Duluth Economic Development Authority

2015 Proposed Budgets (11/19/2014):

Operating Fund 860
Debt Service Fund 861
Capital Projects Fund 865
MRO Maintenance Fund 866
Storefront Loan Fund 867

Duluth Economic Development Authority

Operating Fund (860)
The Operating Fund accounts for the Authority's operating and administrative expenses. In addition, expenditures on projects which are not TIF eligible or are not located in a specific TIF district may be accounted for in this fund. In the past this fund has been used as a conduit for DEED and EPA grants, tax forfeited property acquisition and subsequent sales, and non-TIF land development. Operating Fund revenues are a combination of IDB issuance fees, loan and lease payments, parking revenues, and grants.

Debt Service Fund (861)
The Debt Service Fund accounts for all tax increment received annually from St. Louis County and all annual debt obligations paid. The revenue for this fund consists primarily of tax increment revenues. Expenses are comprised of Pay-As-You-Go debt payments to developers and transfers to the City for pledged debt and district admin fees. All annual increment received in excess of annual debt is transferred to the Capital Projects Fund.

Capital Projects Fund (865)
The Capital Projects Fund finances and accounts for all of DEDA's TIF-related, district-specific capital projects. The primary source of revenue for this fund is the transfer of excess tax increment from the Debt Service Fund. Expenditures paid from this fund must meet the requirements of each district's TIF plan and qualify as a TIF eligible expense.

MRO Maintenance Facility Fund (866)
Beginning in 2013, this fund will accumulate rent revenues received from AAR. Those accumulated revenues will be used for major capital maintenance expenditures that are scheduled for the building in the foreseeable future.

Storefront Loan Fund (867)

The loan fund is presented on a 'cash basis' as opposed to the modified accrual basis of accounting. In this budget we're simply accounting for inflows (loan repayments) and outflows (new loan distributions) of cash.

Duluth Economic Development Authority

Executive Summary - DEDA Budgets

2015 Revised Budgets (11-19-2014)

	Operating Fund 860	TIF Funds: Debt Service Fund 861	TIF Funds: Capital Projects Fund 865	MRO Maint Facility Fund 866	Storefront Loan Funds 867/868 (Cash Budget)
Revenues:		1,952,000	45,800	318,406	65,530
Operating: Major Projects shown as Net Revenue/Expenditure					
Atlas (Net Revenue)	(18,068)				
Bayfront (Net Revenue)	-				
Parking (Net Revenue)	146,500				
Norshor/Temple (Net Revenue)	(15,700)				
Transfer from Debt Service			1,024,410		
Expenditures:					
Debt Service:					
Pay-As-You-Go Debt		(474,693)			
Capital Projects:					
Irving Neighborhood - Market Rate Housing			(1,102,040)		
NWA Maint Facility:					
Building Maintenance				(50,000)	
Insurance				(8,800)	
Rent Payment to DAA				(36,400)	
Loan Funds:					
Loans Funded					(1,150,000)
Other Operating Fund shown as net revenue/expenditure	(245,267)				
Other Transfers / Expenditures		(452,897)	(155,602)		
Transfer to Capital Projects		(1,024,410)			
Net Revenues / Expenditures	(132,535)	-	(187,432)	223,206	(1,084,470)
Beginning Fund Balances	528,592	-	1,409,373	(51,006)	3,444,162
Ending Fund Balances	396,057	-	1,221,941	172,200	2,359,692

Duluth Economic Development Authority

DEDA Operating Fund 860

2015 Revised Budget (11-19-2014)

	2014 Revised Budget 10-22-2014	2015 Revised Budget 11-19-2014	Norshor / Annex / Temple Opera	Parking Programs	Bayfront Redevelopment	Atlas Cement Plant	Other Operating
Revenues							
IDB Fees	44,329	4,000					4,000
Investment Earnings	200	500					500
Augusta TIF Recapture	3,835	3,835					3,835
Duluth Housing Summit Sponsorships	8,455	-					-
Sale of Phoenix Parking Ramp (Interest-2nd year)	3,000	14,246					14,246
DEDA's Parking Program	425,000	425,000		425,000			
Construction Assessments - Chadco	15,000	15,000					15,000
Project Development Fees / Services	15,000	5,000					5,000
TIF Admin Recovery	203,806	145,602					145,602
Sale of Soo Line bridge to State of MN	21,800	21,800					21,800
Sale of Land	140,610	-					-
Projected Land Sales - Atlas Site	-	-				-	
DEDA's 2011 EPA Atlas Cleanup Grant	162,948	-				-	
Temple Opera Building Rent	75,000	18,000	18,000				
Bayfront Land Rent (Bentlyville Parking)	119,000	-					
Sale of Bayfront Lot C	-	-			-		
Bayfront EPA Cleanup Grant - Lot D	200,000	-			-		
DEED match to the Bayfront EPA Cleanup Grant - Lot D	40,000	-			-		
Bayfront (Pier B) Cleanup Grant	999,000	-			-		
Bayfront (Pier B) Redevelopment Grant - Infrastructure	495,879	-			-		
Pier B - Bayfront option to purchase	10,000	-			-		
Jay Street Gas Holder RAP/Investigation Project	31,436	-					-
DEED Grant - Lincoln Street Apts	207,500	-					-
DEED - HDPE Suplly cleanup	281,449	-					-
Cirrus Abatement - County & City / Expansion TIF	43,770	43,270					43,270
TOTAL REVENUES	3,547,017	696,253	18,000	425,000	-	-	253,253
EXPENDITURES							
Auditing Services	4,500	4,000					4,000
Administrative Fees	365,000	365,000					365,000
Northspan Group - Talent Base	31,510	-					-
APEX - Marketing Program	20,000	15,000					15,000
Northland Connection	31,000	15,000					15,000
Other Professional Services	10,000	10,000					10,000
DEDA's Parking Program	260,000	275,000		275,000			
Canal Park Business Assn Grant	3,500	3,500		3,500			
Meeting Expenses	3,500	3,500					3,500
Telephone	720	720					720
Dues & memberships	3,000	3,000					3,000
Marketing	35,000	35,000					35,000
Website Development / Maintenance	44,435	7,000					7,000
Travel & Training	10,000	8,500					8,500
Advertising/Promotion/Printing/Copying/Postage	500	1,500					1,500
Other Services & Charges	1,000	1,000					1,000
Self-Insurance	7,000	7,000					7,000

Duluth Economic Development Authority

DEDA Operating Fund 860

2015 Revised Budget (11-19-2014)

	2014 Revised Budget 10-22-2014	2015 Revised Budget 11-19-2014	Norshor / Annex / Temple Opera	Parking Programs	Bayfront Redevelopment	Atlas Cement Plant	Other Operating
Land purchase	325,000	-					-
Stormwater/Street Lights & Maintenance Assessments	9,120	12,000					12,000
Property Taxes/Street Assessments on Land Held for Resale	15,748	10,300					10,300
Atlas Cement Plant Cleanup	162,948	-					
Atlas R.E. Taxes	18,068	18,068				18,068	
Atlas Contingency	50,000	-				-	
Bayfront Master Plan - Other Consulting	16,279	-			-		
Professional Services - Bayfront - Lot D Cleanup	238,937	-			-		
Bayfront (Pier B) Cleanup Grant	994,200	-			-		
Bayfront (Pier B) Redevelopment Grant - Infrastructure	495,879	-			-		
Lincoln School GP LLC	207,500	-					-
Temple-Opera Operating Expenses	115,000	33,700	33,700				
NorShor fire repairs	3,500	-	-				
LISC Econ Dev Assistance	50,000	-					-
Jay Street Gas Holder RAP/Investigation Project	41,996	-					-
Grants & awards - HDPE Supply	281,449	-					-
Duluth Housing Summit Expenses	7,303	-					-
Central High School Redevelopment project	35,000	-					-
Maxfield Housing Study	5,000	-					-
TOTAL EXPENDITURES	3,903,592	828,788	33,700	278,500	-	18,068	498,520
Net Revenue/Expenses	(356,575)	(132,535)	(15,700)	146,500	-	(18,068)	(245,267)
BEGINNING FUND BALANCE	885,167	528,592					
ENDING FUND BALANCE	528,592	396,057					

Duluth Economic Development Authority

DEDA DEBT SERVICE FUND 861

2015 Proposed Budget (11-19-2014)

	2014 Revised Budget (10-22-2014)	2015 Proposed Budget (11-19-2014)	West Duluth Housing dist 7	Augusta dist 13	Cirrus I dist 15	Washington Center dist 16	Tech Village dist 19	Garfield dist 21	Medical Dist Expansion dist 22	5th Street Village Place dist 23	Duluth Renaissance dist 24	Bluestone dist 25
Actual Beginning Fund Balance	113,277	-	-	-	-	-	-	-	-	-	-	-
Interdistrict Transfer	-	-	1,408									(1,408)
Revenues												
Investment Earnings	-	-	-	-	-	-	-	-	-	-	-	-
Tax Increment	1,908,872	1,952,000	635,000	34,000	55,000	45,000	300,000	56,000	665,000	22,000	95,000	45,000
Other Revenue	-	-										
Total Revenues	1,908,872	1,952,000	635,000	34,000	55,000	45,000	300,000	56,000	665,000	22,000	95,000	45,000
Total Available	2,022,149	1,952,000	636,408	34,000	55,000	45,000	300,000	56,000	665,000	22,000	95,000	43,592
Expenditures												
BOND/NOTE PAYMENTS												
Tech Village Bond	98,800	-	-				-					
Total Fixed Payments	98,800	-	-	-	-	-	-	-	-	-	-	-
DEVELOPER PAYMENTS (PAYG)												
Spirit Bay Development	14,400	13,700	13,700									
United Cerebral Palsey	6,100	6,100	6,100									
Glen Place Apts (Augusta)	30,211	29,655		29,655								
Washington Center (Artspace)	44,642	44,290				44,290						
Garfield Business Park	22,600	26,000						26,000				
Village Place Apartments	96,347	70,351	54,004							16,347		
Ramsey Townhome Project	19,600	19,600	19,600									
Sheraton Hotel & Condominiums	141,379	141,379							141,379			
Duluth Rennaisance Project	85,020	85,019									85,019	
Bluestone Commons	-	38,599										38,599.00
OTHER												
Transfer to City's Debt Service Fund	380,000	380,000	-	-	-	-	-	-	380,000	-	-	-
Transfer to Other Districts/Funds	170,233	62,553	-	3,835	54,485	-	-	-	-	4,233	-	-
Excess TIF returned to County	6,794	-	-	-	-	-	-	-	-	-	-	-
County Administrative Fee/other admin expenses	10,344	10,344	4,300	510	515	710	600	560	1,350	560	535	704
Total Expenditures	1,126,470	927,590	97,704	34,000	55,000	45,000	600	26,560	522,729	21,140	85,554	39,303
Fund Balance before transfer	895,679	1,024,410	538,704	-	-	-	299,400	29,440	142,271	860	9,446	4,289
Less: Transfer @ Y/e to Capital Projects	895,679	1,024,410	538,704	-	-	-	299,400	29,440	142,271	860	9,446	4,289
Ending Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-
Anticipated Decertification Dates			2015	2020	2020	2021	2026	2027	2029	2031	2034	2038

Duluth Economic Development Authority

Capital Projects Fund 865

2015 Revised Budget (11-19-2014)

11/13/2014

	2014 Revised Budget 10-22-2014	2015 Revised Budget 11-19-2014	Waterfront dist 4	West Duluth Housing dist 7	Washington dist 16	Tech Village dist 19	Garfield dist 21	Medical Dist dist 22	Village Place dist 23	Renaissance dist 24	Bluestone dist 25	Pier B dist ?
BEGINNING FUND BALANCE	5,497,496	1,409,373	14,742	603,137	37,290	599,735	38,415	112,523	1,715	1,816	-	-
Revenues												
Investment Earnings	600	1,000	-	400	50	400	50	100	-	-	-	-
ASI Redruth Loan Repay	1,725	510	-	510	-	-	-	-	-	-	-	-
Technology Village rent/CAM reimb	45,205	-	-	-	-	-	-	-	-		-	-
Transfer from Debt Service	897,087	1,024,410	-	538,704	-	299,400	29,440	142,271	860	9,446	4,289	-
Washington School Loan Repay	44,642	44,290	-	-	44,290	-	-	-	-	-	-	-
Other - Interdistrict Loans	-	-		(10,711)			(25,000)				10,711	25,000
TOTAL REVENUES/TRANSFER	989,259	1,070,210	-	528,903	44,340	299,800	4,490	142,371	860	9,446	15,000	25,000
TOTAL AVAILABLE	6,486,755	2,479,583	14,742	1,132,040	81,630	899,535	42,905	254,894	2,575	11,262	15,000	25,000
Expenditures												
Seawall Infrastructure Repairs	890,000	-	-	-	-	-	-	-	-	-	-	-
Baywalk Extension	110,000	-	-	-	-	-	-	-	-	-	-	-
West Duluth Storefront Grant Program	100,000	-	-	-	-	-	-	-	-	-	-	-
Spirit Valley title registration	18,474	-	-	-	-	-	-	-	-	-	-	-
Excess TIF returned to St. Louis County	1,712,302	-	-	-	-	-	-	-	-	-	-	-
Irving Neighborhood - Market Rate Housing	-	1,102,040	-	1,102,040	-	-	-	-	-	-	-	-
TIF Admin Cost Allocation	190,860	145,602	14,742	30,000	10,000	5,000	15,000	30,000	860	10,000	15,000	15,000
Ramsay IV	540,000	-	-	-	-	-	-	-	-	-	-	-
HRA Acquisition/Demolition	706,661	-	-	-	-	-	-	-	-	-	-	-
Housing Activities	325,000	-	-	-	-	-	-	-	-	-	-	-
Tech. Village Project/CAM Charges/Lease	134,085	-	-	-	-	-	-	-	-	-	-	-
NorShor Skywalk/Public Improvements	340,000	-	-	-	-	-	-	-	-	-	-	-
Other	10,000	10,000										10,000
TOTAL EXPENDITURES	5,077,382	1,257,642	14,742	1,132,040	10,000	5,000	15,000	30,000	860	10,000	15,000	25,000
ENDING FUND BALANCE	1,409,373	1,221,941	-	-	71,630	894,535	27,905	224,894	1,715	1,262	-	-
		Decertification Dates	Decertified 2009	2015	2021	2026	2027	2030	2031	2034	2038	25 yrs AFRTI

Duluth Economic Development Authority

DEDA MRO Maintenance Facility Fund 866

2015 Proposed Budget (11-19-2014)

	2013 Actual	2014 Revised Budget 10-22-2014	2015 Proposed Budget 11-19-2014
BEGINNING FUND BALANCE	(29,717)	(29,256)	(51,006)
Revenues			
Investment Earnings	-	100	100
Building Rent	50,260	182,000	318,306
Reimbursement	4,465	-	-
TOTAL REVENUES	54,725	182,100	318,406
TOTAL AVAILABLE	25,008	152,844	267,400
EXPENDITURES			
Repairs/Maintenance	43,877	50,000	50,000
Other Services/Supplies	1,614	-	-
Capital Equipment replacement	-	108,650	-
Property Insurance	8,773	8,800	8,800
Rent Payment to DAA	-	36,400	36,400
TOTAL EXPENDITURES	54,264	203,850	95,200
ENDING FUND BALANCE	(29,256)	(51,006)	172,200

Duluth Economic Development Authority

Storefront Loan Funds

'Cash' Budgets

Proposed 2015 Budget

|---------- Fund 867 ----------|

	Storefront Loans *		
	Actual 2013 Activity	Projected 2014 Activity	Proposed 2015 Budget
Cash Balance - January 1st	1,675,977	1,989,601	3,444,162
Revenues:			
Investment Earnings	476	2,314	750
Repayments on Outstanding Loans	313,148	1,452,247	64,780
Transfer from District-Specific Loan Fund	-	-	-
Misc. Services	-	-	
Total Revenues	313,624	1,454,561	65,530
Total Available	1,989,601	3,444,162	3,509,692
Expenditures:			
Grants/Awards	-	-	-
Other Services & Charges	-	-	-
Loans:			
Downtown	-	-	600,000
East Downtown		-	300,000
Lincoln Park	-	-	150,000
Hillside	-	-	100,000
Total Expenditures	-	-	1,150,000
Cash Balance - December 31st	1,989,601	3,444,162	2,359,692

* - $1,000,000 has been made available for Upstairs Housing projects in the downtown area.
- Upstairs Housing loans will be tracked separately and remain in the Storefront Loan Fund. The amount available for Upstairs Loans can be calculated at any time by subtracting the sum of the outstanding Upstairs Housing loan balances from $1,000,000.
- Amounts will be offered to qualified borrowers at a zero interest rate, payable over 7 years.