

MAKE CHANGE THAT STICKS

SMALL IDEAS. BIG POTENTIAL.



2023 ANNUAL REPORT

FISCAL YEAR: JULY 1, 2022 – JUNE 30, 2023

**DOWNTOWN MOBILE ALLIANCE | MAIN STREET MOBILE
AND THE DOWNTOWN MOBILE DISTRICT MANAGEMENT CORP.**



LETTER FROM THE PRESIDENT



Downtown Mobile has proven itself to be vulnerable and strong at different points in its 300-year history. Certainly, historians will see both as they study the COVID pandemic period. Already, we see that businesses were vulnerable to global forces that caused shutdowns and dramatic changes in the ways people worked. These same business owners showed tremendous strength in pivoting as needed to keep people working and their businesses a going concern.

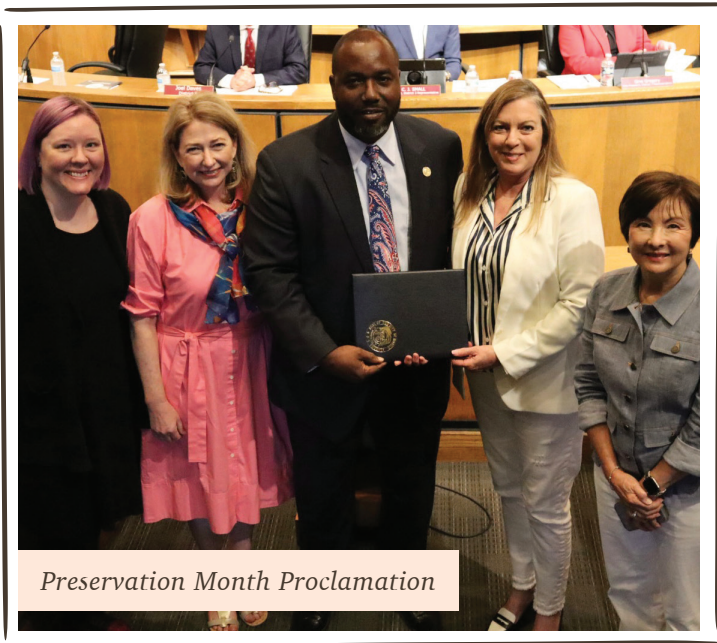
All of us are continuing to grow in our understanding of and response to the effects of this global catastrophe. Even as we mourn the loss of life and favorite businesses, we must celebrate the entrepreneurial spirit that pervades the Downtown Mobile community. At the end of Fiscal Year 2022-2023, we celebrated renovations that brought Grace, Dunn Building Co., Mobile Bay Magazine, and many others to downtown. Equally exciting were the start of dramatic renovations to Isom Clemon Civil Rights Memorial Park and Bienville Square, as was the completion of the reconstruction of Broad Street into a pedestrian and bike-friendly connector street.

YOU WILL READ IN THIS ANNUAL REPORT OF THE MANY THINGS THE DOWNTOWN MOBILE DISTRICT MANAGEMENT CORPORATION, THE DOWNTOWN MOBILE ALLIANCE, AND MAIN STREET MOBILE DO TO MAKE DOWNTOWN MOBILE A PLACE CONDUCIVE TO DEVELOPMENT.

These include presenting a clean and hospitable environment, advocating at the local, state, and federal levels for pro-urban policies, and marketing downtown as a charming, stimulating, and appealing place to live, invest, conduct business, and celebrate life's great moments.

There are many companies, organizations, and individuals whose financial support allow this organization to serve the downtown community at the professional level it deserves. These include the property owners, both private and governmental, of the business improvement district; the corporate and non-profit members of the Downtown Mobile Alliance; and the philanthropists who donate to Main Street Mobile for its many initiatives. Without the leadership investments of these parties, downtown would not be the vibrant place it is today. To all of you, we offer our gratitude and pledge to redouble our efforts to take this downtown to the next level of attractiveness.

— **ELIZABETH P. STEVENS**
PRESIDENT AND CHIEF
EXECUTIVE OFFICER



Preservation Month Proclamation

BOARD OF DIRECTORS: July 2022– June 2023

CHAIRMAN OF THE BOARD

Matt LeMond*
210 Dauphin LLC/O'Daly's
Irish Pub

IMMEDIATE PAST CHAIRMAN

Steven McMahon*
OSLC LLC/Inge & Associates

VICE CHAIRMAN FOR ECONOMIC DEVELOPMENT

Graysi Gartman*
MCG Workforce Solutions

VICE CHAIRMAN FOR PUBLIC REALM

Kim Kelly*
Sophiella Gallery

VICE CHAIRMAN FOR MEMBERSHIP & MARKETING

April Smith
Adams and Reese LLP

VICE CHAIRMAN FOR STRATEGIC INITIATIVES

Jordan Gerheim
Outside Chief Legal LLC

TREASURER

Heath Stephens*
Hargrove Controls +
Automation

SECRETARY

Bertha Boatman*
Amber Consulting

*Also member of the
DMDMC Board

** DMA Board only

DIRECTORS

Stephen Albert*
BBB Industries

Ryan Allenbach
Alabama Power

Bill Appling*
St. Joachim Street

Jerry Arnold
Armstrong & Associates

Taylor Atchison
The Ice Box

Mary Anne Ball*
C Coast Management

Ellis Bridges*
Paul Bridges & Associates,
LLC

David Clark
Visit Mobile

Josh Dindo
Bienville Construction
Services, LLC

Chris Esfeller*
Regions

Rashawn Figures*
Dortch, Figures & Sons Inc.

Margo Gilbert*
The Battle House Hotel

John Goodloe*
Rural Land Specialists, LLC

**The Honorable
Connie Hudson***
Mobile County
Commission

Marques Ivy*
The PNC
Financial Services
Group

JoAnn King
BarKing Optical

Frankie Little
Rooster's

Kevin Loper*
Roberts Brothers

Robert Matthews
Burr Forman LLP

Sharon Moffatt
Spire Gulf Coast

Jacquitta Powell-Green*
CNB Bancorp Holding
Company

Rusty Shaw
PNC Bank

Maggie Smith
Soul Kitchen

Richard Stimpson*
Leavell Investment
Management

Joseph P Toole*
The Retirement Systems of
Alabama

EX-OFFICIO

William Carroll**
Mobile City Council

MAYOR'S DESIGNEE

Matt Anderson
City of Mobile

HONORARY DIRECTORS

Sam Covert
APCO, Retired

Tyrone Fenderson
Synovus

Cooper Thurber
Phelps Dunbar



STAFF

LEADERSHIP

Elizabeth P. Stevens
President & CEO

Fred Rendfrey
Economic Development
Director

Jim Russo
Finance Director

Carol Hunter
Communications
Director

Jessica White
Office Manager

Maggie Shreve
Marketing Coordinator

Sheila Cochran
Executive Assistant to
CEO

BID OPERATIONS

Jonathan Firquin
Operations Manager

TEAM LEADS

Ken Abner

John Taylor

Nelson Harris

CLEANING AMBASSADORS

Scott Mills

Lorenzo Franklin

Lethel Brown

Tramarcus Curtis

Demetrius Hill

SAFETY AMBASSADORS

David Lewis

Chris Davis

Lewis Derks



ENVIRONMENT



In 2019, the board of the Downtown Mobile District Management Corporation adopted a new framework that created four areas of focus: Physical Environment, Commercial Vitality, Neighborhood Engagement, and Creative Environment. The Physical Environment portion of the framework that guides our vision is perhaps the work that people experience the most directly. It encompasses what people see, hear, and encounter on the streets, sidewalks, and parks of downtown. There are four areas of focus: creating a beautiful place, a welcoming place, a fun place, and a place that is easy to navigate.

Every day, the BID Services Team works to ensure our public spaces are pleasant and inviting. Sidewalks are swept, stains and messes are washed away, and flowers are planted. You might not always see the team in purple accomplishing these and many more tasks, but you will know they have been at this work when you see a tree well with beautiful flowers, a litter-free sidewalk, or striking holiday décor.

Our Regents, clad in yellow, ensure the BID area of downtown is a welcoming place, a place where visitors are assisted and nuisance complaints are quickly addressed. The team patrols the streets and sidewalks day and night, providing a reassuring presence for our visitors, residents, and business owners. They help hundreds of motorists in need of assistance and work

closely with the Mobile Police Department by providing an extra set of eyes and ears on the street.

IT WILL SOON BE MUCH EASIER TO NAVIGATE THE STREETS OF DOWNTOWN DUE TO THE IMPLEMENTATION OF THE "PLAN TO OPTIMIZE DOWNTOWN STREETS FOR SAFETY AND DEVELOPMENT" COMMISSIONED BY THE ALLIANCE IN 2020.

The plan converts many of the one-way streets to two-way, adds an extensive bike lane network, and creates additional on-street parking spaces. The City of Mobile adopted the plan and engaged Volkert to create the engineering documents necessary for its implementation. The construction will be paid for in part through **TAX INCREMENT FINANCE (TIF)** district funds, a financing tool that was set to expire in September 2023. Having seen the impact of the TIF on downtown projects over the past 20 years, its extension was something for which we advocated most vigorously. The administration and city council supported the extension, making the highest quality improvements in the public realm possible. While major construction projects such as the Street Optimization implementation may be temporarily disruptive for drivers and pedestrians, the end result will create safer, more beautiful, and more economically productive streets.



Street Optimization Update



CREW OF STEWARDS

3,846 HOURS

of sidewalk sweeping/pan
and broom hours

217,000 POUNDS

of trash/leaves removed

2,992 HOURS

of flower bed maintenance

535 FLOWER BEDS

planted

85 BLOCKS

power washed

1,530 STORM DRAINS

cleaned

308 SIDEWALK

stains/waste removed

1189 BLOCKS

weeded

300 HOLIDAY LIGHTS

installed

11 TREES

planted

CREW OF REGENTS

4,122 PEDESTRIANS

assisted

751 TAGS

of graffiti removed

140 REFERRALS

for homeless assistance

376 MOTORISTS

assisted

22 SAFETY

escorts

325 BUSINESS

contacts

450 STREET LIGHT

outages reported

600 FLAGS

displayed (five times a year)



SCOOTERS are a popular way to move around compact downtowns, and many people were sad to see the initial provider of scooter service withdraw from the Mobile market. Early in 2023, the city entertained proposals from other scooter companies, and because the review committee contained a couple of Alliance staffers, the problems encountered by the first provider were addressed at the outset. Though the devices still clutter the sidewalks, collisions with pedestrians are reduced, and riders are generally obeying traffic rules.



Facade Grant—501 Dauphin St.

Peeling paint, rotting wood, and missing doors or windows on the buildings that line our sidewalks detract enormously from the pedestrian experience. To address these issues, Main Street Mobile developed a **FACADE GRANT PROGRAM** with generous corporate donations following the COVID-19 pandemic. In 2022, we began contracting with a designer

After a couple of years of planning, education, and recruitment, our **PEACE OUT PLASTIC** initiative was fully implemented. By tracking exactly what people toss on our sidewalks, we had earlier discovered that far too much of it is single-use plastic: cups, straws, bottles and caps, to-go containers, and bags. Which is why a goal in the Framework that guides our program of work is the reduction of plastic and litter distributed by downtown businesses. We partnered with Mobile Baykeeper in 2020 on a NOAA Marine Debris Reduction Grant, the goal of which was



to recommend color schemes to our grant applicants. This service has resulted in some dramatic facelifts, making familiar buildings look entirely new. In the past year, the following six buildings underwent exterior renovations through this initiative, some creating entirely new storefronts and others receiving a new look through a fresh coat of paint: Do Goods Mercantile at 202 St. Michael Street, Noble South at 203 Dauphin Street, Grace at 555 Dauphin Street, the new Rogers and Willard offices at 550 St. Michael Street, Three Georges at 226 Dauphin Street, and Hummingbird Ideas at 501 Dauphin Street.

The City of Mobile’s Refresh Façade Grants also helped improve the look and feel of downtown for passersby while also making major renovation projects possible. The developments taking advantage of this program in 2022-23 were Fort Conde Inn, 8 S. Conception Street, and 164 St. Francis Street, the latter of which will serve as the new location for Synovus Bank and CRE-Mobile.

The COVID-imposed restrictions on the operations of restaurants in 2020 inspired many of downtown’s eateries to add customer seating in adjacent parking spaces.

These **“PARKLETS” OR “STREETRIES”** were often little more than picnic tables lined up in a parking spot. However, since outdoor dining continues to have great appeal, and out of a need to elevate the look of this type of seating, we decided to offer design services to our restaurant members. The first Parklet to take advantage of this service is much more attractive and conveys a sense of intentionality to diners and passersby.



POST Parklet

to recruit 18 businesses to commit to reducing the use of plastic in their operations. In 2023, we were able to announce that 20 restaurants, professional offices, and non-profits had signed on to the effort.

A website, PeaceOutPlasticMobile.org, was created to promote the businesses, provide information on plastic reduction, and recruit additional entities to the initiative. We also launched a multi-channel advertising campaign, which has resulted in reaching an audience of 369,000 people to date.



New Restaurant – Grace



COMMERCIAL VITALITY

COMMERCIAL VITALITY IS THE PORTION OF OUR FRAMEWORK THAT INVOLVES ALL ASPECTS OF DOWNTOWN REDEVELOPMENT.

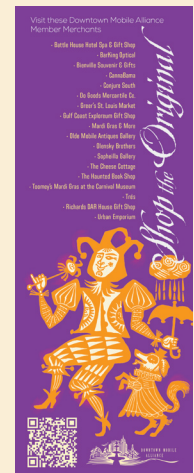
A downtown must be clean and safe for developers to invest in. It must be active and engaging, beautiful, and fun. Downtown Mobile satisfied those requirements for many investors in 2022-23, and we saw our trajectory of new business openings and office space occupancy continue in a positive direction.

Our 26 office buildings with 1.6 million square feet of leasable space saw an occupancy rate of 86%, up from 83% last year. The market also absorbed nearly 26,000 square feet of space. Against all odds and the national trend, rental rates also increased, albeit only slightly. Still, with many U.S. cities experiencing alarming vacancy rates, this would have to be considered encouraging.

Downtown Mobile is even outperforming the **RETURN-TO-OFFICE** statistics across the nation. Our workforce numbers, at nearly 90 percent of pre-pandemic

levels, are the envy of downtowns everywhere. With so many companies offering work-from-home or hybrid work options, one of the best ways to attract workers back to the office is by creating an irresistible downtown. We saw 24 new businesses open or expand this past year, and were thrilled to see Mobile Bay Magazine, a publication in operation in the Port City for more than four decades, move its headquarters from west Mobile to downtown.

Seven restaurants opened, expanded, or reopened this past year, including Grace, an eatery on Dauphin Street featuring a glorious rooftop bar. Downtown's dining scene is gaining regional and local attention, with articles appearing in Southern Living and Garden and Gun, among other publications. Even in the challenging area of retail recruitment, we saw five new merchants open shops. Our marketing efforts were aimed at supporting these restaurants and retailers, with paid advertising and promotions such as the LoDa Cocoa Crawl designed to draw customers downtown.





New Housing in the Dunbar Neighborhood

ON THE HOUSING FRONT, THE MUCH-ANTICIPATED DETONTI PLACE DEVELOPMENT SAW ITS FIRST RESIDENTS MOVE IN THIS SUMMER. THE SEVEN SINGLE-FAMILY HOMES ILLUSTRATE THE IMPACT OF HIGH-QUALITY INFILL.

All seven sold before ground was broken, and the promise of the project encouraged extensive historic renovations on other properties in the neighborhood. Though we did not see any large multi-family developments come online this past year, one exciting project was announced: Riverview Residences. This conversion of an office tower into high-end apartments is generating a great deal of excitement, especially since expansive views from the units will take in the Port City’s working waterfront, Mobile Bay, and the Delta.

Over the years, we have heard repeatedly about the dearth of single-family homes in Downtown Mobile. While the new houses in DeTonti Place provided opportunities for the higher-end home buyer, options for first-time buyers were still scarce. That began to change in 2022-23. After seven years of assembling difficult-to-acquire vacant lots and houses in the Dunbar School neighborhood of downtown, Main Street Mobile’s land bank, **HISTORIC MOBILE, LLC**, finally saw a critical mass of renovation and new construction taking place.

With 13 parcels in Historic Mobile’s portfolio, the organization is able to guide the look and feel of each project, as well as its end use. The goal is to rebuild what was once a thriving residential area, and with houses for nine of those parcels in design or under construction by different developers, the fabric of the neighborhood is slowly being knit back together.

The major renovations of 550 St. Michael Street, 555 Dauphin Street, 166 Government Street, 357 Congress Street, and 352 State Street saw the transformation of vacant or underused buildings into exciting new uses, including modern office space, short-term rentals, and an upscale restaurant. Some of these projects were possible because of the availability of **STATE AND FEDERAL HISTORIC TAX CREDITS**, a powerful incentive whose usefulness at the state level is limited by modest annual caps. Qualifying projects across Alabama, including seven in Mobile, are on a lengthy waiting list. We worked with our counterpart organization in Birmingham to advocate for an increase in the cap. The legislature approved an additional \$5 million increase, allowing the renovation of several more historic buildings across the state, including two in Mobile, to proceed.



Dropout Bakery Expansion

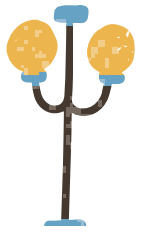


Rogers & Willard New Offices

NEW OR EXPANDING BUSINESSES

- Dropout Bakery • BoHayden’s • CERM • Dunn Building Company • Grace • LUSH Garden + Events • Mobtown Grind • Tres
- SVN Toomey Properties • BUR : McCarron • Slurp Society • ILA 1410-1 • Mariposa • PL Russell • Container Port Group
- City Management Company • Magnolia Soap & Bath • Mobile Bay Magazine • Sip Sip • Yellowhammer Coffee
- Off Dock Shipping Services • Mobile Pedal Tours

NEIGHBORHOOD ENGAGEMENT



DOWNTOWN IS A NEIGHBORHOOD OF GREAT COMPLEXITY, WITH 30-STORY OFFICE TOWERS, ONE-STORY COTTAGES, AND EVERYTHING IN BETWEEN.

During the work week, there are more than 20,000 people working in our city center. Many evenings 15- to 20,000 visitors enjoy the dining, entertainment, and nightlife. And though our full time residents are small in number, they are vital to the success of downtown. All of these groups make up the neighborhood that is downtown, and our work to create a sense of community among and between them resulted in some fun programming and eye-opening discussions.

We concluded the year-long celebration of the 100th anniversary of the birth of Eugene Walter, Mobile's Renaissance Man with two days of events in November. **THE EUGENE WALTER: 100 YEARS, 100 DAYS** finale began with Dr. Willoughby's Readers Theater presentation of Jennie, the Watercress Girl and a screening of the director's cut of The Last of the Bohemians. Day Two featured a second line procession to the Church Street Graveyard led by the Excelsior Band followed by toasts and tributes at Eugene's gravesite. The event had an element of spontaneity we think Eugene would have loved!

IN ORDER TO BRING CUSTOMERS TO DOWNTOWN SHOPS AND RESTAURANTS DURING THE HOLIDAY SEASON, WE LAUNCHED A NEW PROMOTION, LODA COCOA CRAWL.

For the six weeks between Thanksgiving and New Year's Eve, restaurants and retailers offered chocolate concoctions, from brownies to mocha martinis. The trail was marked with engaging sidewalk stickers that added to the holiday fun. During the same time, our **SLEIGH THE STOREFRONT** competition was taking place, with downtown businesses competing to see who had the most appealing holiday décor. Both of these efforts, along with our ever-expanding holiday lighting program, are contributing to Downtown Mobile's reputation as a true holiday destination.



Toasts and Tributes in the Graveyard

We convened a couple of **FOCUS GROUPS** of young professionals in December, designed to tease out those things that these people find missing but needed in Mobile. So far, the results are not surprising. They desire more parks and greenspace, a better way to find out what's happening in the city, and an easier path to opening up a business in Mobile. More affordable housing and a lively waterfront were also high on the list.



Holiday Promotions



PUBLIC GREENSPACES ARE MORE IMPORTANT IN DOWNTOWN THAN ANY OTHER NEIGHBORHOOD FOR SEVERAL REASONS.

They provide a respite from all of the concrete surfaces that make up our city center; they serve as living rooms and gathering spaces for apartment dwellers who often live in tiny units with no yards; they are the places where people from across the city can come together to celebrate our many events. To that end, the Alliance has been working both on downtown’s oldest park and its newest.

The \$4-million dollar **BIENVILLE SQUARE REVITALIZATION** is finally underway, thanks to the financial commitment from the City of Mobile and the leadership of the Downtown Parks Conservancy, with heavy support from the Alliance. Upon completion, the updated square will feature an expanded central plaza, a refurbished Ketchum Fountain, and many new seating options.



Isom Clemon Civil Rights Park

Several blocks away, an entirely new park is underway through a partnership between the City of Mobile, Mobile County, the Rotary Club of Mobile and the Downtown Mobile Alliance. In addition to providing a lovely urban greenspace complete with striking public art and a children’s play area, **ISOM CLEMON CIVIL RIGHTS MEMORIAL PARK** will celebrate the Civil Rights Movement in Mobile and some of its key leaders. It is scheduled to be completed in 2024.



Sculpture: Guardian of Labor, Liberty & Love



Bienville Square Transformation

SOCIAL MEDIA, WEBSITE, AND NEWSLETTER STATS

FACEBOOK

FOLLOWERS

19,639 • 22% increase

IMPRESSIONS

1,111,456 • 29% increase

ENGAGEMENTS

82,238 • 18% increase

LINK CLICKS

2,900 • 57% increase

TOP PERFORMING POST

New Parklet at Squid Ink

INSTAGRAM

FOLLOWERS

11,317 • 11% increase

IMPRESSIONS

636,963 • 1% increase

ENGAGEMENTS

20,791

TOP PERFORMING POST

The Haunted Book Shop’s new location

WEBSITE

USERS

52,628

PAGE VIEWS

119,519

TOP PAGES VISITED

Restaurants, Events, Real Estate

E-NEWSLETTER

AUDIENCE

4,550

OPEN RATE

38 - 45%

(11% higher than peer organizations)

CLICK RATE

5%

(9% higher than peer organizations)



EVENTS

ANNUAL LUNCHEON

Our Annual Luncheon, made possible in part by our title sponsor, PNC, featured keynote speaker Paul Levy, President and

CEO of the Center City District BID in Philadelphia. Paul has been at the helm of the CCD for more than 30 years and practically invented the discipline of public space management. He shared with attendees some of CCD's successes and what it took to get there.

MAYOR'S BREAKFAST

The sell-out crowd at the 2023 Breakfast with the Mayor on April 26th was treated to a detailed look into some of Mayor Sandy Stimpson's most important initiatives, including plans for the Civic Center, Downtown Airport, and Brookley by the Bay. Many thanks to our sponsors: ASM Global, CRE-Mobile, Fort Conde Inn, Roberts Brothers, and Spire.



Annual Luncheon Fun

HISTORIC PRESERVATION MONTH

THE ALLIANCE PARTNERED WITH RESTORE MOBILE, THE CITY OF MOBILE, AND HISTORIC MOBILE PRESERVATION SOCIETY FOR THE MONTH-LONG CELEBRATION OF HISTORIC PRESERVATION MONTH IN MAY.

The month began with a Councilman William Carroll officially proclaiming May as Historic Preservation Month in Mobile. We went on to celebrate an open house, cemetery tours, social media photo campaign, and book signings.

The Preservation Month **HAPPY HOUR HARD HAT TOUR**, sponsored by Spire and Kevin Loper of Roberts Brothers, was a sold-out event that showcased the work of preservationists in Downtown Mobile. The tour stopped at six adaptive reuse venues under construction or recently completed and finished at BoHayden's, downtown's only bar/golf simulator combo.

An earlier Happy Hour Hard Hat Tour in November 2022 visited six projects undergoing the reactivation of vacant or underused spaced. Attendees were introduced to a repurposed mortuary, a mission-driven retailer, and downtown's newest rooftop restaurant.



Happy Hour Hard Hat Tours



CREATIVE ENVIRONMENT

THE CREATIVE ENVIRONMENT SECTION OF THE FRAMEWORK THAT GUIDES OUR EFFORTS STIPULATES THAT ART SHOULD BE SEEN, HEARD, AND DONE.

The 2022-23 year saw the completion of the "22 IN 2022" initiative that transformed 22 boring traffic control boxes into engaging works of art. These mini-murals are scattered throughout the Business Improvement District and fulfilled the mandate that art be seen and done in the city center. Artists engaged through the Mobile Arts Council worked on the boxes as pedestrians passed by, often drawing a small crowd snapping photos. "22 in 2022" grew out our **MOBILIZE FUND** initiative, which funds activations in the public realm.

We also work with the Arts Council, the Alabama Contemporary Art Center, and downtown galleries to promote the exhibitions that create a constantly changing explosion of visual arts. During monthly ArtWalks and for other special events, the art and artists from these galleries spill out onto the sidewalks to the delight of passersby.

MUSIC IS OFTEN HEARD ON OUR SIDEWALKS AS THE SOUNDS OF LIVE BANDS DRIFT THROUGH OPEN DOORS, OR A LITTLE MORE ENERGETICALLY, AS A BRASS BAND LEADS A PROCESSION DOWN THE STREET.

Not to mention the many concerts taking place in our parks. Though we are involved in helping plan most of these live performances, the Independence Day concert is one that we directly host. Now in its third year, the concert fills Cathedral Square as the Mobile Symphonic Pops plays patriotic tunes and American classics.



Independence Day Concert



Miss Juneteenth Second-Line

Few organizations are as essential to Mobile's creative environment as the **EXCELSIOR BAND**. Whenever the marching ensemble appears, a party can't be too far behind. Which is why, as a sponsor of the Miss Juneteenth Celebration, the Alliance arranged for the Excelsior Band to lead a second line through the streets of downtown. This festive second line ended with a reception and special exhibit at Sophiella Gallery on Dauphin Street. The contestants and their family members from out-of-town were able to experience the sights and sounds of the Port City that we locals too often take for granted.

Through sponsorships of other events such as Latin Fest, the Alliance is able to bring the food, music and dance of different cultures to the heart of our city. We focus primarily on events taking place in downtown parks to allow the general public to interact with performers.



New look for utility boxes



Mardi Gras & More
Grand Opening

DOWNTOWN MOBILE DISTRICT MANAGEMENT CORPORATION

Modified Cash Basis (unaudited) as of June 30, 2023



STATEMENT OF ASSETS LIABILITIES & NET ASSETS

ASSETS Current Assets	
Cash and Cash Equiv	\$782,558
Intercompany Receivables	\$1,675
Net Property & Equipment.....	\$263,734
TOTAL ASSETS	\$1,081,896
 LIABILITIES & NET ASSETS	
Accrued Expenses.....	\$13,678
Prepaid Assessment Income	\$265,361
TOTAL CURRENT LIABILITIES	\$279,039

Net Assets..... \$802,857

TOTAL LIABILITIES & NET ASSETS..... \$1,081,896



BID Safety
Ambassadors



City Refresh
Task Force Celebration

STATEMENT OF REVENUE & EXPENSES REVENUE

Assessment Income	\$1,077,835
Contract Revenue	\$810,212
Meetings	\$65,490
Interest, Late Fees, and Collection Fees on Assessments	\$14,132
Interest on Cash.....	\$1,597
TOTAL REVENUE.....	\$1,969,266

OPERATING EXPENSES

Business Recruitment/Retention.....	\$283,710
Communication & Marketing.....	\$243,192
Professional Services.....	\$63,539
Special Projects/Landscaping	\$73,303
Office Repairs & Capital Expenditures	\$20,268
Operating Expenses	\$131,391
Education & Meetings	\$81,653
Public Space Management	\$1,083,002
TOTAL OPERATING EXPENSES	\$1,980,058

EXCESS EXPENSES OVER REVENUES(\$10,792)

DOWNTOWN MOBILE ALLIANCE

STATEMENT OF ASSETS LIABILITIES & NET ASSETS

ASSETS Current Assets	
Cash and Cash Equiv	\$396,860
TOTAL CURRENT ASSETS	\$396,860
LIABILITIES & NET ASSETS	
NET ASSETS	
Designated Funds	\$750
Undesignated Funds	\$396,110
TOTAL NET ASSETS.....	\$396,860



Legislative Delegation Presentation

STATEMENT OF REVENUE & EXPENSES

REVENUE	
Membership Dues	\$129,100
Interest	\$2,853
Special Events & Initiatives	\$35,985
GO Zone Fees	\$52,524
TOTAL REVENUES.....	\$220,462

OPERATING EXPENSES

Programming	
Special Events	\$28,195
Marketing	\$21,389

Economic Development	
Special Projects	\$50,000
Design Assistance	\$3,749
Signage Grants	\$3,100
Downtown Walkability Study	\$10,663
Management & General Expenses	\$86,289
TOTAL EXPENSES	\$203,385

EXCESS REVENUES OVER EXPENSES \$17,077

MAIN STREET MOBILE

STATEMENT OF ASSETS LIABILITIES & NET ASSETS

ASSETS	
CURRENT ASSETS	
Cash and Cash Equiv	\$347,208
Other Current Assets	\$4,018
TOTAL CURRENT ASSETS	\$351,226
NON-CURRENT ASSETS	
Investment in Historic Mobile	\$386,572
TOTAL ASSETS	\$737,798

LIABILITIES

NET ASSETS

Unrestricted	\$440,409
Temporarily Restricted	\$297,389
TOTAL NET ASSETS.....	\$737,798
TOTAL LIABILITIES & NET ASSETS.....	\$737,798



Ceiling of Lights



Peace Out Plastic

STATEMENT OF REVENUE & EXPENSES

REVENUE	
General Donations/Contributions	\$128,310
Endowment Earnings	\$10,430
Interest	\$1,167
Income From Products Sold	\$5,868
TOTAL REVENUES.....	\$145,775

OPERATING EXPENSES

Transfers to Endowment Fund	\$5,500
Community Research/Projects	\$157,833
TOTAL OPERATING EXPENSES	\$163,333

EXCESS REVENUES OVER EXPENSES ... (\$17,558)

DMA MEMBERS

JULY 1, 2022 TO JUNE 30, 2023

LEADERSHIP CIRCLE

Alabama State Port Authority

Austal USA

Hargrove Engineers + Constructors

PNC Bank

Regions Bank

LEADERSHIP COUNCIL

Adams and Reese, LLC

Alabama Power Company

BankPlus

Burr and Forman, LLP

C Spire

Canfor Southern Pine

CPSI

CRE Mobile

First Horizon

Hancock Whitney Bank

Hand Arendall Harrison Sale LLC

MCG Workforce Solutions, LLC

Mobile Airport Authority

Phelps Dunbar LLP

Spire Energy

Trustmark Bank

Volkert and Associates

Wells Fargo

White-Spinner Construction, Inc.

Armbrecht Jackson LLP

BUSINESS ADVOCATE

22nd State Bank

Alabama Court Reporting, Inc.

Armstrong & Associates

Battle House Renaissance Hotel

Burns Cunningham & Mackey

Chuck's Fish Mobile

Cooper T. Smith

Debris Restaurant*

Delashmet & Marchand, PC

Dogwood Productions

El Papi

FIVE Mobile

Fort Conde Inn

Goodwyn, Mills & Cawood Inc.*

Grace on Dauphin

Greer's St. Louis Market

Gulf States Engineering, Inc.

Hampton Inn & Suites

Helmsing, Leach, Herlong, Newman

Heroes Sports Bar & Grille

Hilton Garden Inn Downtown

Hummingbird Ideas, Inc.

Inge & Associates

Jubilee Landscape Management, Inc.

KV Properties, LLC

Lagniappe

Leavell Investment Management

Legacy Real Estate & Development

LoDa Bier Garten

Logical Computer Solutions

McDowell Knight Roedder & Sledge, LLC

Meridian at the Port

Milling Commercial Realty*

Mostellar & Shreve, LLP

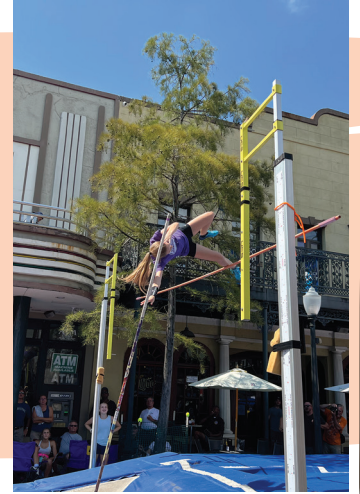
Norton Lilly International

O'Dalys

Paul Bridges & Associates, LLC



Utility Box Painting



Dauphin Street Vault

Renaissance Riverview Plaza Hotel

Renasant Bank

Robert Hall & Associates

Roberts Brothers

Rogers & Willard, Inc.

ServisFirst Bank

Synovus Bank

Royal Scam

Ward Properties, Inc.

Warren Averett

Wet Willie's

BUSINESS SUPPORTER

1702 Real Estate

The Admiral Hotel

AHI Corporate Housing

ASM Global - Convention Center

ASM Global - Saenger Theatre

Bama Pest Control

BarKing Optical

Bay Gourmet-Crown Hall

Bienville Construction Services, Inc.

Bienville Souvenirs & Gifts

Braided River Brewing Company

Brickyard

Candlewood Suites Mobile Downtown

CannaBama

Carzignment

Chick-Fil-A

Commonwealth National Bank

Crescent Theater

Dauphin's, LLC

Dumbwaiter Restaurant

Exp Realty, Port City Realty Group

Fit Recruiting

Wintzell's

Ginger & Spice

Gulf Coast Shows

Hamilton & Company, LLC

Hayley's

Ice Box

Innerspace Architectural Interiors

Innovative Contracting Services, LLC

Iron Hand Brewing, Inc.

Jimmy John's

Johnstone Adams LLC

Jones Walker

Koma Bistro

L. Craig Roberts Architect

Las Floriditas, LLC

Loper Law LLC

Mardi Gras and More

Marine Rigging, Inc.

Maurin Architecture, PC
 McNair Historic Preservation, Inc.
 Mediterranean Sandwich Co.
 Mo'Bay Beignet
 Mobile Bay Magazine
 Moe's Original Bar B Que
 Noble South LLC
 Olensky Brothers Office Products
 Outside Chief Legal, LLC
 Paul Carpenter Davis Architecture, PC
 Persons Service Co., LLC
 Phoenix Restoration Services, Inc.
 Pinnacle LLC
 Platform85
 Port City Pups
 POST
 Quality Inn Downtown Restoration Coastal Alabama
 Ron Barrett LLC
 Roosters Latin American Food
 The Ruby Slipper
 Saddle Up Saloon
 Sain Associates Inc
 Sam Winter and Company
 Slurp Society
 Sophiella Gallery, LLC
 Soul Kitchen
 Southern Earth Sciences, Inc.
 Squid Ink Eclectic Eats & Drinks
 Thames Batré Insurance
 The Haunted Book Shop
 Three George's Southern Chocolates
 TK Escape
 Toomey's Mardi Gras
 Uniti Fiber
 Wilkins Miller, LLC

Willis Towers Watson
 Y'all Folks

NON-PROFIT

100 Black Men of Greater Mobile
 All In Credit Union
 American Lunch
 Barton Academy Foundation
 Bellingrath Gardens & Home
 Big Brothers Big Sisters of South Alabama
 Boys & Girls Club of South Alabama
 Bragg Mitchell Mansion
 Christ Church Cathedral
 Coastal Alabama Partnership
 Community Foundation of South Alabama
 Conde-Charlotte House Museum
 Downtown Church
 Exploreum Science Center
 GulfQuest
 Historic Mobile Preservation Society
 History Museum of Mobile
 Mobile Area Assoc. of Realtors

Mobile Area Chamber of Commerce
 Mobile Arts Council
 Mobile Ballet
 Mobile Baykeeper
 Mobile Carnival Museum
 Mobile County Health Department
 Mobile Museum of Art
 Mobile Opera
 Mobile Public Library
 Mobile Symphony, Inc.
 Mobile United
 Richards DAR House
 South AL Regional Planning Commission
 Senior Bowl
 Taking Care of Our Veterans Corp
 The Fuse Project
 United Way of Southwest Alabama, Inc.
 Urban Emporium
 USA Foundation
 USS ALABAMA Battleship Commission
 Visit Mobile
 Waterfront Rescue Mission
 Wilmer Hall

DONORS

HISTORIC MOBILE

Sonneborn Charitable Foundation (Greg Luce)
 Kathleen Byrne
 Hearin-Chandler Foundation
 The Florence Foundation

MAIN STREET MOBILE ENDOWMENT

Elizabeth Pinckney Stevens
 David Sweet

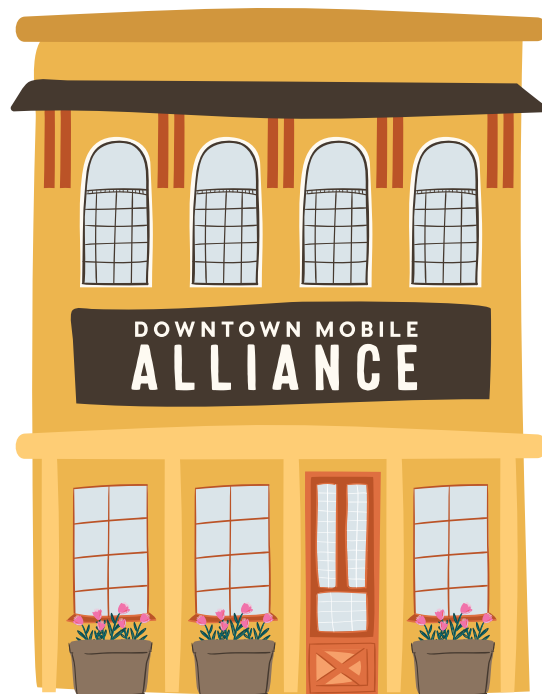
MAIN STREET MOBILE

Barbara Stanton
 Spot of Tea
 Edmund S. Bradley
 Leavell Investments
 Kimberly McGuire

ISOM CLEMON PARK FUND

International Longshoremen's Local 1410
 Rotary Club of Mobile
 Sybil H. Smith Charitable Trust
 Rotary District 6880
 J.L. Bedsole Foundation
 Susan & Cecil Gardner Seaman's Foundation
 Autry Greer & Sons
 City of Mobile/
 Councilors Levon Manzie and William Carroll
 Herndon Inge III, LLC
 Sophiella Gallery
 Walter & Loresa Bell Foundation
 Page & Jones, Inc.
 Mobile Steamship Association, Inc.
 Synovus Bank
 Ariel Chavez
 Monde Donaldson





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