



TRAVERSE CITY  
DOWNTOWN DEVELOPMENT AUTHORITY

STUDY SESSION

**May 5, 2023**

# What We'll Explore Today

- ▶ Overview of DDA Board Authority
- ▶ Past Uses of TIF by the DDA
- ▶ Legal and Current Uses of TIF
- ▶ Moving Downtown Forward Context
- ▶ Our Next Steps and Questions
- ▶ Your Thoughts and Questions

# DDA Board Authority

- ▶ “Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the downtown district.”
- ▶ “Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them.”
- ▶ “Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.”

# How are TIF uses governed?

- ▶ City Commission adopts TIF plans.
- ▶ TIF97 plans are approved by City Commission.
- ▶ TIF 97 plan was amended three times to address specific public infrastructure development opportunities. Old Town was reset in 2016.
- ▶ City Commission also approves DDA annual budget
- ▶ City Commission appoints DDA Board members.

# Where can TIF funds be used?

- ▶ Currently, TIF97 funds can only be used within the TIF97 district. Old Town TIF funding must be used in Old Town TIF district.
- ▶ The TIF97 district plan could be amended to enable TIF97 funding to be used in other parts of the DDA downtown district area.
- ▶ Currently the DDA's TIF district boundaries and "downtown district area" boundaries are the same. The process for amending the "downtown district area" is laid out in the state law.
- ▶ TIF funding could legally be used in an expanded downtown district boundary, if the boundary was changed and if TIF plans were amended.

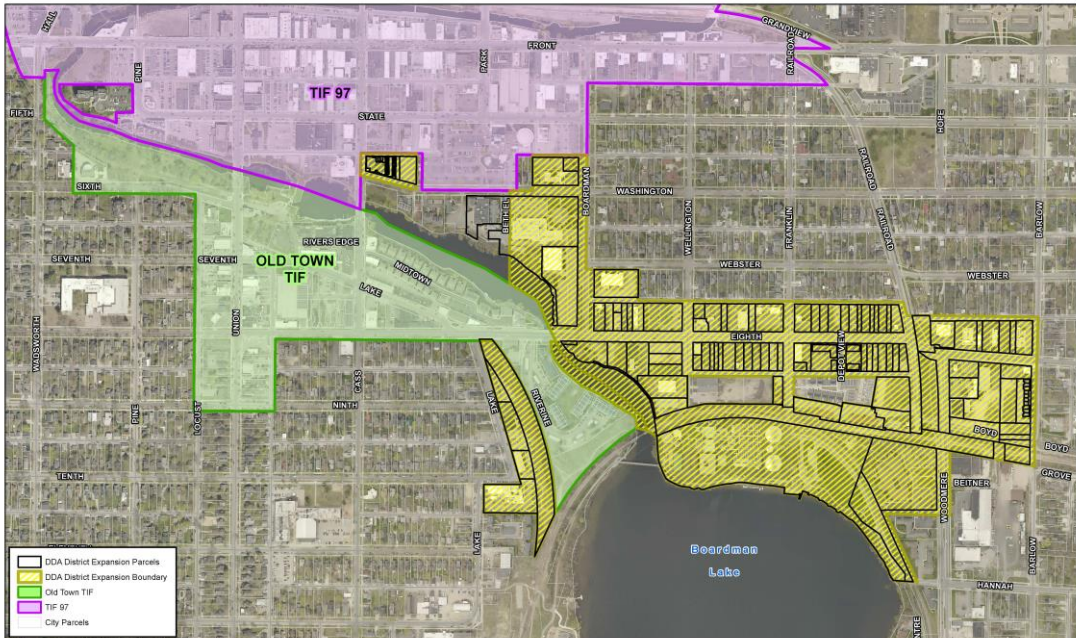
# DDA DISTRICT MAP



1 inch = 500 feet  
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This map is based on digital databases owned by the City of Traverse City. Traverse City is not responsible for errors, omissions, or for any liability arising from its use. There are no warranties expressed or implied.

# POTENTIAL EXPANSION OF DOWNTOWN DISTRICT AREA



This map is based on digital orthophotos supplied by the City of Traverse City. The map is not intended to be used for any purpose other than that for which it was prepared. The map is not a substitute for a professional survey. Please refer to a professional surveyor for more information.

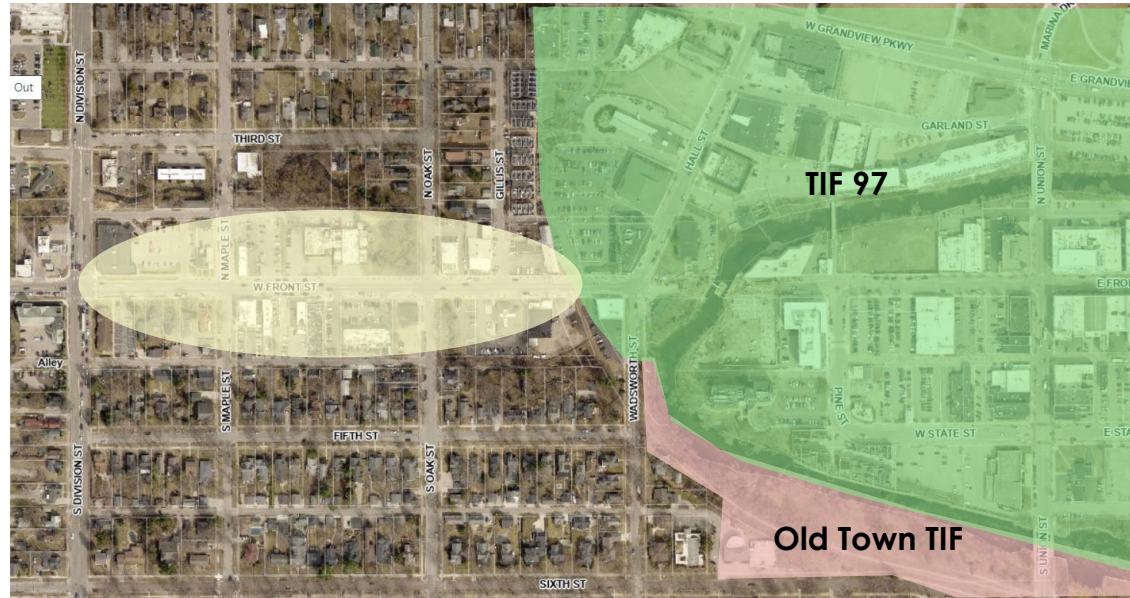
DDA Expansion Boundary and Parcels

Downtown Development Authority  
City of Traverse City



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# POTENTIAL EXPANSION OF DOWNTOWN DISTRICT AREA





# Past Uses of Tax Increment Financing (TIF)

TIF Plan	Original	Amended	TIF Plan Continued	Original	Amended
City Streetscapes	x		East Front Street	x	
Hardy Parking Garage	x		Bridge Reconstruction		x
Pedestrian Signage	x		WIFI		x
Opera House Improvements	x		Public Restrooms		x
Clinch Park Improvements		x	Farmers Market		x
Boardman Riverwalk	x		Community Policing Officer		x
Pine St. Pedestrian Bridge	x		Trees	x	
Garland Street	x		Placemaking Elements	x	

# What That Means for Housing

DDA has authority to:

- ▶ Fund housing
- ▶ Finance housing
- ▶ Develop or restore building for multi-family housing uses
- ▶ Lease property
- ▶ Bond for DDA projects, including potential collaboration with partners
- ▶ Create a special assessment to support creation of multi-family dwellings
- ▶ Accept grants and donations of property, labor, or other things of value from a public or private source.

# Moving Downtown Forward

- ▶ Guiding Principles
  - ▶ How will we address needs and opportunities related to each of these principles with the resources we have?
- ▶ Base level of service agreement with City
- ▶ Revenue Sharing with Taxing Jurisdictions

# Role Clarity

- ▶ What's the DDA's role in addressing housing needs?
- ▶ Role of other entities? (TC Commission, nonprofit and private housing developers, City Planning Commission)
- ▶ How do we best leverage and layer resources and where to create more housing that supports the health of the downtown and the City?



# Our Next Steps and Questions

# Your Thoughts and Questions

▶ The