

Downtown Development Authority

Local Tax Increment Only

Proposed FY2023 Revenue and Appropriation Request and FY2024 - 2027 Forecasts

Preliminary Plan - Draft 2/28/2022

	FY2021 Final	FY2022			FY2023 Request	FY2024 Forecast	FY2025 Forecast	FY2026 Forecast	FY2027 Forecast	FY2023-27 TOTAL	NOTES
		Budget	Actual as of 1/31/2022	Estimate							
Table 1 - Projected Revenue											
Local Tax Increment (FY22 forward includes Transit)	\$ 7,133,440	\$ 7,732,770	\$ 8,361,694	\$ 8,278,077	\$ 8,360,858	\$ 8,444,466	\$ 8,528,911	\$ 8,614,200	\$ 8,700,342	\$ 42,648,778	FY2022 Estimate plus 1.0% growth annually
Public Transit Millage Increment	594,102	-	-	-	-	-	-	-	-	-	FY2022 Estimate plus 1.0% growth annually
Sub-Total Tax Increment Revenues	\$ 7,727,542	\$ 7,732,770	\$ 8,361,694	\$ 8,278,077	\$ 8,360,858	\$ 8,444,466	\$ 8,528,911	\$ 8,614,200	\$ 8,700,342	\$ 42,648,778	
Gainsharing Property Tax Rebates @ 10% or 15%	(819,007)	(771,777)	-	(827,808)	(1,251,879)	(1,264,420)	(1,277,087)	(1,289,880)	(1,302,801)	(6,386,067)	City, County, GRCC, & The Rapid rebates. (10% FY22, 15% FY23-27)
Prior Year Tax Increment Adjustments	(2,622)	(15,000)	(64)	(5,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(75,000)	Reserve for reductions due to assessment appeals
Sub-Total Tax Increment Revenues - Net	\$ 6,905,913	\$ 6,945,993	\$ 8,361,630	\$ 7,445,269	\$ 7,093,979	\$ 7,165,046	\$ 7,236,824	\$ 7,309,320	\$ 7,382,541	\$ 36,187,711	
Interest on Investments	30,261	104,867	(131,907)	104,867	73,981	96,984	133,790	152,192	175,195	632,142	City Treasurer's estimates - Exhibit L
Lyon Square Partner Contributions	-	1,750,000	-	-	1,750,000	600,000	-	-	-	2,350,000	Partial support for reconstruction; offset by expenditures
Reimbursements & Fees - Miscellaneous	817	5,000	19,000	19,000	5,000	5,000	5,000	5,000	5,000	25,000	Bid packet fees, incentive applications, etc
TOTAL PROJECTED REVENUES	\$ 6,936,991	\$ 8,805,860	\$ 8,248,723	\$ 7,569,136	\$ 8,922,960	\$ 7,867,030	\$ 7,375,614	\$ 7,466,512	\$ 7,562,736	\$ 39,194,853	
Table 2 - Administration											
General Administration	1,330,402	1,300,000	895,356	1,300,000	1,500,000	1,545,000	1,591,350	1,639,091	1,688,263	7,963,704	Fixed costs, staff, supplies, tech, legal, A-87 costs, etc.
Sub-Total Administration	\$ 1,330,402	\$ 1,300,000	\$ 895,356	\$ 1,300,000	\$ 1,500,000	\$ 1,545,000	\$ 1,591,350	\$ 1,639,091	\$ 1,688,263	\$ 7,963,704	
Table 3 - Debt Service for Bond Issues											
Series 2003B/2013B CCBA Bonds - DeVos Place	321,400	315,100	-	315,100	318,400	316,200	-	-	-	634,600	Debt matures 12/01/2023. Final d/s pmt is in FY2024.
Series 2008 KCDC Bonds - Floodwall Refunding	15,810	-	-	-	-	-	-	-	-	-	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.
Series 2021 LTGO Bonds - Lyon Square Improvements	-	360,000	-	-	360,000	360,000	360,000	360,000	360,000	1,800,000	Projected debt service
Debt Service Support for Debt Increment Fund	-	-	-	-	-	-	-	-	-	-	For projected cash shortfall in FY2022
Paying Agent Fees - Van Andel Arena & Floodwall Bonds	400	300	-	300	300	300	-	-	-	600	Paying agent fees for Floodwalls & Debt Increment Bonds
Sub-Total Debt Service	\$ 412,610	\$ 750,400	\$ -	\$ 390,400	\$ 753,700	\$ 751,500	\$ 435,000	\$ 435,000	\$ 435,000	\$ 2,810,200	
Table 4 - Project Expenditures: Committed and Planned											
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor											
River Governance	\$ 51,465	\$ 580,000	\$ 74,709	\$ 200,000	\$ 897,500	\$ 100,000	\$ -	\$ -	\$ -	997,500	Support for Equity Framework, Corridor Framework, Fundraising, etc.
Downtown Plan	131,092	100,000	-	-	-	-	-	-	-	-	Parking Areas 7/8/9 planning
Grand River Activation	-	-	-	-	-	800,000	800,000	-	-	1,600,000	White water planning, engin, design, & implementation
Lyon Square Improvements	-	2,600,000	1,122	1,122	1,750,000	-	-	-	-	1,750,000	Expenditures offset by partner contributions
River Edge Improvements	85,178	1,300,000	37,837	50,000	1,735,000	750,000	750,000	-	-	3,235,000	Improvements to river edges, including trails
Sub-Total	\$ 267,735	\$ 4,580,000	\$ 113,668	\$ 251,122	\$ 4,382,500	\$ 1,650,000	\$ 1,550,000	\$ -	\$ -	\$ 7,582,500	
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population											
Affordable Housing Support	66,316	-	-	-	-	-	-	-	-	-	Two-year pilot to initiate direct DDA support program
Development Project Guidance	41,787	35,000	-	35,000	35,000	35,000	35,000	35,000	35,000	175,000	Legal / staff-time expended on behalf of devel projects
Development Project Tax Increment Reimbursements	1,663,016	1,500,000	1,207,023	1,500,000	1,600,000	1,600,000	1,550,000	1,550,000	1,550,000	7,850,000	Partial reimbursements for development projects
Downtown Enhancement Grants	183,522	50,000	30,467	30,467	75,000	35,000	-	-	-	110,000	Building re-use; areaway abatement; & streetscape improv
Sub-Total	\$ 1,954,641	\$ 1,585,000	\$ 1,237,490	\$ 1,565,467	\$ 1,710,000	\$ 1,670,000	\$ 1,585,000	\$ 1,585,000	\$ 1,585,000	\$ 8,135,000	
Goal #3: Implement a 21st Century Mobility Strategy											
Accessibility and Mobility Repairs	167,706	110,000	44,775	100,000	150,000	75,000	50,000	50,000	50,000	375,000	Inclusive design implementation; social zone retrofits
Bicycle Friendly Improvements	86,940	245,000	14,904	45,000	20,000	20,000	20,000	20,000	20,000	100,000	Bike parking, repair stands, etc.
DASH North Shuttles Services	175,000	375,000	157,500	375,000	375,000	100,000	100,000	-	-	575,000	DASH service from North Monroe area to main downtown
New Downtown Circulator Infrastructure	-	40,000	-	-	40,000	40,000	40,000	-	-	120,000	Bus wraps, digital / information infrastructure, etc.
Streetscape Improvements	909,217	1,200,000	260,410	800,000	1,220,000	500,000	-	-	-	1,720,000	Pedestrian enhancements, street furniture, etc.
Wayfinding System Improvements	118,231	300,000	29,841	150,000	300,000	300,000	500,000	500,000	-	1,600,000	Wayfinding, updates & repairs to wayfinding system
Sub-Total	\$ 1,457,094	\$ 2,270,000	\$ 507,430	\$ 1,470,000	\$ 2,105,000	\$ 1,035,000	\$ 710,000	\$ 570,000	\$ 70,000	\$ 4,490,000	
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy											
Economic Development and Innovation	213,392	400,000	168,422	350,000	570,000	400,000	350,000	300,000	300,000	1,920,000	Retail innovation, dntn biz support/recruitment/research
COVID Economic Relief Program	671,206	100,000	31,849	75,000	-	-	-	-	-	-	

	Sub-Total	\$ 884,598	\$ 500,000	\$ 200,271	\$ 425,000	\$ 570,000	\$ 400,000	\$ 350,000	\$ 300,000	\$ 300,000	\$ 1,920,000	
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming												
Arena Plaza Improvements - Local Tax Increment Share	704,412	-	-	-	-	-	-	-	-	-	-	Van Andel Arena public space
Calder Plaza Improvements - Local Tax Increment Share	-	-	-	-	200,000	-	500,000	2,000,000	-	-	2,700,000	Calder Plaza design reboot
Downtown Marketing and Inclusion Efforts	267,779	420,000	168,558	350,000	420,000	375,000	-	-	-	-	795,000	Grow vibrancy & diversity for a more welcoming downtown
Downtown Tree Plantings	70,141	130,000	39,916	100,000	150,000	-	-	-	-	-	150,000	Investments in urban tree canopy
Heartside Public Restroom Facility Construction	137,619	-	-	-	150,000	-	-	-	-	-	150,000	Facility construction only.
Parks Design	307,424	50,000	3,535	50,000	50,000	-	-	-	-	-	50,000	Calder & Lyon final design; Switchback & Heartside prelim
Public Realm Improvements - Local Tax Increment Share	372,662	1,350,000	78,097	800,000	2,095,000	500,000	-	-	-	-	2,595,000	Hill & River Network, VAA Alley, Ah Nab Awen, etc.
Sheldon Boulevard - Fulton Street to Weston Street	80,144	-	-	-	-	-	-	-	-	-	-	DDA share of street design upgrades and amenities
State of Downtown / Annual Report	-	25,000	-	-	25,000	25,000	25,000	25,000	25,000	25,000	125,000	Production of State-mandated reports and annual meeting
Urban Recreation Improvements	13,705	50,000	8,596	35,000	30,000	-	-	-	-	-	30,000	Parks programming, fitness equip, winter rec improves, etc
Sub-Total	\$ 1,953,886	\$ 2,025,000	\$ 298,702	\$ 1,335,000	\$ 3,120,000	\$ 900,000	\$ 525,000	\$ 2,025,000	\$ 25,000	\$ 6,595,000		
Total Project Expenditures	\$ 6,517,954	\$ 10,960,000	\$ 2,357,561	\$ 5,046,589	\$ 11,887,500	\$ 5,655,000	\$ 4,720,000	\$ 4,480,000	\$ 1,980,000	\$ 28,722,500		
Total Expenditures	\$ 8,260,966	\$ 13,010,400	\$ 3,252,917	\$ 6,736,989	\$ 14,141,200	\$ 7,951,500	\$ 6,746,350	\$ 6,554,091	\$ 4,103,263	\$ 39,496,404		
Table 4 - Excess / (Deficit) of Revenues Over Expenses												
Fund Balance - Beginning	\$ 6,948,806	\$ 5,624,831	\$ 5,624,831	\$ 5,624,831	\$ 6,456,978	\$ 1,238,739	\$ 1,154,269	\$ 1,783,533	\$ 2,695,955	\$ 6,456,978		
Plus: Projected Revenue	6,936,991	8,805,860	8,248,723	7,569,136	8,922,960	7,867,030	7,375,614	7,466,512	7,562,736	39,194,853		
Less: Administration and Debt Service	(1,743,012)	(2,050,400)	(895,356)	(1,690,400)	(2,253,700)	(2,296,500)	(2,026,350)	(2,074,091)	(2,123,263)	(10,773,904)		
Less: Project Expenditures	(6,517,954)	(10,960,000)	(2,357,561)	(5,046,589)	(11,887,500)	(5,655,000)	(4,720,000)	(4,480,000)	(1,980,000)	(28,722,500)		
Fund Balance - Ending	\$ 5,624,831	\$ 1,420,291	\$ 10,620,637	\$ 6,456,978	\$ 1,238,739	\$ 1,154,269	\$ 1,783,533	\$ 2,695,955	\$ 6,155,428	\$ 6,155,428		