

**DOWNTOWN DEVELOPMENT AUTHORITY
OPERATING BUDGET
FISCAL YEAR 2005**

REVENUE	2004 Budget	2004 Projected	2005 Proposed
Taxes			
Operating - Current Year (2 Mill Levy)	\$315,965	\$327,565	\$277,588
Operating - Current Year (TIF)	\$3,279,889	\$3,230,920	\$3,886,385
Operating - Prior Years	\$375,103	\$389,786	\$736,171
Total Taxes	\$3,970,957	\$3,948,271	\$4,900,144
Intergovernmental			
State Shared Revenue	\$11,700	\$11,700	\$11,000
Total Intergovernmental	\$11,700	\$11,700	\$11,000
Fees & Charges for Services			
Festival Place Maintenance Fees	\$5,300	\$5,300	\$5,300
Total Fees & Charges for Services	\$5,300	\$5,300	\$5,300
Other			
Interest Income	\$13,000	\$15,000	\$14,000
Pilots/Miscellaneous	\$1,600	\$4,393	\$1,600
Ramp I Credit	\$18,031	\$18,031	\$0
Bond Proceeds	\$665,000	\$665,000	\$0
Total Other Revenue	\$697,631	\$702,424	\$15,600
TOTAL REVENUE	\$4,685,588	\$4,667,695	\$4,932,044
EXPENSES			
Operating Expenses			
DKI Service Agreement	\$324,793	\$324,793	\$296,452
Administration	\$148,155	\$148,155	\$155,560
Insurance/Legal/Audit Services	\$21,700	\$19,507	\$20,700
Linear Park/Ponds/Festival Maintenance	\$100,000	\$100,000	\$100,000
Miscellaneous	\$108,002	\$105,402	\$108,002
Total Operating Expenses	\$702,650	\$697,857	\$680,714
Initiatives/Programs			
Business Development	\$412,000	\$412,000	\$412,000
Creek Maintenance	\$60,000	\$0	\$120,000
Building Revitalization Programs	\$369,390	\$369,390	\$350,000
Downtown Improvements/Maintenance	\$216,000	\$175,000	\$380,889
Radisson Leased Spaces	\$54,400	\$54,400	\$54,400
Traffic Generator	\$5,500	\$5,500	\$0
Development Plan	\$10,000	\$600	\$10,000
North Mall Renovations	\$665,000	\$662,263	\$0
Total Initiatives/Programs	\$1,792,290	\$1,679,153	\$1,327,289
DEBT SERVICE/OTHER OBLIGATIONS			
Arcadia Creek Bonds	\$695,970	\$695,970	\$712,155
Building Authority Bonds	\$384,950	\$384,950	\$332,949
DDA Bond	\$0	\$0	\$86,330
Installment Contract Payments	\$88,415	\$88,400	\$0

Reserve F/School Capture Excess of Debt	\$575,015	\$0	\$1,154,262
Total Debt Service/Other Obligations	\$1,744,350	\$1,169,320	\$2,285,696
Transfers			
Transfer to Parking System	\$385,194	\$385,194	\$638,345
Total Transfers	\$385,194	\$385,194	\$638,345
TOTAL EXPENSES	\$4,624,484	\$3,931,524	\$4,932,044
Revenue Over (Under) Expenses	\$61,104	\$736,171	\$0
Contribution to (Use of) Fund Balance	\$61,104	\$736,171	\$0
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11/08/04

2005 Parking Budget Summary

REVENUE

System Revenue	\$2,436,958
Ramp I Tax Increment	\$54,400
TIF - Debt Service Assistance	\$332,949
TIF - Parking System Deficit	\$380,145
Ramp 3 Subsidy	\$258,200
Interest & Other Income	\$44,990
Prior Year Cash Balance	\$303,956
TOTAL REVENUES	\$3,811,598

EXPENSES	
Administrative	\$59,955
Personnel	\$963,052
Operating	\$789,251
Contractual Services	\$253,450
TOTAL OPERATING EXPENSES	\$2,065,708

DEBT SERVICE	\$1,711,550
CASH RESERVE	\$34,340
TOTAL EXPENSES	\$3,811,598

REV. O/U EXPENDITURES	\$0
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2005pkgsummary/city

Downtown Capital Improvement Program - 2004 CIP / 2005 CIP Comparison

Revision Dates: 6/27/89; 3/9/91; 11/5/93; 1/20/97; 3/15/99; 11/16/99; 12/15/00; 1/10/02, 2/28/03, 2/17/04, 12/13/04

TIER I

PROJECT ID	PROJECT TITLE and DESCRIPTION	2004 CIP \$'s	2005 CIP \$'s	FUNDING SOURCE	COMPLETION	STATUS	RECOMMENDATION	NEW ID	COMMENTS
A. PARKING IMPROVEMENTS									
TI-CBD-A1	Phase 5 Ramp Facility Repairs including ramps and lots	\$54,400		City Contribution / System Revenues/Bonds/TIF	2004	Existing Project	Remove	-----	Continue work program from 2000 Repair plan
TI-CBD-A2	Technology improvements and replacement of revenue control fee computers and access gates.	\$200,000		System Revenue/TIF	2004	Existing Project	Remove	-----	recommended improvements based on 5-year work plan
TI-CBD-A3	Parking System - Projected shortfall in 2004 Parking System revenue.	\$385,194		TIF	2004	Ongoing Project	Remove	-----	-----
TI-CBD-A4	TIF contribution to parking debt service-Building Authority Bonds	\$384,950	\$332,949	TIF	2005	Ongoing Project	Remain	TI-CBD-A1	
TI-CBD-A5	Sale of Parking facilities and construction of new ramps and lots	\$10,000,000		TIF	2004	Ongoing Project	Remove		
	FIVE-YEAR PARKING PLAN:								
	1) Parking System Deficit - Projected shortfall in 2005 Parking System revenue. Support new Ramp 3 project.		\$638,345	TIF	2005	Ongoing Project	Remain	TI-CBD-A2	Implement new 5-Year Parking Plan
	2) Technology and equipment improvements		\$125,000	System Revenue/TIF	2005	Ongoing Project	Remain		
	3) Comprehensive needs analysis, meter conversion plan, parking management fund survey		\$50,000	TIF	2005	New Project			
	4) Construction of new parking Ramp #3 and new Eleanor St. parking lot.		\$13,000,000	City BRA Contribution / System Revenues/Bonds/TIF	2005	New Project			
	5) Implement new customer service programs and marketing strategies		\$50,000	TIF	2005	New Project			
	6) Parking Facility Repairs including ramps and lots		\$265,800	City Contribution / System Revenues/Bonds/TIF	2005	Ongoing Project			
	Redevelopment of Parking Lot #9 Construction of new parking ramp, surface parking, landscaping and snowmelt system		\$5,000,000	City Contribution / BRA System Revenues/Bonds/TIF	2005/2006	New Project		TI-CBD-A3	Redevelopment of Lot #9 and E. Michigan Ave. properties for new office, retail, residential parking and openspace.
	Sub-Total	\$11,024,544	\$19,462,094						
B. STORM SYSTEM IMPROVEMENTS									
TI-CBD-B1	Storm System Maintenance - Annual maintenance of storm system from Wesnedge Ave. to Kalamazoo River.	\$60,000	\$120,000	TIF	Annually	Ongoing Project	Remain	-----	DDA obligation.

PROJECT ID	PROJECT TITLE and DESCRIPTION	2004 CIP \$'s	2005 CIP \$'s	FUNDING SOURCE	COMPLETION	STATUS	RECOMMENDATION	NEW ID	COMMENTS
D. OPEN SPACE IMPROVEMENTS									
TI-CBD-D1	Arcadia Festival Site and Linear Park - Annual maintenance	\$0	\$100,000	TIF	Annually	Ongoing Project	Remain	----	DDA obligation.
TI-CBD-D2	Arcadia Festival Site- Revise design of Lot #6 into permanent Festival Site. Phase 1 construction.	\$2,500,000	\$0	TIF/Private	2003/2004	Completed	Remove	----	Majority of project privately funded
TI-CBD-D3	North Kalamazoo Mall - Improvements to the Mall between Michigan Ave. and Water St., Improvements completed. Annual loan payments begin.	\$900,000	\$95,000	TIF/Private/Local	2004	Completed	Remove		Support the Radisson Hotel expansion
TI-CBD-D4	Southtown Commons - Streetscape Improvements including Lovell, John, Henriette and Walnut Sts.	\$300,000	\$300,000	TIF/Private/Local	2005	Existing Project	Remain		Support the Kalamazoo Gazette and Bronson Hospital expansion
TI-CBD-D5	W. Michigan Streetscape improvements on North side between Mall and Rose.	\$200,000	\$0	TIF/Private/Local	2004	Completed	Remove		Support the Radisson Hotel expansion
TI-CBD-D6	Proposed Downtown Maintenance Program DDA will contract for maintenance of Arcadia Creek Linear Park & Ponds. New Arcadia Creek Festival Place. Kalamazoo Mall.	\$100,000	\$100,000	TIF/Private/Local	2005	New Project			New program for 2005. Take over Kalamazoo Mall maintenance from City.
	Sub-Total	\$4,000,000	\$595,000						
E. PUBLIC FACILITIES									
TI-CBD-E1	Design and construction of a new Metro Transit Bus Transfer Center	\$7,000,000	\$7,000,000	USDOT/TIF/Local	2005/2006	Existing Project	Remain		Design, engineering to be completed in 2004. Construction to begin in 2004/2005
TI-CBD-E2	Planning - traffic generator and comprehensive plan review. Study Arcadia Creek west end area redevelopment.	\$0	\$0	TIF/Private/Local	2005	Existing Project	Remain	----	
	Public Safety Sub-Station / Public Restrooms		\$100,000	TIF/Private/Local State/Federal	2005	New Project		TI-CBD-E3	
	Sub-Total	\$7,000,000	\$7,100,000						
F. ENVIRONMENTAL									
TI-CBD-F1	Arcadia Commons Environmental - North CBD. Contribution to City of Kalamazoo cleanup of Arcadia Commons (balance of \$50,000)	\$0	\$0	TIF	2006	Existing Project	Remove	----	City forgive \$50,000 DDA obligation.
	Sub-Total	\$0	\$0						

