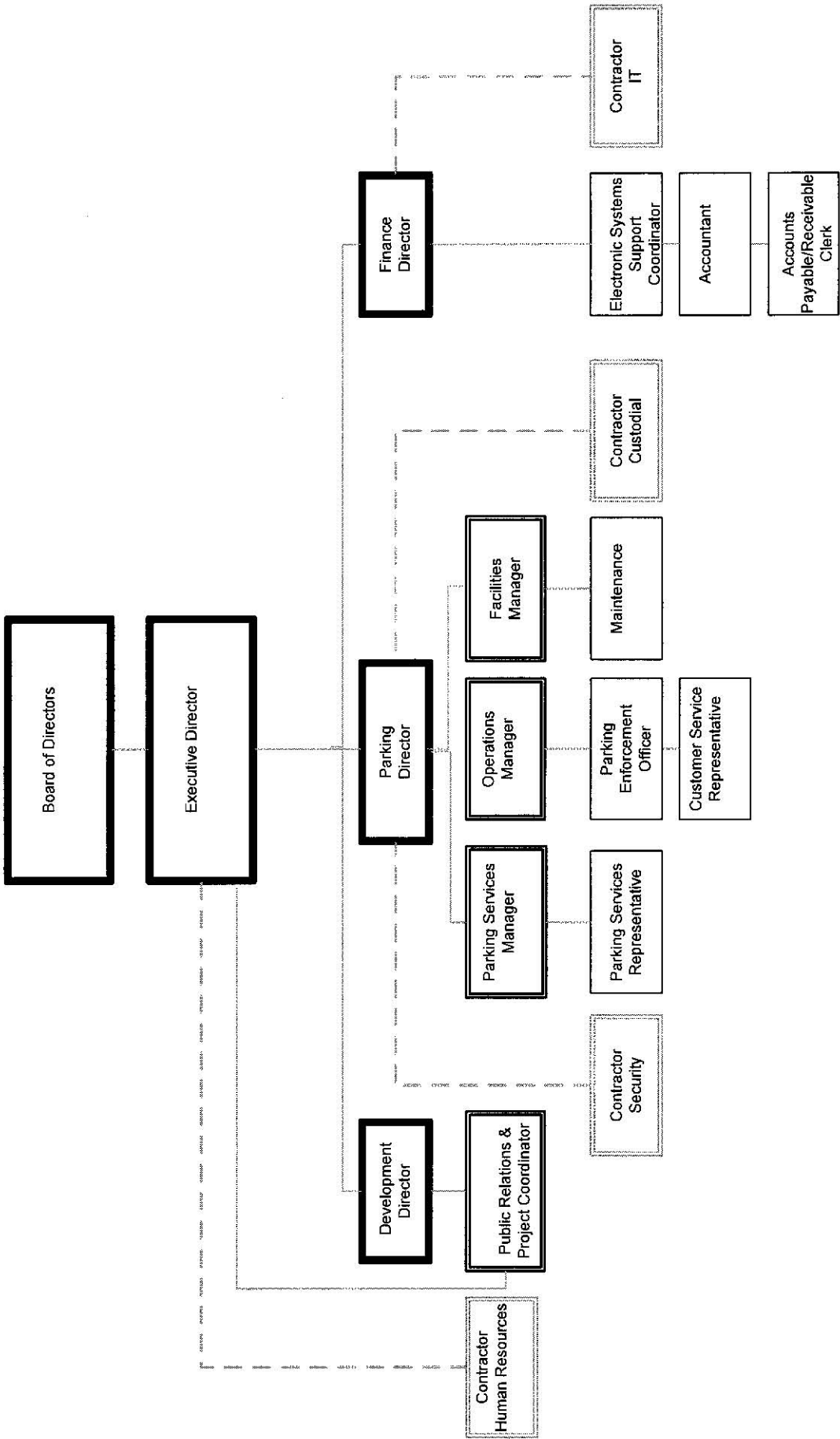




Internal Structure



ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY PROFILE 2012

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.” ACDA is governed by a nine-member board of directors appointed by the mayor and approved by the assembly. 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 team of Anchorage Community Development Authority (ACDA) reports to the Board of Directors. The Executive Director is appointed by and serves at the pleasure of the Mayor.

ACDA has an operational staff of 45 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 sectors.

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 of 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 are 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).

In June of 2011, the Anchorage Assembly delegated ACDA authority to enforce parking violations with the area bounded by Ship Creek on the north, Gambell Street on the east, 10th Avenue on the south, and M street on the west. The Assembly amended Anchorage Municipal Code chapter 25.35.

MISSION & VISION

The mission of ACDA is to manage and enhance public parking and facilitate development for a vibrant community.

The Vision of ACDA is to be a conduit for responsible development and convenient, safe parking services in the Municipality of Anchorage. ACDA will act as a catalyst for, and investor in, projects that help implement the economic and community development goals of the Anchorage community as expressed in our community plans and initiatives.

BUDGET ASSUMPTIONS

The 5th Avenue Garage is managed such that 60% of parking spaces are available for daily parking. In 2012 the 5th Avenue Garage & JC Penney Garage will have capacity to issue monthly permits available to support downtown worker parking demands. The 6th & 7th Avenue Garages now have hourly public parking available on a 24/7 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 2012.

Salary for staff is planned to increase by 3% creating a pool to support the pay for performance incentive plan. This plan is subject to any budget shortfalls.

Monthly parking permit rates increased in 2010 from \$85 to \$95 with no anticipated permit rate increases in 2012. No parking meter increases are anticipated for 2012.

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

In 2011 ACDA introduced EasyPark – the new name for ACDA's parking program. The EasyPark offices are located at the 5th & B Parking garage.

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, 2010 and 2011 there was opportunity to increase public access at both the 6th and 7th Avenue Garages for daily parkers. The public access will continue in 2012.

ACDA continues to hold property along Mountain View Drive for future development.

ACDA owns the lots in Northpointe Bluff Subdivision and will continue to market and sell residential lots over the next 2 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**REVENUE AND EXPENDITURES**

	2011 Budget	2012 Proposed Budget
Revenue:		
Parking Revenue	6,605,453	7,058,844
Leased Space Revenue	498,901	597,748
Other Operating Revenue	673,411	1,321,469
Real Estate Sales - Development	1,680,000	820,000
Total Operating Revenue	<u>9,457,765</u>	<u>9,798,061</u>
Costs and expenses:		
Wages & Benefits	2,772,160	3,174,358
Professional Fees	215,700	274,700
Contract Services	1,077,260	1,069,832
Information Services	290,300	387,800
Direct Maintenance Costs	355,900	289,750
Facility Maint. Contract Services	320,700	371,900
Utility Expenses	407,664	409,800
General Expenses	423,300	434,300
MOA MESA Expense	557,000	569,500
Office Expenses	103,800	103,800
Employee Expenses	69,500	72,000
Real Estate Costs - Northpointe	210,800	105,400
Depreciation	1,700,000	1,800,000
Expenses Subtotal	<u>8,504,084</u>	<u>9,063,140</u>
Earnings Subtotal	<u>953,681</u>	<u>734,921</u>
Nonoperating Income	6,200	4,500
Net earnings (loss) for year	<u><u>959,881</u></u>	<u><u>739,421</u></u>

ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY**STATEMENT OF SOURCES AND USES OF CASH**

	2010 Actual	2011 Actual	2012 Proposed
Sources of Cash Funds:			
Parking Revenue	6,469,308	6,616,765	7,058,844
Leased Space Revenue	459,023	498,901	597,748
Other Operating Revenue	606,600	636,311	1,321,469
Development Services	675,000	1,680,000	820,000
Total Sources of Cash Funds	<u>8,209,931</u>	<u>9,431,977</u>	<u>9,798,061</u>
Uses of Cash Funds:			
Parking Operations	5,687,685	6,036,283	6,007,474
Development Operations	537,112	210,800	686,166
Payment in Lieu of Taxes	520,000	557,000	569,500
Depreciation	1,500,000	1,700,000	1,800,000
Capital Investment-Parking Operations	553,000	618,000	285,000
Capital Investment-Development Operations	350,000	450,000	1,390,400
Total Uses of Cash Funds	<u>9,147,797</u>	<u>9,572,083</u>	<u>10,738,540</u>
Net Increase (Decrease) In Cash Funds	<u>(937,866)</u>	<u>(140,106)</u>	<u>(940,479)</u>
Cash Balance January 1,	9,142,003	9,827,127	11,387,021
Depreciation Reserves	1,622,990	1,700,000	1,800,000
Cash Balance December 31,	<u>9,827,127</u>	<u>11,387,021</u>	<u>12,246,542</u>
Detail of Cash Balance			
Unrestricted	7,032,790	9,827,127	9,452,205
Board Designated - Future Development	2,762,118	1,527,675	2,762,118
Restricted	32,219	32,219	32,219
Total Cash December 31,	<u>9,827,127</u>	<u>11,387,021</u>	<u>12,246,542</u>

2012 Proposed Operating and Capital Budgets

ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY

CAPITAL BUDGET - Proposed DRAFT

2012 Capital Projects - Proposed	Proposed Amount	Notes
Tenant Improvements Leased Spaces	85,000	Painting & Carpeting - current vacancy 3,530sf @ \$24.08/SF
Development - Northpointe	100,000	Landscape maintenance \$15,000, Subdivision warranty work (unknown), Legal and various expenses
General Development - various projects	100,000	Estimated predevelopment costs available for new projects
Fleet Vehicles	70,000	PEO - PSR Program
On-Street Parking Meters/Pay Stations	925,000	On street meter modernization
Flex and Scan Net interface and E-validations	55,000	Improved garage permit tracking & validation tracking
Electronic Key Safe	10,000	Expansion of key security program to protect assets
EasyPark Wayfinding & Signage Expansion	120,000	Garage interiors and/or surface lots
Closed Circuit TV System	40,000	CCTV expansion - garages
Off Street Revenue Control Equipment	100,000	POF, Pay Stations, Spitters, PIL
Parking Enforcement Hardware	20,400	Handhelds, Printers, Cameras, Digital Pens
5th Ave HVAC/retail spaces	50,000	Rooftop Air Handler Unit Replacements
Total Capital Expenses	<u>1,675,400</u>	