

**DDA 10-Year Plan Scenario:  
DDA Transfers 16% of Gross Parking Revenues to the City each Year**

1 TIF Growth Rate 2.00% After FY 2011

Significant additions to TIF revenue:

Year	2011
411 Lofts	\$138,000
Zaragon	<u>\$114,000</u>
	<u><u>\$252,000</u></u>

2 Interest Rate on Fund Balances 1.00% Used after FY 10/11 in which the DDA budget is used.

3 TIF Administrative Expense Growth Rate 4.00% Used after FY 10/11 in which the DDA budget is used.

4 Yearly Parking Rate Increases:

FY 2011-2012	\$.10/Hour increase at all attended parking facilities \$5/month on all standard permits \$.20/hour bi-annual increase on street meters (FY 10 & FY 12)
After FY 2013	3.00% annual increases on all rates

5 Parking Administrative Expense Growth Rate 4.00% Used after FY 10/11 in which the DDA budget is used.

6 City and Private Lot Rental Cost of Living Adjustment Rate 4.00% Used after FY 10/11 in which the DDA budget is used.

7 Interfund Transfers

Amt of Annual Transfer from TIF to Housing Fund:	\$100,000
Amt of Average Annual Transfer from Parking to Parking Maintenance Fund	\$2,093,605

8 Amount of Gross Parking Revenues Transferred to the City	FY 2012	16.0%
	FY 2013	16.0%
	FY 2014	16.0%
	FY 2015	16.0%
	FY 2016	16.0%
	FY 2017	16.0%
	FY 2018	16.0%
	FY 2019	16.0%
	FY 2020	16.0%

9 Possible Future Bonded Projects

Parking Fund	Name of Project	Fiscal Year Project Begins	Total Cost of Project	Amount to be Paid from Cash	Amount to be Financed over 20/25 years	Annual Bond Payments
	First & Washington	2012/13	\$9,535,294	\$1,430,294	\$8,105,000	See Bond Pmt Tab

10 The expectation is that the DDA will strive for a minimum of an 18%-20% ratio of fund balance to annual expenditures.

DDA - 10 Year Plan  
Income/Expense Summary

YEAR	1	2	3	4	5	6	7	8	9	10	
Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	
FY 2009/10	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	
<b>Fund 003 DDA Tax Increment Financing</b>											
Income											
Property Taxes (Pg. 3)	\$3,537,939	\$3,796,929	\$3,893,943	\$3,971,822	\$4,051,258	\$4,132,283	\$4,214,929	\$4,299,228	\$4,385,212	\$4,472,917	\$4,562,375
Interest (Note 6)	\$55,950	\$30,000	\$34,963	\$18,946	\$14,754	\$6,994	\$9,225	\$10,949	\$13,181	\$29,192	\$45,889
Miscellaneous (Note 9)	\$174,517										
	\$3,768,406	\$3,826,929	\$3,928,906	\$3,990,768	\$4,066,012	\$4,139,277	\$4,224,154	\$4,310,177	\$4,398,393	\$4,502,109	\$4,608,264
Expenses											
Administration (Note 1.)	\$597,532	\$663,905	\$682,940	\$698,201	\$726,129	\$755,174	\$785,381	\$816,796	\$849,468	\$883,447	\$918,785
Capital Expenses (Note 2.)	\$951,369	\$0	\$300,000		\$0	\$0	\$350,000	\$600,000	\$600,000	\$600,000	\$600,000
Debt Service (Pg. 5)	\$1,569,605	\$2,448,190	\$3,118,790	\$3,081,896	\$3,107,297	\$2,152,328	\$1,907,823	\$1,661,551	\$339,204	\$340,356	\$341,700
Transfer to Bond Fund (Note 5)	\$521,773	\$2,020,753	\$717,847								
Grants (Note 4) (Page 7)	\$570,202	\$1,196,866	\$608,608	\$608,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608	\$908,608
Transfer to Housing (Note 3)	\$200,000	\$100,000			\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
	\$4,410,481	\$6,429,714	\$5,428,185	\$4,388,705	\$4,842,034	\$3,916,110	\$4,051,812	\$4,086,955	\$2,797,281	\$2,832,411	\$2,869,093
Excess of Rev over Exp.	(\$642,075)	(\$2,602,785)	(\$1,499,279)	(\$397,937)	(\$776,022)	\$223,168	\$172,342	\$223,222	\$1,601,113	\$1,669,697	\$1,739,171
Prior Years Fund Bal.	\$6,617,460	\$5,975,385	\$3,372,600	\$1,873,321	\$1,475,384	\$699,363	\$922,530	\$1,094,872	\$1,318,094	\$2,919,206	\$4,588,904
Fund Balance at End of Year	\$5,975,385	\$3,372,600	\$1,873,321	\$1,475,384	\$699,363	\$922,530	\$1,094,872	\$1,318,094	\$2,919,206	\$4,588,904	\$6,328,075
<b>Fund 063 DDA Parking Fund</b>											
Income											
Parking Revenue	\$14,608,141	\$15,179,595	\$16,162,753	\$17,471,502	\$18,142,709	\$18,914,835	\$19,830,701	\$20,410,989	\$21,008,666	\$21,721,400	\$22,358,347
Miscellaneous	\$6,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest (Note 6)	\$20,557	\$8,799	\$220	\$3,298	\$0	\$12,723	\$8,123	\$12,456	\$15,895	\$15,128	\$19,734
	\$14,635,107	\$15,188,394	\$16,162,973	\$17,474,800	\$18,142,709	\$18,927,558	\$19,838,824	\$20,423,445	\$21,024,561	\$21,736,528	\$22,378,081
Expenses											
Operation Expense (Note 7)	\$6,900,872	\$6,924,481	\$7,389,644	\$7,629,390	\$7,934,566	\$8,251,948	\$8,582,026	\$8,925,307	\$9,282,319	\$9,653,612	\$10,039,757
Contribution to Cap. Imp. Fund (Note 3)	\$2,093,605	\$0	\$1,894,608	\$1,557,550	\$2,093,605	\$3,238,170	\$3,033,132	\$2,553,711	\$2,378,064	\$2,093,605	\$2,093,605
Grants (Note 4) (Page 7)	\$503,060	\$550,000	\$538,054	\$590,060	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Debt Service (Pg. 5)	\$3,779,516	\$2,919,739	\$2,918,504	\$3,544,813	\$3,515,099	\$4,449,736	\$4,199,271	\$4,919,847	\$5,668,023	\$5,645,301	\$4,930,012
Transfers to the City	\$2,825,901	\$2,971,779	\$2,516,228	\$2,722,694	\$2,827,177	\$2,947,691	\$3,091,082	\$3,180,655	\$3,272,879	\$3,383,376	\$3,481,606
Transfer to Bond Fund (Note 5)	\$1,957,484	\$2,680,319	\$927,903	\$1,430,294							
	\$18,060,438	\$16,046,318	\$16,184,942	\$17,474,800	\$16,870,447	\$19,387,545	\$19,405,511	\$20,079,520	\$21,101,286	\$21,275,894	\$21,044,980
Excess of Rev over Exp.	(\$3,425,331)	(\$857,924)	(\$21,969)	(\$1)	\$1,272,262	(\$459,987)	\$433,313	\$343,925	(\$76,725)	\$460,634	\$1,333,101
Prior Years Fund Bal.	\$4,305,224	\$879,893	\$21,969	\$0	(\$0)	\$1,272,262	\$812,275	\$1,245,588	\$1,589,513	\$1,512,788	\$1,973,422
Fund Balance at End of Year	\$879,893	\$21,969	\$0	(\$0)	\$1,272,262	\$812,275	\$1,245,588	\$1,589,513	\$1,512,788	\$1,973,422	\$3,306,523
<b>Parking Maintenance Reserve Fund</b>											
Income											
Contributions from the Parking Fund (Note 3)	\$2,093,605	\$0	\$1,894,608	\$1,557,550	\$2,093,605	\$3,238,170	\$3,033,132	\$2,553,711	\$2,378,064	\$2,093,605	\$2,093,605
Interest & Miscellaneous	\$48,090	\$25,414	\$16,044	\$16,332	\$11,807	\$9,168	\$9,374	\$2,954	\$8,850	\$11,475	\$6,337
	\$2,141,695	\$25,414	\$1,910,652	\$1,573,882	\$2,105,412	\$3,247,338	\$3,042,506	\$2,556,665	\$2,386,914	\$2,105,080	\$2,099,942
Expenses											
Parking Facility Repairs (Note 8)(Pg. 6)	\$1,452,302	\$962,415	\$1,881,900	\$2,026,350	\$2,369,380	\$3,226,700	\$3,684,554	\$1,966,994	\$2,124,475	\$2,618,850	\$2,210,660
Excess of Rev over Exp.	\$689,393	(\$937,001)	\$28,752	(\$452,468)	(\$263,968)	\$20,638	(\$642,048)	\$589,671	\$262,439	(\$513,770)	(\$110,718)
Prior Years Fund Bal.	\$1,852,056	\$2,541,449	\$1,604,448	\$1,633,200	\$1,180,732	\$916,764	\$937,402	\$295,354	\$885,025	\$1,147,464	\$633,694
Fund Balance at the End of the Year	\$2,541,449	\$1,604,448	\$1,633,200	\$1,180,732	\$916,764	\$937,402	\$295,354	\$885,025	\$1,147,464	\$633,694	\$522,976
<b>Fund 001 DDA Housing Fund</b>											
Income											
Contributions from TIF (Note 3)	\$200,000	\$100,000			\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Interest (Note 6)	\$31,366	\$27,606	\$10,899	\$7,008	\$2,038	\$3,058	\$4,089	\$5,130	\$6,181	\$7,243	\$8,315
	\$231,366	\$127,606	\$10,899	\$7,008	\$102,038	\$103,058	\$104,089	\$105,130	\$106,181	\$107,243	\$108,315
Expenses											
Administrative			\$2,000	\$2,000							
Grants (Note 4) (Page 7)*	\$424,315	\$425,050	\$500,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess of Rev over Exp.	(\$192,949)	(\$297,444)	(\$491,101)	(\$394,992)	\$102,038	\$103,058	\$104,089	\$105,130	\$106,181	\$107,243	\$108,315
Prior Years Fund Bal.	\$1,580,293	\$1,387,344	\$1,089,900	\$598,799	\$203,807	\$305,845	\$408,903	\$512,992	\$618,122	\$724,303	\$831,546
Fund Balance at End of Year	\$1,387,344	\$1,089,900	\$598,799	\$203,807	\$305,845	\$408,903	\$512,992	\$618,122	\$724,303	\$831,546	\$939,861
Combined Fund Bal. Excluding Housing	\$9,396,727	\$4,999,017	\$3,506,522	\$2,656,116	\$2,888,389	\$2,672,208	\$2,635,815	\$3,792,632	\$5,579,459	\$7,196,020	\$10,157,574
Total Annual Expenses **	\$19,350,360	\$18,737,374	\$19,954,668	\$20,902,011	\$21,988,256	\$23,292,184	\$24,108,746	\$23,579,759	\$23,644,978	\$24,633,550	\$24,031,127
Combined Fund Bal. less Housing	48.6%	26.7%	17.6%	12.7%	13.1%	11.5%	10.9%	16.1%	23.6%	29.2%	42.3%
Annual Inc. in Comb.Fund Balance above 18% - Hse.			\$0	\$0	\$0	\$0	\$0	\$0	\$1,323,363	\$1,438,618	\$3,069,990
* This line also contains small administrative expenses related to grants, such as legal expenses											
** This amount excluded the Housing fund grants, transfers to bond fund and Contribution to Cap. Imp. Fund.					2.91%						