



CITY OF YPSILANTI
YPSILANTI DDA OPERATIONS AND FINANCE COMMITTEE
Wednesday, January 15, 2025 @ 8:30 AM
City Hall Council Chambers
1 S. Huron St., Ypsilanti, MI 48197
[Launch Meeting - Zoom](#)

1. CALL TO ORDER

2. ROLL CALL

A.	Andy French	Patton Doyle
	Paul Ajlouny	Gerry Kreiner
	Bryan Foley	Emmy Maurer (C)

3. AGENDA APPROVAL

4. APPROVAL OF MINUTES

5. PUBLIC COMMENT - (3 MINUTES/EACH SPEAKER)

6. FINANCIAL / STAFF REPORT

A. Financial Report and Check Registry

7. NEW BUSINESS

A. Election of Committee Chair

B. 25/26 Budget

8. PROPOSED BUSINESS

9. PUBLIC COMMENT (3 MINUTES)

10. ADJOURNMENT

DOWNTOWN				
	ACTUAL 2023-24	ADOPTED BUDGET 2024-25	YEAR TO DATE 2024-25	SPENT OR ALLOCATED 2024-25
Revenues				
Operating	\$54,434	\$48,496	\$39,664	\$48,496
TIF	\$415,947	\$362,256	\$19,017	\$346,327
Revenue Subtotal	\$470,381	\$410,752	\$58,681	\$394,823
Expenditures				
Operating	\$5,603	\$9,315	\$4,143	\$4,189
TIF	\$493,419	\$503,250	\$93,587	\$318,047
Expenditure Subtotal	\$499,022	\$512,565	\$97,730	\$322,236
Surplus/(Loss)	(\$28,641)	(\$101,813)	(\$39,049)	\$72,587
Memo: General Fund Balances				
Starting Fund Balance	\$409,728	\$381,087	\$381,087	\$381,087
Current Year Surplus/(Loss)	(\$28,641)	(\$101,813)	(\$39,049)	\$72,587
Ending Fund Balance	\$381,087	\$279,274	\$342,038	\$453,674
Ending Restricted Fund Balance	\$2,342	\$2,342	\$2,342	\$2,342
Unrestricted Fund Balance	\$378,745	\$276,932	\$339,696	\$451,332

Restricted Funds

Gain/Loss on Pooled Investment 21-22	\$7,559.32
Gain/Loss on Pooled Investment 22-23	(\$10,093.16)
Gain/Loss on Pooled Investment 23-24	\$ 3,924.00
Gain/Loss on Pooled Investment 24-25	\$ 952.00
Total	\$2,342.16

DOWNTOWN REVENUE		ACTUAL 2023-	ADOPTED	YEAR TO DATE	PROJECTED
		24	BUDGET	2024-25	2024-25
TOTAL REVENUE		\$ 470,381	\$ 410,752	\$ 58,681	\$ 411,885
OPERATING REVENUE (1.8282 mils)					
CURRENT PROPERTY TAXES	413-4-7230-402-00	35,641	42,465	33,624	42,465
DELINQUENT PROPERTY	413-4-7230-420-01	6	11		11
INTEREST ON CURRENT TAXES	413-4-7230-445-02	20	19	10	19
INTEREST ON DELINQUENT TAXES	413-4-7230-445-05	-	1		1
INTEREST EARNINGS	413-4-7230-664-00	14,843	6,000	4,393	14,843
UNREALIZED GAIN/LOSS	413-7-7230-699-10	3,924	-	1,607	
MICELLLANEOUS REVENUE	413-4-7230-694.01		-	30	-
		\$ 54,434	\$ 48,496	\$ 39,664	\$ 57,339
TIF REVENUE					
LOCAL COMMUNITY STABILIZATION FUND			18,000	10,290.19	10,290.19
TIFA REIMB PA 86 S17	413-4-7231-410-00	18,239			
CURRENT TIFA TAXES	413-4-7231-439-01	313,338	324,256		324,256
TRANSFER FROM GENERAL FUND	413-7-7231-699-01	-	-		-
DOWNTOWN GARBAGE COLLECTION	413-4-7231-607-01	19,370	20,000	8,727	20,000
COUNTY GRANT	413-4-7233-539-00	20,000	-		
MICELLLANEOUS REVENUE	413-4-7231-694-01	45,000	-		
		\$ 415,947	\$ 362,256	\$ 19,017	\$ 354,546

DOWNTOWN EXPENDITURES		PROJECTED 2023-24	ADOPTED BUDGET 2024-25	YEAR TO DATE 2024-25	SPENT OR ALLOCATED 2024-25
TOTAL EXPENDITURES		\$ 499,022	\$ 512,565	\$ 97,730	\$ 322,236
OPERATING EXPENDITURES					
OFFICE SUPPLIES	413-7-7230-728-00	303	600	159	650
POSTAGE	413-7-7230-730-00	-	200		-
OPERATING SUPPLIES	413-7-7230-757-00	237	300	849	608
AUDIT FEES	413-7-7230-807-00	490	600	168	600
CONTRACTUAL SERVICES	413-7-7230-818-00	-	200		-
GENERAL LIABILITY	413-7-7230-822-10	798	400	521	521
LEGAL SERVICES	413-7-7230-826-10	2,062	1,000	1,337	1,337
TELEPHONE/INTERNET	413-7-7230-853-00	888	800	389	233
CONFERENCES AND WORKSHOPS	413-7-7230-864-01	510	2,550	480	-
PRINTING AND PUBLISHING	413-7-7230-900-00	255	2,040		-
RENT		-	370	240	240
MEMBERSHIPS AND DUES	413-7-7230-958-00	60	255		
		\$ 5,603	\$ 9,315	\$ 4,143	\$ 4,189
TIF EXPENDITURES					
SALARIES	413-7-7231-706-00	-		18,489	54,338
WORKERS COMP	413-7-7231-714-02	408			1,141
SSI AND MEDICARE	413-7-7231-714-05	-		1,061	4,365
HEALTH CARE PREMIUM	413-7-7231-714-07	-528	-	-	
HEALTH CARE PREMIUM COSTS	413-7-7231-714-08	-		2,925	7,920
HEALTH CARE SAVINGS PLAN	413-7-7231-714-24	400	-	711	1,680
RETIREMENT PLAN	413-7-7231-714-31	-		659	3,528
DENTAL PLAN	413-7-7231-714-17	-		668	668
LIFE INSURANCE	413-7-7231-714-19	-		33	33
TELEPHONE REIMBURSEMENT	413-7-7231-714-23	-		96	24
MERS CONTRIBUTION	413-7-7231-714-28	-		1,004	1,004
ACCIDENT INSURANCE	413-7-7231-714-33	-		19	19
CONTRACTUAL SERVICES	413-7-7231-818-00	-	-		-
IGA 20%	413-7-7231-818-01	61,654	80,000		80,000
ADMIN CONTRACT	413-7-7231-818-02	21,910	68,850		68,850
TIF CAPITAL IMPROVEMENTS	413-7-7231-820-00	164,216	60,000	17,097	33,457
IRRIGATION SYSTEM	413-7-7231-820-01	-	200	22	200
STREETSCAPE MAINTENANCE	413-7-7231-820-02	47,231	30,000	19,275	16,340
SEASONAL PLANTING	413-7-7231-820-04	5,706			
WASTE MANAGEMENT	413-7-7231-820-03	35,637	34,000	16,978	34,000
HOLIDAY LIGHTING & MAINTENANCE	413-7-7231-820-06	9,639	20,000		20,000
DTE	413-7-7231-920-00	109	25,000		0
SPECIAL EVENT CONTRIBUTION	413-7-7231-965-05	13,450	200		200
FAÇADE GRANT	413-7-7231-965-06	25,000	15,000	14,550	15,000
MSHDA FACAFE GRANT	413-7-7231-971-27	45,000	20,000		20,000
STREETSCAPE CAPITAL IMPROVEMENTS	413-7-7233-818-01	-	30,000		20,000
COMMUNITY HEALTH			25,000		
BUSINESS RELIEF FUND	413-7-7233-818-00	53,867	75,000		
SOLAR GRANT	413-7-7231-965-11	10,000	20,000		10,000
		\$ 493,419	\$ 503,250	\$ 93,587	\$ 318,047

DEPOT TOWN

	PROJECTED 2023-24	ADOPTED BUDGET 2024- 25	YEAR TO DATE 2024-25	SPENT OR ALLOCATED 2024-25
Revenues				
Operating	\$11,296	\$10,003	\$6,457	\$12,611
TIF	\$132,612	\$115,550	\$4,150	\$115,786
Revenue Subtotal	\$143,908	\$125,553	\$10,607	\$128,397
Expenditures				
Operating	\$3,601	\$4,119	\$910	\$864
TIF	\$186,948	\$265,270	\$45,169	\$132,169
Expenditure Subtotal	\$190,549	\$269,389	\$46,079	\$133,033
Surplus/(Loss)	-\$46,641	-\$143,836	-\$35,472	-\$4,636
Memo: General Fund Balances				
Starting Fund Balance	\$272,985	\$226,344	\$226,344	\$226,344
Current Year Surplus/(Loss)	-\$46,641	-\$143,836	-\$35,472	-\$4,636
Ending Fund Balance	\$226,344	\$82,508	\$190,872	\$221,708
Ending Restricted Fund Balance	\$22,955	\$22,955	\$22,955	\$22,955
Unrestricted Fund Balance	\$203,389	\$59,553	\$167,917	\$198,753

Restricted Funds

Gain/Loss on Pooled Investment 21-22	\$2,365.49
Gain/Loss on Pooled Investment 22-23	\$4,476.92
Gain/Loss on Pooled Investment 23-24	\$908.00
Gain/Loss on Pooled Investment 24-25	\$205.00
Maple Street Parking Lot Fund	\$ 15,000.00

Total \$22,955.41

DEPOT TOWN REVENUE		ADOPTED BUDGET		YEAR TO DATE	PROJECTED 2024-
		ACTUAL 2023-24	2024-25	2024-25	25
TOTAL REVENUE		\$ 143,908	\$ 125,553	\$ 10,607	\$ 128,397
OPERATING REVENUE (1.8282 mils)					
CURRENT PROPERTY TAXES	275-4-7290-402-00	\$6,568	\$5,000	\$4,544	\$7,608
INTEREST ON CURRENT TAXES	275-4-7290-445-02	\$7	3		3
INTEREST EARNINGS	275-4-7290-664-00	\$3,813	\$5,000	\$1,469	\$5,000
Unrealized Gain/Loss	275-7-7290-669-10	\$908	-	\$444	-
MISCELLANEOUS REVENUE	275-4-7290-694-01	-	-		-
		\$11,296	\$10,003	\$6,457	\$12,611
TIF REVENUE					
TIFA REIMB PA86 S17	275-4-7291-439-01	-	1,200	-	
LOCAL COMMUNITY STABILIZATION	275-4-7291-573-00	\$1,236	-		-
MISCELLANEOUS REVENUE	275-4-7291-694-01	\$15,225	-	\$4,150	4,150
TRANSFER FROM GENERAL FUND	275-7-7291-694-01	-	\$0	-	\$0
CURRENT TIFA TAXES	275-4-7291-410-00	\$116,151	\$114,350		\$111,636
		\$132,612	\$115,550	\$4,150	\$115,786

DEPOT TOWN EXPENDITURES		ADOPTED	YEAR TO DATE	SPENT OR	
		ACTUAL 2024-25	BUDGET 2024-25	2024-25	ALLOCATED 2024-25
TOTAL EXPENDITURES		\$ 190,549.00	\$ 269,389.00	\$ 46,079.00	\$ 133,033.23
OPERATING EXPENDITURES					
OFFICE SUPPLIES	275-7-7290-728-00	187	280	54	74
POSTAGE	275-7-7290-730-00	-	140	-	
OPERATING SUPPLIES	275-7-7290-757-00	229	140	113	113
AUDIT FEES	275-7-7290-807-00	270	250	92	250
CONTRACTUAL SERVICES	275-7-7290-818-00	-	200		
GENERAL LIABILITY	275-7-7290-822-10	438	219	100	100
LEGAL SERVICES	275-7-7290-826-10	1,672	500	178	178
TELEPHONE/Internet	275-7-7290-853-00	335	140	147	117
CONFERENCES AND WORKSHOPS	275-7-7290-864-01	280	1,400	194	
PRINTING AND PUBLISHING	275-7-7290-900-00	140	500		
RENT	275-7-7290-940-00	-	210	32	32
MEMBERSHIPS AND DUES	275-7-7290-958-00	50	140		
		\$ 3,601	\$ 4,119	\$ 910	\$ 864
TIF EXPENDITURES					
SALERIES	275-7-7291-706-00	-		2456	18900
WORKERS COMP	275-7-7291-714-02	-			284
SSI AND MEDICARE	275-7-7291-714-05	-		141	1445.85
HEALTH CARE PREMIUM	275-7-7291-714-07	-		827	2969.88
HEALTH CARE PREMIUM COSTS	275-7-7291-714-08	-		1,102	1102
HEALTH CARE SAVINGS PLAN	275-7-7291-714-24	-	-	134	1,232
RETIREMENT PLAN	275-7-7291-714-31	-		251	214
DENTAL PLAN	275-7-7291-714-17	-		38	
LIFE INSURANCE	275-7-7291-714-19	-		7	
TELEPHONE REIMBURSEMENT	275-7-7291-714-23	-		13	
MERS CONTRIBUTION	275-7-7291-714-28	-			
ACCIDENT INSURANCE	275-7-7291-714-33	-	32,870		32,870
IGA 20%	275-7-7291-818-01	23,120	32,400		7,257
ADMIN CONTRACT	275-7-7291-818-02	8,216	15,000	15,435	15,435
STREETSCAPE MAINTENANCE	275-7-7291-820-02	36,731	7,500		
HOLIDAY LIGHTING & MAINTENANCE	275-7-7291-820-06	15,605	5,000		5,000
COMMUNITY HEALTH	275-7-7291-820-07	6,000	-	155	155
UTILITIES	275-7-7291-920-00	62			
FAÇADE GRANT		3,000	-		-
SPECIAL EVENT CONTRIBUTION	275-7-7291-965-05	7,000	7,500	-	5,000
TIF/CAPITAL IMPROV	275-7-7291-974-01	19,687	15,000	15,509	15,000
INFRASTRUCTURE CAPITAL PROJECT	275-7-7291-974-02	67,527	150,000	11,557	25,305
		\$ 186,948.00	\$ 265,270.00	\$ 45,169.00	\$ 132,169.23

WEST CROSS	ADOPTED			SPENT OR
	ACTUAL 2023- 24	BUDGET 2024- 25	YEAR TO DATE 2023-24	ALLOCATED 2024-25
Revenues				
Operating	\$25,445	\$14,461	\$15,775	\$14,293
TIF	\$120,946	\$141,250	\$6,166	\$241,378
Revenue Subtotal	\$146,391	\$155,711	\$21,941	\$255,671
Expenditures				
Operating	\$2,211	\$4,315	\$1,910	\$1,626
TIF	\$77,910	\$254,350	\$33,355	\$144,246
Expenditure Subtotal	\$80,122	\$258,665	\$35,265	\$145,872
Surplus/(Loss)	\$66,270	(\$102,954)	(\$13,324)	\$109,799
Memo: General Fund Balances				
Starting Fund Balance	\$98,772	\$165,042	\$165,042	\$165,042
Current Year Surplus/(Loss)	\$66,270	(\$102,954)	(\$13,324)	\$109,799
Ending Fund Balance	\$165,042	\$62,088	\$151,718	\$274,841
Ending Fund Balance Restristed	(\$840)	(\$840)	(\$840)	(\$840)
Unrestricted Fund Balance	\$165,882	\$62,928	\$152,558	\$275,681

Restricted Funds

Gain/Loss on Pooled Investment 21-22	\$2,365.49
Gain/Loss on Pooled Investment 22-23	(\$4,476.92)
Gain/Loss on Pooled Investment 23-24	\$827.00
Gain/Loss on Pooled Investment 24-25	\$444.00
Total	(\$840.43)

WEST CROSS REVENUE		ACTUAL 2023-24	ADOPTED BUDGET 2024- 25	YEAR TO DATE 2024- 25	PROJECTED 2024-25
TOTAL REVENUE		\$ 146,391	\$ 155,711	\$ 21,941	\$ 255,671
OPERATING REVENUE (1.8282 mils)					
CURRENT PROPERTY TAXES	248-4-7270-402-00	13,518	11,433	12,210	11,267
PERSONAL PROP TAX REIMBURSE	248-4-7270-420-01				-
DELINQUENT PROPERTY TAXES	248-4-7270-420-01	5	20		20
INTEREST ON CURRENT TAXES	248-4-7270-445-02	9	7	7	5
INTEREST ON DELINQUENT TAXES	248-4-7270-445-05	1	1		1
INTEREST EARNINGS	248-4-7270-664-00	3,598	3,000	1,405	3,000
UNREALIZED GAIN/Loss	248-4-7270-669-10	908	-	444	-
MISCELLANEOUS REVENUE	248-4-7270-694-01	7,406	-	1,709	-
		\$ 25,445	\$ 14,461	\$ 15,775	\$ 14,293
TIF REVENUE					
LOCAL COMMUNITY STABILIZATION FUND				6,165.90	6,165.90
TIFA REIMB PA 86 S17	248-4-7271-410-00		7,000	-	-
TRANSFER FRON GENERAL FUND	248-4-7271-699-01		6,250	-	-
CURRENT TIFA TAXES	248-4-7271-439-02	120,946	128,000		117,606
		\$ 120,946	\$ 141,250	\$ 6,166	\$ 241,378

West Cross		ACTUAL 2023-24	ADOPTED BUDGET 2024-25	YEAR TO DATE 2024-25	SPENT OR ALLOCATED 2024-25
TOTAL EXPENDITURES		\$ 80,121.71	\$ 258,665.00	\$ 35,265.08	\$ 145,872.01
OPERATING EXPENDITURES					
OFFICE SUPPLIES	248-7-7270-728-00	204	210	70	61
POSTAGE	248-7-7270-730-00		105		-
OPERATING SUPPLIES	248-7-7270-757-00	98	105	453	423
AUDIT FEES	248-7-7270-807-00	202	210	69	
CONTRACTUAL SERVICES	248-7-7270-818-00	-	100		-
GENERAL LIABILITY	248-7-7270-822-10	328	165	278	278
LEGAL SERVICES	248-7-7270-826-10	985	1,000	713	713
TELEPHONE	248-7-7270-853-00	65	105	23	23
CONFERENCES AND WORKSHOPS	248-7-7270-864-01	184	1,050	176	
PRINTING AND PUBLISHING	248-7-7270-900-00	105	1,000		
RENT	248-7-7270-940-00	-	160	128	128
MEMBERSHIPS AND DUES	248-7-7270-958-00	40	105		
		\$ 2,211	\$ 4,315	\$ 1,910	\$ 1,626
TIF EXPENDITURES					
SALARIES	248-7-7271-706-00	-		9825	20700
WORKERS COMP	248-7-7271-714-02	-			867
SSI AND MEDICARE	248-7-7271-714-05	-		566	401
HEALTH CARE PREMIUM	248-7-7271-714-07	-		212	3,253
HEALTH CARE PREMIUM COSTS	248-7-7271-714-08	-		48	320
HEALTH CARE SAVINGS PLAN	248-7-7271-714-24	-		7	5
RETIREMENT PLAN	248-7-7271-714-31	-			1,449
DENTAL PLAN	248-7-7271-714-17	-		51	38
LIFE INSURANCE	248-7-7271-714-19	-		535	690
TELEPHONE REIMBURSEMENT	248-7-7271-714-23	-		1	
ACCIDENT INSURANCE	248-7-7271-714-33	-			
IGA 20%	248-7-7271-818-01	25,322	35,600		35,600
ADMIN CONTRACT	248-7-7271-818-02	8,999	33,750		33,750
TIF/CAPITAL IMPROV	275-7-7271-820-00	30,006	50,000	6,065	16,586
STREETSCAPE MAINTENANCE	248-7-7271-820-02	9,183	10,000	3,855	5,397
HOLIDAY LIGHTING & MAINTENANCE	248-7-7271-820-06	1,400	15,000		1,000
SPECIAL EVENT CONTRIBUTION	248-7-7271-965-05	3,000	5,000		
FAÇADE GRANT	275-7-7271-965-06	-	15,000		
BUILDING REHABILITATION GRANT	275-7-7271-971-27	-	15,000		
COMMUNITY HEALTH	248-7-7271-820-07		25,000		12,000
INFRASTRUCTURE CAPITAL IMP	248-7-7271-971-28	-	50,000	12,190	12,190
		\$ 77,910	\$ 254,350	\$ 33,355	\$ 144,246

FY 24/25

	AMOUNT	W. CROSS	DEPOT TOWN	DOWNTOWN	LINE ITEM	DESCRIPTION
Brandhrt Evolution	\$ 2,000.00			\$ 2,000.00	TIF	Carolers all three HoliFest Dates
Stevens	\$ 1,930.82			\$ 1,930.82	Waste Management	January - Dumpster Enclosures
DJs	\$ 1,599.50		\$ 1,599.50		Infrastructure Capital Improvement	Tree Pruning - E Cross St.
POW Strategies	\$ 2,000.00	\$ 460.00	\$ 420.00	\$ 1,120.00	TIF	Strategic Planning Consultant - Deposit
Ypsi Ace Hardware	\$ 24.99			\$ 24.99	Waste Management	Nifty Nabber
Shelter Bay Realty	\$ 10,000.00			\$ 10,000.00	Solar	101 W. Michigan Solar Grant
Holiday Lighting Exresss	\$ 4,920.00	\$ 2,700.00	\$ 600.00	\$ 1,620.00	Holiday Lighting	Depot Town Tree, Solar Poles, Washington St.
Benchmark Design Studio	\$ 375.00		\$ 375.00		TIF	Banners - Co-op 50 years
Vox Box LLC	\$ 4,450.00			\$ 4,450.00	TIF	Sound for HoliFest
AFSmith Electrical	\$ 765.59		\$ 765.59		Infrastructure Capital Improvement	Ninde outlet repair, café lights
Zoelife	\$ 750.00			\$ 750.00	Waste Management	January - Dumpster Enclosures
Zoelife	\$ 750.00			\$ 750.00	Waste Management	February - Dumpster Enclosures
Total	\$ 29,565.90	\$ 3,160.00	\$ 3,760.09	\$ 22,645.81		

DOWNTOWN				
	ACTUAL 2023-24	PROJECTED 2024-25	REQUESTED 2025-26	REQUESTED 2026-27
Revenues				
Operating	\$54,434	\$57,339	\$57,369	\$48,496
TIF	\$415,947	\$354,546	\$354,546	\$346,327
Revenue Subtotal	\$470,381	\$411,885	\$411,915	\$394,823
Expenditures				
Operating	\$5,603	\$10,239	\$18,795	\$18,795
TIF	\$493,420	\$295,051	\$388,071	\$369,071
Expenditure Subtotal	\$499,023	\$305,290	\$406,866	\$387,866
Surplus/(Loss)	(\$28,642)	\$106,595	\$5,050	\$6,957
Memo: General Fund Balances				
Starting Fund Balance	\$409,728	\$381,086	\$487,681	\$492,731
Current Year Surplus/(Loss)	(\$28,642)	\$106,595	\$5,050	\$6,957
Ending Fund Balance	\$381,086	\$487,681	\$492,731	\$499,688
Ending Restricted Fund Balance	\$2,342	\$2,342	\$2,342	\$2,342
Unrestricted Fund Balance	\$378,744	\$485,339	\$490,388	\$497,346

Restricted Funds

Gain/Loss on Pooled Investment 21-22	\$7,559.32
Gain/Loss on Pooled Investment 22-23	(\$10,093.16)
Gain/Loss on Pooled Investment 23-24	\$ 3,924.00
Gain/Loss on Pooled Investment 24-25	\$ 952.00
 Total	 \$2,342.16

DOWNTOWN REVENUE		ACTUAL 2023-	PROJECTED	REQUESTED	REQUESTED
		24	2024-25	2025-26	2026-27
TOTAL REVENUE		\$ 470,381	\$ 411,885	\$ 411,915	\$ 411,885
OPERATING REVENUE (1.8282 mils)					
CURRENT PROPERTY TAXES	413-4-7230-402-00	35,641	42,465	42,465	42,465
DELINQUENT PROPERTY	413-4-7230-420-01	6	11	10	10
INTEREST ON CURRENT TAXES	413-4-7230-445-02	20	19	20	20
INTEREST ON DELINQUENT TAXES	413-4-7230-445-05	-	1	1	1
INTEREST EARNINGS	413-4-7230-664-00	14,843	14,843	14,843	14,843
UNREALIZED GAIN/LOSS	413-7-7230-699-10	3,924	-	-	-
MICELLLANEOUS REVENUE	413-4-7230-694.01	-	-	30	-
		\$54,434	\$57,339	\$57,369	\$57,339
TIF REVENUE					
LOCAL COMMUNITY STABILIZATION FUND		-	10,290	10,290	10,290.19
TIFA REIMB PA 86 S17	413-4-7231-410-00	18,239			
CURRENT TIFA TAXES	413-4-7231-439-01	313,338	324,256	324,256	324,256
DOWNTOWN GARBAGE COLLECTION	413-4-7231-607-01	19,370	20,000	20,000	20,000
COUNTY GRANT	413-4-7233-539-00	20,000	-	-	-
MICELLLANEOUS REVENUE	413-4-7231-694-01	45,000	-	-	-
		\$ 415,947	\$ 354,546	\$ 354,546	\$ 354,546

DOWNTOWN EXPENDITURES		ACTUAL 2023-24	PROJECTED 2024-25	REQUESTED 2025-26	REQUESTED 2026- 27
TOTAL EXPENDITURES		\$ 499,023	\$ 305,290	\$ 406,866	\$ 387,866
OPERATING EXPENDITURES					
OFFICE SUPPLIES	413-7-7230-728-00	303	650	1,000	1,000
POSTAGE	413-7-7230-730-00	-	-	-	-
OPERATING SUPPLIES	413-7-7230-757-00	237	608	2,000	2,000
AUDIT FEES	413-7-7230-807-00	490	600	600	600
CONTRACTUAL SERVICES	413-7-7230-818-00	-	-	-	-
GENERAL LIABILITY	413-7-7230-822-10	798	521	550	550
LEGAL SERVICES	413-7-7230-826-10	2,062	1,500	5,000	5,000
TELEPHONE/INTERNET	413-7-7230-853-00	888	800	800	800
CONFERENCES AND WORKSHOPS	413-7-7230-864-01	510	2,550	3,000	3,000
PRINTING AND PUBLISHING	413-7-7230-900-00	255	2,040	5,000	5,000
RENT	413-7-7230-940-00	-	715	545	545
MEMBERSHIPS AND DUES	413-7-7230-958-00	60	255	300	300
		\$ 5,603	\$ 10,239	\$ 18,795	\$ 18,795
TIF EXPENDITURES					
SALERIES	413-7-7231-706-00	-	54,338	54,338	54,338
WORKERS COMP	413-7-7231-714-02	408	1,141	1,141	1,141
SSI AND MEDICARE	413-7-7231-714-05	-	4,365	4,365	4,365
HEALTH CARE PREMUIM	413-7-7231-714-07	(528)	-	-	-
HEALTH CARE PREMUIM COSTS	413-7-7231-714-08	-	7,920	7,920	7,920
HEALTH CARE SAVINGS PLAN	413-7-7231-714-24	400	1,680	1,680	1,680
RETIREMENT PLAN	413-7-7231-714-31	-	3,528	3,528	3,528
DENTAL PLAN	413-7-7231-714-17	-	668	668	668
LIFE INSURANCE	413-7-7231-714-19	-	33	33	33
TELEPHONE REIMBURSEMENT	413-7-7231-714-23	-	24	24	24
MERS CONTRIBUTION	413-7-7231-714-28	-	1,004	1,004	1,004
ACCIDENT INSURANCE	413-7-7231-714-33	-	19	19	19
CONTRACTUAL SERVICES	413-7-7231-818-00	-	-	-	-
IGA 20%	413-7-7231-818-01	61,654	64,851	64,851	64,851
ADMIN CONTRACT	413-7-7231-818-02	21,910	16,800	16,800	17,800
TIF CAPITAL IMPROVEMENTS	413-7-7231-820-00	164,216	65,000	65,000	65,000
IRRIGATION SYSTEM	413-7-7231-820-01	-	200	200	200
STREETSCAPE MAINTENANCE	413-7-7231-820-02	47,231	27,000	30,000	30,000
SEASONAL PLANTING	413-7-7231-820-04	5,706	-	-	-
WASTE MANAGEMENT	413-7-7231-820-03	35,637	36,000	37,500	38,500
HOLIDAY LIGHTING & MAINTENANCE	413-7-7231-820-06	9,639	20,000	43,000	42,000
DTE	413-7-7231-920-00	109	200	1,000	1,000
SPECIAL EVENT CONTRIBUTION	413-7-7231-965-05	13,450	15,000	15,000	15,000
FAÇADE GRANT	413-7-7231-965-06	25,000	20,000	40,000	20,000
MSHDA FACAFE GRANT	413-7-7231-971-27	45,000	20,000	-	-
STREETSCAPE CAPITAL IMPROVEMENTS	413-7-7233-818-01	-	-	-	-
BUSINESS RELIEF FUND	413-7-7233-818-00	53,867	-	-	-
SOLAR GRANT	413-7-7231-965-11	10,000	10,000	-	-
		\$ 493,420	\$ 295,051	\$ 388,071	\$ 369,071

DEPOT TOWN

	ACTUAL 2023-24	PROJECTED 2024-25	REQUESTED 2025-26	REQUESTED 2026-27
Revenues				
Operating	\$11,296	\$10,951	\$11,007	\$12,007
TIF	\$132,612	\$118,500	\$115,000	\$115,000
Revenue Subtotal	\$143,908	\$129,451	\$126,007	\$127,007
Expenditures				
Operating	\$3,601	\$4,049	\$6,700	\$6,700
TIF	\$186,949	\$116,167	\$221,792	\$142,050
Expenditure Subtotal	\$190,550	\$120,216	\$228,492	\$148,750
Surplus/(Loss)	-\$46,642	\$9,235	-\$102,485	-\$21,743
Memo: General Fund Balances				
Starting Fund Balance	\$272,985	\$226,343	\$235,578	\$133,094
Current Year Surplus/(Loss)	-\$46,642	\$9,235	-\$102,485	-\$21,743
Ending Fund Balance	\$226,343	\$235,578	\$133,094	\$111,350
Ending Restricted Fund Balance	\$5,934	\$5,934	\$5,934	\$20,934
Unrestricted Fund Balance	\$220,409	\$229,644	\$127,159	\$90,416

Restricted Funds		25/26	26/27
Gain/Loss on Pooled Investment 21-22	\$2,365.49		
Gain/Loss on Pooled Investment 22-23	\$4,476.92		
Gain/Loss on Pooled Investment 23-24	(\$908.00)		
Gain/Loss on Pooled Investment 24-25		444	
Maple Street Parking Lot Fund	\$ 15,000.00	15000	15,000
Remove for maintenance			-30000
	\$5,934.41		
Total	\$5,934.31	\$15,444.00	(\$30,000.00) \$15,000.00

DEPOT TOWN REVENUE		ACTUAL 2023-24	PROJECTED 2024-25	REQUESTED 2025-26	REQUESTED 2026-27
TOTAL REVENUE		\$ 143,908	\$ 129,451	\$ 126,007	\$ 127,007
OPERATING REVENUE (1.8282 mils)					
CURRENT PROPERTY TAXES	275-4-7290-402-00	\$6,568	\$6,500	\$6,500	\$6,500
INTEREST ON CURRENT TAXES	275-4-7290-445-02	\$7	\$7	\$7	7
INTEREST EARNINGS	275-4-7290-664-00	\$3,813	\$4,000	\$4,000	\$5,000
Unrealized Gain/Loss	275-7-7290-669-10	\$908	\$444	\$500	500
MISCELLANEOUS REVENUE	275-4-7290-694-01	\$0	-	-	-
		\$11,296	\$10,951	\$11,007	\$12,007
TIF REVENUE					
TIFA REIMB PA86 S17	275-4-7291-439-01	-	-	-	-
LOCAL COMMUNITY STABILIZATION	275-4-7291-573-00	\$1,236	\$0	\$0	-
MISCELLANEOUS REVENUE	275-4-7291-694-01	\$15,225	4,150	-	-
CURRENT TIFA TAXES	275-4-7291-410-00	\$116,151	\$114,350	\$115,000	\$115,000
		\$132,612	\$118,500	\$115,000	\$115,000

DEPOT TOWN EXPENDITURES		ACTUAL 2023-24	PROJECTED 2024-25	REQUESTED 2025-26	REQUESTED 2026-27
TOTAL EXPENDITURES		\$ 190,550.17	\$ 120,216.00	\$ 228,491.73	\$ 148,750.23
OPERATING EXPENDITURES					
OFFICE SUPPLIES	275-7-7290-728-00	187	280	300	300
OPERATING SUPPLIES	275-7-7290-757-00	229	200	250	250
AUDIT FEES	275-7-7290-807-00	270	250	250	250
GENERAL LIABILITY	275-7-7290-822-10	438	219	250	250
LEGAL SERVICES	275-7-7290-826-10	1,672	500	2,500	2,500
TELEPHONE/Internet	275-7-7290-853-00	335	350	350	350
CONFERENCES AND WORKSHOPS	275-7-7290-864-01	280	1,400	2,000	2,000
PRINTING AND PUBLISHING	275-7-7290-900-00	140	500	500	500
RENT	275-7-7290-940-00	-	210	250	250
MEMBERSHIPS AND DUES	275-7-7290-958-00	50	140	50	50
		\$ 3,601	\$ 4,049	\$ 6,700	\$ 6,700
SALARIES	275-7-7291-706-00	-	18,900	18,900	18,900
WORKERS COMP	275-7-7291-714-02	-	284	284	284
SSI AND MEDICARE	275-7-7291-714-05	-	1,446	1,446	1,446
HEALTH CARE PREMIUM	275-7-7291-714-07	-	2,970	2,970	2,970
HEALTH CARE PREMIUM COSTS	275-7-7291-714-08	-	1,102	1,102	1,102
HEALTH CARE SAVINGS PLAN	275-7-7291-714-24	-	630	630	630
RETIREMENT PLAN	275-7-7291-714-31	-	1,232	1,232	1,232
DENTAL PLAN	275-7-7291-714-17	-	214	214	214
LIFE INSURANCE	275-7-7291-714-19	-	38	38	38
TELEPHONE REIMBURSEMENT	275-7-7291-714-23	-	7	7	7
MERS CONTRIBUTION	275-7-7291-714-28	-	13	13	13
ACCIDENT INSURANCE	275-7-7291-714-33	-	-	-	-
IGA 20%	275-7-7291-818-01	23,120	22,327	23,000	23,000
ADMIN CONTRACT	275-7-7291-818-02	8,216	6,300	6,300	6,300
STREETSCAPE MAINTENANCE	275-7-7291-820-02	36,731	21,340	31,340	26,340
HOLIDAY LIGHTING & MAINTENANCE	275-7-7291-820-06	15,605	7,500	7,500	7,500
COMMUNITY HEALTH	275-7-7291-820-07	6,000	5,000	-	-
UTILITIES	275-7-7291-920-00	62	200	1,000	1,000
FAÇADE GRANT		3,000	-	-	-
SPECIAL EVENT CONTRIBUTION	275-7-7291-965-05	7,000	7,500	5,000	5,000
TIF/CAPITAL IMPROV	275-7-7291-974-01	19,687	16,000	40,000	-
INFRASTRUCTURE CAPITAL PROJECT	275-7-7291-974-02	67,527	30,000	100,000	-
POTENTIAL BOND PAYMENT - 15 YR		-	-	-	46,075
		\$ 186,949.17	\$ 116,167.00	\$ 221,791.73	\$ 142,050.23

WEST CROSS	ACTUAL 2023-24	PROJECTED 2024-25	REQUESTED 2025-26	REQUESTED 2026-27
Revenues				
Operating	\$25,445	\$18,668	\$17,015	\$17,015
TIF	\$120,946	\$131,166	\$131,000	\$131,000
Revenue Subtotal	\$146,391	\$149,834	\$148,015	\$148,015
Expenditures				
Operating	\$2,211	\$4,110	\$6,525	\$6,525
TIF	\$77,910	\$118,821	\$140,235	\$130,235
Expenditure Subtotal	\$80,122	\$122,931	\$146,760	\$136,760
Surplus/(Loss)	\$66,270	\$26,903	\$1,255	\$11,255
Memo: General Fund Balances				
Starting Fund Balance	\$98,772	\$165,042	\$191,945	\$193,200
Current Year Surplus/(Loss)	\$66,270	\$26,903	\$1,255	\$11,255
Ending Fund Balance	\$165,042	\$191,945	\$193,200	\$204,456
Ending Fund Balance Restristed	(\$840)	(\$840)	(\$840)	(\$840)
Unrestricted Fund Balance	\$165,882	\$192,785	\$194,041	\$205,296

Restricted Funds

Gain/Loss on Pooled Investment 21-22	\$2,365.49
Gain/Loss on Pooled Investment 22-23	(\$4,476.92)
Gain/Loss on Pooled Investment 23-24	\$827.00
Gain/Loss on Pooled Investment 24-25	\$444.00

Total (\$840.43)

WEST CROSS REVENUE		ACTUAL 2023-24	PROJECTED 2024-25	REQUESTED 2025-26	REQUESTED 2026-27
TOTAL REVENUE		\$ 146,391	\$ 149,834	\$ 148,015	\$ 148,015
OPERATING REVENUE (1.8282 mils)					
CURRENT PROPERTY TAXES	248-4-7270-402-00	13,518	13,000	13,000	13,000
DELINQUENT PROPERTY TAXES	248-4-7270-420-01	5	5	5	5
INTEREST ON CURRENT TAXES	248-4-7270-445-02	9	9	9	9
INTEREST ON DELINQUENT TAXES	248-4-7270-445-05	1	1	1	1
INTEREST EARNINGS	248-4-7270-664-00	3,598	3,500	3,500	3,500
UNREALIZED GAIN/Loss	248-4-7270-669-10	908	444	500	500
MISCELLANEOUS REVENUE	248-4-7270-694-01	7,406	1,709	-	-
		\$25,445	\$18,668	\$17,015	\$17,015
TIF REVENUE					
LOCAL COMMUNITY STABILIZATION FUND			6,165.90	6,000.00	6,000.00
TIFA REIMB PA 86 S17	248-4-7271-410-00	-	-	-	-
CURRENT TIFA TAXES	248-4-7271-439-02	120,946	125,000	125,000	125,000
		\$120,946	\$131,166	\$131,000	\$131,000

West Cross		ACTUAL 2023-24	PROJECTED 2024-25	REQUESTED 2025-26	REQUESTED 2026-27
TOTAL EXPENDITURES		\$ 80,121.71	\$ 122,931.00	\$ 146,759.52	\$ 136,759.52
OPERATING EXPENDITURES					
OFFICE SUPPLIES	248-7-7270-728-00	204	210	500	500
OPERATING SUPPLIES	248-7-7270-757-00	98	105	500	500
AUDIT FEES	248-7-7270-807-00	202	210	250	250
GENERAL LIABILITY	248-7-7270-822-10	328	165	200	200
LEGAL SERVICES	248-7-7270-826-10	985	1,000	2,500	2,500
TELEPHONE	248-7-7270-853-00	65	105	150	150
CONFERENCES AND WORKSHOPS	248-7-7270-864-01	184	1,050	1,000	1,000
PRINTING AND PUBLISHING	248-7-7270-900-00	105	1,000	1,000	1,000
RENT	248-7-7270-940-00	-	160	275	275
MEMBERSHIPS AND DUES	248-7-7270-958-00	40	105	150	150
		\$ 2,211	\$ 4,110	\$ 6,525	\$ 6,525
TIF EXPENDITURES					
SALARIES	248-7-7271-706-00	-	20,700	20,700	20,700
WORKERS COMP	248-7-7271-714-02	-	867	867	867
SSI AND MEDICARE	248-7-7271-714-05	-	401	401	401
HEALTH CARE PREMIUM	248-7-7271-714-07	-	3,253	3,253	3,253
HEALTH CARE PREMIUM COSTS	248-7-7271-714-08	-	-	-	-
HEALTH CARE SAVINGS PLAN	248-7-7271-714-24	-	690	690	690
RETIREMENT PLAN	248-7-7271-714-31	-	1,449	1,449	1,449
DENTAL PLAN	248-7-7271-714-17	-	320	320	320
LIFE INSURANCE	248-7-7271-714-19	-	5	5	5
TELEPHONE REIMBURSEMENT	248-7-7271-714-23	-	38	38	38
MERS CONTRIBUTION	248-7-7271-714-28	-	690	690	690
ACCIDENT INSURANCE	248-7-7271-714-33	-	1	1	1
IGA 20%	248-7-7271-818-01	25,322	23,521	23,521	23,521
ADMIN CONTRACT	248-7-7271-818-02	8,999	6,900	6,900	6,900
TIF/CAPITAL IMPROV	248-7-7271-820-00	30,006	15,000	45,000	35,000
STREETSCAPE MAINTENANCE	248-7-7271-820-02	9,183	10,000	20,000	20,000
HOLIDAY LIGHTING & MAINTENANCE	248-7-7271-820-06	1,400	1,400	1,400	1,400
SPECIAL EVENT CONTRIBUTION	248-7-7271-965-05	3,000	5,000	5,000	5,000
FAÇADE GRANT	248-7-7271-965-06	-	-	10,000	10,000
COMMUNITY HEALTH	248-7-7271-820-07	-	12,000	-	-
INFRASTRUCTURE CAPITAL IMP	248-7-7271-971-28	-	45,000	-	-
		\$ 77,910.22	\$ 118,821.00	\$ 140,234.52	\$ 130,234.52

24/25 TIF Expenses	Total	DO	DT	WC	Expected 25/2	Expected Expense
First Fridays	\$25,000.00	\$14,000.00	\$5,250.00	\$5,750.00	Yes	unsure
Billboard Lease	\$2,566.96	\$2,566.96			Yes	\$2,566.96
Catering for DDA Event	\$530.00	\$530.00			Yes	
Strategic planning	\$3,500.00	\$1,960.00	\$735.00	\$805.00	Yes	\$3,500.00
Brushrite Painting	\$1,970.00		\$1,970.00		No	
Benchmark (sign removal)	\$500.00		\$500.00		No	
DJs - Weeding DT & WC	\$315.00		\$420.00		Yes	735+Downtown
Depot Town Mural	\$3,000.00		\$3,000.00		No	
Drinking Fountain	\$3,278.00				Yes	Maintenance Costs
Cord Removal	\$127.50		\$127.50		No	
Maple Street Lot Maintenance	\$941.67		\$941.67		yes	\$11,300.00
Hanging Planter install	\$16,200.00			\$16,200.00	no	
ExploreYpsi	\$8,000.00				Yes	8,000
Totals	\$65,929.13	\$19,056.96	\$12,944.17	\$22,755.00		

24/25 Cap Imp. Expenses Total	DO	DT	WC	Expected 25/2 Expected Expense
Fishbeck Amendment	\$1,005.75	\$1,005.75		possible
Cafe Lights Repair	\$953.26	\$953.26		likely
Depot Town Mural	\$3,562.90	\$3,562.90		no
Banners	\$1,725.00	\$1,725.00		no
Maple Lot Sign	\$425.00	\$425.00		no
Power Washing	\$607.28	\$607.28		no
Parking lot enhancement	\$2,110.00	\$2,110.00		no
Clock Tower Bed Reno	\$1,168.00	\$1,168.00		no
Garden Bed enhancement	\$2,492.00		\$2,492.00	no
Concrete Work	\$2,497.52		\$2,497.52	no
Tree Replacements	\$7,200.00		\$7,200.00	no
Totals:	\$23,746.71	\$11,557.19	\$12,189.52	

Future Projects

Downtown	Depot Town	West Cross Projects
Garland/ Holiday Decor Replacement	Garland/ Holiday Decor Replacement	Ballard Street Lot
GFI Testing	Live Garland	TIF Renewal RFQ
Downtown Banners	GFI Testing	Improved Holiday Lighting
Holiday Banners	Plaza/River Street Redesign	Perrin Street Improvements
Library Plaza Fountain Refresh	Rain Garden Maintenance	Visioning for TIF Renewal (2025)
Adams Street Lot Landscaping overhaul	Sidewalk weeding	
LAITR Contract Renewal		
Sidewalk Weeding		
Streetscape redesign RFQ		
TIF Renewal RFQ		
Improved Tree lighting		
Saturdays Downtown Event		
HoliFest marketing and sound		
Visioning for TIF Renewal (2025)		

