

Municipality of Anchorage

**ANCHORAGE COMMUNITY
DEVELOPMENT AUTHORITY**

PROPOSED 2010

**OPERATING BUDGET
&
CAPITAL IMPROVEMENT BUDGET**



**Dan Sullivan
Mayor**

ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY

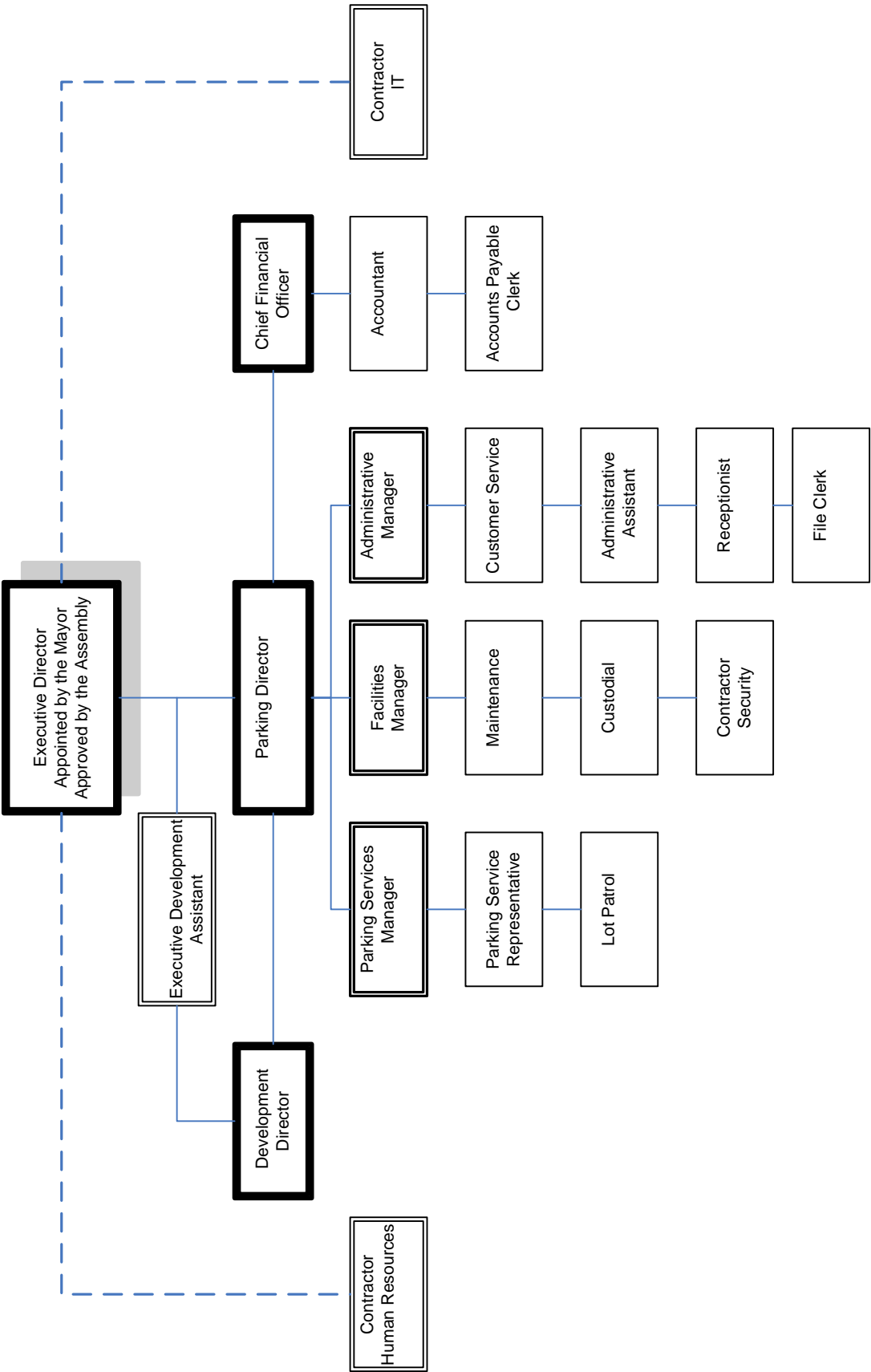
**PROPOSED
2010 Operating Budget and
2010 Capital Budget**

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Internal Structure





The Anchorage Community Development Authority 2010

ORGANIZATION

Pursuant to Municipal Code, AMC 25.35.010(A), the Anchorage Community Development Authority is “an instrument of the municipality, but exists independently of and separately from the municipality.” A nine-member board of directors appointed by the mayor and approved by the assembly governs the Authority. Two of the nine members are executive employees of the municipality. In addition, two assembly members serve as *ex officio* members of the board. The management of Anchorage Community Development Authority (ACDA) reports to the Board of Directors and the Executive Director reports to the Mayor.

ACDA currently has an authorized operational staff of 43 employees. These employees operate all municipal parking facilities, maintain and clean public garages and parking lots, maintain on-street parking meters, manage Anchorage Police Department's parking citation system, plan and develop public projects, and manage property in the ACDA's inventory. ACDA's planning and development staff work on projects and property transferred from the Municipality to ACDA, along with other redevelopment projects, both in the public as well as the private sector.

HISTORY

The predecessor of ACDA, the Anchorage Parking Authority, was originally created as a separate public authority on February 28, 1984. That authority was created “to create an environment in the Anchorage area such that parking and parking policies are a position influence for the community as a whole.” Within four years, the Anchorage Parking Authority operated three public garages (two of which were new), six surface lots and the on-street spaces within the Central Business District (CBD). Total parking operated by the Anchorage Parking Authority was approximately 5,800 spaces. Revenues from parking operations were used to help pay debt service on the parking garages built in the 1980's.

In 2004, the municipality began considering creation of a community development authority that could aid in developing public lands identified for their development potential and redevelopment of deteriorated or demised areas or properties, as well as affording housing projects. On January 18, 2005, the assembly adopted an amendment to the Anchorage Parking Authority Ordinance that created the Anchorage Community Development Authority (ACDA).

Pursuant to the ordinance creating the ACDA, the board of directors and management began a strategic planning process. The initial phases of the strategic planning process identified key values, objectives and processes as well as the ACDA mission. The mission of the Anchorage Community Development Authority is “to provide sufficient, high quality, customer-focused public parking by managing parking resources in a fair and efficient manner for the benefit of the residents of the Municipality. Create and develop opportunities that forward municipal goals and objectives, using innovation, partnerships, sound planning and incentives.”

BUDGET ASSUMPTIONS

At 5th Avenue Garage 60% of covered parking spaces are reserved for daily parking. In 2009 and 2010, 5th Avenue & JC Penney Garages will have monthly permits available to support downtown worker parking demands, while 6th & 7th Avenue Garages have daily parking available on a limited basis.

Employer contributions for the most significant employee benefit expenses (PERS and medical insurance) will continue to increase. Medical insurance is expected to increase by approximately 15% while employer contribution for PERS will remain at 22% in 2010.

Salary for staff is planned to increase by 5% creating a pool to implement the pay for performance incentive plan. This plan is subject to any budget shortfalls.

Monthly parking rates increased in 2009 to cover expenses, depreciation, increased MESA payments, and to maintain revenues for future development. Monthly parking rates for permit parkers in the garages are scheduled to increase in 2010 from \$85 to \$95. No parking meter increases are anticipated for 2010.

Lease revenue is generated by individual leases with small businesses in the 6th Ave Transit Mall, first floor area. There are retail spaces in the 5th Avenue Garage that are currently leased. Revenue projections are based on current leases in effect.

HIGHLIGHTS AND FUTURE EVENTS

Annually ACDA's three public parking structures and one leased facility within the central business district provide more than 1,500,000 vehicle transactions in these parking facilities. ACDA will continue to work toward better utilization of the collective parking resources and assist downtown business owners to create on-street parking space turnover.

In 2009 there was an opportunity to increase public access at both the 6th and 7th Avenue Garages for daily parkers. The public access will continue in 2010.

ACDA continues to hold property along Mountain View Drive for the next phase of the revitalization project.

ACDA owns the lots in Northpointe Bluff Subdivision and will continue to market and sell residential lots over the next 3 years.

By partnering with community groups and the private sector ACDA is ideally situated to obtain the maximum benefit from public investment.

ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
Statement of Sources and Uses of Cash
For All Departments
For the Years Ending 12/31/2010, 2009 and 2008

	2008 Actual	2009 Proforma	2010 Proposed
Sources of Cash Funds:			
Parking Revenue	7,059,900	6,988,350	6,469,308
Leased Space Revenue	357,500	404,100	459,023
Other Operating Revenue	233,000	834,700	606,600
Federal Appropriation	2,338,500	-	-
Development Services	1,120,000	1,250,000	675,000
Total Sources of Cash Funds	<u>11,108,900</u>	<u>9,477,150</u>	<u>8,209,931</u>
Uses of Cash Funds:			
Parking Operations	5,639,679	5,498,056	5,687,685
Development Operations	598,000	523,518	537,112
Payment in Lieu of Taxes	551,780	578,500	520,000
Depreciation	1,320,000	1,497,300	1,500,000
Capital Investment-Parking Operations	773,400	440,000	553,000
Capital Investment-Development Operations	2,973,125	855,000	350,000
Total Uses of Cash Funds	<u>11,855,984</u>	<u>9,392,374</u>	<u>9,147,797</u>
Net Increase (Decrease) In Cash Funds	<u>(747,084)</u>	<u>84,776</u>	<u>(937,866)</u>
Cash Balance January 1,	5,891,711	6,464,627	8,046,703
Depreciation Reserves	1,320,000	1,497,300	1,500,000
Cash Balance December 31,	<u>6,464,627</u>	<u>8,046,703</u>	<u>8,608,837</u>
Detail of Cash Balance			
Unrestricted	5,949,077	3,282,229	3,201,362
Board Designated - Future Development	495,901	4,744,825	5,387,826
Restricted	19,649	19,649	19,649
Total Cash December 31,	<u>6,464,627</u>	<u>8,046,703</u>	<u>8,608,837</u>

ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
Revenue and Expenditures
For All Departments
For the Years Ending 12/31/2010 and 2009

	2009 Proforma	2010 Proposed Budget
Revenue:		
Parking Revenue	6,988,350	6,469,308
Leased Space Revenue	404,100	459,023
Other Operating Revenue	834,700	606,600
Federal Appropriation Museum Garage	-	-
Real Estate Sales - Development	1,250,000	675,000
Total Operating Revenue	<u>9,477,150</u>	<u>8,209,931</u>
Costs and expenses:		
Wages & Benefits	2,765,582	2,766,947
Professional Fees	294,500	419,100
Contract Services	994,800	1,036,900
Information Services	240,400	291,400
Direct Maintenance Costs	267,912	387,450
Facility Maint. Contract Services	299,980	307,000
Utility Expenses	437,400	489,000
General Expenses	561,500	354,000
MOA MESA Expense	578,500	520,000
Office Expenses	104,000	105,500
Employee Expenses	55,500	67,500
Depreciation	1,497,300	1,500,000
Expenses Subtotal	<u>8,097,374</u>	<u>8,244,797</u>
Earnings Subtotal	<u>1,379,776</u>	<u>(34,866)</u>
Nonoperating Income	275,400	19,500
Net earnings (loss) for year	<u><u>1,655,176</u></u>	<u><u>(15,366)</u></u>

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
APPROVED CAPITAL BUDGET
FOR YEAR ENDED DECEMBER 31, 2010**

2010 Proposed Capital Projects	Amount
Tenant Improvements Leased Spaces - 6th Ave	100,000
Development - Northpointe	250,000
Bridge renovation/removal between 6th & 7th Ave Garages	75,000
6th Avenue Garage - Boilers	150,000
Two (2) Pay-on-Foot machines for 6th Ave Garage	90,000
New fleet vehicles (2)	50,000
Ten (10) Luke pay stations	87,000
Industrial Sweeper for parking decks, surface lots	45,000
Snow broom replacement	10,000
Industrial line striper	6,000
Passport 360 for 5th, 6th & 7th Ave Garages	40,000
Total Capital Expenses	<u>903,000</u>