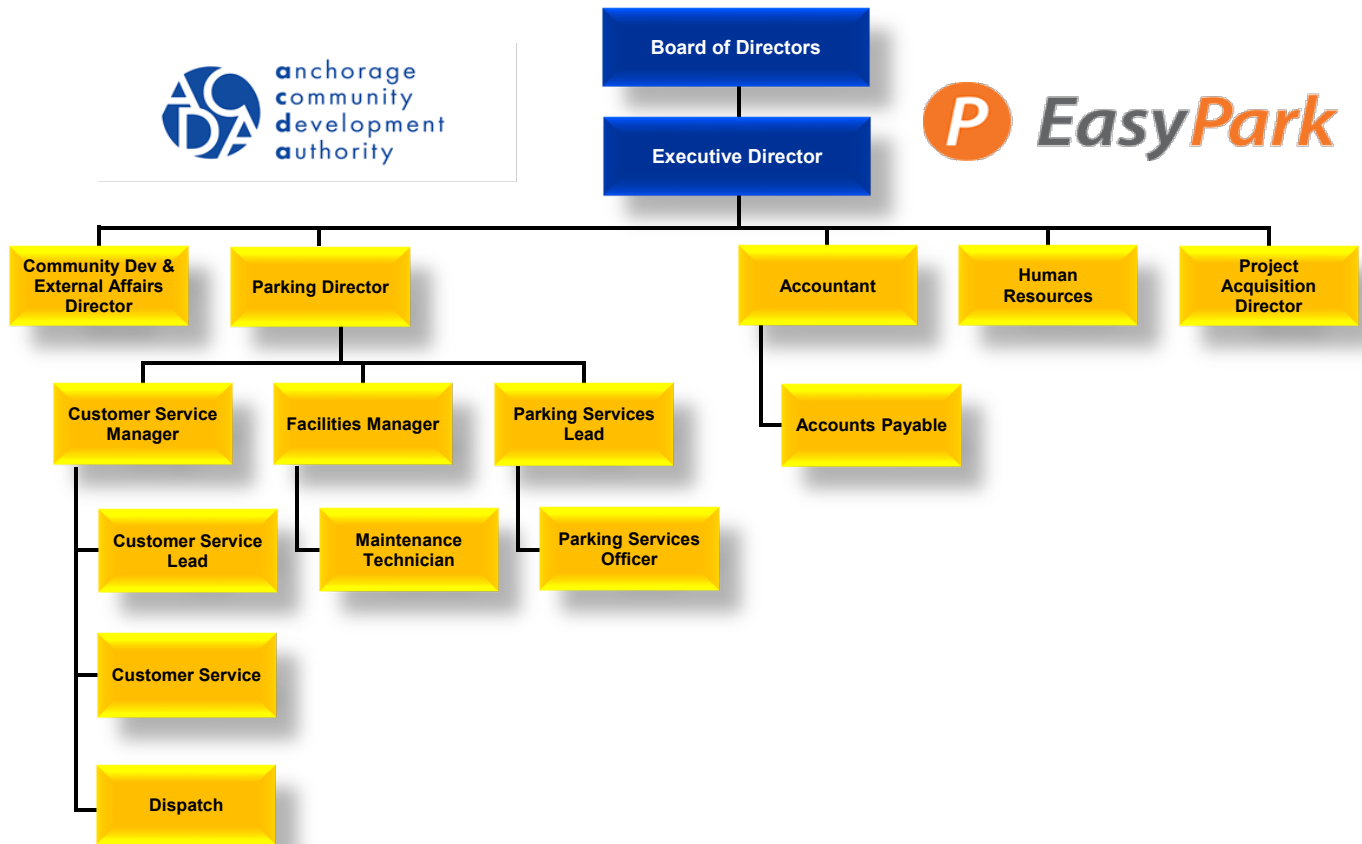


Anchorage Community Development Authority and EasyPark





The Anchorage Community Development Authority

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 26 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 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 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.

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 in 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 2022 The ACDA Board and staff attended a retreat to evaluate the effectiveness of the Authority's mission and vision. As result, the mission and vision were updated and later this year the corporation will be attending the Anchorage Assembly to propose updating the municipal code to reflect that new mission.

Mission & Vision

The mission statement of ACDA is "***Serve as the catalyst for economic development by delivering quality private/public projects and innovative parking mobility services within the Municipality of Anchorage.***"

The vision of ACDA is to promote "***A vibrant and prosperous Municipality of Anchorage, experiencing economic growth, robust development, and cutting edge parking mobility services.***"

Under Municipal code ACDA's mission 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.
- 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.

We believe as an organization that everything we do, must serve our stakeholders by adding tangible value to the Municipality, ACDA, and the Anchorage Community.



Budget Assumptions

Revenue 2023

- The corporation will be cash flow positive in 2023.
- Parking revenue will grow and normalize as more and more workers return to downtown.
- Management believes off street and garage revenue will return to post Covid19 levels in 2023.
- Leasing revenue will continue to be consistent and there will be no major variances from previous years.
- Focus on development and redevelopment projects will bring new revenue sources.
- Management will continue to drive efficiency of operations adding to the bottom line profitability of the organization.

Expenses 2023

- Better physical management policies will be implemented.
- Use of automation to increase efficiency.
- Use of competitive bidding to ensure low cost, high value on medium and large contracts.
- Better utilizations of resources.
- Staff cross training to allow for a more educated and efficient work force.
- Complete badly needed deferred facility maintenance.

Executive Director's Message

2023 promises to be a great year for the Anchorage Community Development Authority.

The corporation will continue to expand its vision across the entire municipality while maintaining its roots in downtown. ACDA believes that for our city to thrive we need a vital and growing downtown we will work to that end. ACDA also recognizes the need for more housing in Anchorage and as such will be unveiling a comprehensive plan to help address the housing shortage. This plan will seek to increase housing in downtown and across the entire municipality.

Additional highlights of what you can expect from us in 2023

- Purchase JCPenney Garage and submission of a redevelopment plan for the area.
- The completion of Block 96 Flats, the largest housing project downtown in 25 years.
- A focus on stronger relationships with other municipal departments.
- The start of construction on the \$70 million dollar 6th Avenue project.
- Continued focus on economic development working with AEDC, Anchorage Chamber, and other stakeholder groups.
- Commence construction on redesigning a new modern transit space at 6th Avenue.
- Pursue economically feasible projects outside the downtown corridor.
- EasyPark will continue to operate clean, safe and value added garages.
- Focus on P3 partnerships leveraging assets to construct needed housing units

On behalf of the team at ACDA we are proud of the work we have done over the last year and we look forward to a very active and successful 2023.

Mike W. Robbins
Executive Director

Anchorage Community Development Authority Statement of Revenues and Expenses

	2022 Approved	2023 Proposed
Operating Revenue		
Parking Revenue	6,213,854	6,350,012
Leased Space Revenue	1,956,636	1,998,620
Other Non-Operating Revenue	5,771	2,000
Real Estate Sales - Development	-	-
Total Operating Revenue	8,176,261	8,350,632
 Operating Expense		
Labor	2,502,590	2,650,849
Professional Fees	442,000	423,000
Contract Services	905,200	1,015,200
Information Services	373,000	355,000
Direct Maintenance Costs	201,500	236,500
Facility Maintenance Contract Services	290,000	302,000
Utility Expenses	402,000	330,000
General Expenses	566,828	678,128
Municipal Enterprise Service Assessment (MESA)	700,000	700,000
Office Expenses	31,500	36,500
Employee Expenses	19,000	33,500
Real Estate Costs - Northpointe	-	-
Interest Expense	743,584	827,328
Depreciation	2,400,000	1,903,949
Total Expenses	9,577,202	9,491,954
Net Income (Loss)	(1,400,941)	(1,141,322)
 Appropriation		
Total Expense		
Less: Non Cash Items		
Depreciation	(2,400,000)	(1,903,949)
Amount to be Appropriated (Cash Expense)	7,177,202	7,588,005

**Anchorage Community Development Authority
2023 Capital Improvement Budget**

Project Title	Total
Exterior Structural Repair & Maintenance	55,000
Interior Health & Safety Structural Repair	1,200,000
Software Upgrade	75,000
Total	1,330,000