

Traverse City Downtown Development Authority Regular Meeting

Friday, November 17, 2023

9:00 AM

Commission Chambers, Governmental Center
400 Boardman Avenue
Traverse City, Michigan 49684



The City of Traverse City does not discriminate on the basis of disability in the admission to, access to, treatment in, or employment in, its programs or activities. Interim Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan 49684, phone 231-922-4440, TDD/TTY 231-922-4412, VRS 231-421-7008, 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 ADA Coordinator.

If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

The City of Traverse City and Downtown Development Authority are committed to a dialog that is constructive, respectful and civil. We ask that all individuals interacting verbally or in writing with board members honor these values.

Downtown Development Authority:
c/o Jean Derenzy, CEO
(231) 922-2050
Web: www.dda.downtowntc.com
303 East State Street, Suite C
Traverse City, MI 49684

Welcome to the Traverse City Downtown Development Authority meeting

Agenda

	Page
1. CALL TO ORDER	
2. ROLL CALL	
3. REVIEW AND APPROVAL OF AGENDA	
4. PUBLIC COMMENT	
5. CONSENT CALENDAR	
<i>The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one DDA Board motion without discussion. Any member of the DDA Board, staff or the public may ask that any item on the consent calendar be removed therefrom and placed elsewhere on the agenda for individual consideration by the DDA Board; and such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single DDA Board action adopting the consent calendar.</i>	
A. Approval of minutes of the October 20, 2023 Downtown Development Authority Board of Directors meeting (Approval Recommended) (Jean Derenzy) - PDF October 20, 2023 Downtown Development Authority Regular Meeting Minutes - PDF	6 - 10
B. Approval of the minutes of the November 3, 2023 Downtown Development Authority Study Session (Approval Recommended) (Jean Derenzy) - PDF November 3, 2023 Downtown Development Authority Study Session Minutes - PDF	11 - 12
C. Approval of the minutes of the October 23, 2023 Governance Committee meeting. (Approval Recommended) (Jean Derenzy) October 23, 2023 Downtown Development Authority Governance Committee Meeting Minutes - PDF	13 - 14
D. Consideration of approving financial reports and disbursements for DDA, TIF 97, Old Town TIF, Parking and Arts Commission for October 2023 (Approval Recommended) (Jean Derenzy)	15 - 25

[DDA General, TIF-97, Old Town TIF Combined Financials, October 2023 - PDF](#)

[DDA General, TIF-97, Old Town TIF Combined Dashboards, October 2023 - PDF](#)

[TC Parking Services Financials October 2023 - PDF](#)

[TC Arts Commission Financials October 2023 - PDF](#)

- E. Brownfield Interlocal Agreement Memo From Finance Committee (Approval Recommended) - PDF 26

[Brownfield Interlocal Uptown Memo \(Finance Committee\) - PDF](#)

6. ITEMS REMOVED FROM CONSENT CALENDAR

7. SPECIAL ORDER OF BUSINESS

8. OLD BUSINESS

- A. Cameras Downtown (Chief Richmond) 27 - 30
- [Downtown Cameras Memo \(Jean Derenzy\) - PDF](#)
- [Caption Richmond Answer Sheet \(Cap. Richmond\) - PDF](#)
-

9. CEO REPORT

- A. Moving Downtown forward TIF Plan Amendment & Schedule (Jean Derenzy) 31 - 53
- [Moving Downtown Forward TIF Plan Memo \(Jean Derenzy, Scott Howard\) - PDF](#)
- [MDF Timetable and Milestone Sheet - PDF](#)
- [Amended Plan Moving Downtown Forward TIF Partnership Plan. Partnership Tax Capture - PDF](#)
- [Draft Amended TIF 97/Moving Downtown Forward TIF Plan Project Map - PDF](#)
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10. BOARD MEMBER REPORTS

- A. Mobility & Parking Advisory Committee Update 54
- [Mobility and Parking Update Memo \(Scot Hardy\) - PDF](#)
- B. Arts Commission 55
- [Art Commission Update Memo \(McMillen\) - PDF](#)
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11. STAFF REPORTS

- A. COO Report (Harry Burkholder) 56 - 57
- [COO Report \(Harry Burkholder\) - PDF](#)
- B. Transportation Mobility Director Report (Nicole VanNess) 58 - 59
- [Parking Services Report \(VanNess\) - PDF](#)
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- C. Downtown Experience Coordinator Report (Abby Seitter) 60 -
[Downtown Experience Coordinator Report \(Abby Seitter\) - PDF](#) 61
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12. RECEIVE AND FILE

- A. Arts Commission October 18, 2023 Meeting Minutes 62 -
[October 18, 2023 Arts Commission Meeting Minutes - PDF](#) 64
-

13. PUBLIC COMMENT

14. ADJOURNMENT



CITY COMMISSION

GOALS & OBJECTIVES

2022-2023



HOUSING & HOMELESSNESS

Increase opportunities for more diverse housing through public and private options.



ACCESS & MOBILITY

Invest in multi-modal mobility strategies and existing and future infrastructure so that individuals of all ages, abilities and income have a network of complete, barrier free, safe, year round access to our community's amenities and basic needs.



CONNECTING PEOPLE WITH EACH OTHER AND NATURE

Invest in facilities and amenities in order to create vibrant City spaces that connect all people to nature and to each other.



ECONOMIC DEVELOPMENT

The City will foster economic development by adopting a growth mentality and by conserving and maintaining natural resources. It will work with partners to invest in and maintain amenities that support a wide variety of industries, build the workforce, and attract well-paying jobs with the region's future in mind.



WATER SYSTEMS

Proactively and consistently maintain, conserve, and manage water and water systems to reduce harm to the systems themselves as well as public health and safety.



CLIMATE CHANGE

Address climate within all of our City priorities, goals, policies, and actions.



**Minutes of the
Downtown Development Authority for the City of Traverse City
Regular Meeting
Friday, October 20, 2023**

A regular meeting of the Downtown Development Authority of the City of Traverse City was called to order at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan, at 9:00 a.m.

The following Board Members were in attendance: Chairperson Gabe Schneider, Board Member Steve Nance, Board Member Peter Kirkwood, Board Vice Chair Scott Hardy, Board Member Jeff Joubran, Mayor Richard Lewis, Board Member Pam Marsh, Board Member Pam DeMerle, Board Member Todd McMillen, Board Member Katy Bertodatto, Board Member Michael Brodsky, and Board Member Ed Slosky

The following Board Members were absent: None

Chairperson Schneider presided at the meeting.

(a) **CALL TO ORDER**

Chairperson Schneider called the meeting to order at 9:00AM.

(b) **ROLL CALL**

(c) **RECOGNITION OF STEVE NANCE & RICHARD LEWIS**

(1)

The Following Addressed the Board:

Gabe Schneider

(d) **REVIEW AND APPROVAL OF AGENDA**

- (1) Consideration of approving the agenda as presented.
Approval of the agenda as presented.

Moved by Ed Slosky, Seconded by Scott Hardy

Yes: Gabe Schneider, Steve Nance, Peter Kirkwood, Scott Hardy, Jeff Joubbran, Richard Lewis, Pam Marsh, Pam DeMerle, Todd McMillen, Katy Bertodatto, Michael Brodsky, and Ed Slosky
Absent: None

CARRIED. 12-0-0 on a recorded vote

(e) **PUBLIC COMMENT**

No Public Comment.

(f) **CONSENT CALENDAR**

The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one DDA Board motion without discussion. Any member of the DDA Board, staff or the public may ask that any item on the consent calendar be removed therefrom and placed elsewhere on the agenda for individual consideration by the DDA Board; and such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single DDA Board action adopting the consent calendar.

- (1) Approval of the minutes of the September 15, 2023 Downtown Development Authority Board of Directors meeting (Approval Recommended) (Jean Derenzy)
- (2) Consideration of approving financial reports and disbursements for DDA, TIF 97, Old Town TIF, Parking and Arts Commission for September 2023 (Approval Recommended) (Jean Derenzy)
That the DDA Board approve the consent calendar as presented.

Moved by Steve Nance, Seconded by Pam Marsh

Yes: Gabe Schneider, Steve Nance, Peter Kirkwood, Scott Hardy, Jeff Joubbran, Richard Lewis, Pam Marsh, Pam DeMerle, Todd McMillen, Katy Bertodatto, Michael Brodsky, and Ed Slosky
Absent: None

CARRIED. 12-0-0 on a recorded vote

(g) **OLD BUSINESS**

- (1) City of TC & DDA Service Agreement (Approval Recommended) (Jean Derenzy, Scott Howard)

The Following Addressed the Board:

Jean Derenzy, DDA CEO
Richard Lewis

Gabe Schneider
Pam Marsh
Steve Nance
Michael Brodsky
Pete Kirkwood
Scott Hardy
Katy Bertodatto
Ed Slosky

That the DDA approve the Services Agreement between City of Traverse City and DDA for \$630,000 the first year and a 1.5% inflationary cost increase each subsequent year, subject to approval as to substance by the DDA CEO and as to form by the DDA Attorney.

Moved by Peter Kirkwood, Seconded by Katy Bertodatto

Yes: Gabe Schneider, Steve Nance, Peter Kirkwood, Scott Hardy, Jeff Joubran, Richard Lewis, Pam Marsh, Pam DeMerle, Todd McMillen, Katy Bertodatto, Michael Brodsky, and Ed Slosky

Absent: None

CARRIED. 12-0-0 on a recorded vote

(h) **CEO REPORT**

(1) Moving Downtown Forward TIF Plan Schedule (Jean Derenzy)

The Following Addressed the Board:

Jean Derenzy, DDA CEO
Pete Kirkwood
Katy Bertodatto
Pam Marsh
Scott Hardy
Steve Nance
Richard Lewis
Gabe Schneider

(2) Infrastructure Projects Update (Jean Derenzy)

The Following Addressed the Board:

Jean Derenzy, DDA CEO
Gabe Schneider
Pete Kirkwood
Steve Nance

Pam Marsh
Katy Bertodatto
Todd McMillen
Ed Slosky
Richard Lewis
Pam DeMerle
Scott Hardy

(i) **BOARD MEMBER REPORTS**

(1) Arts Commission Update (Todd McMillen)

The Following Addressed the Board:

Todd McMillen
Pam DeMerle
Steve Nance
Pam Marsh
Harry Burkholder
Katy Bertodatto

Jeff Joubran left the meeting at 9:58am.

(2) Mobility & Parking Advisory Board Update (Scott Hardy) (Verbal Update)

The Following Addressed the Board:

Scott Hardy
Pam Marsh
Nicole VanNess
Katy Bertodatto

(j) **STAFF REPORTS**

(1) COO Report (Harry Burkholder)

The Following Addressed the Board:

Harry Burkholder
Pete Kirkwood
Steve Nance

(2) Transportation Mobility Director Report (Nicole VanNess)

The Following Addressed the Board:

Nicole VanNess

(3) Downtown Experience Coordinator Report (Abby Seitter)

(k) **RECEIVE AND FILE**

(1) DTCA August 2023 Meeting Minutes

(l) **PUBLIC COMMENT**

The Following Addressed the Board:

Richard Lewis
Steve Nance
Pam Marsh

(m) **ADJOURNMENT**

(1) Motion to adjourn the meeting.
That the DDA board adjourn the meeting at 10:15AM.

Moved by Steve Nance, Seconded by Scott Hardy

Yes: Gabe Schneider, Steve Nance, Peter Kirkwood, Scott Hardy,
Richard Lewis, Pam Marsh, Pam DeMerle, Todd McMillen, Katy
Bertodatto, Michael Brodsky, and Ed Slosky

Absent: None

CARRIED. 11-0-0 on a recorded vote

Jean Derenzy, Traverse City DDA
CEO



**Minutes of the
Downtown Development Authority for the City of Traverse City
Study Session
Friday, November 3, 2023**

A study session of the Downtown Development Authority of the City of Traverse City was called to order at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan, at 12 p.m.

The following Board Members were in attendance: Chairperson Gabe Schneider, Board Member Peter Kirkwood, Board Member Jeff Joubran, Mayor Richard Lewis, Board Member Pam DeMerle, Board Member Todd McMillen, Board Member Katy Bertodatto, Board Member Michael Brodsky, Board Member Ed Slosky, and Board Member Hillary Ascroft

The following Board Members were absent: Board Vice Chair Scott Hardy and Board Member Pam Marsh

Chairperson Schneider presided at the meeting.

(a) **CALL TO ORDER**

Chairperson Schneider called the meeting to order at 12:01 PM.

(b) **ROLL CALL**

(c) **PUBLIC COMMENT**

No public comment.

(d) **TOPICS OF DISCUSSION**

(1) Upcoming Projects and Initiatives

Derenzy introduced the camera project in the DDA district. Chief Richmond provided an overview of the project. Board members commented on concerns from demographics regarding surveillance, inquired about type of incidents in the district, and asked for details on the funding.

Derenzy introduced the West End stair project near the 309 W Front development. Developer has given the City of Traverse City an easement for the river walk path. Board members commented on the consistent design, sourcing of materials and ensuring and economic solution.

The following addressed the Board:
Police Chief, Matt Richmond
Katy Bertodatto
Pete Kirkwood
Pam Demerle
Gabe Schneider

(e) **PUBLIC COMMENT**

No public comment.

(f) **ADJOURNMENT**

Chairperson Schneider adjourned the meeting at 12:57 PM.

Jean Derenzy, Traverse City DDA
CEO



**Minutes of the
Downtown Development Authority for the City of Traverse City
Governance Committee
October 23, 2023**

A Downtown Development Authority Governance Committee of the City of Traverse City was called to order at DDA Office, 303 E. State Street, Traverse City, Michigan, at 5:00 p.m.

The following Board Members were in attendance: Board Members DeMerle, McMillen, Kirkwood and Brodsky

The following Board Members were absent: None

Chairperson DeMerle presided over the meeting

(a) **CALL TO ORDER**

(1) Chairperson DeMerle called the meeting together at 5:00 PM

(b) **ROLL CALL**

(c) **ELECTIONS**

(1) Election of Chair & Vice Chair

Motion that Michael Brodsky be appointed Vice-Chair of the Governance Committee

Moved by Peter Kirkwood, Seconded by Todd McMillen

Yes: Pam DeMerle, Michael Brodsky, Peter Kirkwood, and Todd McMillen

Absent: None

CARRIED. 4-0-0 on a recorded vote

(d) **NEW BUSINESS**

(1) Dates and Time of Meetings (Approval Recommended) (Jean Derenzy)

Dates and times (5:00 PM) of the Governance Committee were discussed and noted as:
November 20th, 2023

Jan. 22, 2024
March 18, 2024
May 20, 2024
July 22, 2024
September 23, 2024

(2) Governance Responsibilities

- Ms. Derenzy provided a review of the responsibilities of the Governance Committee. Committee members identified a series of edits to the responsibilities and asked that they be brought back to the Governance Committee for review and approval.
- The Committee also discussed a Board Strategic Plan, including the approach, timing and need.

(3) DDA Board Roles and Responsibilities

Ms. Derenzy provided a review of the DDA Board Roles and Responsibilities. The Committee recommended edits to the DDA Roles and Responsibilities to be brought back to the next Governance Meeting for review and approval before presenting to the full DDA Board.

(4) CEO Contract

As part of the Governance Committee's roles and responsibilities, the Chair and Vice-Chair requested two members of the Committee work with Ms. Derenzy on a renewal/terms of her contract, to then be brought to the full DDA Board for review and consideration. Ms. DeMerle and Mr. Kirkwood agreed to work with Ms. Derenzy on the renewal/terms of her contract to brought back to the Committee for review and consideration at their Nov. 20th meeting and then December 15th DDA Board Meeting.

(e) **OTHER BUSINESS**

(f) **PUBLIC COMMENT**

- (1)** Jackie Anderson addressed the Committee to discuss strategic planning.

(g) **ADJOURNMENT**

- (1)** Meeting adjourned at 5:53 PM

Chair, Pam DeMerle

Traverse City DDA - General

Adjusted Trial Balance

As of October 31, 2023

	UNADJUSTED BALANCE		ADJUSTMENTS		ADJUSTED BALANCE	
	DEBIT	CREDIT	DEBIT	CREDIT	DEBIT	CREDIT
1000 Fifth Third Checking - 3112	104,919.94				104,919.94	
1010 Fifth Third Savings - 6740	205,037.42				205,037.42	
1200 Accounts Receivable	619,494.71				619,494.71	
1102 Due From Arts Council	0.12				0.12	
1103 Due From DTCA	1,081.69				1,081.69	
1104 Due From Other Funds	5,348.45				5,348.45	
2000 Accounts Payable		3,471.84				3,471.84
2100 Due to Other Funds		554.50				554.50
2110 Due to Oldtown TIF		7,427.38				7,427.38
2120 Due to TIF 97		11,988.47				11,988.47
2202 Payroll Liabilities:Accrued Payroll Liabilities		10,084.64				10,084.64
2203 Payroll Liabilities:Accrued Salaries		38,861.35				38,861.35
2215 Payroll Liabilities:Health, Dental, Vision Insurance Payable	24,704.46				24,704.46	
2220 Payroll Liabilities:Life & Disability Insurance Payable		693.05				693.05
2301 Deposits Payable:Double Up Food Bucks		2,399.61				2,399.61
2303 Deposits Payable:NCF Reimbursements	2,070.00				2,070.00	
2304 Deposits Payable:Prescriptions for Health		1,270.64				1,270.64
2305 Deposits Payable:Project Fresh	441.00				441.00	
2306 Deposits Payable:Senior Project Fresh	3,845.00				3,845.00	
2407 GRANTS:MEDC (Civic Square)		100,000.00				100,000.00
2600 Deferred Income		22,650.83				22,650.83
Suspense		959.59				959.59
3000 Opening Bal Equity		107,606.27				107,606.27
3900 Retained Earnings		353,863.19				353,863.19
4101 TAXES:Property Taxes		124,825.66				124,825.66
4204 GRANTS & CONTRIBUTIONS:Grants - EGLE cornwell	2,793.07				2,793.07	
4209 GRANTS & CONTRIBUTIONS:MEDC Civic Square		56,086.08				56,086.08
4302 REIMBURSEMENTS:Administrative Services		367,669.50				367,669.50
4303 REIMBURSEMENTS:Parking Services		275,000.00				275,000.00
4305 REIMBURSEMENTS:Farmers Market online Revenue		58,917.02				58,917.02
4501 INTEREST INCOME:Interest & Dividends		982.36				982.36
5101 SALARIES:Salaries & Wages	208,847.87				208,847.87	
5102 SALARIES:Hourly Wage Expense	142,636.38				142,636.38	
5201 FRINGE BENEFITS:Health Insurance	7,148.41				7,148.41	
5202 FRINGE BENEFITS:Disability Insurance Benefits	2,358.60				2,358.60	
5203 FRINGE BENEFITS:Life Insurance Expense	693.68				693.68	
5204 FRINGE BENEFITS:457 Company Matching	23,958.13				23,958.13	
5208 FRINGE BENEFITS:Social Security Tax Expense	22,776.20				22,776.20	
5209 FRINGE BENEFITS:Medicare Tax Expense	5,326.70				5,326.70	

Traverse City DDA - General

Adjusted Trial Balance

As of October 31, 2023

	UNADJUSTED BALANCE		ADJUSTMENTS		ADJUSTED BALANCE	
	DEBIT	CREDIT	DEBIT	CREDIT	DEBIT	CREDIT
5210 FRINGE BENEFITS:SUTA Tax Expense	676.70				676.70	
5211 FRINGE BENEFITS:Workers Compensation	3,673.00				3,673.00	
5301 OFFICE SUPPLIES AND UTILITIES:Office Supplies	3,925.90				3,925.90	
5302 OFFICE SUPPLIES AND UTILITIES:Utilities	2,594.24				2,594.24	
5303 OFFICE SUPPLIES AND UTILITIES:Operation Supplies	32.00				32.00	
5304 OFFICE SUPPLIES AND UTILITIES:Equipment	109.94				109.94	
5305 OFFICE SUPPLIES AND UTILITIES:Dues and Memberships	2,783.99				2,783.99	
5306 OFFICE SUPPLIES AND UTILITIES:Printing & Publishing	176.71				176.71	
5307 OFFICE SUPPLIES AND UTILITIES:Communications	2,236.92				2,236.92	
5308 OFFICE SUPPLIES AND UTILITIES:Miscellaneous Expense	368.27				368.27	
5402 PROFESSIONAL SERVICES:Legal	15,975.00				15,975.00	
5403 PROFESSIONAL SERVICES:Professional/Contractual	34,356.33				34,356.33	
5405 PROFESSIONAL SERVICES:Community Promotion	5,113.74				5,113.74	
5409 PROFESSIONAL SERVICES:Grant exp EGLE cornwell bldg	7,269.99				7,269.99	
5413 PROFESSIONAL SERVICES:Grant Exp SOM Cive Square	56,086.08				56,086.08	
5415 PROFESSIONAL SERVICES:Online Farmers Market Expense	16,472.92				16,472.92	
5418 PROFESSIONAL SERVICES:SNAP Food Assistance Expense	5,575.00				5,575.00	
5501 TRAVEL AND CONFERENCES:Lodging, meals	2,791.84				2,791.84	
5502 TRAVEL AND CONFERENCES:Transportation	945.58				945.58	
5601 REPAIRS AND MAINTENANCE:Repairs & Maintenance	220.00				220.00	
5701 RENTAL EXPENSE:Rentals	446.00				446.00	
TOTAL	\$1,545,311.98	\$1,545,311.98	\$0.00	\$0.00	\$1,545,311.98	\$1,545,311.98

Traverse City DDA - TIF 97

Adjusted Trial Balance

As of October 31, 2023

	UNADJUSTED BALANCE		ADJUSTMENTS		ADJUSTED BALANCE	
	DEBIT	CREDIT	DEBIT	CREDIT	DEBIT	CREDIT
1001 CASH AND CASH EQUIVALENTS:Fifth Third Checking - 8026	4,427,962.18				4,427,962.18	
1200 Accounts Receivable	3,156,068.14				3,156,068.14	
1102 OTHER CURRENT ASSETS:Due from other governments	608,000.00				608,000.00	
1210 Deposits-Security Deposit	4,500.00				4,500.00	
1300 Pre-Paid Expense	13,123.95				13,123.95	
2000 Accounts Payable		356,263.65				356,263.65
2100 Due to Other Funds	4,500.00				4,500.00	
3000 Opening Bal Equity	21,200.00				21,200.00	
3900 Retained Earnings		5,564,947.80				5,564,947.80
4101 TAXES:Property Taxes		2,947,433.70				2,947,433.70
4300 Reimbursements		48,631.87				48,631.87
4500 INTEREST INCOME		1,095.13				1,095.13
5302 OFFICE SUPPLIES AND UTILITIES:Utilities	1,395.75				1,395.75	
5303 OFFICE SUPPLIES AND UTILITIES:Purchases	2,312.28				2,312.28	
5308 OFFICE SUPPLIES AND UTILITIES:Miscellaneous Expense	22,270.00				22,270.00	
5309 OFFICE SUPPLIES AND UTILITIES:Bank Charges	232.58				232.58	
5400 PROFESSIONAL SERVICES	100.50				100.50	
5401 PROFESSIONAL SERVICES:Contract Services	20,750.00				20,750.00	
5402 PROFESSIONAL SERVICES:Legal	5,325.00				5,325.00	
5403 PROFESSIONAL SERVICES:Professional/Contractual	10,359.95				10,359.95	
5405 PROFESSIONAL SERVICES:Administrative	284,910.00				284,910.00	
5406 PROFESSIONAL SERVICES:Public Restrooms	22,800.00				22,800.00	
5408 PROFESSIONAL SERVICES:Service Agreement	72,420.00				72,420.00	
5410 PROFESSIONAL SERVICES:Marketing/Communication	7,241.01				7,241.01	
5414 PROFESSIONAL SERVICES:Traverse Connect	35,000.00				35,000.00	
5500 Contributions to District Construction Projects	110,768.65				110,768.65	
5600 Contributions to Other Governments-Debt Service	46,391.21				46,391.21	
5801 RENT OR LEASE EXPENSE:Rent Expense	13,500.00				13,500.00	
5901 REPAIR & MAINTENANCE EXPENSES:Repairs and Maintenance	20,208.45				20,208.45	
6001 TAXES & TRANSFERS:Taxes Paid	7,032.50				7,032.50	
TOTAL	\$8,918,372.15	\$8,918,372.15	\$0.00	\$0.00	\$8,918,372.15	\$8,918,372.15

DDA Old Town TIF

Adjusted Trial Balance

As of October 31, 2023

	UNADJUSTED BALANCE		ADJUSTMENTS		ADJUSTED BALANCE	
	DEBIT	CREDIT	DEBIT	CREDIT	DEBIT	CREDIT
1001 1000 CASH AND CASH EQUIVALENTS:Fifth Third Checking - 0650	1,109,575.32				1,109,575.32	
1200 Accounts Receivable	670,306.30				670,306.30	
2000 Accounts Payable		57,769.50				57,769.50
3900 Retained Earnings		1,127,537.64				1,127,537.64
4101 TAXES:Property Taxes		670,153.50				670,153.50
5302 OFFICE SUPPLIES & UTILITIES:Utilities	344.20				344.20	
5303 OFFICE SUPPLIES & UTILITIES:Purchases	1,069.06				1,069.06	
5306 OFFICE SUPPLIES & UTILITIES:Printing & Publishing	199.98				199.98	
5401 PROFESSIONAL SERVICES:Contract Services	66,730.75				66,730.75	
5403 PROFESSIONAL SERVICES:Professional/Contractual	577.48				577.48	
5406 PROFESSIONAL SERVICES:Traverse Connect	5,000.00				5,000.00	
5900 Repairs and Maintenance	1,810.35				1,810.35	
4500 INTEREST INCOME				152.80		152.80
TOTAL	\$1,855,613.44	\$1,855,613.44	\$0.00	\$0.00	\$1,855,613.44	\$1,855,613.44

TC Downtown Development Authority (DDA)
Board Financial Report - Dashboard

10/31/2023

Downtown Development Authority (DDA)

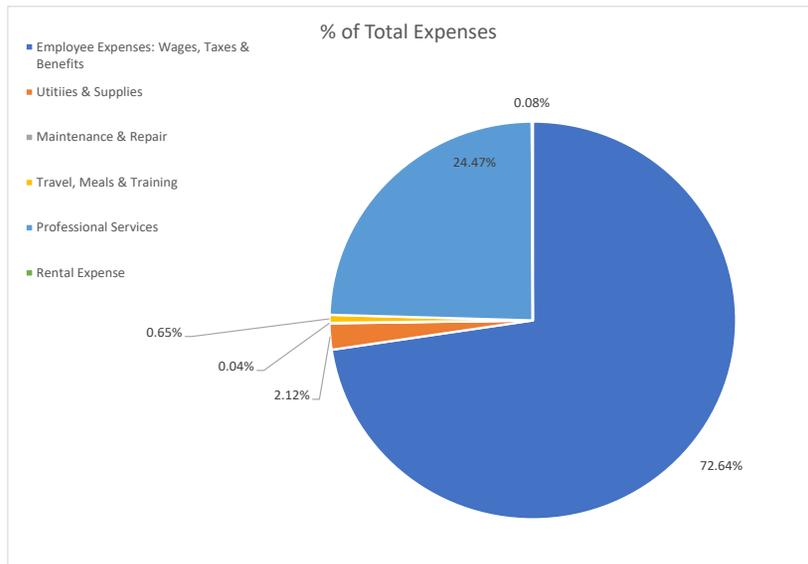
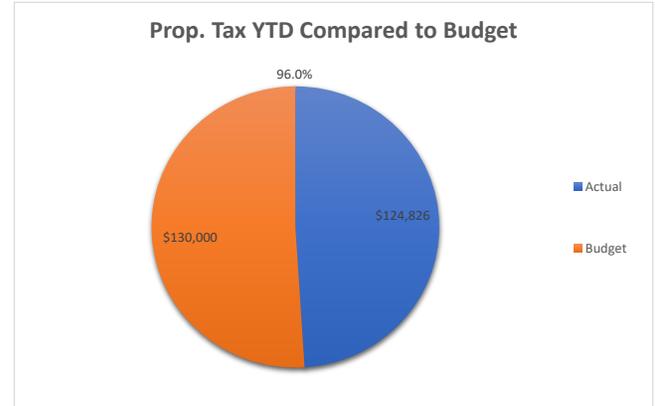
Financial Position	YTD as of 10/31/2023	Prior Year as of 6/30/2023 *	Change
Total Cash and Cash Equivalents	\$ 309,957	\$ 663,213	\$ (353,256)
Other Assets	625,925	152,696	473,229
Total Assets	\$ 935,882	\$ 815,909	\$ 119,973
Current Liabilities	\$ 3,472	\$ 104,074	\$ (100,603)
Total Other Liabilities	165,830	250,366	(84,536)
Total Liabilities	169,301	354,440	(185,139)
Fund Balance	766,581	461,469	305,112
Total Liabilities and Fund Balance	\$ 935,882	\$ 815,909	\$ 119,973

* Prior year balances are pre-audit and subject to change

Revenue	YTD	Annual Budget	% of Budget
Property Taxes	\$ 124,826	\$ 130,000	96.0%
Grants & Contributions	53,293	100,000	53.3%
Reimbursements	701,587	1,585,359	44.3%
Rental Income	-	115,000	0.0%
Interest	982	1,000	98.2%
Total Revenue	\$ 880,688	\$ 1,931,359	46%

Expenses	YTD	Annual Budget	% of Budget
Employee Expenses: Wages, Taxes & Benefits	\$ 418,096	\$ 1,450,516	29%
Utilities & Supplies	12,228	63,000	19%
Maintenance & Repair	220	0	0%
Travel, Meals & Training	3,737	30,000	12%
Professional Services	140,849	360,000	39%
Rental Expense	446	-	0%
Total Expenses	\$ 575,576	\$ 1,903,516	30%

No CPA has audited, reviewed, compiled or expressed any assurances on these financial statements



Tax Increment Financing Bond 97 (TIF97)
Board Financial Report - Dashboard

10/31/2023

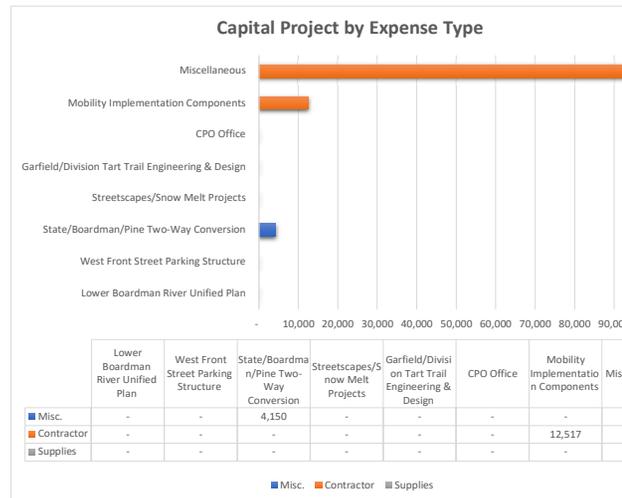
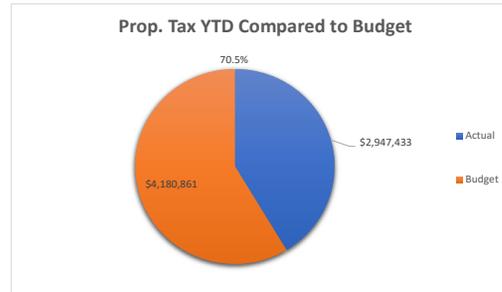
Tax Increment Financing Bond 97 (TIF97)			
Financial Position	YTD as of 10/31/2023	Prior Year as of 6/30/2023 *	Change
Total Cash and Cash Equivalents	\$ 4,427,962	\$ 343,231	\$ 4,084,732
Other Assets	3,781,692	5,722,489	(1,940,797)
Total Assets	\$ 8,209,654	\$ 6,065,719	\$ 2,143,935
Current Liabilities	\$ 356,264	\$ 468,840	\$ (112,576)
Total Other Liabilities	(4,500)	53,132	(57,632)
Total Liabilities	351,764	521,972	(170,208)
Fund Balance	7,857,891	5,543,748	2,314,143
Total Liabilities and Fund Balance	\$ 8,209,654	\$ 6,065,719	\$ 2,143,935

* Prior year balances are pre-audit and subject to change

Revenue	YTD	Annual Budget	% of Budget
Property Taxes	\$ 2,947,434	\$ 4,180,861	70.5%
Grant Revenue	-	40,000	
Reimbursements	48,632	130,000	37.4%
Interest	1,095	4,500	24.3%
Total Revenue	\$ 2,997,161	\$ 4,355,361	69%

Expenses	YTD	Annual Budget	% of Budget
Office Supplies & Utilities	\$ 26,211	\$ 20,000	131%
Professional Services	458,906	1,822,563	25%
Rent Expense	13,500	-	0%
Repair & Maintenance	20,208	250,000	8%
Capital Projects	110,769	1,975,000	6%
Debt Service	46,391	953,440	5%
Taxes & Transfers	7,033	-	0%
Total Expenses	\$ 683,018	\$ 5,021,003	14%

Capital Project Expenses:	YTD	Annual Budget	% of Budget
Lower Boardman River Unified Plan	-	500,000	0%
West Front Street Parking Structure	-	500,000	0%
State/Boardman/Pine Two-Way Conversion	4,150	200,000	2%
Streetscapes/Snow Melt Projects	-	325,000	0%
Garfield/Division Tart Trail Engineering & Design	-	200,000	0%
CPO Office	-	100,000	0%
Mobility Implementation Components	12,517	50,000	25%
Miscellaneous	94,101	100,000	94%
Total Project Expenses	\$ 110,769	\$ 1,975,000	6%



No CPA has audited, reviewed, compiled or expressed any assurances on these financial statements

Old Town Tax Increment Financing
Board Financial Report - Dashboard

10/31/2023

Old Town Tax Increment Financing Bond (OT TIF)				
Financial Position	YTD as of 10/31/2023	Prior Year as of 6/30/2023 *	Change	
Total Cash and Cash Equivalents	\$ 1,109,575	\$ 1,250,369	\$	(140,793)
Other Assets	670,306	-		670,306
Total Assets	\$ 1,779,882	\$ 1,250,369	\$	529,513
Current Liabilities	\$ 57,770	\$ 122,831	\$	(65,061)
Total Other Liabilities	-	-		-
Total Liabilities	57,770	122,831	\$	(65,061)
Fund Balance	1,722,112	1,127,538		594,574
Total Liabilities and Fund Balance	\$ 1,779,882	\$ 1,250,369	\$	529,513

* Prior year balances are pre-audit and subject to change

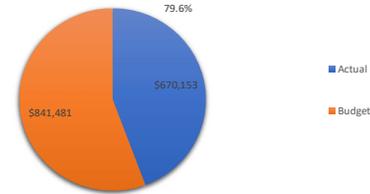
Revenue	YTD	Annual Budget	% of Budget	
Property Taxes	\$ 670,154	\$ 841,481	79.6%	
Interest	153	100	152.8%	
Total Revenue	\$ 670,306	\$ 841,581	80%	

Expenses	YTD	Annual Budget	% of Budget	
Utilities	\$ 1,613	\$ 600	269%	
Professional Services	72,308	252,850	29%	
Other: Printing/Publishing, Supplies	-	0	0%	
Repairs & Maintenance	1,810	50,000	4%	
Capital Projects	-	805,000	0%	
Total Expenses	\$ 75,732	\$ 1,108,450	7%	

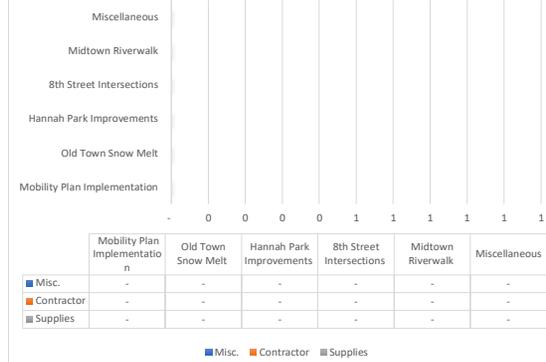
Capital Project Expenses:	YTD	Annual Budget	% of Budget	
Mobility Plan Implementation	-	25,000	0%	
Old Town Snow Melt	-	100,000	0%	
Hannah Park Improvements	-	70,000		
8th Street Intersections	-	300,000		
Midtown Riverwalk	-	300,000	0%	
Miscellaneous	-	10,000	0%	
Total Project Expenses	\$ -	\$ 805,000	0%	

No CPA has audited, reviewed, compiled or expressed any assurances on these financial statements

Prop. Tax YTD Compared to Budget



Capital Project by Expense Type



GL NUMBER	DESCRIPTION	ACTIVITY FOR					
		2023-24YTD BALANCE	MONTH ENCUMBERED	ENCUMBERED	%	BDGT	
		NDED BUDGET	10/31/2023	10/31/23	EAR-TO-DATE	BALANCE	USED
Fund 585 - AUTOMOBILE PARKING SYSTEM FUND							
Revenues							
Dept 000 - NON-DEPARTMENTAL							
585-000-451.073	RAMSDELL GATE FEES	0.00	100.00	0.00	0.00	(100.00)	100.00
585-000-651.000	PARKING DECK PROCEEDS	0.00	50,109.50	0.00	0.00	(50,109.50)	100.00
585-000-652.000	PARKING FEES-COIN	1,800,000.00	573,690.93	81,260.21	0.00	1,226,309.07	31.87
585-000-653.000	PERMITS-SURFACE LOTS	200,000.00	13,223.00	2,502.50	0.00	186,777.00	6.61
585-000-653.007	PERMITS - NEIGHBORHOOD	2,200.00	30.00	0.00	0.00	2,170.00	1.36
585-000-653.010	DESTINATION DOWNTOWN	0.00	155.00	5.00	0.00	(155.00)	100.00
585-000-656.010	PARKING FINES	225,000.00	53,211.50	7,615.00	0.00	171,788.50	23.65
585-000-664.000	INTEREST & DIVIDEND EARNIN	66,000.00	7,706.52	0.00	0.00	58,293.48	11.68
585-000-673.000	SALE OF FIXED ASSETS	0.00	6,709.60	0.00	0.00	(6,709.60)	100.00
585-000-677.000	REIMBURSEMENTS	6,000.00	851.05	0.00	0.00	5,148.95	14.18
585-000-686.000	MISCELLANEOUS INCOME	1,700.00	0.00	0.00	0.00	1,700.00	0.00
585-000-699.000	PRIOR YEARS' SURPLUS	0.00	0.00	0.00	(30,143.60)	30,143.60	0.00
Total Dept 000 - NON-DEPARTMENTAL		2,300,900.00	705,787.10	91,382.71	(30,143.60)	1,625,256.50	29.36
Dept 586 - HARDY DECK							
585-586-651.000	PARKING DECK PROCEEDS	250,000.00	60,873.55	2,861.00	0.00	189,126.45	24.35
585-586-653.005	PERMITS-PARKING DECK	150,000.00	21,753.00	3,806.00	0.00	128,247.00	14.50
585-586-668.000	RENTS AND ROYALTIES	30,000.00	0.00	0.00	0.00	30,000.00	0.00
Total Dept 586 - HARDY DECK		430,000.00	82,626.55	6,667.00	0.00	347,373.45	19.22
Dept 587 - OLD TOWN DECK							
585-587-651.000	PARKING DECK PROCEEDS	70,000.00	27,838.80	482.00	0.00	42,161.20	39.77
585-587-653.005	PERMITS-PARKING DECK	100,000.00	11,331.38	2,625.00	0.00	88,668.62	11.33
Total Dept 587 - OLD TOWN DECK		170,000.00	39,170.18	3,107.00	0.00	130,829.82	23.04
TOTAL REVENUES		2,900,900.00	827,583.83	101,156.71	(30,143.60)	2,103,459.77	27.49
Expenditures							
Dept 585 - AUTOMOBILE PARKING SYSTEM							
585-585-702.000	SALARIES AND WAGES	10,600.00	835.13	204.92	0.00	9,764.87	7.88
585-585-704.000	EMPLOYEE OVERTIME	2,300.00	0.00	0.00	0.00	2,300.00	0.00
585-585-714.000	HEALTH SAVINGS ACCT EXPEN	0.00	34.99	(0.63)	0.00	(34.99)	100.00
585-585-715.000	EMPLOYER'S SOCIAL SECURITY	200.00	61.59	15.14	0.00	138.41	30.80
585-585-716.000	EMPLOYEE HEALTH INSURANC	100.00	38.06	9.50	0.00	61.94	38.06
585-585-717.000	EMPLOYEE LIFE/DISABILITY IN	0.00	9.32	2.32	0.00	(9.32)	100.00
585-585-718.000	RETIREMENT FUND CONTRIBU	700.00	182.65	67.82	0.00	517.35	26.09
585-585-727.000	OFFICE SUPPLIES	6,000.00	1,747.85	269.01	891.98	3,360.17	44.00
585-585-740.000	OPERATION SUPPLIES	37,000.00	6,568.44	2,959.66	39,337.84	(8,906.28)	124.07
585-585-801.000	PROFESSIONAL AND CONTRAC	968,000.00	202,927.48	3,042.02	1,257,048.31	(491,975.79)	150.82
585-585-802.000	INFORMATION TECHNOLOGY S	175,200.00	32,023.00	22,208.50	259,315.08	(116,138.08)	166.29
585-585-810.000	COLLECTION COSTS	500.00	0.00	0.00	0.00	500.00	0.00
585-585-850.000	COMMUNICATIONS	20,800.00	4,941.60	1,262.99	210,873.00	(195,014.60)	1,037.57
585-585-854.000	CITY FEE	141,700.00	0.00	0.00	0.00	141,700.00	0.00
585-585-860.000	TRANSPORTATION	5,000.00	763.04	0.00	0.00	4,236.96	15.26
585-585-862.000	PROFESSIONAL DEVELOPMENT	1,000.00	0.00	0.00	0.00	1,000.00	0.00
585-585-863.000	TRAINING	2,000.00	0.00	0.00	0.00	2,000.00	0.00

GL NUMBER	DESCRIPTION	2023-24YTD BALANCE		ACTIVITY FOR		ENCUMBERED BALANCE	% BDGT USED
		UNDEBTED BUDGET	10/31/2023	10/31/23 YEAR-TO-DATE	ENCUMBERED BALANCE		
Fund 585 - AUTOMOBILE PARKING SYSTEM FUND							
Expenditures							
585-585-880.000	COMMUNITY PROMOTION	15,000.00	0.00	0.00	0.00	15,000.00	0.00
585-585-900.000	PRINTING AND PUBLISHING	14,000.00	99.90	0.00	97.94	13,802.16	1.41
585-585-910.000	INSURANCE AND BONDS	13,900.00	1,609.85	0.00	0.00	12,290.15	11.58
585-585-920.000	PUBLIC UTILITIES	15,000.00	7,238.19	4,381.92	0.00	7,761.81	48.25
585-585-930.000	REPAIRS AND MAINTENANCE	157,100.00	43,934.21	41,339.59	4,907.44	108,258.35	31.09
585-585-930.005	RAMSDALL GATE REPAIR & MA	1,000.00	543.76	0.00	0.00	456.24	54.38
585-585-940.000	RENTAL EXPENSE	48,800.00	(939.75)	0.00	54,641.03	(4,901.28)	110.04
585-585-956.000	MISCELLANEOUS	40,000.00	14,894.70	0.00	0.00	25,105.30	37.24
585-585-959.000	DEPRECIATION EXPENSE	135,000.00	0.00	0.00	0.00	135,000.00	0.00
585-585-977.000	EQUIPMENT	125,000.00	66,890.00	0.00	46,313.00	11,797.00	90.56
585-585-977.000-22-7E	EQUIPMENT	0.00	0.00	0.00	510.10	(510.10)	0.00
Total Dept 585 - AUTOMOBILE PARKING SYSTEM		1,935,900.00	384,404.01	75,762.76	1,873,935.72	(322,439.73)	116.66
Dept 586 - HARDY DECK							
585-586-727.000	OFFICE SUPPLIES	1,000.00	2,842.40	120.80	2,174.40	(4,016.80)	501.68
585-586-740.000	OPERATION SUPPLIES	9,000.00	11,014.45	2,285.25	16,541.99	(18,556.44)	306.18
585-586-801.000	PROFESSIONAL AND CONTRAC'	111,900.00	89,679.58	71,686.55	178,635.75	(156,415.33)	239.78
585-586-802.000	INFORMATION TECHNOLOGY S	8,800.00	8,639.40	8,639.40	34,763.60	(34,603.00)	493.22
585-586-850.000	COMMUNICATIONS	3,300.00	1,314.89	0.00	0.00	1,985.11	39.85
585-586-910.000	INSURANCE AND BONDS	8,000.00	574.21	0.00	0.00	7,425.79	7.18
585-586-920.000	PUBLIC UTILITIES	55,000.00	6,635.94	2,232.65	0.00	48,364.06	12.07
585-586-930.000	REPAIRS AND MAINTENANCE	285,600.00	38,844.88	13,058.35	225,566.68	21,188.44	92.58
585-586-940.000	RENTAL EXPENSE	22,400.00	174.00	0.00	0.00	22,226.00	0.78
585-586-956.000	MISCELLANEOUS	10,000.00	0.00	0.00	0.00	10,000.00	0.00
585-586-959.000	DEPRECIATION EXPENSE	220,000.00	0.00	0.00	0.00	220,000.00	0.00
585-586-977.000	EQUIPMENT	5,000.00	4,760.00	4,760.00	809.60	(569.60)	111.39
Total Dept 586 - HARDY DECK		740,000.00	164,479.75	102,783.00	458,492.02	117,028.23	84.19
Dept 587 - OLD TOWN DECK							
585-587-727.000	OFFICE SUPPLIES	0.00	1,814.40	0.00	1,449.60	(3,264.00)	100.00
585-587-740.000	OPERATION SUPPLIES	8,000.00	8,425.31	2,250.00	14,156.15	(14,581.46)	282.27
585-587-801.000	PROFESSIONAL AND CONTRAC'	87,700.00	76,072.50	61,112.50	87,084.79	(75,457.29)	186.04
585-587-802.000	INFORMATION TECHNOLOGY S	9,000.00	7,649.40	7,429.40	30,377.60	(29,027.00)	422.52
585-587-850.000	COMMUNICATIONS	5,100.00	1,295.13	0.00	0.00	3,804.87	25.39
585-587-910.000	INSURANCE AND BONDS	7,000.00	512.69	0.00	0.00	6,487.31	7.32
585-587-920.000	PUBLIC UTILITIES	50,000.00	4,270.87	1,064.53	0.00	45,729.13	8.54
585-587-930.000	REPAIRS AND MAINTENANCE	164,900.00	29,552.90	15,857.68	122,241.81	13,105.29	92.05
585-587-940.000	RENTAL EXPENSE	14,300.00	174.00	0.00	0.00	14,126.00	1.22
585-587-959.000	DEPRECIATION EXPENSE	183,100.00	0.00	0.00	0.00	183,100.00	0.00
585-587-977.000	EQUIPMENT	0.00	282.00	282.00	328.65	(610.65)	100.00
Total Dept 587 - OLD TOWN DECK		529,100.00	130,049.20	87,996.11	255,638.60	143,412.20	72.90
TOTAL EXPENDITURES		3,205,000.00	678,932.96	266,541.87	2,588,066.34	(61,999.30)	101.93
Fund 585 - AUTOMOBILE PARKING SYSTEM FUND:							
TOTAL REVENUES		2,900,900.00	827,583.83	101,156.71	(30,143.60)	2,103,459.77	27.49

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REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 10/31/2023

Page: 3/3

GL NUMBER	DESCRIPTION	ACTIVITY FOR					
		2023-24YTD BALANCE	MONTH ENCUMBERED	ENCUMBERED	%	BDGT	
		ENDED BUDGET	10/31/2023	10/31/23	YEAR-TO-DATE	BALANCE	USED
Fund 585 - AUTOMOBILE PARKING SYSTEM FUND							
	TOTAL EXPENDITURES	3,205,000.00	678,932.96	266,541.87	2,588,066.34	(61,999.30)	101.93
	NET OF REVENUES & EXPENDITURES	(304,100.00)	148,650.87	(165,385.16)	(2,618,209.94)	2,165,459.07	812.09

REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 10/31/2023

GL NUMBER	DESCRIPTION	2023-24YTD BALANCE		ACTIVITY FOR			% BDGT USED
		UNDEDED BUDGET	10/31/2023	MONTH 10/31/23	ENCUMBERED YEAR-TO-DATE	ENCUMBERED BALANCE	
Fund 282 - PUBLIC ARTS COMMISSION FUND							
Revenues							
Dept 000 - NON-DEPARTMENTAL							
282-000-674.000	CONTRIBUTIONS-PUBLIC SOUR	15,000.00	0.00	0.00	0.00	15,000.00	0.00
282-000-695.000	TRANSFERS IN	30,000.00	0.00	0.00	0.00	30,000.00	0.00
Total Dept 000 - NON-DEPARTMENTAL		45,000.00	0.00	0.00	0.00	45,000.00	0.00
TOTAL REVENUES		45,000.00	0.00	0.00	0.00	45,000.00	0.00
Expenditures							
Dept 282 - PUBLIC ARTS COMMISSION							
282-282-801.000	PROFESSIONAL AND CONTRAC'	33,000.00	3,850.85	3,153.21	12,928.07	16,221.08	50.85
282-282-930.000	REPAIRS AND MAINTENANCE	2,000.00	147.00	0.00	0.00	1,853.00	7.35
Total Dept 282 - PUBLIC ARTS COMMISSION		35,000.00	3,997.85	3,153.21	12,928.07	18,074.08	48.36
TOTAL EXPENDITURES		35,000.00	3,997.85	3,153.21	12,928.07	18,074.08	48.36
Fund 282 - PUBLIC ARTS COMMISSION FUND:							
TOTAL REVENUES		45,000.00	0.00	0.00	0.00	45,000.00	0.00
TOTAL EXPENDITURES		35,000.00	3,997.85	3,153.21	12,928.07	18,074.08	48.36
NET OF REVENUES & EXPENDITURES		10,000.00	(3,997.85)	(3,153.21)	(12,928.07)	26,925.92	169.26



**Downtown Development Authority
303 E. State Street
Traverse City, MI 49684
231-922-2050**

MEMORANDUM

To: DDA Board of Directors
From: Scott Howard, DDA Attorney
Finance Committee
Date: November 12, 2023
Re: Brownfield Interlocal Agreement

The Finance Committee met on October 27, 2023 and reviewed the proposed Brownfield Interlocal Agreement for the Uptown Brownfield Plan. This interlocal agreement would be between the DDA and Brownfield Authority, for compliance with state law as it relates to brownfield legislation.

Per DDA legislation, TIF is not eligible to be used for private investment, only brownfield legislation allows this. Therefore, interlocal agreements between the DDA and Brownfield are entered into with the brownfield capturing local and state and reimbursing the private developer for eligible brownfield expenses. To meet the legislative intent, local taxes and state taxes are to be equally utilized for brownfield project.

The mechanics of the brownfield legislation allow that the brownfield would capture the taxes only on the project site, in this instance the Uptown project. When reviewing costs incurred, there was \$321,887 of costs that should be local only taxes. Thereby, the DDA would reimburse the Brownfield Authority for those costs. Furthermore, to meet the intent of the brownfield legislation, two years of an interlocal agreement would make the DDA in compliance. The finance committee recommends years 2028 and 2029 for this to occur.

RECOMMENDED MOTION:

That the DDA Finance Committee recommend to the full DDA Board to pay \$321,887 from TIF 97 for eligible public infrastructure activities to the Brownfield Redevelopment Authority for the Uptown Brownfield Project and enter into interlocal agreement with the Brownfield Redevelopment Authority for years 2028 and 2029.



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

Memorandum

To: DDA Board of Directors
From: Jean Derenzy, DDA CEO
Date: November 13, 2023
Subject: Downtown Cameras

At the November study session, the DDA Board had a robust discussion related to the potential installation of cameras throughout the Downtown District. The DDA Board identified a series of questions, with answers to be brought back for our regular meeting. The answers to these questions are addressed in Chief Richmond's memo (attached).

One of the questions that was asked was related to the cost of the cameras, and more specifically, should the costs be part of our service agreement with the city. That is, should the cost of the cameras be listed under the DDA's responsibilities within the service agreement? I believe, due to Downtown's position as a regional attraction and the amount of associated foot-traffic, our regional financial partnership (TIF) should be utilized for the cost of the installation of cameras and annual ongoing costs.

The cost of the cameras has been updated - based on new information – associated with the increase from 31 cameras to 38 cameras for an annual cost of \$114,000 (versus \$108,000) and a one-time installation cost of \$26,600 (versus \$21,700).

As background to camera discussion, in 2018, the DDA, City of Traverse City and Traverse City Police Department (i.e., the strategic partners) identified different opportunities to help build/strengthen collaboration to address needs in the Downtown. The first outcome of this collaboration was partnering to fund a part-time community police officer in 2019. The community police officer was funded into a full-time position for the 2023/2024 fiscal year.

In 2020/2021, the DDA was awarded a grant to develop the Healthier Drinking Culture Strategic Plan for Downtown and community at large. The Strategic Plan was adopted by both the DDA Board and City Commission in 2021. Following adoption of the Strategic Plan, the strategic partners worked to develop an action plan to implement recommended steps and improvements grouped into three different categories: Immediate Action Steps (0-18 months); Short-Term Action Steps (1-3 years) and Long-

Term Action Steps (4-5 years). These steps are attached to this memorandum (attachment A.)

The DDA, with support from the remaining strategic partners, have implemented two of the recommended improvements (e.g., securing funding for a full-time Community Police Officer and identifying lighting improvements in the downtown area). The third short-term action step the strategic partners are recommending is the implementation of cameras throughout the downtown.

As a reminder, the downtown cameras would be leased, with camera control and access managed by the Traverse City Police Department.

As downtown activities continue to grow from events, festivals and continued business growth, so too does the responsibility for safety, transparency and efforts to deter crime in high foot-traffic areas.

Recommended Motion

That the DDA Board approve the installation of 38 cameras throughout the downtown district for a cost of \$26,600 with an annual operational cost of \$114,000 and that 80% of the cost or \$112,480 shall be allocated from TIF 97 and 20% of the cost or \$28,120 shall be allocated from Old Town TIF. Furthermore, an interlocal agreement between the City and DDA related to the purchase of cameras shall be subject to approval as to content of the CEO and as to form by DDA Attorney.

The City Of Traverse City

Police Department
851 Woodmere Avenue
Traverse City, Michigan 49686
(231) 995-5150



DEPARTMENTAL MEMORANDUM

TO: Jean Derenzy, DDA CEO
FROM: Matthew G. Richmond, Chief of Police
DATE: 11/10/2023
RE: Camera Overview – Follow-up

At the conclusion of our presentation to the DDA Board on Friday, November 3, 2023 there were several questions that needed answered. I reached out to the Flock representative for answers to those questions and also to confirm other important facts.

Who owns the equipment?

Flock Safety owns the equipment; it is a subscription service of hardware/software.

Was there a review of Purchase versus Leasing?

Yes. The determination was made to lease as Flock would be responsible for replacing/upgrading when upgrades occur, and be responsible for maintenance. The benefits of leasing versus purchasing were both a financial cost savings and professional knowledge of technology upgrades in cameras.

What is included in the \$3,000.00?

The \$3,000 covers subscription to the cameras service and software, Training, Maintenance, LTE data (if we use LTE) and Data Storage.

Is there facial recognition built into the camera?

There is NO facial recognition on the Condor Camera.

Do the cameras record audio?

There is no audio on the Condor.

Other than cellular, can the cameras be hard wired to fiber?

It is possible that we can connect to Fiber. I spoke to our product engineers and they urged me to recommend we start with LTE and if for some reason there are issues, then we could connect to Fiber.

In my memo to you dated 10/31/2023, I indicated to provide cellular service to each camera it would cost approximately \$40 a month or \$480 a year for a grand total \$14,880.00 for thirty-one

cameras. With the price of cellular service now included in the price of the camera, I would recommend adding additional cameras to provide more coverage of the DDA area.

An additional seven cameras, plus the original thirty-one would bring the total annual cost to \$114,000. Year one installation costs for thirty-eight cameras would be \$26,600.00. There would still be room within the budget for permits and TCL&P cost and the possibility of adding even more cameras if we so choose.



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

Memorandum

To: Downtown Development Authority Board

From: Jean Derenzy, DDA CEO
Scott Howard, DDA Attorney

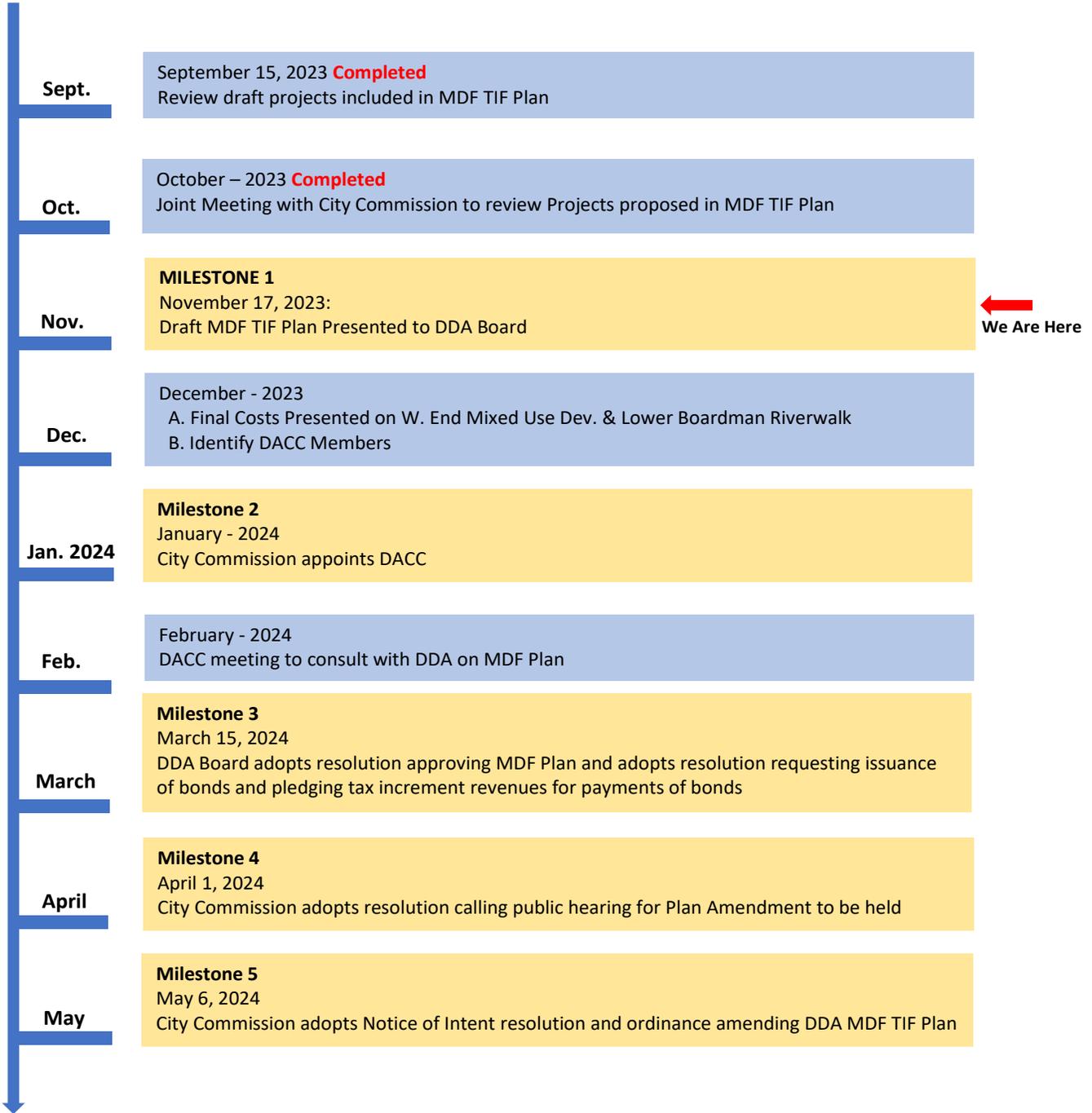
Date: November 10, 2023

Subject: Moving Downtown Forward (TIF) Financing Plan Development

The attached draft TIF 97 (“Moving Downtown Forward”) Amended Plan is attached for your review and discussion. The intent of this draft plan amendment is to identify the proposed changes of the current TIF 97 Plan and the content of the new Moving Downtown Forward Financing Plan. We will review the legal components required within the Plan at our meeting, as well the projects identified within the Financing Plan.

The projects outlined in the draft plan include all the projects discussed at previous meetings as well as the public/private partnership for affordable/attainable housing, district maintenance, operations, marketing and holiday lights as allowed under PA 197. This draft plan amendment is an introduction to the Board, allowing time to review the draft plan and discuss it at our December 1st study session.

MILESTONES/TIMELINE OF ADOPTION OF MDF TIF PLAN AND PROJECT BONDING



We Are Here

Legend

MDF - Moving Downtown Forward

DACC - Development Area Citizens Council. 9 residents that reside in the TIF District

November Meeting

Traverse City Downtown Development Authority

MOVING DOWNTOWN FORWARD TAX
INCREMENT FINANCING & DEVELOPMENT
PLAN #97_

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Revised June 16, 2008 Amended November 12, 2023

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Traverse City DDA
Tax Increment Financing Plan Moving Downtown Forward Tax
Increment Financing Plan #97

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List of Maps

- Proposed Private Development Attachment #1
- Development Plan Attachment #2
- Location, character and extent of existing streets and other public utilities Attachment #3
- Location, character and extent of public and private land uses Attachment #4
- Location, character and extent of proposed public and private land uses Attachment #5
- Map & Legal description of Tax Increment Financing Plan #97 Development Area Attachment #6
- Zoning changes proposed in order to conform with the Traverse City Master Plan Attachments #7
- Changes in streets, street levels, intersections and utilities

at

Traverse City DDA
Tax Increment Financing Plan Moving Downtown Forward Tax
Increment Financing Plan #97

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INTRODUCTION

PURPOSE OF THE TAX INCREMENT FINANCING PLAN. The purpose of this Tax Increment Financing Plan, including the development plan for the development area, is to provide the legal authority and procedures for public financial participation necessary to assist quality downtown development. This plan contains the following elements, as required by Act 197, Public Acts of Michigan, 1975, as amended:

1. Development Plan
2. Explanation of Tax Increment Financing Procedure
3. Expenditures Tax Increment Revenue
4. Maximum amount of bonded indebtedness
5. Duration of the Program

PURPOSE OF THE DOWNTOWN DEVELOPMENT AUTHORITY ACT. Act 197, Public Acts of Michigan, 1975, as amended, commonly referred to as the Downtown Development Authority Act, was created in part to correct and prevent deterioration in business districts; to authorize the acquisition and disposal of interest in real and personal Property, to authorize the creation and implementation of development plans in the district, to promote the economic growth of the district; to encourage historic preservation; to authorize the issuance of bonds and other evidences of indebtedness; and to authorize the use of tax increment financing.

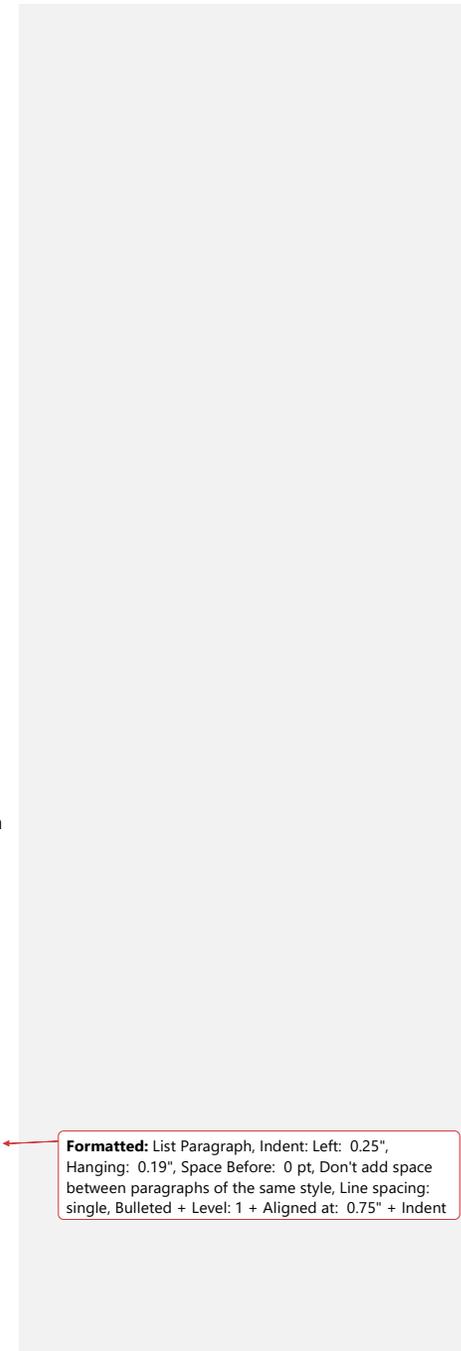
CREATION OF THE TRAVERSE CITY DOWNTOWN DEVELOPMENT AUTHORITY AND THE TRAVERSE CITY DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT. On September 15, 1978, the Traverse City Downtown Development Authority was created by ordinance of the City of Traverse City. The Authority was given all of the powers and duties described for a Downtown Development Authority pursuant to Act 1997.

ACTIVITIES OF THE DOWNTOWN DEVELOPMENT AUTHORITY AND STATEMENT OF INTENT REGARDING MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN #97. The activities of the Traverse City Downtown Development Authority are those as provided in the Public Act. Moving Downtown Forward –Financing Plan #97, intends to meet the objectives of the Downtown Development Authority in promoting the economic development downtown through better land-use by providing for public parking structures, lower boardman/Ottaway riverwalk, heated sidewalks-and other public improvements. Greater densities, as envisioned in the City Master Plan, are encouraged in this plan. This Plan is developed based on the Downtown Development Authority's guiding principles and the City's goals and objectives

The DDA's Guiding Principles.

- Design a Great Place All Ages and for Future Generations
- Advance Environmental Sustainability and Stewardship
- Protect and Preserve Small Local Independent Businesses
- Champion the Development of Attainable and Workforce Housing
- Support Job Growth and Varied Career Opportunities

Traverse City DDA
Moving Downtown Forward, Tax Increment Financing Plan
#97.



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Specifically, the plan lists public improvements to the pedestrian experience by supporting continuation and improvements to the of the Streetscapes improvements (curbs, sidewalks, brickwork, lighting, trees, transit improvements and other features) the improvements to two pedestrian bridges and installation of an additional pedestrian bridge, and the activation of a new Rotary Square at the corner of State and Union. ereation of a pedestrian was bisecting Garland Street, the installation of four pedestrian bridges, and the creation of a new Civic Square at Cass and State Streets. The plan supports greater densities by providing a mixed-use development of housing, commercial and public parking structures at Pine and State Park Street, Pine Street, Cass and State Streets and in the 100 block of East State Street. In the case of first three structures mentioned, T the plan envisions private investment and ownership of the front housing and commercial components of the mix-use development portions of the developments. The City will own the parking structure, but the surrounding structures will be owned privately. The plan maintains downtown's valuable alley infrastructure by undergrounding utilities and making the alleyway placemaking opportunities. This Amended Plan supports through the lower boardman/Ottaway unified plan the protection, accessibility of the River and implementation of the Unified Plan. Further the installation of a permanent Farmer's Market Structure will be located within the Moving Downtown Forward TIF Boundary, by relocating three alleys as part of the private development. In the case of the alley extension in the 200 block of East Front Street, the plan supports the replacement of a failing retaining wall along the Boardman River and the construction of a new pedestrian plaza.

~~bridge.~~ Bridges in the Moving Downtown Forward TIF #97 development area are available to be improved and/or replaced as part of the plan. ~~will be improved and/or replaced as part of the plan.~~ Utility relocation will also be necessary in the plan where public/private partnership developments occur.

DEVELOPMENT PLAN

Section 17 of Public Act 197 requires that when tax increment financing is used to finance a development, a development plan must be prepared containing all of the information required by Section 17(2). This development plan follows the requirements mandated by Section 17 by providing the required information in a format corresponding to the lettered paragraphs of Section 17(2) of the Public Act.

(A) DESIGNATION OF THE BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS OR OTHERWISE.

The Development Plan Map, (ATTACHMENT ~~#4~~) shows the boundaries of the Moving Downtown Forward Tax Increment Financing Plan #97 Development Area in relation to highways, streets and streams ~~s,~~

(b) LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA; THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA; LEGAL DESCRIPTIONS OF THE DEVELOPMENT AREA.

ATTACHMENT #2 depicts the location and extent of existing streets and other public facilities within the development area. The location, character and extent of public and private land uses existing and proposed for the development area are shown in ATTACHMENT ~~3&4~~ X. The land is zoned for commercial and residential uses. ATTACHMENT ~~#5~~ X provides a map depicting the boundaries of the Development Area and the legal description of the area, which is wholly contained within the Downtown Development Authority District as shown on the map.

(c) DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED REPAIRED, OR ALTERED, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS AND ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

Private improvements in the development area which include demolition, repair or alteration and as estimate of the completion date are:

Project Address	Property ID #	Improvements	Project Value	Estimated Completion
#1 326-346 E. State, 214 Boardman	798-162-00 798-163-00 798-164-00 798-165-00	demolition & new construction, office development	\$5,800,000	2000
#2 302-314 E. Front, 230 Park,	794-122-00 794-123-00 794-124-00	demolition & new construction, mixed development	\$14,000,000	4999

Traverse City DDA
Moving Downtown Forward Tax Increment Financing Plan
#97

301-311 E. State	794-135-00			
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Project-Address	Property-ID-#	Improvements	Project-Value	Estimated-Completion
#3 241-243 E. State	794-080-00	demolition & new-construction, mixed-development	\$2,000,000	2004
#4 244-250 E. Front	794-077-00	new-construction, mixed-development	\$1,500,000	2008
#5 251 E. Front	698-042-00	demolition & new-construction, mixed-development	\$6,000,000	4998
#6 203-220 E. Front	798-187-00 798-188-00 798-200-00 698-001-00 698-002-00 698-003-00 698-004-00 698-005-10 698-005-00	new-construction above-existing story 2-3 additional floors, mixed-development	\$3,000,000	2002
#7 156-158 E. Front 116 Cass	794-051-00 794-050-00	new-construction, mixed-development	\$4,050,000	2004
#8 159 E. State	794-056-00	new-construction, mixed-development	\$1,500,000	2008
#9 135-153 E. Front	694-007-00 694-006-00 694-005-00 694-004-00 694-003-00 694-002-00	new-construction above-existing story 2-3 additional floors, mixed-development	\$3,000,000	2008
#10 119-145 W. Front	794-002-50 794-002-00 794-004-00	demolition & new-construction, mixed-development	\$3,500,000	2002
#11 124-310 W. Front	706-004-00 706-006-00 706-009-00 706-008-00	demolition & new-construction, mixed-development	\$3,500,000	2002
#12 133-143 W. State	794-023-00 794-001-50	new-construction, office-development	\$2,500,000	2002
#13 301 W. Front	794-001-00	new-construction, mixed-development	\$40,000,000	2002

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[Moving Downtown Forward](#), Tax Increment Financing Plan
 #97_

Project Address	Property ID #	Improvements	Project Value	Estimated Completion
#14 145-145 Hall 303-333 Grandview Prkwy 424 W. Front	658-028-00 403-026-00 658-029-00 403-025-10 630-061-10 403-027-10 630-060-00 403-024-00	demolition & new construction, mixed development	\$40,000,000	2007
#15 207-263 Grandview Prkwy 205-239 Garland	658-038-00 658-036-00 658-035-00 658-044-00 658-032-00 658-031-00	demolition & new construction, mixed development	\$12,000,000	2012
#16 401 Hall	658-026-00 658-025-00 658-027-00	upper floors renovation, mixed development	\$3,000,000	1998
#17 202-234 E. State	794-085-00 794-086-00 794-087-00 794-088-00	new construction, mixed development	\$3,500,000	1998
#18 120-126 Boardman	794-130-00	new construction, office development	\$1,000,000	2015
#19 340-346 E. Front	794-129-00 794-127-00	new construction, mixed development	\$750,000	2020
#20 336 E. Front	794-126-00	new construction, mixed development	\$1,500,000	2022
#21 221-227 E. State	794-082-00	new construction, mixed development	\$750,000	2023
#22 300 E. State	794-090-00	new construction, mixed development	\$2,000,000	2023
#23 129-137 W. State	794-022-00	new construction, mixed development	\$2,000,000	2023
#24 115 Pine	794-021-00	new construction, commercial development	\$750,000	2020
#25 124-132 W. State	794-013-00 794-015-00 794-017-00	new construction, mixed development	\$1,500,000	2019
#26 428 S. Union	794-010-00	new construction, commercial development	\$750,000	2017

Traverse City DDA
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 #97_

Project Address	Property ID #	Improvements	Project Value	Estimated Completion
#27 118-120 W. State	794-012-00	new construction, mixed-development	\$3,000,000	2018
TOTAL			\$132,850,000	

REVIEW OF PROJECTS BY COMPLETION DATE

- ~~1998 - 15.00 M~~
- ~~1999 - 14.00 M~~
- ~~2000 - 6.80 M~~
- ~~2001 - 6.05 M~~
- ~~2002 - 19.00 M~~
- ~~2007 - 40.00 M~~
- ~~2008 - 6.00 M~~
- ~~2012 - 12.00 M~~
- ~~2023 - 1.50 M~~
- ~~2014 - .75 M~~
- ~~2015 - 1.00 M~~
- ~~2016 - .75 M~~
- ~~2017 - .75 M~~
- ~~2018 - 3.00 M~~
- ~~2019 - 1.60 M~~
- ~~2020 - 2.75 M~~
- ~~2023 - 2.00 M~~

TOTAL- 132.85M

- (d) LOCATION, EXTENT, CHARACTER AND ESTIMATED COST OF IMPROVEMENTS CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION; and
- (e) CONSTRUCTION STAGES AND COMPLETION TIME.

The location, extent and character and estimated costs of the public improvements contemplated in the development area and the estimated date of completion are listed below. Costs do not include up to 10% contingency for all projects.

	Year of Initial Cost	Initial Cost	Estimated Year Completed	Estimates Adjusted for Inflation (6% annually)
Park Street parking Structure:				
Four levels—approximately 529 spaces	1999	\$8,300,000	2000	\$8,715,000
Utilities relocation	1999	\$167,000	2000	\$175,350
Land Cost	1999	\$160,000	2000	\$168,000

Traverse City DDA
 Moving Downtown Forward Tax Increment Financing Plan
 #97_

	Year of Initial Cost	Initial Cost	Estimated Year Completed	Estimates Adjusted for Inflation (6% annually)
Re-brick Park Street	1999	\$120,000	2000	\$126,000
A. Garland Street Pedestrian Way Garland Street Repair/Upgrade	1997	\$500,000	2030	\$900,000
B. Pine & Front State Mixed Use Development (Commercial, Housing, Public Parking) Structure:				
Mult-level parking structure	2007	\$6,084,702	2009	\$6,708,384
Public Utility Improvements	2007	\$1,904,400	2025	\$1,999,620
Pine & State Street Improvements	2007	\$275,000	2008	\$288,760
Plaza Bridge/Retaining Wall/Alley Work (Part of Lower Boardman/Ottaway Unified Plan)	1997	\$600,000	2003	\$804,057
Hannah Park Pedestrian Bridge (half funded by TIF) (Part of Lower Boardman/Ottaway Unified Plan)	1997	\$250,000	2010	\$471,412
100 East State Street Parking Structure Three-levels/250 spaces	1997	\$3,500,000	2012	\$7,276,249
Boardman Street Pedestrian Bridge (Part of Lower Boardman/Ottaway River)	1997	\$250,000	2015	\$601,655
Union Street/Grandview Parkway Pedestrian Tunnel	1997	\$4,500,000	2015	\$3,609,929
C. Civic Square Rotary Square	2021	\$1,500,000	2022	\$5,079,532
D. Private/Public Opportunity Convention Center parking Structure (Includes alley & utilities relocation)	1997	\$5,000,000	2022	\$16,931,775
Streetscape Improvements W. Front, E. Front, Park, Garland, Hall, State, Pine & Boardman (1/4 funding)	1997	\$2,138,000	1999 - 2027	\$2,598,800
E. North Union Street Bridge	1999	\$78,710	2002	\$92,646
Grandview Parkway Landscaping	1999	\$52,000	2005	\$69,685
F. Boardman/Ottaway Unified Plan - River Riverwalk and Mooring	1999	\$30,000	2005	\$40,203
A. Reach 1	2032	\$1,816,557	2034	\$1,998,212
B. Reach 2	2040	\$1,578,307	2042	\$1,736,137
C. Reach 3	2033	\$5,613,772	2044	\$6,175,149
D. Reach 4	2034	\$2,529,568	2036	\$2,782,524

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Traverse City DDA
 Moving Downtown Forward Tax Increment Financing Plan
 #97

E. Reach 5	2028	\$20,000,000	2030	\$22,000,000
F. Reach 6	2035	\$4,138,509	2040	\$4,552,359
G. City Opera House Renovation	2006	\$215,000	2006-2030	\$215,000 \$500,000
Bridge Improvements: Boardman River bridges (S. Union, N. Union, S. Cass, N. Cass, Park, W. Front)	2007	\$1,182,000	2009-2019	\$1,454,317
H. Bayfront Improvements Implementation of projects within the broad categories identified by the Bayfront Plan dated ____ North of Grandview Parkway within the District <u>and within the City Commission approved Bayfront Masterplan</u>	2008	\$2,625,000	2009-2011	\$3,038,766

	Year of Initial Cost	Initial Cost	Estimated Year Completed	Estimates Adjusted for Inflation (5% annually)
Street, Alley and Sidewalk Improvements Improvements to public streets, alleys, sidewalks and other public ways within the District (includes resurfacing, reconstruction and utility relocation)	2008	\$2,221,740	2009-2027	\$3,446,648

	Year of Initial Cost	Initial Cost	Estimated Year Completed	Estimates Adjusted for Inflation (5% annually)
I. East Front Entrance and new infrastructure (trees, Lights, mobility/streetscape)	2008	\$2,221,740	2025	\$5,000,000
Downtown Cameras This will be ongoing professional services	Year of Initial Cost 2024	\$108,000	2025	\$
Heated Sidewalks	2026 - 2035			\$10,000,000
Housing that meets State/Federal Standards of Affordable/Attainable Housing	2024			\$8,000,000

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<u>J. Mobility Opportunities</u> <u>TART Trail Improvements</u>	<u>2028</u>	<u>\$2,000,000</u>	<u>2030</u>	<u>\$2,200,000</u>
<u>K. Farmer's Market Structure</u>	<u>2028</u>			<u>\$5,000,000</u>

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Funding for these projects may be provided by combinations of Tax Increment Financing funds, Auto Parking System funds, Philanthropic donations, Special Improvement Districts, State & Federal grants, private contributions, and, to the extent available, earned revenue from facilities.

Additional Activities Allowed Under Act 57 (not an exhaustive list)

- Retail incubator
- Composting Program
- Improve housing choices in Development Area by partnering with housing non-profits with capacity to provide workforce housing; partner with employers on workforce housing needs and opportunities
- Infrastructure Payments for public improvements including parking and land acquisition
- The necessary and appropriate demolition expenses as defined by the Authority
- Reasonable, necessary and appropriate administrative, legal, professional and personnel expenses, including District police services, of the Authority related specifically to the development area
- Maintenance within the District
- Utility and alley improvements
- Advance Climate Action, Sustainability, Renewable Energy, Energy Efficiency, and Resiliency
- Public Infrastructure Improvements
- Public Art Installation
- Bridge Repairs (Union, Cass, Park and West Front Street)
- Pedestrian Bridge Repairs/Replacement
- Brownfield eligible expenses reimbursed to the Grand Traverse County Redevelopment Authority

The Site Plan for public and private improvements is shown in **ATTACHMENT-#4**.

(f) USE OF OPEN SPACE

ATTACHMENT #4 depicts the area to be left as open space and the use contemplated for the space, in conformity with the Master Plan of the City of Traverse City.

(g) SALE, DONATION, EXCHANGE OR LEASE OF PROPERTY.

~~The private developments #2 (Park Street), #10 (Pine Street), and #'s 17 & 22 include the construction of public parking structures as part of the re-development. The sale, donation, exchange and/or lease of property is envisioned as necessary to allow for public ownership of the parking structures as shown in ATTACHMENT #4. The sale, donation, exchange and/or lease of property may be necessary in the extension of Garland Street avenue as shown in Attachment #4.~~

(h) ZONING CHANGES; CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS AND UTILITIES.

~~Zoning changes, in order to conform to the City Master Plan are shown in ATTACHMENT #6. Changes in streets, street levels, intersections and utilities are shown in ATTACHMENTS #7. There are no zoning changes contemplated for public development within this Plan.~~

(i) PORTION OF THE DEVELOPMENT TO BE LEASED, SOLD OR CONVEYED.

~~As shown in ATTACHMENT #1, the City of Traverse City may acquire property necessary for the parking structure shown in the conjunction with private developments #2 (Park Street), #10 (Pine Street) and #17 & #21 (Cass & State). The City of Traverse City may sell properties #8 (Cass & State), #23 (State Street) for private redevelopment once parking structures are in place.~~

(k) PROCEDURES FOR BIDDING.

The private portions of the development plan will be handled on a negotiated bid basis. The public portions shall be competitive bid using the procedures of the City of Traverse City.

(l) ESTIMATE OF NUMBERS OF PERSON RESIDING IN THE DEVELOPMENT AREA/
NUMBERS OF PERSONS TO BE DISPLACED.

An estimated ~~315-65~~ persons reside in the development area. No residents shall be displaced.

(m) PLAN FOR RELOCATION OF PERSONS DISPLACED.

Not applicable.

(n) PROVISION FOR COSTS OF RELOCATING PERSONS DISPLACED.

Not applicable.

(o) PLAN FOR COMPLIANCE WITH ACT 227.

Not applicable.

TAX INCREMENT FINANCING PROCEDURE.

The tax increment financing procedure as outlined in the Act requires the adoption by the City, by Ordinance, of a development and tax increment financing plan. Following adoption of that ~~adoption of that~~ ordinance, the municipal and county treasurers are required by law to transmit to the Downtown Development Authority the tax increment revenues as defined in Act 197. The "captured assessed value" is defined as the amount in any year by which by which the current assessed value of all real and personal property in the development area (including the assessed value that appears in the tax rolls under Act 198 of Public Acts, 1974 or Act 255 of the Public Acts of 1978) exceeds the initial assessed value of the real and personal property in the development area. The definition of initial assessed value is as defined in Act 197. With this amended Plan, the effective date of the Amended Plan the City Treasurer and County Treasurer shall provide 7 years of growth from 1997 to 2004 back to the taxing jurisdiction partners throughout this amended Plan including one-half of the inflationary growth to the taxing partners per year.

ATTACHMENT #8 is a schedule of the current and assessed values of all real and personal property in the Moving Downtown Forward Development Area ~~#97~~. **ATTACHMENT #9** is a calculation of the estimated assessed value of all improvements completed by December 31, ~~2027-2054~~ and, an estimate of the increase in assessed value of existing real and personal properties based upon the experience of the Treasurer of the City. The total assessed value as stated in **ATTACHMENT #9** less the assessed value in **ATTACHMENT #8** is the estimated "captured assessed value", which will serve as the basis for determined estimated annual tax increment revenue to be paid by the treasurer to the Downtown Development Authority. Those amounts by year and by taxing jurisdiction are also shown in **ATTACHMENT #9**.

EXPENDITURES OF TAX INCREMENT REVENUE

The tax increment revenues paid to the Authority by the municipal and county treasurers are to be disbursed to the authority from time to time as taxes are collected within the identified district to in such manner as the Authority may deem necessary and appropriate in order to carry out the purposes of the development plan, including the following purposes:

Traverse City DDA
Moving Downtown Forward Tax Increment Financing Plan
~~#97~~

1. Payments for public improvements including parking and land acquisition.
2. The necessary and appropriate demolition expenses as defined by the Authority.

3. The reasonable, necessary and appropriate administrative, legal, professional and personnel expenses, including District police services, of the Authority related specifically to the development area.
4. Maintenance and development of parking areas.
5. Utility and alley relocation.
6. Public improvements as shown in the development plan.
7. Marketing initiatives.

MAXIMUM AMOUNT OF BONDED INDEBTEDNESS

The maximum amount of bonded indebtedness over the life of the Tax Increment Financing Plan will be ~~\$50,000,000~~44,538,559.

DURATION OF THE PROGRAM

Moving Downtown Forward Tax Increment Financing Plan ~~#97~~ shall last not more than 30 (thirty) years except as may be modified from time to time by the City Commission of the City of Traverse City upon notice and upon Public hearings as required by the Act. The last date of capture is December 31, 20542027.

TRAVERSE CITY DOWNTOWN DEVELOPMENT AUTHORITY
TAX INCREMENT FINANCING PLAN #97

SCHEDULE OF ATTACHMENTS

- #1 Moving Downtown Forward Tax Increment Financing Plan ~~#97~~ Development Plan Map
- #2 Location, character and extent of existing streets and other public facilities
- #3 Location, character and extent of existing public and private land uses
- #4 Location, character and extent of proposed public and private land uses
- #5 Map & Legal description of ~~Tax Increment Financing Plan #97~~ Moving Downtown Forward Development Area
- ~~#6~~ Zoning changes proposed in order to conform to the City of Traverse City Master Plan
- ~~#67~~ Map detailing changes in streets, street levels intersections and utilities
- ~~#78~~ Schedule of current and assessed values of all real and personal property
- ~~#89~~ Calculation of estimated assessed value of all improvement completed by December 31, 2054027.

TIF 97 REVENUE AND EXPENSE PROJECTIONS - 2023/2024 Budget

FISCAL YEAR	FY 2025-2026 estimated	FY 2026-2027 estimated	FY 2027-2028 estimated	FY 2028-2029 estimated	FY 2029-2030 estimated	FY 2030-2031 estimated	FY 2031-2032 estimated
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)	2,825,964	2,920,853	3,002,166	3,062,199	3,108,132	3,184,754	3,232,525
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping	3,500,000	2,500,000	1,000,000	0	2,000,000	0	1,500,000
REAL PROPERTY TAXABLE VALUE	194,723,554	200,144,407	204,146,573	207,208,772	212,316,903	215,501,657	220,234,182
PERSONAL PROPERTY TAXABLE VALUE	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000
TOTAL TAXABLE VALUE	201,923,554	207,344,407	211,346,573	214,408,772	219,516,903	222,701,657	227,434,182
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768
CAPTURED TAXABLE VALUE FOR DISTRICT	143,423,786	148,844,639	152,846,805	155,909,004	161,017,135	164,201,889	168,934,414
Increase/Decrease	(19,313,716)	5,420,853	4,002,166	3,062,199	5,108,132	3,184,754	4,732,525
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26	1,412,982	1,460,427	1,501,083	1,531,099	1,554,066	1,592,377	1,616,262
adjusted captured taxable value	142,010,804	147,384,212	151,345,722	154,377,904	159,463,069	162,609,512	167,318,151

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	FY 2025-2026 estimated	FY 2026-2027 estimated	FY 2027-2028 estimated	FY 2028-2029 estimated	FY 2029-2030 estimated	FY 2030-2031 estimated	FY 2031-2032 estimated
TRAVERSE CITY & ACT 345	2,000,513	2,065,744	2,110,681	2,142,203	2,201,327	2,233,643	2,286,529
RECREATIONAL AUTHORITY (RA)	42,812	44,208	45,170	45,844	47,110	47,801	48,933
RA BOND	0	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	292,137	301,662	308,225	312,828	321,462	326,181	333,904
NMC BOND	0	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	671,173	693,058	708,135	718,710	738,546	749,388	767,132
GTC COMMISSION ON AGING & SENIOR CENTER	80,709	83,341	85,154	86,425	88,811	90,114	92,248
TRAVERSE AREA DISTRICT LIBRARY	0	0	0	0	0	0	0
GTC ROAD COMMISSION	138,216	142,723	145,828	148,006	152,090	154,323	157,977
GTC VETERANS	16,116	16,642	17,004	17,258	17,734	17,994	18,420
DOWNTOWN DEVELOPMENT AUTHORITY	226,152	233,527	238,607	242,170	248,854	252,507	258,486
BAY AREA TRANSPORTATION AUTHORITY	67,986	70,203	71,730	72,802	74,811	75,909	77,706
GTC ANIMAL CONTROL	5,254	5,425	5,543	5,626	5,781	5,866	6,005
GTC CONSERVATION DISTRICT	13,603	14,046	14,352	14,566	14,968	15,188	15,548
TOTAL	3,554,671	3,670,579	3,750,428	3,806,438	3,911,494	3,968,915	4,062,888

Taxing Unit Revenue From Uncaptured Base	30% share						
TRAVERSE CITY & ACT 345	815,970.22	811,890.37	807,830.92	803,791.76	799,772.80	795,773.94	791,795.07
RECREATIONAL AUTHORITY (RA)	17,462.18	17,374.87	17,288.00	17,201.56	17,115.55	17,029.97	16,944.82
RA BOND	-	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	119,156.86	118,561.07	117,968.27	117,378.43	116,791.53	116,207.58	115,626.54
NMC BOND	-	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	273,758.45	272,389.66	271,027.71	269,672.57	268,324.21	266,982.59	265,647.67
GTC COMMISSION ON AGING & SENIOR CNTR	32,919.59	32,754.99	32,591.21	32,428.26	32,266.12	32,104.79	31,944.26
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-	-
GTC ROAD COMMISSION	56,375.66	56,093.78	55,813.31	55,534.25	55,256.58	54,980.29	54,705.39
GTC VETERANS	6,573.49	6,540.62	6,507.92	6,475.38	6,443.01	6,410.79	6,378.74
DOWNTOWN DEVELOPMENT AUTHORITY	92,243.18	91,781.97	91,323.06	90,866.44	90,412.11	89,960.05	89,510.25
BAY AREA TRANSPORTATION AUTHORITY	27,730.29	27,591.64	27,453.68	27,316.41	27,179.83	27,043.93	26,908.71
GTC ANIMAL CONTROL	2,142.90	2,132.19	2,121.53	2,110.92	2,100.36	2,089.86	2,079.41
GTC CONSERVATION	5,548.38	5,520.63	5,493.03	5,465.56	5,438.24	5,411.05	5,383.99
TOTAL	1,449,881.20	1,442,631.79	1,435,418.64	1,428,241.54	1,421,100.33	1,413,994.83	1,406,924.86

Taxing Unit Revenue From Share of Inflation Increase	share inflation beginning 25/26						
TRAVERSE CITY & ACT 345	19,708.65	20,268.56	20,728.65	21,037.43	21,246.23	21,661.14	21,876.13
RECREATIONAL AUTHORITY (RA)	421.78	433.76	443.60	450.21	454.68	463.56	468.16
RA BOND	-	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	2,878.07	2,959.84	3,027.02	3,072.12	3,102.61	3,163.20	3,194.59
NMC BOND	-	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	6,612.26	6,800.11	6,954.47	7,058.07	7,128.12	7,267.33	7,339.45
GTC COMMISSION ON AGING & SENIOR CNTR	795.13	817.72	836.28	848.74	857.16	873.90	882.57
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-	-
GTC ROAD COMMISSION	1,361.68	1,400.36	1,432.15	1,453.48	1,467.91	1,498.58	1,511.43
GTC VETERANS	158.77	163.28	166.99	169.48	171.16	174.50	176.24
DOWNTOWN DEVELOPMENT AUTHORITY	2,228.01	2,291.31	2,343.32	2,378.22	2,401.83	2,448.73	2,473.04
BAY AREA TRANSPORTATION AUTHORITY	669.79	688.82	704.45	714.95	722.04	736.14	743.45
GTC ANIMAL CONTROL	51.76	53.23	54.44	55.25	55.80	56.89	57.45
GTC CONSERVATION	134.01	137.82	140.95	143.05	144.47	147.29	148.75
TOTAL	35,019.90	36,014.81	36,832.33	37,381.00	37,752.00	38,489.26	38,871.26

Total Taxing Unit Revenue from Base and Share of Inflation Increase							
TRAVERSE CITY & ACT 345	835,678.87	832,158.93	828,559.57	824,829.20	821,019.03	817,435.09	813,671.20
RECREATIONAL AUTHORITY (RA)	17,883.96	17,808.63	17,731.60	17,651.77	17,570.23	17,493.53	17,412.98
RA BOND	-	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	122,034.93	121,520.91	120,995.29	120,450.54	119,894.14	119,370.77	118,821.13
NMC BOND	-	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	280,370.71	279,189.77	277,982.18	276,730.64	275,452.33	274,249.91	272,987.13
GTC COMMISSION ON AGING & SENIOR CNTR	33,714.71	33,572.71	33,427.49	33,276.99	33,123.28	32,978.69	32,826.83
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-	-
GTC ROAD COMMISSION	57,737.34	57,494.14	57,245.46	56,987.73	56,724.49	56,476.87	56,216.82
GTC VETERANS	6,732.27	6,703.91	6,674.91	6,644.86	6,614.17	6,585.29	6,554.97
DOWNTOWN DEVELOPMENT AUTHORITY	94,471.19	94,073.27	93,666.38	93,244.67	92,813.94	92,408.78	91,983.29
BAY AREA TRANSPORTATION AUTHORITY	28,400.08	28,280.46	28,158.13	28,031.36	27,901.87	27,780.07	27,652.16
GTC ANIMAL CONTROL	2,194.66	2,185.42	2,175.96	2,166.17	2,156.16	2,146.75	2,136.86
GTC CONSERVATION	5,682.39	5,658.45	5,633.98	5,608.61	5,582.71	5,558.34	5,532.74
TOTAL	1,484,901.10	1,478,646.60	1,472,250.96	1,465,822.54	1,458,852.34	1,452,484.09	1,445,796.12

TIF 97 REVENUE AND EXPENSE PROJECTIONS -
2023/2024 Budget

FISCAL YEAR	FY 2032-2033 estimated	FY 2033-2034 estimated	FY 2034-2035 estimated	FY 2035-2036 estimated	FY 2036-2037 estimated	FY 2037-2038 estimated	FY 2038-2039 estimated	FY 2039-2040 estimated	FY 2040-2041 estimated
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)	3,303,513	3,353,065	3,425,861	3,477,249	3,559,408	3,612,799	3,666,991	3,721,996	3,777,826
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping	0	1,500,000	0	2,000,000	0	0	0	0	0
REAL PROPERTY TAXABLE VALUE	223,537,694	228,390,760	231,816,621	237,293,870	240,853,278	244,466,078	248,133,069	251,855,065	255,632,891
PERSONAL PROPERTY TAXABLE VALUE	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000
TOTAL TAXABLE VALUE	230,737,694	235,590,760	239,016,621	244,493,870	248,053,278	251,666,078	255,333,069	259,055,065	262,832,891
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768
CAPTURED TAXABLE VALUE FOR DISTRICT	172,237,926	177,090,992	180,516,853	185,994,102	189,553,510	193,166,310	196,833,301	200,555,297	204,333,123
Increase/Decrease	3,303,513	4,853,065	3,425,861	5,477,249	3,559,408	3,612,799	3,666,991	3,721,996	3,777,826
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26	1,651,756	1,676,533	1,712,931	1,738,625	1,779,704	1,806,400	1,833,496	1,860,998	1,888,913
adjusted captured taxable value	170,586,170	175,414,459	178,803,922	184,255,478	187,773,806	191,359,910	194,999,805	198,694,299	202,444,210

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	FY 2032-2033 estimated	FY 2033-2034 estimated	FY 2034-2035 estimated	FY 2035-2036 estimated	FY 2036-2037 estimated	FY 2037-2038 estimated	FY 2038-2039 estimated	FY 2039-2040 estimated	FY 2040-2041 estimated
TRAVERSE CITY & ACT 345	2,319,586	2,373,019	2,406,831	2,467,460	2,502,107	2,537,047	2,572,283	2,607,819	2,643,657
RECREATIONAL AUTHORITY (RA)	49,640	50,784	51,507	52,805	53,546	54,294	55,048	55,809	56,576
RA BOND	0	0	0	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	338,731	346,534	351,472	360,325	365,385	370,487	375,633	380,822	386,056
NMC BOND	0	0	0	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	778,222	796,149	807,493	827,834	839,458	851,181	863,002	874,925	886,948
GTC COMMISSION ON AGING & SENIOR CENTER	93,582	95,737	97,101	99,547	100,945	102,355	103,776	105,210	106,656
TRAVERSE AREA DISTRICT LIBRARY	0	0	0	0	0	0	0	0	0
GTC ROAD COMMISSION	160,261	163,953	166,289	170,478	172,871	175,285	177,720	180,175	182,651
GTC VETERANS	18,687	19,117	19,390	19,878	20,157	20,439	20,722	21,009	21,297
DOWNTOWN DEVELOPMENT AUTHORITY	262,223	268,263	272,086	278,940	282,856	286,806	290,790	294,807	298,858
BAY AREA TRANSPORTATION AUTHORITY	78,830	80,646	81,795	83,855	85,033	86,220	87,418	88,625	89,843
GTC ANIMAL CONTROL	6,092	6,232	6,321	6,480	6,571	6,663	6,755	6,849	6,943
GTC CONSERVATION DISTRICT	15,773	16,136	16,366	16,778	17,014	17,251	17,491	17,732	17,976
TOTAL	4,121,626	4,216,571	4,276,650	4,384,381	4,445,944	4,508,028	4,570,639	4,633,781	4,697,462

Taxing Unit Revenue From Uncaptured Base

TRAVERSE CITY & ACT 345	787,836.10	783,896.91	779,977.43	776,077.54	772,197.16	768,336.17	764,494.49	760,672.02	756,868.66
RECREATIONAL AUTHORITY (RA)	16,860.10	16,775.80	16,691.92	16,608.46	16,525.41	16,442.79	16,360.57	16,278.77	16,197.38
RA BOND	-	-	-	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	115,048.41	114,473.16	113,900.80	113,331.29	112,764.64	112,200.81	111,639.81	111,081.61	110,526.20
NMC BOND	-	-	-	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	264,319.44	262,997.84	261,682.85	260,374.43	259,072.56	257,777.20	256,488.31	255,205.87	253,929.84
GTC COMMISSION ON AGING & SENIOR CNTR	31,784.54	31,625.62	31,467.49	31,310.15	31,153.60	30,997.83	30,842.84	30,688.63	30,535.19
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-	-	-	-
GTC ROAD COMMISSION	54,431.86	54,159.71	53,888.91	53,619.46	53,351.36	53,084.61	52,819.19	52,555.09	52,292.31
GTC VETERANS	6,346.84	6,315.11	6,283.53	6,252.12	6,220.85	6,189.75	6,158.80	6,128.01	6,097.37
DOWNTOWN DEVELOPMENT AUTHORITY	89,062.70	88,617.39	88,174.30	87,733.43	87,294.76	86,858.29	86,423.99	85,991.87	85,561.92
BAY AREA TRANSPORTATION AUTHORITY	26,774.17	26,640.30	26,507.10	26,374.66	26,242.69	26,111.48	25,980.92	25,851.01	25,721.76
GTC ANIMAL CONTROL	2,069.01	2,058.67	2,048.38	2,038.13	2,027.94	2,017.80	2,007.72	1,997.68	1,987.69
GTC CONSERVATION	5,357.07	5,330.29	5,303.63	5,277.12	5,250.73	5,224.48	5,198.35	5,172.36	5,146.50
TOTAL	1,399,890.23	1,392,890.78	1,385,926.33	1,378,996.70	1,372,101.71	1,365,241.21	1,358,415.00	1,351,622.92	1,344,864.81

Taxing Unit Revenue From Share of Inflation Increase

TRAVERSE CITY & ACT 345	22,244.76	22,465.54	22,838.51	23,065.18	23,492.10	23,725.26	23,960.73	24,198.54	24,438.71
RECREATIONAL AUTHORITY (RA)	476.05	480.77	488.76	493.61	502.74	507.73	512.77	517.86	523.00
RA BOND	-	-	-	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	3,248.42	3,280.66	3,335.13	3,368.23	3,430.57	3,464.62	3,499.01	3,533.73	3,568.81
NMC BOND	-	-	-	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	7,463.13	7,537.20	7,662.33	7,738.38	7,881.61	7,959.84	8,038.84	8,118.62	8,199.20
GTC COMMISSION ON AGING & SENIOR CNTR	897.44	906.35	921.40	930.54	947.77	957.17	966.67	976.27	985.96
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-	-	-	-
GTC ROAD COMMISSION	1,536.90	1,552.15	1,577.92	1,593.58	1,623.08	1,639.19	1,655.46	1,671.89	1,688.48
GTC VETERANS	179.20	180.98	183.99	185.81	189.25	191.13	193.03	194.94	196.88
DOWNTOWN DEVELOPMENT AUTHORITY	2,514.71	2,539.67	2,581.83	2,607.45	2,655.72	2,682.08	2,708.69	2,735.58	2,762.73
BAY AREA TRANSPORTATION AUTHORITY	755.98	763.48	776.15	783.86	798.37	806.29	814.29	822.37	830.54
GTC ANIMAL CONTROL	58.42	59.00	59.98	60.57	61.69	62.31	62.93	63.55	64.18
GTC CONSERVATION	151.26	152.76	155.30	156.84	159.74	161.33	162.93	164.54	166.18
TOTAL	39,526.27	39,918.57	40,581.28	40,984.05	41,742.64	42,156.94	42,575.35	42,997.91	43,424.66

Total Taxing Unit Revenue from Base and Share of Inflation Increase

TRAVERSE CITY & ACT 345	810,080.86	806,362.45	802,815.94	799,142.72	795,689.26	792,061.43	788,455.22	784,870.56	781,307.37
RECREATIONAL AUTHORITY (RA)	17,336.15	17,256.57	17,180.67	17,102.06	17,026.16	16,950.52	16,873.35	16,796.63	16,720.38
RA BOND	-	-	-	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	118,296.83	117,753.83	117,235.93	116,699.52	116,195.21	115,665.44	115,138.82	114,615.35	114,095.01
NMC BOND	-	-	-	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	271,782.56	270,635.04	269,345.18	268,112.81	266,954.17	265,737.04	264,527.15	263,324.50	262,129.04
GTC COMMISSION ON AGING & SENIOR CNTR	32,681.99	32,531.97	32,388.89	32,240.70	32,101.37	31,955.01	31,809.52	31,664.90	31,521.15
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-	-	-	-
GTC ROAD COMMISSION	55,968.76	55,711.86	55,466.83	55,213.04	54,974.44	54,723.79	54,474.84	54,226.97	53,980.79
GTC VETERANS	6,526.05	6,496.09	6,467.52	6,437.93	6,410.11	6,380.88	6,351.83	6,322.95	6,294.25
DOWNTOWN DEVELOPMENT AUTHORITY	91,577.41	91,157.05	90,756.13	90,340.88	89,950.48	89,540.36	89,132.69	88,727.45	88,324.64
BAY AREA TRANSPORTATION AUTHORITY	27,530.15	27,403.78	27,283.25	27,158.42	27,041.05	26,917.77	26,795.21	26,673.39	26,552.29
GTC ANIMAL CONTROL	2,127.43	2,117.67	2,108.35	2,098.71	2,089.64	2,080.11	2,070.64	2,061.23	2,051.87
GTC CONSERVATION	5,008.33	5,483.04	5,458.93	5,433.95	5,410.47	5,385.80	5,361.28	5,336.91	5,312.68
TOTAL	1,439,416.50	1,432,809.35	1,426,507.61	1,419,980.75	1,413,844.36	1,407,398.14	1,400,990.35	1,394,620.83	1,388,289.47

TIF 97 REVENUE AND EXPENSE PROJECTIONS -
2023/2024 Budget

FISCAL YEAR	FY 2042-2043 estimated	FY 2043-2044 estimated	FY 2044-2045 estimated	FY 2045-2046 estimated	FY 2046-2047 estimated	FY 2047-2048 estimated	FY 2048-2049 estimated	FY 2049-2050 estimated	FY 2050-2051 estimated	FY 2051-2052 estimated	FY 2052-2053 estimated	FY 2053-2054 estimated	FY 2054-2055 estimated
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)	3,892,011	3,950,391	4,009,647	4,069,791	4,145,838	4,208,026	4,286,146	4,350,439	4,430,695	4,497,156	4,579,613	4,648,307	4,733,032
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping	0	0	0	1,000,000	0	1,000,000	0	1,000,000	0	1,000,000	0	1,000,000	0
REAL PROPERTY TAXABLE VALUE	263,359,395	267,309,786	271,319,433	276,389,224	280,535,062	285,743,088	290,029,235	295,379,673	299,810,368	305,307,524	309,887,137	315,535,444	320,268,475
PERSONAL PROPERTY TAXABLE VALUE	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000
TOTAL TAXABLE VALUE	270,559,395	274,509,786	278,519,433	283,589,224	287,735,062	292,943,088	297,229,235	302,579,673	307,010,368	312,507,524	317,087,137	322,735,444	327,468,475
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768	58,499,768
CAPTURED TAXABLE VALUE FOR DISTRICT	212,059,627	216,010,018	220,019,665	225,089,456	229,235,294	234,443,320	238,729,467	244,079,905	248,510,600	254,007,756	258,587,369	264,235,676	268,968,707
Increase/Decrease	3,892,011	3,950,391	4,009,647	5,069,791	4,145,838	4,208,026	4,286,146	4,350,439	4,430,695	4,497,156	4,579,613	4,648,307	4,733,032
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26	1,946,005	1,975,195	2,004,823	2,034,896	2,072,919	2,104,013	2,143,073	2,175,219	2,215,348	2,248,578	2,289,806	2,324,154	2,366,516
adjusted captured taxable value	210,113,621	214,034,822	218,014,841	223,054,560	227,162,375	232,339,307	236,586,394	241,904,686	246,295,253	251,759,178	256,297,562	261,911,522	266,602,192

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	FY 2042-2043 estimated	FY 2043-2044 estimated	FY 2044-2045 estimated										
TRAVERSE CITY & ACT 345	2,716,255	2,753,021	2,790,103	2,840,122	2,877,971	2,928,639	2,967,270	3,018,604	3,058,033	3,110,049	3,150,291	3,203,007	3,244,078
RECREATIONAL AUTHORITY (RA)	58,129	58,916	59,710	60,780	61,590	62,674	63,501	64,600	65,443	66,557	67,418	68,546	69,425
RA BOND	0	0	0	0	0	0	0	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	396,657	402,026	407,441	414,745	420,273	427,672	433,313	440,809	446,567	454,163	460,040	467,738	473,736
NMC BOND	0	0	0	0	0	0	0	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	911,305	923,640	936,081	952,862	965,561	982,560	995,521	1,012,743	1,025,972	1,043,423	1,056,924	1,074,611	1,088,390
GTC COMMISSION ON AGING & SENIOR CENTER	109,585	111,068	112,564	114,582	116,109	118,153	119,712	121,783	123,374	125,472	127,096	129,222	130,879
TRAVERSE AREA DISTRICT LIBRARY	0	0	0	0	0	0	0	0	0	0	0	0	0
GTC ROAD COMMISSION	187,667	190,207	192,769	196,225	198,840	202,341	205,010	208,556	211,281	214,874	217,655	221,297	224,134
GTC VETERANS	21,882	22,477	22,880	23,185	23,593	23,904	24,318	24,636	25,055	25,479	25,905	26,336	26,764
DOWNTOWN DEVELOPMENT AUTHORITY	307,065	311,221	315,413	321,068	325,347	331,075	335,442	341,245	345,702	351,582	356,132	362,091	366,734
BAY AREA TRANSPORTATION AUTHORITY	92,310	93,560	94,820	96,520	97,806	99,528	100,841	102,586	103,926	105,693	107,061	108,852	110,248
GTC ANIMAL CONTROL	7,133	7,230	7,327	7,459	7,558	7,691	7,833	7,927	8,031	8,168	8,273	8,412	8,520
GTC CONSERVATION DISTRICT	18,470	18,720	18,972	19,312	19,569	19,914	20,177	20,526	20,794	21,147	21,421	21,780	22,059
TOTAL	4,826,459	4,891,788	4,957,678	5,046,555	5,113,808	5,203,840	5,272,483	5,363,697	5,433,757	5,526,184	5,597,689	5,691,359	5,764,337

Taxing Unit Revenue From Uncaptured Base

TRAVERSE CITY & ACT 345	749,318.89	745,572.30	741,844.44	738,135.21	734,444.54	730,772.31	727,118.45	723,482.86	719,865.45	716,266.12	712,684.79	709,121.36	705,575.76
RECREATIONAL AUTHORITY (RA)	16,035.81	15,955.63	15,875.85	15,796.47	15,717.49	15,638.90	15,560.71	15,482.90	15,405.49	15,328.46	15,251.82	15,175.56	15,099.68
RA BOND	0	0	0	0	0	0	0	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	109,423.70	108,876.59	108,332.20	107,790.54	107,251.59	106,715.33	106,181.75	105,650.85	105,122.59	104,596.98	104,073.99	103,553.62	103,035.86
NMC BOND	0	0	0	0	0	0	0	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	251,396.89	250,139.91	248,889.21	247,644.76	246,406.54	245,174.51	243,948.63	242,728.89	241,515.25	240,307.67	239,106.13	237,910.60	236,721.05
GTC COMMISSION ON AGING & SENIOR CNTR	30,230.60	30,079.45	29,929.05	29,779.40	29,630.51	29,482.35	29,334.94	29,188.27	29,042.33	28,897.11	28,752.63	28,608.87	28,465.82
TRAVERSE AREA DISTRICT LIBRARY	0	0	0	0	0	0	0	0	0	0	0	0	0
GTC ROAD COMMISSION	51,770.70	51,611.84	51,254.29	50,998.01	50,743.02	50,489.31	50,236.86	49,985.68	49,735.75	49,487.07	49,239.64	48,993.44	48,748.47
GTC VETERANS	6,036.55	6,006.36	5,976.33	5,946.45	5,916.72	5,887.13	5,857.70	5,828.41	5,799.27	5,770.27	5,741.42	5,712.71	5,684.15
DOWNTOWN DEVELOPMENT AUTHORITY	84,708.43	84,284.89	83,863.47	83,444.15	83,026.93	82,611.80	82,198.74	81,787.74	81,378.80	80,971.91	80,567.05	80,164.22	79,763.30
BAY AREA TRANSPORTATION AUTHORITY	25,465.18	25,337.86	25,211.17	25,085.11	24,959.69	24,834.89	24,710.71	24,587.16	24,464.23	24,341.90	24,220.19	24,099.09	23,978.60
GTC ANIMAL CONTROL	1,967.86	1,958.02	1,948.23	1,938.49	1,928.80	1,919.15	1,909.56	1,900.01	1,890.51	1,881.06	1,871.65	1,862.29	1,852.98
GTC CONSERVATION	5,095.16	5,069.69	5,044.34	5,019.12	4,994.02	4,969.05	4,944.21	4,919.49	4,894.89	4,870.41	4,846.06	4,821.83	4,797.72
TOTAL	1,331,449.78	1,324,792.53	1,318,168.57	1,311,577.73	1,305,019.84	1,298,494.74	1,292,002.27	1,285,542.26	1,279,114.54	1,272,718.97	1,266,355.38	1,260,023.60	1,253,723.48

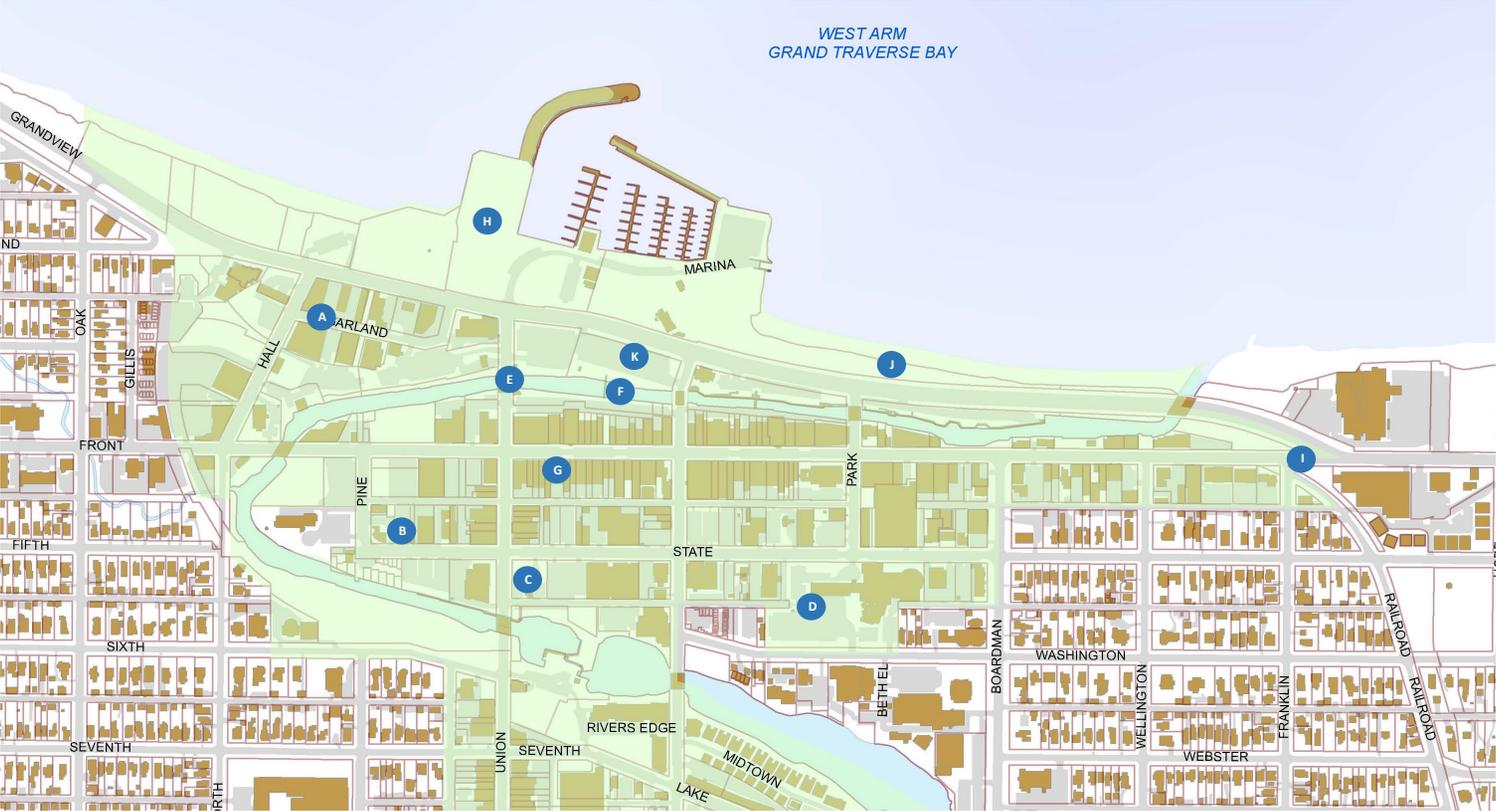
Taxing Unit Revenue From Share of Inflation Increase

TRAVERSE CITY & ACT 345	24,926.23	25,173.62	25,423.47	25,675.80	26,024.79	26,283.09	26,637.17	26,901.54	27,260.83	27,531.39	27,896.01	28,172.88	28,542.95
RECREATIONAL AUTHORITY (RA)	533.43	538.73	544.08	549.48	556.94	562.47	570.05	575.71	583.40	589.19	596.99	602.91	610.83
RA BOND	0	0	0	0	0	0	0	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	3,640.00	3,676.13	3,712.61	3,749.46	3,800.42	3,838.14	3,889.85	3,928.46	3,980.92	4,020.43	4,073.88	4,114.11	4,168.15
NMC BOND	0	0	0	0	0	0	0	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	8,362.76	8,445.76	8,529.59	8,614.24	8,731.33	8,817.99	8,936.78	9,025.48	9,146.02	9,236.80	9,359.13	9,452.02	9,576.18
GTC COMMISSION ON AGING & SENIOR CNTR	1,005.63	1,015.61	1,025.69	1,035.87	1,049.95	1,060.37	1,074.65	1,085.32	1,099.81	1,110.73	1,125.44	1,136.61	1,151.54
TRAVERSE AREA DISTRICT LIBRARY	0	0	0	0	0	0	0	0	0	0	0	0	0
GTC ROAD COMMISSION	1,722.16	1,739.25	1,756.52	1,773.95	1,798.06	1,815.91	1,840.37	1,858.64	1,883.46	1,902.15	1,927.34	1,946.47	1,972.04
GTC VETERANS	200.81	202.80	204.81	206.85	209.66	211.74	214.59	217.72	219.61	221.79	224.73	226.96	229.94
DOWNTOWN DEVELOPMENT AUTHORITY	2,817.84	2,845.81	2,874.05	2,902.58	2,942.03	2,971.23	3,011.26	3,041.14	3,081.76	3,112.35	3,153.57	3,184.87	3,226.70
BAY AREA TRANSPORTATION AUTHORITY	847.10	855.51	864.00	872.58	884.44	893.22	905.25	914.23	926.44	935.64	948.03	957.44	970.02
GTC ANIMAL CONTROL	65.46	66.11	66.77	67.43	68.35	69.02	69.95	70.65	71.59	72.30	73.26	73.99	74.96
GTC CONSERVATION	169.49	171.17	172.87	174.59	176.96	179.72	182.92	181.13	182.92	185.37	187.21	189.69	191.57
TOTAL	44,290.92	44,730.51	45,174.46	45,622.81	46,242.93	46,701.89	47,331.05	47,800.81	48,439.22	48,919.98	49,567.87	50,059.83	50,717.41

Total Taxing Unit Revenue from Base and Share of Inflation Increase

TRAVERSE CITY & ACT 345	774,245.12	770,745.92	767,267.91	763,811.01	760,469.33	757,055.40	753,755.62	750,384.40	747,126.28	743,797.51	740,580.80	737,294.24	734,118.71
RECREATIONAL AUTHORITY (RA)	16,569.24	16,494.36	16,419.93	16,345.95	16,274.43	16,201.37	16,130.76	16,058.61	15,988.89	15,917.65	15,848.81	15,778.47	15,710.52
RA BOND	0	0	0	0	0	0	0	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	113,063.70	112,552.71	112,044.81	111,540.00	111,052.01	110,553.47	110,071.60	109,579.30	109,103.51	108,617.41	108,147.67	107,667.73	107,204.01
NMC BOND	0	0	0	0	0	0	0	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	259,759.66	258,585.67	2										

Moving Downtown Forward Financing Plan (TIF) – Public Improvements Map





Memorandum

To: Jean Derenzy, DDA CEO
From: Nicole VanNess, Transportation Mobility Director
CC: Katy Bertodatto, Mobility & Parking Advisory Board Chair
Date: November 13, 2023
Re: Board Member Report: Mobility & Parking Advisory Board – November 2023

This month, the Mobility & Parking Advisory Board reviewed the recommendations for the Transportation Demand Management (TDM) 3-year work plan. The 1-2 year quick win objectives include identifying and preparing flex loading zones for morning loading and after-hours parking, expanding the residential permit program and extended meter time limits. With the detoured traffic from the MDOT project there are not many changes that will be made in the next year. The residential parking program will require public outreach in order to obtain resident feedback which would be better served after the construction is complete. Flex loading zones are the quick win objective that will have little to no impact during construction other than to provide parking which would otherwise be time restricted.



303 E. State Street
Traverse City, MI 49684
harry@downtowntc.com
231-922-2050

Memorandum

To: Downtown Development Authority Board of Directors
From: Harry Burkholder, DDA COO & Todd McMillen, DDA Board Member
Memo Date: November 13, 2023
Subject: Arts Commission Update

Bryant Park Mural

Ms. Corden has finished the two “ends” of the restroom building and I was able to get the primer applied while the weather cooperated. The sign has been ordered and fabrication and will be installed at the completion of the mural in the spring.



Rotating Art Exhibition RFQ

The Arts Commission is anticipating releasing an RFQ later this month to replace the four sculptures along the TART Trail at the Rotating Art Exhibit (just south of the Riverine Apartment Complex). The new art installations(s) will replace the four Petrakovitz sculptures.





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

Memorandum

To: Downtown Development Authority Board
Jean Derenzy, DDA CEO

From: Harry Burkholder, COO

Date: November 13, 2023

Subject: Downtown Activity and Initiative Updates

Downtown Composting

In response to our survey, about a dozen downtown restaurants expressed interest in participating in source separating organic waste streams (i.e., composting) utilizing a specialized hauler.

With the survey results completed, DDA staff reached out to SEEDS, a local nonprofit organization, who is actively engaged with the City of Traverse City to monitor and support a future curbside composting initiative about ways to collaborate around a pilot composting program with downtown restaurants. As you are aware, we work with SEEDS who runs the Farmers Market. SEEDS also serves as a convener of a systems change cohort across a ten-county region with a mission of “Regenerating Michigan soils by reducing organic wastes in landfills.” Organic wastes, including food waste, generate methane, one of the most significant contributors to short-term climate change. Grand Traverse County alone generates 19,000 tons of organic waste annually.

After some productive discussions, SEEDS recently submitted a proposal to the DDA to create a pilot-scale education and hauling composting program for 10-20 downtown restaurants. Under the proposal, SEEDS would assist with administrative, outreach, education, promotional and implementation services. In addition, SEEDS would assist with developing and tracking key metrics for successful implementation of the program. DDA staff will be meeting with SEEDS staff over the remainder of the month to discuss the proposal and the potential timing of the collaboration.

Retail Incubator

As we discussed at our October meeting, we are working with a team of retail incubator advisors and retail specialists on the management and administrative elements and implementation of the retail incubator. To that end, our team of advisors met with many of the retail entrepreneurs who submitted an application for the incubator.

Based on those conversations, we also talked about the possibility of activating the incubator space over the next several months with a series of pop-ups, before formally launching the incubator in the spring. The additional time would allow us to make additional physical improvements to the incubator space that are more conducive to a retail environment and provide tenants time to order inventory and displays, set up individual business systems, plan and purchase displays, etc. Opening in the spring may also be more advantageous to capitalize on additional foot traffic. Our advisors will be at our meeting on Friday to talk about the next steps for the incubator and answer any questions.



Memorandum

To: DDA Board of Directors
CC: Jean Derenzy, DDA CEO
From: Nicole VanNess, Transportation Mobility Director
Date: November 10, 2023
Re: Staff Report: Parking Services – October 2023

Project Updates

Restore Consulting LLC

Consultants were in town the first week of October to perform the parking structure conditions assessments. The draft reports have been delivered. We are reviewing them with Engineering to prepare the bid materials that are scheduled for December.

Hardy Signage Replacement

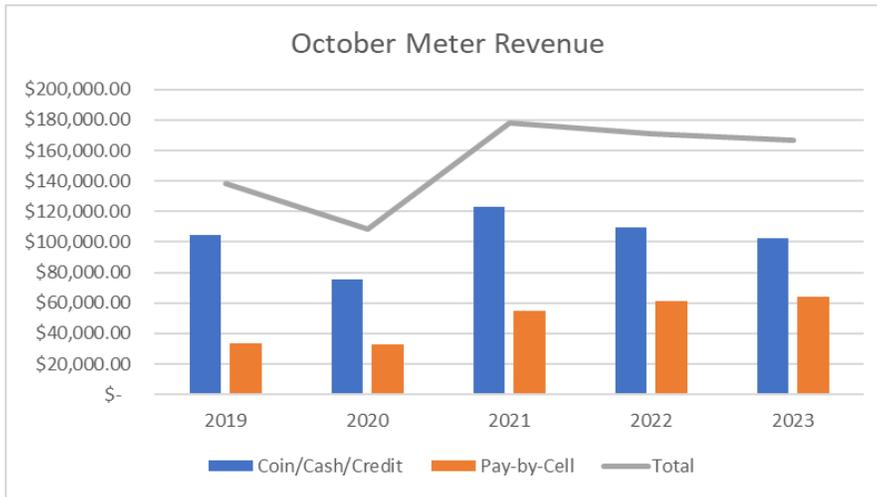
Praise Signs were in town the week of the 9th to inventory and confirm the signage for the capital improvement replacement on all four level. The replacement timeline has not yet been set.

October Parking Revenue

Below are the October revenues compared to October 2019. Additional charts include three years of data to show pre and post-pandemic revenues.

Meter Revenues

Meter revenues are down 3% compared to 2022 and up 20% compared to 2019.

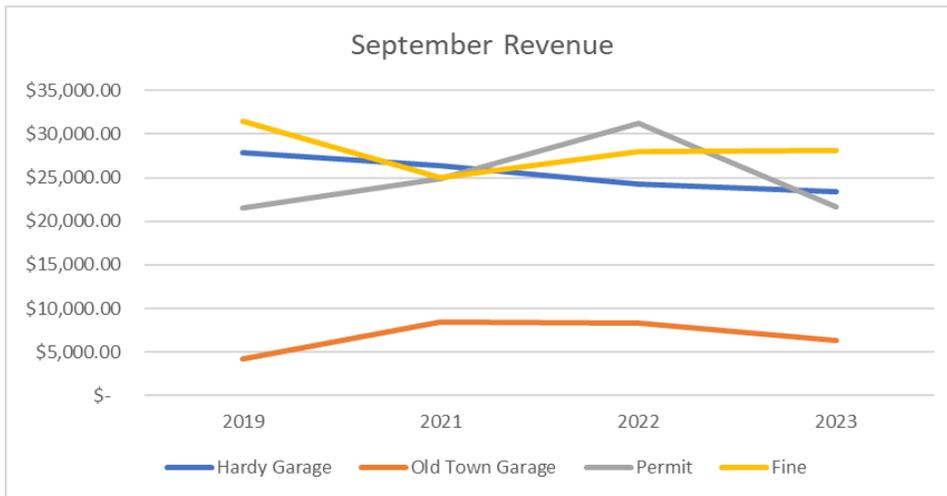


Hourly Admissions

Old Town transient revenues were down 21% compared to last year. Hardy transient revenues are down 19% compared to last year.

Permits & Fines

Permit revenues are down 17% compared to last year. Fine revenues are up 5% compared to last year.





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

Memorandum

To: Downtown Development Authority Board
Jean Derenzy, DDA CEO

From: Abby Seitter, DDA Downtown Experience Coordinator

Date: November 13, 2023

Subject: Event Updates

Shop Your Community Day

Shop Your Community Day was last Saturday, November 11th, and we had an awesome turn out. There were 40 selected non-profits and over 40 participating downtown businesses! We will have a total number raised by the end of week as businesses turn in their total numbers. 15% of each purchase went to a non-profit of the shopper's choice and we love this event every year! The total number will be posted on Facebook and in our next downtown newsletter!

Tree Lighting, Light Parade, Santa's Arrival

The light parade and tree lighting will be held tomorrow, Saturday, November 18th. Front street will be closed starting at 4:30pm, music from Old Town Playhouse Holiday Cabaret performers will begin at 5:30pm, tree lighting at 6:00pm and the parade to kick off at 6:30pm. We have multiple sponsors to thank including BATA, Cherry Republic, National Cherry Festival and Amazon Hub.

UpNorthLive will be streaming the parade this year and plan to include interviews and stories throughout the night.

Santa's House has been delivered to Rotary Square for families to meet Santa throughout the holiday season. All of the dates and hours are on our website under the event calendar. Please reach out to me if you have any organizations that would like to have hot cocoa, wreaths, or any other holiday booth to add to people's experience as they wait to meet Santa.

Black Friday/ Small Business Saturday

Sign-ups went out this week to merchants for the weekend of November, 24-25. We will be highlighting the importance of shopping small this year. On our website and in a Facebook event, there will be a list of participating businesses with their specials for both days. We are trying to reach different areas and let them know what downtown has to offer including lots of special advertising.

Hearts & Bones Paul Simon Tribute Show

The DDA is partnering with the City Opera House as the premier sponsor for this fun show. Tickets are on sale now!

A little more on what to expect at the show: HEARTS & BONES is the premier Paul Simon Tribute show paying homage to one of the most successful and influential artists of all time...Paul Simon. Complete with a full 9 piece back up band and horn section, this upbeat 2 hour show is guaranteed to bring back fond memories and get you tapping your toe and singing the entire night. Set in the backdrop of Paul Simon's famous 1991 *Concert in Central Park*, HEARTS & BONES takes you through a musical journey of Paul's career with emphasis on his later work from the *Graceland* and *The Rhythm of the Saints* albums featuring all of the African and South American Rhythms. Student tickets are only \$10 and all other tickets are \$30 each.

Ladies' Night and Men's Night

What better way to enjoy holiday shopping then with friends and family on a special evening when stores are open late to enjoy the best gifts right here in Downtown Traverse City. Thursday, December 9th is Ladies' Night from 5:00 to 9:00pm and December 14th from 5:00 to 9:00pm is Men's Night. Our Downtown Businesses keep their doors open late to enjoy these special days. We will have carols filling the streets and a holiday wrapping station will be available at the J Smith walkway which is sparkling with lights. Participating businesses will be posted soon as these sign-ups just went out as well!



**Minutes of the
Arts Commission for the City of Traverse City
Regular Meeting
October 18, 2023**

A regular meeting of the Arts Commission of the City of Traverse City was called to order at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan, at 3:30 p.m.

The following Commissioners were in attendance: Commissioners Early, O'Brien, Koebert and McMillen

The following Commissioners were absent: Commissioners Stanley, Hoisington and Amundsen

Vice Chairperson O'Brien presided at the meeting.

(a) **CALL TO ORDER, ATTENDANCE, ANNOUCEMENTS**

(b) **PUBLIC COMMENT**

(c) **CONSENT CALENDAR**

(1) Consideration of Approving the August 16, 2023 Arts Commission Meeting Minutes (approval recommended)

(2) Consideration of Approving the August and September Arts Commission Financials (approval recommended)

Motion to Approve the Consent Calendar with spelling corrections on previous meeting minutes

Moved by Linda Koebert, Seconded by Caitlin Early

Yes: Chelsie Niemi, Caitlin Early, Steve Nance, and Linda Koebert

Absent: Roger Amundsen, Mi Stanley, and Joshua Hoisington

CARRIED. 4-0-3 on a recorded vote

(d) **OLD BUSINESS**

(1) Old Business

Mr. Burkholder provided an update on the progress of the Bryant Park Mural and

noted he would be asking the City Commission to approve an additional \$2,500 from the Public Arts Trust Fund to cover higher than expected costs associated with the mural. Mr. Burkholder noted he did not believe the Arts Commission would spend the additional \$2,500.

Commissioners discussed their contribution to the UpNorth Pride event(s), noting:

- Appreciate additional time to consider such a collaboration
- Volunteer services for a similar event should likely be by the individual, rather than the commission
- An event/collaboration like this may be appropriate for the Paint-It Forward Program
- Request a "pre-meeting" with the collaborating organization before the event

Mr. Burkholder provided an update on efforts to get the Hannah Park plaque translated.

Commissioners discussed the rolling list of Capital Improvement Projects and made several adjustments. A revised list will be provided to Commissioners at their November meeting.

(e) **NEW BUSINESS**

(1) New Business

Mr. Burkholder noted his intention to have a policy regarding Unsolicited Donations and Gifts by the end of the year.

Mr. Burkholder noted the Paint-It-Forward grant request is no longer relevant as the applicant organization no longer exists.

Artist David Kirby introduced his pop-art proposal "TC Bay Gulls".

(f) **PUBLIC COMMENT**

(1) General

(2) Commissioners

Commissioners noted the need to get an RFP (w/press) out for the Rotating Exhibit

(g) **ADJOURNMENT**

(1) Motion to Adjourn

Moved by Caitlin Early, Seconded by Steve Nance

Yes: Chelsie Niemi, Caitlin Early, Steve Nance, and Linda Koebert

Absent: Roger Amundsen, Mi Stanley, and Joshua Hoisington

CARRIED. 4-0-3 on a recorded vote

Draft