

DDA 10-Year Plan  
Variables

1 TIF Growth Rate 2.00% After FY 2011

Significant additions to TIF revenue:	Year	2008	2009	2010	2011
Liberty Lofts		\$225,279	\$225,279	\$225,279	\$225,279
Ashley Terrace			\$336,000	\$336,000	\$336,000
411 Lofts				\$138,000	\$276,000
Zaragon				\$114,000	\$228,000

2 Interest Rate on Fund Balances 3.50%

3 TIF Administrative Expense Growth Rate 4.00%

4 Yearly Parking Rate Increases 0.00%

5 Parking Administrative Expense Growth Rate 4.00%

6 City and Private Lot Rental Cost of Living Adjustment Rate 4.00%

7 Amount of Yearly Grant from TIF to Housing Fund \$200,000

Amount of Yearly Grant from Parking to Parking Maintenance Fund \$2,093,605

8 Possible Future Projects

TIF 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 year:</u>	<u>Annual Bond Payments</u>	<u>Annual Revenue Generated</u>
	5th & Division & Wayfinding	2009/10	\$6,150,000	\$922,500	\$5,227,500	\$693,521	
	Parking Structure Pedestrian Improvements	2010/11	\$9,246,300	\$1,407,322	\$7,838,978	See Bond Pmt Tab	
	Future Development	2010/11	\$5,283,600	\$804,184	\$4,479,416	See Bond Pmt Tab	
	City Hall	2009/10	\$8,200,000	\$0	\$8,200,000	\$506,557	

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 year</u>	<u>Annual Bond Payments</u>	
	First & Washington & On-Street Pay Stations	2008/09	\$11,000,000	\$1,650,000	\$9,350,000	\$750,268	\$0
	Ann & Ashley Addition	2008/09	\$0	\$0	\$0	\$0	
	Library Lot Underground	2010/11	\$41,802,600	\$6,362,516	\$35,440,084	See Bond Pmt Tab	\$1,861,811

9 Assumed Rent from DDA to City for Parking Meters	FY	2005	\$107,517
		2006	\$2,000,000
		2007	\$2,000,000
		2008	\$2,000,000
		2009	\$2,000,000
		2010	\$2,000,000
		2011	\$0
		2012	\$0
		2013	\$0
		2014	\$0
		2015	\$0

DDA - 10 Year Plan  
Income/Expense Summary

YEAR	2	3	4	5	6	7	8	9	10	11	12
	Actual	Budget	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
Fund 003 DDA Tax Increment Financing (As of FY 2009 incl)	FY 2007/08	FY 2008/09	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
<b>Income</b>											
Property Taxes (Pg. 3)	\$3,680,612	\$3,973,325	\$3,544,929	\$3,796,929	\$3,872,867	\$3,950,325	\$4,029,331	\$4,109,918	\$4,192,116	\$4,275,959	\$4,361,478
Interest (Note 6)	\$343,600	\$154,439	\$162,856	\$124,158	\$63,954	\$109,878	\$144,476	\$162,786	\$182,716	\$204,338	\$227,681
Miscellaneous (Fund balance for Historical Markers)	\$14,350		\$30,000								
	\$4,038,563	\$4,127,764	\$3,737,785	\$3,951,087	\$3,936,822	\$4,060,203	\$4,173,807	\$4,272,704	\$4,374,832	\$4,480,297	\$4,589,158
<b>Expenses</b>											
Administration (Note 1.)	\$1,352,921	\$714,292	\$748,873	\$754,819	\$785,012	\$816,412	\$849,069	\$883,031	\$918,353	\$955,087	\$993,290
Capital Expenses (Note 2.)	\$2,409,885	\$915,050	\$1,365,795	\$1,105,753	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service (Pg. 7)	\$1,313,519	\$1,308,057	\$2,174,530	\$2,187,105	\$2,695,968	\$2,151,412	\$2,151,637	\$2,152,301	\$2,152,044	\$2,152,153	\$2,151,270
Transfer to Other Agencies (Note 4)	\$908,285	\$550,000	\$525,000	\$400,000	\$416,000	\$432,640	\$449,946	\$467,943	\$486,661	\$506,128	\$526,373
Transfer to Parking		\$0	\$0	\$2,001,028	(\$1,472,264)	(\$528,764)	\$0	\$0	\$0	\$0	\$0
Transfer to Housing (Note 3)	\$620,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
	\$6,604,610	\$3,687,349	\$5,014,198	\$6,648,705	\$6,224,716	\$3,071,700	\$3,650,652	\$3,703,276	\$3,757,057	\$3,813,368	\$3,870,933
Excess of Rev over Exp.	(\$2,566,047)	\$440,415	(\$1,276,413)	(\$2,697,618)	\$1,312,105	\$988,503	\$523,155	\$569,428	\$617,775	\$666,929	\$718,226
Prior Years Fund Bal.	\$6,978,579	\$5,360,880	\$5,801,295	\$4,524,882	\$1,827,264	\$3,139,370	\$4,127,873	\$4,651,028	\$5,220,455	\$5,838,230	\$6,505,159
<b>Fund Balance at End of Year</b>	<b>\$4,412,532</b>	<b>\$5,801,295</b>	<b>\$4,524,882</b>	<b>\$1,827,264</b>	<b>\$3,139,370</b>	<b>\$4,127,873</b>	<b>\$4,651,028</b>	<b>\$5,220,455</b>	<b>\$5,838,230</b>	<b>\$6,505,159</b>	<b>\$7,223,385</b>
<b>Fund 030 DDA TIF Maintenance Fund</b>											
<b>Income</b>											
Transfer from TIF Fund (Note 3)	\$420,000										
Interest (Note 6)	\$43,079										
	\$463,079										
<b>Expenses</b>											
Maintenance (Page 6)	\$246,883										
Excess of Rev over Exp.	\$216,196										
Prior Years Fund Balance	\$732,152										
<b>Fund Balance at End of Year</b>	<b>\$948,348</b>	<b>Balance Moved to Fund 003</b>									
<b>Fund 063 DDA Parking Fund</b>											
<b>Income</b>											
Parking Revenue (Pg. 4)	\$11,061,883	\$11,050,942	\$11,370,592	\$12,248,650	\$13,899,890	\$14,741,433	\$14,741,433	\$14,741,433	\$14,741,433	\$14,741,433	\$14,741,433
Meter Revenue (Pg. 4)	\$2,981,801	\$2,994,323	\$3,484,664	\$3,784,664	\$4,325,006	\$4,325,006	\$4,325,006	\$4,325,006	\$4,325,006	\$4,325,006	\$4,325,006
Transfer from TIF, Parking Maint & Housing		\$0	\$2,798,437	\$3,198,028	(\$1,472,264)	(\$1,595,670)	(\$1,263,466)	(\$919,935)	(\$543,223)	(\$184,931)	(\$16,976)
Interest (Note 6)	\$383,079	\$192,320	\$95,140	\$68,027	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$14,426,763	\$14,237,584	\$17,748,834	\$19,299,370	\$16,752,632	\$17,470,769	\$17,802,973	\$18,146,504	\$18,523,216	\$18,881,508	\$19,049,463
<b>Expenses</b>											
Operation Expense (Note 7)	\$7,406,977	\$6,513,438	\$6,619,771	\$6,934,541	\$7,734,251	\$8,043,621	\$8,365,366	\$8,699,981	\$9,047,980	\$9,409,899	\$9,786,295
Contribution to Cap. Imp. Fund (Note 3)	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605
Contributions to Other Agencies (Note 8)	\$185,334	\$500,000	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service (Pg. 7)	\$2,093,605	\$3,001,933	\$5,689,645	\$5,686,187	\$6,088,845	\$6,464,175	\$6,439,860	\$6,412,610	\$6,403,711	\$6,360,966	\$5,734,987
Transfers to the City for Meter Operations	\$2,760,036	\$2,757,639	\$2,780,368	\$803,779	\$835,930	\$869,367	\$904,142	\$940,308	\$977,920	\$1,017,037	\$977,718
Transfer to Bond Fund (Note 4)	\$825,000	\$0	\$4,006,258	\$3,181,258	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$14,539,558	\$15,691,615	\$21,789,647	\$19,299,370	\$16,752,632	\$17,470,768	\$17,802,973	\$18,146,504	\$18,523,216	\$18,881,507	\$18,592,605
Excess of Rev over Exp.	(\$112,795)	(\$1,454,031)	(\$4,040,813)	(\$0)	\$0	\$1	\$0	(\$0)	(\$0)	\$1	\$456,858
Prior Years Fund Bal.	\$5,607,640	\$5,494,844	\$4,040,813	\$0	(\$0)	(\$0)	\$0	\$0	\$0	(\$0)	\$0
<b>Fund Balance at End of Year</b>	<b>\$5,494,844</b>	<b>\$4,040,813</b>	<b>\$0</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$0)</b>	<b>\$0</b>	<b>\$456,858</b>
<b>Parking Capital Improvement Reserve</b>											
<b>Income</b>											
Contributions from the Parking Fund (Note 3)	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605	\$2,093,605
Interest	\$86,028	\$64,450	\$55,095	\$89,509	\$28,934	\$17,520	\$68,301	\$92,664	\$145,941	\$153,524	\$182,207
	\$2,179,633	\$2,158,055	\$2,148,700	\$2,183,114	\$2,122,539	\$2,111,125	\$2,161,906	\$2,186,269	\$2,239,546	\$2,247,129	\$2,275,812
<b>Expenses</b>											
Parking Facility Repairs (Note 9)	\$2,919,703	\$750,000	\$1,001,227	\$1,526,180	\$2,448,638	\$1,727,166	\$2,729,288	\$1,583,976	\$2,566,130	\$1,612,533	\$2,110,830
Transfer to Parking Fund			\$2,798,437	\$1,197,000	\$0	(\$1,066,906)	(\$1,263,466)	(\$919,935)	(\$543,223)	(\$184,931)	(\$16,976)
Excess of Rev over Exp.	(\$740,069)	\$1,408,055	(\$1,650,964)	(\$540,066)	(\$326,099)	\$1,450,865	\$696,083	\$1,522,228	\$216,639	\$819,527	\$181,959
Prior Years Fund Bal.	\$2,349,723	\$1,609,654	\$3,017,709	\$1,366,745	\$826,679	\$500,580	\$1,951,445	\$2,647,529	\$4,169,756	\$4,386,395	\$5,205,922
<b>Fund Balance at the End of the Year</b>	<b>\$1,609,654</b>	<b>\$3,017,709</b>	<b>\$1,366,745</b>	<b>\$826,679</b>	<b>\$500,580</b>	<b>\$1,951,445</b>	<b>\$2,647,529</b>	<b>\$4,169,756</b>	<b>\$4,386,395</b>	<b>\$5,205,922</b>	<b>\$5,387,881</b>
<b>Fund 001 DDA Housing Fund</b>											
<b>Income</b>											
Contributions from TIF	\$431,706	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Interest (Note 3)	\$61,911	\$40,431	\$49,456	\$81,786	\$92,125	\$106,732	\$122,068	\$138,172	\$155,080	\$172,834	\$191,476
	\$493,617	\$240,431	\$249,456	\$281,786	\$292,125	\$306,732	\$322,068	\$338,172	\$355,080	\$372,834	\$391,476
<b>Expenses</b>											
Transfer to Parking Fund			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants and Gifts ( Note 10)	\$251,240	\$26,326	\$255,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess of Rev over Exp.	\$242,377	\$214,105	(\$5,544)	\$206,786	\$292,125	\$306,732	\$322,068	\$338,172	\$355,080	\$372,834	\$391,476
Prior Years Fund Bal.	\$1,184,782	\$1,427,159	\$1,641,264	\$1,635,720	\$1,842,506	\$2,134,631	\$2,441,362	\$2,763,431	\$3,101,602	\$3,456,682	\$3,829,516
<b>Fund Balance at End of Year</b>	<b>\$1,427,159</b>	<b>\$1,641,264</b>	<b>\$1,635,720</b>	<b>\$1,842,506</b>	<b>\$2,134,631</b>	<b>\$2,441,362</b>	<b>\$2,763,431</b>	<b>\$3,101,602</b>	<b>\$3,456,682</b>	<b>\$3,829,516</b>	<b>\$4,220,992</b>

**Downtown Development Authority  
Estimation of Net Tax Revenues  
FY 1982/83-2012/13**

Fiscal Year	Est. SEV from DDA TIF Plans	Actual/Est. SEV "B"	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	\$3,660,612
2009	\$70,491,649	\$94,048,987			\$2,940,752	\$3,973,325
2010	\$72,546,553	\$95,929,967			\$1,931,198	\$3,544,929
2011	\$74,661,458	\$97,848,566			\$1,969,825	\$3,796,929
2012	\$76,838,119	\$99,805,537			\$2,009,220	\$3,872,867
2013	\$79,078,342	\$101,801,648			\$2,049,402	\$3,950,325
2014	\$81,383,987	\$103,837,681			\$2,090,391	\$4,029,331
2015	\$83,759,967	\$105,914,434			\$2,132,198	\$4,109,918
2016	\$86,199,251	\$108,032,723			\$2,174,844	\$4,192,116
2017	\$88,712,867	\$110,193,378			\$2,218,341	\$4,275,959
2018	\$91,299,902	\$112,397,245			\$2,262,709	\$4,361,478
2019	\$93,962,503	\$114,645,190			\$2,307,963	\$4,448,707
2020	\$96,702,881	\$116,938,094			\$2,354,121	\$4,537,681
2021	\$99,523,312	\$119,276,856			\$2,401,203	\$4,628,435
2022	\$102,426,138	\$121,662,393			\$2,449,229	\$4,721,004
2023	\$105,413,769	\$124,095,641			\$2,498,213	\$4,815,424
2024	\$108,488,688	\$126,577,554			\$2,548,175	\$4,911,732
2025	\$111,653,448	\$129,109,105			\$2,599,139	\$5,009,967
2026	\$114,910,679	\$131,691,287			\$2,651,121	\$5,110,166
2027	\$118,263,087	\$134,325,112			\$2,704,145	\$5,212,370
2028	\$121,713,456	\$137,011,615			\$2,758,229	\$5,316,617
2029	\$125,264,655	\$139,751,847			\$2,813,392	\$5,422,949
2030	\$128,919,634	\$142,546,884			\$2,869,659	\$5,531,408
2031	\$132,681,431	\$145,397,822			\$2,927,051	\$5,642,037
2032	\$136,553,174	\$148,305,778			\$2,985,592	\$5,754,877
<b>Total</b>	<b>\$3,999,477,132</b>	<b>\$4,040,738,122</b>			<b>\$148,012,364</b>	<b>\$172,505,277</b>

Estimated rate of increase is: 2.00%

Parking Fund Income  
By Type and Facility

	FY 2006/07	FY 2007/08	FY 2008/09	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
<b>Parking Rates</b>												
Transient	\$0.80	\$0.80	\$0.80	\$0.90	\$1.00	\$1.10	\$1.20	\$1.20	\$1.20	\$1.20	\$1.20	\$1.20
Validation	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
Permit	\$105.00	\$125.00	\$125.00	\$130.00	\$135.00	\$140.00	\$145.00	\$145.00	\$145.00	\$145.00	\$145.00	\$145.00
Other	\$10.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Meter	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
<b>Washington &amp; Fourth</b>	281	281	281	281	281	281	281	281	281	281	281	281
Transient	\$443,234	\$494,165	\$494,165	\$555,936	\$617,706	\$679,477	\$741,248	\$741,248	\$741,248	\$741,248	\$741,248	\$741,248
Validation	\$35,080	\$42,657	\$42,657	\$47,989	\$53,321	\$58,653	\$63,986	\$63,986	\$63,986	\$63,986	\$63,986	\$63,986
Permit	\$138,065	\$50,770	\$50,770	\$52,801	\$54,832	\$56,862	\$58,893	\$58,893	\$58,893	\$58,893	\$58,893	\$58,893
Other	\$17,440	\$16,087	\$16,087	\$18,098	\$20,109	\$22,120	\$24,131	\$24,131	\$24,131	\$24,131	\$24,131	\$24,131
<b>Washington &amp; First</b>	64	64	64	0	0	241	241	241	241	241	241	241
Transient	\$57,834	\$50,448	\$50,448	\$0	\$0	\$186,775	\$203,754	\$203,754	\$203,754	\$203,754	\$203,754	\$203,754
Validation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit	\$62,862	\$76,375	\$76,375	\$0	\$0	\$85,540	\$88,595	\$88,595	\$88,595	\$88,595	\$88,595	\$88,595
Other	\$3,013	\$3,433	\$3,433	\$0	\$0	\$12,710	\$12,710	\$12,710	\$12,710	\$12,710	\$12,710	\$12,710
<b>Maynard</b>	797	805	797	797	797	797	797	797	797	797	797	797
Transient	\$1,346,015	\$1,430,826	\$1,416,607	\$1,593,682	\$1,770,758	\$1,947,834	\$2,124,910	\$2,124,910	\$2,124,910	\$2,124,910	\$2,124,910	\$2,124,910
Validation	\$46,357	\$45,176	\$44,727	\$50,318	\$55,909	\$61,500	\$67,091	\$67,091	\$67,091	\$67,091	\$67,091	\$67,091
Permit	\$233,872	\$268,241	\$268,241	\$278,871	\$289,700	\$300,430	\$311,160	\$311,160	\$311,160	\$311,160	\$311,160	\$311,160
Other	\$87,116	\$92,511	\$91,592	\$103,041	\$114,490	\$125,938	\$137,387	\$137,387	\$137,387	\$137,387	\$137,387	\$137,387
<b>Forest</b>	591	591	591	591	591	591	591	591	591	591	591	591
Transient	\$763,169	\$881,775	\$881,775	\$991,997	\$1,102,219	\$1,212,441	\$1,322,663	\$1,322,663	\$1,322,663	\$1,322,663	\$1,322,663	\$1,322,663
Validation	\$31,888	\$84,029	\$84,029	\$94,533	\$105,036	\$115,540	\$126,044	\$126,044	\$126,044	\$126,044	\$126,044	\$126,044
Permit	\$141,685	\$161,843	\$161,843	\$168,317	\$174,790	\$181,264	\$187,738	\$187,738	\$187,738	\$187,738	\$187,738	\$187,738
Other	\$102,274	\$264,411	\$264,411	\$297,463	\$330,514	\$363,565	\$396,617	\$396,617	\$396,617	\$396,617	\$396,617	\$396,617
<b>Fourth &amp; William</b>	847	994	1007	1007	1007	1007	1007	1007	1007	1007	1007	1007
Transient	\$452,723	\$479,926	\$486,203	\$546,978	\$607,753	\$668,529	\$729,304	\$729,304	\$729,304	\$729,304	\$729,304	\$729,304
Validation	\$83,800	\$60,006	\$60,791	\$68,390	\$75,988	\$83,587	\$91,186	\$91,186	\$91,186	\$91,186	\$91,186	\$91,186
Permit	\$982,360	\$1,787,057	\$1,787,057	\$1,858,540	\$1,930,022	\$2,001,504	\$2,072,987	\$2,072,987	\$2,072,987	\$2,072,987	\$2,072,987	\$2,072,987
Other	\$41,887	\$52,996	\$53,689	\$60,400	\$67,111	\$73,823	\$80,534	\$80,534	\$80,534	\$80,534	\$80,534	\$80,534
<b>Liberty Square</b>	594	594	594	594	594	594	594	594	594	594	594	594
Transient	\$78,128	\$108,595	\$108,595	\$122,169	\$135,744	\$149,318	\$162,893	\$162,893	\$162,893	\$162,893	\$162,893	\$162,893
Validation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit	\$972,477	\$1,161,137	\$1,161,137	\$1,207,582	\$1,254,028	\$1,300,473	\$1,346,919	\$1,346,919	\$1,346,919	\$1,346,919	\$1,346,919	\$1,346,919
Other	\$38,579	\$23,176	\$23,176	\$26,073	\$28,970	\$31,867	\$34,764	\$34,764	\$34,764	\$34,764	\$34,764	\$34,764
<b>Ann &amp; Ashley</b>	839	839	839	839	839	839	839	839	839	839	839	839
Transient	\$258,797	\$292,637	\$292,637	\$329,217	\$365,796	\$402,376	\$438,956	\$438,956	\$438,956	\$438,956	\$438,956	\$438,956
Validation	\$18,182	\$43,735	\$43,735	\$49,202	\$54,669	\$60,136	\$65,603	\$65,603	\$65,603	\$65,603	\$65,603	\$65,603
Permit	\$1,016,682	\$1,152,994	\$1,152,994	\$1,199,114	\$1,245,234	\$1,291,353	\$1,337,473	\$1,337,473	\$1,337,473	\$1,337,473	\$1,337,473	\$1,337,473
Other	\$79,926	\$68,892	\$68,892	\$77,504	\$86,115	\$94,727	\$103,338	\$103,338	\$103,338	\$103,338	\$103,338	\$103,338
<b>Library</b>						845	845	845	845	845	845	845
Transient						\$405,253	\$442,095	\$442,095	\$442,095	\$442,095	\$442,095	\$442,095
Validation						\$60,566	\$66,072	\$66,072	\$66,072	\$66,072	\$66,072	\$66,072
Permit						\$1,300,588	\$1,347,038	\$1,347,038	\$1,347,038	\$1,347,038	\$1,347,038	\$1,347,038
Other						\$95,404	\$104,077	\$104,077	\$104,077	\$104,077	\$104,077	\$104,077
<b>Lots</b>												
Transient	\$1.00	\$1.00	\$1.00	\$1.10	\$1.20	\$1.30	\$1.40	\$1.40	\$1.40	\$1.40	\$1.40	\$1.40
Validation	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
Premium Permit	\$145.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00
Open Lot Permit	\$85.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00
Other	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Meter	\$1.00	\$1.00	\$1.00	\$1.20	\$1.20	\$1.40	\$1.40	\$1.40	\$1.40	\$1.40	\$1.40	\$1.40
Meter Bags	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
<b>Library</b>	193	193	193			134	134	134	134	134	134	134
Transient	\$402,345	\$380,626	\$380,626			\$535,438	\$576,625	\$576,625	\$576,625	\$576,625	\$576,625	\$576,625
Validation	\$18,360	\$1,832	\$1,832			\$25,744	\$25,744	\$25,744	\$25,744	\$25,744	\$25,744	\$25,744
Permit	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$21,990	\$20,693	\$20,693			\$11,356	\$11,356	\$11,356	\$11,356	\$11,356	\$11,356	\$11,356
<b>South Ashley</b>	134	134	134	134	134	134	134	134	134	134	134	134
Transient	\$386,955	\$411,875	\$411,875	\$453,063	\$494,250	\$535,438	\$576,625	\$576,625	\$576,625	\$576,625	\$576,625	\$576,625
Validation	\$19,476	\$25,744	\$25,744	\$25,744	\$25,744	\$25,744	\$25,744	\$25,744	\$25,744	\$25,744	\$25,744	\$25,744
Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$11,479	\$11,356	\$11,356	\$11,356	\$11,356	\$11,356	\$11,356	\$11,356	\$11,356	\$11,356	\$11,356	\$11,356
<b>First &amp; Huron</b>	168	168	168	168	168	168	168	168	168	168	168	168
Transient	\$584,209	\$563,636	\$563,636	\$620,000	\$676,363	\$732,727	\$789,090	\$789,090	\$789,090	\$789,090	\$789,090	\$789,090
Validation	\$19,524	\$62,948	\$62,948	\$69,243	\$75,538	\$81,832	\$88,127	\$88,127	\$88,127	\$88,127	\$88,127	\$88,127
Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$14,621	\$14,279	\$14,279	\$15,707	\$17,135	\$18,563	\$19,991	\$19,991	\$19,991	\$19,991	\$19,991	\$19,991
<b>Fifth &amp; Huron</b>	56	56	56	56	56	56	56	56	56	56	56	56
Transient	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Validation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit	\$98,638	\$113,840	\$113,840	\$125,224	\$136,608	\$147,992	\$159,376	\$159,376	\$159,376	\$159,376	\$159,376	\$159,376
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>First &amp; William</b>	105	105	105	105	105	105	105	105	105	105	105	105
Transient	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Validation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit	\$126,637	\$146,518	\$146,518	\$146,518	\$146,518	\$146,518	\$146,518	\$146,518	\$146,518	\$146,518	\$146,518	\$146,518
Other	\$3,200	\$4,495	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640
<b>Fingerle</b>	55	55	55	55	55	55	55	55	55	55	55	55
Permit	\$45,508	\$40,348	\$40,348	\$40,348	\$40,348	\$40,348	\$40,348	\$40,348	\$40,348	\$40,348	\$40,348	\$40,348
Other	\$4,270	\$4,567	\$4,567	\$4,567	\$4,567	\$4,567	\$4,567	\$4,567	\$4,567	\$4,567	\$4,567	\$4,567
<b>415 W. Washington</b>		134	134	134	134	134						
Transient		\$32,144	\$32,144	\$35,358	\$38,573	\$41,787						
Validation		\$31,830	\$31,830	\$35,013	\$38,196	\$41,379						
<b>Meters</b>	1,913	1,905	1,913	1,913	1,913	1,913						

DDA - 10 Year Plan  
Bond Payment Schedule

Year	Project	Bond Amount	Estimated 2006/07	Estimated 2007/08	Estimated FY 2008-09	Estimated 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
<b>Category 1. Bonds Paid from TIF Revenue</b>														
1992	Ped. Imp	\$3,750,000	\$394,250	\$376,750	\$359,000									
1998	Ped. Imp Refund	\$1,885,000	\$336,642	\$326,933	\$321,397									
2002	State Street Bond	\$4,925,000	\$569,165	\$609,835	\$627,335	\$648,075	\$660,650	\$676,250						
<b>2009/10</b>	<b>5th &amp; Division &amp; Wayfinding</b>	<b>\$8,200,000</b>	<b>\$0</b>			<b>\$338,250</b>	<b>\$338,250</b>	<b>\$693,521</b>	<b>\$693,521</b>	<b>\$693,521</b>	<b>\$693,521</b>	<b>\$693,521</b>	<b>\$693,521</b>	<b>\$693,521</b>
2010/11	ng Structure Pedestrian Improven	\$7,838,978				\$433,776	\$433,776	\$521,589	\$605,394	\$605,538	\$605,960	\$605,796	\$605,866	\$605,304
2010/11	Future Development	\$4,479,416				\$247,872	\$247,872	\$298,051	\$345,939	\$346,022	\$346,263	\$346,169	\$346,209	\$345,888
<b>2009/10</b>	<b>City Hall</b>	<b>\$8,200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$506,557</b>	<b>\$506,557</b>	<b>\$506,557</b>	<b>\$506,557</b>	<b>\$506,557</b>	<b>\$506,557</b>	<b>\$506,557</b>	<b>\$506,557</b>	<b>\$506,557</b>	<b>\$506,557</b>
		\$39,278,394	\$1,300,057	\$1,313,518	\$1,814,289	\$2,174,530	\$2,187,105	\$2,695,968	\$2,151,412	\$2,151,637	\$2,152,301	\$2,152,044	\$2,152,153	\$2,151,270
<b>Category 2. Bonds Paid from Parking Revenue</b>														
1998	4th & Washington & Refund	\$10,100,000	\$1,165,916	\$883,716	\$577,216	\$590,604	\$592,546	\$593,320	\$592,829	\$591,110	\$593,075	\$593,663	\$588,238	
1998	DDA Bond Refund	\$2,155,000	\$384,838	\$373,739	\$367,497									
1999	Maynard-4th & Wash	\$9,040,000	\$336,013	\$473,225	\$603,038									
2000	Forest	\$10,500,000	\$518,425	\$545,600	\$545,025	\$533,075								
2002	4th & Williams	\$3,600,000	\$272,138	\$277,848	\$282,808	\$282,108	\$280,908	\$284,348	\$287,123	\$284,203	\$285,878	\$286,908	\$287,273	\$287,060
2005	Re. of 4th & Wash+Maynard	\$13,305,000	\$627,500	\$627,500	\$627,500	\$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
2007	4th & William Addition	\$4,250,000		\$235,521	\$346,875	\$344,988	\$342,863	\$345,500	\$342,663	\$344,588	\$346,038	\$347,013	\$342,513	\$342,775
<b>2008/09 &amp; Washington &amp; On-Street Pay St:</b>		<b>\$9,350,000</b>		<b>\$0</b>	<b>\$0</b>	<b>\$750,268</b>	<b>\$750,268</b>	<b>\$750,268</b>	<b>\$750,268</b>	<b>\$750,268</b>	<b>\$750,268</b>	<b>\$750,268</b>	<b>\$750,268</b>	<b>\$750,268</b>
<b>2008/09</b>	<b>Ann &amp; Ashley Addition</b>	<b>\$0</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2010/11</b>	<b>Library Lot Underground</b>	<b>\$35,440,084</b>				<b>\$1,961,103</b>	<b>\$1,961,103</b>	<b>\$2,358,110</b>	<b>\$2,736,992</b>	<b>\$2,737,641</b>	<b>\$2,739,552</b>	<b>\$2,738,810</b>	<b>\$2,739,125</b>	<b>\$2,736,583</b>
		\$62,300,000	\$3,304,830	\$3,417,149	\$3,349,959	\$5,689,645	\$5,686,187	\$6,088,845	\$6,464,175	\$6,439,860	\$6,412,610	\$6,403,711	\$6,360,966	\$5,734,987
		\$101,578,394	\$4,604,887	\$4,730,667	\$5,164,248	\$7,864,175	\$7,873,292	\$8,784,814	\$8,615,586	\$8,591,497	\$8,564,912	\$8,555,754	\$8,513,119	\$7,886,256

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

Downtown Development Authority  
Project List-Cash Only

<b>TIF (From DDA Capital Imp. Committee)</b>	2006-07	2007-08	2008-09	2009-10	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
<u>Project</u>									
Tree Maintenance	\$100,000								
Alleys	\$700,000								
Sculpture Plaza	\$300,000								
Brick & Tree Repair	\$200,000								
Miscellaneous projects	\$0	\$0	\$0						
<b>Total</b>	<b>\$1,300,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>Parking (From 2007 Carl Walker Report)</b>	2006-07	2007-08	2008-09	2009-10	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
<u>Facility:</u>												
Fourth & Washington				\$161,129					\$477,090			
Liberty Square		\$720,899					\$1,373,166					\$1,711,830
Ann & Ashley	\$248,400				\$1,440,180					\$2,185,130		
Maynard	\$268,650					\$2,103,638					\$1,222,533	
Fourth & William			\$1,300,064					\$2,366,288				
Forest				\$253,098					\$734,886			
1st & Washington Demolition												
Less Bonded Projects												
General Maintenance	\$300,000	\$309,000	\$318,000	\$327,000	\$336,000	\$345,000	\$354,000	\$363,000	\$372,000	\$381,000	\$390,000	\$399,000
<b>Total Yearly Costs</b>	<b>\$817,050</b>	<b>\$1,029,899</b>	<b>\$1,618,064</b>	<b>\$741,227</b>	<b>\$1,776,180</b>	<b>\$2,448,638</b>	<b>\$1,727,166</b>	<b>\$2,729,288</b>	<b>\$1,583,976</b>	<b>\$2,566,130</b>	<b>\$1,612,533</b>	<b>\$2,110,830</b>

## Notes to 10 Year Plan

Note 1 **TIF Administrative Expenses**

Actual through FY 2006/07, 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 has been the cost of improvements to the alleys and sidewalks.

Note 3 **Transfers to Other Funds**

The DDA has three annual interfund transfers by Board Resolution they are:

From TIF to TIF Maintenance	\$420,000
From TIF to Housing	\$200,000
From Parking to Parking Maintenance	<u>\$1,162,135</u>

Total \$1,782,135

Note 4 **Grants to Other Agencies**

This line is for DDA grants to other organizations which benefit the downtown district. Past grants have been made to the four Merchant area associations, the Get Downtown Program and the Neutral Zone. These grants are usually budgeted, but can be approved during the year on an as needed basis by the Board.

Note 5 **Transfer to Bond Fund**

This line represents the 15% down payment needed to bond capital projects through the City of Ann Arbor.

Note 6 **Interest**

The interest earned is calculated by multiplying the previous years fund balance by 3.50%

Note 7 **Parking Administrative Expenses**

Actual through FY 2004/05, 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 **Grants to Other Agencies**

This line is for DDA grants to other organizations which affect the parking demand.  
Examples of this are the grants to the Go Pass and the 3 year commitment to the North South Railroad.

Note 9 **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 January, 2007 (Page 7.)

Note 10 **Housing Fund Grants and Gifts**

This line contains actual and projected grants from the DDA to housing related projects located in the DDA district. The current amounts represent a \$1,708,861 commitment to the City of Ann Arbor to help pay the loan taken out to purchase the YMCA site.  
The DDA has committed \$400K to the 1st & Washington with "work force" housing using this fund.

1-28-09 Parking Rates Raised 7-1-09

