

DOWNTOWN DEVELOPMENT AUTHORITY

City Ordinance established the Downtown Development Authority (DDA) in April of 1980 in order to revitalize downtown Alpena. Alpena’s DDA operates in accordance with state law (Public Act 197 of 1975, as amended). The DDA recommends and oversees downtown tax increment financing and the levy of an ad valorem tax (2 mill maximum) on all taxable property within the DDA district. This 2 mill tax is the main source of operating revenue for the authority, and the Tax Increment Financing (TIF) is the primary source of funding for major projects and improvements.

In 2004, the DDA Board and the City of Alpena completed and adopted the Downtown Development & TIF Plan, which identifies and outlines major projects and improvements that should be carried out with TIF funds in the downtown. In 2017, the DDA adopted and updated the Strategic Plan & Marketing Analysis, which updated the list of projects and priorities from the 2004 plan. Each year, the DDA further identifies priority projects and improvements through its Capital Improvement Projects, which are approved by the DDA Board, City Council, and Planning Commission.

Some of the projects that are budgeted and anticipated to be completed over FY 19-20:

- * Updating downtown banners for both the summer and winter season.
- * Launching the Downtown Mural Project, a multi-year project which will begin this summer and commission a new mural each year.
- * Updating alley-ways to incorporate new surfacing, updated lighting, public art, and more pedestrian-friendly amenities.
- * Updating bike parking downtown and looking into new planter boxes.
- * Researching a potential retail incubator and indoor marketplace, which would offer small, flexible stalls for rent for new businesses in the downtown.

The DDA currently has one full time Executive Director and two part-time employees, a Marketing & Outreach Coordinator and a Parking Attendant.

Capital Outlay and Major Projects

DDA Façade Grants	216-269-967.000	\$ 20,000
Designated Economic Development Fund	216-269-667.001	10,000
Capital Land Improvements	216-269-978.001	<u>45,000</u>
TOTAL DDA		\$ 75,000

DEPARTMENTS	DESCRIPTION	17-18 ACTUAL	18-19 EST. CURRENT	19-20 BUDGET	20-21 PROJECTED
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DDA FUND NO. 2

REVENUES

216-000-402.001	TAX INCREMENTS	117,979	127,518	132,500	137,500
216-000-503.003	GRTS - FEDERAL	0	0	0	980,000
216-000-573-000	LOCAL COMM STAB SHARE	15,102	5,703	10,000	10,000
216-000-665.000	INVESTMENT INCOME	3,918	4,147	4,200	4,400
216-000-673.000	SALE OF ASSETS	2,134	2,300	2,406	1,901
216-000-675.300	DONATIONS	7,500	0	0	0
216-000-677.000	MISCELLANEOUS	5,063	5,300	7,000	8,000

TOTAL REVENUES		151,696	144,968	156,106	1,141,801
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EXPENDITURES

216-269-701.000	SALARIES & WAGES	32,758	37,650	57,145	59,875
216-269-705.300	LIFE INSURANCE	48	105	105	107
216-269-705.400	FICA	2,456	2,880	4,372	4,580
216-269-705.550	RETIREMENT - DEF CONT	1,056	1,677	1,870	1,870
216-269-705.900	LONG TERM DISABILITY	61	185	191	197
216-269-726.000	SUPPLIES	1,875	2,000	2,000	2,000
216-269-730.000	DURABLE GOODS	0	808	500	500
216-269-840.000	GENERAL FUND SERVICES	854	982	1,012	1,043
216-269-860.000	CONTINUING EDUCATION	715	1,000	1,500	1,500
216-269-880.000	COMMUNITY PROMOTION	20,968	16,000	15,000	15,000
216-269-880.200	BEAUTIFICATION COMMITTEE	10,927	6,000	6,200	6,200
216-269-881.000	ECONOMIC PROMOTION	9,162	3,500	2,500	3,000
216-269-931.000	REPAIRS & MAINTENANCE	3,358	1,600	1,500	1,500
216-269-931.303	MAINT - DDA SNOW REMOVAL	2,340	5,000	10,000	10,000
216-269-945.000	FIBER OPTIC RENT	225	225	225	225
216-269-956.000	MISCELLANEOUS	0	0	0	0
216-269-967.000	FACADE GRANTS-DESIGN	11,606	25,000	30,000	20,000
216-269-967.001	ECONOMIC DEVELOPMENT	0	10,000	10,000	10,000
216-269-978.001	CAP - LAND IMPROVEMENTS	0	28,000	45,000	1,230,000
216-269-991.400	LAND ACQUISITION - PRIN	2,770	2,900	3,200	3,500
216-269-995.400	LAND ACQUISITION - INT	2,544	2,530	2,300	2,000

TOTAL EXPENDITURES		103,723	148,042	194,620	1,373,097
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DOWNTOWN DEVELOPMENT AUTHORITY

PROJECTED FUND BALANCE		
Budgeted Net Revenues (Expenditures)	6/30/2020	\$ (38,514)
Current Est. Operating Surplus (Deficit)	6/30/2019	\$ (3,074)
Fund Balance From Prior Year	6/30/2018	\$ 297,815
<u>FUND BALANCE</u>		
<u>ASSIGNED</u>		
ECONOMIC DEVELOPMENT		\$ 55,000
<u>UNASSIGNED</u>		
PROJECTED FUND BALANCE AT FISCAL YEAR END 2019-20		\$ 201,227
TOTAL FUND BALANCE		\$ 256,227

DEPARTMENTS	DESCRIPTION	17-18 ACTUAL	18-19 EST. CURRENT	19-20 BUDGET	20-21 PROJECTED
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DDA FUND NO. 5

REVENUES

217-000-402.000	CURRENT PROPERTY TAXES	19,080	26,000	27,500	29,000
217-000-412.000	DELINQUENT TAXES	120	0	0	0
217-000-656.000	PARKING	7,790	7,000	10,000	10,000
217-000-665.000	INVESTMENT INCOME	181	250	250	250
217-000-677.001	PARKING LOT RENTAL	3,266	3,000	4,000	4,000
217-000-677.002	BIKE RACK RENTAL	1,470	1,400	1,500	1,500
TOTAL REVENUES		31,907	37,650	43,250	44,750

EXPENDITURES

217-269-701.000	SALARIES & WAGES	16,638	32,120	29,675	32,145
217-269-705.300	LIFE INSURANCE	11	19	19	19
217-269-705.400	FICA	1,264	2,457	2,270	2,459
217-269-705.550	RETIREMENT - DEF CONT	186	296	330	330
217-269-705.900	LONG TERM DISABILITY	8	31	34	35
217-269-811.000	PROF & CONTRACTUAL	3,589	2,300	2,600	3,000
217-269-840.000	GENERAL FUND SERVICES	2,771	3,187	3,283	3,381
217-269-860.002	DUES & SUBSCRIPTIONS	607	730	1,000	1,000
217-269-910.000	INSURANCE & BONDS	2,218	1,700	2,000	2,000
217-269-920.000	UTILITIES	1,861	2,450	2,500	2,550
217-269-931.000	REPAIRS & MAINTENANCE	571	1,200	1,000	1,000
217-269-954.000	OFFICE RENT	0	0	0	0
217-269-956.000	MISCELLANEOUS	30	0	0	0
217-269-956.700	MISCELLANEOUS - TAXES	0	0	0	0
TOTAL EXPENDITURES		29,754	46,490	44,711	47,919

PROJECTED FUND BALANCE

Budgeted Net Revenues (Expenditures)	6/30/2020	\$ (1,461)
Current Est. Operating Surplus (Deficit)	6/30/2019	\$ (8,840)
Fund Balance From Prior Year	6/30/2018	\$ 38,680
PROJECTED UNASSIGNED FUND BALANCE AT END OF BUDGET YEAR 2019-20		\$ 28,379