

## **The Anchorage Community Development Authority Organizational Overview**

### **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, 10<sup>th</sup> Avenue on the south, and M street on the west. The Assembly amended Anchorage Municipal Code chapter 25.35.

### **Mission and 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 5<sup>th</sup> Avenue Garage is managed such that 60% of parking spaces are available for daily parking. In 2013 the 5<sup>th</sup> Avenue Garage & JC Penney Garage will have capacity to issue monthly permits available to support downtown worker parking demands. The 6<sup>th</sup> & 7<sup>th</sup> 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 2013.

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.

The existing rates for monthly parking permits range from \$85 to \$105 per month depending on facility.

Parking meter rates increased in 2008 – (2 & 4 hour meters at \$1.25/hr and 10 hour meters at \$0.75/hr.) There have been no meter rate increases for 2009, 2010, 2011, 2012 and no anticipated increase for 2013.

Lease revenue is generated by leases with small businesses in the 6<sup>th</sup> Ave Transit Mall, first floor area and the retail spaces in the 5<sup>th</sup> Avenue Garage. 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 5<sup>th</sup> & B Parking garage. ACDA will continue the EasyPark branding program in 2013.

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, 2011 and 2012 there was opportunity to increase public access at both the 6<sup>th</sup> and 7<sup>th</sup> Avenue Garages for daily parkers. The public access will continue in 2013.

ACDA owns lots in Northpointe Bluff Subdivision and will continue to market and sell these 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 2013 Statement of Revenues and Expenses

	2012 Budget	2013 Proposed
<b>Revenue</b>		
Parking Revenue	7,058,844	7,450,090
Leased Space Revenue	597,748	628,665
Other Operating Revenue	1,321,469	1,135,456
Real Estate Sales - Development	820,000	1,285,000
<b>Total Operating Revenue</b>	<b>9,798,061</b>	<b>10,499,211</b>
<b>Expenses</b>		
Labor	3,174,358	3,668,605
Professional Fees	274,700	284,205
Contract Services	1,069,832	912,059
Information Services	387,800	496,800
Direct Maintenance Costs	289,750	214,400
Facility Maint. Contract Services	371,900	601,691
Utility Expenses	409,800	450,900
General Expenses	434,300	498,200
Property Taxes and Transfers (MESA)	569,500	582,000
Office Expenses	103,800	127,300
Employee Expenses	72,000	84,000
Real Estate Costs - Northpointe	105,400	89,950
Depreciation	1,800,000	1,650,000
<b>Total Expenses</b>	<b>9,063,140</b>	<b>9,660,110</b>
<b>Sub Total Net Income</b>	<b>734,921</b>	<b>839,101</b>
<b>Non Operating Income</b>	4,500	171,000
<b>Total Net Income</b>	<b>739,421</b>	<b>1,010,101</b>
<b>Appropriation</b>		
<b>Total Expenses</b>		9,660,110
Less: Non Cash items		
Depreciation		(1,650,000)
<b>Amount to be Appropriated (cash expenses)</b>		<b>8,010,110</b>

**Anchorage Community Development Authority**  
**2013 Capital Improvement Budget**

<b>Project Title</b>	<b>Amount</b>
5th & B Garage exterior paint project	400,000
5th Ave Garage rooftop HVAC replacement - Replacement of HVAC air handlers	50,000
6th Ave Garage, Transit Center & 8th Ave Garage paint project	400,000
CJCP Garage ramp entry cover	100,000
Closed Circuit TV System - CCTV expansion - garages	20,000
Development - Northpointe - Landscape maintenance \$15,000, Subdivision warranty work (unknown), Legal and various expenses	100,000
Dispatch Center Project - Turn key to set up dispatch center	35,000
EasyPark Wayfinding & Signage Expansion - Way finding and signage_JCP \$60k, 6th Ave \$60k, 7th Ave \$50k	170,000
Flex Cash Drawer Solution Garage auto-pay program	15,000
General Development - Estimated predevelopment costs available for new projects	100,000
Mobile License Plate Recognition - Surface lots and on-street (3 units/3 vehicles)	30,000
Off Street Revenue Control Equipment - POF, Pay Stations, Spitters, PIL	80,000
On-Street Parking Meters/Pay Stations - On street meter enhancements	140,000
Parking Enforcement Hardware - Handhelds, Printers, Cameras	20,000
Tenant Improvements Leased Spaces - 1000 sq. feet @\$20/ft	20,000
Utility Equipment for Maintenance Dept - Snow brooms (3) and Kubota tractor	50,000
Utility Vehicle - PSR garage transportation	17,000
<b>Total Capital Expenses</b>	<b>1,747,000</b>

## Anchorage Community Development Authority Statement of Cash Sources and Uses

	2011 Actual	2012 Proforma	2013 Budget
<b>Sources of Cash Funds:</b>			
Parking Revenue	6,616,765	7,058,844	7,450,090
Leased Space Revenue	498,901	597,748	628,665
Other Operating Revenue	636,311	1,321,469	1,306,456
Development Services	1,680,000	820,000	1,285,000
<b>Total Sources of Cash Funds</b>	<b>9,431,977</b>	<b>9,798,061</b>	<b>10,670,211</b>
<b>Uses of Cash Funds:</b>			
Parking Operations	6,036,283	6,007,474	5,688,160
Development Operations	210,800	686,166	89,950
Property Taxes and Transfers (MESA)	557,000	569,500	582,000
Depreciation	1,700,000	1,800,000	1,650,000
Capital Investment-Parking Operations	618,000	285,000	220,000
Capital Investment-Development Operations	450,000	1,390,400	1,527,000
<b>Total Uses of Cash Funds</b>	<b>9,572,083</b>	<b>10,738,540</b>	<b>9,757,110</b>
<b>Net Increase (Decrease) In Cash Funds</b>	<b>(140,106)</b>	<b>(940,479)</b>	<b>913,101</b>
<b>Cash Balance January 1,</b>	<b>9,431,714</b>	<b>10,991,608</b>	<b>11,851,129</b>
Depreciation Reserves	1,700,000	1,800,000	1,650,000
<b>Cash Balance December 31,</b>	<b>10,991,608</b>	<b>11,851,129</b>	<b>14,414,230</b>
<b>Detail of Cash Balance</b>			
Unrestricted	9,603,329	10,991,608	13,025,951
Board Designated - Future Development	1,343,921	815,163	1,343,921
Restricted	44,358	44,358	44,358
<b>Total Cash December 31,</b>	<b>10,991,608</b>	<b>11,851,129</b>	<b>14,414,230</b>