

**TO:** Downtown Development Authority Board of Directors

**FROM:** Andrew Haan, Executive Director

**DATE:** September 12, 2017

**RE:** September Meeting

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The next regular meeting of the Kalamazoo Downtown Development Authority is scheduled to take place on Monday, September 18, 2017 at 3:00 p.m. in the Community Room, City Hall - 241 West South Street.

AH

Attachments

pc: Michael O'Connor  
City Clerk

[Type text]

**The Downtown Development Authority** exists to correct and prevent deterioration in the downtown district; to encourage historical preservation; to create and implement development plans in the district; and to promote the economic growth of the district.

**DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS REGULAR MEETING AGENDA**

**DATE:** Monday, September 18, 2017

**TIME:** 3:00 p.m.

**PLACE:** Community Room, City Hall

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
  - Changes or additions
  - Recommended motion : Adopt
- IV. MINUTES – August 21 and 31, 2017
  - Edits or additions
  - Recommended motion: Approve
- V. FINANCIAL REPORT – 2 MILL and TIF August 2017, TPM July 2017
  - Discussion and questions
  - Recommended motion: Accept
- VI. ACTION ITEMS
- VII. DISCUSSION ITEMS
  - A. Arcadia Commons West Closing
  - B. Organizational Restructuring
  - C. Arcadia Creek Festival Site
  - D. Parking System Assessment
  - E. Business Retention and Recruitment Strategy
- VIII. COMMITTEE REPORTS (Time Permitting)
  - A. Transportation, Parking, & Mobility
  - B. Capital Improvements
  - C. Project Review
  - D. Citizens Council
  - E. Safety
- IX. DIRECTOR COMMENTS
- X. PUBLIC COMMENTS
- XI. ADJOURNMENT

**The Downtown Development Authority** exists to correct and prevent deterioration in the downtown district; to encourage historical preservation; to create and implement development plans in the district; and to promote the economic growth of the district.

DOWNTOWN DEVELOPMENT AUTHORITY  
MEETING PROCEDURES

1. A person may speak on “Action or Discussion” items on the Downtown Development Authority’s agenda. The Chairperson will ask for people’s comments as each of these agenda items are discussed.
2. To address the Downtown Development Authority, please clearly state your name and business or home address for the record so that a response to your inquiry can be completed if necessary. Please limit your comments to four minutes.
3. Comments on non-agenda items are reserved for “Public Comments” agenda item prior to adjournment of the meeting.
4. Out of respect for business being conducted during the meeting, please turn off all cell phones and pagers prior to the start of the meeting.

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**DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS  
REGULAR MEETING MINUTES  
August 21, 2017**

**DIRECTORS PRESENT:** Jeff Breneman, Carl Brown, Bjorn Green, Stephanie Hinman, Susan Lindemann, Bob Miller, Patti Owens, Greg Taylor

**DIRECTORS ABSENT:** Grant Fletcher, Mayor Bobby Hopewell, Derek Wissner

**STAFF PRESENT:** Andrew Haan, Deb Houseman, Sue Huggett, Meghan Schulz

**OTHER:** Michael O'Connor

**I. CALL TO ORDER**

Director Taylor called the meeting to order at 3:04 p.m.

**II. ROLL CALL**

Director Taylor, Owens, Breneman, Miller, Brown, Hinman, Green, Lindemann

**DIRECTOR OWENS MOVED TO EXCUSE ABSENT BOARD MEMBERS.  
SUPPORTED BY DIRECTOR BRENEMAN. MOTION CARRIED.**

**III. ADOPTION OF AGENDA**

**DIRECTOR OWENS MOVED TO ADOPT THE AGENDA AS AMENDED.  
SUPPORTED BY DIRECTOR LINDEMANN. MOTION CARRIED.**

**IV. MINUTES – July 17, 2017**

**DIRECTOR LINDEMANN MOVED TO APPROVE THE BOARD MINUTES.  
SUPPORTED BY DIRECTOR OWENS. MOTION CARRIED.**

**V. FINANCIAL REPORT- 2 MILL and TIF July 2017, TPM June 2017**

D. Houseman reviewed the financials, and opened for questions. There were no questions.

**DIRECTOR MILLER MOVED TO APPROVE THE FINANCIAL STATEMENTS  
AS PRESENTED. SUPPORTED BY DIRECTOR BROWN. MOTION CARRIED.**

## **VI. ACTION ITEMS**

There were no action items.

## **VII. DISCUSSION ITEMS**

### **A. Organizational Restructuring**

The three paths of downtown funding changes are moving forward, there is continued discussion with city on the public financing model. This includes downtown TIF and looking at potential for doing a business improvement district. This is a two-year process, currently at the recommendation stage. DKI continues to seek additional funding for operations. Imagine Kalamazoo Plan is in the drafting stage, Rebekah Kik will attend the next DDA meeting for any final input.

### **B. Arcadia Creek Festival Site**

DDA spoke last month of the recent challenges at the Arcadia Creek Festival Place. A. Haan put together an outline of a process for the best way to address the cite and best way to leverage it to impact downtown. Haan stated that there should be co-chairs from both the DKI and DDA board on the task force. The task force will include downtown resident, public safety, downtown restaurateur and retailer, discover Kalamazoo, concert promoter or venue operator, developer, festival user/organizer, parks and rec, and landscape architect.

P. Owens suggested inviting someone on the task force who has hosted a festival at the Arcadia Creek Festival place in the past, but relocated their event in subsequent years. B. Miller suggested having an outside festival owner on the task force. S. Lindemann suggested inviting the person who designed the Arcadia Creek Festival Pace. B. Green suggested inviting residents close to the Festival Place. J. Breneman suggested renaming the site, even if it stays a festival site. C. Brown suggested inviting someone who is involved with the Imagine Kalamazoo Plan for downtown.

C. Draft timeline: August 2017 requiring task force, fall 2017 working on conditions analysis, market research, stakeholder interviews and surveys, site visits and draft of report. Goal to complete process and report by January 2018.

### **D. Parking System Assessment**

The parking system and operations date back to 1989 when DKI was formed. With the contact with ABM expiring at the end of 2018, DDA needs to be strategic when RFP goes out- asking for the right things, instead of bidding on same services we have now.

## **VIII. COMMITTEE REPORTS**

### **A. Transportation, Parking, & Mobility**

Working though upgrades right now on ramps 2 and 3. 3 is now operational, hearing positive feedback from customers. Working on scheduling a meeting with some east end downtown business owners. With some of the new businesses that have opened recently the parking supply has become constrained, there is need for parking turnover to be more frequent.

## **B. Capital Improvements**

Recently received the second and final round of the 53 bike racks, DKI staff currently installing. The City portion of the Bates Alley project is moving forward. Finalizing design details before moving onto fundraising in the fall. Also looking into installing affordable improvements in DeVisser Alley in September.

## **C. Project Review**

No report given.

## **E. Citizens Council**

No report given.

## **F. Safety**

No report given.

## **IX. DIRECTOR COMMENTS**

J. Breneman thanked A. Haan for helping behind the scenes with the new movie theater.

S. Lindemann stated she has heard a lot of positive comments about the new parking system/machines in the ramps.

A. Haan stated we have a great analysis in place from retail consultant Bob Gibbs. Gibbs will be joining 8/28 for a day-long session to put that in strategy and action steps on how to leverage the \$50 million of additional retail capture downtown. There will be a detailed outline by next month's board meeting.

## **X. PUBLIC COMMENTS**

Greg Dobson of AVB and Rich McDonald of Hinman Company reported on a project they have been working on. This project includes the 3 parcels that are owned by the city and BRA at the north-east corner of Lovell and Rose, extends all the way south to Cedar and the south half of that block, then west to Park street. There is a total of 18 parcels. They have been working on project for the last three years, where they are at today: phase 1 city properties, 120/130 apartments, 10% workforce housing. The building would be 4 stories with some 5<sup>th</sup> story bump ups for loft areas. Dobson and McDonald have been discussing ideas to engage street level, some of these street levels would be for club, fitness rooms, some would be ground floor entry housing. Amenities include: pool, fitness, outdoor gathering space, planning some commercial space on Lovell and Rose such as café or restaurant. They are looking into additional on street parking on Lovell Rose and Cedar. And a two story parking deck that would be for residential unit parking. Phase 2 would be a three story structure with surface parking.

**XI. ADJOURNMENT**

The meeting was adjourned at 3:51 p.m.

**APPROVED:** \_\_\_\_\_

Meghan Schulz  
Recording Secretary



**DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS  
SPECIAL MEETING MINUTES  
August 31, 2017**

**DIRECTORS PRESENT:** Carl Brown, Stephanie Hinman, Mayor Bobby Hopewell, Susan Lindemann, Bob Miller, Greg Taylor, Derek Wissner

**DIRECTORS ABSENT:** Jeff Breneman, Grant Fletcher, Bjorn Green, Patti Owens

**STAFF PRESENT:** Andrew Haan, Deb Houseman

**OTHER:** None

**I. CALL TO ORDER**

Director Taylor called the meeting to order at 4:00 p.m.

**II. ROLL CALL**

Roll call: Director Taylor, Hopewell, Miller, Hinman, Wissner, Brown, and Lindeman are Present

**DIRECTOR LINDEMAN MOVED TO EXCUSE ABSENT BOARD MEMBERS.  
SUPPORTED BY DIRECTOR MAYOR HOPEWELL. MOTION CARRIED.**

**III. ADOPTION OF AGENDA.**

**DIRECTOR WISSNER MOVED TO ADOPT THE AGENDA AS PRESENTED.  
SUPPORTED BY DIRECTOR MILLER. MOTION CARRIED.**

**IV. ACTION ITEMS**

**A. Arcadia Creek Skywalk Easement**

A. Haan explained that the requested skywalk easement over Arcadia Creek represents the final document to complete the five party sale between Kalamazoo County, Plazacorp, DDA, DTI, Western, and the Kalamazoo Community Foundation. Identical easements were given to West Michigan Cancer Center and Plazacorp for other parcels that abut Arcadia Creek. Haan noted that this request is reasonable, given the earlier precedent. B. Miller stated Steve Stankowitz, Counsel of Western Michigan University assured that this request has no impact on Western Michigan University's current or future holdings within the ACW footprint. M. O'Connor stated that this request from Plazacorp had been made previous to the most recent DDA Board meeting, but that in

midst of the numerous documents associated with the closing, that he did not bring the issue to Executive Director Haan. O'Connor apologized for the last-minute nature of the request.

**DIRECTOR MAYOR HOPEWELL MOVED TO APPROVE THE REQUEST OF THE ACCESS EASEMENT. SUPPORTED BY DIRECTOR WISSNER. MOTION CARRIED.**

**B. Resolution to call public hearing on DDA Liquor License**

As an out-of-state entity, AMC, new operator of the downtown theater was unfamiliar with Michigan and local processes regarding liquor licenses. As such, they did not get their application for a redevelopment license submitted in time for the DDA August meeting. There is still time however, for a public hearing to be set, so that they can present on their request at the September 18, 2017 DDA meeting. A. Haan recommends setting the public hearing for September 18, 2017.

**DIRECTOR MAYOR HOPEWELL MOVED TO APPROVE THE RESOLUTION TO CALL A PUBLIC HEARING FOR THE DDA LIQUOR LICENSE FOR AMC. SUPPORTED BY DIRECTOR BROWN. MOTION CARRIED.**

**V. DIRECTOR COMMENTS**

No director comments.

**VI. PUBLIC COMMENTS**

No public comments.

**VII. ADJOURNMENT**

The meeting was adjourned at 4:16 p.m.

**APPROVED:** \_\_\_\_\_

Meghan Schulz  
Recording Secretary

2017 DDA COMBINED BUDGET FOR 2 MILL, TIF, AND TPM										
2 MILL AND TIF - AUGUST 31, 2017										
TPM - JULY 31, 2017										
TOTAL DDA										
		MONTH TO	YEAR TO DATE		DKI					
		DATE	DATE	2017 BUDGET						
REVENUES:										
#1	2 MILL LEVY CURRENT YEAR	\$168,892.22	\$183,512.98	\$269,237.00						
#1	2 MILL LEVY PRIOR YEAR(S)	\$0.00	\$4,692.74	\$1,000.00						
	INTEREST	\$98.79	\$968.95	\$620.00						
#2	MISC	\$0.00	\$1,530.21	\$1,500.00						
#3	USEABLE TIF COLLECTIONS	\$0.00	\$461,277.00	\$922,553.00						
	DEBT SERVICE TIF COLLECTIONS	\$0.00	\$474,300.00	\$730,800.00						
	FESTIVAL PLACE MAINTENANCE FEES	\$0.00	\$0.00	\$26,000.00			\$26,000.00 A.			
	CITY OF KALAMAZOO MALL MAINTENANCE	\$0.00	\$55,343.00	\$55,343.00						
#4	BOND REFINANCE SAVINGS FROM TPM	\$0.00	\$63,861.26	\$63,861.00						
	LIQUOR LICENSE APPLICATION FEES	\$350.00	\$700.00	\$0.00						
#5	STREET METERS	\$30,032.48	\$206,490.32	\$449,802.00						
#6	UNATTENDED	\$36,482.09	\$257,240.46	\$433,179.00						
#7	ATTENDED	\$123,519.89	\$1,027,644.38	\$1,935,836.00						
#8	ENFORCEMENT	\$16,035.00	\$153,352.30	\$378,423.00						
	METRO TRANSIT FEE	\$204.00	\$1,335.75	\$2,447.00						
	ARCADIA LAND CONTRACT	\$276.67	\$1,936.69	\$3,320.00						
#9	TIF DEBT SERVICE ASSISTANCE	\$0.00	\$6,300.00	\$253,200.00						
	TIF RAMP 3 SUBSIDY	\$0.00	\$0.00	\$19,271.00						
	TIF CONTRACTED DOWNTOWN MAINTENANCE	\$0.00	\$0.00	\$40,000.00						
	CONTINGENCY	\$0.00	\$0.00	-\$15,298.00						
#10	REVENUE BOND	\$59,492.08	\$955,466.74	\$1,705,825.00						
	<b>TOTAL DDA REVENUES</b>	<b>\$435,383.22</b>	<b>\$3,855,952.78</b>	<b>\$7,276,919.00</b>						
	BRAND AND ENGAGEMENT REVENUES FROM TIF						\$50,000.00 B.			
	BUS RECRUITMENT & RETENTION REV FROM TIF						\$80,000.00 C.			
	DKI DOWNTOWN MAINTENANCE GRANTS						\$60,000.00 D.			
	<b>TOTAL DKI REVENUES</b>						<b>\$216,000.00</b>			
	<b>EXPENDITURES:</b>									
	<b>OPERATING EXPENDITURES:</b>									
	D&O INSURANCE	\$0.00	\$3,300.00	\$3,500.00						
	LEGAL SERVICES	-\$1,850.00	\$12,954.25	\$59,000.00						
	LEGAL NOTICES	\$0.00	\$0.00	\$800.00						
	AUDIT	\$2,750.00	\$21,725.00	\$26,075.00						
	DKI SERVICE AGREEMENT	\$32,254.50	\$251,369.00	\$387,050.00						
	MISC	\$0.00	\$112.71	\$500.00						
	LIABILITY INSURANCE	\$0.00	\$3,953.80	\$6,630.00						
#11	SALARIES & WAGES	\$71,802.92	\$466,337.33	\$807,954.00						
#11	PAYROLL TAXES	\$10,925.49	\$80,411.31	\$144,462.00						
#11	WORKERS COMPENSATION	\$2,776.71	\$20,107.04	\$40,332.00						
	HOSPITALIZATION & BENEFITS	\$10,844.58	\$76,572.39	\$130,977.00						
	EMPLOYEE RELATIONS/TRAINING	\$0.00	\$68.73	\$1,500.00						
	PERSONNEL SELECTION	\$0.00	\$16.52	\$3,500.00						
	EQUIPMENT PURCHASE/LEASE	\$373.53	\$2,983.03	\$10,100.00						
	LIABILITY CLAIMS	\$319.15	\$2,011.99	\$3,000.00						
	AUTO & TRUCK EXPENSE	\$434.98	\$5,720.03	\$13,825.00						
	REPAIRS & MAINTENANCE	\$858.03	\$23,954.27	\$133,976.00						
	UTILITIES	\$10,776.38	\$105,101.97	\$169,000.00						
	TELEPHONE	\$1,589.83	\$9,528.24	\$16,770.00						
	WEBSITE	\$9.95	\$171.50	\$2,050.00						
	SIGNAGE	\$0.00	\$396.68	\$5,000.00						
	MATERIALS & OFFICE SUPPLIES	\$1,880.70	\$8,310.94	\$20,167.00						
	CUSTOMER SERVICE PROGRAM	\$0.00	\$288.35	\$1,700.00						
	POSTAGE	\$671.69	\$4,628.44	\$8,350.00						
	FORMS & PRINTING	\$2,297.64	\$10,993.64	\$28,800.00						
	OUTSIDE CONTRACT SERVICES	\$22,623.36	\$154,879.19	\$337,220.00						
	OFFICE LEASE	\$2,313.17	\$15,966.51	\$27,487.00						
	RAMP 3 RESERVE	\$0.00	\$0.00	\$37,500.00						
	ABM MGMT FEE	\$15,181.12	\$108,418.12	\$187,254.00						
	OPERATING CONTINGENCY	\$0.00	\$0.00	\$3,019.00						
		\$0.00	\$0.00	\$0.00						

2017 DDA COMBINED BUDGET FOR 2 MILL, TIF, AND TPM					
2 MILL AND TIF - AUGUST 31, 2017					
TPM - JULY 31, 2017					
TOTAL DDA					
	MONTH TO	YEAR TO DATE		DKI	
	DATE	DATE	2017 BUDGET		
<b>INITIATIVES/PROGRAMS:</b>					
	FESTIVAL SITE MAINTENANCE FEES TO TIF		\$0.00	\$26,000.00	A.
	BRAND & ENGAGEMENT	\$4,166.67	\$33,333.36	\$50,000.00	\$50,000.00 B.
	BUSINESS RECRUITMENT & RETENTION	\$0.00	\$4,992.00	\$80,000.00	\$80,000.00 C.
	LIQUOR LICENSE	\$0.00	\$98.29		
	MALL ASSESSMENT	\$0.00	\$0.00	\$15,000.00	
	BUILDING REVITALIZATION	\$0.00	\$0.00	\$15,000.00	
#12	DOWNTOWN MAINTENANCE	\$24,970.81	\$141,511.10	\$250,000.00	\$60,000.00 D.
	SPECIAL PROJECTS	\$0.00	\$3,225.00	\$10,000.00	
<b>DEBT SERVICE/OTHER OBLIGATIONS:</b>					
	ARCADIA CREEK BONDS	\$0.00	\$468,000.00	\$477,600.00	
#13	BUILDING AUTHORITY BONDS	\$0.00	\$12,600.00	\$506,400.00	
	TIF CAPTURE RAMP 3	\$0.00	\$0.00	\$19,271.00	
	MILLER CANFIELD TIF CAPTURE	\$0.00	\$7,095.65	\$20,793.00	
	PLAZA CORP DEPOT PROJECT	\$0.00	\$0.00	\$2,800.00	
	FESTIVAL PLACE	\$0.00	\$128,472.46	\$128,473.00	
	METROPOLITAN CENTER	\$0.00	\$0.00	\$48,900.00	
#14	ZOETIS TAX APPEAL	\$0.00	\$47,610.43	\$47,611.00	
#15	REBATED TAXES	\$0.00	\$48,430.26	\$120,000.00	
	CITY OF KALAMAZOO LOAN	\$0.00	\$0.00	\$76,460.00	
#16	RAMP #3 DEBT SERVICE	\$0.00	\$105,221.00	\$643,253.00	
#17	TIF CONTRIBUTION	\$0.00	\$63,861.26	\$63,861.00	
#18	5 YEAR TPM DEBT SERVICE	\$0.00	\$35,350.00	\$50,000.00	
<b>5 YEAR PLAN EXPENDITURES:</b>					
#19	CAPITAL EXPENDITURES	\$11,492.75	\$290,899.45	\$247,298.00	
	LOT EXPENDITURES	\$0.00	\$0.00	\$50,000.00	
	5 YEAR TPM PLAN CONSULTANT SERVICES	\$0.00	\$0.00	\$25,000.00	
	TECHNOLOGY	\$0.00	\$0.00	\$50,000.00	
	MARKETING	\$0.00	\$21.00	\$20,000.00	
#20	ACCESS CONTROL EQUIPMENT	\$47,999.33	\$664,567.29	\$1,274,301.00	
	TRANSPORTATION & MOBILITY	\$0.00	\$0.00	\$30,000.00	
	5 YEAR TPM PLAN CONTINGENCY	\$0.00	\$0.00	\$29,797.00	
				\$0.00	
	<b>TOTAL EXPENDITURES</b>	<b>\$277,463.29</b>	<b>\$3,445,569.53</b>	<b>\$6,969,316.00</b>	<b>\$216,000.00</b>
	**	\$157,919.93	\$410,383.25	\$307,603.00	\$0.00
	** POSITIVE # = REVENUES EXCEED EXPENDITURES				
	** NEGATIVE # = EXPENDITURES EXCEED REVENUES				
<b>BUDGET NOTES:</b>					
A.	DKI IS FUNDING THIS REVENUE AMOUNT TO TIF TO HELP COVER MAINTENANCE OF THE FESTIVAL SITE. THE AMOUNTS SHOWING UP IN THE IN THE DKI BUDGET ARE THE USER FEES COLLECTED AND THE EXPENSE IS THE TRANSFER OF THOSE FUNDS TO TIF REFLECTED ABOVE. IT IS NOT AN ADDITIONAL MAINTENANCE EXPENSE IN DKI.				
B.	THE TIF BUDGET REFLECTS \$50,000 IN EXPENSE FOR FUNDS BEING TRANSFERRED TO DKI TO HELP FUND BRAND AND ENGAGEMENT. THE TOTAL BRAND AND ENGAGEMENT BUDGET IN DKI REFLECTS THE \$50,000 IN REVENUE RECEIVED FROM TIF AND THE \$187,000 IN EXPENSES BUDGETED. THE REMAINING \$137,000 IN EXPENSE IS FUNDED THROUGH GRANTS AND SPONSORSHIPS RECEIVED BY DKI.				
C.	THE BUSINESS RECRUITMENT AND RETENTION IS BOTH AN \$80,000 REVENUE AND EXPENSE IN DKI. THE \$80,000 IN TIF IS A CONTRIBUTION FROM TIF TO DKI TO FUND THIS ACTIVITY.				
D.	IN DKI THERE IS A LINE ITEM FOR BOTH MAINTENANCE GRANT REVENUES AND DOWNTOWN MAINTENANCE EXPENSE. THIS IS TO COVER ADDITIONAL MAINTENANCE DOWNTOWN OVER AND ABOVE THE AMOUNT BUDGETED IN TIF. IN THE PAST THESE FUNDS HAVE BEEN USED FOR FESTIVAL SITE REPAIRS, LED LIGHTING, AND WAYFINDING SIGNAGE REPAIRS.				
E.	THE BUILDING AUTHORITY BOND PAYMENT IS A BOND PAYMENT THAT RESIDES IN THE TPM BUDGET, BUT IS FUNDED BY TIF. THE TIF BUDGET REFLECTS THE MOVEMENT OF FUNDS OUT OF TIF TO TPM. TPM REFLECTS BOTH THE REVENUE RECEIVED FROM TIF AND THE ACTUAL BOND PAYMENT EXPENSE.				

2017 DDA COMBINED BUDGET FOR 2 MILL, TIF, AND TPM						
2 MILL AND TIF - AUGUST 31, 2017						
TPM - JULY 31, 2017						
TOTAL DDA						
	MONTH TO	YEAR TO DATE				DKI
	DATE	DATE	2017 BUDGET			
<b>REVENUE NOTES:</b>						
#1	2 MILL LEVY- 2 MILL LEVY FUNDS RECEIVED.					
#2	MISC - YTD IS PAYMENT IN LIEU OF TAXES FOR THE SKYRISE PILOT \$1,395.75 AND THE RICKMAN HOUSE \$134.46.					
#3	USEABLE TIF COLLECTIONS- YEAR TO DATE ARE THE ACCRUED TIF TAXES FOR 2017.					
#4	BOND REFINANCE SAVINGS - YTD IS TPM REVENUE FROM THE REFINANCE OF RAMP #3 THAT IS TRANSFERRED TO TIF TO HELP WITH THE PAYMENT OF THE ZOETIS TAX APPEAL.					
#5	TPM STREET METER REVENUES - YTD IS \$49,634 LESS THAN BUDGETED. THE POKEMON CRAZE THAT TOOK PLACE LAST SUMMER INFLATED THE 2016 REVENUES THAT ARE USED FOR A BASELINE WHEN BUDGETING. IN ADDITION, A REDUCTION OF A MINIMUM OF (32) BAGGED METERS PER FESTIVAL DAY WITH FEWER FESTIVALS TAKING PLACE AND AN INCREASE IN LONG TERM VERSUS SHORT TERM METER USEAGE.					
#6	TPM UNATTENDED REVENUES - \$10,120 MORE THAN BUDGETED DUE TO A SLIGHT INCREASE IN MONTHLY PARKING IN MOST OF THE FACILITIES.					
#7	TPM ATTENDED FACILITIES - \$34,293 LESS THAN BUDGETED. THE SALE OF RAMP #4 REFLECTS A LOSS OF \$12,015 AND THE CANCELLATION OF (17) PARKERS IN RAMP #2 IS A YTD LOSS OF \$6,120. THE DELAY OF RATE INCREASES IS ALSO AN ESTIMATED LOSS OF \$11,519.					
#8	TPM ENFORCEMENT - \$40,147 LESS THAN BUDGETED. THE PARKING SYSTEM HAS APPROXIMATELY (65) PARKING SPACES OUT OF USE DUE TO CONSTRUCTION THAT ARE NOT BEING ENFORCED. THE 1ST QUARTER DISTRICT COURT CHECK WAS \$8,000 LESS THAN IN 2016. LAST OF ALL, DUE TO CURB PAINTING AND THE CLOSING OF FARMERS ALLEY, THERE HAVE BEEN (310) LESS HANDICAP TICKETS ISSUED YTD WHICH ACCOUNTS FOR \$23,250 LESS IN REVENUES.					
#9	TIF DEBT SERVICE ASSISTANCE - TIF FUNDS THAT ARE TRANSFERRED TO TPM TO COVER THE BUILDING AUTHORITY BOND PAYMENT.					
#10	REVENUE BOND - BOND FUNDS USED TO PAY FOR PARCS UPGRADES AND RAMP REPAIRS.					
<b>EXPENDITURE NOTES:</b>						
#11	SALARIES & WAGES, PAYROLL TAXES, & WORKERS COMPENSATION - \$12,248 LESS THAN BUDGETED. THE DIFERENCE IS DUE TO LESS STAFFING FOR EVENTS AND LESS SICK TIME USEAGE. TPM IS ALSO TRANSITIONING TO ITS NEW STAFFING STRUCTURE WITH THE UPGRADED EQUIPMENT AND SOME EXISTING STAFF ARE LEAVING WITH NEW HIRES TAKING PLACE.					
#12	DOWNTOWN MAINTENANCE - MTD INCLUDES \$17,544 FOR CREEK MAINTENANCE. YTD INCLUDES \$96,940 FOR CREEK MAINTENANCE.					
#13	BUILDING AUTHORITY BONDS - THE APRIL BOND PAYMENT FOR THE BUILDING AUTHORITY BONDS.					
#14	ZOETIS TAX APPEAL - THE ANNUAL TAX APPEAL PAYMENT.					
#15	REBATED TAXES - YTD IS FOR THE RAMP #3 LLC TAX REBATE \$36,460.82 AND THE PLAZA CORP/ROSE STREET MARKET TAX REBATE \$11,969.44.					
#16	RAMP #3 DEBT SERVICE - THE RAMP #3 APRIL BOND PAYMENT.					
#17	TIF CONTRIBUTION - THE RAMP # 3 BOND REFINANCE SAVINGS THAT TPM GIVES TO TIF TO HELP COVER THE ZOETIS TAX APPEAL.					
#18	5 YEAR TPM DEBT SERVICE - THE APRIL BOND PAYMENT FOR THE TPM PARCS UPGRADE.					
#19	CAPITAL EXPENDITURES - RAMP REPAIRS PAID WITH THE REVENUE BONDS.					
#20	ACCESS CONTROL EQUIPMENT - NEW ACCESS CONTROL EQUIPMENT PAID WITH THE REVENUE BONDS.					