

DDA 10-Year Plan

- 1 TIF Growth Rate 2% Estimated Growth Rate
- 2 Interest Rate on Fund Balances 0.50% Used after FY 14/15 in which the DDA budget is used.
- 3 TIF Administrative Expense Growth Rate 4.00% Used after FY 14/15 in which the DDA budget is used.
- 4 Yearly Parking Rate Increases: FY 2011-2013 \$.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) & \$.10 in FY 13
- After FY 2013 0.00% annual increases on all rates
- 5 Parking Operations Expense Growth Rate 4.00% Used after FY 14/15 in which the DDA budget is used.
- 6 City and Private Lot Rental Cost of Living Adjustment Rate 4.00% Used after FY 14/15 in which the DDA budget is used.

7 Interfund Transfers

Amt of Annual Transfer from TIF to Housing Fund resumes in FY 2013/14:	\$100,000
Amt of Average Annual Transfer from Parking to Parking Maintenance Fund	\$2,093,605

8 Amount of Gross Parking Revenues Transferred to the City

Year	Percentage	Amount
FY 2012	17.0%	\$2,797,862
FY 2013	17.0%	\$2,981,373
FY 2014	17.0%	\$3,201,308
FY 2015	17.0%	\$3,237,709
FY 2016	17.0%	\$3,339,312
FY 2017	17.0%	\$3,360,958
FY 2018	17.0%	\$3,459,902
FY 2019	17.0%	\$3,468,149
FY 2020	17.0%	\$3,463,334
FY 2021	17.0%	\$3,437,598
FY 2022	17.0%	\$3,432,385

9 Possible Future Bonded Projects

Parking Fund	<u>Name of Project</u>	<u>Fiscal Year Project Begins</u>	<u>Total Cost of Project</u>	<u>Amount to be Paid from Cash</u>	<u>Amount to be Financed over 20/25 years</u>	<u>Annual Bond Payments</u>
	First & Washington	2012/13	\$10,588,235	\$1,588,235	\$9,000,000	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 FY 2011/12	Budget Amend. #1 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	Estimated FY 2020/21	Estimated FY 2021/22	
Fund 003 DDA Tax Increment Financing											
Income											
Property Taxes (Pg. 3)	\$3,726,763	\$3,957,012	\$3,933,004	\$3,756,613	\$3,831,746	\$3,908,381	\$3,986,548	\$4,062,354	\$4,149,202	\$4,237,786	\$4,328,141
Interest (Note 6)	\$22,566	\$9,390	\$10,939	\$3,009	\$3,666	\$2,209	\$1,324	\$3,129	\$5,133	\$4,476	\$4,035
Miscellaneous (Note 9)	\$104,240	\$43,106									
	\$3,853,568	\$4,009,508	\$3,943,943	\$3,759,622	\$3,835,412	\$3,910,590	\$3,987,872	\$4,065,483	\$4,154,335	\$4,242,262	\$4,332,176
Expenses											
Administration (Note 1.)	\$424,146	\$701,263	\$752,781	\$755,802	\$786,034	\$817,475	\$850,174	\$884,181	\$919,549	\$956,331	\$994,584
Capital Expenses (Page 6)	\$38,768	\$243,106	\$300,000	\$300,000	\$350,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Debt Service (Pg. 5)	\$3,118,790	\$3,081,896	\$3,430,079	\$2,002,328	\$1,982,118	\$1,661,551	\$1,168,017	\$1,171,983	\$1,757,479	\$1,765,611	\$1,773,429
Transfer to Bond Fund (Note 5)	\$1,035,318	\$850,000									
Grants (Note 4) (Page 7)	\$618,875	\$608,608	\$708,608	\$708,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608
Transfer to Housing (Note 3)	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
	\$5,235,896	\$5,484,873	\$5,291,468	\$3,866,738	\$4,126,760	\$4,087,634	\$3,664,772	\$4,285,636	\$4,330,550	\$4,376,621	
Excess of Rev over Exp.	(\$1,382,328)	(\$1,475,365)	(\$1,347,525)	(\$107,115)	(\$291,349)	(\$177,045)	\$361,073	\$400,711	(\$131,301)	(\$88,288)	(\$44,445)
Prior Years Fund Bal.	\$5,045,542	\$3,663,214	\$2,187,849	\$840,324	\$733,209	\$441,860	\$264,816	\$625,889	\$1,026,600	\$895,298	\$807,010
Fund Balance at End of Year	\$3,663,214	\$2,187,849	\$840,324	\$733,209	\$441,860	\$264,816	\$625,889	\$1,026,600	\$895,298	\$807,010	\$762,566
Fund 063 DDA Parking Fund											
Income											
Parking Revenue	\$17,050,291	\$18,104,916	\$19,348,016	\$19,577,447	\$20,281,291	\$20,434,154	\$21,042,730	\$21,118,855	\$21,119,255	\$20,997,730	\$20,998,130
Miscellaneous	\$89,920	\$96,862	\$100,000	\$110,000	\$113,300	\$116,699	\$120,200	\$123,806	\$127,520	\$131,346	\$135,286
Interest (Note 6)	\$26,533	\$3,298	\$5,600	\$6,701	\$1,628	\$670	\$905	\$391	\$1,635	\$6,397	\$14,146
	\$17,166,744	\$18,205,076	\$19,453,616	\$19,694,148	\$20,396,219	\$20,551,523	\$21,163,835	\$21,243,052	\$21,248,410	\$21,135,473	\$21,147,562
Expenses											
Operation Expense (Note 7)	\$6,528,790	\$7,727,446	\$8,070,161	\$8,382,315	\$8,717,608	\$9,066,312	\$9,428,964	\$9,806,123	\$10,198,368	\$10,606,303	\$11,030,555
Contribution to Cap. Imp. Fund (Note 3)	\$0	\$750,000	\$4,400,000	\$2,618,025	\$3,843,605	\$2,093,605	\$2,743,605	\$2,143,605	\$2,343,605	\$2,093,605	\$2,093,605
Grants (Note 4) (Page 7)	\$467,392	\$590,060	\$915,000	\$900,000	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000
Debt Service and Interest (Pg. 5)	\$2,926,300	\$3,613,759	\$3,163,863	\$4,561,414	\$3,567,984	\$4,847,829	\$4,759,610	\$4,726,370	\$3,440,775	\$2,597,981	\$2,617,770
Transfers to the City (Pg. 8)	\$2,797,862	\$3,139,795	\$3,201,308	\$3,237,709	\$3,339,312	\$3,360,958	\$3,459,902	\$3,468,149	\$3,463,334	\$3,437,598	\$3,432,385
Capital Outlay Expense			\$238,840	\$253,571	\$269,217	\$285,815	\$24,599				
Transfer to Bond Fund (Note 5)	\$2,434,650	\$3,380,623									
	\$15,154,994	\$19,201,683	\$19,989,172	\$19,953,034	\$20,587,726	\$20,504,519	\$21,266,680	\$20,994,246	\$20,296,082	\$19,585,486	\$20,024,315
Excess of Rev over Exp.	\$2,011,749	(\$996,607)	(\$535,556)	(\$258,886)	(\$191,506)	\$47,004	(\$102,845)	\$248,806	\$952,328	\$1,549,987	\$1,123,247
Prior Years Fund Bal.	\$104,821	\$2,116,571	\$1,119,963	\$584,407	\$325,521	\$134,015	\$181,019	\$78,174	\$326,980	\$1,279,308	\$2,829,295
Fund Balance at End of Year	\$2,116,571	\$1,119,963	\$584,407	\$325,521	\$134,015	\$181,019	\$78,174	\$326,980	\$1,279,308	\$2,829,295	\$3,952,542
Parking Maintenance Reserve Fund											
Income											
Contributions from the Parking Fund (Note 3)	\$0	\$750,000	\$4,400,000	\$2,618,025	\$3,843,605	\$2,093,605	\$2,743,605	\$2,143,605	\$2,343,605	\$2,093,605	\$2,093,605
Interest & Miscellaneous	\$26,746	\$16,332	\$3,131	\$16,515	\$13,381	\$12,278	\$9,164	\$13,573	\$11,941	\$8,830	\$744
	\$26,746	\$766,332	\$4,403,131	\$2,634,540	\$3,856,986	\$2,105,883	\$2,752,769	\$2,157,178	\$2,355,546	\$2,102,435	\$2,094,349
Expenses											
Parking Facility Repairs (Note 8)(Pg. 6)	\$253,502	\$1,755,000	\$2,326,270	\$2,661,380	\$4,077,700	\$2,728,647	\$1,870,994	\$2,483,475	\$2,977,850	\$3,719,660	\$2,110,034
Excess of Rev over Exp.	(\$226,756)	(\$988,668)	\$2,076,861	(\$26,840)	(\$220,714)	(\$622,764)	\$881,775	(\$326,297)	(\$622,304)	(\$1,617,225)	(\$15,685)
Prior Years Fund Bal.	\$1,841,689	\$1,614,933	\$626,265	\$2,703,126	\$2,676,286	\$2,455,572	\$1,832,808	\$2,714,583	\$2,388,286	\$1,765,982	\$148,757
Fund Balance at the End of the Year	\$1,614,933	\$626,265	\$2,703,126	\$2,676,286	\$2,455,572	\$1,832,808	\$2,714,583	\$2,388,286	\$1,765,982	\$148,757	\$133,072
Fund 001 DDA Housing Fund											
Income											
Contributions from TIF (Note 3)			\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Interest (Note 6)	\$18,433	\$7,008	\$2,231	\$2,742	\$3,236	\$3,742	\$4,250	\$4,760	\$5,272	\$5,786	\$6,302
	\$18,433	\$7,008	\$102,231	\$102,742	\$103,236	\$103,742	\$104,250	\$104,760	\$105,272	\$105,786	\$106,302
Expenses											
Administrative	\$2,895	\$2,000	\$2,000	\$2,000	\$2,080	\$2,163	\$2,250	\$2,340	\$2,433	\$2,531	\$2,632
Grants (Note 4) (Page 7)*	\$0	\$646,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess of Rev over Exp.	\$15,538	(\$640,992)	\$100,231	\$100,742	\$101,156	\$101,579	\$102,000	\$102,420	\$102,839	\$103,255	\$103,670
Prior Years Fund Bal.	\$1,071,719	\$1,087,257	\$446,265	\$546,496	\$647,238	\$748,394	\$849,973	\$951,973	\$1,054,393	\$1,157,232	\$1,260,487
Fund Balance at End of Year	\$1,087,257	\$446,265	\$546,496	\$647,238	\$748,394	\$849,973	\$951,973	\$1,054,393	\$1,157,232	\$1,260,487	\$1,364,157
Combined Fund Bal.	\$8,481,975	\$4,380,342	\$4,674,353	\$4,382,254	\$3,779,841	\$3,128,615	\$4,370,619	\$4,796,259	\$5,097,820	\$5,045,549	\$6,212,337
Total Annual Expenses **	\$17,174,425	\$21,460,933	\$22,968,070	\$23,609,555	\$24,679,364	\$24,941,380	\$23,996,269	\$24,998,889	\$25,215,963	\$25,542,091	\$24,417,365
Combined Fund Bal.	49.4%	20.4%	20.4%	18.6%	15.3%	12.5%	18.2%	19.2%	20.2%	19.8%	25.4%
Annual Inc. in Comb.Fund Balance above 18%	\$0	\$517,374	\$22,727	(\$407,567)	\$0	\$0	(\$81,244)	\$245,169	\$262,488	(\$110,974)	\$1,369,239

* 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.

*** These amounts have been adjusted for FY 2011/12 actuals where the original budget figures were based on prior year amounts.

**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 2003 DDA TIF plan							
2003	\$70,194,084	\$69,324,486		47.5568	58.9490	\$2,881,901	\$3,163,739
2004	\$72,658,263	\$72,123,783		45.4418	57.7879	\$2,880,617	\$3,204,541
2005	\$75,209,080	\$76,955,174		47.3625	59.6817	\$2,907,575	\$3,326,486
2006	\$77,849,585	\$78,671,971		46.7755	59.2397	\$2,931,586	\$3,365,468
2007	\$80,582,936	\$81,877,369		46.1895	59.1823	\$2,934,741	\$3,405,586
2008	\$83,412,404	\$92,204,889		46.0373	59.2835	\$2,932,832	\$3,680,612
2009	\$86,341,372	\$113,460,032	\$244,300	28.0645		\$2,940,752	\$3,870,539
2010	\$89,373,345	\$128,523,602	\$206,400	27.7744	*	\$1,931,198	\$3,537,939
2011	\$92,511,951	\$140,612,435		27.7968		\$1,969,825	\$3,809,100 ***
2012	\$95,760,945	\$137,537,779		27.4854		\$2,009,220	\$3,726,763
2013	\$99,124,215	\$140,288,535		27.4854		\$2,049,402	\$3,855,886
2014	\$102,605,787	\$143,094,305		27.4854		\$2,090,391	\$3,933,004
2015	\$106,209,828	\$145,956,191		27.4854		\$2,132,198	\$3,756,613
2016	\$109,940,652	\$148,875,315		27.4854		\$2,174,844	\$3,831,746
2017	\$113,802,726	\$151,852,822		27.4854		\$2,218,341	\$3,908,381
2018	\$117,800,673	\$154,889,878		27.4854		\$2,262,709	\$3,986,548
2019	\$121,939,281	\$157,987,675		27.4854		\$2,307,963	\$4,062,354
2020	\$126,223,506	\$161,147,429		27.4854		\$2,354,121	\$4,149,202
2021	\$130,658,478	\$164,370,378		27.4854		\$2,401,203	\$4,237,786
2022	\$135,249,510	\$167,657,785		27.4854		\$2,449,229	\$4,328,141
2023	\$140,002,101	\$171,010,941		27.4854		\$2,498,213	\$4,420,304
2024	\$144,921,944	\$174,431,160		27.4854		\$2,548,175	\$4,514,310
2025	\$150,014,933	\$177,919,783		27.4854		\$2,599,139	\$4,610,196
2026	\$155,287,172	\$181,478,179		27.4854		\$2,651,121	\$4,708,000
2027	\$160,744,978	\$185,107,742		27.4854		\$2,704,145	\$4,807,760
2028	\$166,394,891	\$188,809,897		27.4854		\$2,758,229	\$4,909,516
2029	\$172,243,683	\$192,586,095		27.4854		\$2,813,392	\$5,013,306
2030	\$178,298,364	\$196,437,817		27.4854		\$2,869,659	\$5,119,172
2031	\$184,566,193	\$200,366,573		27.4854		\$2,927,051	\$5,227,155
2032	\$191,054,684	\$204,373,905		27.4854		\$2,985,592	\$5,337,299
2033	\$197,771,616	\$208,461,383		27.4854			\$5,449,644
Total	\$5,043,829,180	\$5,316,830,414				\$148,012,364	\$170,465,390

Estimated rate of increase after FY 2011 is:

2% Estimated Growth Rate

* 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

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

DDA - 10 Year Plan
Debt Service Schedule

Year	Project	Bond Amount	Actual 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	Estimated FY 2020/21	Estimated FY 2021/22
1998	4th & Washington & Refund	\$ 10,100,000	\$ 566,250	\$ 561,925	\$ 558,794	\$ 559,700	\$ 59,525	\$ 558,250					
2002	State Street Bond	\$ 4,925,000	\$ 676,250										
2002	4th & Williams	\$ 3,600,000	\$ 282,681	\$ 242,188	\$ 241,450	\$ 244,400	\$ 247,300	\$ 248,000	\$ 248,600	\$ 249,100	\$ 249,500	\$ 249,800	\$ 255,000
2005	Ref. of 4 & Wash, Maynard & For.	\$ 13,305,000	\$ 1,757,525	\$ 1,754,300	\$ 1,732,050	\$ 1,697,800	\$ 1,687,050	\$ 1,653,550	\$ 1,618,300	\$ 1,579,123	\$ 852,800		
2007	4th & William Addition	\$ 4,250,000	\$ 319,844	\$ 320,944	\$ 323,744	\$ 326,144	\$ 323,144	\$ 324,944	\$ 326,344	\$ 327,344	\$ 332,944	\$ 332,944	\$ 337,544
2009/10	Library Lot Underground	\$ 31,144,484	\$ 1,539,401	\$ 1,942,352	\$ 1,958,361	\$ 1,964,143	\$ 1,473,511	\$ 1,979,865	\$ 1,990,885	\$ 1,997,645	\$ 2,005,531	\$ 2,015,237	\$ 2,025,226
2010/11	5th & Division	\$ 5,307,708	\$ 262,281	\$ 330,935	\$ 333,663	\$ 334,648	\$ 336,244	\$ 337,327	\$ 339,204	\$ 340,356	\$ 341,700	\$ 343,353	\$ 345,055
2010/11	Prk. Structure Pedestrian Imp.	\$ 8,045,576	\$ 397,562	\$ 501,628	\$ 505,762	\$ 507,255	\$ 509,674	\$ 511,315	\$ 514,162	\$ 515,907	\$ 517,944	\$ 520,451	\$ 523,030
2010/11	Library Lot Future Development	\$ 4,922,232	\$ 243,296	\$ 306,980	\$ 309,511	\$ 310,424	\$ 311,905	\$ 312,909	\$ 314,651	\$ 315,719	\$ 316,966	\$ 318,500	\$ 320,078
2012/13	First & Washington	\$ 9,000,000		\$ 734,402	\$ 572,783	\$ 576,133	\$ 574,295	\$ 572,370	\$ 575,358	\$ 573,158	\$ 580,870	\$ 583,308	\$ 585,265
2013	Instalment Loan	\$ 1,278,765			\$ 57,825	\$ 43,094	\$ 27,454	\$ 10,850	\$ 123				
		\$ 107,073,765	\$ 6,045,090	\$ 6,695,655	\$ 6,593,942	\$ 6,563,742	\$ 5,550,102	\$ 6,509,380	\$ 5,927,627	\$ 5,898,353	\$ 5,198,254	\$ 4,363,592	\$ 4,391,199

Downtown Development Authority
Project List-Cash Only

Parking Facility Maintenance Improvements "A"

	<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>Estimated</u> 2020-2021	<u>Estimated</u> 2021-2022
<u>TIF Fund</u>											
Curb Ramps		\$200,000									
Miscellaneous	\$38,678		\$300,000	\$300,000	\$350,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Total Expenditure '003	\$38,678	\$200,000	\$300,000	\$300,000	\$350,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000

Parking Maintenance Fund

Fourth & Washington					\$398,925					\$794,509	
Liberty Square			\$1,672,650	\$73,575				\$1,743,475			
Ann & Ashley	\$47,680		\$353,620	\$307,800	\$689,175	\$1,601,647					\$1,343,034
Maynard	\$35,726				\$932,000		\$1,064,664				
Fourth & William	\$46,257			\$1,588,005					\$2,228,850		
Forest					\$939,600					\$1,017,151	
Library Lot Underground							\$75,330			\$1,150,000	
E-Park Installation				\$442,000	\$455,000	\$455,000					
General Maintenance	\$123,839	\$75,000	\$0	\$0	\$363,000	\$372,000	\$381,000	\$390,000	\$399,000	\$408,000	\$417,000
			\$300,000	\$250,000	\$300,000	\$300,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Total Yearly Costs '065	\$253,502	\$75,000	\$2,326,270	\$2,661,380	\$4,077,700	\$2,728,647	\$1,870,994	\$2,483,475	\$2,977,850	\$3,719,660	\$2,110,034

"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 intended to give an overall cost estimation for future repairs. Each October DDA and Republic Parking staff walk each facility to list the specific repairs needed for each facility.

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

Grantor or Purpose	<u>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>Estimated</u> 2020-2021	<u>Estimated</u> 2021-2022
TIF 003											
Energy Grant	\$101,749	\$100,000	\$100,000	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Consultant for Real Estate Devl. S. 5th Ave Zingerman's Brownfield **	\$0										
AAHC - Baker Commons Imp & Repair Discretionary	\$8,517	\$14,000	\$100,000	\$100,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Sub-Total TIF Projects	\$110,267	\$114,000	\$200,000	\$200,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
City Hall Court/Police Facility	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608	\$508,608
Total TIF Grants	\$618,875	\$622,608	\$708,608	\$708,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608
Parking 063											
City of Ann Arbor Connector Feasibility		\$15,000	\$15,000								
Alternative Transportation	\$467,392	\$590,060	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Miscellaneous			\$300,000	\$300,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Alternative Transportation/Parking Grants	\$467,392	\$605,060	\$915,000	\$900,000	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000
Housing 001 *											
Village Green - Affordable Housing		\$400,000									
AAHC - Baker Commons Imp & Repair		\$246,000									
Total Housing Grants	\$0	\$646,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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

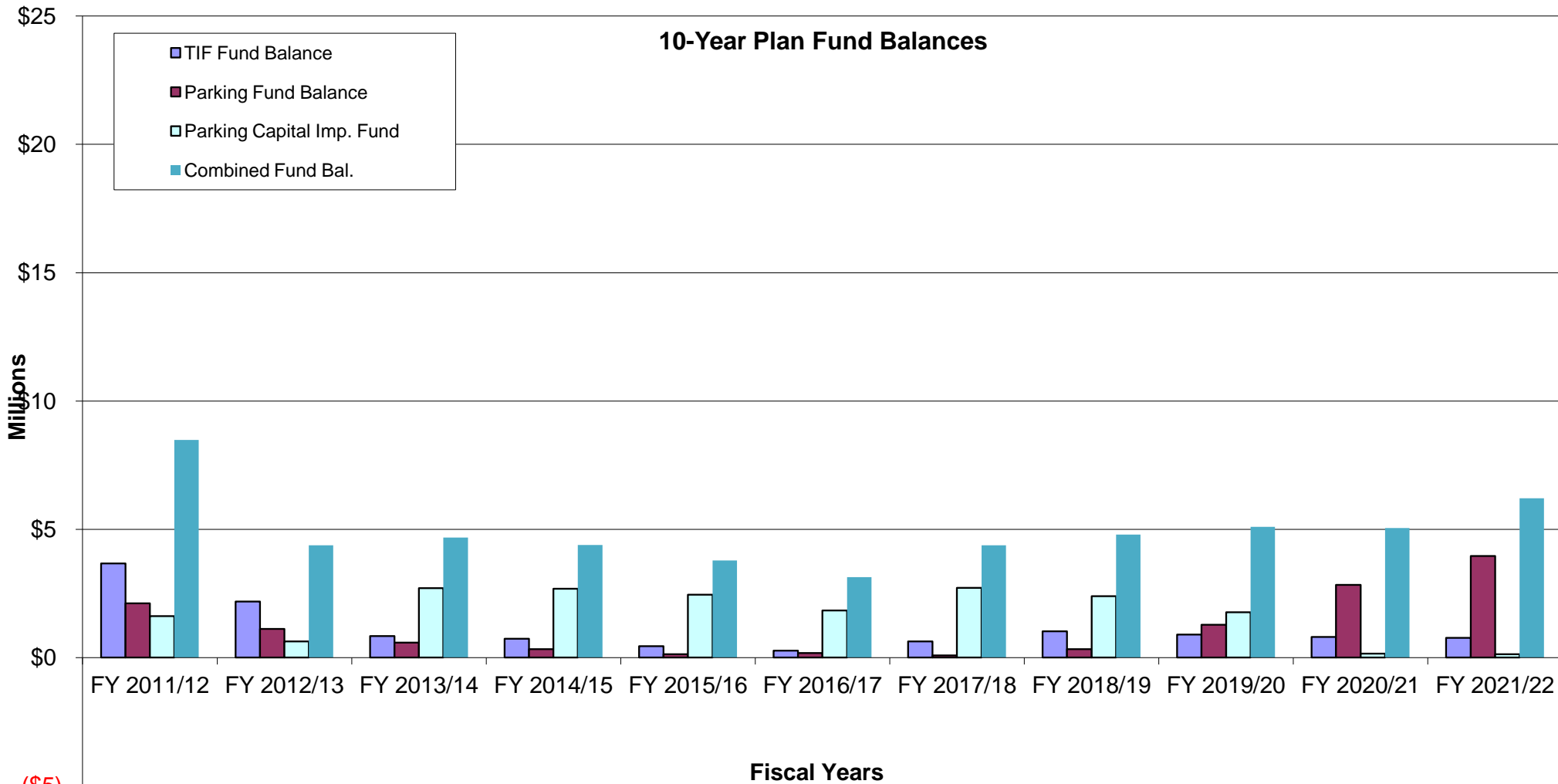
** Total grant was \$407,000, which included the value of in-kind parking provided to the project.

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

Purpose	<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>Estimated</u> 2020-21	<u>Estimated</u> 2021-22
Parking 063											
Estimated Transfer as % of Gross Prk. Rev.	\$2,797,862	\$2,981,373	\$3,201,308	\$3,237,709	\$3,339,312	\$3,360,958	\$3,459,902	\$3,468,149	\$3,463,334	\$3,437,598	\$3,432,385
Total Parking Grants	<u>\$2,797,862</u>	<u>\$2,981,373</u>	<u>\$3,201,308</u>	<u>\$3,237,709</u>	<u>\$3,339,312</u>	<u>\$3,360,958</u>	<u>\$3,459,902</u>	<u>\$3,468,149</u>	<u>\$3,463,334</u>	<u>\$3,437,598</u>	<u>\$3,432,385</u>

Notes to 10 Year Plan

- Note 1 **TIF Administrative Expenses**
Administrative expenses are increased at a 4.00% rate after FY 2012/13
Administration Expenses include:
- Salaries and Fringe Benefits
- Office, Insurance, Legal and General Expenses
The decrease in amount spent in FY 2010/11 was due to the 5th & Division bond fund absorbing the majority of engineering and consulting 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 at the will of the Board. Their average annual amount is
- | | |
|---|-------------|
| Average Amount of Yearly Grant from TIF to Housing Fund: | \$100,000 |
| Average 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 0.50% beginning in FY 2015/16
- Note 7 **Parking Operations Expenses**
Parking Ops expenses are increased at a 4.00% rate after FY 2012/13
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.



(\$5)

	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	FY 2020/21	FY 2021/22
1	46.2%	49.4%	20.4%	20.4%	18.6%	15.3%	12.5%	18.2%	19.2%	20.2%	25.4%
2	\$0	\$517,374	\$22,727	-\$407,567	\$0	\$0	-\$81,244	\$245,169	\$262,488	-\$110,974	\$1,369,239
3	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%
4	\$2,797,862	\$2,981,373	\$3,201,308	\$3,237,709	\$3,339,312	\$3,360,958	\$3,459,902	\$3,468,149	\$3,463,334	\$3,437,598	\$3,432,385
5	\$3,306,470	\$3,489,981	\$3,709,916	\$3,746,317	\$3,847,920	\$3,869,566	\$3,968,510	\$3,976,757	\$3,971,942	\$3,946,206	\$3,940,993
6	\$8,481,975	\$4,380,342	\$4,674,353	\$4,382,254	\$3,779,841	\$3,128,615	\$4,370,619	\$4,796,259	\$5,097,820	\$5,045,549	\$6,212,337

1. Ratio of combined fund balance/annual expenditures
2. Amount of annual fund balance increases above 18% of fund balance/annual expenses
3. Percentage of gross parking revenue transferred to the City
4. Combined total city transfer from DDA Parking Fund
5. Combined total City transfer from DDA all funds (FY 2011/12 - FY 2020/21 - 17% of Gross Revenues and Court Police Facility Payment)
6. Combined DDA fund balance