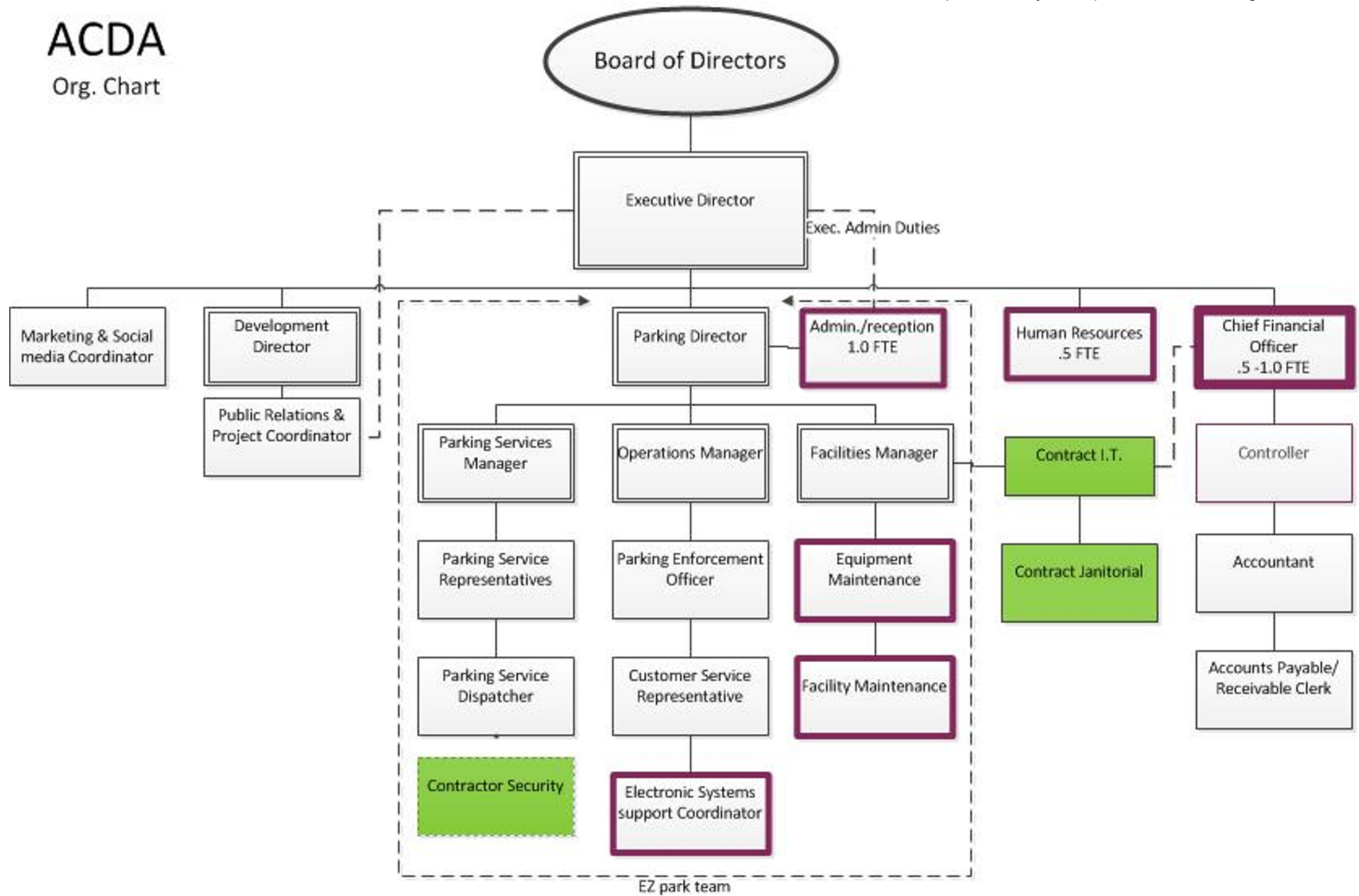


ACDA

Org. Chart





The Anchorage Community Development Authority 2017

Organization

Pursuant to Municipal Code, AMC 25.35.010(A), the Anchorage Community Development Authority (ACDA) 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 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 48 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 that 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 1980s.

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 affordable housing projects. On January 18, 2005, the Assembly adopted an amendment to the Anchorage Parking Authority Ordinance that created the ACDA.

In June of 2011, the Assembly delegated authority to ACDA to enforce parking violations within 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

In the fall of 2015, ACDA held a board strategy session to re-align our mission and vision, and to adopt a strong set of guiding principles anchored in our core values such as honesty, innovation, and a commitment to our community.

The mission of ACDA is to deliver quality development and public parking services within the Municipality of Anchorage.

The vision of ACDA is to create a vibrant and prosperous Municipality of Anchorage facilitated by innovative community development and public parking.



Budget Assumptions

The 5th, 6th, and 7th Avenue Garages along with JCPenney Garage have hourly public parking available on a 24/7 basis. Effective July 1, 2016, rates were adjusted to \$1.25 per hour from \$1.00 per hour, as well as the expansion of the first hour free program to include 5th Avenue Garage in addition to JCPenney Garage.

Employer contributions for the most significant employee benefit expenses (Public Employee Retirement System (PERS) and medical insurance) will continue to increase. Medical insurance is expected to increase by approximately 5.0% while 2017 employer contribution for PERS is 28.35%. Salary for staff is budgeted to increase by 3% creating a pool to support pay for performance incentive plan. This plan is subject to any budget shortfalls.

Effective July 1, 2016, monthly parking permits range from \$95 to \$110 per month depending on facility. Also effective July 1, 2016, monthly parking permits in surface lots and on-street permit zones range from \$50 to \$80 per month depending on location. Parking meter rates increased July 1, 2016 with 2-hour meters at \$1.75 per hour and 10-hour meters at \$1.25 per hour. There had been no meter increases from 2009 through 2015.

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

Executive Director's Message

As ACDA moves into 2017, we look to build on the groundbreaking work we've done over the last year in making Downtown Anchorage more safe, secure, and strong.

During the first full year under the new city administration, and with direction from our board of directors, the public witnessed ACDA set in motion new initiatives designed to create a vibrant Downtown Anchorage. These efforts followed the direction and guidance set forth in our 2016/17 Strategic Plan adopted last fall.

According to ACDA's strategic plan, key goals include:

- Define and articulate financial tools available to ACDA and the MOA for development
- Identify and support new development opportunities in the MOA
- Expand public/private partnerships to better utilize parking assets
- Enhance customer service through technology solutions



A few of the initiatives ACDA will be pursuing in 2017 to meet these goals:

- Collaboration with the Live.Work.Play. housing committee to advocate for changes in state law to allow municipalities to offer tax incentives for housing as outlined in the recent Dorsey Report.
- Phase 2 of the City Center redevelopment project that will eventually transform an entire city downtown city block while addressing decades old health and safety problems.

- Development of our Northpointe Bluff housing project on Government Hill. Collaboration with the Anchorage Downtown Partnership to improve downtown security by sharing existing assets including staffing, training and communication centers.
- Continued growth of K Street Eats, a food truck pod located at 8th and K on ACDA land.
- Continued development of the Rooftop recreation space on the top of the 5th Avenue Garage to create an attractive venue for events like movies, concerts, and private parties.
- Phase 3 of our garage renewal program that will address structural issues at the 7th Avenue Garage.
- Test marketing of new parking technology including license plate recognition and ParkiFi sensors that will allow for a better parking experience downtown.

TheRooftop

 5th Ave EasyPark Garage

Come play downtown!

**SAFETY
FIRST**
CALL OR TEXT
297-4471

ANCHORAGE
DOWNTOWN
PARTNERSHIP



EasyPark

Anchorage Community Development Authority Statement of Revenues and Expenses

	2016 Approved Budget	2017 Proposed Budget
Operating Revenue		
Parking Revenue	8,440,410	8,572,828
Leased Space Revenue	690,500	672,480
Other Operating Revenue	231,500	215,000
Real Estate Sales - Development	1,370,250	427,350
Total Operating Revenue	10,732,660	9,887,658
Non-Operating Revenue		
Non-Operating Revenue	53,500	37,786
Total Non-Operating Revenue	53,500	37,786
Total Revenue	10,786,160	9,925,444
Operating Expenses		
Labor	3,766,177	3,896,429
Professional Fees	278,000	255,000
Contract Services	1,113,100	1,045,600
Information Services	426,300	426,800
Direct Maintenance Costs	200,200	205,000
Facility Maint. Contract Services	477,500	476,000
Utility Expenses	466,970	479,000
General Expenses	679,700	732,400
Transfers (MESA)	517,250	505,500
Office Expenses	72,400	60,600
Employee Expenses	78,500	80,000
Real Estate Costs - Northpointe	1,155,000	404,707
Depreciation	1,850,000	2,210,500
Total Operating Expenses	11,081,097	10,777,536
Total Net Income	(294,937)	(852,092)
Appropriation		
Total Expenses	11,081,097	10,777,536
Less: Non-Cash Items		
Depreciation	(1,850,000)	(2,210,500)
Amount to be Appropriated (Cash Expenses)	9,231,097	8,567,036

**Anchorage Community Development Authority
2017 Capital Improvement Budget**

Project Title	Total
Closed Circuit TV System	50,000
Electronic Key Unified System	25,000
Garage Structural Improvements	1,750,000
General Development - Various Projects	100,000
IT Upgrades	80,000
Maintenance Equipment	5,000
Occupancy Space Sensors	20,000
Tenant Improvements Leased Spaces	100,000
Total	2,130,000

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

	2015 Actual	2016 Estimated	2017 Proposed Budget
Sources of Cash Funds			
Parking Revenue	7,845,551	8,440,410	8,572,828
Other Parking Operating Revenue	178,000	178,000	178,000
Leased Space Revenue	647,890	690,500	672,480
Development Services	1,238,381	1,370,250	427,350
Other Non-Operating Revenue	32,558	53,500	37,000
Total Sources of Cash Funds	9,942,380	10,732,660	9,887,658
Uses of Cash Funds			
Parking Operations	6,983,518	6,768,197	7,496,729
Development Operations	501,626	845,650	564,807
Payment in Lieu of Taxes	480,082	517,250	505,500
Capital Investment-Parking Operations	2,625,489	2,655,000	1,930,000
Capital Investment-Development Operations	170,000	300,000	200,000
Other Uses of Cash Funds	123,187	-	-
Total Uses of Cash Funds	10,883,902	11,086,097	10,697,036
Net Increase (Decrease) In Cash Funds	(941,522)	(353,437)	(809,378)
Cash Balance January 1,	7,406,075	6,464,553	6,111,116
Cash Balance December 31	6,464,553	6,111,116	5,301,738