



Internal Structure

Board of Directors

Executive Director

Development Director

Parking Director

Finance Director

Public Relations & Project Coordinator

Parking Services Manager

Operations Manager

Facilities Manager

Contractor Security

Parking Services Representative

Parking Enforcement Officer

Maintenance

Contractor Custodial

Electronic Systems Support Coordinator

Contractor IT

Parking Service Dispatcher

Customer Service Representative

Accountant

Accounts Payable/Receivable Clerk

Contractor Human Resources



The Anchorage Community Development Authority
2015

ORGANIZATION

Pursuant to Municipal Code, AMC 25.35.010(A), the Anchorage Community Development Authority 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 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 Anchorage Community Development Authority (ACDA) reports to the Board of Directors. The Executive Director is appointed by and serves at the pleasure of the Mayor.

ACDA has an operational staff of 48 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.

In 2004, the municipality began considering creation of a community development authority that could aid in developing public lands identified for their development potential and redevelopment of deteriorated or demised areas or properties, as well as affording housing projects. On January 18, 2005, the assembly adopted an amendment to the Anchorage Parking Authority Ordinance that created the Anchorage Community Development Authority (ACDA).

In June of 2011, the Anchorage 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.

MISSION AND VISION

The mission of ACDA is to manage and enhance public parking and facilitate development for a vibrant community.

The Vision of ACDA is to be a conduit for responsible development and convenient, safe parking services in the Municipality of Anchorage. ACDA will act as a catalyst for, and investor in, projects that help implement the economic and community development goals of the Anchorage community as expressed in our community plans and initiatives.

BUDGET ASSUMPTIONS

The 5th, 6th & 7th Avenue Garages along with JC Penny Garage have hourly public parking available on a 24/7 basis.

Employer contributions for the most significant employee benefit expenses (PERS and medical insurance) will continue to increase. Medical insurance is expected to decrease by approximately 5.0% while employer contribution for PERS will remain at 35.68% in 2015.

Salary for staff is planned to increase by 3% creating a pool to support the pay for performance incentive plan. This plan is subject to any budget shortfalls.

The existing rates for monthly parking permits range from \$85 to \$105 per month depending on facility.

The existing rates for monthly parking permits range from \$25 to \$150 per month depending on the location of lots.

Parking meter rates increased in 2008 – (2 & 4 hour meters at \$1.25/hr and 10 hour meters at \$0.75/hr.) There have been no meter rate increases for 2009, 2010, 2011, 2012, 2013, 2014 and no increase currently proposed for 2015.

Lease revenue is generated by leases with small businesses in the 6th Ave Transit Mall, first floor area and the retail spaces in the 5th Avenue Garage. Revenue projections are based on current leases in effect.

HIGHLIGHTS AND FUTURE EVENTS

In 2011 ACDA introduced EasyPark – the new name for ACDA's parking program. The EasyPark offices are located at the 5th & B Parking garage. ACDA will complete the EasyPark branding program in 2014.

Annually ACDA's three public parking structures and one leased facility within the central business district provide more than 1,500,000 vehicle transactions in these parking facilities. ACDA will continue to work toward better utilization of the collective parking resources and assist downtown business owners to create on-street parking space turnover.

In 2009, 2010, 2011, 2012, 2013 and 2014 there was opportunity to increase public access at both the 6th and 7th Avenue Garages for daily parkers. The public access will continue in 2015.

ACDA owns lots in Northpointe Bluff Subdivision and will continue to market and sell these residential lots over the next 2 years.

By partnering with community groups and the private sector ACDA is ideally situated to obtain the maximum benefit from public investment.

**Anchorage Community Development Authority
Statement of Revenues and Expenses**

	2014 Budget	2015 Approved
Revenue		
Parking Revenue	7,405,218	8,565,748
Leased Space Revenue	608,351	637,270
Other Operating Revenue	1,380,721	283,500
Real Estate Sales - Development	1,335,000	1,274,000
Total Operating Revenue	<u>10,729,290</u>	<u>10,760,518</u>
Expenses		
Labor	3,625,002	3,688,468
Professional Fees	184,500	116,000
Contract Services	1,017,503	1,077,500
Information Services	494,400	500,580
Direct Maintenance Costs	243,500	183,250
Facility Maint. Contract Services	494,483	460,400
Utility Expenses	451,660	432,199
General Expenses	541,900	547,800
Transfers (MESA)	587,000	577,523
Office Expenses	94,500	63,100
Employee Expenses	83,500	73,000
Real Estate Costs - Northpointe	1,201,580	1,209,891
Depreciation	1,650,000	1,620,000
Total Expenses	<u>10,669,528</u>	<u>10,549,711</u>
Sub Total Net Income	<u>59,762</u>	<u>210,807</u>
Non Operating Income	111,000	105,500
Total Net Income	<u>170,762</u>	<u>316,307</u>
Appropriation		
Total Expenses	10,669,528	10,549,711
Less: Non Cash Items		
Depreciation	(1,650,000)	(1,620,000)
Amount to be Appropriated (cash expenses)	<u><u>9,019,528</u></u>	<u><u>8,929,711</u></u>

**Anchorage Community Development Authority
2015 Capital Improvement Budget**

Project	Amount
Tenant Improvements Leased Spaces	20,000
General Development - various projects	150,000
5th Ave Garage elevator upgrades	575,000
Utility Equipment for Maintenance Dept	10,000
Mobile License Plate Recognition	40,000
Closed Circuit TV System	37,000
Element Conversion	121,000
Garage structural improvements	1,750,000
Electronic Key unified system	30,000
Grant Payback	125,604
Total Capital Expenses	2,858,604

**Anchorage Community Development Authority
Statement of Cash Sources and Uses**

	2013 Actual	2014 Estimated	2015 Approved Budget
Sources of Cash Funds:			
Parking Revenue	8,204,555	8,450,692	8,565,748
Other Parking Operating Revenue	171,267	175,000	178,000
Leased Space Revenue	661,597	681,445	637,270
Development Services	809,621	1,002,667	1,274,000
Other Non-Operating Revenue	72,854	56,405	105,500
Total Sources of Cash Funds	9,919,894	10,366,209	10,760,518
Uses of Cash Funds:			
Parking Operations	6,963,868	6,708,256	6,702,889
Development Operations	330,207	340,113	350,317
Payment in Lieu of Taxes	520,485	587,000	494,523
Capital Investment-Parking Operations	1,424,936	1,293,000	2,563,000
Capital Investment-Development Operations	125,621	320,000	170,000
Other Uses of Cash Funds	125,604	125,604	125,604
Total Uses of Cash Funds	9,490,721	9,373,973	10,406,333
 Net Increase (Decrease) In Cash Funds	 429,173	 992,236	 354,185
 Cash Balance January 1,	 5,935,070	 6,364,243	 7,356,479
Cash Balance December 31,	6,364,243	7,356,479	7,710,664