



BOARD OF DIRECTORS MEETING

March 10, 2020

4:00 P.M.

Auburn Hills University Center • 3350 Auburn Road, Auburn Hills, MI 48326
Minutes of the TIFA Board Meeting will be on file in the City Clerk's Office • 248-370-9402

MEETING CALLED TO ORDER

- 1) ROLL CALL
- 2) PERSONS WISHING TO BE HEARD
 - a) Introduction of Council Member Moniz
- 3) APPROVAL OF MINUTES
 - a) TIFA Regular Meeting Minutes – February 11, 2020
- 4) CORRESPONDENCE & PRESENTATIONS
 - a) 2019 TIFA Annual Report
- 5) FINANCIAL REPORT
 - a) FY 2020 Adopted Budget and YTD Summary – February 29, 2020
- 6) UNFINISHED BUSINESS
- 7) NEW BUSINESS
 - a) Change Order for Downtown Pedestrian Alleyway
 - b) Archway Column Brick Color
 - c) TIF District D Projects
- 8) EXECUTIVE DIRECTOR UPDATE
- 9) BOARD MEMBER COMMENTS
- 10) ADJOURNMENT

Next Meeting is Scheduled for April 14, 2020 at 4:00 p.m.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MARCH 2, 2020

AGENDA ITEM NO. .

“Not Yet Approved”

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

February 11, 2020

CALL TO ORDER: Chairman Hassett called the meeting to order at 4:00 PM.

ROLL CALL:

Present:	Hassett, Kneffel, Goodhall, Thornton, Roberts, Dolly (Arrived at 4:04 p.m.)
Absent:	Waltenspiel, Klemanski, Price
Also Present:	Brandon Skopek, Director of Authorities; Aaron Stahly, Deputy Public Works Director
Guests:	None

LOCATION: Auburn Hills City Hall, Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

None.

CORRESPONDENCE AND PRESENTATIONS

A. Correspondence from City Manager Tanghe Regarding Renovation Funds

Mr. Skopek read a piece of correspondence from City Manager Tanghe regarding renovation funds for the Playhouse building on the Municipal Campus. The full correspondence is attached.

Dr. Dolly arrived at 4:04 p.m.

Ms. Roberts asked if there was a tenant proposed for the building. She added that she would be more comfortable allocating funds for the renovation project if the Board knew who the user was.

Mr. Skopek stated that a yet-to-be-determined tenant would likely be an office user that would be compatible with the municipal campus. He provided the City's consulting engineer, the Transportation Improvement Association, and the Community Development Department as examples of previous users.

Vice Chairman Kneffel asked how the estimate of \$27,000 was generated for the proposed enhancements of the building.

Mr. Skopek stated that this number is based on a renovation budget of \$10/square foot for the 2,700 square foot building. He added that this is a request to have the funds available, not approval of a tenant or work to commence.

Chairman Hassett stated he is not concerned with the financial request, but he would like additional information on a proposed user.

Vice Chairman Kneffel suggested placing a not-to-exceed amount on the \$27,000 request.

Ms. Thornton stated that she is in support of allocating funds for the building renovation.

Ms. Roberts stated that she also in support of allocating the funds, but would like to know more about a proposed tenant.

The consensus of the Board was to report back to City Manager Tanghe that the funds requested would be available.

APPROVAL OF MINUTES

A. TIFA Regular Meeting Minutes – January 14, 2020

Moved by Mr. Goodhall to approve the TIFA Regular Meeting minutes from January 14, 2020 as presented.

Supported by Ms. Roberts

Yes: Hassett, Kneffel, Goodhall, Thornton, Roberts, Dolly
No: none

Motion carried

FINANCIAL REPORT

A. FY 2020 Adopted Budget and YTD Summary – January 31, 2020

There was no discussion on the agenda item.

Moved by Ms. Roberts to receive and file the financial report for period ending January 31, 2020.

Supported by Mr. Kneffel

Yes: Hassett, Kneffel, Goodhall, Thornton, Roberts, Dolly
No: none

Motion carried

OLD BUSINESS

None.

NEW BUSINESS

A. Bid Award for Interior Demolition of 3346 Auburn Road

Mr. Skopek provided a brief summary of work that has been completed to date at 3346 Auburn Road stating that the Department of Public Works has assisted with removing the existing furniture from the building. He noted that some of the furniture has been sold, but a majority of the furniture is to be disposed of. The Department of Public Works has also assisted with the invitation to bid for the interior demolition of the building to prepare it for a tenant build-out. Three bids were submitted and staff is recommending a bid award to Blue Star, Inc. Blue Star, Inc. will be prepared to begin work three days after a notice to proceed is given.

Mr. Stahly stated that the project should move quickly once the notice to proceed is given. He anticipates project completion by the end of March.

Chairman Hassett asked if the revenue from the furniture sold went to the TIFA.

Mr. Skopek confirmed that the TIFA received the revenue for the furniture sales. He added that the TIFA received approximately \$100.

Ms. Roberts asked why there was such a discrepancy in price with the bids received.

Mr. Stahly stated that it is a supply and demand issue. There are some contractors that have more availability than others and the ones with more availability are typically more competitive with their pricing.

Vice Chairman Kneffel asked if there was language in the invitation to bid stating the contractor shall complete the project in a timely manner.

Mr. Stahly stated that there is language in the invitation to bid that discussed project timing. He added that he is confident that Blue Star, Inc. will complete the work and that if they do not, the contract can be terminated and other contractors may be sought.

Moved by Mr. Kneffel to award the bid for the interior demolition of the Tax Increment Finance Authority owned building, located at 3346 Auburn Road, to Blue Star, Inc. in the not-to-exceed amount of \$18,500. Funding for this project is available as budgeted in account number 251-735-975.000

Supported by Ms. Thornton

Yes: Hassett, Kneffel, Goodhall, Thornton, Roberts, Dolly
No: none

Motion carried

B. Discussion: Squirrel Court Building Façade Enhancements

Mr. Skopek presented a memo dated February 4, 2020, which provided a brief history of the agenda item. Due to the investment made in Riverside Park with the new Knight Amphitheater and Splash Pad, and the private development of Riverside Townes along Squirrel Court, the TIFA Board has expressed interest in improving the rear facades of the commercial buildings that front Auburn Road. Staff has had informal discussions with the owner of the buildings about enhancing these facades. The owner has indicated that they are open to façade enhancements, but has noted that they do not have funds available to do so. Mr. Skopek noted that any façade enhancement proposed will require the approval of the building owner in the form of a formal Agreement between the TIFA and owner. Mr. Skopek concluded by recommending the Board seek to hire a contractor to remove the existing paint and then apply a concrete stain in order to reduce maintenance costs and the need to continuously re-apply paint.

Mr. Skopek presented photos of the existing façade for the Board to review, as well as façade examples from surrounding downtowns.

The Board discussed different enhancements for the building facades.

Chairman Hassett suggested sandblasting the façades and staining an earth tone color palate that matches adjacent brick buildings.

The consensus of the Board was to receive quotes for sandblasting the building facades and brick stairways, and for earth tone concrete stain on the Happy Hour and Smoke Shop/Birmingham Ballroom storefronts.

BOARD MEMBER COMMENTS

None.

DIRECTOR UPDATES

None.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, March 10, 2020 at 4:00 PM at Auburn Hills City Hall Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

Moved by Mr. Goodhall to adjourn the TIFA Board meeting.

Supported by Ms. Thornton

Yes: Hassett, Kneffel, Goodhall, Thornton, Roberts, Dolly
No: none

Motion carried

The TIFA Board of Directors meeting adjourned at 5:10 p.m.

Respectfully submitted,

Steve Goodhall
Secretary of the Board

Brandon Skopek
Executive Director

From: [Tanghe, Tom](#)
To: [Skopek, Brandon](#)
Subject: Renovation Funds
Date: Thursday, February 06, 2020 4:10:20 PM

Brandon,

Please include the following under correspondence at your February 11, 2020 TIFA Board of Directors meeting. Thank you.

Chairman Hassett and Members of the TIFA Board of Directors,

In November 2019, we concluded a lease with OHM Advisors, our consulting civil engineers, for the building on our municipal campus known as The Playhouse. The building is at the top of the hill about one hundred fifty feet west of City Hall. For a number of years leading up to this past November, the building was leased to two private entities for which the City had direct business relationships. Prior to those uses, it was the home to our Community Development Department and going further back, was used by other City departments. In the early 2000's, I worked with then Councilwoman Marge Cooper to prepare the space for Community Development. This means that all of the carpeting and other decorator items such as blinds, paint, etc. in the building are approaching twenty years old and are well-worn.

In preparation for the next occupants (yet-to-be-determined), I am requesting that the TIFA consider a renovation budget for the interior of the building. Because much of what needs to be accomplished is cosmetic in nature, I am requesting a budget allocation from TIF District D of \$10.00 per square foot, or \$27,000 for this 2,700 square foot building. Please consider this correspondence as an official request. Our expectation is that we would need access to these funds around April of this year.

Thank you in advance for your consideration.

Tom

Thomas A. Tanghe
City Manager | City Manager's Office
1827 N. Squirrel Road | Auburn Hills, MI 48326
248-370-9440 Office
ttanghe@auburnhills.org
www.auburnhills.org



2019 Tax Increment Finance Authority Annual Report

Introduction

In 1980, the Tax Increment Financing Authority (TIFA) Act was established, and then updated and recodified in 2018, to prevent urban deterioration and encourage economic development through the use of tax increment financing within an established district. Tax increment financing utilizes incremental tax capture above the base amount established at the time a Tax Increment Financing (TIF) District is created. Auburn Hills has three TIFA districts; 85-A, 85-B and 86-D which are managed by the Tax Increment Finance Authority Board of Directors. The Tax Increment Finance Authority Board of Directors is prescribed powers and duties including interest in real and personal property, the creation and implementation of development plans, study and analysis of economic changes taking place within the municipality, and the impact of growth in the development districts. The Board of Directors develop long range plans as well as preservation and planning initiatives through the use of matching grants, strategic design, and improvements.

Public Act 57 of 2018 Reporting Requirements

On January 1, 2019, Public Act 57 of 2018 took effect. PA 57 of 2018 is an Act that provides for the recodification and establishment of certain tax increment financing authorities and establishes new financial reporting and transparency requirements. In accordance with the new requirements established under the Act, the Tax Increment Finance Authority has completed the initial financial reporting and has held two public Informational Meetings. The semi-annual Informational Meetings are meetings for the purpose of informing the public of the goals and direction of the authority, including projects to be undertaken in the coming year. Informational Meetings are not for the purpose of voting on policy, budgets or other operational matters. All authorities must be compliant by June 2020.

Summary of 2019

Following a construction-heavy 2018, the Tax Increment Finance Authority Board of Directors shifted their focus in 2019 to the marketing and promotion of downtown Auburn Hills through a strategic downtown marketing campaign and event planning. One of the most notable projects in 2018 was the construction of the Knight Amphitheater and splash pad in Riverside Park located in downtown Auburn Hills. In summer 2019, the Tax Increment Finance Authority kicked-off the summer event season with the ribbon cutting and grand opening of these amenities, as well as the unveiling of the Riverside Park art piece created by artist Eric Gorges.

In addition to sponsoring the City's annual Tree Lighting Ceremony and Spooktacular, the Tax Increment Finance Authority celebrated the 50th anniversary of Woodstock and sponsored "Journey to Woodstock", an appreciation event for the City's corporate community. The event drew a crowd of over 150 people to downtown Auburn Hills and featured a live Woodstock-era cover band, catered BBQ, and craft beer from Rochester Mills Beer Company.

The Tax Increment Finance Authority Board of Directors continuously strive to attract patrons and businesses to downtown Auburn Hills – 2019 was no exception. The Tax Increment Finance Authority acquired the vacant building and surface parking lot located at 3346 Auburn Road in downtown Auburn Hills in the third quarter of 2019. An interior demolition of the building will be completed to prepare the 6,300 square-foot space for a tenant build-out. The Tax Increment Finance Authority Board is actively marketing the building to users that will create a destination in downtown Auburn Hills. The adjacent surface parking lot is being marketed to the development community to construct an infill mixed-use development in the downtown core. In late 2019, the Tax Increment Finance Authority Board collaborated to

create a print dining guide for downtown businesses, as well as a downtown business directory which has been incorporated into the City’s website. Patrons that stay at any hotel within a three-mile radius of downtown Auburn Hills will find the downtown dining guide in their hotel lobby. These print materials were created to drive the weekday hotel traffic to downtown Auburn Hills.

In addition to the strategic downtown marketing campaign and downtown events, the Tax Increment Finance Authority assisted with many other projects including the Public Safety Building’s fitness center renovation project by acquiring the exercise equipment for the newly renovated space, the acquisition of speed radar signs installed on N. Squirrel Road in downtown Auburn Hills, the creation and installation of new Auburn Hills/Oakland University streetscape banners on University Drive, the installation of public parking signage on the parking structure in downtown Auburn Hills, and the acquisition of new play structure equipment for Riverside Park, which is anticipated to be installed spring 2020.

Current Fund Balances

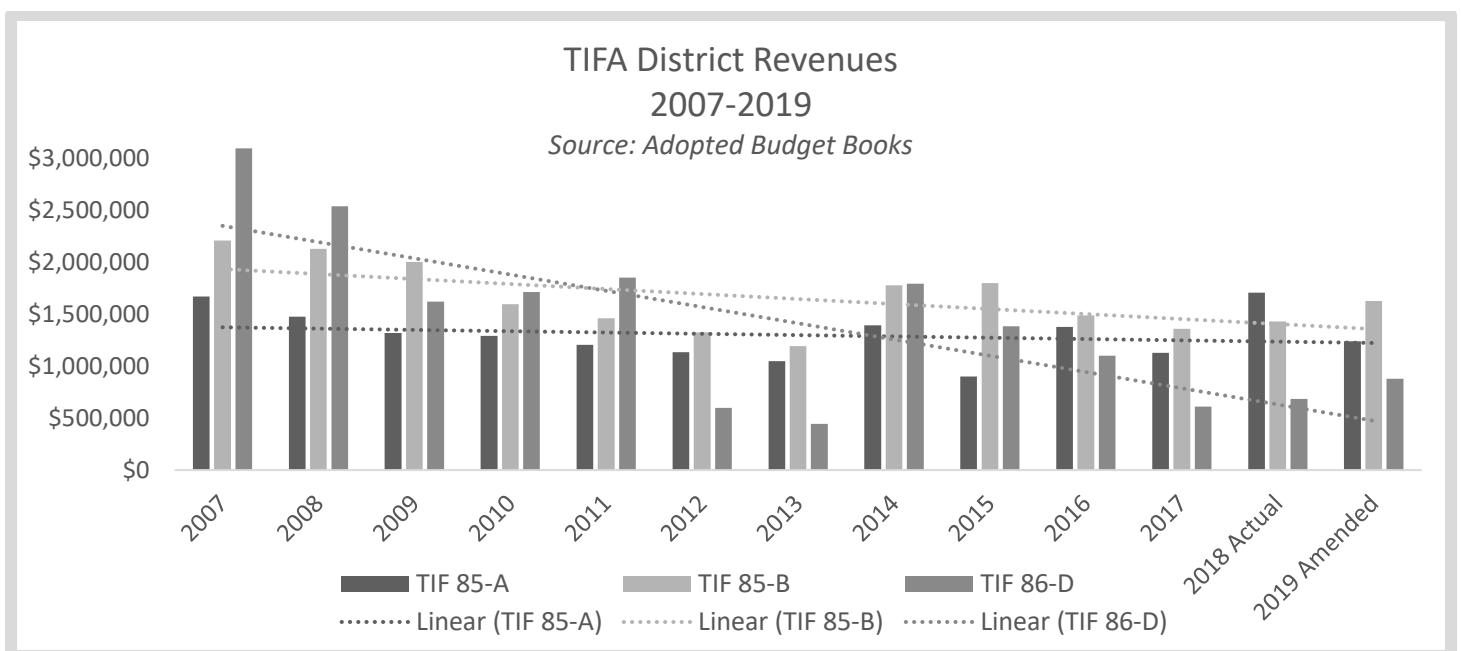
	TIF 85-A	TIF 85-B	TIF 86-D	Totals
Assets	\$26,330,358	\$17,661,653	\$27,376,763	\$71,368,774
Liabilities	\$41,222	\$71,547	\$23,119	\$135,888
Net Position	\$26,289,137	\$17,590,106	\$27,353,644	\$71,232,887
Cash	\$1,793,703	\$9,107,752	\$3,166,981	\$14,068,436

Source: TIFA Financial Statements –December, 2019 *Pre-Audit

Revenues

All the districts have been impacted by the recession over a decade ago. TIF Districts 85-A and 85-B remain more consistent, whereas TIF District 86-D experienced a dramatic decline FY2012 and FY2013 due to the exemption of personal property taxes. However, FY2019 was a positive capture year for TIF District D due to economic growth within the district. Although revenue growth is slow, this upward trend is expected to continue.

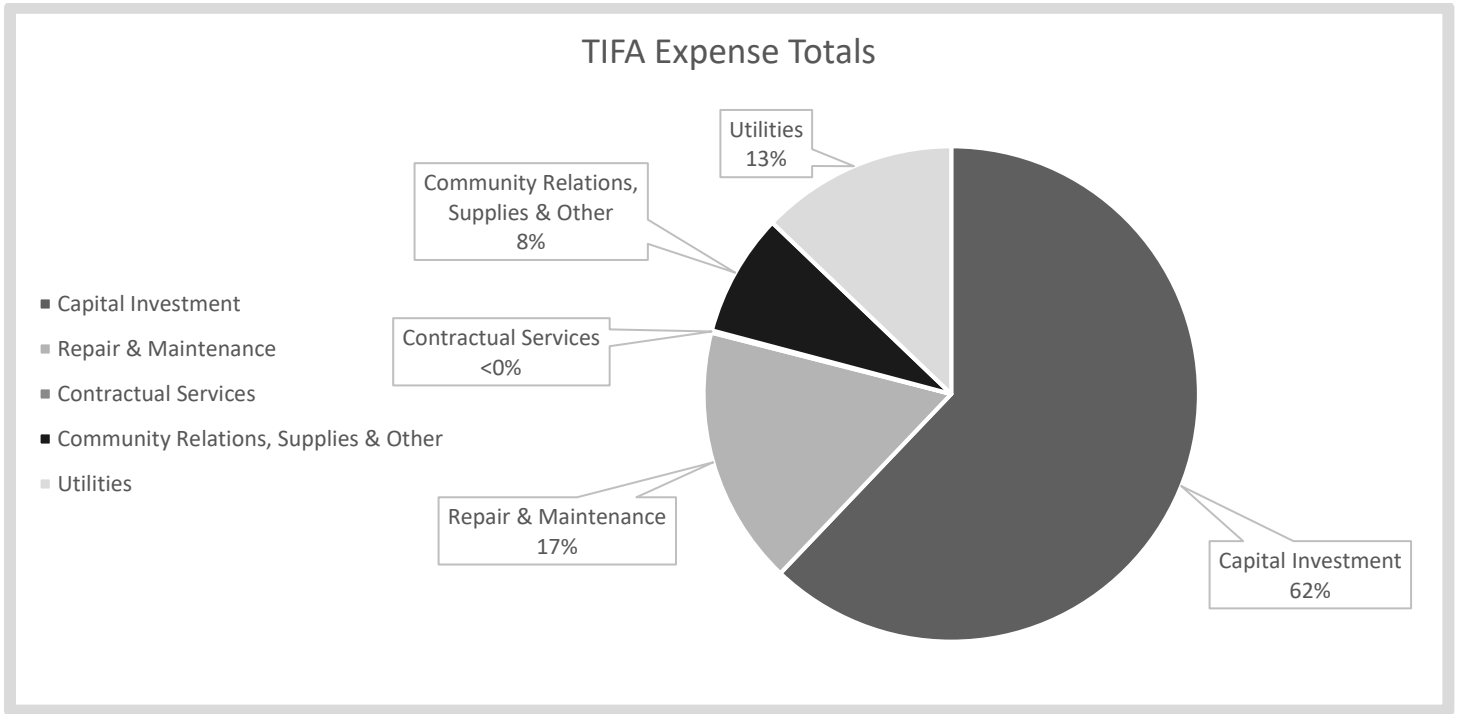
Staff and the TIFA Board of Directors understand the necessity to remain fiscally conservative when making decisions. As new projects begin in the districts, corresponding tax increment revenue will influence the future budgets and help sustain



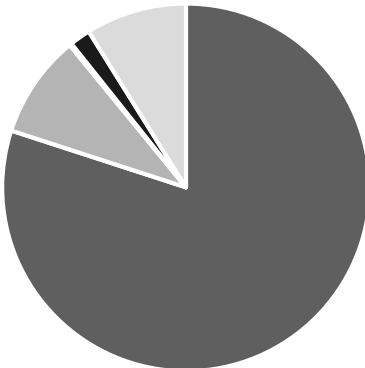
Expense Breakdown

The most impactful expenses and budgetary constraints on the Tax Increment Finance Authority come from the following areas: capital investment, repair & maintenance, contractual services, community relations, supplies & other, and utilities.

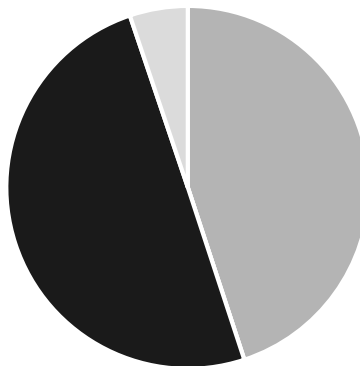
The following charts breakdown the proportion of these expenses on each district and provides an overview of the total of these expenses of all the districts combined.



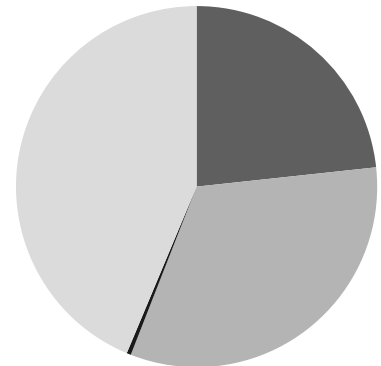
TIF 85-A



TIF 85-B



TIF 86-D



Source: TIFA Financial Statements –December 2019 *Pre-Audit

Conclusion

The Tax Increment Finance Authority works diligently to market properties in the core downtown area to create higher residential and retail density and to generate more walkable traffic throughout the City. Into the future, the Board and its leadership will continue to look for strategic partnerships with local stakeholders and higher education institutions to establish greater connections to the businesses and individuals in which the Tax Increment Financing Authority serves.

The progress that the Tax Increment Finance Authority has made throughout 2019 is a direct result of the Board's dedication to furthering its vision and mission, even through difficult budgetary times. The Tax Increment Finance Authority will continue to work closely with Auburn Hills' Downtown Development Authority (DDA) as the two economic development entities share district boundaries and City-owned property.

As the community continues to build-out, the Tax Increment Finance Authority Board will continue to preserve and maintain community assets and host a greater number of events for residents and visitors to enjoy. In 2020, the Board will continue to guide downtown Auburn Hills through a growth spurt of construction and influx of residents within the coming years.

The established tradition of the Tax Increment Finance Authority leadership will continue to be the guiding principle for partnerships in business community and seeking out greater community involvement.

2020 TIFA Board of Directors

Patrick Hassett, *Chairman*

Mike Kneffel, *Vice Chairman*

Steven Goodhall, *Secretary*

Dr. Patricia Dolly

Dr. John Klemanski

Dawn Price

Eveonne Roberts

Kaye Thornton

Bob Waltenspiel

Brandon Skopek, *Executive Director*



TO: Vice Chairman Kneffel and Members of the TIFA Board of Directors

FROM: Brandon Skopek, Director of Authorities, TIFA Executive Director

DATE: March 2, 2020

SUBJECT: FY 2020 Adopted Budget and YTD Summary – February 29, 2020

Attached for your review are the TIFA Funds financial statements for the period ending February 29, 2020.

TIFA STATEMENT OF NET POSITION

- All districts have a majority of their cash invested in the following accounts:
 - TIF-A Cash \$894,425
 - \$1.27 million TIF-A
 - \$427,343 – Investment Pooling
 - \$317,723 – Insight
 - \$526,719 – MiClass
 - TIF-B Cash \$3.69 million
 - \$5.85 million TIF-B – Insight
 - TIF-D Cash \$1.8 million
 - \$1.36 million TIF-D – Insight

TIFA 85-A STATEMENT OF REVENUES AND EXPENDITURES

- Approximately 39% of budgeted revenues have been received for TIF-A in fiscal year 2020.

Property Taxes:	\$453,856
Electronic Vehicle Charging Fees:	\$50
Interest Revenue:	\$3,297
Building Rental:	\$20,788
Miscellaneous:	\$105
	<u>\$478,096</u>
- Approximately 6% of budgeted expenditures have been utilized for fiscal year 2020.

TIFA 85-B STATEMENT OF REVENUES AND EXPENDITURES

- Approximately 29% of budgeted revenues for have been received for TIF-B in fiscal year 2020.

Property Taxes:	\$490,886
Interest Revenue:	\$31,889
	<u>\$522,775</u>
- Approximately 2% of budgeted expenditures have been utilized for fiscal year 2020.

TIFA 86-D STATEMENT OF REVENUES AND EXPENDITURES

- Less than 1% of budgeted revenues have been received for TIF-D in fiscal year 2020.

Property Taxes:	(\$1,250)
Electronic Vehicle Charging Fees:	\$111
Interest Revenue:	\$7,734
	<u>\$6,595</u>

FY 2020 Adopted Budget and YTD Summary – February 29, 2020

- Approximately 4% of budgeted expenditures have been utilized for fiscal year 2020.

An appropriate motion is:

Move to receive and file the TIFA Financial Report for period ending February 29, 2020.

City of Auburn Hills
TIFA Statement of Net Position
For the Period Ending February 29, 2020

<u>ASSETS</u>	<u>TIFA 85-A</u>	<u>TIFA 85-B</u>	<u>TIFA 86-D</u>	<u>Total</u>
Cash and Cash Equivalents	\$ 2,166,210	\$ 9,536,400	\$ 3,140,943	\$ 14,843,553
Accounts Receivable	(25,789)	-	(1,680)	(27,469)
Land	6,116,086	-	2,017,211	8,133,297
Land Improvements (Net)	1,375,493	710,675	2,022,472	4,108,641
Machinery & Equipment (Net)	26,193	-	19,702	45,895
Buildings & Building Additions (Net)	5,521,994	-	12,807,628	18,329,622
Office Equipment & Furnishings (Net)	(0)	-	1	0
Construction in Progress	1,175,067	342,632	(0)	1,517,699
Roads & Infrastructure (Net of Depreciation)	10,347,613	7,500,594	7,344,448	25,192,654
Total Assets	\$ 26,702,866	\$ 18,090,301	\$ 27,350,725	\$ 72,143,893
 <u>LIABILITIES</u>				
Retainage Payable	12,080	5,000	-	17,080
Due to Taxpayers/Accounts Payable	3,432	2,626	9,250	15,308
Total Liabilities	15,512	7,626	9,250	32,388
 <u>NET POSITION</u>				
Beginning Net Position 1/1/2020 (Un-Audited)	27,117,792	16,497,162	26,842,512	70,457,466
Excess of Revenues over Expenditures as of February 29, 2020	398,209	492,608	(12,135)	878,681
Net investment in capital assets	24,562,445	8,553,901	24,211,462	57,327,809
Unrestricted	2,124,909	9,528,774	3,130,013	14,783,697
Total Net Position	26,687,355	18,082,675	27,341,475	72,111,505
Total Liabilities and Total Net Positon	\$ 26,702,866	\$ 18,090,301	\$ 27,350,725	\$ 72,143,893

City of Auburn Hills
Statement of Revenues, Expenditures, and Changes in Net Position-TIFA 85-A
For the Period Ending February 29, 2020

Fund 251-735		Amended	Year-	Fav / (Unfav)
		Annual	To-Date	Budget
REVENUES		Budget	Actual	
20	402.000	\$ 902,506	\$ 453,856	\$ (448,650)
	573.000	232,588	-	(232,588)
35	651.001	500	50	(450)
USEMP	664.000	33,540	3,297	(30,243)
35	670.001	53,611	20,788	(32,823)
	671.000	-	105	105
Total Revenues		<u>1,222,745</u>	<u>478,096</u>	<u>(744,649)</u>
EXPENDITURES				
50	703.000	67,069	6,092	60,977
51	715.000	5,322	555	4,767
55	729.000	4,000	95	3,905
60	800.199	141,000	27,922	113,078
60	929.000	87,953	4,722	83,231
Other Expenses				
85	810.000	484	13	471
85	885.000	32,250	-	32,250
85	901.000	5,750	-	5,750
85	957.000	1,130	236	894
85	958.000	335	-	335
85	959.000	5,500	8,549	(3,049)
	960.000	-	-	0
76	817.000	335,000	-	335,000
59	850.100	159,775	13,945	145,830
65	957.002	6,969	1,162	5,808
Capital Expenditures				
70	970.000	290,000	-	290,000
70	973.000	-	-	0
	975.000	75,000	-	75,000
73	999.004	52,304	8,717	43,587
88	999.007	47,271	7,879	39,393
Total Expenditures		<u>1,317,112</u>	<u>79,887</u>	<u>1,237,225</u>
Excess of Revenues over Expenditures as of February 29, 2020		(94,367)	398,209	\$ <u>492,576</u>
Beginning Total Net Position (1/1/2020) (Un-Audited)		<u>27,117,792</u>	<u>27,117,792</u>	
Ending Total Net Position		<u>\$ 27,023,425</u>	<u>\$ 27,516,001</u>	

City of Auburn Hills
Statement of Revenues, Expenditures, and Changes in Net Position-TIFA 85-B
For the Period Ending February 29, 2020

Fund 252-736

		Amended Annual Budget	Year- To-Date <u>Actual</u>	Fav / (Unfav) <u>Budget</u>	
<u>REVENUES</u>					
20	402.000	Property Taxes	\$ 1,385,054	\$ 490,886	\$ (894,168)
	573.000	State Shared Revenue	162,674	-	(162,674)
USEMP	666.000	Interest Revenue	202,000	31,889	(170,111)
	699.728	Transfer from DDA	43,044	-	(43,044)
Total Revenues			<u>1,792,772</u>	<u>522,776</u>	<u>(1,226,952)</u>
<u>EXPENDITURES</u>					
60	800.199	Landscape/General Maintenance	95,000	-	95,000
60	929.000	Irrigation Water and Maintenance	40,000	17	39,983
<u>Other Expenses</u>					
85	810.000	Investment Fees	5,100	-	5,100
85	885.000	Community Relations	16,000	-	16,000
85	901.000	Marketing	1,000	-	1,000
85	957.000	Miscellaneous	600	-	600
76	967.100	Contractual Services	100,000	-	100,000
59	922.000	Utilities	15,600	1,280	14,320
<u>Capital Expenditures</u>					
70	970.000	Land and Improvements	800,000	-	800,000
70	973.005	Non-Motorized Pathways	10,000	-	10,000
73	999.004	Administrative Charges	99,844	16,641	83,203
88	999.007	Interfund Services	73,382	12,230	61,152
Total Expenditures			<u>1,256,526</u>	<u>30,168</u>	<u>1,226,358</u>
Excess of Revenues over Expenditures as of February 29, 2020			536,246	492,608	<u>\$ (594)</u>
Beginning Total Net Position (1/1/2020) (Un-Audited)			<u>16,497,162</u>	<u>16,497,162</u>	
Ending Total Net Position			<u>\$ 17,033,408</u>	<u>\$ 16,989,769</u>	

City of Auburn Hills
Statement of Revenues, Expenditures, and Changes in Net Position-TIFA 86-D
For the Period Ending February 29, 2020

Fund 253-737		Amended	Year-	Fav / (Unfav)
		Annual	To-Date	Budget
REVENUES		Budget	Actual	Budget
20	402.000 Property Taxes	\$ 97,142	\$ (1,250)	\$ (98,392)
25	573.000 State Shared Revenue	731,591	-	(731,591)
35	651.001 U&A Fees - EV Charging	1,000	111	(889)
USEMP	666.000 Interest Revenue	51,600	7,734	(43,866)
Total Revenue		<u>881,333</u>	<u>6,595</u>	<u>(874,738)</u>
EXPENDITURES				
50	703.000 Salaries & Wages	15,000	-	15,000
51	715.000 Fringe Benefits	1,148	-	1,148
60	800.199 Landscape and General Maintenance	60,000	-	60,000
60	929.000 Repair and Maintenance	105,500	-	105,500
	970.000 Land and Improvements	15,000	1,610	13,390
Other Expenses				
85	810.000 Investment Fees	1,500	-	1,500
85	885.000 Community Relations	1,000	-	1,000
85	957.000 Miscellaneous	100	-	100
59	922.00 Utilities	126,300	12,305	113,995
	975.000 Bldg. Additions and Improvements	100,000	-	100,000
73	999.004 Administrative Charges	24,785	4,131	20,654
88	999.007 Interfund Services	4,108	685	3,423
Total Expenditures		<u>454,441</u>	<u>18,730</u>	<u>435,711</u>
Excess of Revenues over Expenditures				
as of February 29, 2020		426,892	(12,135)	\$ (439,027)
Beginning Total Net Position (1/1/2020) (Un-Audited)		26,842,512	26,842,512	
Ending Total Net Position		<u>\$ 27,269,404</u>	<u>\$ 26,830,377</u>	

Fund 251 TIFA A

GL Number	Description	Balance
*** Assets ***		
251-000-001.000	CASH	894,425.41
251-000-008.000	CASH - INVESTMENT POOLING	427,342.64
251-000-008.500	INVESTMENT MANAGER - CUTWATER	317,722.52
251-000-011.000	CASH - MICLASS	526,719.45
251-000-040.000	ACCOUNTS RECEIVABLE	(25,789.00)
251-000-107.000	RESALE INVENTORIES - LAND	276,621.00
251-000-131.000	LAND	5,839,464.87
251-000-132.000	LAND IMPROVEMENTS	2,802,928.95
251-000-132.010	ACCUM DEPREC-LAND & IMPROV	(1,427,435.53)
251-000-134.000	MACHINERY & EQUIPMENT	43,655.23
251-000-134.010	ACCUM DEPREC-MACH & EQUIP	(17,462.10)
251-000-136.000	BLDGS, BLDG ADDITIONS AND	6,531,002.90
251-000-136.010	ACCUM DEPREC-BLDGS & ADDS & IMPROV	(1,009,009.20)
251-000-146.000	OFFICE EQUIPMENT AND FURN	279,783.35
251-000-147.000	ACC. DEPR. - OFFICE EQUIP	(279,783.64)
251-000-158.000	CONSTRUCTION-IN-PROGRESS	1,175,067.06
251-000-158.600	ROADS & INFRASTRUCTURE	17,713,486.23
251-000-158.610	ACCUM DEPREC-ROAD & INFRASTURE	(7,365,873.73)
Total Assets		26,702,866.41
*** Liabilities ***		
251-000-211.000	RETAINAGE PAYABLE	12,080.00
251-000-275.000	DUE TO TAXPAYERS	3,431.78
Total Liabilities		15,511.78
*** Fund Balance ***		
251-000-390.000	FUND BALANCE	27,117,792.47
Total Fund Balance		27,117,792.47
Beginning Fund Balance - 2019		27,117,792.47
Net of Revenues VS Expenditures - 2019		(828,646.80)
*2019 End FB/2020 Beg FB		26,289,145.67
Net of Revenues VS Expenditures - Current Year		398,208.96
Ending Fund Balance		26,687,354.63
Total Liabilities And Fund Balance		26,702,866.41

* Year Not Closed

Fund 252 TIFA B

GL Number	Description	Balance
*** Assets ***		
252-000-001.000	CASH	3,685,701.41
252-000-008.500	INVESTMENT MANAGER - CUTWATER	5,850,698.52
252-000-132.000	LAND IMPROVEMENTS	1,415,205.92
252-000-132.010	ACCUM DEPREC-LAND & IMPROV	(704,531.05)
252-000-158.000	CONSTRUCTION-IN-PROGRESS	342,632.39
252-000-158.600	ROADS & INFRASTRUCTURE	9,430,222.66
252-000-158.610	ACCUM DEPREC-ROAD & INFRASTURE	(1,929,628.60)
Total Assets		18,090,301.25
*** Liabilities ***		
252-000-211.000	RETAINAGE PAYABLE	5,000.00
252-000-275.000	DUE TO TAXPAYERS	2,625.92
Total Liabilities		7,625.92
*** Fund Balance ***		
252-000-390.000	FUND BALANCE	16,497,161.82
Total Fund Balance		16,497,161.82
Beginning Fund Balance - 2019		16,497,161.82
Net of Revenues VS Expenditures - 2019		1,092,905.99
*2019 End FB/2020 Beg FB		17,590,067.81
Net of Revenues VS Expenditures - Current Year		492,607.52
Ending Fund Balance		18,082,675.33
Total Liabilities And Fund Balance		18,090,301.25

* Year Not Closed

Fund 253 TIFA D

GL Number	Description	Balance
*** Assets ***		
253-000-001.000	CASH	1,783,014.66
253-000-008.500	INVESTMENT MANAGER - CUTWATER	1,357,928.83
253-000-040.000	ACCOUNTS RECEIVABLE	(1,680.00)
253-000-131.000	LAND	2,017,211.00
253-000-132.000	LAND IMPROVEMENTS	2,916,274.44
253-000-132.010	ACCUM DEPREC-LAND & IMPROV	(893,801.95)
253-000-134.000	MACHINERY & EQUIPMENT	32,836.29
253-000-134.010	ACCUM DEPREC-MACH & EQUIP	(13,134.52)
253-000-136.000	BLDGS, BLDG ADDITIONS AND	20,186,490.92
253-000-136.010	ACCUM DEPREC-BLDGS & ADDS & IMPROV	(7,378,862.51)
253-000-146.000	OFFICE EQUIPMENT AND FURN	248,251.97
253-000-147.000	ACC. DEPR. - OFFICE EQUIP	(248,251.29)
253-000-158.000	CONSTRUCTION-IN-PROGRESS	(0.20)
253-000-158.600	ROADS & INFRASTRUCTURE	8,984,067.60
253-000-158.610	ACCUM DEPREC-ROAD & INFRASTURE	(1,639,619.75)
Total Assets		27,350,725.49
*** Liabilities ***		
253-000-275.000	DUE TO TAXPAYERS	9,250.00
Total Liabilities		9,250.00
*** Fund Balance ***		
253-000-390.000	FUND BALANCE	26,842,511.96
Total Fund Balance		26,842,511.96
Beginning Fund Balance - 2019		26,842,511.96
Net of Revenues VS Expenditures - 2019		511,098.83
*2019 End FB/2020 Beg FB		27,353,610.79
Net of Revenues VS Expenditures - Current Year		(12,135.30)
Ending Fund Balance		27,341,475.49
Total Liabilities And Fund Balance		27,350,725.49

* Year Not Closed

PERIOD ENDING 02/29/2020

ACCOUNT PROJECT	DESCRIPTION	2020 ENDED BUDGET	YTD BALANCE 02/29/2020	ACTIVITY FOR MONTH 02/29/2020	AVAILABLE BALANCE	% BDGT USED
Revenues						
Dept 735 - TIFA A						
PROPERTY TAXES						
402.000	AD VALOREM	901,856.00	453,856.21	240,470.76	447,999.79	50.32
418.000	DELINQUENT PERSONAL PROPERTY	1,000.00	0.00	0.00	1,000.00	0.00
421.000	TAX CHARGEBACK	(350.00)	0.00	0.00	(350.00)	0.00
PROPERTY TAXES		902,506.00	453,856.21	240,470.76	448,649.79	50.29
STATE SHARED REVENUE						
573.000	LOCAL COMMUNITY STABILIZATION SHARE APPR	232,588.00	0.00	0.00	232,588.00	0.00
STATE SHARED REVENUE		232,588.00	0.00	0.00	232,588.00	0.00
CHARGES FOR SERVICES						
651.001	U&A FEES - ELECTRIC VEHICLE CHARGING	500.00	49.83	18.26	450.17	9.97
CHARGES FOR SERVICES		500.00	49.83	18.26	450.17	9.97
INTEREST REVENUE						
664.000	INTEREST REVENUE	21,420.00	1,629.62	0.00	19,790.38	7.61
666.000	INTEREST REV EXT MANAGERS	12,120.00	1,667.00	0.00	10,453.00	13.75
INTEREST REVENUE		33,540.00	3,296.62	0.00	30,243.38	9.83
OTHER REVENUE						
670.001	CHAMBEROFCOIBUILDING RENTAL - EXTERNAL	17,993.00	2,950.00	1,475.00	15,043.00	16.40
670.001	EDUCATIONCTIBUILDING RENTAL - EXTERNAL	0.00	198.00	(99.00)	(198.00)	100.00
670.001	PARKINGSTRUOBUILDING RENTAL - EXTERNAL	35,618.00	17,640.00	0.00	17,978.00	49.53
671.000	MISCELLANEOUS	0.00	105.00	0.00	(105.00)	100.00
OTHER REVENUE		53,611.00	20,893.00	1,376.00	32,718.00	38.97
Total Dept 735 - TIFA A		,222,745.00	478,095.66	241,865.02	744,649.34	39.10
TOTAL REVENUES		,222,745.00	478,095.66	241,865.02	744,649.34	39.10

PERIOD ENDING 02/29/2020

ACCOUNT PROJECT DESCRIPTION	2020 YTD BALANCE ENDED BUDGET	02/29/2020	ACTIVITY FOR MONTH 02/29/2020	AVAILABLE BALANCE	% BGDG USED
Expenditures					
Dept 735 - TIFA A					
SALARIES & WAGES					
703.000	WAGES - TEMPORARY & PART-TIME	67,069.00	6,092.47	4,245.93	60,976.53 9.08
SALARIES & WAGES		67,069.00	6,092.47	4,245.93	60,976.53 9.08
FRINGE BENEFITS					
715.000	SOCIAL SECURITY	5,131.00	466.07	324.82	4,664.93 9.08
722.000	WORKERS COMPENSATION	191.00	88.70	44.35	102.30 46.44
FRINGE BENEFITS		5,322.00	554.77	369.17	4,767.23 10.42
SUPPLIES					
729.000	PRINTING	1,250.00	0.00	0.00	1,250.00 0.00
730.000	POSTAGE	250.00	11.60	0.00	238.40 4.64
757.000	LOGCABINTIF:OPERATING SUPPLIES	500.00	83.70	83.70	416.30 16.74
799.000	EQUIPMENT UNDER \$5,000	2,000.00	0.00	0.00	2,000.00 0.00
SUPPLIES		4,000.00	95.30	83.70	3,904.70 2.38
REPAIR & MAINT.					
800.199	DECORATIONS/LANDSCAPE/GEN MAINT	141,000.00	27,922.06	10,544.06	113,077.94 19.80
929.000	IRRIGATION WATER AND MAINT.	14,000.00	57.22	57.22	13,942.78 0.41
931.000	BLDG. MAINTENANCE	10,000.00	0.00	0.00	10,000.00 0.00
931.000	CHAMBEROFCOI:BLDG. MAINTENANCE	15,453.00	4,665.09	912.45	10,787.91 30.19
931.000	EDUCATIONCTI:BLDG. MAINTENANCE	10,500.00	0.00	0.00	10,500.00 0.00
931.000	LOGCABINTIF:BLDG. MAINTENANCE	2,000.00	0.00	0.00	2,000.00 0.00
931.000	PARKINGSTRU:BLDG. MAINTENANCE	5,000.00	0.00	0.00	5,000.00 0.00
935.000	ROAD MAINTENANCE	3,500.00	0.00	0.00	3,500.00 0.00
937.000	PARKING LOT MAINTENANCE	7,500.00	0.00	0.00	7,500.00 0.00
937.001	PATHWAY MAINTENANCE	10,000.00	0.00	0.00	10,000.00 0.00
937.003	SIDEWALK MAINTENANCE	10,000.00	0.00	0.00	10,000.00 0.00
REPAIR & MAINT.		228,953.00	32,644.37	11,513.73	196,308.63 14.26
OTHER EXPENSES					
810.000	INVESTMENT MANAGEMENT FEES	484.00	13.12	0.00	470.88 2.71
885.000	COMMUNITY RELATIONS	20,000.00	0.00	0.00	20,000.00 0.00
885.000	EGG/HALLOWEI:COMMUNITY RELATIONS	2,250.00	0.00	0.00	2,250.00 0.00
885.000	TREELIGHTIN:COMMUNITY RELATIONS	10,000.00	0.00	0.00	10,000.00 0.00
901.000	ADVERTISING/MARKETING	5,000.00	0.00	0.00	5,000.00 0.00
901.000	LOGCABINTIF:ADVERTISING/MARKETING	750.00	0.00	0.00	750.00 0.00
955.001	MUNIPRKNGL:RUBBISH REMOVAL	800.00	235.56	117.78	564.44 29.45
955.001	PARKINGSTRU:RUBBISH REMOVAL	230.00	0.00	0.00	230.00 0.00
957.000	MISC/CONTINGENCY	100.00	0.00	0.00	100.00 0.00
958.000	MEMBERSHIP DUES	335.00	0.00	0.00	335.00 0.00
959.000	PROPERTY TAXES	5,500.00	8,548.77	0.00	(3,048.77) 155.43
OTHER EXPENSES		45,449.00	8,797.45	117.78	36,651.55 19.36
CONTRACTUAL SERVICES					
817.000	CONSULTANT SERVICES	5,000.00	0.00	0.00	5,000.00 0.00
967.100	SITE IMPROVEMENT GRANTS	330,000.00	0.00	0.00	330,000.00 0.00
CONTRACTUAL SERVICES		335,000.00	0.00	0.00	335,000.00 0.00
UTILITIES					
850.100	CHAMBEROFCOI:CABLE TV SERVICES	1,371.00	0.00	0.00	1,371.00 0.00
850.100	LOGCABINTIF:CABLE TV SERVICES	2,016.00	0.00	0.00	2,016.00 0.00
920.000	TELEPHONE	627.00	0.00	0.00	627.00 0.00
920.000	EDUCATIONCTI:TELEPHONE	1,224.00	0.00	0.00	1,224.00 0.00
920.000	PARKINGSTRU:TELEPHONE	1,093.00	0.00	0.00	1,093.00 0.00
921.000	3346AUBURNR:ELECTRIC	0.00	183.91	183.91	(183.91) 100.00
921.000	CHAMBEROFCOI:ELECTRIC	1,909.00	140.94	140.94	1,768.06 7.38
921.000	EDUCATIONCTI:ELECTRIC	6,365.00	633.62	633.62	5,731.38 9.95
921.000	ENERGYREDUC'ELECTRIC	3,350.00	273.55	273.55	3,076.45 8.17
921.000	LOGCABINTIF:ELECTRIC	1,960.00	88.66	88.66	1,871.34 4.52
921.000	PARKINGSTRU:ELECTRIC	25,000.00	3,315.74	3,315.74	21,684.26 13.26
922.000	STREET LIGHTING	34,000.00	3,697.83	3,697.83	30,302.17 10.88
922.000	ENERGYREDUC'STREET LIGHTING	20,000.00	1,629.27	1,629.27	18,370.73 8.15
922.000	RIVERSIDEPRI:STREET LIGHTING	5,000.00	783.74	783.74	4,216.26 15.67
922.000	SKATEPARKXX:STREET LIGHTING	200.00	40.10	40.10	159.90 20.05
923.000	3346AUBURNR:HEAT	0.00	741.67	387.50	(741.67) 100.00
923.000	CHAMBEROFCOI:HEAT	1,600.00	308.98	157.00	1,291.02 19.31
923.000	EDUCATIONCTI:HEAT	2,500.00	1,088.15	576.30	1,411.85 43.53
923.000	LOGCABINTIF:HEAT	1,500.00	414.68	203.65	1,085.32 27.65
923.000	PARKINGSTRU:HEAT	250.00	31.10	14.00	218.90 12.44
927.000	3346AUBURNR:WATER CONSUMPTION	0.00	16.90	8.45	(16.90) 100.00
927.000	CHAMBEROFCOI:WATER CONSUMPTION	1,000.00	21.03	21.03	978.97 2.10
927.000	EDUCATIONCTI:WATER CONSUMPTION	1,200.00	112.18	54.86	1,087.82 9.35
927.000	FIRESTATION:WATER CONSUMPTION	3,000.00	243.18	121.83	2,756.82 8.11
927.000	LOGCABINTIF:WATER CONSUMPTION	500.00	20.61	5.07	479.39 4.12

PERIOD ENDING 02/29/2020

ACCOUNT PROJECT	DESCRIPTION	2020 ENDED BUDGET	YTD BALANCE 02/29/2020	ACTIVITY FOR MONTH 02/29/2020	AVAILABLE BALANCE	% BDGT USED
Expenditures						
Dept 735 - TIFA A						
UTILITIES						
927.000	PARKINGSTRU	610.00	54.08	27.04	555.92	8.87
927.000	RIVERSIDEPR	42,800.00	105.16	105.16	42,694.84	0.25
927.000	RIVERWOODPR	700.00	0.00	0.00	700.00	0.00
UTILITIES						
		159,775.00	13,945.08	12,469.25	145,829.92	8.73
INSURANCE						
957.002	LIABILITY INSURANCE	6,969.00	1,161.50	580.75	5,807.50	16.67
INSURANCE						
		6,969.00	1,161.50	580.75	5,807.50	16.67
CAPITAL EXPENDITURES						
970.000	LAND AND IMPROVEMENTS	290,000.00	0.00	0.00	290,000.00	0.00
975.000	BLDG. ADDITIONS & IMPROVEMENTS	75,000.00	0.00	0.00	75,000.00	0.00
CAPITAL EXPENDITURES						
		365,000.00	0.00	0.00	365,000.00	0.00
ADMIN. INTERFUND CHG						
999.004	ADMINISTRATIVE CHARGES	52,304.00	8,717.26	4,358.63	43,586.74	16.67
ADMIN. INTERFUND CHG						
		52,304.00	8,717.26	4,358.63	43,586.74	16.67
INTERFUND CHG EXPENS						
999.007	INTERFUND SERVICES	47,271.00	7,878.50	3,939.25	39,392.50	16.67
INTERFUND CHG EXPENS						
		47,271.00	7,878.50	3,939.25	39,392.50	16.67
Total Dept 735 - TIFA A		,317,112.00	79,886.70	37,678.19	,237,225.30	6.07
TOTAL EXPENDITURES		,317,112.00	79,886.70	37,678.19	,237,225.30	6.07
Fund 251 - TIFA A :						
TOTAL REVENUES		,222,745.00	478,095.66	241,865.02	744,649.34	39.10
TOTAL EXPENDITURES		,317,112.00	79,886.70	37,678.19	,237,225.30	6.07
NET OF REVENUES & EXPENDITURES		(94,367.00)	398,208.96	204,186.83	(492,575.96)	421.98

PERIOD ENDING 02/29/2020

ACCOUNT PROJECT	DESCRIPTION	2020 ENDED BUDGET	YTD BALANCE 02/29/2020	ACTIVITY FOR MONTH 02/29/2020	AVAILABLE BALANCE	% BDGT USED
Revenues						
Dept 736 - TIFA B						
PROPERTY TAXES						
402.000	AD VALOREM	,382,454.00	490,886.21	184,874.78	891,567.79	35.51
418.000	DELINQUENT PERSONAL PROPERTY	3,000.00	0.00	0.00	3,000.00	0.00
421.000	TAX CHARGEBACK	(400.00)	0.00	0.00	(400.00)	0.00
PROPERTY TAXES		<u>,385,054.00</u>	<u>490,886.21</u>	<u>184,874.78</u>	<u>894,167.79</u>	<u>35.44</u>
STATE SHARED REVENUE						
573.000	LOCAL COMMUNITY STABILIZATION SHARE APPR	162,674.00	0.00	0.00	162,674.00	0.00
STATE SHARED REVENUE		<u>162,674.00</u>	<u>0.00</u>	<u>0.00</u>	<u>162,674.00</u>	<u>0.00</u>
INTEREST REVENUE						
664.000	INTEREST REVENUE	0.00	1,194.43	0.00	(1,194.43)	100.00
666.000	INTEREST REV EXT MANAGERS	202,000.00	30,695.00	0.00	171,305.00	15.20
INTEREST REVENUE		<u>202,000.00</u>	<u>31,889.43</u>	<u>0.00</u>	<u>170,110.57</u>	<u>15.79</u>
TRANSFERS FROM FUNDS						
699.728	TRANSFER FROM DDA	43,044.00	0.00	0.00	43,044.00	0.00
TRANSFERS FROM FUNDS		<u>43,044.00</u>	<u>0.00</u>	<u>0.00</u>	<u>43,044.00</u>	<u>0.00</u>
Total Dept 736 - TIFA B		<u>,792,772.00</u>	<u>522,775.64</u>	<u>184,874.78</u>	<u>,269,996.36</u>	<u>29.16</u>
TOTAL REVENUES		<u>,792,772.00</u>	<u>522,775.64</u>	<u>184,874.78</u>	<u>,269,996.36</u>	<u>29.16</u>

PERIOD ENDING 02/29/2020

ACCOUNT PROJECT	DESCRIPTION	2020 ENDED BUDGET	ACTIVITY FOR YTD BALANCE 02/29/2020	MONTH 02/29/2020	AVAILABLE BALANCE	% BDGT USED
Expenditures						
Dept 736 - TIFA B						
REPAIR & MAINT.						
800.199	DECORATIONS/LANDSCAPE/GEN MAINT	95,000.00	0.00	0.00	95,000.00	0.00
929.000	IRRIGATION WATER AND MAINT.	40,000.00	16.76	16.76	39,983.24	0.04
REPAIR & MAINT.		<u>135,000.00</u>	<u>16.76</u>	<u>16.76</u>	<u>134,983.24</u>	<u>0.01</u>
OTHER EXPENSES						
810.000	INVESTMENT MANAGEMENT FEES	5,100.00	0.00	0.00	5,100.00	0.00
885.000	COMMUNITY RELATIONS	16,000.00	0.00	0.00	16,000.00	0.00
901.000	ADVERTISING/MARKETING	1,000.00	0.00	0.00	1,000.00	0.00
957.000	MISC/CONTINGENCY	600.00	0.00	0.00	600.00	0.00
OTHER EXPENSES		<u>22,700.00</u>	<u>0.00</u>	<u>0.00</u>	<u>22,700.00</u>	<u>0.00</u>
CONTRACTUAL SERVICES						
967.100	SITE IMPROVEMENT GRANTS	100,000.00	0.00	0.00	100,000.00	0.00
CONTRACTUAL SERVICES		<u>100,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100,000.00</u>	<u>0.00</u>
UTILITIES						
922.000	STREET LIGHTING	6,400.00	644.24	644.24	5,755.76	10.07
922.000	ENERGYREDUC'STREET LIGHTING	9,200.00	636.18	636.18	8,563.82	6.92
UTILITIES		<u>15,600.00</u>	<u>1,280.42</u>	<u>1,280.42</u>	<u>14,319.58</u>	<u>8.21</u>
CAPITAL EXPENDITURES						
970.000	LAND AND IMPROVEMENTS	800,000.00	0.00	0.00	800,000.00	0.00
973.005	NON MOTORIZED PATHWAYS	10,000.00	0.00	0.00	10,000.00	0.00
CAPITAL EXPENDITURES		<u>810,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>810,000.00</u>	<u>0.00</u>
ADMIN. INTERFUND CHG						
999.004	ADMINISTRATIVE CHARGES	99,844.00	16,640.60	8,320.30	83,203.40	16.67
ADMIN. INTERFUND CHG		<u>99,844.00</u>	<u>16,640.60</u>	<u>8,320.30</u>	<u>83,203.40</u>	<u>16.67</u>
INTERFUND CHG EXPENS						
999.007	INTERFUND SERVICES	73,382.00	12,230.34	6,115.17	61,151.66	16.67
INTERFUND CHG EXPENS		<u>73,382.00</u>	<u>12,230.34</u>	<u>6,115.17</u>	<u>61,151.66</u>	<u>16.67</u>
Total Dept 736 - TIFA B		<u>,256,526.00</u>	<u>30,168.12</u>	<u>15,732.65</u>	<u>,226,357.88</u>	<u>2.40</u>
TOTAL EXPENDITURES		<u>,256,526.00</u>	<u>30,168.12</u>	<u>15,732.65</u>	<u>,226,357.88</u>	<u>2.40</u>
Fund 252 - TIFA B :						
TOTAL REVENUES		,792,772.00	522,775.64	184,874.78	,269,996.36	29.16
TOTAL EXPENDITURES		<u>,256,526.00</u>	<u>30,168.12</u>	<u>15,732.65</u>	<u>,226,357.88</u>	<u>2.40</u>
NET OF REVENUES & EXPENDITURES		<u>536,246.00</u>	<u>492,607.52</u>	<u>169,142.13</u>	<u>43,638.48</u>	<u>91.86</u>

PERIOD ENDING 02/29/2020

ACCOUNT PROJECT	DESCRIPTION	2020 ENDED BUDGET	YTD BALANCE 02/29/2020	ACTIVITY FOR MONTH 02/29/2020	AVAILABLE BALANCE	% BDGT USED
Revenues						
Dept 737 - TIFA D						
PROPERTY TAXES						
402.000	AD VALOREM	102,142.00	0.00	0.00	102,142.00	0.00
422.000	MTT YE ACCRUAL	(5,000.00)	(1,250.00)	(625.00)	(3,750.00)	25.00
PROPERTY TAXES		97,142.00	(1,250.00)	(625.00)	98,392.00	(1.29)
STATE SHARED REVENUE						
573.000	LOCAL COMMUNITY STABILIZATION SHARE APPR	731,591.00	0.00	0.00	731,591.00	0.00
STATE SHARED REVENUE		731,591.00	0.00	0.00	731,591.00	0.00
CHARGES FOR SERVICES						
651.001	U&A FEES - ELECTRIC VEHICLE CHARGING	1,000.00	110.68	56.77	889.32	11.07
CHARGES FOR SERVICES		1,000.00	110.68	56.77	889.32	11.07
INTEREST REVENUE						
664.000	INTEREST REVENUE	0.00	610.32	0.00	(610.32)	100.00
666.000	INTEREST REV EXT MANAGERS	51,600.00	7,124.00	0.00	44,476.00	13.81
INTEREST REVENUE		51,600.00	7,734.32	0.00	43,865.68	14.99
Total Dept 737 - TIFA D		881,333.00	6,595.00	(568.23)	874,738.00	0.75
TOTAL REVENUES		881,333.00	6,595.00	(568.23)	874,738.00	0.75

PERIOD ENDING 02/29/2020

ACCOUNT PROJECT	DESCRIPTION	2020 ENDED BUDGET	ACTIVITY FOR YTD BALANCE 02/29/2020	MONTH 02/29/2020	AVAILABLE BALANCE	% BDGT USED
Expenditures						
Dept 737 - TIFA D						
SALARIES & WAGES						
703.000	WAGES - TEMPORARY & PART-TIME	15,000.00	0.00	0.00	15,000.00	0.00
SALARIES & WAGES		15,000.00	0.00	0.00	15,000.00	0.00
FRINGE BENEFITS						
715.000	SOCIAL SECURITY	1,148.00	0.00	0.00	1,148.00	0.00
FRINGE BENEFITS		1,148.00	0.00	0.00	1,148.00	0.00
REPAIR & MAINT.						
800.199	DECORATIONS/LANDSCAPE/GEN MAINT	60,000.00	0.00	0.00	60,000.00	0.00
929.000	IRRIGATION WATER AND MAINT.	73,000.00	0.00	0.00	73,000.00	0.00
931.000	BLDG. MAINTENANCE	2,500.00	0.00	0.00	2,500.00	0.00
935.000	ROAD MAINTENANCE	25,000.00	0.00	0.00	25,000.00	0.00
937.003	SIDEWALK MAINTENANCE	5,000.00	0.00	0.00	5,000.00	0.00
REPAIR & MAINT.		165,500.00	0.00	0.00	165,500.00	0.00
OTHER EXPENSES						
810.000	INVESTMENT MANAGEMENT FEES	1,500.00	0.00	0.00	1,500.00	0.00
885.000	COMMUNITY RELATIONS	1,000.00	0.00	0.00	1,000.00	0.00
957.000	MISC/CONTINGENCY	100.00	0.00	0.00	100.00	0.00
OTHER EXPENSES		2,600.00	0.00	0.00	2,600.00	0.00
UTILITIES						
922.000	STREET LIGHTING	49,000.00	5,230.04	5,230.04	43,769.96	10.67
922.000	ENERGYREDUC'STREET LIGHTING	34,000.00	2,747.67	2,747.67	31,252.33	8.08
927.000	WATER CONSUMPTION	100.00	0.00	0.00	100.00	0.00
927.000	ADMINBUILDNGWATER CONSUMPTION	5,000.00	138.02	16.67	4,861.98	2.76
927.000	COMMVLPBLDNGWATER CONSUMPTION	400.00	0.00	0.00	400.00	0.00
927.000	LIBRARYBLDGWATER CONSUMPTION	4,000.00	243.18	121.83	3,756.82	6.08
927.000	POLICEGARAGWATER CONSUMPTION	1,800.00	45.61	21.93	1,754.39	2.53
927.000	PUBLICSAFETWATER CONSUMPTION	20,000.00	3,809.98	1,804.39	16,190.02	19.05
927.000	SEYBURN MNSWATER CONSUMPTION	5,000.00	33.34	16.67	4,966.66	0.67
927.000	SPORTS FIELWATER CONSUMPTION	7,000.00	57.00	10.52	6,943.00	0.81
UTILITIES		126,300.00	12,304.84	9,969.72	113,995.16	9.74
CAPITAL EXPENDITURES						
970.000	LAND AND IMPROVEMENTS	15,000.00	1,610.00	1,610.00	13,390.00	10.73
975.000	BLDG. ADDITIONS & IMPROVEMENTS	100,000.00	0.00	0.00	100,000.00	0.00
CAPITAL EXPENDITURES		115,000.00	1,610.00	1,610.00	113,390.00	1.40
ADMIN. INTERFUND CHG						
999.004	ADMINISTRATIVE CHARGES	24,785.00	4,130.80	2,065.40	20,654.20	16.67
ADMIN. INTERFUND CHG		24,785.00	4,130.80	2,065.40	20,654.20	16.67
INTERFUND CHG EXPENS						
999.007	INTERFUND SERVICES	4,108.00	684.66	342.33	3,423.34	16.67
INTERFUND CHG EXPENS		4,108.00	684.66	342.33	3,423.34	16.67
Total Dept 737 - TIFA D		454,441.00	18,730.30	13,987.45	435,710.70	4.12
TOTAL EXPENDITURES		454,441.00	18,730.30	13,987.45	435,710.70	4.12
Fund 253 - TIFA D :						
TOTAL REVENUES		881,333.00	6,595.00	(568.23)	874,738.00	0.75
TOTAL EXPENDITURES		454,441.00	18,730.30	13,987.45	435,710.70	4.12
NET OF REVENUES & EXPENDITURES		426,892.00	(12,135.30)	(14,555.68)	439,027.30	2.84
TOTAL REVENUES - ALL FUNDS		,896,850.00	,007,466.30	426,171.57	,889,383.70	25.85
TOTAL EXPENDITURES - ALL FUNDS		,028,079.00	128,785.12	67,398.29	,899,293.88	4.25
NET OF REVENUES & EXPENDITURES		868,771.00	878,681.18	358,773.28	(9,910.18)	101.14



TO: Vice Chairman Kneffel and Members of the TIFA Board of Directors

FROM: Brandon Skopek, Director of Authorities, TIFA Executive Director

DATE: February 26, 2020

SUBJECT: Amphitheater Change Order for Downtown Pedestrian Alleyway

INTRODUCTION AND HISTORY

When the TIFA Board began working on the pedestrian alleyway project, it was a goal of the Board to see this project happen alongside the Auburn Road Construction Project. In doing so, the Board authorized a change order to the 2018 Auburn Road Construction Project with Pamar Enterprises in the amount of \$150,000 in July 2018 for the creation of the pedestrian alleyway. To date, approximately \$55,000 has been expended on the items completed in the alleyway. Unfortunately, Pamar Enterprises was unable to complete the project; therefore, OHM Advisors reached out to Warren Contractors, the contractor responsible for the Knight Amphitheater and Splash Pad, about completing the alleyway as a change order to the amphitheater project.

Staff and OHM Advisors have been working with Warren Contractors on a materials list for the remaining items in the alleyway and are preparing to submit a change order for approval. The remaining items include installation of the archway columns, the light bollards, the overhead string lights, and the landscaping. It should be noted that the Department of Public Works will be procuring the overhead string lights and that item is not to be included in the change order.

At the time of the drafting of this memo, Warren Contractors is working to secure pricing on landscaping materials – OHM anticipates landscaping costs to be approximately \$5,000. The remaining items noted above, excluding the landscaping materials and overhead lighting, comes to an estimated cost of \$89,700. Therefore, setting a not-to-exceed amount of \$95,000 would be appropriate.

STAFF RECOMMENDATION

Staff recommends authorization of a change order and final contract costs in the not-to-exceed amount of \$95,000.

An appropriate motion is:

Move to authorize the Executive Director to authorize the associated change order and final contract costs to Warren Contractors & Development, Inc. for the 2018 Amphitheater Project in the not-to-exceed amount of \$95,000.



TO: Vice Chairman Kneffel and Members of the TIFA Board of Directors

FROM: Brandon Skopek, Director of Authorities, TIFA Executive Director

DATE: March 3, 2020

SUBJECT: Archway Column Brick Color

INTRODUCTION AND HISTORY

Attached you will find a few color options for the brick archway columns that are to be installed in the pedestrian alleyway. The brick columns will be a Brussels Block style as depicted in Tom Hoyt's design.

Of the color options provided by OHM's designers, the Walnut Blend would complement the planter boxes downtown, and the Rustic Blend should fit well with the Astoria Park building color, brick pavers, and planter boxes without matching anything in particular. The Seashell option has been left on the page as it could work, but keep in mind that it would stand out from the surrounding hardscape.

These color options were sent to the Archway Design Sub-Committee for review. One response in favor of the Rustic Blend option was received. There were no further responses.

STAFF RECOMMENDATION

Staff recommends approval of Rustic Blend color option for the brick archway columns as part of the pedestrian alleyway project.

An appropriate motion is:

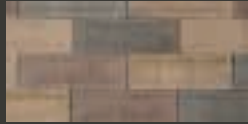
Move to approve the Rustic Blend color option for brick that is to be affixed to the pedestrian alleyway archway columns.

GLENSTONE

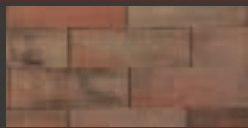
A little closer to the planter boxes

- › PILLARS: GLENSTONE – RUSTIC BLEND
- ACCENT COURSE: OLD WORLD VINTAGE XLR – COFFEE
- CAPS: 3x24 CAP – GREYSTONE
- PAVERS: HARBOR STONE – IRONWOOD
- ACCENT PAVERS: OLD WORLD VINTAGE XLR – COFFEE
- OLD WORLD VINTAGE DLR – SUMMER WHEAT

STANDARD COLORS



WALNUT BLEND



RUSTIC BLEND



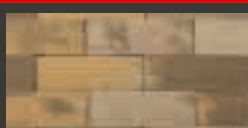
Old World 4'' Radius Glenstone

- Size: 4''h x 8''d x 12-1/4''/9-1/8''w
- Use with Glenstone to Turn Radius
- No Cutting Required – 16 Units per Circle
- Weight: 27.55 lbs.
- Unit per pallet: 96 units
- Weight per pallet: 2,645 lbs.
- Stock Colors: Walnut, Rustic, Limestone, Camel, Slate



Glenstone / Old World Glenstone

- Size: 4''h x 8''d x 12''w
- Exposed Face Area: 1/3 sq. ft. (4'' x 12'')
- Weight: 32 lbs.
- Unit per pallet: 96 units
- Weight per pallet: 3,072 lbs.



SEASHELL



TO: Vice Chairman Kneffel and Members of the TIFA Board of Directors

FROM: Brandon Skopek, Director of Authorities, TIFA Executive Director

DATE: March 5, 2020

SUBJECT: TIF District D Projects

INTRODUCTION AND HISTORY

A number of capital improvement projects have been excluded from the TIF District D budget over the last few years due to the negative tax capture witnessed in FY 2016, 2017 and 2018. With positive capture beginning again in 2019 and continuing as shown in the five-year budget projections, it is appropriate to revisit some of the projects that have been excluded, as well as introduce some new projects.

The projects listed below have been discussed and vetted by multiple City departments and are proposed to begin in FY 2020. Therefore, an amendment to the FY 2020 TIFA budget is required. It should be noted that the TIFA Board will only be approving budget amendments at this time and staff will bring any final bids/quotes to the TIFA Board for approval as necessary.

Project	Estimated Cost
Seyburn Mansion Demolition	\$150,000
Playhouse Building Renovation	\$27,000
Municipal Campus Digital Sign	\$150,000
Municipal Campus Tennis Court Replacement	\$200,000
Municipal Campus Sidewalk and Outdoor Stair Maintenance	\$70,000
Municipal Campus Storage Building	\$100,000
Total	\$697,000

Attached to this memo for the Board’s review is the adopted 2020 TIF District D budget and five-year projections, as well as the list of expenditure funds that will require an amendment based upon the above projects.

STAFF RECOMMENDATION

Staff recommends approval of the budget amendments to include \$697,000 in expenditures for work to be completed in fiscal year 2020.

An appropriate motion is:

Move to amend the 2020 Tax Increment Finance Authority budget as presented.

Fund 253 - TIFA D

DESCRIPTION	2018	2019	2019	2020	2021	2022	2023	2024
	ACTUAL	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET	PROJECTION	PROJECTION	PROJECTION	PROJECTION
REVENUES								
PROPERTY TAXES	(2,984)	(5,000)	97,142	97,142	102,249	107,322	110,995	114,742
STATE SHARED REVENUE & REFUNDS	666,523	368,000	731,591	731,591	548,693	411,519	-	-
OTHER REVENUE	1,028	600	1,000	1,000	1,000	1,000	1,000	1,000
INVESTMENT INCOME	21,121	6,996	51,000	51,600	52,000	52,600	53,000	53,600
TOTAL REVENUES	\$ 685,688	\$ 370,596	\$ 880,733	\$ 881,333	\$ 703,942	\$ 572,441	\$ 164,995	\$ 169,342
TOTAL REVENUE CHANGE PERCENT		-46.0%	137.7%	0.1%	-20.1%	-18.7%	-71.2%	2.6%
EXPENDITURES								
SALARIES & WAGES	13,900	15,000	15,000	15,000	15,000	15,000	15,000	15,000
FRINGE BENEFITS	1,063	1,148	1,148	1,148	1,148	1,148	1,148	1,148
UTILITIES	131,592	125,300	125,600	126,300	127,300	128,300	129,300	130,300
REPAIR & MAINTENANCE	129,953	134,500	139,500	165,500	141,500	167,500	143,500	144,500
INSURANCE	-	-	-	-	-	-	-	-
CAPITAL EXPENDITURES	-	10,000	74,500	115,000	-	-	-	-
DEPRECIATION	827,301	-	-	-	-	-	-	-
ADMIN & DPW ADMIN CHARGES	19,827	20,124	20,112	24,785	25,157	25,534	25,917	26,306
OTHER EXPENSES	1,409	2,455	2,500	2,600	2,950	3,050	3,400	3,500
INTERFUND CHARGE EXPENSE	4,244	4,308	4,047	4,108	4,170	4,233	4,296	4,360
TOTAL EXPENSES	\$ 1,129,289	\$ 312,835	\$ 382,407	\$ 454,441	\$ 317,225	\$ 344,765	\$ 322,561	\$ 325,114
TOTAL EXPENSES CHANGE PERCENT		-72.3%	22.2%	18.8%	-30.2%	8.7%	-6.4%	0.8%
NET OF REVENUES/EXPENSES	\$ (443,601)	\$ 57,761	\$ 498,326	\$ 426,892	\$ 386,717	\$ 227,676	\$ (157,566)	\$ (155,772)
UNRESTRICTED NET POSITION	2,631,049	2,688,810	3,129,375	3,556,267	3,942,984	4,170,660	4,013,094	3,857,322

TIFA BUDGET AMENDMENTS - FY 2020 (as of February 29, 2020)

		Current Budget	Utilized	% Used	Proposed Amendment	Increase/(Decrease)
Dept 737 - TIFA D						
253-737-937.003	SIDEWALK MAINTENANCE	5,000	-	0.0	75,000	70,000
253-737-970.000	LAND AND IMPROVEMENTS	15,000	1,610	0.1	165,000	150,000
253-737-970.000-TENNISCOURTX	LAND AND IMPROVEMENTS	-	-	-	200,000	200,000
253-737-970.000-CAMPUSSIGNXX	LAND AND IMPROVEMENTS	-	-	-	150,000	150,000
253-737-975.000	BLDG. ADDITIONS & IMPROVEMENTS	100,000	-	0.0	227,000	127,000
Total						697,000
Total Amendment						\$ 697,000