

Duluth Economic Development Authority

DEDA Operating Fund 860

2024 Proposed Budget

Budget Presented 10/25/23-REVISED

GL #	2022	2023	2024
	FINAL	REVISED Budget 10/25/2023 (Updated for 2023 YTD Actuals & Expected)	PROPOSED Budget 10/25/2023
per TB			
Beginning Fund Balance	3,171,320	3,410,503	3,518,587
REVENUES			
State of MN-Operating grant: 2023 Burnham (Leijona Apts) Grant 21-860-114 4220	-	42,803	-
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 2024? 4260	-	-	245,000
IDB Fees: 2022= St. Lukes. In 2023= ? 4308	190,275	10,000	50,000
DEDA's Parking Program: Red Wagon Popcorn Cart lot rent 4371	6,241	6,428	6,621
DEDA's Parking Program-Parking Meters/Pay Stations (Interstate) 4371	378,674	396,462	408,356
DEDA's Parking Program: Transient Parking (Passport Labs) 4373	91,446	94,189.00	97,015
DEDA's Parking Program-Contract Parking (Interstate) 4374	177,108	182,400	187,872
Investment Earnings 4601-01	54,144	197,769	100,000
Investment Earnings - Change in Fair Value Investments 4601-02	(89,101)	-	-
Rent of Buildings-Pay Grp O'Reilly LLC (Use part of DEDA's land/parking lot) 4622	5,606	5,774	5,948
Rent of Land: In 2022-New GASB 87 Phase I and II Lessor 4623	35,449	-	-
SALE OF LAND: Tax Forfeited Land Purchase/Re-Sale: (In 2022: Land sales to The Fry's for \$2,693.65 & from the Benson's for \$6,511.47 4640	9,105	-	10,000
Holiday Station-Grand Avenue Land Sale (3401 Grand Ave)-\$99,500 Land sale and DEDA \$500 admin fee 4640	100,000	-	-
SALE OF LAND LSC Flats -Titanium Partners Land Purchase of DEDA's Parcel 4640	52,800	-	-
SALE OF LAND: Potential Land Sale - Atlas Site IN 2023 4640	-	100,800	-
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-Not to occur until probably 2024 4640	-	-	300,000
Other reimbursements-Misc. Fees, Sales & Service: Project Development Fees-Reimbursements from Developers 4644	-	1,088	3,000
OTHER REIMBURSEMENTS= 2022: \$8,323.50 YTD Reimbursements from Developers Catalyst, Unique Construction, Merge LLC One Roof, ISD 709, Armory Arts & Music Center Titanium Partners, Rob Finnigan 1st St Redevelopment, Simply Tiny Development 521 W 2nd Street) 4654	31,916	-	30,000
Other reimbursements-Refunds: In 2022=Red Wagon Popcorn Electricity fee \$300, Passport labs JE fix revenue balance \$8,800, ISD #709 blight study escrow \$8,800) 4654-02	16,600	100	300
Other Sources: IN 2022 City Transferred \$1,164,240 to DEDA for Housing Projects: For New Burnham (now LEONA) and Urbane (Esmond) (ARPA) 4700	1,164,240	-	-
Other Sources: Transfers in from City-Sale of Incubator Building to Cirrus 4700	-	3,448,107	834,316
Other Sources: In 2022-City of Duluth-Reimburse DEDA for Entry Point Costs for Lincoln Park Fiber 220-65 4700	55,972	-	-
Other Sources: Transfer in from City ARPA for Plover Place housing, housing projects (Transferred 3/29/23) 4700	-	1,600,000	-
Other Sources: Transfer in from City ARPA housing projects (Transferred 3/29/23 & 9/5/23) 4700	-	428,000	-
Other Sources: Transfer in for Recapitalization ARPA, (for Business Boost Program?) Transferred 3/29/23 4700	-	500,000	-
Loan Principal Repayment: NE Entrepreneur Fund 4704	-	157,020	-
Interfund Transfer In from Component Unit: TIF Admin Recovery-Transfer In from DEDA fund 865 YE 4730-80	138,997	109,208	109,208
Interfund Transfer In from Component Unit: 2023 Transfer In from DEDA MRO Fund 866's Closeout 12/31/2023 YE 4730-80	-	355,063	-
TOTAL REVENUES	2,419,470	7,635,211	2,621,634
EXPENDITURES			
Office Supplies 5200	597	141	1,000
Computer Supplies/Software 5201	12	-	-
Auditing Services-MN OSA 5301	4,524	5,000	5,000
Legal Services-Kennedy & Graven, Fryberger, Chelsea Helmer Law 5304	5,583	26,870	3,000
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	11,289	6,829	6,289

GL #	2022	2023	2024
	FINAL	REVISED Budget 10/25/2023 (Updated for 2023 YTD Actuals & Expected)	PROPOSED Budget 10/25/2023
per TB			
Contract Services-Passport Labs Parking Admin Fees	5310 13,809	14,223	14,649
Other Professional Services TOTAL:	5319 228,983	268,019	245,100
Postage (postage, FedEx, etc)	5322 97	128	130
Travel & Training	5331 3,203	2,462	10,000
Marketing-Advertising & Promotion	5340 2,750	650	5,000
Liability Insurance	5361 7,350	7,350	7,350
Stormwater/Street Lights & Maintenance Assessments (In 2021: 335 W Superior Street Storm Water) In 2022: 335 W Superior Street Stormwater AND 902 Railroad Street Stormwater.	5382 30,562	31,358	32,000
DEDA's Parking Program_Prkg Lot Maintenance & Repair	5405 420,784	433,408	399,472
Land Rental/Easements (Duluth News Tribune)	5411 1,322	1,000	1,000
Dues & membership subscriptions:	5433 1,120	2,140	4,000
Grants & Awards: 2024 Miscellaneous-no detail/placeholder	5434 -	-	20,000
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 125,694	94,306	200,000
Grants & Awards:2022: New Burnham LLC (Leijona Apartments) & 2023 DEED grant	5434 380,000	42,803	-
Grants/Awards: In 2022-Northeast Entrepreneur Fund-Envest Grant Balance PD	5434 125,000	-	-
Grants & Awards: 2023 Itasca Economic Development Corporation-Silver Level Sponsorship	5434 -	17,000	17,000
Grants & Awards: 2023 Urbane 218 LLC (Esmond/old "Seaway" site) DEDA Contract 21-860-121 (future TIF #33 per agreement, for \$1,085,000): In 2023 \$784,240 ARP money. 2024: Balance of TIF Agreement (\$1,085,000 - \$784,240= \$300,760)	5434 -	784,240	300,760
Business Boost Awards (ARPA Funds)	5434 -	200,000	-
Plover Place	5454 -	1,600,000	-
Other Services & Charges: 2022 Misc-DNT, HRA Carlton Place & Simply Tiny Dev & Merge & P&R Properties SLC Recording Fees: Beauty Lawn Care, Ehlers General TIF, Insight Public Sector Annual Acrobat Renewal, Duluth Airport plowing, Purchase of tax forfeit land held for resale/not going to be capitalized. 2023= First American Title (title search), Beauty Lawn Care, Dryco (90 W RR St)	5441 24,539	17,027	40,000
Other Services & Charges: In 2022 Engineering Systems 21-860-125 for the Pastoret/Kozy	5441 83,237	-	-
Other Services & Charges: Cirrus Aircraft for MRO Costs included in sale of building (FSSS Disposal/Clean up @ \$100k, Fire Protection piping replacement @ \$370k)	5441 -	-	470,000
Board Meeting Expenses/pay DEDA board members and luncheons	5443 3,383	6,254	5,000
Payments to Other Governmental Agencies: In 2022= \$30k to Lake Superior College for LSC Flats. IN 2023: Pay City of Duluth for 2023 \$60k Cirrus Tax Abatement per 2023 Adopted budget	5447 30,000	60,000	-
Payment to Other Governmental Agencies: 2023= \$3,451,107 from Sale of Incubator Building to Cirrus, to City of Duluth for Broadband Fund; and \$3,000 to HRA for United Equities Tapestry Senior	5447 -	3,451,107	-
Building Demolition: Pastoret/Kozy	5453 -	-	245,000
Building Demolition: (2021-LHB RR Bridge L8493 Oneota)	5453 749	-	-
Property Taxes/Street Assessments on Land Held for Resale (SLC), multiple parcels	5481 10,512	11,423	4,402
Capital Outlay-Land Acquisitions (Capitalized)-Rebuild Duluth & other tax forfeited land In 2022: Woodland Spur land Purchase \$165,502.33, Clinton Place \$35,785.85 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 201,288	-	20,000
Debt Service: Lease Principal Retirement (GASB 87-Book Entry, Lease Related)	5604 63,900	-	-
Transfers Out to General Fund: Transfer to the General Fund (PED) for Senior Economic Developer/Tourism	5700-10 -	40,000	40,000
TOTAL EXPENDITURES	2,180,287	7,527,127	2,496,153
Net Revenue/Expenses	239,183	108,084	125,482
Ending Fund Balance	3,410,503	3,518,587	3,644,069

Duluth Economic Development Authority

DEDA MRO Maintenance Facility Fund 866

2024 Proposed Budget (Close Out Fund 866 12-31-23)

Proposed Budget Presented 10/25/2023

		2022	2023	2024
		FINAL 12/31/2022	Revised Budget 10/25/2023	Proposed Budget 10/25/2023
BEGINNING FUND BALANCE	G/L Account #	464,643	329,953	(0)
Revenues				
Investment Earnings	4601-01	5,858	15,186	-
<u>Building Rent</u> 2022 Budget= Lake Superior Helicopter and Cirrus rent, and Cirrus "settle-ups for rent, utilities, Property Taxes" from Sale of MRO 9/16/23, and Gulfstream Services hangar rent January 2022	4622	518,102	-	-
Sale of Equipment/Buildings (MRO to Cirrus in 2022)	4639	1	-	-
Other Reimbursements: in 2022, should get refund for Property Insurance paid for the 2022 Yr. in full, but sold MRO Sept. 16, 2022= 14 days for Sept. and 3 months and refund (Oct-Dec) totaling \$7,073	4654	11,082	-	-
TOTAL REVENUES		535,043	15,186	-
TOTAL AVAILABLE		999,685	345,140	(0)
EXPENDITURES				
Contract Services:	5310	43,005	-	-
Other Professional Services: (2021 Budget=LHB, 2022 Budget Actual YTD Electric Scientific)	5319	2,606	-	-
Data Services-Century Link @199.68 a month (Paid thru Sept 15th in 2022)	5320	1,906	-	-
Property Insurance: in 2022, Yearly premium is \$24,484.39. Charge for 9 months (Jan to Sept= \$18,363.29). Should get refund for Oct to Dec after MRO sold on September 16th 2022 (\$6,121.10)	5362	23,591	-	-
Electricity	5381	110,570	(9,924)	-
Water, Gas & Sewer-Comfort Systems	5382	65,147	-	-
Repairs/Maintenance: (in 2021-Electric Scientific, Viking Auto Sprinkler, Benson Electric, Summit Companies, Sunbelt Rentals) In 2022, Actual YTD \$16,590 for: MN Dept of Labor & Industry (\$100), Electric Scientific (\$1,150), Viking Sprinkler (\$9,265), and Duluth Airport Authority for plowing and sanding (\$6,075) Jan2022 thru April 2022. Actuals YTD Paid thru 8/31/22. ADDED \$7,242 for open Viking Automatic Sprinkler P/O amount	5400	16,590	-	-
Payment to Other Governmental Agencies: In 2022, Pay City of Duluth \$60k for supplementing loss revenue for 2022 Cirrus Tax Abatement. In 2023, Paid out of Fund 860, as budgeted for per 2023 Budget	5447	60,000	-	-
Property Taxes-Full year payable by DEDA in 2022, with a 3 1/2 month (September 16th to December 31, 2022) reimbursement from Cirrus, they bought MRO 9/16/22)	5481	346,316	-	-
Interfund Transfer Out to DEDA Operating Fund 860-Close out MRO Fund 866 12/31/23	5700-80		355,063	
TOTAL EXPENDITURES		669,732	345,140	-
ENDING FUND BALANCE		329,953.28	(0)	(0)

Duluth Economic Development Authority

Capital Projects Fund 865

**2024 Proposed Budget
Proposed Budget 10-25-23**

ADD IN CARRY-FORWARDS / ADJUST INTERDISTRICT LOANS

	2022 FINAL	2023 REVISED Budget 10/25/2023 (For YTD actuals & expected thru YE 2023)	2024 PROPOSED Budget 10/25/2023	Redevelopment District West Duluth Housing dist 7	Housing District Washington dist 16	Redevelopment District Tech Village dist 19	Redevelopment District Garfield dist 21	Redevelopment District Medical Dist dist 22	Housing District Village Place dist 23	Redevelopment District Renaissance dist 24	Redevelopment District Bluestone dist 25	Redevelopment District Pier B dist 27	Redevelopment District Endi dist 28	Redevelopment District Kenwood Village dist 29	Redevelopment District Voyageur Hotel dist 31	Housing District Board of Trade dist 32	Redevelopment District Lincoln Park dist 33	Redevelopment District Historic Central H.S. Apts. dist 34	Redevelopment District SLC Jail Burnham (Leijona Apts) dist 35	Estimated Pooling Available by Housing & Redevelopment 1/1/23 and 12/31/23= Redevelopment= Housing Districts=
BEGINNING FUND BALANCE	1,758,571	1,939,521	2,425,536	11,312.00	325,805.00	527,589.00	420,524.36	457,831.29	5,822.51	218,265.00	259,097.44	38,435.94	89,953.37	54,929.21	0.00	9,127.00	489.00	-	6,355.00	347,110 2,425,536
Revenues																				
Investment Earnings	28,629	84,384	105,511	0	(0)	0	29,768	39,826	253	(0)	20,766	1,672	9,650	2,389	0	889	21	-	276	
Transfer from Debt Service	291,318	510,839	505,965	-	-	-	90,453	186,590	1,890	-	108,223	29,207	44,673	28,958	-	9,127	489	-	6,355	
Norshor Theatre Interim Note Repayment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES/TRANSFER	319,947	595,223	604,334	0	(0)	0	120,221	226,416	2,143	(0)	128,989	30,879	54,323	31,347	0	10,016	510	-	6,631	
TOTAL AVAILABLE	2,078,518	2,534,744	3,023,026	11,312	325,805	527,589	540,745	684,247	7,966	218,265	388,086	69,315	144,277	86,277	0	19,143	999	-	12,986	
Expenditures																				
Housing Rehab - City-West Duluth DEMO	-	-	11,312	11,312	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Redevelopment for 627 East 4th street	-	-	126,000	-	-	-	-	126,000	-	-	-	-	-	-	-	-	-	-	-	-
TIF Admin Cost Allocation (to Fund 860)	138,997	109,208	109,208	-	-	-	-	29,508	1,500	-	20,000	18,500	28,700	11,000	-	-	-	-	-	-
TOTAL EXPENDITURES	138,997	109,208	246,520	11,312	-	-	-	155,508	1,500	-	20,000	18,500	28,700	11,000	-	-	-	-	-	-
ENDING FUND BALANCE	1,939,521	2,425,536	2,777,505	0	325,805	527,589	540,745	528,739	6,466	218,265	368,086	50,815	115,577	75,277	0	19,143	999	-	12,986	Estimated Pooling Available by Housing & Redevelopment 1/1/24 and 12/31/24= Housing Districts= 351,413 2,777,505
Prior Yr ending Fund Balance plus expected transfers in for 2023=	2,450,360	2,450,360	Actual Decertification Dates			1		2												
Investments earnings less Tif Admin fees=	(24,824)	(24,824)	2015	2021	2021	2027	2030	2032	2021	2040	2042	2043	2043	2046	2047	2047	2047	2047	2047	Redevelopment=
S/B beginning Fund balance for 2024=	<u>2,425,536</u>	<u>2,425,536</u>	-																	

IN PRIOR YEARS Budgets (2021 and prior) funding was to be used for the following:

1) The Skywalk/Bridge budget for District 19 includes:

\$700,000 in money from 2017 and a carryforward from 2018 of \$1,773,211= \$2,473,211. Did not add to "project" expenses in 2019 or 2020, or 2021 or 2022. Deleted from 2023 Budget. Returned \$3,049,756 Excess TIF to SLC

2) The Skywalk/Bridge budget for District 22 includes:

\$75,000 in new money in 2017 and a carryforward from 2018 of \$134,775=\$209,775. Did not add to "project" expenses in 2019 or 2020 OR 2021 or 2022. Deleted from 2023 Budget

Duluth Economic Development Authority
DEDA DEBT SERVICE FUND 861
2024 Proposed Budget

Proposed 10/25/2023

	2022	2023	2024	Redevelopment District	Redevelopment District	Housing District	Redevelopment District	Redevelopment District	Redevelopment District	Redevelopment District	Redevelopment District	Housing District	Redevelopment 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	Superior St Apts. dist 33	Historic Central H.S. Apts. dist 34	SLC Jail Burnham (Leijona Apts) dist 35
	12/31/2022	10/25/2023 (with YTD actuals & Expected 2023 transactions thru 12/31/23 YE)	10/25/2023	(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 12/31/2047)	(Decert 12/31/2048)	(Decert 12/31/2049)
Beginning Fund Balance	3,501	7,604	5,420	521	1,161	552	615	563	489	500	-	531	489	0	0
Revenues															
Investment Earnings	11,123	9,733	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax Increment	3,366,170	4,055,056	4,122,612	156,876	1,654,008	38,345	1,082,848	292,638	447,171	290,067	-	91,798	-	-	68,861
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	3,377,293	4,064,789	4,122,612	156,876	1,654,008	38,345	1,082,848	292,638	447,171	290,067	-	91,798	-	-	68,861
Total Available	3,380,794	4,072,393	4,128,032	157,397	1,655,169	38,897	1,083,463	293,201	447,660	290,568	-	92,329	489	0	68,861
Expenditures															
DEVELOPER PAYMENTS (PAYG)															
Garfield Business Park TIF #21	62,650	65,902	65,902	65,902											
NorShor Theatre TIF #22	298,175	234,066	234,066		234,066										
Sheraton Hotel & Condominiums TIF #22	222,238	292,582	292,582		292,582										
Village Place Apartments TIF #23	35,662	35,903	35,903			35,903									
Bluestone Commons TIF #25	745,575	974,009	974,009				974,009								
Pier B TIF #27	237,010	262,869	262,869					262,869							
Harbor Bay (ENDI) TIF #28	327,094	402,014	402,009						402,009						
Kenwood Village TIF #29	259,884	260,611	260,611							260,611					
Voyageur Hotel TIF #31	-	-	-												
Board of Trade TIF #32	4,865	82,140	82,140								82,140				
Superior Street Apts TIF #33 (Will be Decertified 12/31/23)	169	-	-												
Historic Central High School Apts TIF #34	-	-	61,444												61,444
St. Louis County Jail Burnham (Leijona Apts.) TIF #35	-	-	-												-
Total TIF Payments to Developers=	2,193,321	2,610,096	2,671,535												
OTHER															
Transfer to City's Debt Service Fund	882,473	939,609	939,609	-	939,609	-	-	-	-	-	-	-	-	-	-
2023=Transfer to Other Districts/Funds (TIF #31 Negative Cash balance \$1,010 from SLC Admin Fees)	-	1,010	-												
County Admin Fees/other admin expenses	6,077	5,420	5,462	521	1,161	552	615	563	489	500	-	531	-	-	531
Total Expenditures	3,081,871	3,556,135	3,616,606	66,423	1,467,418	36,455	974,624	263,431	402,498	261,111	-	82,671	-	-	61,975
Fund Balance before transfer	298,922	516,259	511,426	90,974	187,751	2,442	108,838	29,770	45,162	29,457	-	9,658	489	0	6,886
Less: Transfer @ Y/E to Capital Projects	291,318	510,839	505,965	90,453	186,590	1,890	108,223	29,207	44,673	28,958	-	9,127	\$ 489	\$ 0	\$ 6,355
Ending Fund Balance	7,604	5,420	5,461	521	1,161	552	615	563	489	500	-	531	-	-	531
Anticipated Decertification Dates				2027	2030	2032	2040	2042	2043	2043	2046	2047	2023 Decertify 12/31/23	2048	2049