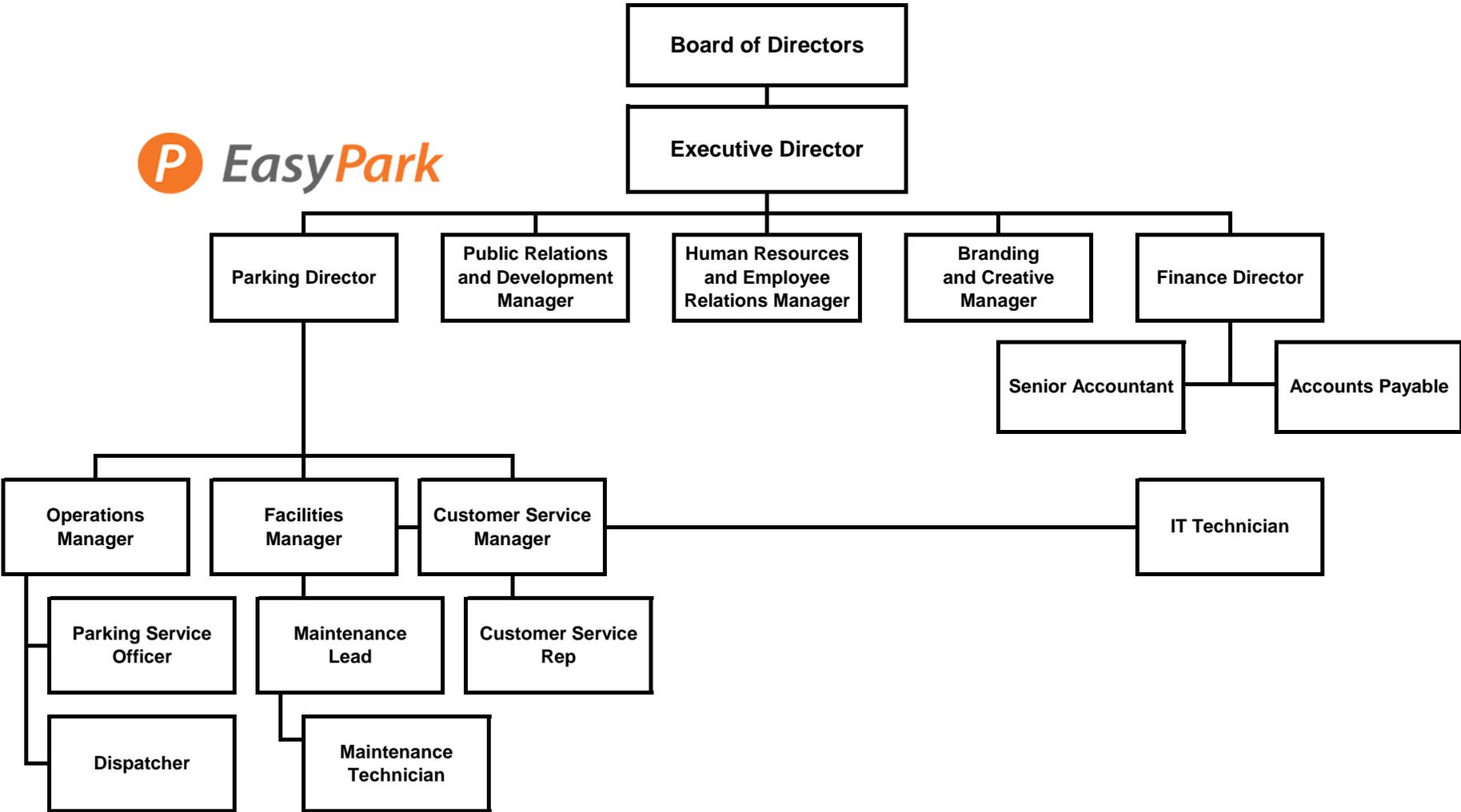


# Anchorage Community Development Authority and EasyPark





## The Anchorage Community Development Authority 2021

### 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 Anchorage Assembly (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.

The ACDA consists of two departments: Development and Parking Services (branded EasyPark), with a total operational staff of 30 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.

On January 18, 2005, the assembly adopted an amendment to the Anchorage Parking Authority Ordinance that created the ACDA as an instrument of the Municipality, existing independently of and separately from the Municipality, replacing the former Anchorage Parking Authority. The powers of ACDA were expanded to include responsibilities above and beyond the management of parking facilities, including the acquisition, operation, improvement, and leasing of property.

In 2008, the ACDA’s mission was formally defined to include the responsibility to “create and develop opportunities that forward municipal goals and objectives, using innovations, partnerships, sound planning and incentives. Additionally in 2008, the Development Department was created in ACDA, which would be responsible for acquiring or disposing of interests in real property, and constructing, improving, operating, managing, and controlling real property assets.

In June of 2011, the 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.

In the fall of 2017, the ACDA Board of Directors held a planning session to determine the organization's strategy for the coming year. Those goals included improvements in organizational efficiencies through new parking technologies and cost containment, and a more aggressive approach to new developments in downtown Anchorage.

In 2018, the ACDA's Mission Statement was updated to more accurately reflect its focus on economic and community development work.

### **Mission & Vision**

It is the mission of ACDA 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.
- Engage in community and economic development opportunities, including but not limited to the acquisition of vacant or abandoned property and facilities, with a goal of encouraging economic growth, commercial development, and safe and vibrant neighborhoods, and furthering the goals and objectives of municipal plans and policies

The mission statement of ACDA as adopted is "***We deliver quality development and public parking services within the Municipality of Anchorage.***"

The vision of ACDA as adopted is to "***A vibrant and prosperous Municipality of Anchorage facilitated by innovative community development and public parking.***"

We believe as an organization that everything we do, must add a tangible value to our three critical stakeholders: the Municipality, ACDA, and the Anchorage Community.



### **Budget Assumptions**

The 5<sup>th</sup>, 6<sup>th</sup>, and 7<sup>th</sup> 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.

Effective July 1, 2019 monthly parking permits range from \$95 to \$120 per month depending on facility. Also effective July 1, 2019 monthly parking permits in surface lots and on-street permit zones range from \$50 to \$85 per month depending on location. Parking meter rates increased July 1, 2016 (2 hour meters at \$1.75/hr. and 10 hour meters at \$1.25/hr.). There had been no meter increases in 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2017, and 2018.

Lease revenue is generated by retail spaces in 5<sup>th</sup> Avenue Garage and 716 West 4<sup>th</sup> Avenue building, which is leased to the Anchorage Police Department (APD). Revenue projections are based on current leases in effect.

### **Executive Director's Message**

In 2019 we concluded our most recent two year strategic plan developed by the ACDA board of directors. During that time, we have strived to modernize the parking experience in downtown Anchorage along with facilitating economic development that will add value to the community.

While Anchorage and its economy continues to face headwinds, nowhere is that more evident than downtown. With a continuation of an uncertain state economy and the outmigration, both local and outside investors have remained elusive. Due to a sluggish retail and commercial real estate environment, downtown parking revenues have been negatively affected by the decrease in daily traffic.

In spite of the challenges, the team at ACDA/EasyPark had a very productive year and we are proud to share a few of the highlights for 2019:

- 8<sup>th</sup> & K Project (39 Apartments & Parking Garage) A developer has been chosen and construction is slated for spring 2021 or 2022
- EasyPark invested over \$750,000 installing modern gate equipment in all of our garages
- EasyPark launched its second downtown rooftop park on the 7<sup>th</sup> Avenue garage
- ACDA held its annual P3 Summit to discuss community development with 45 participants
- ACDA launched a P3 webpage which provides a road map to future community development
  
- **2019 Employee Satisfaction Survey** (33 out of 45 employees):
- 93% understand the goals of ACDA/EasyPark
- 88% proud to be an employee of ACDA/EasyPark
- 80% are excited to come to work every day
- 86% feel their ideas are heard and they are respected

In 2021 ACDA/EasyPark looks forward to working with our stakeholders to continue adding value to downtown. In the coming year we hope to accomplish the following major goals:

- Acquire the JCP Garage for redevelopment
- Commence construction on the 6<sup>th</sup> Avenue Hotel/Apartment project

- Finalize development agreement for the construction of housing/parking at 8<sup>th</sup> & K
- 5<sup>th</sup> Avenue retail façade upgrade
- Upgrade lighting, cameras, and security in all EasyPark Garages

On behalf of the team at ACDA/EasyPark we are proud of the work we have done over the last year and we look forward to continue making progress to help build a stronger Anchorage community.

Andrew Halcro

## Anchorage Community Development Authority Statement of Revenues and Expenses

	2020 Approved Budget	2021 Proposed Budget
<b>Operating Revenue</b>		
Parking Revenue	7,722,308	6,712,408
Leased Space Revenue	1,823,820	1,794,868
Other Operating Revenue	162,000	1,800
Real Estate Sales - Development	-	-
<b>Total Operating Revenue</b>	<b>9,708,128</b>	<b>8,509,076</b>
<b>Operating Expense</b>		
Labor	3,740,000	3,020,000
Professional Fees	268,500	179,000
Contract Services	1,183,200	713,400
Information Services	498,700	456,700
Direct Maintenance Costs	215,500	180,000
Facility Maint. Contract Services	426,700	383,700
Utility Expenses	529,000	518,500
General Expenses	617,603	684,208
Transfers (Municipal Enterprise Service Assessment (MESA))	730,000	799,000
Office Expenses	67,000	61,500
Employee Expenses	85,000	45,000
Interest Expense	772,112	760,000
Depreciation	3,150,000	2,500,000
<b>Total Operating Expense</b>	<b>12,283,315</b>	<b>10,301,008</b>
<b>Net Income (Loss)</b>	<b>(2,575,187)</b>	<b>(1,791,932)</b>
<b>Appropriation</b>		
<b>Total Expense</b>	12,283,315	10,301,008
Less: Non-Cash Items		
Depreciation	(3,150,000)	(2,500,000)
<b>Amount to be Appropriated (Cash Expense)</b>	<b>9,133,315</b>	<b>7,801,008</b>

## Anchorage Community Development Authority 2021 Capital Improvement Budget

<b>Project Title</b>	<b>Total</b>
People Mover Relocation	300,000
Garage Structural Improvements	836,465
Information Technology Upgrades	50,000
<b>Total</b>	<b>1,186,465</b>