

Downtown Development Authority

Local Tax Increment Only

Proposed FY2019 Revenue and Appropriation Request and FY2020 - 2023 Forecasts

Prepared on April 26, 2018

Table 1 - Projected Revenue	FY2018			FY2019	FY2020	FY2021	FY2022	FY2023	FY2019-23	NOTES
	Budget	YTD Actual ¹	Estimate	Request	Forecast	Forecast	Forecast	Forecast	TOTAL	
Local Tax Increment - FY2019 forecast uses est mills	\$ 5,667,979	\$ 5,647,516	\$ 5,597,516	\$ 5,672,682	\$ 5,701,045	\$ 5,729,551	\$ 5,758,198	\$ 5,786,989	\$ 28,648,466	FY19 mills estimated. Est 0.5% growth/yr after FY19
Public Transit Millage Increment - FY18 estimated mills	508,483	508,483	508,483	522,053	524,663	527,287	529,923	532,573	2,636,498	FY19 mills estimated. Est 0.5% growth/yr after FY19
Sub-Total Tax Increment Revenues	\$ 6,176,462	\$ 6,155,999	\$ 6,105,999	\$ 6,194,735	\$ 6,225,709	\$ 6,256,837	\$ 6,288,121	\$ 6,319,562	\$ 31,284,964	
Gainsharing Property Tax Rebates @ 10%	(617,646)	(598,332)	(598,332)	(619,474)	(622,571)	(625,684)	(628,813)	(947,935)	(3,444,477)	FY2018 & beyond includes rebates to City, County, GRCC, & ITP
Prior Year Tax Increment Adjustments	(75,000)	(29,465)	(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	\$ 5,483,816	\$ 5,528,202	\$ 5,432,667	\$ 5,500,261	\$ 5,528,137	\$ 5,556,153	\$ 5,584,309	\$ 5,296,627	\$ 27,465,487	
Interest on Investments	73,650	93,364	73,650	70,703	52,780	49,005	51,995	56,974	281,457	Estimated interest / investment at 1.00%
Brownfield Redevelopmt Auth Reimbs - Grandville Ave	26,696	28,257	28,257	28,398	28,540	28,683	28,826	28,971	143,418	BRA Custer STI-capture maxed out after 2012/FY2013
Brownfield Redevelopmt Auth Reimbs - Veterans Park	736,548	-	747,500	-	-	-	-	-	-	TIR from BRA-Fitzgerald by 12/31/2019 nte \$747,500
Lyon Square Partner Contributions	-	150,000	150,000	-	1,500,000	1,000,000	-	-	2,500,000	Estimates for construction support
Miscellaneous Reimbursements & Fees	10,000	2,100	5,000	5,000	5,000	5,000	5,000	5,000	25,000	Bid packet fees, incentive applications, etc
TOTAL PROJECTED REVENUE AS AMENDED	\$ 6,330,710	\$ 5,801,923	\$ 6,437,074	\$ 5,604,362	\$ 7,114,458	\$ 6,638,841	\$ 5,670,131	\$ 5,387,571	\$ 30,415,363	
Table 2 - Administration										
General Administration	1,150,000	924,530	1,150,000	1,220,035	1,256,636	1,294,335	1,333,165	1,373,160	6,477,332	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	Share of former DDA emps' legacy costs - 5 yr payout
Sub-Total Administration	\$ 1,187,863	\$ 962,393	\$ 1,187,863	\$ 1,257,898	\$ 1,256,636	\$ 1,294,335	\$ 1,333,165	\$ 1,373,160	\$ 6,515,195	
Table 3 - Debt Service for Bond Issues										
Series 2003B/2013B CCBA Bonds - DeVos Place	327,100	295,500	327,100	324,225	326,125	321,400	315,100	318,400	1,605,250	Debt matures 12/01/2023. Final d/s pmt is in FY2024.
Series 2008 KCDC Bonds - Floodwall Refunding	51,287	50,378	51,287	15,782	15,683	15,810	-	-	47,275	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	375,000	Debt matures 06/01/2032. Final d/s pmt is in FY2032.
Paying Agent Fees - Van Andel Arena & Floodwall Bonds	1,250	500	1,250	1,250	1,250	1,000	1,000	-	4,500	Paying agent fees for Debt Increment Bonds
Sub-Total Debt Service	\$ 454,637	\$ 346,378	\$ 454,637	\$ 416,257	\$ 418,058	\$ 413,210	\$ 391,100	\$ 393,400	\$ 2,032,025	
Table 4 - Project Expenditures: Committed and Planned										
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor										
Arena South Implementation	\$ 150,000	\$ 17,012	\$ 75,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	Ionia Str festoon lighting
Bridge Street Streetscape / US 131 Underpass	100,000	6,664	6,664	-	-	-	-	-	-	Street design & build, lighting & walkability under overpass
Downtown Plan	325,000	83,170	250,000	325,000	100,000	-	-	-	425,000	FY18 Planning completion; Open space asset mgmt/feasibility; Fulton St
Grand River Activation	100,000	100,000	100,000	400,000	1,000,000	1,000,000	-	-	2,400,000	White water planning, engine, design, & implementation
Lyon Square Improvements	-	-	-	288,000	288,000	288,000	288,000	288,000	1,440,000	Anticipated debt service payments for Lyon Square construction
Parks Design	700,000	375,697	500,000	700,000	300,000	-	-	-	1,000,000	FY19 - Lyon Square, Calder; FY20 Switchback, Heartside
Pearl Street Gateway Enhancements	100,000	-	-	100,000	-	-	-	-	100,000	Pedestrian enhancements to gateway treatment
State Street and Bostwick Ave Reconstruction	150,000	-	-	150,000	-	-	-	-	150,000	DDA share of \$1,060,000 project
Sub-Total	\$ 1,625,000	\$ 582,543	\$ 931,664	\$ 2,013,000	\$ 1,688,000	\$ 1,288,000	\$ 288,000	\$ 288,000	\$ 5,565,000	
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population										
Affordable Housing Support	250,000	-	-	250,000	150,000	-	-	-	400,000	Two-year pilot to initiate direct DDA support program
Development Project Guidance	90,000	(2,061)	92,061	90,000	90,000	90,000	90,000	90,000	450,000	Legal / staff-time expended on behalf of devel projects
Downtown Census	15,000	-	-	15,000	-	15,000	-	15,000	45,000	Build/update comprehensive residential demographic census
Project Tax Increment Reimbursements	925,000	937,949	1,200,000	1,300,000	1,400,000	1,500,000	1,600,000	1,700,000	7,500,000	Development support program reimbursements
Downtown Enhancement Grant	375,000	-	-	485,000	350,000	350,000	350,000	350,000	1,885,000	Partial support for streetscape enhancements

Weston Street - Sheldon to LaGrave Ave.	-	-	-	200,000	220,000	-	-	-	420,000	DDA contribution to street design upgrades and amenities
Sub-Total	\$ 1,655,000	\$ 935,888	\$ 1,292,061	\$ 2,340,000	\$ 2,210,000	\$ 1,955,000	\$ 2,040,000	\$ 2,155,000	\$ 10,700,000	
Goal #3: Implement a 21st Century Mobility Strategy										
Accessibility and Mobility Repairs	100,000	7,000	30,000	100,000	100,000	100,000	100,000	100,000	500,000	Accessibility audit; streetscape improvements
Bicycle Friendly Improvements	75,000	31,770	50,000	250,000	500,000	-	-	-	750,000	Bike parking, protected bike lane, bike share (FY2020)
DASH North Shuttles Lease	80,000	60,003	80,000	100,000	100,000	-	-	-	200,000	DASH service from North Monroe area to main downtown
Grandville Avenue Area Public Improvements	50,000	-	-	50,000	-	-	-	-	50,000	Neighborhood improvements from Grandville Ave ASP
Ionia Avenue Cycletrack	-	-	-	-	-	-	-	-	-	Share of costs
Michigan / Ottawa Gateway	50,000	-	-	50,000	-	-	-	-	50,000	DDA share of \$1M of pedestrian improvements near hospital
New Downtown Circulator Infrastructure	500,000	-	-	500,000	-	-	-	-	500,000	Bus wraps, digital / information infrastructure, etc.
Public Realm Improvements	150,000	26,198	30,000	325,000	150,000	-	-	-	475,000	Van Andel Arena Public Space, banners, murals, refuse cans, etc
Streetscape Improvements: CBD, Heartside, Arena S.	350,000	77,179	150,000	650,000	400,000	200,000	-	-	1,250,000	Dvn Ave lighting, Newberry, River trail Crossings, Museum School Improvements
Wayfinding System Improvements	75,000	16,239	19,500	75,000	50,000	50,000	50,000	50,000	275,000	Wayfinding, updates & repairs to wayfinding system
Sub-Total	\$ 1,430,000	\$ 218,389	\$ 359,500	\$ 2,100,000	\$ 1,300,000	\$ 350,000	\$ 150,000	\$ 150,000	\$ 4,050,000	
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy										
Economic Development - Minority/Women Business Ent	100,000	-	-	150,000	100,000	-	-	-	250,000	Two-year pilot to to grow # of minority-owned businesses
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming										
Downtown Marketing and Inclusion Efforts	300,000	130,861	230,000	400,000	400,000	400,000	400,000	400,000	2,000,000	Grow vibrancy & diversity for a more welcoming Downtown
Heartside Public Restroom Facility	150,000	-	-	150,000	-	-	-	-	150,000	Facility construction only.
Sheldon Boulevard - Fulton Street to Weston Street	300,000	-	-	400,000	450,000	-	-	-	850,000	DDA share of street design upgrades and amenities
Snowmelt System Capital Repairs	50,000	1,336	45,000	50,000	50,000	50,000	50,000	50,000	250,000	Implementation of system asset management plan
State of Downtown / Annual Report	20,000	26,230	26,230	25,000	25,000	25,000	25,000	25,000	125,000	Production of State-mandated reports and annual meeting
Downtown Tree Plantings	150,000	-	125,000	150,000	150,000	150,000	150,000	150,000	750,000	Investments in urban tree canopy
Urban Recreation Improvements	125,000	10,475	11,500	250,000	100,000	-	-	-	350,000	Parks programming, fitness equip, winter rec improv, etc
Veterans Park Improvements	860,000	692,460	860,000	-	-	-	-	-	-	Construct new park designed by Veterans' MP Committee
Sub-Total	\$ 1,955,000	\$ 861,362	\$ 1,297,730	\$ 1,425,000	\$ 1,175,000	\$ 625,000	\$ 625,000	\$ 625,000	\$ 4,475,000	
Total Project Expenditures	\$ 6,765,000	\$ 2,598,182	\$ 3,880,955	\$ 8,028,000	\$ 6,473,000	\$ 4,218,000	\$ 3,103,000	\$ 3,218,000	\$ 25,040,000	
Total Expenditures	\$ 8,407,500	\$ 3,906,953	\$ 5,523,455	\$ 9,702,155	\$ 8,147,694	\$ 5,925,545	\$ 4,827,265	\$ 4,984,560	\$ 33,587,220	
Table 4 - Excess / (Deficit) of Revenues Over Expenses										
Fund Balance - Beginning	\$ 4,637,027	\$ 4,637,027	\$ 4,637,027	\$ 5,550,646	\$ 1,452,853	\$ 419,617	\$ 1,132,913	\$ 1,975,778	\$ 5,550,646	
Plus: Projected Revenue	6,330,710	5,801,923	6,437,074	5,604,362	7,114,458	6,638,841	5,670,131	5,387,571	30,415,363	
Less: Administration and Debt Service	(1,642,500)	(1,308,771)	(1,642,500)	(1,674,155)	(1,674,694)	(1,707,545)	(1,724,265)	(1,766,560)	(8,547,220)	
Less: Project Expenditures	(6,765,000)	(2,598,182)	(3,880,955)	(8,028,000)	(6,473,000)	(4,218,000)	(3,103,000)	(3,218,000)	(25,040,000)	
Fund Balance - Ending	\$ 2,560,237	\$ 6,531,997	\$ 5,550,646	\$ 1,452,853	\$ 419,617	\$ 1,132,913	\$ 1,975,778	\$ 2,378,789	\$ 2,378,789	

Note 1 - Actual data as of March 31, 2018; plus \$610 for Public Realm which should be charged to Local Tax less \$10,635 originally chgd to Local Tax but shd be chgd to Non-Tax (DGRI Event \$77 & Ticket Events \$10,558.)