

Duluth Economic Development Authority

DEDA Operating Fund 860

2025 Proposed Budget

Presented 11/20/2024

GL # per TB	2023	2024	2025
	FINAL	REVISED Budget 11/20/2024 (Updated for 2024 YTD Actuals & Expected)	PROPOSED Budget 11/20/2024
Beginning Fund Balance	3,410,503	4,190,597	12,828,875
REVENUES			
DEDA Operating Division 8640			
State of MN Grant: 2023 Burnham (Leijona Apts) Grant 21-860-114. 2024: \$55,307 for Armory, 2025: \$2 million clean up grant & \$3 million MIF for Sofidel. 4220	42,803	55,307	2,000,000
St. Louis County (reimb Pastoret Demo costs)- Project to date, through 9-7-2022 is \$80k total requested & received from SLC. 2022 budget has balance left from the \$325k committed by SLC for miscellaneous demo costs is \$245,000. Demo in 2025? 4260	-	-	245,000
IDB FEES: 2023 Benedictine Health 4308	36,500	-	50,000
Miscellaneous Services: 2024 and 2025 Passenger Cruise Ships Revenue Share agreement with DECC: \$9 per passenger (4,236 Passengers in 2024) 4324	-	38,124	38,124
DEDA's Parking Program: Red Wagon Popcorn Cart lot rent 4371	4,502	4,776	4,919
DEDA's Parking Program-Parking Meters/Pay Stations (Interstate) 4371	556,838	561,293	578,132
DEDA's Parking Program: Transient Parking (Passport Labs) 4373	74,860.00	82,100	84,563
DEDA's Parking Program-Contract Parking (Interstate) 4374	117,948	117,100	120,613
Investment Earnings 4601-01	204,409	171,323	100,000
Investment Earnings - Change in Fair Value Investments 4601-02	19,724	-	-
Rent of Buildings-Pay Grp O'Reilly LLC (Use part of DEDA's land/parking lot) 4622	5,774	5,948	6,126
Rent of Land: In 2022-New GASB 87 Phase I and II Lessor 4623	82,451	-	-
SALE OF LAND (Bldgs): Land Purchase/Re-Sale: 2024-Belanger 1916 Bldg Sale to Festies \$39,752 4640	-	39,752	-
SALE OF LAND: 2024 Wadena (23D-34) 4640	-	124,816	-
SALE OF LAND: 2025 4640	-	-	102,800
SALE OF LAND: Woodland Spur Land Sale 4640	-	184,000	-
Clinton Place Corner of Fairmont -(Main & 68th Ave West) 4640	-	-	50,000
Lester Park-37 acres-sale of land-may happen in 2025 4640	-	-	300,000
Other reimbursements-Misc. Fees, Sales & Service: Project Development Fees-Reimbursements from Developers: 2024: Red Wagon License Fee \$500, Wadena loan closing fee \$500, Woodland Spur DEDA Fee \$500 4644	-	1,500	3,000
OTHER REIMBURSEMENTS= 2023: Fathers Rise Together, Incline Plaza Dev & HRA SLC admin fee. 2024: Incline Plaza Development \$10,564 & \$Sanctuary Senior Living TIF app \$3000 4654	8,666	13,564	20,000
Other reimbursements-Refunds: In 2023=Red Wagon Popcorn Electricity fee. 2023: MN Power Electricity Refund for MRO 4654-02	250	2,801	300
Other Sources: 2024 City of Duluth Transfer (Res 24-0425R)In for various housing projects (ARPA loss revenue) for Wadena, One Roof/Brae View, New Garrick Bldg... 4700	-	14,507,890	-
Other Sources: 2023: Transfers in from City-Sale of Incubator Building to Cirrus. 2024-Transfers in from City Fund 537 (from Cirrus Incubator Revenue) 4700	3,448,107	843,316	-
Other Sources: 2023 Transfer in from City ARPA for Plover Place housing, housing projects (Transferred 3/29/23) 4700	1,600,000	-	-
Other Sources: 2023 Transfer in from City ARPA housing projects (Transferred 3/29/23 & 9/5/23) 4700	428,000	-	-
Other Sources: 2023 Transfer in for Recapitalization ARPA, (for Business Boost Program?) Transferred 3/29/23 4700	500,000	-	-
Loan Principal Repayment: NE Entrepreneur Fund 4704	186,965	61,058	81,922
Interfund Transfer In from Component Unit: TIF Admin Recovery-Transfer In from DEDA fund 865 YE for Cost Allocation and 2024 \$15k Ehler's review of DEDA's TIF Districts 4730-80	109,598	124,208	109,208
Interfund Transfer In from Component Unit: 2023 Transfer In from DEDA MRO Fund 866's Closeout 12/31/2023 YE. 2025: Transfer in from DEDA Storefront Loan Fund 867 for DECC seawall dredging for Cruise Ship docking. 4730-80	354,628	-	614,000
DEDA Atlas Division 8641			
Land Rental: 2024 Ryan Companies/Amazon-Soil Storage 4623	-	99,955	-
2023: Land Sales-Ryan Companies/Amazon Purchase of 2 lots. 2024: Twin Ports Testing & SCR Fitwel. 2025: Goodwill Lots 2,&3 (3 parcels) 4640	92,033	38,808	81,916

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Misc Fees, Sales & Service: 2024 = Twin Ports Testing Access Fee (\$500), SCR Fitwel Access Fee (\$500) & \$5k Predevelopment agreement, Frattalone Go soil purchase. 2025: \$5000 Goodwill Pre-Development Agreement		4644	-	11,000	5,000
TOTAL REVENUES		TB	7,874,057	17,088,639	4,595,623
EXPENDITURES					
DEDA Operating Division 8640					
	Office Supplies	5200	226	500	1,000
	Computer Supplies/Software	5201	-	-	-
	Auditing Services-MN OSA	5301	1,166	9,106	5,000
	Legal Services- Fryberger, Helmer Law, Kennedy & Graven,	5304	36,645	20,000	20,000
	Administrative Fees (Cost Allocation)	5307	400,000	400,000	400,000
Technology Services: (In 2022-IT support to DEDA, website maintenance of \$6,289.47 & Nearmap subscription for \$5,000)		5309	6,289	6,829	6,289
	Contract Services- Passport Labs Parking Admin Fees	5310	11,245	14,250	12,769
	Other Professional Services TOTAL:	5319	344,964	459,084	1,200,839
	Postage (postage, FedEx, etc)	5322	160	150	150
	Travel & Training	5331	2,760	8,867	20,000
Marketing-Advertising & Promotion: Greater Downtown Council, Council of Great Lakes Governors		5340	650	2,000	1,000
	Printing & Copying	5355	152	-	-
	Liability Insurance	5361	7,350	7,350	7,350
	Property Insurance	5362	-	-	7,850
Stormwater/Street Lights & Maintenance Assessments (In 2023: 335 W Superior Street Stormwater AND 902 Railroad Street Stormwater.		5382	29,965	31,358	32,000
	DEDA's Parking Program_Prkg Lot Maintenance & Repair	5405	426,521	433,408	446,411
	Dues & membership subscriptions: 2024 EDAM Membership	5433	2,440	1,300	5,000
	Grants & Awards: 2024 Miscellaneous-no detail/placeholder	5434	650	-	20,000
	Grants & Awards: 2024-\$150k to 1200 Fund for Alhambra Bridge Loan	5434	-	150,000	-
	Grants & Awards: 2024 Armory Arts & Music Center	5434	-	67,250	-
	Grants & Awards:2022: Upper Midwest Film Office & in 2023 C22-860-105 Mgmt of Production Incentive Program and 23-860-103 and funds for disbursement (to movie production companies)	5434	123,815	224,281	200,000
	Grants & Awards:2023: New Burnham LLC (Leijona Apartments) & 2023 DEED grant	5434	42,803	-	-
	Grants & Awards: 2023 Itasca Economic Development Corporation-Silver Level Sponsorship	5434	17,000	-	-
	Grants & Awards: 2023 Urbane 218 LLC (Esmond/old "Seaway" site) DEDA Contract 21-860-121, 2023 \$784,240 ARP money	5434	784,240	-	-
	Grants & Awards: Business Boost Small Business Marketing Awards (ARPA Funds) 22D-54 (\$200k)-Multiple businesses are recipients	5434	59,240	127,950	12,810
	ARPA Grants & Awards: Plover Place	5434	893,245	949,795	-
	ARPA Grants & Awards: Stepping On Up (CHUM)	5434	-	500,000	-
	ARPA Grants & Awards-2025 One Roof/Brae View	5434	-	-	3,857,143
	ARPA Grants & Awards: 2024 Center City-Wadena West	5434	-	2,750,000	-
	ARPA Grants & Awards: 2025 New Garrick Historic Building renovations (retail lower level/Apartments upper level)	5434	-	-	2,000,000
	ARPA Grants & Awards: 2025 Merge Urban Development- The Residence	5434	-	-	4,000,000
	ARPA Grants & Awards: \$500k Welch Place/Center City Housing in 2024	5434	-	500,000	-
	APRA Grants & Awards: 1200 Fund Storefront Loan Program	5434	-	500,000	-
	Grants & Awards: 2024 Studio Café	5434	-	140,000	-
	Grants & Awards: Sofidel DEED Cleanup Grant	5434	-	-	2,000,000
	Other Services & Charges: Duluth News Tribune-Forum Communications (aka "Column Software) Public notices	5441	-	3,000	3,000
	Other Services & Charges: 2023= SLC Recorder (net of developer expense reimbursements), Duluth News Tribune, Beauty Lawn Care (snow removal/lawn moving)	5441	2,384	17,027	20,000
	Other Services & Charges: In 2022 Engineering Systems 21-860-125 for the Pastoret/Kozy	5441	-	-	-

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		FINAL	REVISED Budget 11/20/2024 (Updated for 2024 YTD Actuals & Expected)	PROPOSED Budget 11/20/2024	
Other Services & Charges: Cirrus Aircraft for MRO Costs included in sale of building NTE \$470k (FSSS Disposal/Clean up @ \$100k, Fire Protection piping replacement @ \$370k)					
5441		-	470,000	-	
Board Meeting Expenses/pay DEDA board members and luncheons & meeting fees					
5443		8,578	11,075	12,000	
<u>Payments to Other Governmental Agencies: 2023 \$60k to City of Duluth for Cirrus Tax Abatement</u>					
5447		60,000	-	-	
Payment to Other Governmental Agencies: 2023= \$3,448,107 from Sale of Incubator Building to Cirrus, to City of Duluth for Broadband Fund; and \$3,000 to HRA for United Equities Tapestry Senior & \$300,000 to HRA for Skyridge Flats. 2024-Pay DEED Interest Earned on DEDA grant received					
5447		3,751,107	61	-	
Building Demolition					
5453		-	-	750,000	
Building Demolition: 2025 New Garrick /Demo Shoppers Park Boarding Security, shoring Stabilization (\$1,400,000 from DEDA Capital project fund 865 and ARPA \$342,222 from Operating Fund 860)					
5453		-	-	342,222	
Property Taxes/Street Assessments on Land Held for Resale (SLC), multiple parcels					
5481		11,807	10,802	10,306	
Capital Outlay-Land Acquisitions (Capitalized)- 2025 Miscellaneous tax forfeited land Lester Park-37 acres-Purchase from City for \$1 plus \$3,388.15 in Closing Fees from First American Title for Lester Park Golf					
5510		-	-	20,000	
5510		3,389	-	-	
Buildings & Structures: 2024-Belanger Building (\$35k) and Purchase of New Garrick/Shoppers Ramp (from Cirrus Incubator Bldg Sales Proceeds \$549,919.50)					
5520		-	584,919	-	
Debt Service: Lease Principal Retirement (GASB 87-Book Entry, Lease Related)					
5604		16,897	-	-	
Debt Service: Lease Interest Book Entry (GASB 87)					
5614		47,003	-	-	
<u>DEDA Atlas Division 8641</u>					
Capital Outlay: 2023 Land at Atlas State Of MN Debt Mgmt Div Sale of BPF Duluth/Atlas					
5510		1,271	-	-	
Capital Outlay: 2024/2025 Mitigation of Atlas parcels					
5441		-	50,000	150,000	
TOTAL EXPENDITURES		TB	7,093,963	8,450,361	15,563,139
Net Revenue/Expenses			780,094	8,638,278	(10,967,516)
Ending Fund Balance		TB	4,190,597	12,828,875	1,861,359

Duluth Economic Development Authority

Capital Projects Fund 865

2025 Proposed Budget

Presented 11-20-24

	2023	2024	2025	Redevelopment District	Housing District	Redevelopment District	Redevelopment District	Redevelopment District	Housing District	Redevelopment District	Redevelopment District	Redevelopment District	Redevelopment District	Redevelopment District	Housing District	Redevelopment District	Redevelopment District	
				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 27	Endi dist 28	Kenwood Village dist 29	Voyageur Hotel dist 31	Board of Trade dist 32	Historic Central H.S. Apts. dist 34	SLC Jail Burnham (Leijona Apts) dist 35
FINAL	REVISÉ Budget	PROPOSED Budget																
			11/20/2024	(Decert 12-31-15)														
BEGINNING FUND BALANCE	1,939,522	2,388,970	2,878,046	11,312.00	325,805.00	527,589.00	461,735.06	645,413.97	7,806.75	218,265.00	371,254.87	68,774.48	136,285.68	85,044.91	0.00	18,473.85	-	285.43
Revenues																		
Investment Earnings	84,978	107,391	125,195	0	(0)	0	31,560	47,986	340	(0)	25,645	2,992	11,666	3,699	0	1,296	-	12
Transfer from Debt Service Fund 861	474,068	505,893	526,707	-	-	-	84,759	165,187	2,327	-	113,179	27,438	47,557	33,403	-	8,890	37,419	6,548
Other Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES/TRANSFER	559,046	613,284	607,923	0	(0)	0	116,319	213,173	2,667	(0)	138,824	30,430	59,223	37,102	0	10,186	37,419	6,560
TOTAL AVAILABLE	2,498,588	3,002,254	3,485,684	11,312	325,805	527,589	578,055	858,587	10,473	218,265	510,078	99,204	195,509	122,147	0	28,659	37,419	6,846
Expenditures																		
Demo	-	-	11,312	11,312	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Redevelopment for 627 East 4th street	-	-	126,000	-	-	-	126,000	-	-	-	-	-	-	-	-	-	-	-
Shoppers Park Demo	-	-	1,400,000	-	293,225	474,830	300,000	-	-	196,439	135,506	-	-	-	-	-	-	-
TIF Admin Cost Allocation (to Fund 860)	109,598	124,208	109,208	-	-	-	29,508	1,500	1,500	-	20,000	18,500	28,700	11,000	-	-	-	-
TOTAL EXPENDITURES	109,598	124,208	1,646,519	11,312	293,225	474,830	300,000	155,508	1,500	196,439	155,506	18,500	28,700	11,000	-	-	-	-
ENDING FUND BALANCE TB	2,388,970	2,878,046	1,839,164	0	32,580	52,759	278,055	703,079	8,973	21,826	354,572	80,704	166,809	111,147	0	28,659	37,419	6,846

Duluth Economic Development Authority

DEDA TIF ASSISTANCE FUND 861

2025 Proposed Budget

Presented 11/20/2024

	2023	2024	2025	Redevelopment District	Redevelopment District	Housing District	Redevelopment District	Redevelopment District	Redevelopment District	Redevelopment District	Housing District	Redevelopment District	Redevelopment District	
	FINAL	Revised Budget	Proposed Budget	Garfield dist 21	Medical Dist Expansion dist 22	5th Street Village Place dist 23	Bluestone dist 25	Pier B dist 27	Harbor Bay/ Endi dist 28	Kenwood Village dist 29	Voyageur Hotel dist 31	Board of Trade dist 32	Historic Central H.S. Apts. dist 34	SLC Jail Burnham (Leijona Apts) dist 35
	12/31/2023	11/20/2024 (with YTD actuals & Expected 2024 transactions thru 12/31/24 YE)	11/20/2024	(Decert 12/31/2027)	(Decert 12/31/2030)	(Decert 12/31/2032)	(Decert 12/31/2040)	(Decert 12/31/2042)	(Decert 12/31/2043)	(Decert 12/31/2043)	(Decert 12/31/2046)	(Decert 12/31/2047)	(Decert 12/31/2048)	(Decert 12/31/2049)
Beginning Fund Balance	7,604	4,903	5,352	521	1,103	552	605	563	489	500	-	531	-	489
Revenues														
Investment Earnings	13,165	16,403	-	-	-	-	-	-	-	-	-	-	-	-
Tax Increment	3,962,444	3,430,571	3,810,760	147,640	861,876	47,087	1,132,403	274,939	476,054	334,518	-	89,433	380,842	65,969
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	3,975,609	3,446,974	3,810,760	147,640	861,876	47,087	1,132,403	274,939	476,054	334,518	-	89,433	380,842	65,969
Total Available	3,983,213	3,451,877	3,816,112	148,160	862,980	47,639	1,133,008	275,501	476,543	335,019	-	89,964	380,842	66,458
Expenses														
DEVELOPER PAYMENTS (PAYG)														
Garfield Business Park TIF #21	65,902	62,360	62,360	62,360	-	-	-	-	-	-	-	-	-	-
NorShor Theatre TIF #22	213,588	236,925	236,925	-	236,925	-	-	-	-	-	-	-	-	-
Sheraton Hotel & Condominiums TIF #22	266,985	296,156	296,156	-	296,156	-	-	-	-	-	-	-	-	-
Village Place Apartments TIF #23	35,903	44,208	44,208	-	-	44,208	-	-	-	-	-	-	-	-
Bluestone Commons TIF #25	974,009	1,018,619	1,018,619	-	-	-	1,018,619	-	-	-	-	-	-	-
Pier B TIF #27	262,869	246,938	246,938	-	-	-	-	246,938	-	-	-	-	-	-
Harbor Bay (ENDI) TIF #28	402,014	428,008	428,008	-	-	-	-	-	428,008	-	-	-	-	-
Kenwood Village TIF #29	260,611	300,617	300,617	-	-	-	-	-	-	300,617	-	-	-	-
Voyageur Hotel TIF #31	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Board of Trade TIF #32	81,657	80,012	80,012	-	-	-	-	-	-	-	-	80,012	-	-
Historic Central High School Apts TIF #34	-	-	342,214	-	-	-	-	-	-	-	-	-	342,214	-
SLC Jail Burnham (Leijona Apts.) TIF #35	-	58,932	58,932	-	-	-	-	-	-	-	-	-	-	58,932
Total TIF Payments to Developers=	2,563,538	2,772,775	3,114,989											
OTHER														
Transfer to City's Debt Service Fund	935,284	162,505	162,505	-	162,505	-	-	-	-	-	-	-	-	-
County Admin Fees/other admin expenses	5,420	5,352	5,956	521	1,103	552	605	563	489	500	-	531	605	489
Total Expenditures	3,504,242	2,940,632	3,283,450	62,881	696,689	44,760	1,019,224	247,501	428,497	301,117	-	80,543	342,818	59,421
Fund Balance before transfer	478,971	511,245	532,663	85,280	166,290	2,879	113,784	28,001	48,046	33,902	-	9,421	38,023	7,037
Less: Transfer @ Y/E to Capital Projects	474,068	505,893	526,707	84,759	165,187	2,327	113,179	27,438	47,557	33,403	-	8,890	\$ 37,419	\$ 6,548
Ending Fund Balance	4,903	5,352	5,956	521	1,103	552	605	563	489	500	-	531	605	489
		Anticipated Decertification Dates		2027	2030	2032	2040	2042	2043	2043	2046	2047	2048	2049