

TO: Downtown Development Authority Board of Directors

FROM: Andrew Haan, Executive Director

DATE: August 14, 2017

RE: August Meeting

The next regular meeting of the Kalamazoo Downtown Development Authority is scheduled to take place on Monday, August 21, 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, August 21, 2017

TIME: 3:00 p.m.

PLACE: Community Room, City Hall

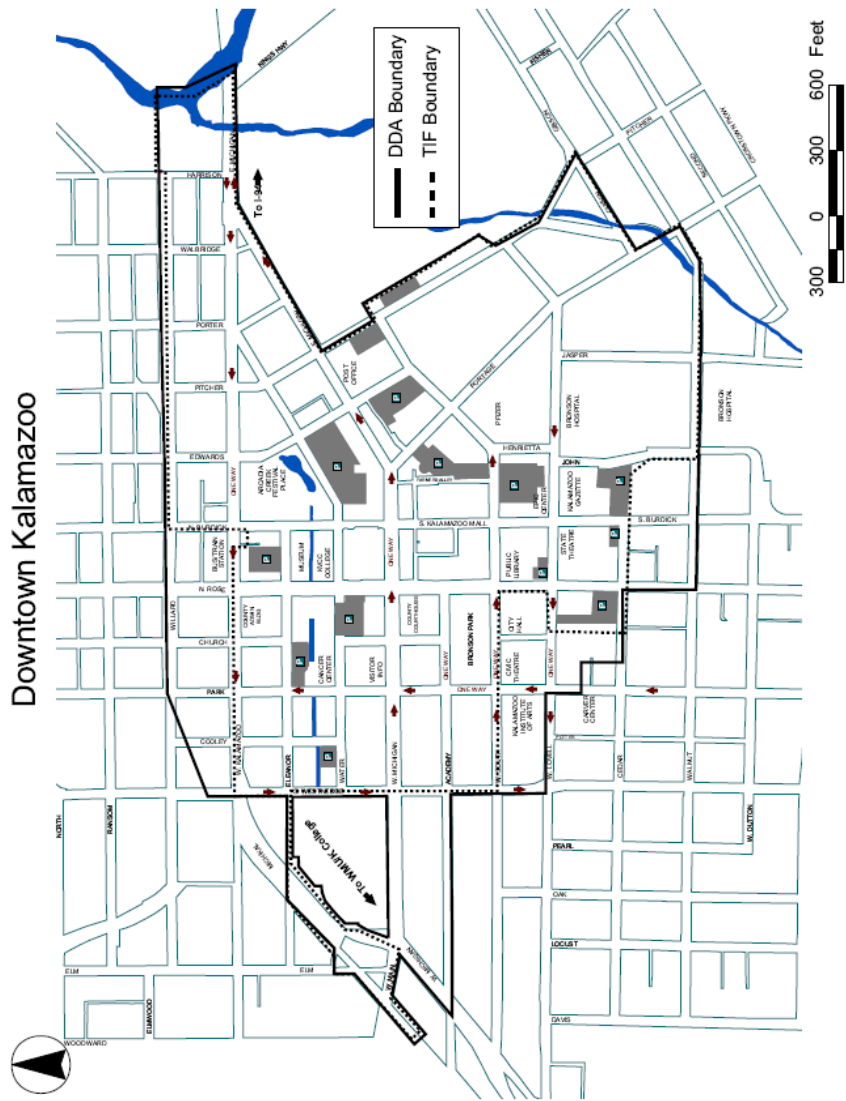
- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
 - Changes or additions
 - Recommended motion : Adopt
- IV. MINUTES – July 17, 2017
 - Edits or additions
 - Recommended motion: Approve
- V. FINANCIAL REPORT – 2 MILL and TIF July 2017, TPM June 2017
 - Discussion and questions
 - Recommended motion: Accept
- VI. ACTION ITEMS
- VII. DISCUSSION ITEMS
 - A. Organizational Restructuring
 - B. Arcadia Creek Festival Site
 - C. Parking System Assessment
- 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

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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
July 17, 2017**

DIRECTORS PRESENT: Greg Taylor, Mayor Bobby Hopewell, Bob Miller, Jeffrey Breneman, Derek Wissner, Grant Fletcher, Susan Lindeman,

DIRECTORS ABSENT: Stephanie Hinman, Patti Owens, Carl Brown, Bjorn Green

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

OTHER: Leslie Hoffmann, Chris Shook

I. CALL TO ORDER

Director Taylor called the meeting to order at 3:02pm.

Roll call: Director Taylor, Hopewell, Miller, Breneman, Wissner, Fletcher, Lindeman,

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

II. ADOPTION OF AGENDA

The Ramp #4 sale and Central City Parking contract with Plazacorp is to be moved to Action Items after the Financial Report.

**DIRECTOR MILLER MOVED TO ADOPT THE AGENDA AS AMENDED.
SUPPORTED BY DIRECTOR BRENEMAN. MOTION CARRIED.**

III. MINUTES – June 19, 2017

**DIRECTOR MILLER MOVED TO APPROVE THE BOARD MINUTES.
SUPPORTED BY DIRECTOR FLETCHER. MOTION CARRIED.**

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

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

DIRECTOR MAYOR HOPEWELL MOVED TO APPROVE THE FINANCIAL STATEMENTS AS PRESENTED. SUPPORTED BY DIRECTOR MILLER. MOTION CARRIED.

IV. ACTION ITEM

A. Authorization for ABM to service Ramp 4 with Central City Parking staff

Executive Director Haan updated the group on an ongoing project with Central City Parking and Plazacorp which includes the sale of Ramp #4 to facilitate the hotel project on North Rose Street. ABM provided Plazacorp and the DDA a proposal, requesting the use Central City staff, which are paid by the DDA, to manage the office operations for Plazacorp in Ramp #4.

The Cost to provide annual service to Plazacorp was calculated at \$64,000 annually. \$53,500 of this will flow directly back into the DDA budget if CCP staff manage the ramp as proposed. Additionally, ABM contract with DDA will be reduced by \$7,000, per the terms of management contract. The recommendation from the TPM Committee was to move forward with the (30) day contract and to encourage Plazacorp to agree to a 6-month interval, charging a 10% premium for anything less.

Director Lindeman stated the idea is to provide a cohesive, transparent experience for customers, to make parking downtown better.

DIRECTOR MAYOR HOPEWELL MOVED TO APPROVE THE AUTHORIZATION FOR ABM TO SERVICE RAMP 4 WITH CENTRAL CITY PARKING STAFF. SUPPORTED BY DIRECTOR BRENEMAN. MOTION CARRIED.

Public Comments:

C. Shook stated that there was a good conversation on this topic last week, very satisfied with the final decision.

VII. DISCUSSION ITEMS

A. Urban Growth Initiative

Executive Director Haan is working with City staff to finalize the current phase of the analysis. The findings of UGI process will inform and guide creation of a new, more sustainable funding model.

Executive Director Haan also discussed selected projects to occur in next 18 months:

- Bates Alley Project
- Ground floor engagement and office space
- Parking system structural analysis
- Festival Site Task Force
- Business Recruitment and Retention
- Former First Reformed Church property.

Director Breneman inquired as to what perception was behind decline in Festival Site utilization. A. Haan stated that there appear to be a number of factors, including cost, perceptions around noise concerns with neighbors, changing demographics, and competition, Director Wissner stated the need to consider that it is not just a weekend festival place, rather a 24 hour/7 days a week facility/property. Director Breneman stated that name could be changed and opened up to sponsors.

B. ACW update

Michael O'Connor stated that Ramp #4 sale to Plazacorp closed on July 7, 2017, in escrow, and that the remaining due diligence in advance of Plazacorp/DDA/DTI/County closing is moving forward productively.

Retail Market Analysis

This report details and restaurant potential for the greater Kalamazoo area.

- \$500 million in retail leakage from total trade area.
- \$5million in potential sales capture under status quo conditions.
- Up to \$52 million in potential sales capture under aggressive scenario that implements following recommendations:
 - o Install additional on-street parking
 - o Install metered parking in front of retail, with free short-term parking in ramps.
 - o Aggressive marketing program for downtown.
 - o Full-time business recruiter.

Director Breneman asked what the action steps are. Director Haan stated that initial steps include engagement with downtown retailers and businesses.

VIII. COMMITTEE REPORTS

A. Transportation, Parking, & Mobility

Mid-August completion and operationalization of the new equipment in the ramps.

B. Capital Improvements

25 bike racks have been installed in downtown, with additional 25 ordered that will also be installed by DDA. Bronson Healthcare has also donated additional 12 to be installed south of Lovell Street. The trail is scheduled to be completed by the end of summer. The creek has been dredged, the pond is being dredged currently.

C. Project Review

No report given.

D. Citizens Council

No report given.

C. Safety

No report given.

IX. DIRECTOR COMMENTS

Director Taylor asked Director Mayor Hopewell about the Imagine Kalamazoo plan. Director Mayor Hopewell stated that plan will be released in draft form for public comment soon.

X. PUBLIC COMMENTS

Chris Shook stated that Director Haan and Rebecca Kik are speaking at the next Rotary meeting.

XI. ADJOURNMENT

The meeting was adjourned at 3:39pm.

APPROVED: _____

Meghan Schulz
Recording Secretary

| 2017 DDA COMBINED BUDGET FOR 2 MILL, TIF, AND TPM | | | | | | | | | | |
|---|--|---------------------|-----------------------|-----------------------|-----|--|---------------------|----|--|--|
| 2 MILL AND TIF - JULY 31, 2017 | | | | | | | | | | |
| TPM - JUNE 30, 2017 | | | | | | | | | | |
| TOTAL DDA | | | | | | | | | | |
| | | MONTH TO | YEAR TO DATE | | DKI | | | | | |
| | | DATE | DATE | 2017 BUDGET | | | | | | |
| REVENUES: | | | | | | | | | | |
| #1 | 2 MILL LEVY CURRENT YEAR | \$14,620.60 | \$14,620.76 | \$269,237.00 | | | | | | |
| #1 | 2 MILL LEVY PRIOR YEAR(S) | \$372.47 | \$4,692.74 | \$1,000.00 | | | | | | |
| | INTEREST | \$104.58 | \$870.16 | \$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 | \$0.00 | \$350.00 | \$0.00 | | | | | | |
| #5 | STREET METERS | \$34,002.26 | \$176,457.84 | \$449,802.00 | | | | | | |
| #6 | UNATTENDED | \$41,393.22 | \$220,758.37 | \$433,179.00 | | | | | | |
| #7 | ATTENDED | \$141,933.90 | \$904,124.49 | \$1,935,836.00 | | | | | | |
| #8 | ENFORCEMENT | \$16,735.00 | \$137,317.30 | \$378,423.00 | | | | | | |
| | METRO TRANSIT FEE | \$204.00 | \$1,131.75 | \$2,447.00 | | | | | | |
| | ARCADIA LAND CONTRACT | \$276.67 | \$1,660.02 | \$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 | \$253,021.45 | \$895,974.66 | \$1,705,825.00 | | | | | | |
| | TOTAL DDA REVENUES | \$502,664.15 | \$3,420,569.56 | \$7,276,919.00 | | | | | | |
| | | | | | | | | | | |
| | 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. | | |
| | TOTAL DKI REVENUES | | | | | | \$216,000.00 | | | |
| | | | | | | | | | | |
| | EXPENDITURES: | | | | | | | | | |
| | OPERATING EXPENDITURES: | | | | | | | | | |
| | D&O INSURANCE | \$0.00 | \$3,300.00 | \$3,500.00 | | | | | | |
| #11 | LEGAL SERVICES | \$1,433.75 | \$14,804.25 | \$59,000.00 | | | | | | |
| | LEGAL NOTICES | \$0.00 | \$0.00 | \$800.00 | | | | | | |
| | AUDIT | \$5,500.00 | \$18,975.00 | \$26,075.00 | | | | | | |
| | DKI SERVICE AGREEMENT | \$32,254.50 | \$219,114.50 | \$387,050.00 | | | | | | |
| | MISC | \$0.00 | \$112.71 | \$500.00 | | | | | | |
| | LIABILITY INSURANCE | \$0.00 | \$3,953.80 | \$6,630.00 | | | | | | |
| #12 | SALARIES & WAGES | \$66,668.05 | \$394,534.41 | \$807,954.00 | | | | | | |
| #12 | PAYROLL TAXES | \$11,920.13 | \$69,485.82 | \$144,462.00 | | | | | | |
| #12 | WORKERS COMPENSATION | \$3,039.93 | \$17,330.33 | \$40,332.00 | | | | | | |
| | HOSPITALIZATION & BENEFITS | \$10,978.96 | \$65,727.81 | \$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 | \$747.59 | \$2,609.50 | \$10,100.00 | | | | | | |
| | LIABILITY CLAIMS | \$319.15 | \$1,692.84 | \$3,000.00 | | | | | | |
| | AUTO & TRUCK EXPENSE | \$671.35 | \$5,285.05 | \$13,825.00 | | | | | | |
| | REPAIRS & MAINTENANCE | \$15,815.44 | \$23,096.24 | \$133,976.00 | | | | | | |
| | UTILITIES | \$12,125.78 | \$94,325.59 | \$169,000.00 | | | | | | |
| | TELEPHONE | \$1,646.87 | \$7,938.41 | \$16,770.00 | | | | | | |
| | WEBSITE | \$9.95 | \$161.55 | \$2,050.00 | | | | | | |
| | SIGNAGE | \$0.00 | \$396.68 | \$5,000.00 | | | | | | |
| | MATERIALS & OFFICE SUPPLIES | \$1,815.47 | \$6,430.24 | \$20,167.00 | | | | | | |
| | CUSTOMER SERVICE PROGRAM | \$116.09 | \$288.35 | \$1,700.00 | | | | | | |
| | POSTAGE | \$676.60 | \$3,956.75 | \$8,350.00 | | | | | | |
| | FORMS & PRINTING | \$200.39 | \$8,696.00 | \$28,800.00 | | | | | | |
| | OUTSIDE CONTRACT SERVICES | \$23,199.53 | \$132,255.83 | \$337,220.00 | | | | | | |
| | OFFICE LEASE | \$2,313.17 | \$13,653.34 | \$27,487.00 | | | | | | |
| | RAMP 3 RESERVE | \$0.00 | \$0.00 | \$37,500.00 | | | | | | |
| | ABM MGMT FEE | \$15,539.50 | \$93,237.00 | \$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 - JULY 31, 2017 | | | | | |
| TPM - JUNE 30, 2017 | | | | | |
| TOTAL DDA | | | | | |
| | MONTH TO | YEAR TO DATE | | DKI | |
| | DATE | DATE | 2017 BUDGET | | |
| INITIATIVES/PROGRAMS: | | | | | |
| | FESTIVAL SITE MAINTENANCE FEES TO TIF | | \$0.00 | \$26,000.00 | A. |
| | BRAND & ENGAGEMENT | \$4,166.67 | \$29,166.69 | \$50,000.00 | B. |
| | BUSINESS RECRUITMENT & RETENTION | \$0.00 | \$4,992.00 | \$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 | |
| #13 | DOWNTOWN MAINTENANCE | \$35,904.02 | \$116,540.29 | \$250,000.00 | D. |
| | SPECIAL PROJECTS | \$0.00 | \$3,225.00 | \$10,000.00 | |
| DEBT SERVICE/OTHER OBLIGATIONS: | | | | | |
| | ARCADIA CREEK BONDS | \$0.00 | \$468,000.00 | \$477,600.00 | |
| #14 | 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 | |
| #15 | ZOETIS TAX APPEAL | \$0.00 | \$47,610.43 | \$47,611.00 | |
| #16 | REBATED TAXES | \$0.00 | \$48,430.26 | \$120,000.00 | |
| | CITY OF KALAMAZOO LOAN | \$0.00 | \$0.00 | \$76,460.00 | |
| #17 | RAMP #3 DEBT SERVICE | \$0.00 | \$105,221.00 | \$643,253.00 | |
| #18 | TIF CONTRIBUTION | \$0.00 | \$63,861.26 | \$63,861.00 | |
| #19 | 5 YEAR TPM DEBT SERVICE | \$0.00 | \$35,350.00 | \$50,000.00 | |
| 5 YEAR PLAN EXPENDITURES: | | | | | |
| #20 | CAPITAL EXPENDITURES | \$248,804.70 | \$279,406.70 | \$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 | |
| #21 | ACCESS CONTROL EQUIPMENT | \$4,216.75 | \$616,567.96 | \$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 | |
| | TOTAL EXPENDITURES | \$500,084.34 | \$3,168,106.24 | \$6,969,316.00 | \$216,000.00 |
| | ** | \$2,579.81 | \$252,463.32 | \$307,603.00 | \$0.00 |
| | ** POSITIVE # = REVENUES EXCEED EXPENDITURES | | | | |
| | ** NEGATIVE # = EXPENDITURES EXCEED REVENUES | | | | |
| BUDGET NOTES: | | | | | |
| 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 - JULY 31, 2017 | | | | | | | | |
| | | TPM - JUNE 30, 2017 | | | | | | | | |
| | | TOTAL DDA | | | | | | | | |
| | | MONTH TO | YEAR TO DATE | | | DKI | | | | |
| | | DATE | DATE | 2017 BUDGET | | | | | | |
| REVENUE NOTES: | | | | | | | | | | |
| #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 \$32,700 LESS THAN BUDGETED. THE POKEMON CRAZE THAT TOOK PLACE LAST SUMMER INFLATED THE 2016 REVENUES THAT ARE USED FOR A BASELINE WHEN BUDGETING. ALSO A REDUCTION OF A MINIMUM OF (32) BAGGED METERS PER FESTIVAL WITH FEWER FESTIVALS TAKING PLACE. | | | | | | | | | |
| #6 | TPM UNATTENDED REVENUES - \$15,022 MORE THAN BUDGETED DUE TO A SLIGHT INCREASE IN MONTHLY PARKING IN MOST OF THE FACILITIES. | | | | | | | | | |
| #7 | TPM ATTENDED FACILITIES - \$2,660 MORE THAN BUDGETED. | | | | | | | | | |
| #8 | TPM ENFORCEMENT - \$30,761 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 (275) LESS HANDICAP TICKETS ISSUED YTD WHICH ACCOUNTS FOR \$20,625 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. | | | | | | | | | |
| EXPENDITURE NOTES: | | | | | | | | | | |
| #11 | LEGAL SERVICES - 2 MILL IS FOR THE SALE OF THE CREEK PARCELS TO DTI. TIF IS FOR THE EXCHANGE AGREEMENT. TPM IS FOR THE SALE OF RAMP #4. | | | | | | | | | |
| #12 | SALARIES & WAGES, PAYROLL TAXES, & WORKERS COMPENSATION - \$15,024 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. | | | | | | | | | |
| #13 | DOWNTOWN MAINTENANCE - MTD INCLUDES \$25,160 FOR CREEK MAINTENANCE. YTD INCLUDES \$79,396 FOR CREEK MAINTENANCE. | | | | | | | | | |
| #14 | BUILDING AUTHORITY BONDS - THE APRIL BOND PAYMENT FOR THE BUILDING AUTHORITY BONDS. | | | | | | | | | |
| #15 | ZOETIS TAX APPEAL - THE ANNUAL TAX APPEAL PAYMENT. | | | | | | | | | |
| #16 | 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. | | | | | | | | | |
| #17 | RAMP #3 DEBT SERVICE - THE RAMP #3 APRIL BOND PAYMENT. | | | | | | | | | |
| #18 | TIF CONTRIBUTION - THE RAMP # 3 BOND REFINANCE SAVINGS THAT TPM GIVES TO TIF TO HELP COVER THE ZOETIS TAX APPEAL. | | | | | | | | | |
| #19 | 5 YEAR TPM DEBT SERVICE - THE APRIL BOND PAYMENT FOR THE TPM PARCS UPGRADE. | | | | | | | | | |
| #20 | CAPITAL EXPENDITURES - RAMP REPAIRS PAID WITH THE REVENUE BONDS. | | | | | | | | | |
| #21 | ACCESS CONTROL EQUIPMENT - NEW ACCESS CONTROL EQUIPMENT PAID WITH THE REVENUE BONDS. | | | | | | | | | |