERATION - MAINT	560,535	719,727	1,030,000	1,030,000	1,633,600	1,682,600
231-590-950.940	PARKING OPERATION - MNGMT	162,500	156,250	180,300	180,300	150,000	150,000
231-590-950.960	PARKING OPERATION - SUB CONT	13,583	132,129	524,900	524,900	568,900	585,900
231-590-950.977	PARKING OPERATION - EQUIPMENT	77,334	188,912	275,000	275,000	286,000	297,400
231-592-752.001	GENERAL SUPPLIES		4,925	25,000	25,000	26,000	27,000
231-592-918.000	WATER	50,395	44,290	48,000	48,000	49,900	51,900
231-592-920.000	ELECTRICITY	406,855	509,123	525,000	525,000	546,000	567,800
231-592-921.000	NATURAL GAS	21,639	29,048	24,000	24,000	25,000	26,000
231-592-931.000	EQUIPMENT REPAIRS		14,688		73,500	73,500	73,500
231-592-933.000	SOFTWARE MAINTENANCE AGREEMENTS	125,498	147,237	235,000	235,000	244,400	254,200
231-592-934.000	OTHER REPAIRS & MAINTENANCE	34,900	37,782	33,400	36,800	401,000	415,700
231-592-937.000	CITY INSURANCE FUND PAYMENTS	31,539	31,539	148,813	148,800	154,800	161,000
231-592-940.000	RENT	54,438	59,649	120,000	90,000	100,000	110,000
231-592-945.000	CONSULTANT SERVICES			65,000	65,000	67,600	70,300
231-592-950.803	PARKING OPERATION - ADMIN	6,732	9,310	7,700	7,700	8,000	8,300
231-592-950.930	PARKING OPERATION - MAINT	154,572	142,819	205,000	205,000	288,200	296,700
231-592-950.940	PARKING OPERATION - MNGMT	9,000	9,000	10,000	10,000	10,400	10,800
OPERATING EXPENSE		5,305,650	5,705,262	8,444,013	8,380,900	10,326,200	10,464,100
GRANT EXPENSE							
231-580-890.000	GRANTS - GENERAL	127,501	190,032	575,700	400,000	600,000	700,000
GRANT EXPENSE		127,501	190,032	575,700	400,000	600,000	700,000
CAPITAL EXPENSE							
231-580-946.000	ARCHITECT AND ENGINEERING SERVICE		3,285				
231-592-946.000	ARCHITECT AND ENGINEERING SERVICE	5,032	1,219	75,000	75,000	100,000	104,000
231-900-975.000	BUILDINGS, ADDITIONS & IMPROVEMEN	15,772					
CAPITAL EXPENSE		20,804	4,504	75,000	75,000	100,000	104,000
CITY 20% EXPENSE							
231-592-938.000	METER RENT	2,430,797	3,534,326	3,580,000	4,045,200	4,166,400	4,291,600
CITY 20% EXPENSE		2,430,797	3,534,326	3,580,000	4,045,200	4,166,400	4,291,600
CREDIT CARD EXPENSE							

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2022-23 PROJECTED ACTIVITY	2023-24 COMMITTEE REQUES BUDGET	2024-25 COMMITTEE REQUES BUDGET
APPROPRIATIONS							
CREDIT CARD EXPENSE							
231-592-953.000	CREDIT CARD FEES	565,402	979,806	895,000	1,011,300	1,041,600	1,042,900
	CREDIT CARD EXPENSE	565,402	979,806	895,000	1,011,300	1,041,600	1,042,900
DEBT SERVICE EXPENSE							
231-905-961.000	DEBT PRINCIPAL & INTEREST	2,719,864	2,739,902	2,504,644	2,504,600	2,516,800	2,527,800
231-905-963.000	AGENCY FEES REIMBURSEMENT	1,250	1,500	750	700	700	700
	DEBT SERVICE EXPENSE	2,721,114	2,741,402	2,505,394	2,505,300	2,517,500	2,528,500
TRANSFER OUT							
231-965-995.000	TRANSFER TO OTHER FUNDS	3,600,000	2,600,000	2,600,000	2,600,000	6,337,500	777,700
	TRANSFER OUT	3,600,000	2,600,000	2,600,000	2,600,000	6,337,500	777,700
TOTAL APPROPRIATIONS		15,285,481	16,290,994	19,944,567	20,302,146	26,621,100	21,493,000
NET OF REVENUES/APPROPRIATIONS - FUND 231		(2,468,705)	1,654,592	(1,950,467)	63,366	(5,653,900)	99,100
	BEGINNING FUND BALANCE	11,192,434	8,723,732	10,378,325	10,378,325	10,441,691	4,787,791
	ENDING FUND BALANCE	8,723,729	10,378,324	8,427,858	10,441,691	4,787,791	4,886,891

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2022-23 PROJECTED ACTIVITY	2023-24 COMMITTEE REQUES BUDGET	2024-25 COMMITTEE REQUES BUDGET
ESTIMATED REVENUES							
OTHER REVENUES							
246-000-665.000	INTEREST	4,370	(21,490)	800	800	1,000	1,000
246-000-671.000	OTHER REVENUE	216,000					
	OTHER REVENUES	<u>220,370</u>	<u>(21,490)</u>	<u>800</u>	<u>800</u>	<u>1,000</u>	<u>1,000</u>
TRANSFER IN							
246-930-690.000	TRANSFER FROM OTHER FUNDS	536,100	363,000	375,700	375,700	388,900	402,600
	TRANSFER IN	<u>536,100</u>	<u>363,000</u>	<u>375,700</u>	<u>375,700</u>	<u>388,900</u>	<u>402,600</u>
TOTAL ESTIMATED REVENUES		<u>756,470</u>	<u>341,510</u>	<u>376,500</u>	<u>376,500</u>	<u>389,900</u>	<u>403,600</u>
APPROPRIATIONS							
ADMINISTRATION EXPENSE							
246-692-851.000	POSTAGE	70					
246-692-951.000	LEGAL SERVICES	2,013	1,606	800	800	800	800
246-692-954.000	BANKING & INVESTMENT SERVICES	1,794	1,705	2,000	2,000	2,000	2,000
	ADMINISTRATION EXPENSE	<u>3,877</u>	<u>3,311</u>	<u>2,800</u>	<u>2,800</u>	<u>2,800</u>	<u>2,800</u>
GRANT EXPENSE							
246-692-890.000	GRANTS - GENERAL	1,080,330	42,046	876,624	876,600	211,600	207,900
	GRANT EXPENSE	<u>1,080,330</u>	<u>42,046</u>	<u>876,624</u>	<u>876,600</u>	<u>211,600</u>	<u>207,900</u>
DEBT SERVICE EXPENSE							
246-905-961.000	DEBT PRINCIPAL & INTEREST			190,876	190,900	190,200	189,700
	DEBT SERVICE EXPENSE			<u>190,876</u>	<u>190,900</u>	<u>190,200</u>	<u>189,700</u>
TOTAL APPROPRIATIONS		<u>1,084,207</u>	<u>45,357</u>	<u>1,070,300</u>	<u>1,070,300</u>	<u>404,600</u>	<u>400,400</u>
NET OF REVENUES/APPROPRIATIONS - FUND 246		<u>(327,737)</u>	<u>296,153</u>	<u>(693,800)</u>	<u>(693,800)</u>	<u>(14,700)</u>	<u>3,200</u>
	BEGINNING FUND BALANCE	799,177	471,441	767,593	767,593	73,793	59,093
	ENDING FUND BALANCE	471,440	767,594	73,793	73,793	59,093	62,293

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2022-23 PROJECTED ACTIVITY	2023-24 COMMITTEE REQUES BUDGET	2024-25 COMMITTEE REQUES BUDGET
ESTIMATED REVENUES							
OTHER REVENUES							
248-000-665.000	INTEREST	67,991	(347,120)	40,000	40,000	16,000	16,000
248-000-671.000	OTHER REVENUE	4,012	2,821	4,000	4,000	4,000	4,000
OTHER REVENUES		72,003	(344,299)	44,000	44,000	20,000	20,000
TRANSFER IN							
248-930-690.000	TRANSFER FROM OTHER FUNDS		1,393,091				
TRANSFER IN			1,393,091				
TAX REVENUES							
248-000-402.000	CURRENT PROPERTY TAX REVENUE	7,350,463	7,928,709	8,206,200	8,152,500	8,437,900	8,733,200
248-000-412.000	DELINQUENT PERSONAL PROPERTY TAX	305	134	300	300	300	300
TAX REVENUES		7,350,768	7,928,843	8,206,500	8,152,800	8,438,200	8,733,500
TOTAL ESTIMATED REVENUES		7,422,771	8,977,635	8,250,500	8,196,800	8,458,200	8,753,500
APPROPRIATIONS							
ADMINISTRATION EXPENSE							
248-728-703.000	PERMANENT EMPLOYEE SALARIES	251,715	260,873	342,515	342,515	412,700	425,100
248-728-704.000	TEMPORARY EMPLOYEE SALARIES			20,000	20,000	24,100	24,800
248-728-709.000	FICA	23,117	20,349	26,327	26,327	31,700	32,700
248-728-710.000	UNEMPLOYMENT INSURANCE	17	3	112	112	100	100
248-728-716.000	PENSION - DEFINED CONTRIBUTION	6,957	9,215	13,479	13,479	16,200	16,700
248-728-717.000	PENSION - DEFINED BENEFIT	45,828	52,398	48,532	48,532	58,500	60,200
248-728-718.000	EMPLOYEE MEDICAL INSURANCE	40,089	37,837	65,086	65,086	78,400	80,800
248-728-723.000	RETIREE HEALTH CARE	5,748	12,348	20,769	20,800	21,600	22,500
248-728-728.000	EMPLOYEE DENTAL INSURANCE	2,883	2,493	3,941	3,941	4,700	4,900
248-728-729.000	EMPLOYEE VISION INSURANCE	347	300	462	462	600	600
248-728-730.000	EMPLOYEE LIFE INSURANCE	615	540	1,021	1,021	1,200	1,300
248-728-731.000	HEALTH REIMB. ACCT.	2,512	2,230	3,745	3,745	4,500	4,600
248-728-733.000	W/C INSURANCE	1,248	1,248	1,435	1,435	1,700	1,800
248-728-734.000	SHORT TERM DISABILITY	818	559	1,648	1,648	2,000	2,000
248-728-736.000	VEBA TRUST EXPENSE	17,460	18,492	7,648	7,648	9,200	9,500
248-728-738.000	CELL PHONES	2,210	2,145	2,340	2,300	2,400	2,500
248-728-748.000	SEVERANCE PAY	44,775		100,000	100,000	120,500	124,100
248-728-749.000	PAYROLL CONTINGENCY			20,000	20,000	120,500	124,100
248-728-752.000	OFFICE SUPPLIES	4,933	10,830	20,000	20,000	20,800	21,600
248-728-801.000	PROFESSIONAL SERVICES		245				
248-728-807.000	TEMPORARY EMPLOYEE SERVICES		11,305	15,000	15,000	31,200	32,400
248-728-850.000	TELEPHONE	1,517	1,596	2,500	2,500	2,600	2,700
248-728-851.000	POSTAGE	194	97	400	400	400	400
248-728-880.000	COMMUNITY OUTREACH	12,510	12,926	100,000	55,300	104,000	108,200
248-728-900.000	PRINTING & PUBLISHING	435	597	10,500	10,500	10,900	11,300
248-728-911.000	CONFERENCES AND TRAINING	462	11,663	15,000	15,000	18,800	20,000
248-728-912.000	MEETINGS	6	2,682	12,300	10,000	10,400	10,800
248-728-935.000	PROPERTY LIABILITY INSURANCE	24,091	24,545	28,813	26,000	27,000	28,100
248-728-948.000	COMPUTER SERVICES	15,496	18,373	40,000	25,000	100,000	104,000
248-728-951.000	LEGAL SERVICES	3,413	3,760	20,000	20,000	20,800	21,600
248-728-954.000	BANKING & INVESTMENT SERVICES	26,031	30,716	30,600	30,600	31,800	33,100
248-728-955.000	MISCELLANEOUS	12,847	17,387	34,752	34,800	36,200	37,600
ADMINISTRATION EXPENSE		548,274	567,752	1,008,925	944,151	1,325,500	1,370,100
OPERATING EXPENSE							
248-728-752.001	GENERAL SUPPLIES	3,430	34,348	50,000	50,000	110,000	114,400
248-728-931.000	EQUIPMENT REPAIRS	79,077	124,584	110,000	124,000	175,000	150,000
248-728-933.000	SOFTWARE MAINTENANCE AGREEMENTS	10,910	8,696	20,000	15,000	15,600	16,300

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2022-23 PROJECTED ACTIVITY	2023-24 COMMITTEE REQUES BUDGET	2024-25 COMMITTEE REQUES BUDGET
APPROPRIATIONS							
OPERATING EXPENSE							
248-728-934.000	OTHER REPAIRS & MAINTENANCE	18,363	19,348	11,000	15,000	270,000	20,800
248-728-940.000	RENT	37,364	45,913	75,000	60,000	83,200	154,000
248-728-945.000	CONSULTANT SERVICES	23,238	11,473	54,600	60,000	208,400	188,700
248-900-752.001	GENERAL SUPPLIES	91					
OPERATING EXPENSE		<u>172,473</u>	<u>244,362</u>	<u>320,600</u>	<u>324,000</u>	<u>862,200</u>	<u>644,200</u>
GRANT EXPENSE							
248-728-890.000	GRANTS - GENERAL	765,457	702,749	491,392	203,000	520,000	730,800
GRANT EXPENSE		<u>765,457</u>	<u>702,749</u>	<u>491,392</u>	<u>203,000</u>	<u>520,000</u>	<u>730,800</u>
CAPITAL EXPENSE							
248-728-944.000	STUDIES			60,000	60,000	62,400	64,900
248-728-946.000	ARCHITECT AND ENGINEERING SERVICE	642,067	849,250	790,000	790,000	700,000	728,000
248-900-944.000	STUDIES			200,000	200,000	350,000	
248-900-946.000	ARCHITECT AND ENGINEERING SERVICE			638,100	638,100		
248-900-974.000	LAND IMPROVEMENTS	129,418	1,169,796	6,292,900	6,292,900	3,027,000	1,870,000
248-900-975.000	BUILDINGS, ADDITIONS & IMPROVEMEN			50,000	50,000	561,900	
248-900-977.000	EQUIPMENT			75,000	75,000	75,000	
248-900-982.000	WATER SYSTEM					150,000	
CAPITAL EXPENSE		<u>771,485</u>	<u>2,019,046</u>	<u>8,106,000</u>	<u>8,106,000</u>	<u>4,926,300</u>	<u>2,662,900</u>
DEBT SERVICE EXPENSE							
248-905-961.000	DEBT PRINCIPAL & INTEREST	2,739,468	2,743,763	3,263,706	3,263,700	3,268,700	3,133,500
248-905-963.000	AGENCY FEES REIMBURSEMENT	550	300	1,250	1,200	1,200	1,200
DEBT SERVICE EXPENSE		<u>2,740,018</u>	<u>2,744,063</u>	<u>3,264,956</u>	<u>3,264,900</u>	<u>3,269,900</u>	<u>3,134,700</u>
TRANSFER OUT							
248-965-995.000	TRANSFER TO OTHER FUNDS	536,100	363,000	375,700	375,700	388,900	402,600
TRANSFER OUT		<u>536,100</u>	<u>363,000</u>	<u>375,700</u>	<u>375,700</u>	<u>388,900</u>	<u>402,600</u>
TOTAL APPROPRIATIONS		<u>5,533,807</u>	<u>6,640,972</u>	<u>13,567,573</u>	<u>13,217,751</u>	<u>11,292,800</u>	<u>8,945,300</u>
NET OF REVENUES/APPROPRIATIONS - FUND 248		1,888,964	2,336,663	(5,317,073)	(5,020,951)	(2,834,600)	(191,800)
BEGINNING FUND BALANCE		6,931,433	8,820,400	11,157,067	11,157,067	6,136,116	3,301,516
ENDING FUND BALANCE		8,820,397	11,157,063	5,839,994	6,136,116	3,301,516	3,109,716

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2022-23 PROJECTED ACTIVITY	2023-24 COMMITTEE REQUES BUDGET	2024-25 COMMITTEE REQUES BUDGET
ESTIMATED REVENUES							
OTHER REVENUES							
401-000-665.000	INTEREST	6,207	(71,809)	10,000	10,000	10,000	10,000
	OTHER REVENUES	6,207	(71,809)	10,000	10,000	10,000	10,000
TRANSFER IN							
401-930-690.000	TRANSFER FROM OTHER FUNDS	3,600,000	2,600,000	2,600,000	2,600,000	6,337,500	777,700
	TRANSFER IN	3,600,000	2,600,000	2,600,000	2,600,000	6,337,500	777,700
TOTAL ESTIMATED REVENUES		3,606,207	2,528,191	2,610,000	2,610,000	6,347,500	787,700
APPROPRIATIONS							
ADMINISTRATION EXPENSE							
401-580-954.000	BANK FEES	1,652	5,731	13,000	10,000	13,000	16,000
401-592-951.000	LEGAL SERVICES	188					
	ADMINISTRATION EXPENSE	1,840	5,731	13,000	10,000	13,000	16,000
OPERATING EXPENSE							
401-592-934.000	OTHER REPAIRS & MAINTENANCE			350,000	300,000		
401-592-945.000	CONSULTANT SERVICES	70					
	OPERATING EXPENSE	70		350,000	300,000		
CAPITAL EXPENSE							
401-592-946.000	ARCHITECT AND ENGINEERING SERVICE	149,771					
401-900-944.000	STUDIES	23,101	51,950	183,000	183,000		
401-900-946.000	ARCHITECT AND ENGINEERING SERVICE		102,409	114,000	114,000		
401-900-975.000	BUILDINGS, ADDITIONS & IMPROVEMEN	1,660,417	1,075,943	2,870,000	2,870,000	4,440,000	2,800,000
401-900-977.000	EQUIPMENT	1,174,074	320,514	413,000	413,000	300,000	200,000
	CAPITAL EXPENSE	3,007,363	1,550,816	3,580,000	3,580,000	4,740,000	3,000,000
TOTAL APPROPRIATIONS		3,009,273	1,556,547	3,943,000	3,890,000	4,753,000	3,016,000
NET OF REVENUES/APPROPRIATIONS - FUND 401		596,934	971,644	(1,333,000)	(1,280,000)	1,594,500	(2,228,300)
	BEGINNING FUND BALANCE	1,820,155	2,417,090	3,388,734	3,388,734	2,108,734	3,703,234
	ENDING FUND BALANCE	2,417,089	3,388,734	2,055,734	2,108,734	3,703,234	1,474,934

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2022-23 PROJECTED ACTIVITY	2023-24 COMMITTEE REQUES BUDGET	2024-25 COMMITTEE REQUES BUDGET
ESTIMATED REVENUES							
OTHER REVENUES							
494-000-665.000	INTEREST	378	(12,013)				
	OTHER REVENUES	378	(12,013)				
BOND PROCEEDS							
494-000-677.000	REIMBURSEMENT - BOND PROCEEDS	3,910,224	4,131,146				
	BOND PROCEEDS	3,910,224	4,131,146				
TOTAL ESTIMATED REVENUES		3,910,602	4,119,133				
APPROPRIATIONS							
ADMINISTRATION EXPENSE							
494-002-951.000	LEGAL SERVICES	638					
494-900-951.000	LEGAL SERVICES	625					
494-900-954.000	BANK FEES	622	184				
	ADMINISTRATION EXPENSE	1,885	184				
CAPITAL EXPENSE							
494-001-946.000	ARCHITECT AND ENGINEERING SERVICE	4,945	4,558				
494-001-974.000	LAND IMPROVEMENTS	19,540					
494-002-946.000	ARCHITECT AND ENGINEERING SERVICE	954,111	185,328				
494-002-974.000	LAND IMPROVEMENTS	3,814,406	1,741,623				
494-002-977.000	EQUIPMENT	4,241					
494-003-946.000	ARCHITECT AND ENGINEERING SERVICE		248,044				
494-003-974.000	LAND IMPROVEMENTS		918,350				
494-004-946.000	ARCHITECT AND ENGINEERING SERVICE		139,856				
	CAPITAL EXPENSE	4,797,243	3,237,759				
TRANSFER OUT							
494-965-995.000	TRANSFER TO OTHER FUNDS		1,393,091				
	TRANSFER OUT		1,393,091				
TOTAL APPROPRIATIONS		4,799,128	4,631,034				
NET OF REVENUES/APPROPRIATIONS - FUND 494		(888,526)	(511,901)				
	BEGINNING FUND BALANCE	1,400,427	511,901				
	ENDING FUND BALANCE	511,901					
ESTIMATED REVENUES - ALL FUNDS							
APPROPRIATIONS - ALL FUNDS		28,512,826	33,912,055	29,231,100	31,548,812	36,162,800	31,536,900
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS		29,711,896	29,164,904	38,525,440	38,480,197	43,071,500	33,854,700
		(1,199,070)	4,747,151	(9,294,340)	(6,931,385)	(6,908,700)	(2,317,800)
BEGINNING FUND BALANCE - ALL FUNDS							
ENDING FUND BALANCE - ALL FUNDS		22,143,626	20,944,564	25,691,719	25,691,719	18,760,334	11,851,634
		20,944,556	25,691,715	16,397,379	18,760,334	11,851,634	9,533,834