

DDA 10-Year Plan
Variables

1 TIF Growth Rate

2.00% After FY 2011

Significant additions to TIF revenue:

	Year	2011
411 Lofts		\$138,000
Zaragon		<u>\$114,000</u>
		<u><u>\$252,000</u></u>

2 Interest Rate on Fund Balances

1.00% Used after FY 10/11 in which the DDA budget is used.

3 TIF Administrative Expense Growth Rate

4.00% Used after FY 10/11 in which the DDA budget is used.

4 Yearly Parking Rate Increases:

FY 2011-2012	\$.10/Hour increase at all attended parking facilities \$5/month on all standard permits \$.20/hour bi-annual increase on street meters (FY 10 & FY 12)
After FY 2013	3.00% annual increases on all rates

5 Parking Administrative Expense Growth Rate

4.00% Used after FY 10/11 in which the DDA budget is used.

6 City and Private Lot Rental Cost of Living Adjustment Rate

4.00% Used after FY 10/11 in which the DDA budget is used.

7 Interfund Transfers

Amt of Annual Transfer from TIF to Housing Fund:	\$100,000
Amt of Annual Transfer from Parking to Parking Maintenance Fund	\$2,093,605

8 Amount of Gross Parking Revenues Transferred to the City

FY 2012	14.0%
FY 2013	14.0%
FY 2014	15.0%
FY 2015	15.0%
FY 2016	15.0%
FY 2017	15.0%
FY 2018	15.0%
FY 2019	15.0%
FY 2020	15.0%

9 Possible Future Bonded Projects

Parking Fund	Name of Project	Fiscal Year Project Begins	Total Cost of Project	Amount to be Paid from Cash	Amount to be Financed over 20/25 years	Annual Bond Payments
	First & Washington	2012/13	\$9,535,294	\$1,430,294	\$8,105,000	See Bond Pmt Tab

10 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	
Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	
Fund 003 DDA Tax Increment Financing	Fund 003 DDA Tax Increment Financing	Fund 003 DDA Tax Increment Financing	Fund 003 DDA Tax Increment Financing	Fund 003 DDA Tax Increment Financing	Fund 003 DDA Tax Increment Financing	Fund 003 DDA Tax Increment Financing	Fund 003 DDA Tax Increment Financing	Fund 003 DDA Tax Increment Financing	Fund 003 DDA Tax Increment Financing	Fund 003 DDA Tax Increment Financing	
FY 2009/10	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	
Fund 003 DDA Tax Increment Financing											
Income											
Property Taxes (Pg. 3)	\$3,537,939	\$3,817,591	\$3,893,943	\$3,971,822	\$4,051,258	\$4,132,284	\$4,214,929	\$4,299,228	\$4,385,212	\$4,472,917	\$4,562,375
Interest (Note 6)	\$55,950	\$30,000	\$33,933	\$16,854	\$10,655	\$2,647	\$4,621	\$21,790	\$37,140	\$53,149	\$69,834
Miscellaneous (Note 9)	\$174,517										
	\$3,768,406	\$3,847,591	\$3,927,876	\$3,988,676	\$4,061,913	\$4,134,931	\$4,219,550	\$4,321,018	\$4,422,352	\$4,526,066	\$4,632,209
Expenses											
Administration (Note 1.)	\$597,532	\$663,905	\$690,461	\$718,080	\$746,803	\$776,675	\$807,742	\$840,052	\$873,654	\$908,600	\$944,944
Capital Expenses (Note 2.)	\$951,369	\$0	\$300,000	\$0	\$0	\$0	\$350,000	\$600,000	\$600,000	\$600,000	\$600,000
Debt Service (Pg. 5)	\$1,569,605	\$2,448,190	\$3,118,790	\$3,081,896	\$3,107,297	\$2,152,328	\$336,244	\$337,327	\$339,204	\$340,356	\$1,176,609
Transfer to Bond Fund (Note 5)	\$521,773	\$2,020,753	\$717,847								
Grants (Note 4) (Page 7)	\$570,202	\$1,196,866	\$708,608	\$708,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608
Transfer to Housing (Note 3)	\$200,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
	\$4,410,481	\$6,429,714	\$5,635,706	\$4,608,584	\$4,862,708	\$3,937,611	\$2,502,594	\$2,785,986	\$2,821,466	\$2,857,564	\$3,730,161
Excess of Rev over Exp.	(\$642,075)	(\$2,582,123)	(\$1,707,830)	(\$619,908)	(\$800,794)	\$197,320	\$1,716,956	\$1,535,031	\$1,600,886	\$1,668,502	\$902,048
Prior Years Fund Bal.	\$6,617,460	\$5,975,385	\$3,393,263	\$1,685,433	\$1,065,526	\$264,731	\$462,051	\$2,179,007	\$3,714,039	\$5,314,925	\$6,983,427
Fund Balance at End of Year	\$5,975,385	\$3,393,263	\$1,685,433	\$1,065,526	\$264,731	\$462,051	\$2,179,007	\$3,714,039	\$5,314,925	\$6,983,427	\$7,885,474
Fund 063 DDA Parking Fund											
Income											
Parking Revenue	\$14,608,141	\$15,179,595	\$16,162,753	\$17,471,502	\$18,142,709	\$18,914,835	\$19,830,701	\$20,410,989	\$21,008,666	\$21,721,400	\$22,358,347
Miscellaneous	\$6,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest (Note 6)	\$20,557	\$8,894	\$0	\$3,298	\$6,759	\$21,739	\$19,513	\$7,590	\$265	\$2,259	\$9,758
	\$14,635,107	\$15,188,489	\$16,162,753	\$17,474,800	\$18,149,468	\$18,936,574	\$19,850,214	\$20,418,579	\$21,008,931	\$21,723,659	\$22,368,105
Expenses											
Operation Expense (Note 7)	\$6,900,872	\$6,924,481	\$7,201,460	\$7,489,519	\$7,789,099	\$8,100,663	\$8,424,690	\$8,761,678	\$9,112,145	\$9,476,630	\$9,855,696
Contribution to Cap. Imp. Fund (Note 3)	\$2,093,605	\$0	\$2,000,000	\$1,647,121	\$2,093,605	\$3,238,170	\$2,838,170	\$2,553,711	\$2,378,064	\$2,093,605	\$2,093,605
Grants (Note 4) (Page 7)	\$503,060	\$550,000	\$488,054	\$540,060	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Debt Service (Pg. 5)	\$3,779,516	\$2,951,298	\$2,952,712	\$3,575,717	\$3,547,416	\$4,483,111	\$6,304,988	\$6,274,059	\$5,668,023	\$5,645,301	\$4,095,102
Transfers to the City	\$2,825,901	\$2,971,779	\$2,262,786	\$2,446,010	\$2,721,407	\$2,837,225	\$2,974,605	\$3,061,649	\$3,151,300	\$3,258,210	\$3,353,752
Transfer to Bond Fund (Note 5)	\$1,947,989	\$2,680,319	\$927,903	\$1,430,294							
	\$18,050,943	\$16,077,876	\$15,832,915	\$17,128,721	\$16,651,526	\$19,159,169	\$21,042,453	\$21,151,096	\$20,809,532	\$20,973,746	\$19,898,155
Excess of Rev over Exp.	(\$3,415,836)	(\$889,387)	\$329,838	\$346,079	\$1,497,942	(\$222,595)	(\$1,192,239)	(\$732,517)	\$199,399	\$749,913	\$2,469,950
Prior Years Fund Bal.	\$4,305,223	\$889,387	(\$0)	\$329,838	\$675,917	\$2,173,859	\$1,951,263	\$759,025	\$26,508	\$225,907	\$975,819
Fund Balance at End of Year	\$889,387	(\$0)	\$329,838	\$675,917	\$2,173,859	\$1,951,263	\$759,025	\$26,508	\$225,907	\$975,819	\$3,445,769
Parking Maintenance Reserve Fund											
Income											
Contributions from the Parking Fund (Note 3)	\$2,093,605	\$0	\$2,000,000	\$1,647,121	\$2,093,605	\$3,238,170	\$2,838,170	\$2,553,711	\$2,378,064	\$2,093,605	\$2,093,605
Interest & Miscellaneous	\$48,090	\$25,414	\$16,044	\$17,386	\$13,767	\$11,147	\$11,374	\$3,023	\$8,921	\$11,546	\$6,409
	\$2,141,695	\$25,414	\$2,016,044	\$1,664,507	\$2,107,372	\$3,249,317	\$2,849,544	\$2,556,734	\$2,386,985	\$2,105,151	\$2,100,014
Expenses											
Parking Facility Repairs (Note 8)(Pg. 6)	\$1,452,302	\$962,415	\$1,881,900	\$2,026,350	\$2,369,380	\$3,226,700	\$3,684,554	\$1,966,994	\$2,124,475	\$2,618,850	\$2,210,660
Excess of Rev over Exp.	\$689,393	(\$937,001)	\$134,144	(\$361,843)	(\$262,008)	\$22,617	(\$835,010)	\$589,740	\$262,510	(\$513,699)	(\$110,646)
Prior Years Fund Bal.	\$1,852,056	\$2,541,449	\$1,604,448	\$1,738,592	\$1,376,749	\$1,114,741	\$1,137,358	\$302,348	\$892,088	\$1,154,598	\$640,899
Fund Balance at the End of the Year	\$2,541,449	\$1,604,448	\$1,738,592	\$1,376,749	\$1,114,741	\$1,137,358	\$302,348	\$892,088	\$1,154,598	\$640,899	\$530,253
Fund 001 DDA Housing Fund											
Income											
Contributions from TIF (Note 3)	\$200,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Interest (Note 6)	\$31,366	\$27,606	\$8,899	\$4,988	\$2,038	\$3,058	\$4,089	\$5,130	\$6,181	\$7,243	\$8,315
	\$231,366	\$127,606	\$108,899	\$104,988	\$102,038	\$103,058	\$104,089	\$105,130	\$106,181	\$107,243	\$108,315
Expenses											
Grants (Note 4) (Page 7)*	\$424,315	\$425,050	\$500,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess of Rev over Exp.	(\$192,949)	(\$297,444)	(\$391,101)	(\$295,012)	\$102,038	\$103,058	\$104,089	\$105,130	\$106,181	\$107,243	\$108,315
Prior Years Fund Bal.	\$1,380,293	\$1,187,344	\$889,900	\$498,799	\$203,787	\$305,825	\$408,883	\$512,972	\$618,102	\$724,283	\$831,526
Fund Balance at End of Year	\$1,187,344	\$889,900	\$498,799	\$203,787	\$305,825	\$408,883	\$512,972	\$618,102	\$724,283	\$831,526	\$939,841
Combined Fund Bal. Excluding Housing	\$9,406,221	\$4,997,711	\$3,753,864	\$3,118,192	\$3,553,331	\$3,550,673	\$3,240,380	\$4,632,635	\$6,695,430	\$8,600,146	\$11,861,497
Total Annual Expenses **	\$19,350,360	\$18,768,933	\$19,704,770	\$20,686,240	\$21,790,009	\$23,085,310	\$24,391,431	\$23,350,366	\$23,377,409	\$24,356,555	\$23,745,371
Combined Fund Bal. less Housing	48.6%	26.6%	19.1%	15.1%	16.3%	15.4%	13.3%	19.8%	28.6%	35.3%	50.0%
Annual Inc. in Comb.Fund Balance above 18% - Hse.		\$0	\$0	\$0	\$0	\$0	\$0	\$429,569	\$2,057,927	\$1,728,469	\$3,371,365

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

** This amount excluded the Housing fund grants, transfers to bond fund and Contribution to Cap. Imp. Fund.

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

Fiscal Year	Est. SEV from DDA TIF Plans	Actual/Est. SEV "B"	IFT ** (New FY 2009)	Actual Prop. Tax Millage Rate		Est. Tax Capture from DDA TIF Plans	Actual/Est. Tax Capture
				Homestead	Non-Homestead		
Estimates used are from the 1982 DDA TIF plan							
1983	\$0	\$0				\$0	\$0
1984	\$2,000,000	\$2,154,000		N/A	N/A	\$120,000	\$127,258
1985	\$7,100,000	\$6,319,200		68.0200	68.0200	\$426,000	\$415,081
1986	\$12,450,000	\$9,007,500		67.9600	67.9600	\$747,000	\$577,701
1987	\$18,070,000	\$18,594,100		68.9000	68.9000	\$1,080,000	\$1,248,904
1988	\$23,970,000	\$28,453,400		67.9900	67.9900	\$1,438,000	\$1,912,679
1989	\$30,170,000	\$38,460,400		65.7900	65.7900	\$1,810,000	\$2,548,908
1990	\$36,680,000	\$41,524,000		63.3900	63.3900	\$2,201,000	\$2,374,803
1991	\$43,510,000	\$43,437,500		63.3200	63.3200	\$2,611,000	\$2,576,842
1992	\$50,710,000	\$44,323,700		63.3200	63.3200	\$3,043,000	\$2,679,982
1993	\$58,250,000	\$42,545,100		63.1300	63.1300	\$2,495,000	\$2,698,218
1994	\$66,160,000	\$42,244,300		49.9740	56.6162	\$3,967,000	\$2,623,696
1995	\$74,470,000	\$42,760,900		50.4221	57.8107	\$4,468,000	\$2,359,539
1996	\$83,190,000	\$42,219,400		47.8084	57.5951	\$4,991,000	\$2,427,769
1997	\$92,350,000	\$45,517,800		49.7825	58.8097	\$5,541,000	\$2,573,290
1998	\$101,970,000	\$46,926,400		49.3022	58.8566	\$6,118,000	\$2,766,277
1999	\$112,070,000	\$50,577,459		48.3181	58.0204	\$6,724,000	\$2,964,684
2000	\$122,670,000	\$53,470,559		48.3172	58.0195	\$7,360,000	\$2,788,112
2001	\$133,800,000	\$52,279,294		47.4614	58.1021	\$8,028,000	\$2,660,516
2002	\$145,490,000	\$57,620,096		46.8020	57.7565	\$8,729,000	\$2,884,034
Estimates used are from the 2002 DDA TIF plan							
2003	\$59,330,104	\$69,324,486		47.5568	58.9490	\$2,881,901	\$3,163,739
2004	\$61,059,151	\$72,123,783		45.4418	57.7879	\$2,880,617	\$3,204,541
2005	\$62,838,671	\$76,955,174		47.3625	59.6817	\$2,907,575	\$3,326,486
2006	\$64,670,139	\$78,671,971		46.7755	59.2397	\$2,931,586	\$3,365,468
2007	\$66,555,075	\$81,877,369		46.1895	59.1823	\$2,934,741	\$3,405,586
2008	\$68,495,042	\$92,204,889		46.0373	59.2835	\$2,932,832	\$3,680,612
2009	\$70,491,649	\$113,460,032	\$244,300	28.0645		\$2,940,752	\$3,870,539
2010	\$72,546,553	\$128,523,602	\$206,400	27.7744	*	\$1,931,198	\$3,537,939
2011	\$74,661,458	\$131,094,074				\$1,969,825	\$3,817,591
2012	\$76,838,119	\$133,715,956				\$2,009,220	\$3,893,943
2013	\$79,078,342	\$136,390,275				\$2,049,402	\$3,971,822
2014	\$81,383,987	\$139,118,080				\$2,090,391	\$4,051,258
2015	\$83,759,967	\$141,900,442				\$2,132,198	\$4,132,284
2016	\$86,199,251	\$144,738,451				\$2,174,844	\$4,214,929
2017	\$88,712,867	\$147,633,220				\$2,218,341	\$4,299,228
2018	\$91,299,902	\$150,585,884				\$2,262,709	\$4,385,212
2019	\$93,962,503	\$153,597,602				\$2,307,963	\$4,472,917
2020	\$96,702,881	\$156,669,554				\$2,354,121	\$4,562,375
2021	\$99,523,312	\$159,802,945				\$2,401,203	\$4,653,622
2022	\$102,426,138	\$162,999,004				\$2,449,229	\$4,746,695
2023	\$105,413,769	\$166,258,984				\$2,498,213	\$4,841,629
2024	\$108,488,688	\$169,584,163				\$2,548,175	\$4,938,461
2025	\$111,653,448	\$172,975,847				\$2,599,139	\$5,037,231
2026	\$114,910,679	\$176,435,364				\$2,651,121	\$5,137,975
2027	\$118,263,087	\$179,964,071				\$2,704,145	\$5,240,735
2028	\$121,713,456	\$183,563,352				\$2,758,229	\$5,345,549
2029	\$125,264,655	\$187,234,619				\$2,813,392	\$5,452,460
2030	\$128,919,634	\$190,979,312				\$2,869,659	\$5,561,510
2031	\$132,681,431	\$194,798,898				\$2,927,051	\$5,672,740
2032	\$136,553,174	\$198,694,876				\$2,985,592	\$5,786,195
Total	\$3,999,477,132	\$5,000,311,383				\$148,012,364	\$172,979,563

Estimated rate of increase after FY 2011 is: 2.00%

* 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.

** IFT - Industrial Facilities Tax, is a new tax abatement that can be offered by the City that reduces the millage rates to 1/2. This reduces DDA revenues by the same amount

Parking Fund Income
By Type and Facility

	FY 2009/10	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20
Parking Rates											
Structure											
Transient	\$0.90	\$1.00	\$1.10	\$1.20	\$1.24	\$1.27	\$1.31	\$1.35	\$1.39	\$1.43	\$1.48
Permit	\$130.00	\$135.00	\$140.00	\$145.00	\$149.35	\$153.83	\$158.45	\$163.20	\$168.09	\$173.14	\$178.33
Open Lot											
Transient	\$1.10	\$1.20	\$1.30	\$1.40	\$1.44	\$1.49	\$1.53	\$1.58	\$1.62	\$1.67	\$1.72
Premium Permit	\$175.00	\$175.00	\$175.00	\$175.00	\$180.25	\$185.66	\$191.23	\$196.96	\$202.87	\$208.96	\$215.23
Meter Bag	\$15.00	\$15.00	\$15.00	\$15.00	\$15.45	\$15.91	\$16.39	\$16.88	\$17.39	\$17.91	\$18.45
Meter	\$1.20	\$1.20	\$1.40	\$1.40	\$1.44	\$1.49	\$1.53	\$1.58	\$1.62	\$1.67	\$1.72
Structures											
Washington & Fourth	282	282	282	282	282	282	282	282	282	282	282
Transient	\$678,253	\$740,803	\$814,883	\$888,964	\$915,633	\$943,101	\$971,395	\$1,000,536	\$1,030,552	\$1,061,469	\$1,093,313
Permit	\$27,160	\$28,027	\$29,065	\$30,103	\$31,006	\$31,936	\$32,894	\$33,881	\$34,898	\$35,945	\$37,023
Other	\$18,499	\$18,499	\$18,499	\$18,499	\$19,054	\$19,626	\$20,215	\$20,821	\$21,446	\$22,089	\$22,752
Washington & First "A"				241	241	241	241	241	241	241	241
Transient				\$52,548	\$108,250	\$111,497	\$114,842	\$118,287	\$121,836	\$125,491	\$129,256
Permit				\$72,099	\$148,524	\$152,980	\$157,569	\$162,296	\$167,165	\$172,180	\$177,345
Other				\$5,819	\$11,988	\$12,348	\$12,718	\$13,100	\$13,493	\$13,897	\$14,314
Maynard	805	805	805	805	805	805	805	805	805	805	805
Transient	\$1,811,448	\$1,978,504	\$2,176,354	\$2,374,204	\$2,445,430	\$2,518,793	\$2,594,357	\$2,672,188	\$2,752,354	\$2,834,924	\$2,919,972
Permit	\$243,790	\$251,572	\$260,890	\$270,207	\$278,313	\$286,663	\$295,263	\$304,121	\$313,244	\$322,642	\$332,321
Other	\$111,080	\$111,080	\$111,080	\$111,080	\$114,412	\$117,844	\$121,380	\$125,021	\$128,772	\$132,635	\$136,614
Forest	591	591	591	591	591	591	591	591	591	591	591
Transient	\$1,072,668	\$1,171,591	\$1,288,750	\$1,405,910	\$1,448,087	\$1,491,529	\$1,536,275	\$1,582,364	\$1,629,834	\$1,678,730	\$1,729,091
Permit	\$146,035	\$150,697	\$156,278	\$161,860	\$166,715	\$171,717	\$176,868	\$182,174	\$187,640	\$193,269	\$199,067
Other	\$66,053	\$66,053	\$66,053	\$66,053	\$68,034	\$70,076	\$72,178	\$74,343	\$76,573	\$78,871	\$81,237
Fourth & William	995	995	995	995	995	995	995	995	995	995	995
Transient	\$675,725	\$738,042	\$811,846	\$885,651	\$912,220	\$939,587	\$967,774	\$996,808	\$1,026,712	\$1,057,513	\$1,089,238
Permit	\$1,410,729	\$1,455,764	\$1,509,681	\$1,563,598	\$1,610,506	\$1,658,822	\$1,708,586	\$1,759,844	\$1,812,639	\$1,867,018	\$1,923,029
Other	\$42,865	\$42,865	\$42,865	\$42,865	\$44,151	\$45,475	\$46,840	\$48,245	\$49,692	\$51,183	\$52,719
Liberty Square	593	593	593	593	593	593	593	593	593	593	593
Transient	\$127,133	\$138,857	\$152,743	\$166,629	\$171,628	\$176,777	\$182,080	\$187,542	\$193,169	\$198,964	\$204,933
Permit	\$1,148,089	\$1,184,740	\$1,228,619	\$1,272,498	\$1,310,673	\$1,349,993	\$1,390,493	\$1,432,208	\$1,475,174	\$1,519,430	\$1,565,012
Other	\$23,674	\$23,674	\$23,674	\$23,674	\$24,385	\$25,116	\$25,870	\$26,646	\$27,445	\$28,269	\$29,117
Ann & Ashley	822	822	822	822	822	822	822	822	822	822	822
Transient	\$374,130	\$408,633	\$449,496	\$490,360	\$505,070	\$520,222	\$535,829	\$551,904	\$568,461	\$585,515	\$603,080
Permit	\$1,129,660	\$1,165,722	\$1,208,897	\$1,252,072	\$1,289,634	\$1,328,323	\$1,368,172	\$1,409,218	\$1,451,494	\$1,495,039	\$1,539,890
Other	\$59,932	\$59,932	\$59,932	\$59,932	\$61,730	\$63,582	\$65,489	\$67,454	\$69,478	\$71,562	\$73,709
Library				677	677	677	677	677	677	677	677
Transient				\$201,930	\$259,985	\$334,731	\$437,718	\$450,850	\$464,375	\$478,306	\$492,656
Permit				\$505,156	\$650,389	\$837,376	\$1,121,304	\$1,154,943	\$1,189,592	\$1,225,280	\$1,262,038
Other				\$24,180	\$31,132	\$40,082	\$52,566	\$54,143	\$55,767	\$57,440	\$59,164
Lots											
Washington & First "A"	63	63									
Transient	\$50,368	\$50,368									
Permit	\$68,223	\$70,400									
Other	\$3,043	\$3,043									
Library	192 *										
Transient	\$110,360.55										
Permit	\$0										
Other	\$18,390										
South Ashley	133	133	133	133	133	133	133	133	133	133	133
Transient	\$490,207	\$535,415	\$457,584	\$457,584	\$457,584	\$457,584	\$457,584	\$457,584	\$457,584	\$457,584	\$457,584
Other	\$10,238	\$10,238	\$10,238	\$10,238	\$10,545	\$10,862	\$11,187	\$11,523	\$11,869	\$12,225	\$12,592
First & Huron	168	168	168	168	168	168	168	168	168	184	184
Transient	\$660,509	\$721,423	\$780,602	\$840,648	\$865,868	\$891,844	\$918,599	\$946,157	\$974,542	\$1,099,376	\$1,132,357
Other	\$13,631	\$13,631	\$13,631	\$13,631	\$14,040	\$14,461	\$14,895	\$15,342	\$15,802	\$17,826	\$18,361
Fifth & Huron	56	56	56	56	56	56	56	56	56	56	56
Permit	\$112,910	\$112,910	\$112,910	\$112,910	\$115,450	\$118,048	\$120,704	\$123,420	\$126,197	\$129,036	\$131,940
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
First & William	111	111	111	111	111	111	111	111	111	111	111
Permit	\$115,808	\$115,808	\$115,808	\$115,808	\$119,282	\$122,860	\$126,546	\$130,342	\$134,253	\$138,280	\$142,429
Other	\$4,465	\$4,465	\$4,465	\$4,465	\$4,599	\$4,737	\$4,879	\$5,025	\$5,176	\$5,331	\$5,491
Fingerle	51	51									
Permit	\$26,513	\$26,513									
Other	\$3,565	\$3,565									
415 W. Washington	134	134	134	134							
Transient	\$69,545	\$69,545	\$69,545	\$69,545							
Permit	\$84,467	\$84,467	\$84,467	\$84,467							
Other	\$2,343	\$2,343	\$2,343	\$2,343							
Fifth & William	88	88	88								
Transient	\$257,765	\$281,536	\$281,536								
Other	\$6,046	\$6,046	\$6,046								
Totals Off Street											
Spaces	5,084	4,829	4,778	5,608	5,474	5,474	5,474	5,474	5,474	5,490	5,490
Structure: Transient	\$4,739,357	\$5,176,431	\$5,694,074	\$6,466,195	\$6,766,303	\$7,036,238	\$7,340,271	\$7,560,479	\$7,787,293	\$8,020,912	\$8,261,539
Permit	\$4,105,463	\$4,236,522	\$4,393,430	\$5,127,594	\$5,485,761	\$5,817,809	\$6,251,151	\$6,438,685	\$6,631,846	\$6,830,801	\$7,035,725
Other	\$322,103	\$322,103	\$322,103	\$352,103	\$374,886	\$394,149	\$417,255	\$429,773	\$442,666	\$455,946	\$469,624
Total Structures	\$9,166,923	\$9,735,056	\$10,409,607	\$11,945,892	\$12,626,950	\$13,248,197	\$14,008,677	\$14,428,937	\$14,861,805	\$15,307,659	\$15,766,889
Lots: Transient	\$1,638,755	\$1,658,288	\$1,589,267	\$1,367,777	\$1,323,451	\$1,349,427	\$1,376,183	\$1,403,741	\$1,432,125	\$1,556,959	\$1,589,941
Permit	\$407,920	\$410,097	\$313,185	\$313,185	\$234,732	\$240,908	\$247,250	\$253,762	\$260,450	\$267,317	\$274,368
Other	\$61,719	\$43,330	\$36,722	\$30,677	\$29,184	\$30,060	\$30,961	\$31,890	\$32,847	\$35,383	\$36,444
Total Lots	\$2,108,394	\$2,111,715	\$1,939,174	\$1,711,638	\$1,587,368	\$1,620,395	\$1,654,394	\$1,689,393	\$1,725,422	\$1,859,659	\$1,900,753
Total Off-Street Inc.	\$11,275,317	\$11,846,771	\$12,348,781	\$13,657,530	\$14,214,318	\$14,868,592	\$15,663,071	\$16,118,330	\$16,587,227	\$17,167,318	\$17,667,642
Meters	1,905	1,905	1,905	1,905	1,905	1,905	1,905	1,905	1,905	1,905	1,905
Meters	\$2,886,887	\$2,886,887	\$3,368,035	\$3,368,035	\$3,469,076	\$3,573,149	\$3,680,343	\$3,790,753	\$3,904,476	\$4,021,610	\$4,142,258
Meter Bags	\$445,937	\$445,937	\$445,937	\$445,937	\$459,315	\$473,095	\$487,287	\$501,906	\$516,963	\$532,472	\$548,446
Total On-Street Inc.	\$3,332,824	\$3,332,824	\$3,813,972	\$3,813,972	\$3,928,391	\$4,046,243	\$4,167,630	\$4,292,659	\$4,421,439	\$4,554,082	\$4,690,705
Total Parking Inc.	\$14,608,141	\$15,179,595	\$16,162,753	\$17,471,502	\$18,142,709	\$18,914,835	\$19,830,701	\$20,410,989	\$21,008,666	\$21,721,400	\$22,358,347

*A The Village Green project is scheduled to begin on 6/8/11 and complete by 12/31/12.

DDA - 10 Year Plan
Debt Service Schedule

Year	Project	Bond Amount	Actual FY 2009/10	Estimated FY 2010/11	Estimated FY 2011/12	Estimated FY 2012/13	Estimated FY 2013/14	Estimated FY 2014/15	Estimated FY 2015/16	Estimated FY 2016/17	Estimated FY 2017/18	Estimated FY 2018/19	Estimated FY 2019/20
Category 1. Bonds Paid from TIF Revenue													
2002	State Street Bond	\$4,925,000	\$648,075	\$660,650	\$676,250								
2010/11	5th & Division	\$5,307,708	\$134,387	\$191,947	\$262,281	\$330,935	\$333,663	\$334,648	\$336,244	\$337,327	\$339,204	\$340,356	\$341,700
2009/10	Library Lot Underground	\$31,144,484	\$0	\$1,076,790	\$1,539,401	\$1,942,352	\$1,958,361	\$1,000,000					
2010/11	Prk. Structure Pedestrian Imp.	\$8,045,576	\$172,792	\$340,751	\$397,562	\$501,628	\$505,762	\$507,255					\$517,944
2010/11	Library Lot Future Development	\$4,922,232	\$105,743	\$178,053	\$243,296	\$306,980	\$309,511	\$310,424					\$316,966
2009/10	City Hall	\$8,200,000	\$508,608	"A"									
		<u>\$44,705,516</u>	<u>\$1,569,605</u>	<u>\$2,448,190</u>	<u>\$3,118,790</u>	<u>\$3,081,896</u>	<u>\$3,107,297</u>	<u>\$2,152,328</u>	<u>\$336,244</u>	<u>\$337,327</u>	<u>\$339,204</u>	<u>\$340,356</u>	<u>\$1,176,609</u>
Category 2. Bonds Paid from Parking Revenue													
1998	4th & Washington & Refund	\$10,100,000	\$580,708	\$592,546	\$593,320	\$592,829	\$591,110	\$593,075	\$593,663	\$588,238			
2000	Forest	\$10,500,000	\$533,075										
2002	4th & Williams	\$3,600,000	\$282,333	\$280,908	\$284,348	\$287,123	\$284,203	\$285,878	\$286,908	\$287,273	\$287,060	\$291,260	\$289,500
2005	Ref. of 4 & Wash, Maynard & For.	\$13,305,000	\$1,227,500	\$1,758,500	\$1,757,300	\$1,754,300	\$1,732,050	\$1,697,800	\$1,687,050	\$1,653,550	\$1,618,300	\$1,576,300	\$852,800
2007	4th & William Addition	\$4,250,000	\$317,544	\$319,344	\$317,744	\$320,944	\$323,744	\$326,144	\$323,144	\$324,944	\$326,344	\$327,344	\$332,944
2009/10	Library Lot Underground	\$31,144,484	\$838,356					\$964,143	\$1,973,511	\$1,979,865	\$1,990,885	\$1,997,645	\$2,005,531
2010/11	Prk. Structure Pedestrian Imp.								\$509,674	\$511,315	\$514,162	\$515,907	
2010/11	Library Lot Future Development								\$311,905	\$312,909	\$314,651	\$315,719	
2012/13	First & Washington	\$8,105,000				\$620,521	\$616,309	\$616,071	\$619,134	\$615,966	\$616,622	\$621,125	\$614,327
		<u>\$67,699,484</u>	<u>\$3,779,516</u>	<u>\$2,951,298</u>	<u>\$2,952,712</u>	<u>\$3,575,717</u>	<u>\$3,547,416</u>	<u>\$4,483,111</u>	<u>\$6,304,988</u>	<u>\$6,274,059</u>	<u>\$5,668,023</u>	<u>\$5,645,301</u>	<u>\$4,095,102</u>
		<u>\$112,405,000</u>	<u>\$5,349,120</u>	<u>\$5,399,487</u>	<u>\$6,071,501</u>	<u>\$6,657,613</u>	<u>\$6,654,712</u>	<u>\$6,635,438</u>	<u>\$6,641,232</u>	<u>\$6,611,386</u>	<u>\$6,007,228</u>	<u>\$5,985,657</u>	<u>\$5,271,711</u>

"Bold" Bonds Projected for projects that have not yet been approved - for discussion purposes only.

"A" The payment to the City for the Court/Police Building was reclassified to grants in FY 2011, per Board directive.

Downtown Development Authority
Project List-Cash Only

Parking Facility Maintenance Improvements "A"

	<u>Actual</u> 2009-10	<u>Estimated</u> 2010-2011	<u>Estimated</u> 2011-2012	<u>Estimated</u> 2012-2013	<u>Estimated</u> 2013-2014	<u>Estimated</u> 2014-2015	<u>Estimated</u> 2015-2016	<u>Estimated</u> 2016-2017	<u>Estimated</u> 2017-2018	<u>Estimated</u> 2018-2019	<u>Estimated</u> 2019-2020
<u>TIF Fund</u>											
Curb Ramps	\$12,630		\$300,000								
Wayfinding	\$836,033										
Bike Racks	\$31,076										
Miscellaneous	\$71,630						\$350,000	\$600,000	\$600,000	\$600,000	\$600,000
Total Expenditure '003	\$951,369	\$0	\$300,000	\$0	\$0	\$0	\$350,000	\$600,000	\$600,000	\$600,000	\$600,000

Parking Maintenance Fund

Fourth & Washington	\$30,055	\$106,650				\$398,925					\$794,509
Liberty Square	\$30,355	\$239,625		\$1,672,650	\$73,575				\$1,743,475		
Ann & Ashley	\$109,915	\$259,875	\$95,175	\$353,700	\$307,800	\$689,175	\$1,601,647				
Maynard	\$308,200		\$1,786,725			\$432,000		\$1,064,664			
Fourth & William	\$165,730	\$194,400			\$1,588,005					\$2,228,850	
Forest	\$12,900	\$161,865				\$939,600					\$1,017,151
Library Lot Underground								\$75,330			
E-Park Installation	\$674,210					\$442,000	\$455,000	\$455,000			
General Maintenance	\$120,937	\$0	\$0	\$0	\$0	\$0	\$363,000	\$372,000	\$381,000	\$390,000	\$399,000
Add'l exp. due to prior years reduced spending					\$400,000	\$325,000	\$1,264,907	\$0			
Total Yearly Costs '065	\$1,452,302	\$962,415	\$1,881,900	\$2,026,350	\$2,369,380	\$3,226,700	\$3,684,554	\$1,966,994	\$2,124,475	\$2,618,850	\$2,210,660

"A" These improvements are based on the December 2008, Carl Walker Maintenance Review. This plan will be updated within four years from its issuance. The Carl Walker Plan is general in nature and is 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. While the Carl Walker report has put \$1,363,743 for in FY 2010/11 this only indicates that Ann & Ashley should be focus of the major repairs, but other facilities will need maintenance work done.

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

Grantor or Purpose	<u>Actual</u> FY 2009/10	<u>Estimated</u> 2010-2011	<u>Estimated</u> 2011-2012	<u>Estimated</u> 2012-2013	<u>Estimated</u> 2013-2014	<u>Estimated</u> 2014-2015	<u>Estimated</u> 2015-2016	<u>Estimated</u> 2016-2017	<u>Estimated</u> 2017-2018	<u>Estimated</u> 2018-2019	<u>Estimated</u> 2019-2020
TIF 003											
TIF Projects	\$570,202	\$688,258	\$200,000	\$200,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
City Hall Court/Police Facility	"A"	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608
Projected Grants:											
Projected Projects											
Total TIF Grants	\$570,202	\$1,196,866	\$708,608	\$708,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608
Parking 063											
Alternative Transportation	\$403,561	\$491,623	\$488,054	\$540,060	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Projected Grants:											
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alternative Transportation/Parking Grants	\$503,060	\$550,000	\$488,054	\$540,060	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Housing 001 *											
Avalon 66 Unit Rehab Grant	\$400,000	\$207,000									
Ann Arbor Shelter - Beds	\$20,000										
Avalon Near North			\$500,000								
Village Green - Affordable Housing				\$400,000							
Shelter Assoc. Infrastructure Improvements		\$218,050									
Total Housing Grants	\$420,000	\$425,050	\$500,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

"A" The DDA payment towards the City's Court/Police facility was moved to Transfers to Other Agencies in FY 2010/11 per DDA Board request.

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

** Total grant was \$407,00, which included the value of in-kind parking provided to the project.

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

Purpose	<u>Actual</u> FY 2009/10	<u>Estimated</u> 2010-2011	<u>Estimated</u> 2011-2012	<u>Estimated</u> 2012-2013	<u>Estimated</u> 2013-2014	<u>Estimated</u> 2014-2015	<u>Estimated</u> 2015-2016	<u>Estimated</u> 2016-2017	<u>Estimated</u> 2017-2018	<u>Estimated</u> 2018-2019	<u>Estimated</u> 2019-2020
Parking 063											
Street Transfer	\$772,946	\$803,779									
Fifth & William Grant	\$25,000	\$100,000									
415 W. Washington Net Income	\$27,955	\$68,000									
Meter Rent	\$2,000,000	\$2,000,000									
Proposed Transfer as % of Gross Prk. Rev.			\$2,262,785	\$2,446,010	\$2,721,406	\$2,837,225	\$2,974,605	\$3,061,648	\$3,151,300	\$3,258,210	\$3,353,752
Proposed %			14.0%	14.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Total Parking Grants	\$2,825,901	\$2,971,779	\$2,262,786	\$2,446,010	\$2,721,407	\$2,837,225	\$2,974,605	\$3,061,649	\$3,151,300	\$3,258,210	\$3,353,752

Notes to 10 Year Plan

- Note 1 **TIF Administrative Expenses**
Actual through FY 2009/10, estimated at 4.00% increases thereafter.
Administration Expenses include:
- Salaries and Fringe Benefits
- Office, Insurance, Legal and General Expenses
- Note 2 **TIF Capital Expenses**
This figure is the cost of improvements to the alleys, sidewalks, way finding and other miscellaneous downtown improvements.
- Note 3 **Transfers to Other Funds**
The DDA has two annual interfund transfers by Board Resolution they are:
- | | |
|---|-------------|
| Amount of Yearly Grant from TIF to Housing Fund: | \$100,000 |
| Amount of Yearly Grant from Parking to Parking Maintenance Fund | \$2,093,605 |
- Note 4 **Grants**
The DDA grants funds to other downtown agencies for the betterment of the district. See page 7 for a schedule. All Grants given by the DDA have a expiration date of June 30 of the fiscal year after the fiscal year in which the grant was approved, unless otherwise noted.
- Note 5 **Transfer to Bond Fund**
This line represents the 15% down payment needed to bond capital projects through the City of Ann Arbor. These funds are usually paid during the construction period of the project
- Note 6 **Interest**
The interest earned is calculated by multiplying the previous years fund balance by 1.00%
- Note 7 **Parking Administrative Expenses**
Actual through FY 2009/10, estimated at 4.00% increases thereafter.
Administration Expenses include:
- Salaries and Fringe Benefits
- Payments to parking contractor for Operation and Staffing of the parking facilities
- Rent and utilities for the parking facilities
- Office, insurance, legal and general expenses
- Engineering consultations for non capital projects.
- Note 8 **Parking Structure Maintenance Reserve**
The Capital Improvement contributions are calculated on the average yearly cost of maintaining the parking facilities through 2022 as reported on the Carl Walker report dated Dec., 2008 (Page 8.) The next Carl Walker review will be within four years of the previous report.
- Note 9 **Miscellaneous Revenue**
These amounts are normally small amounts of non-routine revenue that the DDA gets. Significant amounts have been collected due to the reimbursement of prior years expenses from bond funds or the passthrough of historic marker funds from the Ann Arbor Historical Society for additional historic markers.

