

**DDA 10-Year Plan Scenario:
DDA Transfers 16% of Gross Parking Revenues to the City for Five Year and 17.5% There After**

1 TIF Growth Rate 2.00% After FY 2011

Significant additions to TIF revenue:

| | Year | 2011 |
|-----------|------|------------------|
| 411 Lofts | | \$138,000 |
| Zaragon | | \$114,000 |
| | | <u>\$252,000</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 | 17.5% |
| | FY 2018 | 17.5% |
| | FY 2019 | 17.5% |
| | FY 2020 | 17.5% |

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 FY 2009/10 | Estimated FY 2010/11 | Estimated FY 2011/12 | Estimated FY 2012/13 | Estimated FY 2013/14 | Estimated FY 2014/15 | Estimated FY 2015/16 | Estimated FY 2016/17 | Estimated FY 2017/18 | Estimated FY 2018/19 | Estimated FY 2019/20 | |
| Fund 003 DDA Tax Increment Financing | | | | | | | | | | | |
| 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 | \$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 |
| Fund 063 DDA Parking Fund | | | | | | | | | | | |
| 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 | \$12,913 | \$9,048 | \$10,421 |
| | \$14,635,107 | \$15,188,394 | \$16,162,973 | \$17,474,800 | \$18,142,709 | \$18,927,558 | \$19,838,824 | \$20,423,445 | \$21,021,579 | \$21,730,448 | \$22,368,768 |
| 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 | \$3,478,842 | \$3,579,712 | \$3,700,568 | \$3,808,007 |
| 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 | \$20,377,707 | \$21,408,119 | \$21,593,086 | \$21,371,380 |
| Excess of Rev over Exp. | (\$3,425,331) | (\$857,924) | (\$21,969) | (\$1) | \$1,272,262 | (\$459,987) | \$433,313 | \$45,739 | (\$386,540) | \$137,362 | \$997,387 |
| Prior Years Fund Bal. | \$4,305,224 | \$879,893 | \$21,969 | \$0 | (\$0) | \$1,272,262 | \$812,275 | \$1,245,588 | \$1,291,327 | \$904,787 | \$1,042,149 |
| Fund Balance at End of Year | \$879,893 | \$21,969 | \$0 | (\$0) | \$1,272,262 | \$812,275 | \$1,245,588 | \$1,291,327 | \$904,787 | \$1,042,149 | \$2,039,537 |
| Parking Maintenance Reserve Fund | | | | | | | | | | | |
| 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 |
| Fund 001 DDA Housing Fund | | | | | | | | | | | |
| 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 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 | \$3,494,446 | \$4,971,458 | \$6,264,747 | \$8,890,588 |
| Total Annual Expenses ** | \$19,350,360 | \$18,737,374 | \$19,954,668 | \$20,902,011 | \$21,988,256 | \$23,292,184 | \$24,108,746 | \$23,877,945 | \$23,951,810 | \$24,950,742 | \$24,357,528 |
| Combined Fund Bal. less Housing | 48.6% | 26.7% | 17.6% | 12.7% | 13.1% | 11.5% | 10.9% | 14.6% | 20.8% | 25.1% | 36.5% |
| Annual Inc. in Comb.Fund Balance above 18% - Hse. | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$660,132 | \$1,113,482 | \$2,732,619 |

* 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.