

Downtown Development Authority

Local Tax Increment Only

Proposed FY2018 Revenue and Appropriation Request and FY2019 - 2022 Forecasts

Prepared on May 5, 2017

	FY2017			FY2018	FY2019	FY2020	FY2021	FY2022	FY2018-22	NOTES
	Budget	YTD Actual ¹	Estimate	Request	Forecast	Forecast	Forecast	Forecast	TOTAL	
Table 1 - Projected Revenue										
Local Tax Increment - FY2018 forecast uses est mills	\$ 5,107,623	\$ 5,207,454	\$ 5,150,000	\$ 5,667,980	\$ 5,696,320	\$ 5,724,801	\$ 5,753,426	\$ 5,782,193	\$ 28,624,720	Estimating 0.50% annual growth after FY2018
Public Transit Millage Increment - FY18 estimated mills	454,848	454,848	454,848	508,483	511,025	513,581	516,148	518,729	2,567,967	Estimating 0.50% annual growth after FY2018
Sub-Total Tax Increment Revenues	\$ 5,562,471	\$ 5,662,302	\$ 5,604,848	\$ 6,176,463	\$ 6,207,345	\$ 6,238,382	\$ 6,269,574	\$ 6,300,922	\$ 31,192,686	
Rebates to City, County, GRCC & ITP @ 10%	(327,571)	(330,520)	(330,520)	(617,646)	(620,734)	(623,838)	(626,957)	(945,138)	(3,434,313)	Rebates will be 10% for FY2017-2021 then 15% for FY2022-26
Prior Year Tax Increment Adjustments	(75,000)	(5,282)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(375,000)	Revenue adjustments due to assessment appeals
Sub-Total Tax Increment Revenues - Net	\$ 5,159,900	\$ 5,326,500	\$ 5,199,328	\$ 5,483,817	\$ 5,511,611	\$ 5,539,544	\$ 5,567,617	\$ 5,280,784	\$ 27,383,373	
Interest on Investments	54,307	(37,150)	55,000	73,650	50,944	46,462	54,789	65,381	291,225	Estimated interest / investment at 1.00%
Brownfield Redevelopmt Auth Reimbs - Grandville Ave	26,180	26,563	26,563	26,696	26,829	26,963	27,098	27,234	134,821	BRA Custer STI-capture maxed out after 2012/FY2013
Brownfield Redevelopmt Auth Reimbs - Veterans Park	606,979	-	-	736,548	10,952	-	-	-	747,500	TIR from BRA-Fitzgerald by 12/31/2019 nte \$747,500
Lyon Square Partner Contributions	560,000	-	290,000	-	-	-	-	-	-	Partial support for reconstruction
Miscellaneous Reimbursements & Fees	10,000	8,863	10,000	10,000	10,000	10,000	10,000	10,000	50,000	Bid packet fees, incentive applications, etc
TOTAL PROJECTED REVENUE AS AMENDED	\$ 6,417,366	\$ 5,324,776	\$ 5,580,891	\$ 6,330,710	\$ 5,610,336	\$ 5,622,969	\$ 5,659,505	\$ 5,383,399	\$ 28,606,919	
Table 2 - Administration										
General Administration	985,000	835,226	1,055,000	1,150,000	1,184,500	1,220,035	1,256,636	1,294,335	6,105,506	Fixed costs, staff, supplies, tech, legal, A-87 costs, etc.
City of GR Legacy Costs	37,863	37,863	37,863	37,863	37,863	-	-	-	75,726	Share of former DDA emps' legacy costs - 5 yr payout
Sub-Total Administration	\$ 1,022,863	\$ 873,089	\$ 1,092,863	\$ 1,187,863	\$ 1,222,363	\$ 1,220,035	\$ 1,256,636	\$ 1,294,335	\$ 6,181,232	
Table 3 - Debt Service for Bond Issues										
Series 2003B/2013B CCBA Bonds - DeVos Place	328,550	-	328,550	327,100	324,225	326,125	321,400	315,100	1,613,950	Debt matures 02/01/2023. Final d/s pmt is in FY2023.
Series 2008 KCDC Bonds - Floodwall Refunding	51,437	51,187	51,437	51,537	16,032	15,933	16,060	-	99,562	Debt matures 11/01/2020. Final d/s pmt is in FY2021.
Series 2012A BRDA Bonds - Ionia South of Wealthy	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000	Debt matures 06/01/2032. Final d/s pmt is in FY2032.
Paying Agent Fees for Van Andel Arena Bonds	500	-	750	1,000	1,000	1,000	1,000	1,000	5,000	Paying agent fees for Debt Increment Bonds
Sub-Total Debt Service	\$ 455,487	\$ 126,187	\$ 455,737	\$ 454,637	\$ 416,257	\$ 418,058	\$ 413,460	\$ 391,100	\$ 2,093,512	
Table 4 - Project Expenditures: Committed and Planned										
Investment: Development Incentive Programs										
Areaway Removal Incentive Program	70,000	35,000	35,000	35,000	-	-	-	-	35,000	Support for areaway abandonment
Building Re-Use Incentive Program	250,000	355,899	355,899	100,000	50,000	-	-	-	150,000	Historic preserv, ADA compliance, & façade improv
Development Project Guidance	80,000	43,410	80,000	90,000	90,000	90,000	90,000	90,000	450,000	Legal / staff-time expended on behalf of devel projects
Project Tax Increment Reimbursements	775,000	722,135	750,000	925,000	971,250	1,019,813	1,070,803	1,124,343	5,111,209	Development support program reimbursements
Streetscape Improvement Incentive Program	50,000	124,500	124,500	375,000	375,000	375,000	375,000	375,000	1,875,000	Partial support for streetscape enhancements
Sub-Total Development Incentives	\$ 1,225,000	\$ 1,280,944	\$ 1,345,399	\$ 1,525,000	\$ 1,486,250	\$ 1,484,813	\$ 1,535,803	\$ 1,589,343	\$ 7,621,209	
Investment: Planning										
Downtown Planning	\$ 10,000	\$ 3,460	\$ 5,000	\$ 325,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 575,000	River/trail guidelines/econ impact; streetscape; S Dvn ASP, GR Fwd
Investment: Public Infrastructure										
Arena South Implementation	100,000	2,734	2,734	150,000	-	-	-	-	150,000	Cherry overpass lighting/streetscape, Ionia Str festoon lighting
Bridge Street Streetscape / US 131 Underpass	100,000	2,820	2,820	100,000	-	-	-	-	100,000	Street design & build, lighting & walkability under overpass
Grand River Activation	100,000	100,000	100,000	100,000	400,000	1,000,000	1,000,000	-	2,500,000	White water planning, engin, design, & implementation
Grandville Avenue Area Public Improvements	-	144	144	50,000	-	-	-	-	50,000	Neighborhood improvements from Grandville Ave ASP
Ionia Avenue Cycletrack	-	-	-	-	150,000	-	-	-	150,000	Share of costs

Parks Design	-	-	-	700,000	400,000	-	-	-	1,100,000	FY 18 - Switchback & Lyon, FY19 - Heartside & Interchange
Lyon Square Improvements	750,000	255,677	325,000	-	-	-	-	-	-	Preliminary design services for Lyon Square Park
Michigan / Ottawa Gateway	75,000	-	25,000	50,000	-	-	-	-	50,000	DDA share of \$1M of pedestrian improvements near hospital
Pearl Street Gateway Enhancements	444,000	313,808	350,000	100,000	-	-	-	-	100,000	Pedestrian enhancements to gateway treatment
Rowe Hotel Public Improvements	120,000	120,000	120,000	-	-	-	-	-	-	Final costs for Arena Place streetscape work
Sheldon Boulevard - Weston Street to Cherry Street	-	-	-	300,000	500,000	-	-	-	800,000	DDA share of street design upgrades and amenities
State Street and Bostwick Ave Reconstruction	450,000	242,378	250,000	150,000	-	-	-	-	150,000	DDA share of \$1,060,000 project
Streetscape Improvements: CBD, Heartside, Arena S.	100,000	38,630	50,000	350,000	350,000	-	-	-	700,000	Dvn Ave lighting, ped counters, Fulton/Ottawa, river trail safety
Veterans Park Improvements	750,000	3,800	3,800	860,000	-	-	-	-	860,000	Construct new park designed by Veterans' MP Committee
Weston Street - Sheldon to LaGrave Ave.	100,000	-	-	-	235,000	-	-	-	235,000	DDA contribution to street design upgrades and amenities
Sub-Total Public Infrastructure	\$ 3,089,000	\$ 1,079,991	\$ 1,229,498	\$ 2,910,000	\$ 2,035,000	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 6,945,000	

Investment: ITP Millage Funded Transit-Related Investments

DASH North Shuttles Lease	80,000	40,002	80,000	80,000	80,000	80,000	-	-	240,000	DASH service from North Monroe area to main downtown
New Downtown Circulator Infrastructure	500,000	-	-	500,000	-	-	-	-	500,000	Bus wraps, digital / information infrastructure, etc.
Sub-Total Transit-Related	\$ 580,000	\$ 40,002	\$ 80,000	\$ 580,000	\$ 80,000	\$ 80,000	\$ -	\$ -	\$ 740,000	

Livability

Accessibility and Mobility Repairs	100,000	-	25,000	100,000	100,000	100,000	100,000	100,000	500,000	Accessibility audit; streetscape improvements
Affordable Housing Support	-	-	-	250,000	250,000	-	-	-	500,000	Two-year pilot to initiate direct DDA support program
Bicycle Friendly Improvements	75,000	-	-	75,000	500,000	-	-	-	575,000	Bike parking 2.0, bikeshare feasibility, bike share (FY2019)
Downtown Census	-	-	-	15,000	-	15,000	-	15,000	45,000	Build/update comprehensive residential demographic census
Heartside Public Restroom Facility	100,000	-	-	150,000	-	-	-	-	150,000	Facility construction only.
Public Realm Improvements	250,000	259,556	259,556	150,000	300,000	100,000	-	-	550,000	Monroe North banners, welcome signage, mural, refuse cans, etc
Snowmelt System Capital Repairs	50,000	9,998	10,000	50,000	50,000	50,000	50,000	50,000	250,000	Implementation of system asset management plan
Tree Well Fill	50,000	100,000	100,000	150,000	50,000	50,000	50,000	50,000	350,000	Investments in urban tree canopy
Urban Recreation Improvements	110,000	6,250	15,000	125,000	50,000	-	-	-	175,000	Parks programming, fitness equip, winter rec improv, etc
Wayfinding System Improvements	135,000	44,599	44,599	75,000	50,000	50,000	50,000	50,000	275,000	Skywalk wayfinding, updates & repairs to wayfinding system
Sub-Total Livability	\$ 870,000	\$ 420,403	\$ 454,155	\$ 1,140,000	\$ 1,350,000	\$ 365,000	\$ 250,000	\$ 265,000	\$ 3,370,000	

Vibrancy

Downtown Marketing and Inclusion Efforts	275,000	157,406	275,000	300,000	300,000	300,000	300,000	300,000	1,500,000	Grow vibrancy & diversity for a more welcoming Downtown
Economic Development - M/WBE	-	-	-	100,000	100,000	-	-	-	200,000	Two-year pilot to to grow # of minority-owned businesses
State of Downtown / Annual Report	20,000	1,992	20,000	20,000	21,000	22,000	23,000	24,000	110,000	Production of State-mandated reports and annual meeting
Sub-Total Vibrancy	\$ 295,000	\$ 159,398	\$ 295,000	\$ 420,000	\$ 421,000	\$ 322,000	\$ 323,000	\$ 324,000	\$ 1,810,000	

Total Project Expenditures	\$ 6,069,000	\$ 2,984,198	\$ 3,409,052	\$ 6,900,000	\$ 5,622,250	\$ 3,251,813	\$ 3,108,803	\$ 2,178,343	\$ 21,061,209
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Total Expenditures	\$ 7,547,350	\$ 3,983,474	\$ 4,957,652	\$ 8,542,500	\$ 7,260,870	\$ 4,889,906	\$ 4,778,899	\$ 3,863,778	\$ 29,335,953
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Table 4 - Excess / (Deficit) of Revenues Over Expenses

Fund Balance - Beginning	\$ 3,934,654	\$ 3,934,654	\$ 3,934,654	\$ 4,557,893	\$ 2,346,103	\$ 695,570	\$ 1,428,634	\$ 2,309,239	\$ 4,557,893
Plus: Projected Revenue	6,417,366	5,324,776	5,580,891	6,330,710	5,610,336	5,622,969	5,659,505	5,383,399	28,606,919
Less: Administration and Debt Service	(1,478,350)	(999,276)	(1,548,600)	(1,642,500)	(1,638,620)	(1,638,093)	(1,670,096)	(1,685,435)	(8,274,744)
Less: Project Expenditures	(6,069,000)	(2,984,198)	(3,409,052)	(6,900,000)	(5,622,250)	(3,251,813)	(3,108,803)	(2,178,343)	(21,061,209)
Fund Balance - Ending	\$ 2,804,670	\$ 5,275,956	\$ 4,557,893	\$ 2,346,103	\$ 695,570	\$ 1,428,634	\$ 2,309,239	\$ 3,828,859	\$ 3,828,859

Note 1: Actual data through April 30, 2017