

**DOWNTOWN DEVELOPMENT AUTHORITY
FINANCE COMMITTEE
GOVERNMENTAL CENTER
Second Floor Committee Room
400 Boardman Avenue, Traverse City, MI 49684**

**Monday, January 10, 2022
9:30 am**

**Downtown Development Authority
Finance Committee
Agenda**

1. Roll Call
2. Approval of Minutes from November 8, 2021
3. Review of 2022 Proposed Meeting Dates
4. Review of Year End June 30, 2021 Audit
5. Discussion of 2022/2023 Capital Improvements
6. Discussion of TIF97
7. Discussion on DDA Transition Plan Proposals
8. Review of December 2021 Financials
9. Public Comment
10. Adjournment

The Traverse City Downtown Development Authority does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. The DDA CEO has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the DDA office.



Downtown Development Authority
303 E. State Street
Traverse City, MI 49684
jean@downtowntc.com
231-922-2050

Memorandum

To: Finance Committee

From: Jean Derenzy, DDA CEO

Date: January 10, 2022

Subject: Agenda Items for Discussion and Action

2022 Meeting Schedule

Attached is the proposed meeting schedule and has kept the dates the second Monday of every month at 9:30. Motion to approve meeting schedule for 2022 is recommended.

Year Ending June 30, 2021 Audit:

Attached is the finalized budget completed by Vredevelde Haefner LLC for last fiscal year (ending June 30, 2021). This budget reflects

- The Auditor's issued an unqualified (i.e. "clean") opinion on the financial statements.
- The Authority's total net position increased by \$3,920,384
- All accounting principles have been met.

Last year, this committee requested that Doug V present the audit to answer questions etc., this also could be arranged again for this year to this Committee and/or the full Board. As there are several new Board members on the Board, my recommendation would be to have the Auditor come to the full Board to provide and overview and answer questions.

RECOMMENDATION: Motion to refer audit to the full Board for acceptance and approval.

Capital Improvement Plan

I have submitted our Capital Improvement Plan for the DDA, which includes parking, the projects followed what was submitted last year, as well as recognizes the DDA Board's strategic planning session goals/priorities. For the month of February I will begin drafting the budget and tie this to the CIP Projects, which may then change the CIP based on the dollars available.

Discussion of TIF 97

Attached is the spreadsheet of the Tax Increment Financing projections that was utilized at our December 10th goal setting session. At our November meeting, we discussed this table and just keeping this in front of the Committee provides continuity in understanding the financial picture.

Proposal received in response to RFP for DDA Transition Plan

One proposal was received in response to the RFP from the Firm P.U.M.A. in conjunction with Parallel Solutions. This firm has worked on various transition planning efforts for downtowns throughout the United States and Megan Motil, owner of Parallel Solutions has extensive work experience with community outreach, engagement.

Financials

With the holidays, the December financials will be ready for handout at our meeting.

Draft Minutes
Traverse City Downtown Development Authority
Finance Committee
9:30 am
November 8, 2021
Committee Room, Second Floor
Governmental Center, 400 Boardman Avenue, Traverse City

1. Roll Call

Jeff Joubran called the meeting to order at 9:35am

Present: Scott Hardy, Gabe Schneider, Richard Lewis, Jeff Joubran

Absent: Damian Lockhart

Attendees: Jean Derenzy, Molly Norville

2. Approval of June 14, 2021 Minutes

Motion by Schneider, seconded by Lewis to approve minutes of June 14, 2021 as presented.

Motion passed unanimously.

3. Election of Chair

Motion by Lewis, seconded by Hardy that Jeff Joubran be elected Chair.

Motion passed unanimously

4. Review of Staff Appreciation Week. Recommendation made by Jean Derenzy, DDA CEO that the Finance Committee recommends to the DDA approval of Employee Appreciate Week.

The following addressed the committee:

Scott Hardy
Jeff Joubran
Gabe Schneider
Richard Lewis
Jean Derenzy, DDA CEO

Motion by Schneider, seconded by Joubran that the Finance Committee recommends to the DDA approval of Employee Appreciation Week.

Motion passed unanimously.

5. Review of TIF 97, Old Town TIF and DDA General Finances.

6. Discussion of 2022/2023 Capital Improvements

The following addressed the committee:

Scott Hardy
Gabe Schneider
Jeff Joubran
Jean Derenzy, DDA CEO

7. Public Comment

No public Comment Submitted

8. Adjournment
Meeting adjourned at 10:40am.

Jeff Joubran, Chair



*Meetings dates of Downtown Development Authority Finance Committee for 2022
All meetings begin at 9:30am and are held in the Governmental Center, 400 Boardman
Second Floor Committee Room*

Finance Committee

2nd Monday of Month @ 9:30am

January 10

February 14

March 14

April 11

May 9

June 13

July 11

August 8

September 12

October 10

November 14

December 12



Vredeveld Haefner LLC

CPAs and Consultants
10302 20th Avenue
Grand Rapids, MI 49534
Fax (616) 828-0307

Douglas J. Vredeveld, CPA
(616) 446-7474
Peter S. Haefner, CPA
(616) 460-9388

December 13, 2021

To the Board of Directors
City of Traverse City Downtown Development Authority
Traverse City, Michigan

We have audited the financial statements of the governmental activities and each major fund of the City of Traverse City Downtown Development Authority (the DDA) for the year ended June 30, 2021. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 18, 2021. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the DDA are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2021. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's estimate of the committed tax increment is based on various construction projects within the district. We evaluated the key factors and assumptions used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. We did not detect any misstatements as a result of audit procedures the required correction by management that were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 13, 2021.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

We noted the following item:

There are several outstanding checks included as reconciling items on the bank reconciliation report. While they are insignificant, we recommend investigating these checks to determine their proper status and, if necessary, transferring them to the State of Michigan in accordance with current escheat laws.

Other Matters

We applied certain limited procedures to the required supplementary information (RSI), as itemized in the table of contents, that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of the DDA Board of Directors and the City Commission of the City of Traverse City and management of the DDA and the City of Traverse City and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,

Uredewald Haefner LLC



CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City)

Annual Audited Financial Statements
For the Year Ended June 30, 2021

Prepared by City Treasurer's Office
Vredevelde Haefner LLC - Auditors

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the
City of Traverse City, Michigan)**

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INDEPENDENT AUDITORS' REPORT

December 13, 2021

Members of the Board
City of Traverse City Downtown Development Authority
Traverse City, Michigan

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the City of Traverse City Downtown Development Authority (the Authority), a Component Unit of the City of Traverse City, Michigan, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the City of Traverse City Downtown Development Authority, as of June 30, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 7 and the information on pages 21 through 24 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 13, 2021 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Authority's internal control over financial reporting and compliance.

Uredeweld Haefner LLC

MANAGEMENT'S DISCUSSION AND ANALYSIS

Management's Discussion and Analysis

As management of the **Downtown Development Authority** (the "Authority"), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2021.

Financial Highlights

- The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$5,791,834 (*net position*).
- The Authority's total net position increased by \$1,133,568.
- As of the close of the current fiscal year, the Authority's governmental funds reported combined ending fund balances of \$5,286,387 an increase of \$1,366,003 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the Authority's assets and liabilities with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the Authority that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The Authority's governmental activity is economic development. The Authority has no business-type activities.

The government-wide financial statements include only the Authority itself. The Authority has no legally separate component units for which the Authority is financially accountable.

The government-wide financial statements can be found on pages 7-8 of this report.

Fund Financial Statements

A *fund* is a grouping of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Authority only has governmental funds. The Authority does not maintain enterprise or fiduciary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The Authority maintains three individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for all three funds; the General Fund, TIF 97 and Old Town TIF Special Revenue Funds, each of which are considered to be major funds. The governmental funds financial statements can be found on pages 9-12 of this report.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 13-19 of this report.

Other Information

The Authority adopts an annual appropriated budget for its general and special revenue funds. Budgetary comparison schedules have been provided as required supplementary information to demonstrate compliance with those budgets.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Authority, assets exceeded liabilities by \$5,791,834 at the close of the most recent fiscal year.

Downtown Development Authority's Net Postion

	<u>June 30</u>	
	<u>2021</u>	<u>2020</u>
Governmental Activities		
Current assets	\$ 8,112,202	\$ 6,762,704
Non Current assets	<u>120,756</u>	<u>120,756</u>
Total Assets	<u>8,232,958</u>	<u>6,883,460</u>
Long-term liabilities	46,523	55,122
Other liabilities	<u>2,394,601</u>	<u>2,170,072</u>
Total Liabilities	<u>2,441,124</u>	<u>2,225,194</u>
Net Position		
Net investment in capital	120,756	120,756
Restricted	4,820,294	3,865,826
Unrestricted	<u>850,784</u>	<u>671,684</u>
	<u>\$ 5,791,834</u>	<u>\$ 4,658,266</u>

The Authority's net position reflects its restricted net position for future expenditures within the guidelines of the tax increment finance district plans and unrestricted net position, which may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the Authority is able to report positive balances in both categories of net position.

The Authority's net position increased by \$1,133,568, key highlights are as follows:

- The increase in net position for 2021 compared to an increase of \$1,497,320 in 2020. Charges for services increased by approximately \$72,000 due in part to adjustment to the administrative service contracts with the DTCA and the City Parking System. Property taxes increased by approximately \$337,000 due in large part to a significant increase in the captured value of the TIF 97 plan and 2021 being the fourth year of capture for the Old Town TIF plan. The total expenses increased by approximately \$780,000, due to a \$500,000 increase in the amount the TIF 97 district contributed to district construction projects during 2021 compared to 2020 as well as smaller, expected increases in other expenditure items.

Downtown Development Authority's Changes in Net Position

	June 30	
	2021	2020
Governmental Activities		
Program revenues		
Charges for services	\$ 1,062,974	\$ 991,207
Operating grants	199,134	189,243
Capital grants	-	-
General revenues		
Property taxes	3,406,918	3,070,404
Unrestricted investment earnings	908	948
 Total Revenue	 4,669,934	 4,251,802
Expenses		
Economic development	3,536,366	2,754,482
 Change in net position	 1,133,568	 1,497,320
Net position beginning of year	4,658,266	3,160,946
 Net position end of year	 \$ 5,791,834	 \$ 4,658,266

Financial Analysis of the Government's Funds

As noted earlier, the Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the Authority's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the Authority's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. As of the end of the current fiscal year, the Authority's governmental funds reported combined ending fund balances of \$5,286,387, an increase of \$1,366,003, in comparison with the prior year. \$4,389,080 is restricted and available only for spending for the benefit of the applicable TIF district.

The General Fund is the chief operating fund of the Authority. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$892,606. As a measure of the General Fund's liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance represents 55 percent of total General Fund expenditures. During the current fiscal year, the fund balance of the Authority's General Fund increased by \$170,501 compared to an anticipated increase of \$43,200. The change in fund balance was attributed to actual expenditures being under the amended budget by approximately \$3,302,000, and actual revenues received being less than the budget by approximately \$3,175,000. In each instance the significant difference is related to the Civic Square project which was initially budgeted to be completed during fiscal year end 6/30/2021.

The TIF 97 Special Revenue Fund had a fund balance of \$3,866,612, which increased \$892,411 although anticipated to increase \$270,200. This difference was attributed to larger than anticipated Brownfield reimbursements related to the parking deck debt payments and actual expenditures being under budget

because of the timing of construction projects the district has committed funding to.

The Old Town TIF Special Revenue Fund has a fund balance of \$ 522,468, an increase of \$303,091, compared to a projected decrease of 99,000. The timing of district funded construction projects was the key factor in the increased fund balance for the Old Town TIF Fund there were \$12,372 actual contributions compared to a budgeted contribution of \$330,500.

Economic Factors and Next Year's Budgets and Rates

The following factors were considered in preparing the Authority's budget for the 2021-22 fiscal year:

- Through a contract with the City of Traverse City, the Authority manages the Traverse City Parking Services. For fiscal year end June 30, 2022, the Authority budgeted an increase in the autoparking administrative reimbursement of \$28,000 to reflect increased staffing projections. Various capital improvements are planned in the TIF 97 Funds for the 2021-22 fiscal year including Uptown/West Front Riverwalk completion, a snowmelt system in parts of West Front Street, City Opera House upgrades, East Front Street Streetscapes and completion of the West Front, South Cass and Park Streets Bridge Replacements.
- A \$65,000 payment to the Downtown WiFi project will be made by TIF 97 annually through 2024.
- The Old Town TIF captured taxes for the fourth time during fiscal year end June 30, 2021. Projects pending or underway for Old Town TIF contributions include, South Cass and Eighth Street Bridge Replacements.

Requests for Information

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Authority's Executive Director, 303 State Street, Traverse City, Michigan.

FINANCIAL STATEMENTS

CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)

Statement of Net Position
June 30, 2021

	<u>Governmental</u> <u>Activities</u>
Assets	
Cash and cash equivalents	\$ 7,517,865
Due from other governments	589,636
Prepaid items	4,701
Capital assets not being depreciated	<u>120,756</u>
Total assets	<u>8,232,958</u>
Liabilities	
Accounts payable	382,373
Accrued liabilities	31,509
Unearned Revenue	1,980,719
Accrued compensated absences	
Due in more than one year	<u>46,523</u>
Total liabilities	<u>2,441,124</u>
Net position	
Net investment in capital assets	120,756
Restricted for tax increment finance districts	4,820,294
Unrestricted (deficit)	<u>850,784</u>
Total net position	<u>\$ 5,791,834</u>

The accompanying notes are an integral part of these financial statements.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

**Statement of Activities
For the Year Ended June 30, 2021**

<u>Functions/ Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	
Governmental activities	\$ 3,536,366	\$ 1,062,974	\$ 199,134	\$ (2,274,258)
	General revenues			
	Unrestricted property taxes			128,739
	Restricted property taxes for tax increment finance districts			3,278,179
	Unrestricted investment income			<u>908</u>
	Total general revenues			<u>3,407,826</u>
	Change in net position			1,133,568
	Net position, beginning of year			<u>4,658,266</u>
	Net position, end of year			<u>\$ 5,791,834</u>

The accompanying notes are an integral part of these financial statements.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

**Balance Sheet
Governmental Funds
June 30, 2021**

	<u>General Fund</u>	<u>TIF 97 Fund</u>	<u>Old Town TIF Fund</u>	<u>Total Governmental Funds</u>
Assets				
Cash and cash equivalents	\$ 3,059,008	\$ 3,991,378	\$ 467,479	\$ 7,517,865
Due from other governments	141,010	448,626	-	589,636
Due from other funds	216,035	304,283	138,100	658,418
Prepaid expenditures	4,701	-	-	4,701
Total assets	<u>\$ 3,420,754</u>	<u>\$ 4,744,287</u>	<u>\$ 605,579</u>	<u>\$ 8,770,620</u>
Liabilities, deferred inflows, and fund balances				
Liabilities				
Accounts payable	68,836	297,447	16,090	\$ 382,373
Accrued liabilities	31,509	-	-	31,509
Unearned revenue	1,980,719	-	-	1,980,719
Due to other funds	442,383	149,014	67,021	658,418
Total liabilities	<u>2,523,447</u>	<u>446,461</u>	<u>83,111</u>	<u>3,053,019</u>
Deferred inflows				
Unavailable revenue	-	431,214	-	431,214
Fund balances				
Nonspendable - prepaid expenditures	4,701	-	-	4,701
Restricted - tax increment finance districts	-	3,866,612	522,468	4,389,080
Unassigned	892,606	-	-	892,606
Total fund balances	<u>897,307</u>	<u>3,866,612</u>	<u>522,468</u>	<u>5,286,387</u>
Total liabilities, deferred inflows and fund balances	<u>\$ 3,420,754</u>	<u>\$ 4,744,287</u>	<u>\$ 605,579</u>	<u>\$ 8,770,620</u>

The accompanying notes are an integral part of these financial statements.

CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)

**Reconciliation of Fund Balances on the Balance Sheet for Governmental
Funds to Net Position of Governmental Activities on the
Statement of Net Position
June 30, 2021**

Fund balances - total governmental funds	\$ 5,286,387
Amounts reported for <i>governmental activities</i> in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources, and therefore are not reported in the funds	
Add: Capital Assets	120,756
Other noncurrent assets are not available to pay for current period expenditures and, therefore, are deferred in the funds	
Add - unavailable revenue	431,214
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds.	
Deduct - accrued compensated absences	<u>(46,523)</u>
Net position of governmental activities	<u>\$ 5,791,834</u>

The accompanying notes are an integral part of these financial statements.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

**Schedule of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
For the Year Ended June 30, 2021**

	<u>General Fund</u>	<u>TIF 97 Fund</u>	<u>Old Town TIF Fund</u>	<u>Total Governmental Funds</u>
Revenues				
Taxes	\$ 128,739	\$ 2,770,871	\$ 507,308	\$ 3,406,918
Grants and contributions	181,721	-	-	181,721
Reimbursements	1,434,564	258,447	-	1,693,011
Rental income	34,887	-	-	34,887
Interest income	908	1,813	394	3,115
Total revenues	<u>1,780,819</u>	<u>3,031,131</u>	<u>507,702</u>	<u>5,319,652</u>
Expenditures				
Economic development				
Salaries	741,084	-	-	741,084
Fringe benefits	242,136	-	-	242,136
Office supplies and utilities	105,175	15,584	-	120,759
Professional services	504,459	655,161	192,239	1,351,859
Travel and conferences	2,597	-	-	2,597
Repairs and maintenance	1,356	-	-	1,356
Rentals	13,511	-	-	13,511
Contributions to district construction projects	-	575,053	12,372	587,425
Contributions to other governments - debt service	-	892,922	-	892,922
Total expenditures	<u>1,610,318</u>	<u>2,138,720</u>	<u>204,611</u>	<u>3,953,649</u>
Net change in fund balance	170,501	892,411	303,091	1,366,003
Fund balance, beginning of year	<u>726,806</u>	<u>2,974,201</u>	<u>219,377</u>	<u>3,920,384</u>
Fund balance, end of year	<u>\$ 897,307</u>	<u>\$ 3,866,612</u>	<u>\$ 522,468</u>	<u>\$ 5,286,387</u>

The accompanying notes are an integral part of these financial statements.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

**Reconciliation of the Statement of Revenues, Expenditures and
Changes in Fund Balances of Governmental Funds to the
Statement of Activities
For the Year Ended June 30, 2021**

Net changes in fund balances - total governmental funds	\$ 1,366,003
Amounts reported for <i>governmental activities</i> in the statement of activities are different because:	
Noncurrent assets recorded on the fund statements are not available to fund current year operations and are unavailable in the funds.	
Deduct - payments received on long-term receivables due from other governments	(241,034)
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the funds.	
Add - decrease in compensated absences	<u>8,599</u>
Change in net position of governmental activities	<u>\$ 1,133,568</u>

The accompanying notes are an integral part of these financial statements.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

**Notes to Financial Statements
For the Year Ended June 30, 2021**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity - The Downtown Development Authority (the "Authority"), a discrete component unit of the City of Traverse City (the "City"), was created in September 1978 by the City Commission pursuant to Act No. 197 of the Public Acts of 1975 of the State of Michigan. It operates through a Board of Trustees (the "Board") consisting of the Mayor of the City of Traverse City and eleven members approved by the City Commission. The purpose of the Authority is to correct and prevent deterioration of the Downtown Development District, encourage historic preservation, create and implement development plans, and promote economic growth.

The Authority is a component unit of the City because the City appoints the Authority's Board of Directors, it has the ability to significantly influence the Authority's operations and it is financially accountable for the Authority as defined under GASB Statement No. 14, *The Financial Reporting Entity*, as amended by GASB Statements No. 39 and No. 61. Accordingly, the Authority is presented as a discretely presented component unit in the City's financial statements.

Government-wide and Fund Financial Statements – The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the Authority. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for services. The Authority has no business-type activities.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segments are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate fund financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation – The government-wide financial information is reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the years for which they are levied.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

**Notes to Financial Statements
For the Year Ended June 30, 2021**

Governmental fund financial information is reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectable within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service and compensated absences expenditures are recorded only when payment is due. Property taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The Authority reports the following major governmental funds:

The *General Fund* is the Authority's primary operating fund. It accounts for all financial resources of the Authority, except those required to be accounted for in another fund.

The *TIF 97 and Old Town TIF Special Revenue Funds* account for financial resources that are legally restricted for activities within specific districts of the Downtown Development Authority.

Capital Assets – The Authority has capitalized one asset, a parcel of land purchased by the Authority for which it holds legal ownership. Infrastructure assets (e.g., roads, bridges, curbs, sidewalks, storm sewers and similar items), along with water and wastewater subsystems, constructed by the Authority are not recorded as the Authority's capital assets, even though the Authority may be obligated to repay the debt issued to finance the related projects. Such capital assets become the property of the City when they are placed into service and, accordingly, are then reported as the City's capital assets.

Deferred outflows/inflows of resources – In addition to assets, the statement of net position and the governmental funds balance sheet, when applicable, will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position/fund balance that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. Currently, the Authority does not report deferred outflows of resources.

In addition to liabilities, the statement of net position when applicable will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position/fund balance that applies to a future period and so will not be recognized as an inflow of resources (revenue) until then. Currently, the Authority reports deferred inflow of resources for unavailable revenue related to a long term

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
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**Notes to Financial Statements
For the Year Ended June 30, 2021**

commitment from the Grand Traverse County Brownfield Authority.

Accrued compensated absences - Employees are granted Sick Leave and Paid Time Off. **Sick Leave:** Employees hired before June 30, 2020 may have accumulated Sick Leave time. As of July 1, 2020, Sick Leave time will no longer accumulate. Sick Leave balances will be accessible and payable upon separation up to 480 hours until June 30, 2022. After 2022, Sick Leave pay banks and balances will be eliminated. **Paid Time Off:** If Paid Time Off is not used before the anniversary date, a maximum of 40 hours is eligible for rollover into the next work year and accumulation in the PTO “bucket.” Unused PTO above 40 hours that remains on the anniversary date will be forfeited. The maximum payout upon separation will be 40 hours. The estimated amount due to employees as of June 30, 2021 is accrued in the government-wide financial statements.

Fund Balance – In the fund financial statements, governmental funds report nonspendable fund balance for amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. Restricted fund balance is reported when externally imposed constraints are placed on the use of the resource by grantors, contributors, or laws or regulations of other governments. Committed fund balance is reported for amounts that can be used for specific purposes pursuant to constraints imposed by formal action of the Authority’s highest level of decision making authority, the Authority’s Board of Directors. A formal resolution by the Authority’s Board of Directors is required to establish, modify or rescind a fund balance commitment. Assigned fund balance is reported for amounts intended for specific purposes expressed and assigned by the governing body. Unassigned fund balance is the residual classification for the General Fund.

Net Position and Fund Balance Flow Assumptions – Sometimes the Authority will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position/fund balance and unrestricted – net position/fund balance, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government’s policy to use restricted resources first, then unrestricted resource as they are needed. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

2. CASH AND CASH EQUIVALENTS

Michigan Compiled Laws, Section 129.91 authorizes the local governmental unit to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations which have an office in Michigan. The Authority is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; United States government or federal agency obligations; repurchase agreements; bankers’ acceptance of United States banks; commercial paper rated

**CITY OF TRAVERSE CITY
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**Notes to Financial Statements
For the Year Ended June 30, 2021**

within the two highest classifications which mature not more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions which are rated as investment grade; and mutual funds composed of investment vehicles which are legal for direct investment by local units of government in Michigan.

The Authority's deposit and investment policy is in accordance with statutory authority.

The Authority's cash and cash equivalents are cash on hand and demand deposits with a bank. The Authority's cash and cash equivalents are comprised of bank deposits with a balance of \$7,517,261, cash held on deposit of \$56 and petty cash of \$548 at June 30, 2021.

Custodial credit risk - deposits

Custodial risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned. The State does not require and the Authority has not adopted a policy regarding custodial credit risk. The above deposits were reflected in the accounts of the bank (without recognition of checks written but not yet cleared, or of deposits in transit) at \$7,623,548. The Federal Deposit Insurance Corporation insures \$250,000 and the remainder of \$7,373,548 is uninsured and not collateralized.

3. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

Accounts payable are related to vendors and construction projects and includes \$237,552 due to the City of Traverse City related to contributions the DDA has committed for TIF eligible construction projects and \$5,212 due to the City for insurance reimbursements. Accrued liabilities in the governmental activities consist of accrued payroll liabilities.

4. RECEIVABLES / UNAVAILABLE REVENUE

The General Fund reports \$67,461 of receivables from the City of Traverse City related to parking system administration. Governmental funds reported unavailable revenue in connection with receivables that are not considered to be available to liquidate liabilities of the current period. This unavailable revenue consists of taxes that will be captured in the future by the Brownfield tax districts to reimburse for costs incurred in this and past fiscal years for economic development. At the end of the current fiscal year, the various components of unavailable revenue amounted to \$431,214.

5. INTERFUND PAYABLES AND RECEIVABLES

Expenses payable from the TIF 97 special revenue funds to the General Fund at June 30, 2021 netted to \$48,290. In addition, \$3,500 is due from the Old Town TIF fund to the General Fund for reimbursement of vendor payments made by the General Fund. TIF 97 reported amounts receivable from the General Fund including \$11,969 related to prior year

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
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**Notes to Financial Statements
For the Year Ended June 30, 2021**

adjustments, and \$292,314 related to brownfield reimbursements and property tax collections that were deposited into the General Fund bank account and were not transferred to the TIF 97 bank account as of 6/30/2021. Old Town TIF reported amounts receivable from the General Fund of \$82,379 related to prior year administrative fee adjustments and \$55,721 related to property tax collections deposited into the General Fund bank account and not transferred to the Old Town TIF bank account as of 6/30/2021.

6. ACCRUED COMPENSATED ABSENCES

Changes in accrued compensated absences consist of the following:

	<u>Balance</u> <u>07/01/20</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance</u> <u>06/30/21</u>	<u>Due</u> <u>Within</u> <u>One Year</u>
Accrued compensated absences	<u>\$55,122</u>	<u>\$ 10,020</u>	<u>\$ 18,619</u>	<u>\$46,523</u>	<u>\$ -</u>

Compensated absences are liquidated by the General Fund.

7. COMMITMENTS

The 2017 City of Traverse City Downtown Development Tax Exempt Refunding Bonds are reported on the City of Traverse City financial statements. The Authority has pledged tax increment revenues for the payment of these bonds. The City has pledged its limited tax full faith and credit for the payment of the principal and interest on the bonds. The following are the obligations, including interest, expected to be paid from the collection of tax increment revenues in the Tax Increment Financing and Development Plan No. 97.

<u>Fiscal Year</u> <u>End</u>	<u>Amount</u>
2022	\$ 931,504
2023	973,160
2024	953,440
2025	913,720
2026	874,459
2027-28	<u>1,608,198</u>
Total	<u>\$6,254,481</u>

The Authority has committed to assist the City with various infrastructure related projects within their boundaries including bridge repairs, streetscapes and river walk improvements. The estimated Authority commitment for projects that have started is \$1,069,910 at June 30, 2021. The Authority will pay these commitments using district eligible TIF captured funds.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

**Notes to Financial Statements
For the Year Ended June 30, 2021**

8. PROPERTY TAXES

The Authority's property taxes are levied each July 1 on the taxable valuation of applicable property located in the Districts of the Authority as of the preceding December 31, the lien date. Property taxes are payable without penalty and interest through July 31 and unpaid taxes become delinquent if not paid by March 1 of the succeeding year. Assessed values as established annually by the City, and subject to acceptance by the County, are equalized by the State at an estimated 50 percent of the assessed value. The taxable value for real and personal property for the Authority for the 2020 levy was \$205,870,771. The Authority's general operating tax rate for fiscal year 2020-21 was 1.64310 mills.

Property tax revenue for the TIF's, which are included in the Downtown Development Authority, is derived pursuant to the tax increment financing development plans. The Old Town TIF tax increment financing development plan captured its first taxes during the fiscal year end June 30, 2018. Real and personal property taxes are levied and attach as an enforceable lien on properties located within the boundaries of the tax increment financing districts. The City bills and collects the taxes on behalf of the Authority. Delinquent taxes on ad valorem real property at March 1 are purchased and collected by Grand Traverse County. Collection of delinquent personal property tax remains the responsibility of the City of Traverse City. Property tax revenue is recognized when levied in the government-wide financial statements and in the fund financial statements to the extent that it results in current receivables.

Except for property taxes captured from local schools that exceed contractual obligations, the Authority is entitled to all taxes levied on property within the tax increment financing authority districts to the extent that the current taxable value exceeds the base year taxable value. The base year of initial properties was 1997 for TIF 97 (\$32,860,088). The base year on other properties is determined by the date of entry into the district. The fiscal year 2020-21 captured taxable values for TIF 97 was \$140,309,012. The base year of initial properties was 2017 for Old Town TIF (\$45,424,382). The base year on other properties is determined by the date of entry into the district. The fiscal year 2020-21 captured taxable values for Old Town TIF was \$65,196,404.

9. ADMINISTRATIVE SERVICES REVENUE

The Authority entered into a contract with the Downtown Traverse City Association (a non-profit organization). The Authority provides office space and administrative services to the association for an annual fee of \$70,530.

The Authority entered into a contract on June 19, 2003 with the City of Traverse City in which the Authority will operate and manage the Traverse City Parking Services for an annual fee. The fiscal year end June 30, 2021 fee of \$772,100 is billed monthly at \$64,342.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

**Notes to Financial Statements
For the Year Ended June 30, 2021**

The Authority's General Fund is reimbursed an administrative fee for indirect cost from the TIF 97 Fund as approved in the budget. The fee assessed is .2% of the TIF district's total taxable value. The Old Town TIF also reimburses the General Fund at .2% of the districts total taxable value. The revenue recorded in the General Fund and expenditures in the TIF Fund are eliminated in the government wide financial statements. Income from the administrative fee for the year ended June 30, 2021 was \$408,684.

10. RISK OF LOSS

The Authority is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority is covered for these risks via the Michigan Municipal Liability and Property Pool, Michigan Municipal Workers Compensation Insurance Fund and commercial health insurance. There has been no significant reduction in insurance coverage from the prior year and settlements have not exceeded insurance coverage for the past three fiscal years.

11. DEFERRED COMPENSATION PLAN

The Authority sponsors the Traverse City Downtown Development Authority Deferred Compensation Plan created in accordance with the Internal Revenue Code Section 457. The administrator of the plan is ICMA Retirement Corporation. The plan is available to all employees. The Authority contributes 4% of eligible employees gross wages; participants may also contribute and the Authority will match the employee's deferral up to 6% percent. Plan provision and contribution requirements can only be amended by resolution of the Board of Directors. In fiscal year 2021 the Authority contributed \$61,267 and the employees contributed \$58,086 to this plan.

12. SUBSEQUENT EVENT

On November 15, 2021 the DDA closed on the purchase of property that will be used as the location of the new Civic Square project. The total purchase price was \$1,750,000 and was funded via the use of grant funds provided by the Michigan Economic Development Commission.

**REQUIRED SUPPLEMENTARY
INFORMATION**

CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
General Fund
For the Year Ended June 30, 2021

	Budget Amounts		Actual	Variance
	<u>Original</u>	<u>Final</u>	<u>Amount</u>	<u>Positive (Negative)</u>
Revenues				
Taxes	\$ 133,000	\$ 133,000	\$ 128,739	\$ (4,261)
Grants and contributions	3,450,000	3,450,000	181,721	(3,268,279)
Reimbursements	1,332,000	1,332,000	1,434,564	102,564
Rental income	40,000	40,000	34,887	(5,113)
Interest income	500	500	908	408
Total revenues	<u>4,955,500</u>	<u>4,955,500</u>	<u>1,780,819</u>	<u>(3,174,681)</u>
Expenditures				
Economic development				
Salaries	917,600	917,600	741,084	176,516
Fringe benefits	308,900	308,900	242,136	66,764
Office supplies and utilities	41,800	41,800	105,175	(63,375)
Professional services	169,000	169,000	504,459	(335,459)
Travel and conferences	25,000	25,000	2,597	22,403
Repairs and maintenance	3,000	3,000	1,356	1,644
Rentals	9,000	9,000	13,511	(4,511)
Capital outlay	3,438,000	3,438,000	-	3,438,000
Total expenditures	<u>4,912,300</u>	<u>4,912,300</u>	<u>1,610,318</u>	<u>3,301,982</u>
Net change in fund balance - revenues over (under) expenditures	43,200	43,200	170,501	127,301
Fund balance, beginning of year	<u>726,806</u>	<u>726,806</u>	<u>726,806</u>	<u>-</u>
Fund balance, end of year	<u>\$ 770,006</u>	<u>\$ 770,006</u>	<u>\$ 897,307</u>	<u>\$ 127,301</u>

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

**Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Special Revenue Fund - TIF 97
For the Year Ended June 30, 2021**

	Budget Amounts		Actual	Variance
	<u>Original</u>	<u>Final</u>	<u>Amount</u>	<u>Positive (Negative)</u>
Revenues				
Taxes	\$ 2,872,500	\$ 2,872,500	\$ 2,770,871	\$ (101,629)
Reimbursements	130,000	130,000	258,447	128,447
Interest income	4,500	4,500	1,813	(2,687)
Total revenues	<u>3,007,000</u>	<u>3,007,000</u>	<u>3,031,131</u>	<u>24,131</u>
Expenditures				
Economic development				
Office supplies and utilities	15,200	15,200	15,584	(384)
Professional services	774,600	774,600	655,161	119,439
Contributions to district construction projects	1,053,500	1,053,500	575,053	478,447
Contributions to other governments - debt service	893,500	893,500	892,922	578
Total expenditures	<u>2,736,800</u>	<u>2,736,800</u>	<u>2,138,720</u>	<u>598,080</u>
Net change in fund balance - revenues over (under) expenditures	270,200	270,200	892,411	622,211
Fund balance, beginning of year	<u>2,974,201</u>	<u>2,974,201</u>	<u>2,974,201</u>	<u>-</u>
Fund balance, end of year	<u>\$ 3,244,401</u>	<u>\$ 3,244,401</u>	<u>\$ 3,866,612</u>	<u>\$ 622,211</u>

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

**Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Special Revenue Fund - Old Town TIF
For the Year Ended June 30, 2021**

	<u>Budget Amounts</u>		<u>Actual</u>	<u>Variance</u>
	<u>Original</u>	<u>Final</u>	<u>Amount</u>	<u>Positive (Negative)</u>
Revenues				
Taxes	\$ 447,800	\$ 447,800	\$ 507,308	\$ 59,508
Interest income	100	100	394	294
Total revenues	<u>447,900</u>	<u>447,900</u>	<u>507,702</u>	<u>59,802</u>
Expenditures				
Economic development				
Professional services	216,400	216,400	192,239	24,161
Contributions to district construction projects	<u>330,500</u>	<u>330,500</u>	<u>12,372</u>	<u>318,128</u>
Total expenditures	<u>546,900</u>	<u>546,900</u>	<u>204,611</u>	<u>342,289</u>
Net change in fund balance - revenues over (under) expenditures	(99,000)	(99,000)	303,091	402,091
Fund balance, beginning of year	<u>219,377</u>	<u>219,377</u>	<u>219,377</u>	<u>-</u>
Fund balance, end of year	<u>\$ 120,377</u>	<u>\$ 120,377</u>	<u>\$ 522,468</u>	<u>\$ 402,091</u>

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

Notes to Required Supplementary Information

1. BUDGETARY INFORMATION

The general and special revenue funds are under formal budgetary control and their budgets are prepared on the same modified accrual basis of accounting used to reflect actual results. The Authority follows the City's budget process in establishing the budgetary data reflected in the financial statements:

- The Authority submits a proposed budget to the City Manager. After review and approval, the City Manager submits a recommended operating budget to the City Commission. Public hearings are held to obtain taxpayer comments. The budget is legally adopted through a City Commission resolution prior to the beginning of the budgetary year for the Authority's funds. The budget is then adopted by the Authority's Board.
- The budget is adopted on a basis consistent with generally accepted accounting principles. Budgeted amounts are as originally adopted or amended by the City Commission during the year.
- The budget document presents information by fund, function and activity. The legal level of budgetary control adopted by the governing board is the fund level, which is the level at which expenditures may not legally exceed appropriations.

INTERNAL CONTROL AND COMPLIANCE



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

December 13, 2021

Members of the Board
City of Traverse City Downtown Development Authority
Traverse City, Michigan

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the City of Traverse City Downtown Development Authority (the Authority), a Component Unit of the City of Traverse City, Michigan, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 13, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Vredenburg Haefner LLC



TRAVERSE CITY

Six Year Capital Improvement Plan Budget Year 2022-2023 by Fund

All Projects Submitted for 2022-2023

Date/Time Printed: 1/7/2022 1:19 pm

Bold - Indicates projects occurring in the first FY of the plan. + - Indicates projects with multiple funding										Overall Programming Cost		
Project ID	Cat	Previous	Fiscal Year 2022-2023	Fiscal Year 2023-2024	Fiscal Year 2024-2025	Fiscal Year 2025-2026	Fiscal Year 2026-2027	Fiscal Year 2027-2028	Total Project Cost	City Funds	Non-City Funds	
TIF 97												
Bridges												
Civic												
+ 870-22-CIP	V	\$0	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$6,000,000	\$6,000,000	\$0	
781-22-CIP	V	\$0	\$0	\$0	\$0	\$0	\$0	\$3,300,000	\$3,325,000	\$3,300,000	\$0	
82-22-CIP	C	\$0	\$10,000,000	\$0	\$0	\$0	\$0	\$14,000,000	\$24,000,000	\$24,000,000	\$0	
1141-22-CIP	C	\$100,000	\$66,000	\$66,000	\$66,000	\$0	\$0	\$0	\$298,000	\$198,000	\$0	
1158-22-CIP	V	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$200,000	\$200,000	\$0	
Parking												
1162-22-CIP	C	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$300,000	\$300,000	\$0	
645-22-CIP	V	\$0	\$0	\$0	\$0	\$0	\$0	\$23,000,000	\$23,515,600	\$23,000,000	\$0	
Police												
+ 1154-22-CIP	C	\$0	\$0	\$0	\$0	\$0	\$25,000	\$0	\$125,000	\$25,000	\$100,000	
Streets												
1233-22-CIP	C	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200,000	\$4,200,000	\$4,200,000	\$0	
+ 1087-22-CIP	M	\$0	\$341,000	\$341,000	\$0	\$0	\$0	\$0	\$1,364,000	\$682,000	\$682,000	
1088-22-CIP	M	\$336,000	\$280,000	\$384,000	\$0	\$0	\$0	\$0	\$1,000,000	\$664,000	\$0	
1232-22-CIP	V	\$25,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$450,000	\$400,000	\$0	
1089-22-CIP	M	\$0	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$0	\$125,000	\$125,000	\$0	
Total TIF 97			\$16,112,000	\$816,000	\$91,000	\$25,000	\$50,000	\$45,000,000				



TRAVERSE CITY

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Project ID	Cat	Previous	Fiscal Year 2022-2023	Fiscal Year 2023-2024	Fiscal Year 2024-2025	Fiscal Year 2025-2026	Fiscal Year 2026-2027	Fiscal Year 2027-2028	Total Project Cost	City Funds	Non-City Funds	
TIF Old Town												
Bridges												
Civic												
+ 1160-22-CIP	Lake Avenue Streetscaping & Plaza	C	\$0	\$0	\$700,000	\$0	\$0	\$0	\$1,620,759	\$700,000	\$920,759	
General Government												
+ 1159-22-CIP	Snowmelt (Old Town)	C	\$0	\$0	\$0	\$401,766	\$401,766	\$0	\$1,607,064	\$803,532	\$803,532	
Parks												
1194-22-CIP	Hannah Park Improvements	V	\$0	\$336,000	\$0	\$0	\$0	\$0	\$300,000	\$336,000	\$0	
Streets												
1197-22-CIP	Union Street Streetscapes	V	\$0	\$0	\$0	\$0	\$409,200	\$409,200	\$818,400	\$818,400	\$0	
Walkways												
1195-22-CIP	Midtown Riverwalk	V	\$0	\$336,000	\$0	\$0	\$0	\$0	\$672,000	\$672,000	\$0	
1196-22-CIP	Riverine Riverwalk	V	\$0	\$0	\$392,000	\$392,000	\$0	\$0	\$784,000	\$784,000	\$0	
1025-22-CIP	Rivers Edge Riverwalk Decking Replacement	M	\$0	\$119,700	\$0	\$0	\$0	\$0	\$119,700	\$119,700	\$0	
Total TIF Old Town			\$455,700	\$672,000	\$1,092,000	\$793,766	\$810,966	\$409,200				



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Project ID	Cat	Previous	Fiscal Year 2022-2023	Fiscal Year 2023-2024	Fiscal Year 2024-2025	Fiscal Year 2025-2026	Fiscal Year 2026-2027	Fiscal Year 2027-2028	Total Project Cost	City Funds	Non-City Funds	
Parking System												
Parking												
1133-22-CIP	V	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$0	\$100,000	\$100,000	\$0	
1234-22-CIP	M	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000	\$0	
1209-22-CIP	M	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0	\$400,000	\$300,000	\$0	
1214-22-CIP	V	\$0	\$50,000	\$400,000	\$0	\$0	\$0	\$0	\$450,000	\$450,000	\$0	
545-22-CIP	V	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$400,000	\$400,000	\$0	
1198-22-CIP	C	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000	\$50,000	\$0	
708-22-CIP	M	\$0	\$430,000	\$0	\$0	\$0	\$0	\$0	\$430,000	\$430,000	\$0	
1134-22-CIP	V	\$15,000	\$10,000	\$15,000	\$15,000	\$0	\$0	\$0	\$55,000	\$40,000	\$0	
1210-22-CIP	M	\$0	\$0	\$100,000	\$100,000	\$100,000	\$0	\$0	\$300,000	\$300,000	\$0	
1083-22-CIP	M	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$50,000	\$50,000	\$0	
1230-22-CIP	M	\$0	\$0	\$100,000	\$0	\$100,000	\$0	\$0	\$300,000	\$200,000	\$0	
1132-22-CIP	V	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$0	\$150,000	\$125,000	\$0	
1131-22-CIP	C	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$400,000	\$400,000	\$0	
Total Parking System												

TIF 97 REVENUE AND EXPENSE PROJECTION

DISCUSSION AND PLANNING F

FISCAL YEAR	<i>FY 2020-2021 unaudited</i>	<i>FY 2021-2022 projected</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)		
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping		
REAL PROPERTY TAXABLE VALUE	131,501,172	147,299,350
PERSONAL PROPERTY TAXABLE VALUE	<u>9,319,100</u>	<u>8,262,900</u>
TOTAL TAXABLE VALUE (audited)	140,820,272	155,562,250
BASE TAXABLE VALUE - 1997	<u>32,860,088</u>	<u>32,860,088</u>
CAPTURED TAXABLE VALUE FOR DISTRICT	107,960,184	122,702,162
Increase/Decrease	13,705,649	14,741,978
TOTAL CAPTURED MILLAGE RATE	25.8484	25.7394
REVENUE & EXPENSE	<i>FY 2020-2021 unaudited</i>	<i>FY 2021-2022 estimated</i>
REVENUE		
TAXES - ((Captured Taxable Value / 1,000) x Total Captured Millage Rate)		3,156,550
ALLOWANCE FOR TRIBUNAL REFUNDS		(50,000)
SUB-TOTAL TAXES	2,770,871	3,106,550
INTEREST	1,816	4,500
PARK ST BRA REIMBURSEMENT	<u>203,447</u>	<u>130,000</u>
TOTAL REVENUE	2,976,133	3,241,050
EXPENSE		
PROFESSIONAL SERVICES	735,355	739,300
Downtown Development Authority Administration (total captured value x .002)		311,125
City of Traverse City Administration (total captured value x .001)		155,562
Legal		20,000
Community Policing (w/ 2.5% annual increase ---INCREASE FOR FULL TIME'24/25)		52,531
Arts Commission - Administration		15,000
Arts Commission - Project		15,000
Downtown WIFI (ENDS 24/25)		65,000
Public Restroom (6 Private Sector downtown locations)		20,000

Retail/Office Assistance Program		50,000
Miscellaneous		50,000
2017 DECK REFUNDING DEBT SERVICE (Hardy Deck)	892,922	931,550
GENERAL EXPENSES	10,082	200
REPAIRS & MAINTENANCE	5,322	15,000
CAPITAL IMPROVEMENT PROJECTS (per CIP Program for FY 2021/2022)	573,904	1,258,000
North Cass Street Bridge Rehabilitation		
Park Street Bridge Repair		150,000
South Cass Street Bridge Repair		66,000
South Union Street Bridge Repair		
West Front Street Bridge Replacement		220,000
Civic Square - \$5,000,000		
Farmer's Market - \$3,000,000		
Lower Boardman River Unified Plan - \$22,000,000		
100 Block Alley - Plaza - \$8,800,000		
200 Block Alley - \$1,200,000		
West Front Street Parking Structure - \$22,400,000		
Stormwater Management		0
Workforce Housing		
East Front Street Improvements - \$6,985,000		
State/Boardman/Pine Street Two-Way Conversion - \$400,000		25,000
Healthier Drinking Culture Investment (Lights & Cameras) \$150,000		
Front Street Streetscapes/Snow Melt Projects -- \$3,000,000		336,000
Possible Two-way Street conversation \$900,000		
State Street Streetscapes/Snow Melt Projects - \$2,000,000		336,000
Tree Replacement \$300,000		25,000
Clean/Green Maintenance (\$200,000 annually)		
Miscellaneous		100,000
TOTAL EXPENSE	2,217,586	2,944,050
CHANGE IN FUND BALANCE	<u>758,547</u>	<u>297,000</u>
FUND BALANCE END OF FISCAL YEAR	3,732,748	4,029,748

Scenario 1 Debt Service

Scenario 1 Ending Fund Balance

IS - FISCAL YEARS ENDING 6/30/19 TO 6/30/28

PURPOSE ONLY - (Dec 1, 2021)

FY 2022-2023 estimated	FY 2023-2024 estimated	FY 2024-2025 estimated	FY 2025-2026 estimated	FY 2026-2027 estimated	FY 2027-2028 estimated
2,209,490	2,507,824	2,629,442	2,721,383	2,762,204	2,803,637
17,679,450	5,600,000	3,500,000	0	0	0
167,188,290	175,296,115	181,425,556	184,146,940	186,909,144	189,712,781
<u>8,000,000</u>	<u>8,000,000</u>	<u>8,000,000</u>	<u>8,000,000</u>	<u>8,000,000</u>	<u>8,000,000</u>
175,188,290	183,296,115	189,425,556	192,146,940	194,909,144	197,712,781
<u>32,860,088</u>	<u>32,860,088</u>	<u>32,860,088</u>	<u>32,860,088</u>	<u>32,860,088</u>	<u>32,860,088</u>
142,328,202	150,436,027	156,565,468	159,286,852	162,049,056	164,852,693
19,626,040	8,107,824	6,129,442	2,721,383	2,762,204	2,803,637
25.6115	25.4842	25.1795	24.9561	24.8313	24.7072
FY 2022-2023 estimated	FY 2023-2024 estimated	FY 2024-2025 estimated	FY 2025-2026 estimated	FY 2026-2027 estimated	FY 2027-2028 estimated
3,645,233	3,833,735	3,942,246	3,975,181	4,023,894	4,073,044
(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
3,595,233	3,783,735	3,892,246	3,925,181	3,973,894	4,023,044
4,500	4,500	4,500	4,500	4,500	4,500
<u>130,000</u>	<u>130,000</u>	<u>55,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
3,729,733	3,918,235	3,951,746	3,929,681	3,978,394	4,027,544
650,829	676,498	687,837	698,829	710,015	721,398
284,656	300,872	313,131	318,574	324,098	329,705
142,328	150,436	156,565	159,287	162,049	164,853
20,000	20,000	20,000	20,000	20,000	20,000
53,844	55,190	113,140	115,969	118,868	121,840
15,000	15,000	15,000	15,000	15,000	15,000
65,000	65,000				
20,000	20,000	20,000	20,000	20,000	20,000

50,000	50,000	50,000	50,000	50,000	50,000
973,160	953,440	913,720	874,459	825,656	782,541
200	200	200	200	200	200
0	0	0	0	0	0
394,500	100,000	100,000	100,000	100,000	100,000
201,500					
93,000					
0	0	0			
0					
	0				
0					
0					
0	0	0	0	0	0
100,000	100,000	100,000	100,000	100,000	100,000
2,018,689	1,730,138	1,701,757	1,673,488	1,635,871	1,604,139
1,711,044	2,188,097	2,249,989	2,256,192	2,342,523	2,423,406
5,740,793	5,290,674	4,919,773	4,576,608	4,344,036	4,191,297
2,638,215	2,620,890	2,599,357	52,575,095	2,576,145	2,587,740

3,102,578

2,669,784

2,320,416

2,001,513

1,767,891

1,603,557