

Traverse City Downtown Development Authority Regular Meeting

Friday, July 19, 2024

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 Harry Burkholder, Executive Director
(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

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.

- | | | |
|----|--|---------|
| A. | Consideration of approving the minutes from the June 21, 2024 DDA Regular Meeting (approval recommended)
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| B. | Consideration of approving the minutes from the June 28, 2024 DDA Special Meeting (approval recommended)
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| C. | Consideration of approving the minutes for the July 2, 2024 DDA Finance Committee Meeting (approval recommended)
Downtown Development Authority July 2, 2024 Finance Committee Meeting Minutes - PDF | 12 - 14 |
| D. | Consideration of approving the June Financial Reports and Disbursements for the DDA, Old Town TIF, TIF-97, Parking Services and the Arts Commission (approval recommended)
DDA General, Old Town TIF and TIF-97 June 2024 Financial Report Combined - PDF | 15 - 26 |

[DDA General, Old Town TIF and TIF-97 June 2024 Financial Dashboard Combined - PDF](#)
[TC Parking Services June 2024 Financial Report - PDF](#)
[TC Arts Commission June 2024 Financial Report - PDF](#)

6. ITEMS REMOVED FROM CONSENT CALENDAR

7. OLD BUSINESS

- A. Moving Downtown Forward TIF Plan 27 - 69
[Moving Downtown Forward TIF Plan Memo \(Burkholder\) - PDF](#)
[July 8, 2024 Schneider and Hardy Memo to DDA Board - PDF](#)
[DDA Parking Map - PDF](#)
[Draft Moving Downtown Forward TIF Plan - PDF](#)
[Draft Moving Downtown Forward TIF Plan Attachments - PDF](#)
- B. Legal Opinion Regarding the Charter Amendment On TIF 70 - 75
[Legal Opinion Regarding Charter Amendment Summary \(Burkholder\) - PDF](#)
[Governor and Attorney General Communication - PDF](#)

8. NEW BUSINESS

- A. The Retail Incubator (approval recommended) 76 - 78
[Retail Incubator Memo \(Burkholder\) - PDF](#)
- B. Hannah Park Overlook - Old Town TIF Budget Amendment (approval recommended) 79 - 87
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[Hannah Park Overlook Quote - PDF](#)
[Hannah Park Overlook Site Plan - PDF](#)
- C. Rotary Square Contract (approval recommended) 88
[Rotary Square Contract Memo \(Burkholder\) - PDF](#)

9. EXECUTIVE DIRECTOR REPORT

- A. Executive Director Report 89 - 90
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10. BOARD MEMBER REPORTS

- A. Arts Commission Report 91
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11. STAFF REPORTS

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12. RECEIVE AND FILE

A.	Events and Engagement Director Report	94 -
	Director of Events and Engagement Report (Klebba) - PDF	95
B.	June 2024 DTCA Board Meeting Minutes	96 -
	June 20, 2024 DTCA Meeting Minutes - PDF	98

13. PUBLIC COMMENT

14. ADJOURNMENT



**Minutes of the
Downtown Development Authority for the City of Traverse City
Regular Meeting
Friday, June 21, 2024**

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 Vice Chair Scott Hardy, Board Member Jeff Joubran, Board Member Ed Slosky, Board Member Hillary Ascroft, Board Member Shelley Spencer, and Board Member Gary Howe

The following Board Members were absent: Board Member Peter Kirkwood, Board Member Todd McMillen, Board Member Katy Bertodatto, Mayor Amy Shamroe, and Board Member Mike Powers

Chairperson Schneider presided at the meeting.

(a) **CALL TO ORDER**

(b) **ROLL CALL**

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

- (1) That the board approve the consent agenda as amended.

Moved by Gary Howe, Seconded by Scott Hardy

Yes: Gabe Schneider, Scott Hardy, Jeff Joubran, Ed Slosky, Hillary Ascroft, Shelley Spencer, and Gary Howe

Absent: Peter Kirkwood, Todd McMillen, Katy Bertodatto, Amy Shamroe, and Mike Powers

CARRIED. 7-0-5 on a recorded vote

(d) **PUBLIC COMMENT**

(e) **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) Consideration of approving the minutes from the May 2, 2024 Finance Committee (approval recommended)
entering into a contract extension with Samantha Gutowski for mindfulness coaching
- (2) Consideration of approving the minutes from the May 17, 2024 Regular Meeting (approval recommended)
- (3) Consideration of approving the minutes from the June 13, 2024 Special Meeting (approval recommended)
- (4) Consideration of approving the May 2024 Financial Reports and Disbursements for the DDA, Tif-97 and Old Town TIF. Financial Reports for Parking Services and the Arts Commission are not available due to serious network disruptions from the June 12, 2024 ransomware attack on the county and city. Full financial reports from Parking Services and the Arts Commission will be provided at our next meeting if available.
That the board approve the Consent Calendar.

Moved by Jeff Joubran, Seconded by Gary Howe

Yes: Gabe Schneider, Scott Hardy, Jeff Joubran, Ed Slosky, Hillary Ascroft, Shelley Spencer, and Gary Howe

Absent: Peter Kirkwood, Todd McMillen, Katy Bertodatto, Amy Shamroe, and Mike Powers

CARRIED. 7-0-5 on a recorded vote

(f) **ITEMS REMOVED FROM CONSENT CALENDAR**

(g) **OLD BUSINESS**

- (1) 2024 - 2025 DDA Budget (approval recommended)

The following addressed the board:

Harry Burkholder

Gabe Schneider

Scott Hardy

That the DDA Board of Directions hereby approves the 2024/2025 budget as follows:

Downtown Development Authority (General) Fund \$2,907,113
Tax Increment Financing District 97 Fund \$5,695,302
Tax Increment Financing District Old Town Fund \$ 741,603

Moved by Jeff Joubran, Seconded by Hillary Ascroft

Yes: Gabe Schneider, Scott Hardy, Ed Slosky, Hillary Ascroft, Shelley Spencer, and Gary Howe

Absent: Peter Kirkwood, Todd McMillen, Katy Bertodatto, Amy Shamroe, and Mike Powers

CARRIED. 6-0-5 on a recorded vote

(2) Moving Downtown Forward TIF

The following address the board:

Harry Burkholder
Gabe Schneider
Scott Hardy
Gary Howe

(h) NEW BUSINESS

- (1)** Consideration of entering into a contract extension with Samantha Gutowski for mindfulness coaching (approval recommended)
That the DDA Board enter into a six-month contract extension with Be Here Now Baby for mindfulness training and coaching with DDA staff for \$10,800, subject to approval as to its form by the DDA Attorney.

Moved by Jeff Joubran, Seconded by Gary Howe

Yes: Gabe Schneider, Scott Hardy, Jeff Joubran, Ed Slosky, Hillary Ascroft, Shelley Spencer, and Gary Howe

Absent: Peter Kirkwood, Todd McMillen, Katy Bertodatto, Amy Shamroe, and Mike Powers

CARRIED. 7-0-5 on a recorded vote

(2) Rotary Square Conceptual Design

The following addressed the board:

Harry Burkholder
Gabe Schneider
Gary Howe
Shelley Spencer
Scott Hardy
Ed Slosky

(i) **INTERIM CEO REPORT**

(1) Interim CEO Report

The following addressed the board:

Harry Burkholder
Gabe Schneider
Jeff Joubran
Scott Hardy
Ed Slosky
Hillary Ascroft

(j) **BOARD MEMBER REPORTS**

(1) Arts Commission Report

The following addressed the board:

Harry Burkholder

(k) **STAFF REPORTS**

(1) Parking and Mobility Director Report

The following addressed the board:

Nicole VanNess
Gabe Schneider
Scott Hardy
Jeff Joubran
Hillary Ascroft

(2) Events and Engagement Director Report

The following addressed the board:

Sara Klebba
Gabe Schneider
Scott Hardy

(l) **PUBLIC COMMENT**

(m) **ADJOURNMENT**

The board meeting was adjourned at 9:44am by Chair Gabe Schneider.

Harry Burkholder, Interim Traverse
City DDA CEO

Draft



**Minutes of the
Downtown Development Authority for the City of Traverse City
Special Meeting
Friday, June 28, 2024**

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 8:00 a.m.

The following Board Members were in attendance: Chairperson Gabe Schneider, Board Vice Chair Scott Hardy, Board Member Jeff Joubran, Board Member Katy Bertodatto, Board Member Hillary Ascroft, Mayor Amy Shamroe, and Board Member Mike Powers

The following Board Members were absent: Board Member Peter Kirkwood, Board Member Todd McMillen, Board Member Ed Slosky, Board Member Shelley Spencer, and Board Member Gary Howe

Chairperson Schneider presided at the meeting.

(a) **CALL TO ORDER**

The meeting was called to order at 8:07am by Chair Gabe Schneider.

The following addressed the board:

Nate Geinzer

Gabe Schneider

(b) **ROLL CALL**

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

- (1) That the board approve the agenda as presented.

Moved by Amy Shamroe, Seconded by Hillary Ascroft

Yes: Gabe Schneider, Scott Hardy, Jeff Joubran, Katy Bertodatto, Hillary Ascroft, Amy Shamroe, and Mike Powers

Absent: Peter Kirkwood, Todd McMillen, Ed Slosky, Shelley Spencer, and Gary Howe

CARRIED. 7-0-5 on a recorded vote

(d) **PUBLIC COMMENT**

(e) **SPECIAL ORDER OF BUSINESS**

A. Interview Orientation

B. Interview Harry Burkholder

C. Interview Maxwell Cameron

D. Board Discussion and Consideration of Next Steps

- (1) That the board empower the Chair and Vice Chair to enter into negotiations and offer the position of Executive Director to Harry Burkholder and direct them to bring a contract back to the board.

Moved by Amy Shamroe, Seconded by Jeff Joubran

Yes: Gabe Schneider, Scott Hardy, Jeff Joubran, Katy Bertodatto, Hillary Ascroft, Amy Shamroe, and Mike Powers

Absent: Peter Kirkwood, Todd McMillen, Ed Slosky, Shelley Spencer, and Gary Howe

CARRIED. 7-0-5 on a recorded vote

(f) **PUBLIC COMMENT**

(g) **ADJOURNMENT**

The meeting was adjourned by Gabe Schnieder at 12:35pm.

Harry Burkholder, Interim CEO &
COO



**Minutes of the
Downtown Development Authority for the City of Traverse City
Finance Committee
Tuesday, July 2, 2024**

A regular meeting of the Downtown Development Authority Finance Committee of the City of Traverse City was called to order at the Committee Room, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan, at 9:30 a.m.

The following Board Members were in attendance: Board Member Jeff Joubran, Board Vice Chair Scott Hardy, and Board Member Mike Powers

The following Board Members were absent: Board Member Ed Slosky

Chairperson Joubran presided at the meeting.

(a) **CALL TO ORDER**

The committee meeting was called to order by Jeff Joubran at 1:31pm.

(b) **ROLL CALL**

(c) **APPROVAL OF THE AGENDA**

- (1) That committee approve the agenda as presented.
That the committee approve the agenda as presented.

Moved by Scott Hardy, Seconded by Mike Powers

Yes: Jeff Joubran, Scott Hardy, and Mike Powers

Absent: Ed Slosky

CARRIED. 3-0-1 on a recorded vote

(d) **ADOPTION OF MINUTES**

- (1) Consideration of approving the May 2, 2024 Finance Committee Meeting Minutes (approval recommended)
That the committee approve the minutes as presented.

(e) **OLD BUSINESS**

(1) Snowmelt

The following addressed the committee:

Harry Burkholder

Jeff Joubran

Scott Hardy

Mike Powers

That the committee approve the form as presented.

Moved by Mike Powers, Seconded by Scott Hardy

Yes: Jeff Joubran, Scott Hardy, and Mike Powers

Absent: Ed Slosky

CARRIED. 3-0-1 on a recorded vote

(2) Retail Incubator

The following addressed the board:

Harry Burkholder

Scott Hardy

Jeff Joubran

Mike Powers

That the committee recommend to the full board that the DDA cease the financial commitment with full compliance of the terms of the agreement.

Moved by Jeff Joubran, Seconded by Scott Hardy

Yes: Jeff Joubran and Scott Hardy

Abstained: Mike Powers

Absent: Ed Slosky

Quorum Not Met 2-0-1 on a recorded vote

(f) **PUBLIC COMMENT**

n/a

(g) **ADJOURNMENT**

The committee meeting was adjourned by Jeff Joubran at 2:07pm.

Jean Derenzy, Traverse City DDA
CEO

Draft

Traverse City DDA - General

Adjusted Trial Balance

As of June 30, 2024

	UNADJUSTED BALANCE		ADJUSTMENTS		ADJUSTED BALANCE	
	DEBIT	CREDIT	DEBIT	CREDIT	DEBIT	CREDIT
1000 Fifth Third Checking - 3112	602,955.28				602,955.28	
1010 Fifth Third Savings - 6740	208,798.34				208,798.34	
1200 Accounts Receivable	157,419.09				157,419.09	
1101 Due From APS (City of TC)		72.42				72.42
1300 Pre-Paid Expense	1,440.00				1,440.00	
1499 Undeposited Funds		12,616.90				12,616.90
2000 Accounts Payable		286,935.55				286,935.55
2153 Credit Card		1,806.82				1,806.82
2202 Payroll Liabilities:Accrued Payroll Liabilities		11,081.49				11,081.49
2203 Payroll Liabilities:Accrued Salaries		37,361.89				37,361.89
2215 Payroll Liabilities:Health, Dental, Vision Insurance Payable		912.11				912.11
2220 Payroll Liabilities:Life & Disability Insurance Payable	911.09				911.09	
2301 Deposits Payable:Double Up Food Bucks	660.39				660.39	
2303 Deposits Payable:NCF Reimbursements	555.00				555.00	
2304 Deposits Payable:Prescriptions for Health		345.64				345.64
2305 Deposits Payable:Project Fresh		764.00				764.00
2306 Deposits Payable:Senior Project Fresh	2,020.00				2,020.00	
2407 GRANTS:MEDC (Civic Square)		100,000.00				100,000.00
2600 Deferred Income		22,510.83				22,510.83
Buy Local Give Local Campaign		1,698.37				1,698.37
3000 Opening Bal Equity		107,606.27				107,606.27
3900 Retained Earnings		353,863.19				353,863.19
4101 TAXES:Property Taxes		130,959.50				130,959.50
4204 GRANTS & CONTRIBUTIONS:Grants - EGLE cornwell	2,793.07				2,793.07	
4209 GRANTS & CONTRIBUTIONS:MEDC Civic Square		56,226.08				56,226.08
4212 GRANTS & CONTRIBUTIONS:EGLE Grant-State Street West-End Mixed Use		102,816.87				102,816.87
4302 REIMBURSEMENTS:Administrative Services		760,339.00				760,339.00
4303 REIMBURSEMENTS:Parking Services		825,000.00				825,000.00
4305 REIMBURSEMENTS:Farmers Market Revenue		16,682.74				16,682.74
4306 REIMBURSEMENTS:Farmer's Market Booth Rental Income		61,250.40				61,250.40
4600 REIMBURSEMENTS:Miscellaneous Revenue		2,342.58				2,342.58
4501 INTEREST INCOME:Interest & Dividends		4,880.39				4,880.39
5101 SALARIES:Salaries & Wages	560,326.90				560,326.90	
5102 SALARIES:Hourly Wage Expense	378,262.68				378,262.68	
5201 FRINGE BENEFITS:Health Insurance	158,707.56				158,707.56	
5202 FRINGE BENEFITS:Disability Insurance Benefits	6,961.40				6,961.40	
5203 FRINGE BENEFITS:Life Insurance Expense	1,941.24				1,941.24	
5204 FRINGE BENEFITS:457 Company Matching	69,252.42				69,252.42	

Friday, July 12, 2024 02:15 PM GMT-04:00

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Traverse City DDA - General

Adjusted Trial Balance

As of June 30, 2024

	UNADJUSTED BALANCE		ADJUSTMENTS		ADJUSTED BALANCE	
	DEBIT	CREDIT	DEBIT	CREDIT	DEBIT	CREDIT
5207 FRINGE BENEFITS:FICA		73.36				73.36
5208 FRINGE BENEFITS:Social Security Tax Expense	61,105.38				61,105.38	
5209 FRINGE BENEFITS:Medicare Tax Expense	14,273.55				14,273.55	
5210 FRINGE BENEFITS:SUTA Tax Expense	4,239.12				4,239.12	
5211 FRINGE BENEFITS:Workers Compensation	11,407.00				11,407.00	
5400 PROFESSIONAL SERVICES	34.50				34.50	
5401 PROFESSIONAL SERVICES:Contract Services	38,040.11				38,040.11	
5402 PROFESSIONAL SERVICES:Legal	60,067.03				60,067.03	
5403 PROFESSIONAL SERVICES:Professional/Contractual	228,908.70				228,908.70	
5404 PROFESSIONAL SERVICES:Insurance, Bonds & Taxes	288.00				288.00	
5405 PROFESSIONAL SERVICES:Community Promotion	24,510.60				24,510.60	
5409 PROFESSIONAL SERVICES:Grant exp EGLE cornwell bldg	16,323.24				16,323.24	
5413 PROFESSIONAL SERVICES:Grant Exp SOM Cive Square	56,226.08				56,226.08	
5415 PROFESSIONAL SERVICES:Farmers Market Reimbursement Expense	5,857.39				5,857.39	
5418 PROFESSIONAL SERVICES:SNAP Food Assistance Expense	9,286.00				9,286.00	
5419 PROFESSIONAL SERVICES:EGLE Grant-State Street West-End Mixed Use	103,395.72				103,395.72	
5420 PROFESSIONAL SERVICES:Farmers Market Administrative Expense	42,787.77				42,787.77	
5501 TRAVEL AND CONFERENCES:Lodging, meals	2,949.67				2,949.67	
5502 TRAVEL AND CONFERENCES:Transportation	991.58				991.58	
5503 TRAVEL AND CONFERENCES:Training	8,011.50				8,011.50	
5601 REPAIRS AND MAINTENANCE:Repairs & Maintenance	233.57				233.57	
5701 RENTAL EXPENSE:Rentals		259.11				259.11
5301 OFFICE SUPPLIES AND UTILITIES:Office Supplies	6,218.23				6,218.23	
5302 OFFICE SUPPLIES AND UTILITIES:Utilities	7,213.60				7,213.60	
5303 OFFICE SUPPLIES AND UTILITIES:Operation Supplies	283.05				283.05	
5304 OFFICE SUPPLIES AND UTILITIES:Equipment	109.94				109.94	
5305 OFFICE SUPPLIES AND UTILITIES:Dues, Subscriptions and Memberships	12,229.98				12,229.98	
5306 OFFICE SUPPLIES AND UTILITIES:Printing & Publishing	1,896.68				1,896.68	
5307 OFFICE SUPPLIES AND UTILITIES:Communications	23,852.43				23,852.43	
5308 OFFICE SUPPLIES AND	4,660.63				4,660.63	

Friday, July 12, 2024 02:15 PM GMT-04:00

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Traverse City DDA - General

Adjusted Trial Balance

As of June 30, 2024

	UNADJUSTED BALANCE		ADJUSTMENTS		ADJUSTED BALANCE	
	DEBIT	CREDIT	DEBIT	CREDIT	DEBIT	CREDIT
UTILITIES:Miscellaneous Expense						
TOTAL	\$2,898,405.51	\$2,898,405.51	\$0.00	\$0.00	\$2,898,405.51	\$2,898,405.51

DDA Old Town TIF

Adjusted Trial Balance

As of June 30, 2024

	UNADJUSTED BALANCE		ADJUSTMENTS		ADJUSTED BALANCE	
	DEBIT	CREDIT	DEBIT	CREDIT	DEBIT	CREDIT
1001 CASH AND CASH EQUIVALENTS:Fifth Third Checking - 0650	1,192,160.92				1,192,160.92	
1200 Accounts Receivable	28,264.57				28,264.57	
3900 Retained Earnings		1,127,537.64				1,127,537.64
4101 TAXES:Property Taxes		789,983.61				789,983.61
5302 OFFICE SUPPLIES & UTILITIES:Utilities	2,892.08				2,892.08	
5303 OFFICE SUPPLIES & UTILITIES:Purchases	1,105.03				1,105.03	
5306 OFFICE SUPPLIES & UTILITIES:Printing & Publishing	4,281.05				4,281.05	
5400 PROFESSIONAL SERVICES	151.50				151.50	
5401 PROFESSIONAL SERVICES:Contract Services	115,539.00				115,539.00	
5402 PROFESSIONAL SERVICES:Legal	3,192.32				3,192.32	
5403 PROFESSIONAL SERVICES:Professional/Contractual	106,005.28				106,005.28	
5406 PROFESSIONAL SERVICES:Traverse Connect	5,000.00				5,000.00	
5500 Contributions to District Construction Projects	451,895.07				451,895.07	
5900 Repairs and Maintenance	7,324.35				7,324.35	
4501 INTEREST INCOME:Interest & Divident Income		289.92				289.92
TOTAL	\$1,917,811.17	\$1,917,811.17	\$0.00	\$0.00	\$1,917,811.17	\$1,917,811.17

Traverse City DDA - TIF 97

Adjusted Trial Balance

As of June 30, 2024

	UNADJUSTED BALANCE		ADJUSTMENTS		ADJUSTED BALANCE	
	DEBIT	CREDIT	DEBIT	CREDIT	DEBIT	CREDIT
1001 CASH AND CASH EQUIVALENTS:Fifth Third Checking - 8026	6,109,666.12				6,109,666.12	
1200 Accounts Receivable	246,551.54				246,551.54	
1210 Deposits-Security Deposit	4,500.00				4,500.00	
2000 Accounts Payable	1,749.70				1,749.70	
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		3,834,846.72				3,834,846.72
4300 Reimbursements		92,203.17				92,203.17
4501 INTEREST INCOME:Interest & Dividends		54,754.32				54,754.32
Sales		800.00				800.00
5302 OFFICE SUPPLIES AND UTILITIES:Utilities	51,501.18				51,501.18	
5303 OFFICE SUPPLIES AND UTILITIES:Purchases	6,701.24				6,701.24	
5306 OFFICE SUPPLIES AND UTILITIES:Printing & Publishing	3,455.64				3,455.64	
5308 OFFICE SUPPLIES AND UTILITIES:Miscellaneous Expense	36,085.99				36,085.99	
5309 OFFICE SUPPLIES AND UTILITIES:Bank Charges	713.29				713.29	
5400 PROFESSIONAL SERVICES	21,880.00				21,880.00	
5401 PROFESSIONAL SERVICES:Contract Services	427,355.00				427,355.00	
5402 PROFESSIONAL SERVICES:Legal	18,158.31				18,158.31	
5403 PROFESSIONAL SERVICES:Professional/Contractual	251,780.32				251,780.32	
5405 PROFESSIONAL SERVICES:Administrative	188,996.00				188,996.00	
5406 PROFESSIONAL SERVICES:Public Restrooms	28,200.00				28,200.00	
5408 PROFESSIONAL SERVICES:Service Agreement	72,420.00				72,420.00	
5410 PROFESSIONAL SERVICES:Marketing/Communication	157,758.06				157,758.06	
5414 PROFESSIONAL SERVICES:Traverse Connect	35,000.00				35,000.00	
5500 Contributions to District Construction Projects	825,009.76				825,009.76	
5600 Contributions to Other Governments-Debt Service	953,111.09				953,111.09	
5801 RENT OR LEASE EXPENSE:Rent Expense	54,000.00				54,000.00	
5901 REPAIR & MAINTENANCE EXPENSES:Repairs and Maintenance	24,157.16				24,157.16	
6001 TAXES & TRANSFERS:Taxes Paid	7,588.13				7,588.13	
QuickBooks Payments Fees	13.48				13.48	
TOTAL	\$9,547,552.01	\$9,547,552.01	\$0.00	\$0.00	\$9,547,552.01	\$9,547,552.01

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

6/30/2024

Downtown Development Authority (DDA)

Financial Position	YTD as of 6/30/2024	Prior Year as of 6/30/2023 *	Change
Total Cash and Cash Equivalents	\$ 811,754	\$ 663,213	\$ 148,540
Other Assets	146,170	152,696	(6,526)
Total Assets	\$ 957,923	\$ 815,909	\$ 142,014
Current Liabilities	\$ 288,742	\$ 104,074	\$ 184,668
Total Other Liabilities	170,528	250,366	(79,838)
Total Liabilities	459,270	354,440	104,830
Fund Balance	498,653	461,469	37,184
Total Liabilities and Fund Balance	\$ 957,923	\$ 815,909	\$ 142,014

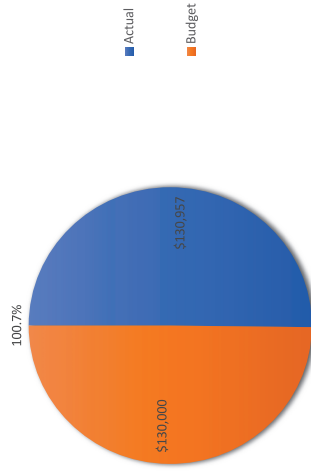
* Prior year balances are pre-audit and subject to change

Revenue	YTD	Annual Budget	% of Budget
Property Taxes	\$ 130,960	\$ 130,000	100.7%
Grants & Contributions	156,250	100,000	156.2%
Reimbursements	1,665,615	1,585,359	105.1%
Rental Income	-	115,000	0.0%
Interest	4,880	1,000	488.0%
Total Revenue	\$ 1,957,704	\$ 1,931,359	101%

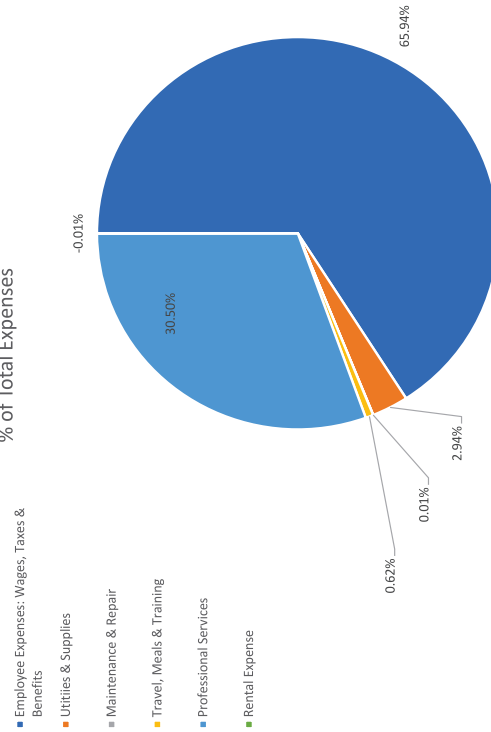
Expenses	YTD	Annual Budget	% of Budget
Employee Expenses: Wages, Taxes & Benefits	\$ 1,266,404	\$ 1,450,516	87%
Utilities & Supplies	56,465	63,000	90%
Maintenance & Repair	234	0	0%
Travel, Meals & Training	11,953	30,000	40%
Professional Services	585,725	360,000	163%
Rental Expense	(259)	-	0%
Total Expenses	\$ 1,920,521	\$ 1,903,516	101%

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

Prop. Tax YTD Compared to Budget



% of Total Expenses



Old Town Tax Increment Financing
Board Financial Report - Dashboard

6/30/2024

Old Town Tax Increment Financing Bond (OT TIF)

Financial Position	YTD as of 6/30/2024	Prior Year as of 6/30/2023 *	Change
Total Cash and Cash Equivalents	\$ 1,192,161	\$ 1,250,369	\$ (58,208)
Other Assets	28,265	-	28,265
Total Assets	\$ 1,220,425	\$ 1,250,369	\$ (29,943)
Current Liabilities	\$ -	\$ 122,831	\$ (122,831)
Total Other Liabilities	-	-	-
Total Liabilities	-	122,831	(122,831)
Fund Balance	1,220,425	1,127,538	92,888
Total Liabilities and Fund Balance	\$ 1,220,425	\$ 1,250,369	\$ (29,943)

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

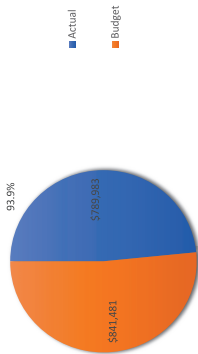
Revenue	YTD	Annual Budget	% of Budget
Property Taxes	\$ 789,984	\$ 841,481	93.9%
Interest	290	100	290.2%
Total Revenue	\$ 790,274	\$ 841,581	94%

Expenses	YTD	Annual Budget	% of Budget
Utilities	\$ 2,892	\$ -	N/A
Professional Services	229,888	252,850	91%
Other: Printing/Publishing, Supplies	5,386	600	898%
Repairs & Maintenance	7,324	50,000	15%
Capital Projects	451,895	805,000	56%
Total Expenses	\$ 697,386	\$ 1,108,450	63%

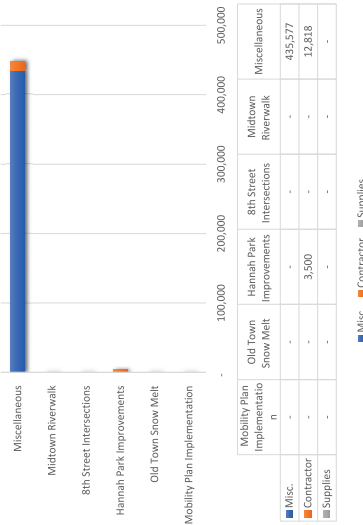
Capital Project Expenses:	YTD	Annual Budget	% of Budget
Mobility Plan Implementation	-	25,000	0%
Old Town Snow Melt	-	100,000	0%
Hannah Park Improvements	3,500	70,000	5%
8th Street Intersections	-	300,000	0%
Midtown Riverwalk	-	300,000	0%
Miscellaneous	448,395	10,000	4484%
Total Project Expenses	\$ 451,895	\$ 805,000	56%

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



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

6/30/2024

Financial Position	Tax Increment Financing Bond 97 (TIF97)		
	YTD as of 6/30/2024	Prior Year as of 6/30/2023 *	Change
Total Cash and Cash Equivalents	\$ 6,109,666	\$ 343,231	\$ 5,766,436
Other Assets	251,052	5,722,489	(5,471,437)
Total Assets	\$ 6,360,718	\$ 6,065,719	\$ 294,998
Current Liabilities	\$ (1,750)	\$ 468,840	\$ (470,589)
Total Other Liabilities	-	53,132	(53,132)
Total Liabilities	(1,750)	521,972	(523,721)
Fund Balance	6,362,467	5,543,748	818,720
Total Liabilities and Fund Balance	\$ 6,360,718	\$ 6,065,719	\$ 294,998

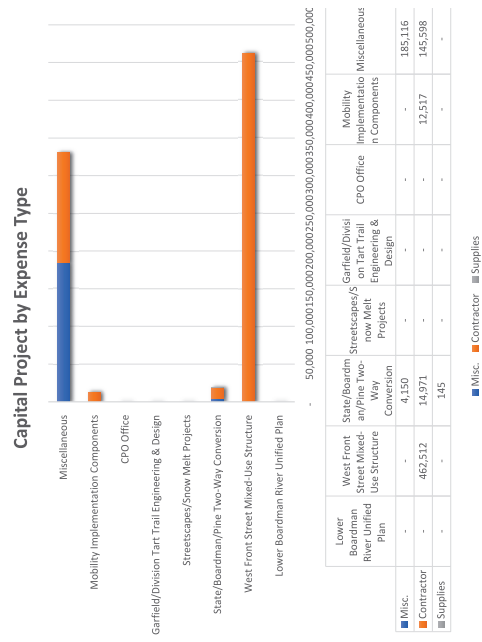
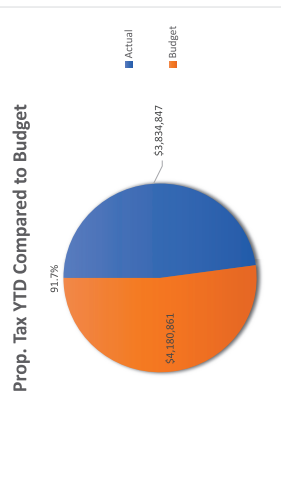
* Prior year balances are pre-audit and subject to change

Revenue	YTD	Annual Budget	% of Budget
Property Taxes	\$ 3,834,847	\$ 4,180,861	91.7%
Grant Revenue	-	40,000	0.0%
Reimbursements	92,203	130,000	70.9%
Interest	54,754	4,500	1216.8%
Sales-Incubator	800	-	N/A
Total Revenue	\$ 3,982,604	\$ 4,355,361	91%

Expenses	YTD	Annual Budget	% of Budget
Office Supplies & Utilities	\$ 98,471	\$ 20,000	492%
Professional Services	1,201,548	1,822,563	66%
Rent Expense	54,000	-	0%
Repair & Maintenance	24,157	250,000	10%
Capital Projects	825,010	1,975,000	42%
Debt Service	953,111	953,440	100%
Taxes & Transfers	7,588	-	0%
Total Expenses	\$ 3,163,885	\$ 5,021,003	63%

Capital Project Expenses:	YTD	Annual Budget	% of Budget
Lower Boardman River Unified Plan	-	500,000	0%
West Front Street Mixed-Use Structure	462,512	500,000	93%
State/Boardman/Pine Two-Way Conversion	19,266	200,000	10%
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	330,714	100,000	331%
Total Project Expenses	\$ 825,009	\$ 1,975,000	42%

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



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REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
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		2023-24YTD BALANCE		ACTIVITY FOR			
GL NUMBER	DESCRIPTION	NDED BUDGET	06/30/2024	MONTH ENCUMBERED	ENCUMBERED	% BDGT	
				06/30/24	EAR-TO-DATE	USED	
Fund 585 - AUTOMOBILE PARKING SYSTEM FUND							
Revenues							
Dept 000 - NON-DEPARTMENTAL							
585-000-451.073	RAMSDELL GATE FEES	0.00	267.50	0.00	0.00	(267.50)	100.00
585-000-652.000	PARKING FEES-COIN	1,800,000.00	1,807,080.74	73,726.32	0.00	(7,080.74)	100.39
585-000-653.000	PERMITS-SURFACE LOTS	200,000.00	174,357.00	3,277.50	0.00	25,643.00	87.18
585-000-653.007	PERMITS - NEIGHBORHOOD	2,200.00	1,300.00	0.00	0.00	900.00	59.09
585-000-653.010	DESTINATION DOWNTOWN	0.00	630.00	5.00	0.00	(630.00)	100.00
585-000-656.010	PARKING FINES	225,000.00	287,270.50	4,059.50	0.00	(62,270.50)	127.68
585-000-664.000	INTEREST & DIVIDEND EARNIN	66,000.00	70,917.37	0.00	0.00	(4,917.37)	107.45
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	3,716.58	2,001.43	0.00	2,283.42	61.94
585-000-683.000	RECOVERY OF BAD DEBTS	0.00	15.00	0.00	0.00	(15.00)	100.00
585-000-686.000	MISCELLANEOUS INCOME	1,700.00	1,050.00	0.00	0.00	650.00	61.76
585-000-687.000	REFUNDS AND REBATES	0.00	26.09	0.00	0.00	(26.09)	100.00
Total Dept 000 - NON-DEPARTMENTAL		2,300,900.00	2,353,340.38	83,069.75	0.00	(52,440.38)	102.28
Dept 586 - HARDY DECK							
585-586-651.000	PARKING DECK PROCEEDS	250,000.00	252,052.80	730.50	0.00	(2,052.80)	100.82
585-586-653.005	PERMITS-PARKING DECK	150,000.00	185,346.00	10,614.00	0.00	(35,346.00)	123.56
585-586-668.000	RENTS AND ROYALTIES	30,000.00	55.00	50.00	0.00	29,945.00	0.18
Total Dept 586 - HARDY DECK		430,000.00	437,453.80	11,394.50	0.00	(7,453.80)	101.73
Dept 587 - OLD TOWN DECK							
585-587-651.000	PARKING DECK PROCEEDS	70,000.00	89,906.65	185.75	0.00	(19,906.65)	128.44
585-587-653.005	PERMITS-PARKING DECK	100,000.00	92,391.38	1,110.00	0.00	7,608.62	92.39
Total Dept 587 - OLD TOWN DECK		170,000.00	182,298.03	1,295.75	0.00	(12,298.03)	107.23
TOTAL REVENUES		2,900,900.00	2,973,092.21	95,760.00	0.00	(72,192.21)	102.49
Expenditures							
Dept 585 - AUTOMOBILE PARKING SYSTEM							
585-585-702.000	SALARIES AND WAGES	10,600.00	11,049.43	297.28	0.00	(449.43)	104.24
585-585-704.000	EMPLOYEE OVERTIME	2,300.00	381.03	152.09	0.00	1,918.97	16.57
585-585-714.000	HEALTH SAVINGS ACCT EXPEN	0.00	29.98	(0.63)	0.00	(29.98)	100.00
585-585-715.000	EMPLOYER'S SOCIAL SECURITY	200.00	193.56	14.49	0.00	6.44	96.78
585-585-716.000	EMPLOYEE HEALTH INSURANC	100.00	114.14	9.52	0.00	(14.14)	114.14
585-585-717.000	EMPLOYEE LIFE/DISABILITY IN	0.00	27.03	2.23	0.00	(27.03)	100.00
585-585-718.000	RETIREMENT FUND CONTRIBU	700.00	602.64	0.00	0.00	97.36	86.09
585-585-721.000	WORKERS COMPENSATION INS	0.00	2.42	2.42	0.00	(2.42)	100.00
585-585-727.000	OFFICE SUPPLIES	6,000.00	5,130.40	758.91	500.00	369.60	93.84
585-585-740.000	OPERATION SUPPLIES	37,000.00	23,350.25	(9,919.13)	1,559.25	12,090.50	67.32
585-585-801.000	PROFESSIONAL AND CONTRAC	968,000.00	919,405.72	46,190.93	104,835.78	(56,241.50)	105.81
585-585-802.000	INFORMATION TECHNOLOGY S	175,200.00	114,018.73	8,651.82	137,696.66	(76,515.39)	143.67
585-585-810.000	COLLECTION COSTS	500.00	825.50	0.00	0.00	(325.50)	165.10
585-585-850.000	COMMUNICATIONS	20,800.00	24,049.58	841.44	0.00	(3,249.58)	115.62
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	3,286.52	199.09	0.00	1,713.48	65.73
585-585-862.000	PROFESSIONAL DEVELOPMENT	1,000.00	0.00	0.00	12,300.00	(11,300.00)	1,230.00

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REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
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		2023-24YTD BALANCE		ACTIVITY FOR			
GL NUMBER	DESCRIPTION	NDED BUDGET	06/30/2024	MONTH ENCUMBERED	06/30/24 EAR-TO-DATE	ENCUMBERED BALANCE	% BDGT USED
Fund 585 - AUTOMOBILE PARKING SYSTEM FUND							
Expenditures							
585-585-863.000	TRAINING	2,000.00	0.00	0.00	0.00	2,000.00	0.00
585-585-880.000	COMMUNITY PROMOTION	15,000.00	451.50	451.50	0.00	14,548.50	3.01
585-585-900.000	PRINTING AND PUBLISHING	14,000.00	6,597.02	1,917.93	2,118.58	5,284.40	62.25
585-585-910.000	INSURANCE AND BONDS	13,900.00	8,356.80	0.00	0.00	5,543.20	60.12
585-585-920.000	PUBLIC UTILITIES	15,000.00	17,228.76	1,144.58	0.00	(2,228.76)	114.86
585-585-930.000	REPAIRS AND MAINTENANCE	157,100.00	161,979.15	97,877.50	46,999.69	(51,878.84)	133.02
585-585-930.005	RAMSDELL GATE REPAIR & MA	1,000.00	4,043.76	0.00	0.00	(3,043.76)	404.38
585-585-940.000	RENTAL EXPENSE	48,800.00	59,203.01	418.82	0.00	(10,403.01)	121.32
585-585-956.000	MISCELLANEOUS	40,000.00	91,214.51	0.00	0.00	(51,214.51)	228.04
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	119,554.10	8,864.10	3,021.00	2,424.90	98.06
585-585-977.000-22-7	EQUIPMENT	0.00	49,727.50	49,217.40	60,272.50	(110,000.00)	100.00
585-585-977.000-22-8	EQUIPMENT	0.00	0.00	0.00	9,357.85	(9,357.85)	0.00
585-585-995.000	INTEREST EXPENSE	0.00	51,858.29	0.00	0.00	(51,858.29)	100.00
Total Dept 585 - AUTOMOBILE PARKING SYSTEM		1,935,900.00	1,672,681.33	207,092.29	378,661.31	(115,442.64)	105.96
Dept 586 - HARDY DECK							
585-586-727.000	OFFICE SUPPLIES	1,000.00	2,957.18	0.00	2,174.40	(4,131.58)	513.16
585-586-740.000	OPERATION SUPPLIES	9,000.00	23,538.50	0.00	0.00	(14,538.50)	261.54
585-586-801.000	PROFESSIONAL AND CONTRAC	111,900.00	201,706.75	300.00	59,329.60	(149,136.35)	233.28
585-586-802.000	INFORMATION TECHNOLOGY S	8,800.00	8,639.40	0.00	39,663.60	(39,503.00)	548.90
585-586-850.000	COMMUNICATIONS	3,300.00	4,956.76	311.35	6,000.00	(7,656.76)	332.02
585-586-910.000	INSURANCE AND BONDS	8,000.00	4,593.68	0.00	0.00	3,406.32	57.42
585-586-920.000	PUBLIC UTILITIES	55,000.00	51,932.55	2,680.56	0.00	3,067.45	94.42
585-586-930.000	REPAIRS AND MAINTENANCE	285,600.00	271,387.10	113,284.50	843,185.34	(828,972.44)	390.26
585-586-940.000	RENTAL EXPENSE	22,400.00	696.00	58.00	0.00	21,704.00	3.11
585-586-956.000	MISCELLANEOUS	10,000.00	656.91	0.00	0.00	9,343.09	6.57
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	0.00	84.85	155.15	96.90
Total Dept 586 - HARDY DECK		740,000.00	575,824.83	116,634.41	950,437.79	(786,262.62)	206.25
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	23,571.95	0.00	0.00	(15,571.95)	294.65
585-587-801.000	PROFESSIONAL AND CONTRAC	87,700.00	127,150.46	335.00	16,873.76	(56,324.22)	164.22
585-587-802.000	INFORMATION TECHNOLOGY S	9,000.00	8,639.40	110.00	29,387.60	(29,027.00)	422.52
585-587-850.000	COMMUNICATIONS	5,100.00	5,789.08	491.56	4,000.00	(4,689.08)	191.94
585-587-910.000	INSURANCE AND BONDS	7,000.00	4,101.52	0.00	0.00	2,898.48	58.59
585-587-920.000	PUBLIC UTILITIES	50,000.00	26,722.57	1,135.77	0.00	23,277.43	53.45
585-587-930.000	REPAIRS AND MAINTENANCE	164,900.00	94,977.88	7,108.07	357,932.99	(288,010.87)	274.66
585-587-940.000	RENTAL EXPENSE	14,300.00	696.00	58.00	0.00	13,604.00	4.87
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	0.00	3,649.65	(3,931.65)	100.00
Total Dept 587 - OLD TOWN DECK		529,100.00	293,745.26	9,238.40	413,293.60	(177,938.86)	133.63
TOTAL EXPENDITURES		3,205,000.00	2,542,251.42	332,965.10	1,742,392.70	(1,079,644.12)	133.69

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		2023-24YTD BALANCE		ACTIVITY FOR			
GL NUMBER	DESCRIPTION	NDDED BUDGET	06/30/2024	MONTH ENCUMBERED	ENCUMBERED	% BDGT	
				06/30/24	EAR-TO-DATE	BALANCE	USED
Fund 585 - AUTOMOBILE PARKING SYSTEM FUND							
Fund 585 - AUTOMOBILE PARKING SYSTEM FUND:							
TOTAL REVENUES		2,900,900.00	2,973,092.21	95,760.00	0.00	(72,192.21)	102.49
TOTAL EXPENDITURES		3,205,000.00	2,542,251.42	332,965.10	1,742,392.70	(1,079,644.12)	133.69
NET OF REVENUES & EXPENDITURES		(304,100.00)	430,840.79	(237,205.10)	(1,742,392.70)	1,007,451.91	431.29

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REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
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		2023-24YTD BALANCE		ACTIVITY FOR			
GL NUMBER	DESCRIPTION	NDDED BUDGET	06/30/2024	MONTH ENCUMBERED	06/30/24 YEAR-TO-DATE	ENCUMBERED BALANCE	% BDGT USED
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	30,000.00	0.00	0.00	0.00	100.00
Total Dept 000 - NON-DEPARTMENTAL		45,000.00	30,000.00	0.00	0.00	15,000.00	66.67
TOTAL REVENUES		45,000.00	30,000.00	0.00	0.00	15,000.00	66.67
Expenditures							
Dept 282 - PUBLIC ARTS COMMISSION							
282-282-801.000	PROFESSIONAL AND CONTRAC	33,000.00	8,753.35	4,000.00	3,337.93	20,908.72	36.64
282-282-930.000	REPAIRS AND MAINTENANCE	2,000.00	580.86	0.00	0.00	1,419.14	29.04
Total Dept 282 - PUBLIC ARTS COMMISSION		35,000.00	9,334.21	4,000.00	3,337.93	22,327.86	36.21
TOTAL EXPENDITURES		35,000.00	9,334.21	4,000.00	3,337.93	22,327.86	36.21
Fund 282 - PUBLIC ARTS COMMISSION FUND:							
TOTAL REVENUES		45,000.00	30,000.00	0.00	0.00	15,000.00	66.67
TOTAL EXPENDITURES		35,000.00	9,334.21	4,000.00	3,337.93	22,327.86	36.21
NET OF REVENUES & EXPENDITURES		10,000.00	20,665.79	(4,000.00)	(3,337.93)	(7,327.86)	173.28



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

Memorandum

To: Downtown Development Authority Board

From: Harry Burkholder, DDA Executive Director

Date: July 15, 2024

Subject: Moving Downtown Forward TIF Plan

In March and April, after several meetings, productive conversations and ultimately a handful of revisions, the DDA Board agreed to pause on the approval of the Moving Downtown Forward TIF Plan, with a goal and target to revisit approval of the Plan at our August meeting.

That provides the DDA Board with just a handful of additional opportunities to discuss the Moving Downtown Forward TIF Plan. With that in mind, at our last meeting, I asked that board members email me additional questions, feedback and/or concerns so that we could discuss them at our next meeting.

To that end, I received just two emails, with questions related to a handful of funding components outlined in the plan, "what if scenario's" related to the charter amendment, and the inclusion of the parking component back into the TIF Plan.

Question One.

Are there additional properties along State Street (given on-going and pending development) that could be added to the "table of private investment"?

Answer

Yes, I believe we could add 330 E State Street (TC Lofts) and 232 E. State Street (current Socks development) to the chart.

Question Two.

If we were to replace the three traffic signals on Front Street and add a traffic signal on Front and Hall, where would it be included in the "table of public infrastructure projects" and is the appropriate funding listed for such infrastructure included?

Answer

I believe these specific improvements would be included under the "District Wide Street, Sidewalk, Crosswalk and Streetscaping Improvements" line item in the table. I am working with the City Engineering office to better understand the costs of this type of traffic signal. We could list the mast arms in the description of the line item within the table. However, at this time, I do not believe we can guarantee that these types of signals would be installed if they were ever replaced and/or added due to the existing tree canopy and proximity of buildings along Front Street.

Question Three.

Could legal counsel provide the DDA Board with a legal opinion on what could happen, from a legal process perspective, if we pass a TIF plan in August. For example, if we pass the TIF plan in August; and, one of the citizen referendums passes in November; and, we decide that we need to update the TIF plan before the election in 2025; would we be required to have additional public hearings or an updated Citizens' Council, etc.?

Answer

DDA attorney Scott Howard will be at our meeting to answer specific questions related to the adoption of our TIF plan and the charter amendment.

Item to Discuss and Address

I received a memo from the DDA Chair and Vice-Chair (see attached), asking the Board to consider returning the parking component of the West End Mixed Use Development back into the Plan. As you recall, the entire West End Mixed Use Development project (parking structure and two housing units) was listed in the first draft of the Moving Downtown Forward Plan and then subsequently removed by board action this spring. I have attached a map DDA and Parking Staff developed to illustrate the future parking needs on the west end of downtown.

I am hoping we can reach some agreement and direction about these remaining items so that we can have a final draft of the Moving Downtown Forward TIF Plan to review at the August study session, with a goal of final approval at the August regular meeting.

As a reminder, in August, the goal is for the DDA Board to approve the Moving Downtown Forward TIF Plan and the formal findings-of-fact and advisement from the Development Area Citizens Council and the DDA resolution of support (and desire for a public hearing). Once approved, these documents and approvals will be forwarded to the City Commission.

Once the City Commission is presented the TIF Plan, it will determine when to schedule and hold the public hearing and then consider a resolution to approve the TIF Plan and ordinance.



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

Memorandum

To: DDA Board
From: Gabe Schneider, Chair and Scott Hardy, Vice Chair
Date: July 8, 2024
Subject: Moving Downtown Forward TIF Plan and Parking

Adding additional parking capacity on the West End of Traverse City is not a new concept. Beginning with the current TIF 97 plan and continuing through the Moving Downtown Forward Plan public engagement process and now with the currently considered Moving Downtown Forward TIF Plan, adding a third parking deck in Traverse City was considered and supported by citizens, businesses and the city commission.

Therefore, when the DDA Board voted to remove the west end parking deck from the Moving Downtown Forward TIF plan and delay a vote on the plan until August, the public was rightfully confused and upset that a significant capital project was left out.

If the DDA is to be truly reflective of what we have heard from the community as to their needs and desires for additional parking, we should include a west end mixed used development in the Moving Downtown Forward TIF plan.

Importantly, this capital project is closely linked to several other component of the Moving Downtown Forward plan that are still included. For example, the Lower Boardman Plan, the infill of city parking lots, and the introduction of 83 new residential units in what we call the wrap-around building would have all created an unprecedented pressure on parking demand in our West End portion of downtown. Eliminating the development also left businesses that had built or occupied space in the West End with no options (even though they were assured the deck was a foregone conclusion) for their residents or employees.

Before the DDA Board approves the Moving Downtown Forward Plan, we would ask that the Board consider returning the west end mixed use development to the plan.



Existing Downtown Surface/Structure Parking Spaces	
Lot X: 56	Lot P: 52
Lot M: 117	Lot K: 22
Lot E: 57	Lot N: 51
Lot T: 141	Lot J: 38
Lot B: 129	Lot I: 5
Lot C: 58	Lot Q: 18
Lot D: 48	Lot W: 10
Lot A: 84	Lot L: 30
Lot R: 11	Lot CG: 18
Lot G: 55	Lot RB: 30
Lot O: 25	
Old Town Parking Structure: 521	
Hardy Parking Structure: 466	
(65 spaces additional spaces are reserved - total parking structure capacity is 401)	
Total: 2,042	
* Lots labeled in orange above are considered "parkland" and likely not to change	
* Lots labeled in green are leased lots and could change at any time	
Planned Infill Development w/Lost Public Surface Parking Spaces	
Lot B -30 Partial (2025)	
Lot O -25 (2025)	
Lot G -55 (2025)	
Lot A -84 (2026)	
Total: -194 spaces	
Lot P Lost to Construct West End Parking Structure -52 spaces	
Total Potential Lost Parking Spaces - 246 spaces	
New West End Parking Structure	
Parking Spaces: 534	
Net Gain Parking Spaces: 258	
Potential Infill Development & Lost Public Surface Parking Spaces	
Lot T -141	
New, Under Construction or Anticipated Infill Development (creating additional demand)	
A 309 W. Front (2024)	
B 145 W. Front & 103 Pine (2024)	
C 211 Grandview PKWY (2025)	
D 232 E. State (2025)	
E 326 E. State (2025)	
F Hall Street (2025)	
G 124 W. Front (2026)	
* Some Parking Provided On-site	
* Several Developments w/1 st Floor Retail	

Traverse City Downtown Development Authority

FINAL DRAFT
MOVING DOWNTOWN FORWARD
TAX INCREMENT FINANCING
&
DEVELOPMENT PLAN

FINAL Draft for April 19, 2024 DDA Regular Meeting

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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 recodified into Act 57 Public Acts of Michigan, 2018 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 197.

Activities of the Downtown Development Authority and Statement of Intent Regarding the Moving Downtown Forward Tax Increment Financing Plan

The activities of the Traverse City Downtown Development Authority are those as provided in Act 57. The Moving Downtown Forward Financing Plan intends to meet the objectives of the Downtown Development Authority in promoting the economic development of downtown through better land-use by, providing for public parking structures and implementing the 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 as well as the City's goals and objectives.

The DDA's Guiding Principles

- Design a Great Place for All Ages and for Future Generations
- Advance Environmental Sustainability and Stewardship, Renewable Energy, Energy Efficiency and Resiliency
- 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 2

Specifically, the Plan lists public improvements to the pedestrian experience by supporting the continuation and improvements to streetscapes (e.g., curbs, sidewalks, brickwork, lighting, trees, transit improvements and other features), improvements to two pedestrian bridges and the installation of an additional pedestrian bridges and the activation of Rotary Square at the corner of State and Union Streets. The Plan supports greater density throughout the District, and includes a public/private mixed-use development (a combination of housing, commercial space and public parking) at Pine and State Street. The Plan envisions private investment and ownership of the housing and commercial components of the mixed-use development, with the city owning the parking structure.

The Plan maintains downtowns' valuable alley infrastructure, but strives to underground utilities and implement more placemaking opportunities along the alleys. The Plan supports accessibility to and protection of the Lower Boardman/Ottawa River, as outlined in the Unified Plan of the Lower Boardman/Ottawa River. The Plan supports the development of a permanent Farmer's Market Structure. The Plan supports the improvement and/or replacement of bridges in the Moving Downtown Forward TIF development area. Finally, the relocation of utilities will likely be necessary in the Plan, especially where public/private partnership developments occur.

DEVELOPMENT PLAN

Section 217 of Public Act 57 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 217(2). This development plan follows the requirements mandated by Section 217 by providing the required information in a format corresponding to the lettered paragraphs of Section 217(2) of the Public Act.

A. Designation of the Boundaries of the Development Area in Relation to Highways, Streets, Streams or Otherwise.

Map One (Attachment One) shows the boundaries of the Moving Downtown Forward Tax Increment Financing Plan Development Area in relation to highways, streets and streams.

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.

Map Two (Attachment Two) 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 for the development area are shown in Map Three (Attachment Three). The location, character and extent of public land uses proposed to be private land uses in the future for the development area are shown in Map Four (Attachment Four). The land in the development area is zoned for both commercial and residential uses. Map One (Attachment One), noted above, depicts the boundaries of the Development Area and (Attachment One-A) describes 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.

*Traverse City DDA
Moving Downtown Forward Tax Increment Financing Plan 3*

Map Five (Attachment Five) depicts the private improvements in the development area which include demolition, repair or alteration. A table of the private investment (including the time required for completion) is provided below:

Project Address	Property ID	Improvements	Project Value	Estimated Completion	Rationale for Inclusion for Private Investment
400 W Front St	28-51-752-004-01	New Infill Development	\$20,000,000	2035	Surface Lot to be developed into additional housing/commercial opportunities
145 Hall St	28-51-658-029-01	New Housing Development	\$30,000,000	2026	Property Owner has identified new housing development
211 W Grandview Pkwy	28-51-658-036-01	New Hotel Development	\$45,000,000	2026	New Hotel Development (Marriott)
207 W. Grandview Pkwy	28-51-658-038-00	New Condominium Development	\$40,000,000	2027	Property Owner has identified new Condominium Development
124 W Front St	28-51-706-004-00	New Mixed-Use Development	\$30,000,000	2026	Property Owner has identified mixed-use Development
123 W Front St	28-51-794-002-00	Redevelopment	\$20,000,000	2040	Opportunity for repurposing building
115 Pine, 136 W. State, 130 West State, 126 W. State, 122 W. State, 120 W State St	28-51-794-021-00, 28-51-794-018-00, 28-51-794-017-01, 28-51-794-013-02, 28-51-794-014-01, 28-51-794-012-00	New Mixed-Use Development	\$32,000,000	2042	Public Owned currently under engineering and design for housing/commercial/public parking
102 W Front St	28-51-706-001-00	Infill Development	\$10,000,000	2042	Opportunity previously discussed for parking lot designed for infill commercial/residential
142 E State St	28-51-794-026-00	Infill Development/Repurposing Parking Lot	\$15,000,000	2036	Building and surface lot adjacent to Rotary Square, has tremendous opportunity for new vibrant development
159 E State St	28-51-794-056-00	Infill Housing Development	\$6,000,000	2026	Currently owned by HomeStretch to developed into affordable apartment living (taking surface lot to living space)
135 - 145 E Front St	28-51-694-007-00, 28-51-694-006-00, 28-51-694-005-00, 28-51-694-004-00	Infill Development, repurposing	\$15,000,000	2032	4 properties with opportunity behind current buildings for new infill development to take advantage of Lower Boardman/Ottaway design

Project Address	Property ID	Improvements	Project Value	Estimated Completion	Rationale for Inclusion for Private Investment
221 E State St	28-51-794-082-00	New Development / Demolition	\$8,000,000	2030	Single story building, with opportunity for repurposing/reinvesting for mixed-use development
216 E State St	28-51-794-086-00	New Infill Development	\$15,000,000	2045	Surface lot between 2 commercial buildings with opportunity for better density to service state street
300 E State St	28-51-794-090-00	New Infill Development	\$30,000,000	2035	Next to Park Place surface lot that was positioned to be redeveloped into mixed-use with stacked parking to service both mixed use and Hotel
241 E State St	28-51-794-080-00	New Development/Repurposing	\$10,000,000	2040	Single story building with massive surface lot, there is opportunity for better land use
250 E Front St	28-51-794-077-30	Repurposing and infill Development	\$4,000,000	2032	Building has opportunity for repurposing for office, housing, retail with additional space on front street and behind building
346-E. Front St.	28-51-794-127-00, 28-51-794-129-00	Infill, Repurposing, Demolition	\$5,000,000	2035	Single Story corner lot on Front Street/opportunity for multi-story/multi-use
116 Boardman Ave	28-51-794-128-00	Demolition, New Commercial Development	\$3,000,000	2042	Single Story opportunity for multi-story/multi-use
502 E. Front	28-51-798-142-00	Repurposing/Infill	\$5,000,000	2035	Corner lot on Front and Wellington opportunity for mixed-use and infill development on parking lot
522 E. Front	28-51-798-145-00	Repurposing/Infill	\$3,000,000	2043	Single Story building with surface lot behind opportunity for new investment within the single story for mixed-use and infill in parking lot

TOTAL - \$346,000,000

Traverse City DDA
Moving Downtown Forward Tax Increment Financing Plan 5

D. Location, Extent, Character and Estimated Cost of Improvements Contemplated for the Development Area and Estimate of the Completion Time Required for Completion.

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.

Public Infrastructure Projects	Year of Initial Cost	Initial Cost	Estimated Year Completed	Estimates Adjusted For Inflation
Garland Street Repairs & Improvements	2024	\$500,000	2030	\$900,000
Public Alley & Utility Improvements and Relocation	2024	\$6,904,500	2054	\$13,000,000
Farmers Market Infrastructure	2024	\$4,000,000	2027	\$4,500,000
Rotary Square	2024	\$1,500,000	2040	\$7,000,000
Boardman/Ottaway River Unified Plan A. Reach One. B. Reach Two. C. Reach Three. D. Reach Four. E. Reach Five F. Reach Six	2024	\$1,000,000	2054	\$1,816,557 \$1,578,307 \$5,613,772 \$2,529,568 \$41,540,000 \$4,138,509
City Opera House Renovations	2024	\$215,000	2054	\$500,000
Bridge Improvements and Replacement (S. Union, N. Union, S. Cass, N. Cass, W. Front, Park)	2024	\$1,182,000	2040	\$1,654,317
Bayfront Improvements Implementation of projects within the broad category identified by the Bayfront Master Plan, City Recreation Plan and Future Site Plan north of Grandview Parkway	2024	\$2,625,000	2054	\$3,038,766
District-Wide Street, Sidewalk, Crosswalk and Streetscaping Improvements Improvements to public streets, sidewalks, crosswalks, trails and other public ways (includes reconstruction and resurfacing)	2024	\$20,000,000	2045	\$30,000,000
East Front Street Gateway (Landscaping, lighting, signage, placemaking)	2024	\$2,221,740	2028	\$5,000,000
Downtown Camera System	2024	\$108,000	2025	\$130,000
Stormwater Infrastructure Implementation of stormwater infrastructure, including projects identified in the 2018 Stormwater Management Plan	2024	\$2,000,000	2034	\$20,000,000
District Wide Heated Sidewalks	2024	\$10,000,000	2054	\$15,000,000
Housing New housing opportunities, including the housing elements of the West End Mixed Use Development as well as affordable/attainable housing	2024	\$5,000,000	2054	\$38,000,000
Mobility Improvements Infrastructure related to the Mobility Action Plan, TART Trail improvements, public transportation and other mobility opportunities	2024	\$5,000,000	2054	\$5,000,000
Composting Program	2024	\$50,000	2030	\$250,000
Retail Incubator	2024	\$50,000	2029	\$250,000

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.

The Plan for future public improvements is shown in Map Six (Attachment Six).

E. Use of Open Space.

Map Four (Attachment Four) as previously listed, 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.

F. Sale, Donation, Exchange, or Lease of Property.

See Map Four

G. Zoning Changes; Changes in Streets, Street Levels, Intersections and Utilities.

There are no zoning changes contemplated for public development within this Plan.

H. Portion of Development to be Leased, Sold or Conveyed.

State Street Mixed-Use Development is anticipated to be public/private partnership (see #7 on Map Five). Further, as identified within this development plan public/private partnerships will be utilized which are in the best interests for the community.

I. 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.

J. Estimate of Numbers of Persons Residing in the Development Area/Numbers of Persons to be Displaced.

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

K. Plan for Relocation of Persons Displaced.

Not applicable.

L. Provisions for Costs of Relocating Persons Displaced.

Not applicable.

M. Plan for Compliance with Act 227

Not applicable.

Tax Increment Financing Procedures

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 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 57. The "captured assessed value" is defined as the amount in any year by which the current assessed value of all real and personal property in the development area (including the assessed value

Traverse City DDA

Moving Downtown Forward Tax Increment Financing Plan 7

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 57.

Attachment Seven (7) is a schedule of the current and assessed values (as audited for fiscal year ending 06/30/23) of all real and personal property in the Moving Downtown Forward Development Area. Attachment Eight (8) is a calculation of the estimated assessed value of all improvements completed by December 31, 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 minus the base taxable value as identified in Attachment 8 is the estimated "captured assessed value", which will serve as the basis for determining 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 Nine (9). Attachment Ten (10) provides the estimated sharing of captured assessed value by each taxing unit.

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 carry out the purposes of the development plan, including the following purposes:

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
8. Partnering with housing non-profits to provide attainable housing.
9. Public Art.
10. Renewable energy, energy efficiency, climate change and resiliency.
11. Other eligible activities as allowed under Act 197 Public Act of Michigan 1975 as recodified into Act 57, Public Act of Michigan 2018, as amended.

Sharing of Captured Assessed Value with Taxing Units

The DDA desires to share a portion of the increase in property tax values with the other taxing units upon approval of the Plan Amendment and to share back each year 50% of the increase in captured assessed value attributable to inflationary growth in the following manner:

1. Upon approval of the Plan Amendment, the DDA will share back part of the growth in taxable value by reducing the captured assessed value by an amount equal to the growth of captured assessed value in the TIF 97 Plan from 1997 to 2004. This effectively means that the base value for the DDA should use the value of the DDA Development Area in 2004 which is \$58,499,768.

2. Each year after 2024, the DDA will share back 50% of the increase in captured assessed value attributable to inflationary growth to the taxing units. The inflation rate to be used shall be based on the official Inflation Rate Multiplier determined each year by the State Tax Commission for calculating Headlee millage reduction fractions as set forth in the State Tax Commission Bulletin for Inflation Rate Multiplier, and shall be based on the lesser of: a) the Headlee rate, or b) the capped rate of 5% of each year.

Special City Millages approved by city voters on or after January 1, 2023 shall be exempt from capture by the DDA.

MAXIMUM AMOUNT OF BONDED INDEBTEDNESS

The maximum amount of bonded indebtedness over the life of the Tax Increment Financing Plan will be \$90,000,000

DURATION OF THE PROGRAM

Moving Downtown Forward Tax Increment Financing Plan shall last not more than thirty (30) 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, 2054.

List of Maps

- Map One. Designation of the Boundaries of the Development Area in Relation to Highways, Streets, Streams and Otherwise
- Map Two. Location, Character and Extent of Existing Streets and Other Public Utilities
- Map Three. Location, Character and Extent of Public and Private Land Uses
- Map Four. Location, Character and Extent of Public Land Use Proposed to be Private Land Uses in the Future
- Map Five. Private Investments in the Development Area Which Include Demolition, Repair or Alteration
- Map Six. Plan for Future Public Improvements

Schedule of Attachments

- Attachment One. Map One. Designation of the Boundaries of the Development Area in Relation to Highways, Streets, Streams and Otherwise
- Attachment One-A. Legal Description of the Development Area
- Attachment Two. Map Two. Location, Character and Extent of Existing Streets and Other Public Utilities
- Attachment Three. Map Three. Location, Character and Extent of Public and Private Land Uses
- Attachment Four. Map Four. Location, Character and Extent of Public Land Use Proposed to be Private Land Uses in the Future
- Attachment Five. Map Five. Private Investments in the Development Area Which Include Demolition, Repair or Alteration
- Attachment Six. Map Six. Plan for Future Public Improvements
- Attachment Seven. Schedule of the current and assessed values of all real and personal property in the Moving Downtown Forward Development Area (as audited)
- Attachment Eight. Calculation of the estimated assessed value of all improvements completed by December 31, 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.
- Attachment Nine. Estimated annual tax increment revenue to be paid by the City Treasurer to the Downtown Development Authority by year and taxing jurisdiction.
- Attachment Ten. Estimated sharing of captured assessed value by each taxing unit.

DRAFT

West Arm of
Grand Traverse Bay

Boardman River

W GRANDVIEW PKWY

E GRANDVIEW PKWY

W FRONT ST

E FRONT ST

E FRONT ST

W STATE ST

E STATE ST

SEVENTH ST

WASHINGTON ST

LAKE AVE

BOARDMAN AVE

RAILROAD AVE

Document Path: G:\GIS\GIS Requests\DDA\DDA\Project\DDA\Project.aprx

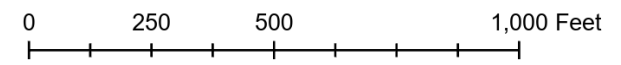


This map is based on digital databases from the City of Traverse City. Traverse City cannot accept any responsibility for errors, omissions or positional accuracy. There are no warranties expressed or implied.



**Moving Downtown Forward
Tax Increment Financing Plan**

Map 1 Designation of the boundaries of the Development Area in Relation to Highways, Streets, Streams and Otherwise



2/27/2024 GWS

Attachment One-A.

MOVING DOWNTOWN FORWARD - DISTRICT BOUNDARIES

An area in the City within the boundaries described as follows:
That property lying southerly of Grand Traverse Bay and lying
northerly of a line described as follows:

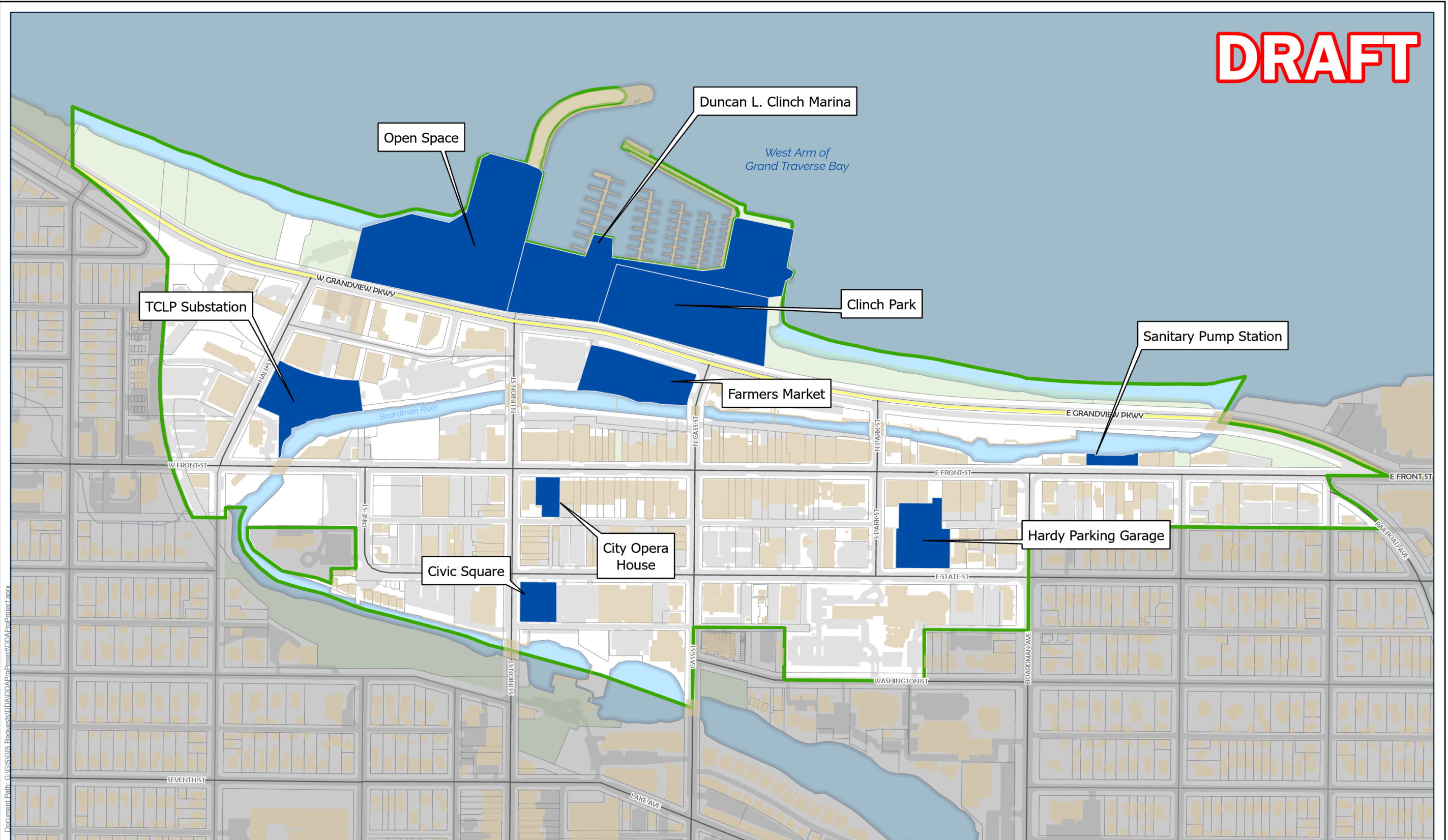
Beginning at a point on the Bay Shore that coincides with the
northerly extension of the centerline of Oak Street; thence
southerly along such centerline extension to its intersection with
the centerline of the abandoned C&O Railroad tracks; thence
southeasterly approximately 500 feet along the abandoned C&O
Railroad tracks to the centerline of 2nd Street; thence southerly
from 2nd Street approximately 1,050 feet along the centerline of
the abandoned C&O Railroad tracks to the centerline of the alley
extended easterly in Block 3 of Hannah, Lay and Co's Tenth
Addition, as recorded in the Grand Traverse County Register of
Deeds, Liber 2 of Plats, Page 55, between Front and 5th Streets;
thence easterly along the centerline extended of said alley to the
east right-of-way line of Wadsworth Street; thence northerly along
said east right-of-way line to the centerline of Kids Creek; thence
easterly along the centerline of Kids Creek to the centerline of
the Boardman River; thence southeasterly along the centerline of
the Boardman River to the centerline of Cass Street; thence
northerly along the centerline of Cass Street to the centerline of
the alley between State and Washington Streets; thence easterly
along the centerline of said alley approximately 363 feet to the
east lot line of Lot 14 extended northerly, Block 7 of the original
Plat of Traverse City; thence southerly along said east lot line

approximately 214.5 feet extended to the centerline of Washington Street; thence easterly approximately 555 feet along the centerline of Washington Street to a point approximately 27 feet east of the west lot line of Lot 14 extended southerly, Block 21, original Plat of Traverse City; thence northerly and parallel to said west lot line approximately 214.5 feet to the centerline of the alley between State and Washington Streets; thence easterly along said alley centerline to the centerline of Boardman Avenue; thence northerly along the centerline of Boardman Avenue to the centerline of the alley between Front and State Streets; thence easterly along said alley centerline to the centerline of Railroad Avenue; thence northwesterly along the centerline of Railroad Avenue to the intersection of the centerlines of East Front Street and Railroad Avenue; thence easterly along the centerline of East Front Street to the intersection of the centerlines of East Front Street and Grandview Parkway; thence northwesterly along the centerline of the Grandview Parkway to the centerline of the Boardman River; thence northerly along the centerline of the Boardman River to a point of ending on the Bay Shore on the Grand Traverse Bay;

EXCEPT that parcel of land as described in a warranty deed to the Traverse City Housing Commission, dated

March 15, 1973, and as recorded in Liber 343, Page 274
of the Office of the Register of Deeds of the County of
Grand Traverse.

DRAFT



CITY of
TRAVERSE CITY
Geographic Information Systems

This map is based on digital databases from the City of Traverse City. Traverse City cannot accept any responsibility for errors, omissions or positional accuracy. There are no warranties expressed or implied.



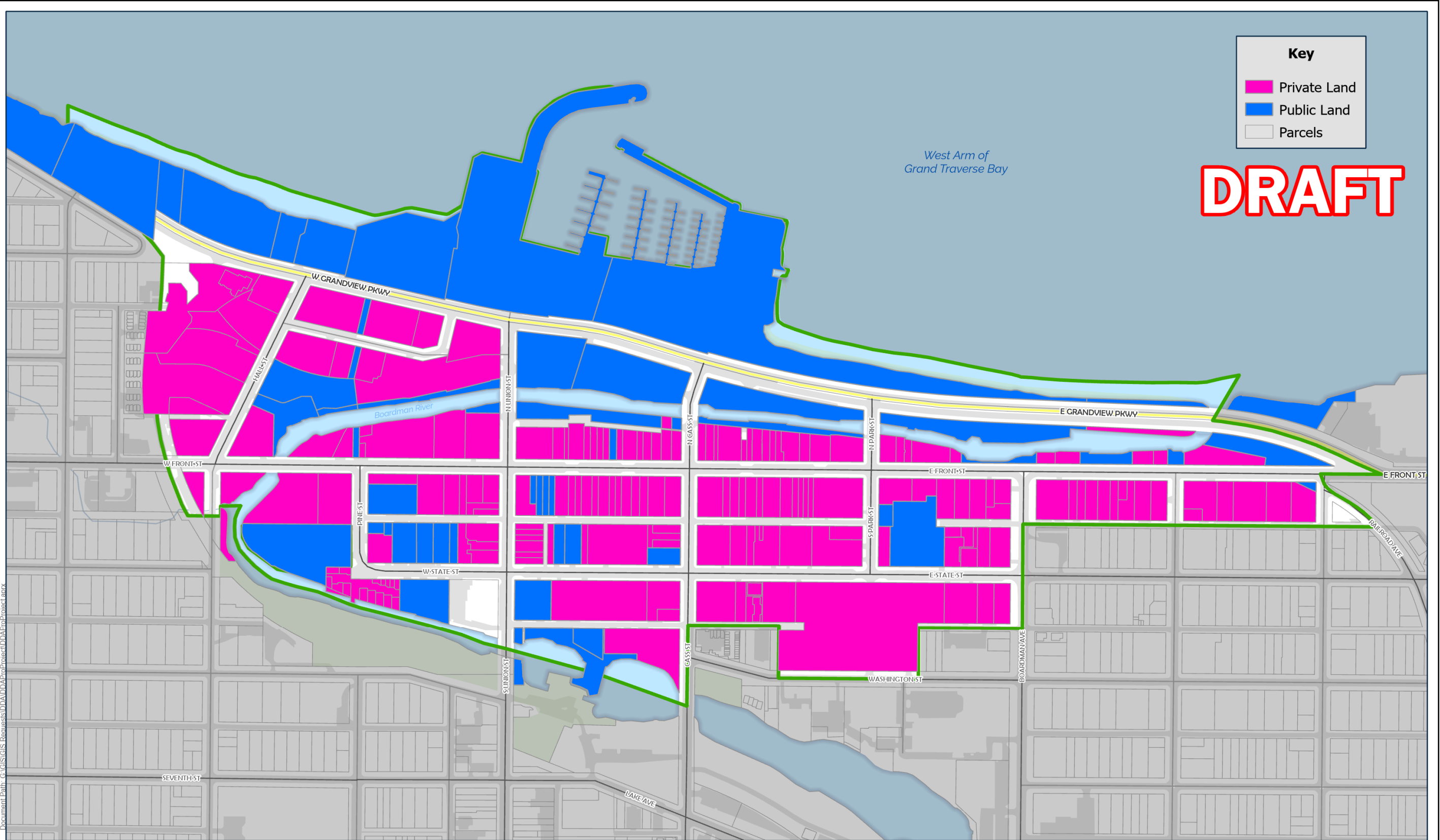
Moving Downtown Forward
Tax Increment Financing Plan

Map 2 Location, Character and Extent of Existing Streets and Other Public Utilities

0 250 500 1,000 Feet



2/27/2024 GWS



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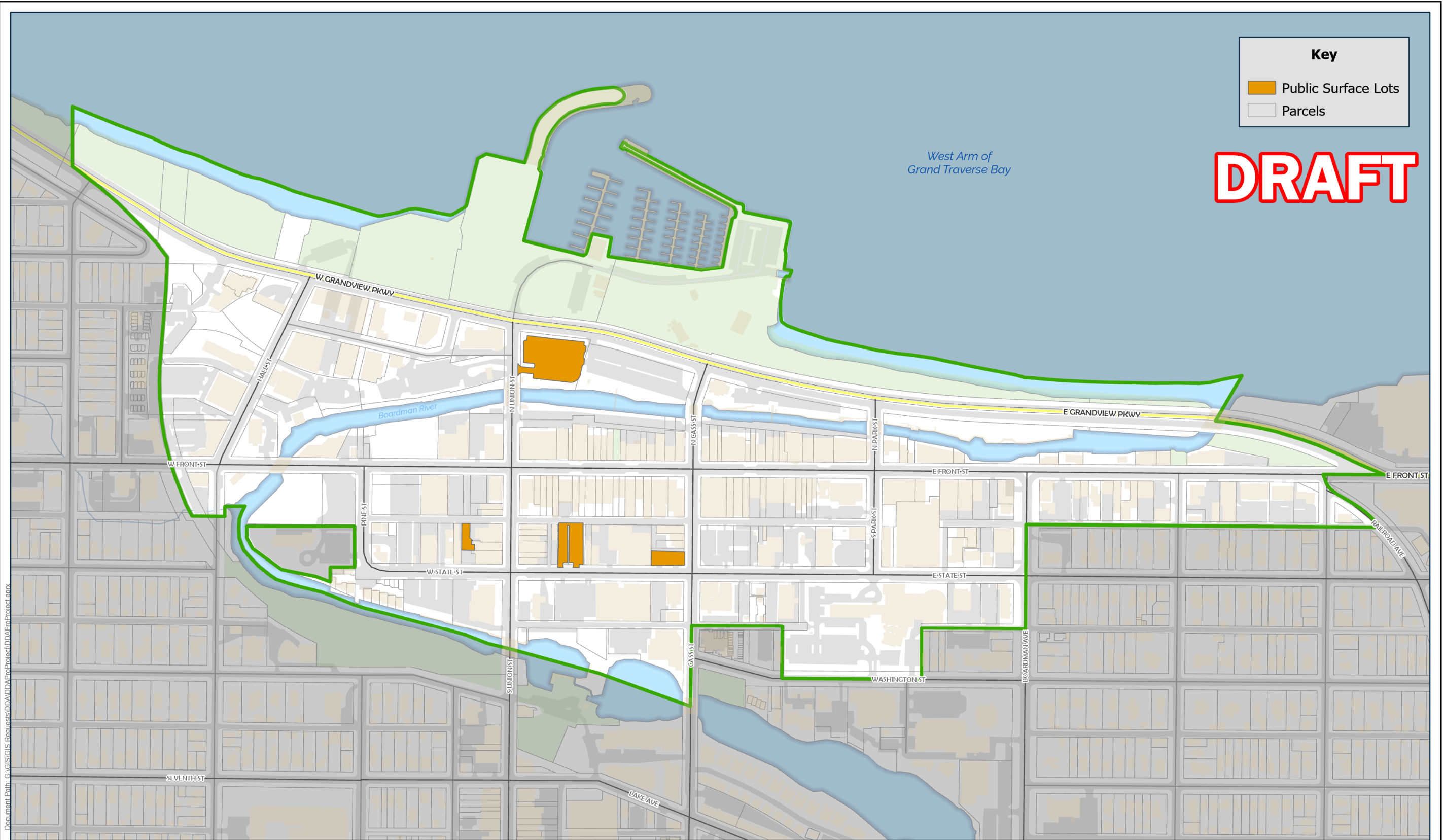
Moving Downtown Forward
Tax Increment Financing Plan

Map 3 Location, Character, and Extent of Public and Private Land Uses

0 250 500 1,000 Feet



2/27/2024 GWS



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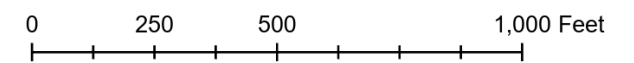
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**Moving Downtown Forward
Tax Increment Financing Plan**

Map 4

**Location, Character, and Extent of
Public Land Use Proposed to be
Private Land Uses in the Future**



2/27/2024 GWS

DRAFT

Key			
1 - 400 W Front St	12 - 135 - 145 E Front St		
2 - 145 Hall ST	13 - 221 E State St		
3 - 211 W Grandview Pkwy	14 - 216 E State St		
4 - 207 W Grandview Pkwy	15 - 300 E State St		
5 - 124 W Front St	16 - 241 E State St		
6 - 123 W Front St	17 - 250 E Front St		
7 - 120 W State St	18 - 346 E Front St.		
8 - 121 W State St	19 - 116 Boardman Ave		
9 - 102 W Front St	20 - 120 Boardman Ave		
10 - 142 E State St	21 - 502 E Front St		
11 - 159 E State St	22 - 522 E Front St		



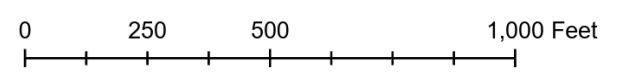
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Moving Downtown Forward
Tax Increment Financing Plan

Map 5

Private Investments in the Development Area Which Include Demolition, Repair or Alteration



2/27/2024 GWS

DRAFT

Key

Future Projects

- 100 & 200 Block Plaza
- Pedestrian Crossing
- Boardman/Ottaway Riverwalk
- Fish Pass
- Grandview Parkway T Intersection
- Heated Sidewalks
- Lot B
- State St. Two Way
- Utility Improvements
- West End Mixed-Use Development
- Tif97Mask



Document Path: G:\GIS\GIS Requests\DDA\DDA\Project\DDA\Project.aprx



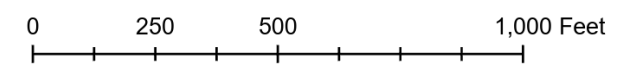
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Moving Downtown Forward
Tax Increment Financing Plan

Map 6

Plan for Future Public Improvements



2/27/2024 GWS

FISCAL YEAR	FY 2023-2024
REAL PROPERTY TAXABLE VALUE	186,033,023
PERSONAL PROPERTY TAXABLE VALUE	<u>7,183,520</u>
LESS PARK PLACE VALUE	<u>4,670,860</u>
TOTAL CURRENT AND ASSESSED TAXABLE VALUE	188,545,683

Attachment 8

FISCAL YEAR	<i>FY 2023-2024</i>	<i>FY 2024-2025</i>	<i>FY 2025-2026</i>	<i>FY 2026-2027</i>	<i>FY 2027-2028</i>	<i>FY 2028-2029</i>
		<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)		2,790,495	2,884,853	2,980,626	3,250,335	3,374,090
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping		3,500,000	3,500,000	15,000,000	5,000,000	10,000,000
REAL PROPERTY TAXABLE VALUE	186,033,023	192,323,518	198,708,371	216,688,997	224,939,332	238,313,422
PERSONAL PROPERTY TAXABLE VALUE	<u>7,183,520</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>
LESS PARK PLACE VALUE	<u>4,670,860</u>	<u>4,740,923</u>	<u>4,812,037</u>	<u>4,884,217</u>	<u>4,957,481</u>	<u>5,031,843</u>
TOTAL CURRENT AND ASSESSED TAXABLE VALUE	188,545,683	194,782,595	201,096,334	219,004,779	227,181,851	240,481,579
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	<u>32,860,088</u>	<u>32,860,088</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>
CAPTURED TAXABLE VALUE FOR DISTRICT	155,685,595	161,922,507	142,596,566	160,505,011	168,682,083	181,981,811
Increase/Decrease	14,903,583	6,236,912	(19,325,941)	17,908,445	8,177,072	13,299,728
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26			1,442,426	1,490,313	1,625,167	1,687,045
Adjusted Captured Taxable Value	155,685,595	161,922,507	141,154,140	159,014,699	167,056,916	180,294,766

Attachment 8

FISCAL YEAR	FY 2029-2030	FY 2030-2031	FY 2031-2032	FY 2032-2033	FY 2033-2034	FY 2034-2035
	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)	3,574,701	3,703,322	3,833,872	4,041,380	4,327,000	4,466,905
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping	5,000,000	5,000,000	10,000,000	15,000,000	5,000,000	3,000,000
REAL PROPERTY TAXABLE VALUE	246,888,123	255,591,445	269,425,316	288,466,696	297,793,697	305,260,602
PERSONAL PROPERTY TAXABLE VALUE	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>
LESS PARK PLACE VALUE	<u>5,107,320</u>	<u>5,183,930</u>	<u>5,261,689</u>	<u>5,340,615</u>	<u>5,420,724</u>	<u>5,502,035</u>
TOTAL CURRENT AND ASSESSED TAXABLE VALUE	248,980,803	257,607,515	271,363,627	290,326,082	299,572,973	306,958,568
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>
CAPTURED TAXABLE VALUE FOR DISTRICT	190,481,035	199,107,747	212,863,859	231,826,314	241,073,205	248,458,800
Increase/Decrease	8,499,224	8,626,712	13,756,113	18,962,454	9,246,891	7,385,595
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26	1,787,351	1,851,661	1,916,936	2,020,690	2,163,500	2,233,453
Adjusted Captured Taxable Value	188,693,684	197,256,086	210,946,923	229,805,624	238,909,705	246,225,347

Attachment 8

FISCAL YEAR	FY 2035-2036	FY 2036-2037	FY 2037-2038	FY 2038-2039	FY 2039-2040	FY 2040-2041
	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)	4,578,909	4,722,593	4,868,432	5,016,458	5,166,705	5,319,205
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	4,000,000
REAL PROPERTY TAXABLE VALUE	314,839,511	324,562,104	334,430,535	344,446,993	354,613,698	363,932,904
PERSONAL PROPERTY TAXABLE VALUE	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>
LESS PARK PLACE VALUE	<u>5,584,565</u>	<u>5,668,334</u>	<u>5,753,359</u>	<u>5,839,659</u>	<u>5,927,254</u>	<u>6,016,163</u>
TOTAL CURRENT AND ASSESSED TAXABLE VALUE	316,454,946	326,093,770	335,877,177	345,807,334	355,886,444	365,116,741
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>
CAPTURED TAXABLE VALUE FOR DISTRICT	257,955,178	267,594,002	277,377,409	287,307,566	297,386,676	306,616,973
Increase/Decrease	9,496,379	9,638,824	9,783,407	9,930,158	10,079,110	9,230,297
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26	2,289,455	2,361,296	2,434,216	2,508,229	2,583,352	2,659,603
Adjusted Captured Taxable Value	255,665,724	265,232,706	274,943,193	284,799,337	294,803,324	303,957,370

Attachment 8

FISCAL YEAR	FY 2041-2042	FY 2042-2043	FY 2043-2044	FY 2044-2045	FY 2045-2046	FY 2046-2047
	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)	5,458,994	5,615,878	5,745,117	5,906,293	6,039,888	6,205,486
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping	5,000,000	3,000,000	5,000,000	3,000,000	5,000,000	4,000,000
REAL PROPERTY TAXABLE VALUE	374,391,897	383,007,776	393,752,892	402,659,186	413,699,074	423,904,560
PERSONAL PROPERTY TAXABLE VALUE	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>
LESS PARK PLACE VALUE	<u>6,106,405</u>	<u>6,198,001</u>	<u>6,290,971</u>	<u>6,385,336</u>	<u>6,481,116</u>	<u>6,578,333</u>
TOTAL CURRENT AND ASSESSED TAXABLE VALUE	375,485,492	384,009,775	394,661,921	403,473,850	414,417,958	424,526,227
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>
CAPTURED TAXABLE VALUE FOR DISTRICT	316,985,724	325,510,007	336,162,153	344,974,082	355,918,190	366,026,459
Increase/Decrease	10,368,751	8,524,282	10,652,147	8,811,929	10,944,108	10,108,269
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26	2,729,497	2,807,939	2,872,558	2,953,147	3,019,944	3,102,743
Adjusted Captured Taxable Value	314,256,227	322,702,067	333,289,595	342,020,935	352,898,246	362,923,716

Attachment 8

FISCAL YEAR	FY 2047-2048	FY 2048-2049	FY 2049-2050	FY 2050-2051	FY 2051-2052	FY 2052-2053
	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>	<i>estimated</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)	6,358,568	6,498,947	6,716,431	6,862,178	7,025,110	7,190,487
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping	3,000,000	8,000,000	3,000,000	4,000,000	4,000,000	2,000,000
REAL PROPERTY TAXABLE VALUE	433,263,128	447,762,075	457,478,506	468,340,684	479,365,794	488,556,281
PERSONAL PROPERTY TAXABLE VALUE	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>
LESS PARK PLACE VALUE	<u>6,677,008</u>	<u>6,777,163</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL CURRENT AND ASSESSED TAXABLE VALUE	433,786,121	448,184,912	464,678,506	475,540,684	486,565,794	495,756,281
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>
CAPTURED TAXABLE VALUE FOR DISTRICT	375,286,353	389,685,144	406,178,738	417,040,916	428,066,026	437,256,513
Increase/Decrease	9,259,893	14,398,792	16,493,594	10,862,178	11,025,110	9,190,487
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26	3,179,284	3,249,473	3,358,216	3,431,089	3,512,555	3,595,243
Adjusted Captured Taxable Value	372,107,068	386,435,671	402,820,523	413,609,827	424,553,471	433,661,269

Attachment 8

FISCAL YEAR	<i>FY 2053-2054</i>	<i>FY 2054-2055</i>
	<i>estimated</i>	<i>estimated</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)	7,328,344	7,453,269
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping	1,000,000	4,000,000
REAL PROPERTY TAXABLE VALUE	496,884,625	508,337,894
PERSONAL PROPERTY TAXABLE VALUE	<u>7,200,000</u>	<u>7,200,000</u>
LESS PARK PLACE VALUE	<u>0</u>	<u>0</u>
TOTAL CURRENT AND ASSESSED TAXABLE VALUE	504,084,625	515,537,894
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	<u>58,499,768</u>	<u>58,499,768</u>
CAPTURED TAXABLE VALUE FOR DISTRICT	445,584,857	457,038,126
Increase/Decrease	8,328,344	11,453,269
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26	3,664,172	3,726,635
Adjusted Captured Taxable Value	441,920,685	453,311,492

Attachment 9

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	FY 2023-2024 estimated	FY 2024-2025 estimated	FY 2025-2026 estimated	FY 2026-2027 estimated	FY 2027-2028 estimated	FY 2028-2029 estimated
TRAVERSE CITY & ACT 345	2,193,423	2,269,887	1,988,975	2,227,572	2,329,353	2,500,445
RECREATIONAL AUTHORITY (RA)	23,353	48,577	42,565	47,671	49,849	53,511
RA BOND	35,808	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	320,308	331,474	290,452	325,294	340,157	365,142
NMC BOND	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	735,895	761,548	667,302	747,352	781,499	838,901
GTC COMMISSION ON AGING & SENIOR CENTER	88,492	91,577	80,243	89,869	93,976	100,878
TRAVERSE AREA DISTRICT LIBRARY	140,802	145,711	0	0	0	0
GTC ROAD COMMISSION	151,544	156,827	137,419	153,904	160,936	172,757
GTC VETERANS	17,670	18,286	16,023	17,945	18,765	20,144
DOWNTOWN DEVELOPMENT AUTHORITY	247,960	256,605	224,848	251,821	263,327	282,668
BAY AREA TRANSPORTATION AUTHORITY	74,542	77,141	67,594	75,703	79,162	84,976
GTC ANIMAL CONTROL	5,760	5,961	5,223	5,850	6,117	6,567
GTC CONSERVATION DISTRICT	14,915	15,435	13,524	15,147	15,839	17,002
TOTAL	4,050,472	4,179,028	3,534,169	3,958,129	4,138,981	4,442,992

Attachment 9

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	<i>FY 2029-2030 estimated</i>	<i>FY 2030-2031 estimated</i>	<i>FY 2031-2032 estimated</i>	<i>FY 2032-2033 estimated</i>	<i>FY 2033-2034 estimated</i>	<i>FY 2034-2035 estimated</i>
TRAVERSE CITY & ACT 345	2,604,139	2,708,468	2,881,115	3,122,083	3,230,381	3,312,701
RECREATIONAL AUTHORITY (RA)	55,730	57,963	61,657	66,814	69,132	70,894
RA BOND	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	380,285	395,520	420,732	455,921	471,735	483,757
NMC BOND	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	873,690	908,693	966,616	1,047,461	1,083,795	1,111,413
GTC COMMISSION ON AGING & SENIOR CENTER	105,062	109,271	116,236	125,958	130,327	133,648
TRAVERSE AREA DISTRICT LIBRARY	0	0	0	0	0	0
GTC ROAD COMMISSION	179,921	187,129	199,057	215,706	223,188	228,876
GTC VETERANS	20,979	21,820	23,210	25,152	26,024	26,687
DOWNTOWN DEVELOPMENT AUTHORITY	294,391	306,185	325,702	352,943	365,186	374,492
BAY AREA TRANSPORTATION AUTHORITY	88,500	92,046	97,913	106,102	109,783	112,580
GTC ANIMAL CONTROL	6,839	7,113	7,566	8,199	8,484	8,700
GTC CONSERVATION DISTRICT	<u>17,707</u>	<u>18,417</u>	<u>19,591</u>	<u>21,229</u>	<u>21,966</u>	<u>22,525</u>
TOTAL	4,627,243	4,812,623	5,119,396	5,547,567	5,740,000	5,886,273

Attachment 9

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	FY 2035-2036 estimated	FY 2036-2037 estimated	FY 2037-2038 estimated	FY 2038-2039 estimated	FY 2039-2040 estimated	FY 2040-2041 estimated	FY 2041-2042 estimated
TRAVERSE CITY & ACT 345	3,422,120	3,532,242	3,643,076	3,754,631	3,866,917	3,967,003	4,080,648
RECREATIONAL AUTHORITY (RA)	73,235	75,592	77,964	80,351	82,754	84,896	87,328
RA BOND	0	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	499,735	515,816	532,002	548,292	564,689	579,305	595,901
NMC BOND	0	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	1,148,123	1,185,069	1,222,254	1,259,681	1,297,353	1,330,932	1,369,060
GTC COMMISSION ON AGING & SENIOR CENTER	138,062	142,505	146,977	151,477	156,007	160,045	164,630
TRAVERSE AREA DISTRICT LIBRARY	0	0	0	0	0	0	0
GTC ROAD COMMISSION	236,435	244,044	251,701	259,409	267,167	274,082	281,933
GTC VETERANS	27,569	28,456	29,349	30,247	31,152	31,958	32,874
DOWNTOWN DEVELOPMENT AUTHORITY	386,861	399,310	411,840	424,451	437,144	448,459	461,306
BAY AREA TRANSPORTATION AUTHORITY	116,299	120,041	123,808	127,599	131,415	134,816	138,679
GTC ANIMAL CONTROL	8,987	9,276	9,567	9,860	10,155	10,418	10,717
GTC CONSERVATION DISTRICT	23,269	24,018	24,772	25,530	26,294	26,975	27,747
TOTAL	6,080,697	6,276,370	6,473,309	6,671,529	6,871,047	7,048,889	7,250,822

Attachment 9

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	FY 2035-2036 estimated	FY 2042-2043 estimated	FY 2043-2044 estimated	FY 2044-2045 estimated	FY 2045-2046 estimated	FY 2046-2047 estimated	FY 2047-2048 estimated
TRAVERSE CITY & ACT 345	3,422,120	4,169,432	4,284,345	4,374,669	4,490,885	4,595,337	4,688,034
RECREATIONAL AUTHORITY (RA)	73,235	89,228	91,687	93,620	96,107	98,343	100,326
RA BOND	0	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	499,735	608,866	625,647	638,837	655,808	671,061	684,598
NMC BOND	0	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	1,148,123	1,398,847	1,437,400	1,467,704	1,506,694	1,541,738	1,572,838
GTC COMMISSION ON AGING & SENIOR CENTER	138,062	168,212	172,848	176,492	181,181	185,395	189,135
TRAVERSE AREA DISTRICT LIBRARY	0	0	0	0	0	0	0
GTC ROAD COMMISSION	236,435	288,067	296,007	302,247	310,277	317,493	323,898
GTC VETERANS	27,569	33,589	34,515	35,243	36,179	37,020	37,767
DOWNTOWN DEVELOPMENT AUTHORITY	386,861	471,343	484,333	494,544	507,682	519,490	529,969
BAY AREA TRANSPORTATION AUTHORITY	116,299	141,696	145,601	148,671	152,620	156,170	159,320
GTC ANIMAL CONTROL	8,987	10,950	11,252	11,489	11,794	12,068	12,312
GTC CONSERVATION DISTRICT	23,269	28,351	29,132	29,747	30,537	31,247	31,877
TOTAL	6,080,697	7,408,580	7,612,767	7,773,261	7,979,764	8,165,362	8,330,073

Attachment 9

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	FY 2035-2036 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
TRAVERSE CITY & ACT 345	3,422,120	4,843,562	5,023,325	5,131,872	5,241,204	5,326,962	5,401,282
RECREATIONAL AUTHORITY (RA)	73,235	103,655	107,502	109,825	112,164	114,000	115,590
RA BOND	0	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	499,735	707,310	733,561	749,412	765,378	777,901	788,754
NMC BOND	0	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	1,148,123	1,625,018	1,685,328	1,721,746	1,758,427	1,787,199	1,812,133
GTC COMMISSION ON AGING & SENIOR CENTER	138,062	195,409	202,662	207,041	211,452	214,912	217,910
TRAVERSE AREA DISTRICT LIBRARY	0	0	0	0	0	0	0
GTC ROAD COMMISSION	236,435	334,643	347,063	354,563	362,117	368,042	373,176
GTC VETERANS	27,569	39,020	40,468	41,343	42,223	42,914	43,513
DOWNTOWN DEVELOPMENT AUTHORITY	386,861	547,551	567,873	580,144	592,504	602,198	610,600
BAY AREA TRANSPORTATION AUTHORITY	116,299	164,606	170,715	174,404	178,119	181,034	183,560
GTC ANIMAL CONTROL	8,987	12,720	13,192	13,477	13,764	13,990	14,185
GTC CONSERVATION DISTRICT	23,269	32,935	34,157	34,895	35,639	36,222	36,727
TOTAL	6,080,697	8,606,429	8,925,846	9,118,722	9,312,990	9,465,373	9,597,430

Attachment 9

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	<i>FY 2053 - 2054 estimated</i>	<i>FY 2054-2055 estimated</i>
TRAVERSE CITY & ACT 345	5,401,282	5,512,415
RECREATIONAL AUTHORITY (RA)	115,590	117,969
RA BOND	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	788,754	804,983
NMC BOND	0	0
GRAND TRAVERSE COUNTY (GTC)	1,812,133	1,849,418
GTC COMMISSION ON AGING & SENIOR CENTER	217,910	222,393
TRAVERSE AREA DISTRICT LIBRARY	0	0
GTC ROAD COMMISSION	373,176	380,855
GTC VETERANS	43,513	44,408
DOWNTOWN DEVELOPMENT AUTHORITY	610,600	623,163
BAY AREA TRANSPORTATION AUTHORITY	183,560	187,336
GTC ANIMAL CONTROL	14,185	14,477
GTC CONSERVATION DISTRICT	<u>36,727</u>	<u>37,483</u>
TOTAL	9,597,430	9,794,901

Attachment 10

Taxing Unit Revenue From Uncaptured Base (fy 25/26)	before change in base	30% share 25/26	26/27	27/28	28/29	29/30
TRAVERSE CITY & ACT 345	460,644.41	815,970.22	811,890.37	807,830.92	803,791.76	799,772.80
RECREATIONAL AUTHORITY (RA)	9,858.03	17,462.18	17,374.87	17,288.00	17,201.56	17,115.55
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	67,268.31	119,156.86	118,561.07	117,968.27	117,378.43	116,791.53
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	154,546.45	273,758.45	272,389.66	271,027.71	269,672.57	268,324.21
GTC COMMISSION ON AGING & SENIOR CNTR	18,584.29	32,919.59	32,754.99	32,591.21	32,428.26	32,266.12
TRAVERSE AREA DISTRICT LIBRARY	29,570.07	-	-	-	-	-
GTC ROAD COMMISSION	31,826.08	56,375.66	56,093.78	55,813.31	55,534.25	55,256.58
GTC VETERANS	3,710.97	6,573.49	6,540.62	6,507.92	6,475.38	6,443.01
DOWNTOWN DEVELOPMENT AUTHORITY	52,074.58	92,243.18	91,781.97	91,323.06	90,866.44	90,412.11
BAY AREA TRANSPORTATION AUTHORITY	15,654.74	27,730.29	27,591.64	27,453.68	27,316.41	27,179.83
GTC ANIMAL CONTROL	1,209.74	2,142.90	2,132.19	2,121.53	2,110.92	2,100.36
GTC CONSERVATION	3,132.26	5,548.38	5,520.63	5,493.03	5,465.56	5,438.24
TOTAL	848,079.93	1,449,881.20	1,442,631.79	1,435,418.64	1,428,241.54	1,421,100.33

Taxing Unit Revenue From Share of Inflation Increase	no inflation share	share inflation beginning 25/26	share inflation 26/27	share inflation 27/28	share inflation 28/29	share inflation 29/30
TRAVERSE CITY & ACT 345	-	20,119.34	20,683.34	22,442.15	23,180.14	24,435.56
RECREATIONAL AUTHORITY (RA)	-	430.56	442.63	480.27	496.07	522.93
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	-	2,938.05	3,020.41	3,277.25	3,385.02	3,568.35
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	-	6,750.05	6,939.27	7,529.35	7,776.95	8,198.14
GTC COMMISSION ON AGING & SENIOR CNTR	-	811.70	834.45	905.41	935.18	985.83
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	-	1,390.05	1,429.02	1,550.54	1,601.52	1,688.26
GTC VETERANS	-	162.08	166.63	180.79	186.74	196.85
DOWNTOWN DEVELOPMENT AUTHORITY	-	2,274.44	2,338.19	2,537.02	2,620.45	2,762.37
BAY AREA TRANSPORTATION AUTHORITY	-	683.74	702.91	762.68	787.76	830.43
GTC ANIMAL CONTROL	-	52.84	54.32	58.94	60.88	64.17
GTC CONSERVATION	-	136.81	140.64	152.60	157.62	166.16
TOTAL	-	35,749.66	36,751.81	39,877.01	41,188.33	43,419.05

Total Taxing Unit Revenue from Base and Share of Inflation Increase	old base & no inflation	Combined 30% & Inflation	Combined 30% & Inflation 26/27	Combined 30% & Inflation 27/28	Combined 30% & Inflation 28/29	Combined 30% & Inflation 29/30
TRAVERSE CITY & ACT 345	460,644.41	836,089.57	832,573.71	830,273.07	826,971.90	824,208.36
RECREATIONAL AUTHORITY (RA)	9,858.03	17,892.75	17,817.50	17,768.27	17,697.62	17,638.48
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	67,268.31	122,094.90	121,581.48	121,245.51	120,763.44	120,359.88
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	154,546.45	280,508.50	279,328.93	278,557.06	277,449.52	276,522.35
GTC COMMISSION ON AGING & SENIOR CNTR	18,584.29	33,731.28	33,589.44	33,496.62	33,363.44	33,251.95
TRAVERSE AREA DISTRICT LIBRARY	29,570.07	-	-	-	-	-
GTC ROAD COMMISSION	31,826.08	57,765.71	57,522.80	57,363.85	57,135.77	56,944.84
GTC VETERANS	3,710.97	6,735.57	6,707.25	6,688.72	6,662.12	6,639.86
DOWNTOWN DEVELOPMENT AUTHORITY	52,074.58	94,517.62	94,120.16	93,860.08	93,486.89	93,174.48
BAY AREA TRANSPORTATION AUTHORITY	15,654.74	28,414.04	28,294.55	28,216.37	28,104.18	28,010.26
GTC ANIMAL CONTROL	1,209.74	2,195.74	2,186.50	2,180.46	2,171.79	2,164.54
GTC CONSERVATION	3,132.26	5,685.18	5,661.27	5,645.63	5,623.18	5,604.39
TOTAL	848,079.93	1,485,630.86	1,479,383.61	1,475,295.64	1,469,429.87	1,464,519.39

Taxing Unit Revenue From Uncaptured Base (fy 25/26)	30/31	31/32	32/33	33/34	34/35	35/36
TRAVERSE CITY & ACT 345	795,773.94	791,795.07	787,836.10	783,896.91	779,977.43	776,077.54
RECREATIONAL AUTHORITY (RA)	17,029.97	16,944.82	16,860.10	16,775.80	16,691.92	16,608.46
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	116,207.58	115,626.54	115,048.41	114,473.16	113,900.80	113,331.29
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	266,982.59	265,647.67	264,319.44	262,997.84	261,682.85	260,374.43
GTC COMMISSION ON AGING & SENIOR CNTR	32,104.79	31,944.26	31,784.54	31,625.62	31,467.49	31,310.15
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	54,980.29	54,705.39	54,431.86	54,159.71	53,888.91	53,619.46
GTC VETERANS	6,410.79	6,378.74	6,346.84	6,315.11	6,283.53	6,252.12
DOWNTOWN DEVELOPMENT AUTHORITY	89,960.05	89,510.25	89,062.70	88,617.39	88,174.30	87,733.43
BAY AREA TRANSPORTATION AUTHORITY	27,043.93	26,908.71	26,774.17	26,640.30	26,507.10	26,374.56
GTC ANIMAL CONTROL	2,089.86	2,079.41	2,069.01	2,058.67	2,048.38	2,038.13
GTC CONSERVATION	5,411.05	5,383.99	5,357.07	5,330.29	5,303.63	5,277.12
TOTAL	1,413,994.83	1,406,924.86	1,399,890.23	1,392,890.78	1,385,926.33	1,378,996.70

Taxing Unit Revenue From Share of Inflation Increase	share inflation 30/31	share inflation 31/32	share inflation 32/33	share inflation 33/34	share inflation 34/35	share inflation 35/36
TRAVERSE CITY & ACT 345	25,188.19	25,945.75	27,213.31	28,990.90	29,778.63	30,372.67
RECREATIONAL AUTHORITY (RA)	539.04	555.25	582.38	620.42	637.28	649.99
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	3,678.25	3,788.88	3,973.98	4,233.57	4,348.60	4,435.35
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	8,450.65	8,704.81	9,130.08	9,726.46	9,990.75	10,190.05
GTC COMMISSION ON AGING & SENIOR CNTR	1,016.20	1,046.76	1,097.90	1,169.61	1,201.39	1,225.36
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	1,740.26	1,792.60	1,880.18	2,002.99	2,057.42	2,098.46
GTC VETERANS	202.92	209.02	219.23	233.55	239.90	244.68
DOWNTOWN DEVELOPMENT AUTHORITY	2,847.46	2,933.10	3,076.39	3,277.34	3,366.39	3,433.55
BAY AREA TRANSPORTATION AUTHORITY	856.01	881.75	924.83	985.24	1,012.01	1,032.20
GTC ANIMAL CONTROL	66.15	68.14	71.47	76.14	78.20	79.76
GTC CONSERVATION	171.27	176.42	185.04	197.13	202.49	206.53
TOTAL	44,756.40	46,102.49	48,354.79	51,513.36	52,913.05	53,968.59

Total Taxing Unit Revenue from Base and Share of Inflation Increase	Combined 30% & Inflation 30/31	Combined 30% & Inflation 31/32	Combined 30% & Inflation 32/33	Combined 30% & Inflation 33/34	Combined 30% & Inflation 34/35	Combined 30% & Inflation 35/36
TRAVERSE CITY & ACT 345	820,962.13	817,740.82	815,049.41	812,887.82	809,756.06	806,450.21
RECREATIONAL AUTHORITY (RA)	17,569.01	17,500.07	17,442.47	17,396.22	17,329.19	17,258.45
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	119,885.83	119,415.42	119,022.39	118,706.73	118,249.40	117,766.64
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	275,433.24	274,352.49	273,449.52	272,724.30	271,673.59	270,564.48
GTC COMMISSION ON AGING & SENIOR CNTR	33,120.98	32,991.02	32,882.44	32,795.23	32,668.88	32,535.51
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	56,720.55	56,497.99	56,312.04	56,162.70	55,946.32	55,717.92
GTC VETERANS	6,613.71	6,587.76	6,566.07	6,548.66	6,523.43	6,496.80
DOWNTOWN DEVELOPMENT AUTHORITY	92,807.51	92,443.35	92,139.09	91,894.73	91,540.69	91,166.97
BAY AREA TRANSPORTATION AUTHORITY	27,899.94	27,790.47	27,699.00	27,625.54	27,519.11	27,406.76
GTC ANIMAL CONTROL	2,156.01	2,147.55	2,140.48	2,134.81	2,126.58	2,117.90
GTC CONSERVATION	5,582.32	5,560.41	5,542.11	5,527.42	5,506.12	5,483.64
TOTAL	1,458,751.23	1,453,027.34	1,448,245.02	1,444,404.14	1,438,839.38	1,432,965.29

Attachment 10

Taxing Unit Revenue From Uncaptured Base (fy 25/26)	36/37	37/38	38/39	39/40	40/41	41/42
TRAVERSE CITY & ACT 345	772,197.16	768,336.17	764,494.49	760,672.02	756,868.66	753,084.31
RECREATIONAL AUTHORITY (RA)	16,525.41	16,442.79	16,360.57	16,278.77	16,197.38	16,116.39
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	112,764.64	112,200.81	111,639.81	111,081.61	110,526.20	109,973.57
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	259,072.56	257,777.20	256,488.31	255,205.87	253,929.84	252,660.19
GTC COMMISSION ON AGING & SENIOR CNTR	31,153.60	30,997.83	30,842.84	30,688.63	30,535.19	30,382.51
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	53,351.36	53,084.61	52,819.19	52,555.09	52,292.31	52,030.85
GTC VETERANS	6,220.85	6,189.75	6,158.80	6,128.01	6,097.37	6,066.88
DOWNTOWN DEVELOPMENT AUTHORITY	87,294.76	86,858.29	86,423.99	85,991.87	85,561.92	85,134.11
BAY AREA TRANSPORTATION AUTHORITY	26,242.69	26,111.48	25,980.92	25,851.01	25,721.76	25,593.15
GTC ANIMAL CONTROL	2,027.94	2,017.80	2,007.72	1,997.68	1,987.69	1,977.75
GTC CONSERVATION	5,250.73	5,224.48	5,198.35	5,172.36	5,146.50	5,120.77
TOTAL	1,372,101.71	1,365,241.21	1,358,415.00	1,351,622.92	1,344,864.81	1,338,140.49

Taxing Unit Revenue From Share of Inflation Increase	share inflation 36/37	share inflation 37/38	share inflation 38/39	share inflation 39/40	share inflation 40/41	share inflation 41/42
TRAVERSE CITY & ACT 345	31,169.12	31,971.00	32,778.37	33,591.31	34,409.88	35,137.60
RECREATIONAL AUTHORITY (RA)	667.04	684.20	701.47	718.87	736.39	751.96
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	4,551.65	4,668.75	4,786.66	4,905.37	5,024.91	5,131.17
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	10,457.26	10,726.29	10,997.16	11,269.90	11,544.53	11,788.68
GTC COMMISSION ON AGING & SENIOR CNTR	1,257.49	1,289.84	1,322.41	1,355.21	1,388.24	1,417.59
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	2,153.49	2,208.89	2,264.67	2,320.84	2,377.39	2,427.67
GTC VETERANS	251.10	257.56	264.06	270.61	277.21	283.07
DOWNTOWN DEVELOPMENT AUTHORITY	3,523.58	3,614.23	3,705.50	3,797.41	3,889.94	3,972.21
BAY AREA TRANSPORTATION AUTHORITY	1,059.27	1,086.52	1,113.95	1,141.58	1,169.40	1,194.13
GTC ANIMAL CONTROL	81.86	83.96	86.08	88.22	90.37	92.28
GTC CONSERVATION	211.94	217.39	222.88	228.41	233.98	238.93
TOTAL	55,383.79	56,808.63	58,243.24	59,687.73	61,142.23	62,435.29

Total Taxing Unit Revenue from Base and Share of Inflation Increase	Combined 30% & Inflation 36/37	Combined 30% & Inflation 37/38	Combined 30% & Inflation 38/39	Combined 30% & Inflation 39/40	Combined 30% & Inflation 40/41	Combined 30% & Inflation 41/42
TRAVERSE CITY & ACT 345	803,366.28	800,307.17	797,272.86	794,263.33	791,278.54	788,221.91
RECREATIONAL AUTHORITY (RA)	17,192.45	17,126.98	17,062.05	16,997.64	16,933.77	16,868.35
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	117,316.29	116,869.57	116,426.47	115,986.98	115,551.11	115,104.75
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	269,529.82	268,503.49	267,485.48	266,475.77	265,474.38	264,448.88
GTC COMMISSION ON AGING & SENIOR CNTR	32,411.09	32,287.67	32,165.26	32,043.84	31,923.42	31,800.11
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	55,504.85	55,293.50	55,083.85	54,875.92	54,669.70	54,458.52
GTC VETERANS	6,471.95	6,447.31	6,422.87	6,398.62	6,374.58	6,349.95
DOWNTOWN DEVELOPMENT AUTHORITY	90,818.34	90,472.52	90,129.50	89,789.28	89,451.86	89,106.31
BAY AREA TRANSPORTATION AUTHORITY	27,301.95	27,197.99	27,094.87	26,992.60	26,891.16	26,787.28
GTC ANIMAL CONTROL	2,109.80	2,101.77	2,093.80	2,085.89	2,078.06	2,070.03
GTC CONSERVATION	5,462.67	5,441.87	5,421.24	5,400.77	5,380.48	5,359.69
TOTAL	1,427,485.50	1,422,049.84	1,416,658.24	1,411,310.66	1,406,007.04	1,400,575.78

Attachment 10

Taxing Unit Revenue From Uncaptured Base (fy 25/26)	42/43	43/44	44/45	45/46	46/47	47/48
TRAVERSE CITY & ACT 345	749,318.89	745,572.30	741,844.44	738,135.21	734,444.54	730,772.31
RECREATIONAL AUTHORITY (RA)	16,035.81	15,955.63	15,875.85	15,796.47	15,717.49	15,638.90
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	109,423.70	108,876.59	108,332.20	107,790.54	107,251.59	106,715.33
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	251,396.89	250,139.91	248,889.21	247,644.76	246,406.54	245,174.51
GTC COMMISSION ON AGING & SENIOR CNTR	30,230.60	30,079.45	29,929.05	29,779.40	29,630.51	29,482.35
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	51,770.70	51,511.84	51,254.29	50,998.01	50,743.02	50,489.31
GTC VETERANS	6,036.55	6,006.36	5,976.33	5,946.45	5,916.72	5,887.13
DOWNTOWN DEVELOPMENT AUTHORITY	84,708.43	84,284.89	83,863.47	83,444.15	83,026.93	82,611.80
BAY AREA TRANSPORTATION AUTHORITY	25,465.18	25,337.86	25,211.17	25,085.11	24,959.69	24,834.89
GTC ANIMAL CONTROL	1,967.86	1,958.02	1,948.23	1,938.49	1,928.80	1,919.15
GTC CONSERVATION	5,095.16	5,069.69	5,044.34	5,019.12	4,994.02	4,969.05
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

Taxing Unit Revenue From Share of Inflation Increase	share inflation 42/43	share inflation 43/44	share inflation 44/45	share inflation 45/46	share inflation 46/47	share inflation 47/48
TRAVERSE CITY & ACT 345	35,966.67	36,610.40	37,449.30	38,104.88	38,953.88	39,715.25
RECREATIONAL AUTHORITY (RA)	769.71	783.48	801.43	815.46	833.63	849.93
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	5,252.24	5,346.25	5,468.75	5,564.49	5,688.47	5,799.65
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	12,066.84	12,282.81	12,564.26	12,784.21	13,069.05	13,324.49
GTC COMMISSION ON AGING & SENIOR CNTR	1,451.04	1,477.01	1,510.86	1,537.31	1,571.56	1,602.28
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	2,484.95	2,529.43	2,587.39	2,632.68	2,691.34	2,743.94
GTC VETERANS	289.75	294.94	301.69	306.97	313.81	319.95
DOWNTOWN DEVELOPMENT AUTHORITY	4,065.93	4,138.70	4,233.54	4,307.65	4,403.63	4,489.70
BAY AREA TRANSPORTATION AUTHORITY	1,222.31	1,244.18	1,272.69	1,294.97	1,323.83	1,349.70
GTC ANIMAL CONTROL	94.46	96.15	98.35	100.07	102.30	104.30
GTC CONSERVATION	244.56	248.94	254.65	259.10	264.88	270.05
TOTAL	63,908.46	65,052.29	66,542.92	67,707.81	69,216.36	70,569.23

Total Taxing Unit Revenue from Base and Share of Inflation Increase	Combined 30% & Inflation 42/43	Combined 30% & Inflation 43/44	Combined 30% & Inflation 44/45	Combined 30% & Inflation 45/46	Combined 30% & Inflation 46/47	Combined 30% & Inflation 47/48
TRAVERSE CITY & ACT 345	785,285.56	782,182.70	779,293.74	776,240.10	773,398.41	770,487.56
RECREATIONAL AUTHORITY (RA)	16,805.51	16,739.11	16,677.29	16,611.94	16,551.12	16,488.83
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	114,675.95	114,222.84	113,800.96	113,355.03	112,940.06	112,514.98
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	263,463.73	262,422.72	261,453.47	260,428.97	259,475.58	258,498.99
GTC COMMISSION ON AGING & SENIOR CNTR	31,681.64	31,556.46	31,439.91	31,316.71	31,202.07	31,084.63
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	54,255.65	54,041.27	53,841.67	53,630.69	53,434.36	53,233.25
GTC VETERANS	6,326.30	6,301.30	6,278.03	6,253.42	6,230.53	6,207.08
DOWNTOWN DEVELOPMENT AUTHORITY	88,774.37	88,423.60	88,097.01	87,751.80	87,430.56	87,101.50
BAY AREA TRANSPORTATION AUTHORITY	26,687.49	26,582.04	26,483.86	26,380.09	26,283.51	26,184.59
GTC ANIMAL CONTROL	2,062.32	2,054.17	2,046.58	2,038.56	2,031.10	2,023.45
GTC CONSERVATION	5,339.73	5,318.63	5,298.99	5,278.22	5,258.90	5,239.11
TOTAL	1,395,358.24	1,389,844.82	1,384,711.49	1,379,285.54	1,374,236.20	1,369,063.98

Attachment 10

Taxing Unit Revenue From Uncaptured Base (fy 25/26)	48/49	49/50	50/51	51/52	52/53	53/54
TRAVERSE CITY & ACT 345	727,118.45	723,482.86	719,865.45	716,266.12	712,684.79	709,121.36
RECREATIONAL AUTHORITY (RA)	15,560.71	15,482.90	15,405.49	15,328.46	15,251.82	15,175.56
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	106,181.75	105,650.85	105,122.59	104,596.98	104,073.99	103,553.62
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	243,948.63	242,728.89	241,515.25	240,307.67	239,106.13	237,910.60
GTC COMMISSION ON AGING & SENIOR CNTR	29,334.94	29,188.27	29,042.33	28,897.11	28,752.63	28,608.87
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	50,236.86	49,985.68	49,735.75	49,487.07	49,239.64	48,993.44
GTC VETERANS	5,857.70	5,828.41	5,799.27	5,770.27	5,741.42	5,712.71
DOWNTOWN DEVELOPMENT AUTHORITY	82,198.74	81,787.74	81,378.80	80,971.91	80,567.05	80,164.22
BAY AREA TRANSPORTATION AUTHORITY	24,710.71	24,587.16	24,464.23	24,341.90	24,220.19	24,099.09
GTC ANIMAL CONTROL	1,909.56	1,900.01	1,890.51	1,881.06	1,871.65	1,862.29
GTC CONSERVATION	4,944.21	4,919.49	4,894.89	4,870.41	4,846.06	4,821.83
TOTAL	1,292,002.27	1,285,542.26	1,279,114.54	1,272,718.97	1,266,355.38	1,260,023.60

Taxing Unit Revenue From Share of Inflation Increase	share inflation 48/49	share inflation 49/50	share inflation 50/51	share inflation 51/52	share inflation 52/53	share inflation 53/54
TRAVERSE CITY & ACT 345	40,389.09	41,531.98	42,221.06	43,007.42	43,799.75	44,416.29
RECREATIONAL AUTHORITY (RA)	864.35	888.81	903.55	920.38	937.34	950.53
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	5,898.05	6,064.95	6,165.58	6,280.41	6,396.12	6,486.15
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	13,550.56	13,934.00	14,165.19	14,429.01	14,694.84	14,901.69
GTC COMMISSION ON AGING & SENIOR CNTR	1,629.46	1,675.57	1,703.37	1,735.10	1,767.06	1,791.94
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	2,790.50	2,869.46	2,917.07	2,971.40	3,026.14	3,068.74
GTC VETERANS	325.38	334.58	340.13	346.47	352.85	357.82
DOWNTOWN DEVELOPMENT AUTHORITY	4,565.87	4,695.08	4,772.97	4,861.87	4,951.44	5,021.14
BAY AREA TRANSPORTATION AUTHORITY	1,372.60	1,411.44	1,434.86	1,461.58	1,488.51	1,509.46
GTC ANIMAL CONTROL	106.07	109.07	110.88	112.95	115.03	116.65
GTC CONSERVATION	274.63	282.41	287.09	292.44	297.83	302.02
TOTAL	71,766.56	73,797.35	75,021.76	76,419.03	77,826.90	78,922.42

Total Taxing Unit Revenue from Base and Share of Inflation Increase	Combined 30% & Inflation 48/49	Combined 30% & Inflation 49/50	Combined 30% & Inflation 50/51	Combined 30% & Inflation 51/52	Combined 30% & Inflation 52/53	Combined 30% & Inflation 53/54
TRAVERSE CITY & ACT 345	767,507.54	765,014.84	762,086.51	759,273.54	756,484.54	753,537.66
RECREATIONAL AUTHORITY (RA)	16,425.05	16,371.71	16,309.04	16,248.84	16,189.16	16,126.09
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	112,079.81	111,715.80	111,288.17	110,877.39	110,470.11	110,039.77
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	257,499.19	256,662.89	255,680.43	254,736.68	253,800.97	252,812.29
GTC COMMISSION ON AGING & SENIOR CNTR	30,964.40	30,863.84	30,745.70	30,632.21	30,519.69	30,400.80
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	53,027.36	52,855.14	52,652.82	52,458.47	52,265.78	52,062.17
GTC VETERANS	6,183.07	6,162.99	6,139.40	6,116.74	6,094.27	6,070.53
DOWNTOWN DEVELOPMENT AUTHORITY	86,764.61	86,482.82	86,151.78	85,833.78	85,518.49	85,185.35
BAY AREA TRANSPORTATION AUTHORITY	26,083.32	25,998.60	25,899.08	25,803.49	25,708.70	25,608.56
GTC ANIMAL CONTROL	2,015.63	2,009.08	2,001.39	1,994.00	1,986.68	1,978.94
GTC CONSERVATION	5,218.84	5,201.89	5,181.98	5,162.85	5,143.89	5,123.85
TOTAL	1,363,768.83	1,359,339.61	1,354,136.31	1,349,138.00	1,344,182.28	1,338,946.02

Taxing Unit Revenue From Uncaptured Base (fy 25/26)	53/54	54/55
TRAVERSE CITY & ACT 345	709,121.36	705,575.76
RECREATIONAL AUTHORITY (RA)	15,175.56	15,099.68
RA BOND	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	103,553.62	103,035.86
NMC BOND	-	-
GRAND TRAVERSE COUNTY (GTC)	237,910.60	236,721.05
GTC COMMISSION ON AGING & SENIOR CNTR	28,608.87	28,465.82
TRAVERSE AREA DISTRICT LIBRARY	-	-
GTC ROAD COMMISSION	48,993.44	48,748.47
GTC VETERANS	5,712.71	5,684.15
DOWNTOWN DEVELOPMENT AUTHORITY	80,164.22	79,763.39
BAY AREA TRANSPORTATION AUTHORITY	24,099.09	23,978.60
GTC ANIMAL CONTROL	1,862.29	1,852.98
GTC CONSERVATION	4,821.83	4,797.72
TOTAL	1,260,023.60	1,253,723.48

Taxing Unit Revenue From Share of Inflation Increase	share inflation 53/54	share inflation 54/55
TRAVERSE CITY & ACT 345	44,416.29	44,947.58
RECREATIONAL AUTHORITY (RA)	950.53	961.90
RA BOND	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	6,486.15	6,563.74
NMC BOND	-	-
GRAND TRAVERSE COUNTY (GTC)	14,901.69	15,079.94
GTC COMMISSION ON AGING & SENIOR CNTR	1,791.94	1,813.37
TRAVERSE AREA DISTRICT LIBRARY	-	-
GTC ROAD COMMISSION	3,068.74	3,105.44
GTC VETERANS	357.82	362.10
DOWNTOWN DEVELOPMENT AUTHORITY	5,021.14	5,081.20
BAY AREA TRANSPORTATION AUTHORITY	1,509.46	1,527.52
GTC ANIMAL CONTROL	116.65	118.04
GTC CONSERVATION	302.02	305.63
TOTAL	78,922.42	79,866.46

Total Taxing Unit Revenue from Base and Share of Inflation Increase	Combined 30% & Inflation 53/54	Combined 30% & Inflation 54/55
TRAVERSE CITY & ACT 345	753,537.66	750,523.34
RECREATIONAL AUTHORITY (RA)	16,126.09	16,061.58
RA BOND	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	110,039.77	109,599.59
NMC BOND	-	-
GRAND TRAVERSE COUNTY (GTC)	252,812.29	251,800.99
GTC COMMISSION ON AGING & SENIOR CNTR	30,400.80	30,279.19
TRAVERSE AREA DISTRICT LIBRARY	-	-
GTC ROAD COMMISSION	52,062.17	51,853.91
GTC VETERANS	6,070.53	6,046.25
DOWNTOWN DEVELOPMENT AUTHORITY	85,185.35	84,844.59
BAY AREA TRANSPORTATION AUTHORITY	25,608.56	25,506.12
GTC ANIMAL CONTROL	1,978.94	1,971.02
GTC CONSERVATION	5,123.85	5,103.35
TOTAL	1,338,946.02	1,333,589.94



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

Memorandum

To: DDA Board of Directors

From: Harry Burkholder, DDA Executive Director

Date: July 14, 2024

Subject: Attorney General Response to the TIF Charter Amendment

As you are aware, this past November, city residents Fred Bimber and Karen Nielson filed petitions in support of an amendment to the City Charter that would require a public vote on all tax increment financing (TIF) plans in Traverse City, including the Moving Downtown Forward TIF Plan. The ballot language would add a section to the city charter that states:

We declare that tax increment financing ('TIF') Plans shall be submitted to a vote of the people, since TIF Plans divert local property tax revenue away from the general fund and basic city services such as police, fire, ambulance, streets and parks. Any proposal to create a TIF plan, or to modify, amend or extend an existing TIF plan, shall not be adopted or approved by the City of City Commission until after the proposal is submitted to and approved by a majority of the electors of the City at a regular election or special election held for that purpose.

Following the verification of the 661 signatures of the petitioners by the City Clerk, the City Commission voted in January to place the charter amendment on the ballot. The proposed amendment was then sent by the city to the Michigan Attorney General and Governor for review. After several months of waiting, the city recently received a response from the Attorney General and Governor's office (see attached). According to an email to Governor Whitmer, Assistant Attorney General George Elworth found several legal issues with the proposed charter amendment, including:

The proposed amendment would be at odds with the Recodified Tax Increment Financing Act and the Brownfield Redevelopment Financing Act which authorize local units, including cities, to participate in tax increment financing plans and projects. These acts contain no provision for voter approval of each determination by a city commission as to the extent and terms of the city's participation or support of a proposed entity or project.

In addition, the proposed amendment would be contrary to Section 36 of the Home Rule City Act which states that “no provision of any city charter shall conflict with or contravene the provisions of any general law of the state.”

Assistant Attorney General Elworth also noted:

I have examined the ballot language for the proposed amendment as set forth in the City Commission’s resolution of January 16, 2024 and find that the ballot language (exclusive of caption) has 140 words, thereby exceeding the 100-word limit (exclusive of caption) imposed by Section 21(2) of the HRCA (Home Rule City Act). The ballot language set forth on the front side of the petition is even more lengthy than the ballot language proposed by the city commission. In neither instance, therefore, does the proposed ballot language meet the requirement on Section 21(2) for ballot language that is limited to 100 words or less, exclusive of caption.

Agreeing with the opinion of the Assistant Attorney General, Governor Whitmer noted in a letter to local attorney Jay Zelenock who represents TC Taxpayers for Justice that *“pursuit to the HRCA, I do not approve the proposed amendment.”*

Despite the formal objections from the Assistant Attorney General and Governor, the charter amendment will still be placed on the November 5th ballot as Michigan law states that charter amendments initiated by citizens must be placed on the ballot notwithstanding the Governor’s disapproval.

A second and similar charter amendment, specifically targeting TIF-97, was also submitted in late May. The city clerk recently certified that enough valid signatures were submitted to put this second charter amendment on the ballot. On Monday night, the City Commission approved a resolution to place the second charter amendment on the November ballot. The city, following a similar process, has submitted the second proposed amendment to the Attorney General and Governor for review. Despite it being another citizen-initiated amendment and therefore must be on the ballot, the state review process is still required to be completed.

DDA attorney Scott Howard will be at our meeting on Friday to answer questions.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
OFFICE OF THE GOVERNOR
LANSING

GARLIN GILCHRIST II
LT. GOVERNOR

July 8, 2024

Jay Zelenock
Jay Zelenock Law Firm PLC
The Law Center
309 East Front Street
Traverse City, MI 49684

Re: City of Traverse City - Proposed Charter Amendment via Initiative Petition

Dear Mr. Zelenock,

I am responding to the request for approval of a proposed charter amendment via initiative petition filed with the Traverse City clerk on November 13, 2023.

As explained in the attached legal review, the Department of Attorney General has concluded that the proposed amendment is inconsistent with the Recodified Tax Increment Financing Act, the Brownfield Redevelopment Financing Act, and the Home Rule City Act (HRCA). Accordingly, I am notifying you that, pursuant to the HRCA, I do not approve the proposed amendment.

Please contact my office if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Gretchen Whitmer".

Gretchen Whitmer
Governor

c: George M. Elworth, Assistant Attorney General

STATE OF MICHIGAN
DEPARTMENT OF ATTORNEY GENERAL



P.O. Box 30754
LANSING, MICHIGAN 48909

DANA NESSEL
ATTORNEY GENERAL

July 1, 2024

By email only

Honorable Gretchen Whitmer
Governor, State of Michigan
The George Romney Building
Lansing, MI 48909

Attention: Christina Grossi
Legal Counsel to the Governor

**Re: Traverse City – Charter Amendment proposed by Initiative
Petition**

Chapter IV, Section 28 (Limitations on the Power of the City Commission)
– adds to this section a requirement that a proposal for adoption,
modification, or extension of a tax increment financing plan involving the city
is subject to approval by the city voters at a regular or special city election

Dear Governor Whitmer:

You have referred to this office the referenced charter amendment initiated by a petition filed with the Traverse City clerk on November 13, 2023. The city clerk has determined that the petitions are supported by a sufficient number of city voters for submission at the November 2024 election.

The proposed amendment prohibits the city commission from adopting, approving, modifying, or extending a tax increment financing plan involving the city until after the proposed adoption, approval, modification, or extension is approved by the city voters.

The proposed amendment would be at odds with the Recodified Tax Increment Financing Act, 2018 PA 57, MCL 125.4101 *et seq.*, and the Brownfield Redevelopment Financing Act, 1996 PA 381, MCL 125.2651 *et seq.*, which authorize local units, including cities, to participate in tax increment financing plans and projects. These acts contain no provision for voter approval of each determination by a city commission as to the extent and terms of the city's participation or support of a proposed entity or project. In addition, the proposed amendment would be

Honorable Gretchen Whitmer

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Traverse City Charter Amendment proposed by Initiative Petition

July 1, 2024

contrary to Section 36 of the Home Rule City Act (HRCA), 1909 PA 279, MCL 117.1, *et seq.*, which states that “[n]o provision of any city charter shall conflict with or contravene the provisions of any general law of the state.”

However, since this proposed amendment is being proposed by an initiative petition, it is noted that if the Governor declines to approve the amendment, Section 22 of the HRCA requires the amendment to be placed on the ballot for voter approval notwithstanding the Governor’s disapproval.

Review of Ballot language

The Attorney General has a separate responsibility to review proposed ballot language for compliance with the requirements of Section 21(2) of the HRCA including being accurate, impartial, and not more than 100 words, exclusive of caption.

The ballot language for the proposed amendment is set forth on the front side of the petition and has been generally restated by a resolution of the Traverse City commission in its resolution of January 16, 2024, as follows:

PROPOSED AMENDMENT TO REQUIRE VOTER APPROVAL PRIOR TO ADOPTION, APPROVAL, CREATION, MODIFICATION, AMENDMENT OR EXTENSION OF A TAX INCREMENT FINANCING (TIF) PLAN.

Shall Section 28 entitled "Limitations on the Power of the City Commission" of Chapter IV entitled "Legislation, Powers and Procedures" of the Charter of the City of Traverse City be amended by adding a paragraph to read that "We declare that tax increment financing ("TIF") plans shall be submitted to a vote of the people, since TIF plans divert local property tax revenue away from the general fund and basic city services such as police, fire, ambulance, streets and parks. Any proposal to create a TIF plan, or to modify, amend or extend an existing TIF plan, shall not be adopted or approved by the City or City Commission until after the proposal is submitted to and approved by a majority of the electors of the City at a regular election or at a special election held for that purpose?"

I have examined the ballot language for the proposed amendment as set forth in the City Commission’s resolution of January 16, 2024, and find that the ballot language (exclusive of caption) has 140 words, thereby exceeding the 100-word limit (exclusive of caption) imposed by Section 21(2) of the HRCA. The ballot language set forth on the front side of the petition is even more lengthy than the ballot language proposed by the city commission. In neither instance, therefore, does the

Honorable Gretchen Whitmer

Page 3

Traverse City Charter Amendment proposed by Initiative Petition

July 1, 2024

proposed ballot language meet the requirement in Section 21(2) for ballot language that is limited to 100 words or less, exclusive of caption.

Sincerely,

/s/George M. Elworth

George M. Elworth
Assistant Attorney General
State Operations Division
(517) 335-7573

GME:bjb

Encs.

1. Referral letter from the Governor to the Attorney General of January 22, 2024, which includes the resolution of the city council, dated January 16, 2024, setting forth ballot language for the proposed amendment.
2. Referral letter from the Governor to the Attorney General of January 26, 2024, which includes the front and reverse side of the initiative petition.

cc by email only with encs:

Benjamin Marentette, City Clerk, bmarente@traversecitymi.gov
Lauren Tribble-Laucht, City Attorney, ltribble@traversecitymi.gov
Jay Zelenock, attorney for ballot committee – TC Taxpayers for Justice,
jay@zelenocklaw.com
Kristina Gierhart, Executive Assistant, Governor's Office,
Gierhartk1@michigan.gov

2023-0383391-B



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

MEMORANDUM

To: DDA Board of Directors

From: Harry Burkholder, DDA Executive Director

Date: July 14, 2024

Re: Retail Incubator

Background

Beginning in 2023, the DDA, in collaboration with a number of project partners, took steps to advance the development of a retail incubator in Downtown Traverse City. The Retail Incubator Project aligns with the *Guiding Principles* and vision of the DDA, as we work to create, support and grow a vibrant, sustainable, and locally-rooted downtown retail community.

The goals for the Retail Incubator included: helping to cultivate a vibrant, interconnected retail entrepreneurial ecosystem; championing sustainable and locally rooted retail practices; preserving and enhancing the richness of our local independent retailers; facilitating collaboration and networking among retailers and providing tailored training and education for retail success.

Funding support for the Retail Incubator was provided by \$50,000 from TIF-97 as well as an \$80,000 grant from USDA.

Over the course of a year, the DDA completed the following activities in an effort to launch the Retail Incubator:

- Secured the location of the retail incubator space (through a 10-year lease agreement with Keen Technical Solutions – the property owner). Under the lease, the monthly expenses are \$4,500.92, which include a base rent cost and common area maintenance (CAM) expenses.
- Working with Keen, completed a buildout of the space (the terms of the buildout were outlined under contract). We believed the incubator space would fit up to ten individual spaces, which a proforma showed was viable to cover all expenses, including management of the incubator. At the time, the thinking was that the 10-

year lease would provide the DDA an opportunity to build and grow the incubator over time.

- Secured assistance from Commonplace to provide professional services toward the implementation of the incubator, including a business plan and hosting two successful pop-up events.
- Secured additional consulting assistance to refine the remaining buildout needs, provide retail consulting and help host the two pop-up events.

To date, the expenses for these activities, to-date, include:

Commonplace: \$10,000 (the full amount has not been billed)
Buildout Expenses (Keen Technical): \$87,000
Pop-up Events and Retail Consultation: \$5,729.69
Monthly Rent: \$58,500

Moving Forward

While the efforts listed above showed some promise for the project, leading to the implementation of two successful pop-up events and continued interest from several retail entrepreneurs the Retail Incubator Project remains in limbo.

At the onset of the project and the award of the first USDA grant, there was an assumption that additional USDA funding in subsequent years would be available for the project. Those assumptions proved not to materialize.

Based on discussions with our consultant team, to facilitate an active and successful retail environment, a number of additional physical improvements (at additional costs) to the space should be implemented, including: vendor stalls, a central point-of-sale (POS) area, upgrades to lighting, a new floor that would hold up better to the winter environment (the space is currently carpeted), and a dressing room. In addition, we would still need to purchase the POS system itself, exterior signage as well as all the supplies and needs involved in running an active retail space (e.g., office supplies, cleaning supplies, etc.).

Furthermore, given the current lack of expertise (and DDA staff), we would have to partner with a third-party vendor to manage the day-to-day activities (at an additional cost) of the retail incubator.

Finally, given the uncertainty of TIF-97 funding beyond 2027, I am not confident we could properly provide the financial resources needed to see the retail incubator grow and sustain itself. As you recall recent discussions around the 2024/2025 budget, we are aware of the desire to focus on projects that we believe can be fully implemented through the current lifespan of TIF-97.

Since our last meeting, I have had the opportunity to talk with our representative from the USDA about our grant. I will be working with him to determine if we can apply portions of the existing build out to the grant. He also indicated that terminating this

project does not jeopardize future USDA grant applications. In addition, I met with Steve Morse with Keen who expressed a willingness to break the lease agreement with the DDA upon the successful occupancy of another tenant.

Given the current financial and staff circumstances, at their July 2nd meeting, the DDA Finance Committee moved to recommend to the full DDA board that the DDA cease their financial commitment to the retail incubator project with full compliance of the terms of the agreement with Keen.

To be clear, I want to reiterate that each of the project partners, including Keen, Commonplace and each of the vendors who participated in the pop-up events, have been extremely helpful and supportive of the project and that pulling away from this project in no way reflects poorly on them.

In addition, I believe this project meets the long-term mission and goals of the DDA and is worthy of further inquiry and pursuit should the certainty of a TIF-97 extension become clearer.

Recommended Motion

That the DDA Board approve to end the Retail Incubator project and that the DDA cease their financial commitment to the retail incubator project with full compliance of the terms of the agreement with Keen.



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

Memorandum

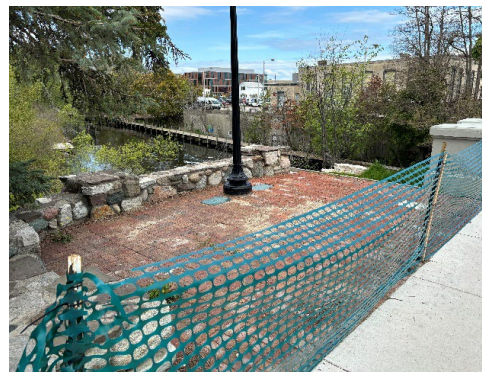
To: DDA Board of Directors

From: Harry Burkholder, DDA Executive Director

Date: July 14, 2024

Subject: Hannah Park Overlook Project and Budget Adjustment

Upon the completion of the Union Street Bridge last year, City and DDA staff have been working to determine the extent and cost associated with repairs and improvements to the Hannah Park Overlook. The Hannah Park Overlook is located along the southwest corner of the Union Street Bridge and provides a welcome respite (and great view of the Boardman/Ottawa River) for pedestrians along Union Street, as well as stair access to the lower bluff of Hannah Park.



This past winter, the City's Parks and Recreation Department funded the design (w/construction management) for the Hannah Park Overlook at a cost of \$20,700. The design includes new pavers, new stairs, some foundational work, new screening, bench seating and lighting.

Looking to implement the new Hannah Park Overlook this year, the DDA budgeted \$80,000 for this project (through the Old Town TIF Budget) and the City Parks and Recreation budgeted \$55,000 for this project.

This spring, with the design in hand, the city issued an RFP for construction of the Hannah Park Overlook. Unfortunately, due to the relatively small size of the project, the city received no bids for the project at their May 31, 2024 bid opening. In an effort to keep the project moving forward, the City Engineering Department then reached out to three local contractors (Molon, Elmers and Walton) for quotes. The city received one quote (just recently) from Walton for the project at a cost of \$167,864, plus a \$16,700 contingency (10%) – leaving a budget shortfall of roughly \$49,203.

I am asking the DDA Board to consider contributing an additional \$25,000 toward this project (50% of the budget shortfall). City Parks and Recreation has committed to contributing the remaining \$25,000. Keep in mind, \$16,700 is included in project contingency and may not ultimately be used. In order to contribute additional funding toward this project, the DDA Board must first make a budget amendment to the Old Town TIF budget of \$25,000.

The current fund balance within Old Town TIF is \$919,961.

If the budget amendment is approved by the DDA Board, the budget amendment would be presented to the City Commission for approval at their July 22nd Special Meeting.

If the budget adjustment is approved by the City Commission, we anticipate the contract would be presented by city staff for consideration and approval to the City Commission in August. If the contract is approved in August by the City Commission, city staff is confident we could complete the project this fall.

Recommended Motion

That the DDA Board approve an increase to the 2024/2025 Old Town TIF Budget for the Hannah Park Overlook to \$105,000 and furthermore; that up to an additional \$25,000 from the Old Town TIF be allocated for the construction of the Hannah Park Overlook in partnership with the City of Traverse City.



**EXCAVATION • WATER • SEWER
SEA WALLS • SHEET PILING**

June 26th, 2024

PROPOSAL SUBMITTED TO:

City Of Traverse City
400 Boardman
Traverse City, MI 49684

We Hereby Submit Estimates and Specifications For:
Hannah Overlook - Repair, Plans Dated 05/02/24

Work Scope To Include The Following:

- A) Mobilization Of Equipment And Materials
- B) Security Fencing
- C) Traffic Control As Needed
- D) Removals Per The Drawings
 - a) Sidewalk
 - b) Brick Pavers
 - c) Old Field Stone Wall / Masonry
 - d) Brick Paver Stairs
 - e) HandRail And Posts
- E) Excavate For New Block Work, Haul Spoils Off Site
- F) Furnish And Install New CMU Wall, Dowel In Rebar Per Detail
- G) Furnish And Install New Fieldstone Veneer
- H) Furnish And Install New Flagstone Cap
- I) Waterproof Water With Tar Spray
- J) Furnish And Install 12" Of Chimney Drain With 4" Sock Drain
- K) Back Fill With The Atlas Geofoam Block Per Detail
- L) Furnish And Install 173 Sq Ft Of 4" Sidewalk
- M) Install 436 Sq Ft Of Salvaged Brick Pavers
- N) MISC Clean Up

Mobilization	\$10,000.00
Traffic Control	\$3500.00
Earth Work	\$14,960.00
Masonry Repair	\$74,890.00
Geofoam Backfill	\$11,127.00
WaterProofing / Drain	\$7200.00
Railing	\$32,187.00
Restoration	\$14,000.00
Total	\$167,864.00

526 W. 14th Street, #209 • Traverse City, MI 49684
Office: 231-883-8020 • Dustin: 231-492-2181 • Dustin@WaltonContracting.com

CITY OF TRAVERSE CITY DDA

PROPOSED CITY OF TRAVESE CITY

HANNAH PARK OVERLOOK

PLAN SET

AGENCIES

PLANNING/ZONING

CITY OF TRAVERSE CITY
400 BOARDMAN AVE
TRAVERSE CITY, MI 49684
Contact: DAVE WESTON
Phone: (231) 929-4460

D.P.W.

CITY OF TRAVERSE CITY DPW
400 BOARDMAN AVE
TRAVERSE CITY, MI 49684
Contact: JUSTIN ROY
Phone: (231) 922-4923

EGLE

ENVIRONMENT, GREAT LAKES & ENERGY
120 W CHAPIN ST
CADILLAC, MI 49601
Contact: JOSH CRANE
Phone: (231) 775-1511

SOIL AND EROSION

CITY OF TRAVERSE CITY
400 BOARDMAN AVE
TRAVERSE CITY, MI 49684
Contact: JOHN McWETHY
Phone: (231) 922-4467

ROADS AND STREETS

CITY OF TRAVERSE CITY
400 BOARDMAN AVE
TRAVERSE CITY, MI 49684
Contact: MARK JONES
Phone: (231) 922-4900

FIRE CODE

TRAVERSE CITY FIRE DEPARTMENT
510 W FRONT ST
TRAVERSE CITY, MI 49684
Contact: CAPT. KEITH FRITZ
Phone: (231) 922-4930, EXT 3

CONSULTANTS

M .E. P. - RHOADES ENGINEERING
1751 BARLOW STREET
TRAVERSE CITY, MI 49686
Contact: PHILIP J.R. JAQUISH, PE
Phone: (231) 947-1707

BUILDING CODES

GRAND TARVERSE COUNTY
2650 LAFRANIER RD
TRAVERSE CITY, MI 49686
Contact: BRUCE REMAI
Phone: (231) 995-6044

ELECTRIC

TRAVERSE CITY LIGHT AND POWER
1131 HASTINGS ST
TRAVERSE CITY, MI 49684
Contact: TONY CHARTRAND
Phone: (231) 934-4544

CABLE TELEVISION

CHARTER SPECTRUM
1392 TRADE CENTER DR
TRAVERSE CITY, MI 49686
Contact: ANDREW MARSH
Phone: (231) 941-3829

TELEPHONE

AT&T
142 E. STATE ST
TRAVERSE CITY, MI 49684
Contact: JEFFERY SCHUSTER
Phone: (231) 779-8451

NATURAL GAS

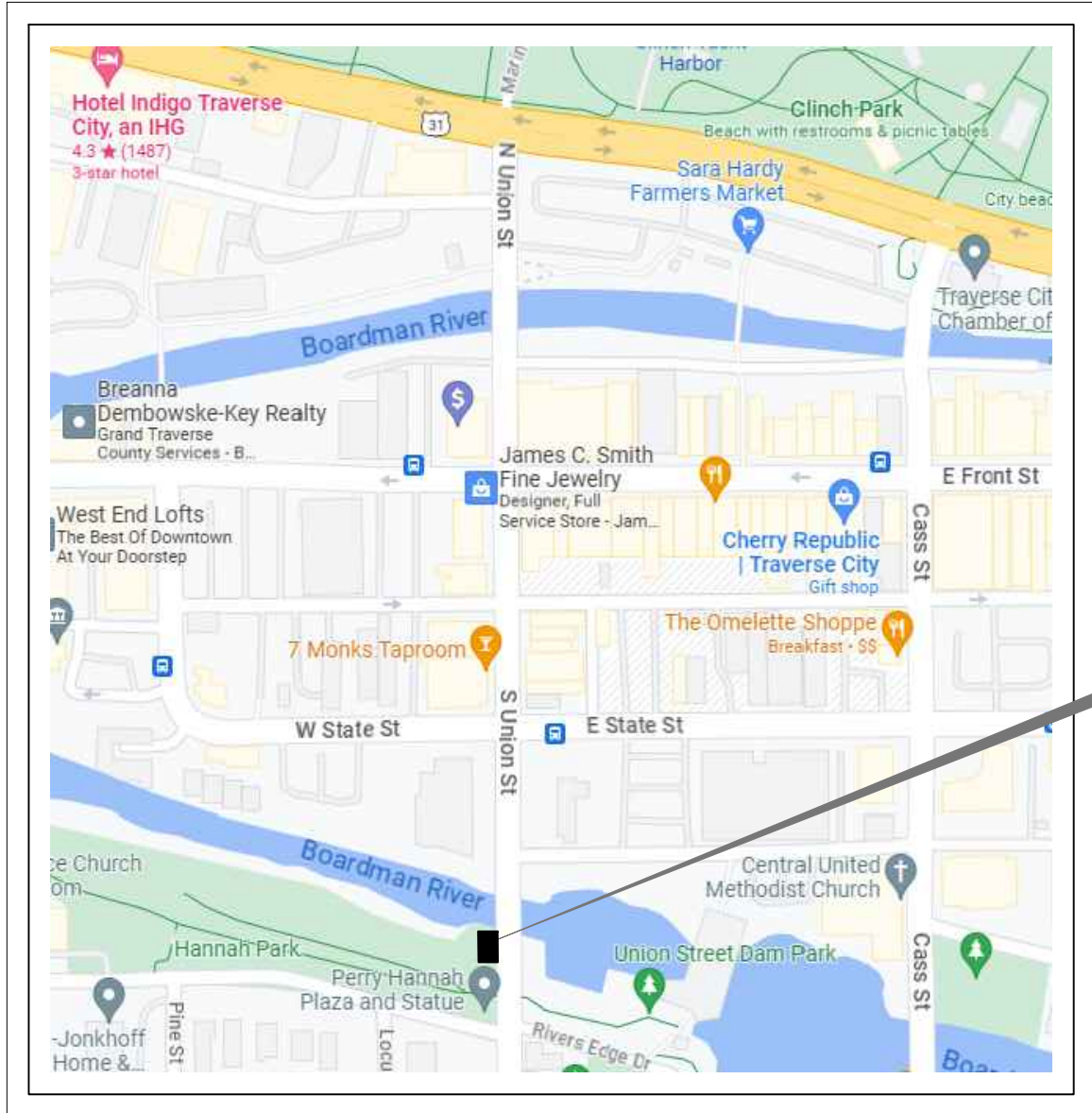
MICHCON
1011 HASTINGS ST
TRAVERSE CITY, MI 49686
Contact: LARRY BOURKE
Phone: (231) 592-3244

EMERGENCIES

POLICE DEPARTMENT: 9-1-1
FIRE DEPARTMENTS: 9-1-1
AMBULANCE: 9-1-1

CIVIL / STRUCTURAL - MACHIN ENGINEERING

1235 E FRONT STREET, SUITE A
TRAVERSE CITY, MI 49686
Contact: PATRICK MACHIN, PE
Phone: (231) 935-1530 EXT 700



LOCATION MAP

SECTION 3, T27N, R11W, CITY OF TRAVERSE CITY
NO SCALE



VICINITY MAP

SHEET INDEX

T1	COVER SHEET
R1	NOTES & SPECIFICATIONS
C1	EXISTING CONDITION / DEMOLITION PLAN & PROPOSED SITE PLAN
C2	PROPOSED GRADING PLAN & MAINTAINING OF TRAFFIC PLAN
C3	DESIGN PROFILES VIEWS
C4	CONSTRUCTION DETAILS
E1	ELECTRICAL SITE PLAN

OWNER/APPLICANT

CITY OF TRAVERSE CITY DDA
303 E STATE ST
TRAVERSE CITY, MI 49684
ATTN: HARRY BURKHOLDER, Interim CEO REPRESENTATIVE



THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN. THE CONTRACTOR SHALL NOTIFY "MISS DIG" AT 1 (800) 482-7171 OR 811 THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION



ON 22x34 SHEET SCALE: FULL (AS NOTED)
ON 11x17 SHEET SCALE: HALF

REV	DESCRIPTION	DATE
A	REVIEW - REVISED	05/02/2024
B	REVIEW - REVISED	05/02/2024
C	REVIEW - REVISED	05/02/2024
D	REVISED FOR PERMIT	05/02/2024
E	REVISED FOR PERMIT	05/02/2024

DRAWN BY	CHECK BY	APPROVED BY	DATE
MS	ETS	PAW	05/02/2024

REVISION	
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DATE ISSUED:	05/02/2024
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ISSUE PHASE:	PERMIT
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PROJECT TITLE:	PROPOSED CITY OF TRAVERSE CITY HANNAH PARK OVERLOOK
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CLIENT:	CITY OF TRAVERSE CITY DDA 303 E STATE ST
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PROJECT LOCATION:	CITY OF TRAVERSE CITY, MI
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SHEET TITLE:	COVER SHEET
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PROJECT NUMBER	23209
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SHEET NUMBER	T1
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SPECIFICATIONS

DIVISION 01 – GENERAL NOTES

GENERAL

- ANY DISCREPANCIES OR CONFLICT BETWEEN ANY PART OF THE DESIGN DOCUMENTS, OR BETWEEN THE DESIGN DOCUMENTS AND APPLICABLE CODES, LAWS, OR ORDINANCES, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, AND THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
- TYPICAL DETAILS AND OTHER SECTIONS / DETAILS APPLY TO CONDITIONS THAT ARE SIMILAR TO THE CONDITIONS DESCRIBED IN THE SECTIONS / DETAILS, EVEN IF THEY ARE NOT SPECIFICALLY REFERENCED ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
- NO CHANGE IN SIZE OF DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT / ENGINEER.
- THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND / OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND / OR SEQUENCES.
- DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS. DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND PRE-ENGINEERED DRAWINGS.
- THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ENGINEER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ENGINEER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
- CONSTRUCTION SHALL COMPLY FULLY WITH THE APPLICABLE PROVISIONS OF OSHA AND THE LOCAL GOVERNING CODES, CURRENT EDITION, AND ALL REQUIREMENTS SPECIFIED IN THE CODES SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR OR SHOWN ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT REQUIREMENTS SET FORTH ON THE DRAWING MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE.
- WORK CONSTRUCTED PER THESE DRAWINGS SHALL BE INSPECTED BY AN INDEPENDENT TESTING AGENCY RETAINED TO ENSURE COMPLIANCE WITH THE REQUIREMENTS SHOWN ON THE DRAWINGS. SPECIAL INSPECTIONS REQUIRED BY THE GOVERNING BUILDING CODE, LOCAL BUILDING DEPARTMENT AND THE CONTRACT DOCUMENTS SHALL BE PERFORMED BY A QUALIFIED SPECIAL INSPECTOR. PROJECT SITE VISITS BY THE STRUCTURAL ENGINEER DOES NOT CONSTITUTE OR REPLACE INSPECTION.
- PRIOR TO CONSTRUCTION, THERE SHALL BE A COORDINATION MEETING BETWEEN THE OWNER, THE ENGINEER AND CONTRACTOR ON SITE.

DIVISION 04 – MASONRY

MASONRY

- ALL CONCRETE MASONRY UNITS IN WALLS SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C 90, GRADE N WITH THE FOLLOWING STRENGTH:
WALLS: _____ F'W = 1,500 PSI
- MORTAR FOR USE IN CONCRETE MASONRY WALLS SHALL CONFORM TO ASTM C 270, TYPE S.
- GROUT SHALL HAVE A MINIMUM STRENGTH OF 4,000 PSI AT 28-DAYS AND CONFORMING TO ASTM C 476.
- PROVIDE DOWELS FROM ALL FOOTINGS TO MATCH SIZE AND SPACING VERTICAL REINFORCEMENT SHOWN IN CONCRETE MASONRY WALLS.
- ALL VERTICAL LAPS SHALL BE 48 BAR DIAMETERS (12" MINIMUM) GOVERNED BY DIAMETER OF LARGER BAR. WHEREVER POSSIBLE, SPLICES SHALL BE STAGGERED.
- ALL VERTICAL REINFORCEMENT SHALL BE CONTINUOUS FOR FULL HEIGHT OF WALL AND DOWELED INTO FOOTING OR SLAB ON GRADE BELOW, AND EXTEND INTO OR THROUGH BOND BEAMS ABOVE (MEETING REQUIRED LAP SPLICES).
- ALL CELLS CONTAINING REINFORCEMENT SHALL BE FILLED WITH GROUT.
- ALL REINFORCEMENT SHALL HAVE A MINIMUM COVERAGE OF ONE BAR DIAMETER OF GROUT. CENTERED BARS SHALL BE SECURELY PLACED IN THE CENTER OF THE CELL. EACH FACE BAR SHALL BE PLACED 1" CLEAR OF THE FACE SHELL.
- PROVIDE HORIZONTAL LADDER TYPE REINFORCEMENT SPACED 16" O.C. VERTICAL, CONFORMING TO ASTM A82 MINIMUM 9 GAUGE, UNLESS NOTED OTHERWISE. REINFORCING SHALL BE CONTINUOUS AROUND ALL CORNERS AND INTERSECTIONS.
- DISCONTINUE ALL HORIZONTAL JOINT REINFORCEMENT AT VERTICAL CONTROL JOINTS. BOND BEAM REINFORCEMENT SHALL BE CONTINUOUS AT CONTROL JOINTS AND CAULKED JOINTS.
- PROVIDE GROUTED CELLS WITH VERTICAL REINFORCEMENT TO MATCH WALL REINFORCEMENT AT ALL BEARING POINTS ABOVE MASONRY WALL.
- MASONRY CONTRACTOR SHALL COORDINATE WALL OPENINGS REQUIRED FOR MECHANICAL AND ELECTRICAL SERVICE WITH RESPECTIVE CONTRACTORS AND WILL PROVIDE ADDITIONAL REINFORCEMENT AT OPENINGS OR SLEEVES. DO NOT CUT REINFORCEMENT.
- ALL WALLS SHALL BE ADEQUATELY BRACED UNTIL SECURELY TIED TO STRUCTURE FRAMES AND DIAPHRAGMS.
- MASONRY WALL CONTROL JOINTS SHALL BE SPACED AT 20'-0" O.C. MAXIMUM, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL PLANS. DO NOT LOCATE CONTROL JOINTS ADJACENT TO OPENINGS WITH MASONRY LINTELS OR TO OPENINGS WITH STEEL LINTELS FOR OPENINGS LESS THAN 6'-0". FOR OPENINGS WITH STEEL LINTELS OVER 6'-0" WIDE PROVIDE CONTROL JOINTS AT BOTH SIDES OF OPENINGS WITH SPLIT BEARING PLATES.
- NO WORK SHALL BE DONE SUBJECT TO FREEZING TEMPERATURES.
- GROUTING MASONRY WALLS SHALL CONFORM TO RECOMMENDED PROCEDURE FOR "LOW LIFT GROUTING" OR "HIGH LIFT GROUTING" AS OUTLINED IN "NOMA-TEK NOTE #23A GROUTING FOR CONCRETE MASONRY WALLS" AND "ACI 530/ASCE 5 SPECIFICATIONS FOR MASONRY STRUCTURES". GROUT LIFTS SHALL NOT EXCEED 5 FEET WITHOUT MECHANICALLY CONSOLIDATED VIBRATED GROUT POURS.
- LIFTS OF GROUT SHALL BE KEYED 4" INTO PREVIOUS COURSE OF MASONRY BELOW.

SPECIFICATIONS (CONTINUED)

DIVISION 31 – EARTHWORK

SITE CLEARING

- CONTACT MISS DIG AT 8-1-1 A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK.
- INSTALL TEMPORARY SOIL AND EROSION CONTROL MEASURES. REMOVE UPON COMPLETION OF PROJECT AND ONCE VEGETATION IS ESTABLISHED. MAINTAIN THESE MEASURES IN WORKING ORDER AT ALL TIMES.
- COMPLY WITH THE INDIVIDUAL REQUIREMENTS ON THE AGENCY PERMITS.

EARTHWORK

- INSTALL ELECTRICAL CONDUITS PER REQUIREMENTS OF THE SITE LIGHTING AND SITE ELECTRICAL SERVICE PLANS. COORDINATE ALL WORK WITH TRAVERSE CITY LIGHT AND POWER WHERE REQUIRED.
- PROTECT ALL STRUCTURES AND THOSE AREAS DESIGNATED FOR PROTECTION.
- CONSTRUCT ALL GRADES TO THAT DESIGNATED ON THE PLANS. ANY DISCREPANCIES SHOULD BE IDENTIFIED AHEAD OF CONSTRUCTION TO THE ENGINEER. ENGINEER WILL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES THAT ARE NOT DISCUSSED PRIOR TO CONSTRUCTION.
- ALL STORED MATERIALS SUCH AS FILL MATERIALS, TOPSOIL, AND ANY OTHER TEMPORARY STOCKPILES SHALL BE STORED ON OWNER'S PROPERTY IN DESIGNATED AREAS.
- MAINTAIN ALL SLOPES TO A MINIMUM OF 3H:1V, UNLESS NOTED OTHERWISE. WHERE SLOPES ARE GREATER THAN 3H:1V, SLOPE STABILIZATION PRACTICES SHALL BE MAINTAINED UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
- ALL SUB-BASE MATERIAL SHALL BE MDOT CLASS II.
- COMPACT ALL BACKFILLS AND FOUNDATIONS SOILS TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD ON ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.

LAWNS AND GRASSES

- PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED.
- SEEDING ON NON-MAINTAINED AREAS: CEREAL RYE MIX
- SEEDING ON MAINTAINED AREAS: KENTUCKY BLUEGRASS
- FERTILIZER: 240 LBS/ACRE
- MULCH: STRAW MULCH AT 2 TONS/ACRE OR SPRAY APPLIED TACKIFIER
- EXCELSIOR MULCH BLANKETS: NORTH AMERICAN GREEN DS150 ON SLOPES GREATER THAN 3H:1V AND ALONG ALL TRAFFIC AREAS
- USE TURF REINFORCEMENT MATS IN AREAS WHERE SLOPES ARE GREATER THAN 3H:1V
- NATURAL (NO PLASTIC) PERMANENT BANK STABILIZATION PRODUCTS SUCH AS COCONUT MULCH BLANKET AND COIR LOGS WITH WOOD STAKES.
- ROLL AND RAKE TOPSOIL, REMOVE RIDGES, AND FILL DEPRESSIONS. REMOVE ALL DELETERIOUS DEBRIS, ROCKS GREATER THAN 1" IN DIAMETER, CONSTRUCTION DEBRIS, ETC.
- PROMPTLY CLEANUP DEBRIS FROM OPERATIONS.
- SILT FENCE MUST BE REMOVED WHEN TURF IS ESTABLISHED AND NO EROSION IS OCCURRING. REQUIRED FOR PAYMENT OF RETAINAGE.
- CONTRACTOR TO PROVIDE CITY WITH SCHEDULE FOR RESTORATION WITH APPLICATION FOR SESC PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS INCLUDING BUILDING PERMIT AS APPLICABLE.

GEOFOAM LIGHTWEIGHT FILL

DELIVERY, STORAGE, AND HANDLING

- STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AS RECOMMENDED BY MANUFACTURER.
- GEOFOAM BLOCKS SHALL BE DELIVERED LABELED WITH ASTM D6817 TYPE(S).
- GEOFOAM BLOCKS SHALL INCLUDE MANUFACTURER'S DATE OF MOLDING AND INDIVIDUAL BLOCK IDENTIFIER.
- GEOFOAM BLOCKS SHALL BE DELIVERED LABELED WITH UL THIRD PARTY LISTING MARKS CONFIRMING COMPLIANCE WITH ASTM D6817.
- AVOID PROLONGED EXPOSURE OF GEOFOAM TO SUNLIGHT, COVER GEOFOAM WITH OPAQUE TARP.
- GEOFOAM SHOULD NOT BE EXPOSED TO OPEN FLAME OR OTHER IGNITION SOURCES.
- AVOID EXPOSURE OF GEOFOAM TO TEMPERATURES EXCEEDING 165 DEGREES F (74 DEGREES C).
- GEOFOAM SHOULD NOT BE EXPOSED TO ORGANIC SOLVENTS, PETROLEUM PRODUCTS AND THEIR VAPORS. EXAMPLES INCLUDE BUT NOT LIMITED TO ARE ACETONE, PAINT THINNER, AND GASOLINE.
- PROVIDE TEMPORARY BALLAST OR OTHER RESTRAINT OF GEOFOAM PRIOR TO AND DURING INSTALLATION.
- REFER TO MANUFACTURERS GEOFOAM SAFETY DATA SHEET (SDS).

ACCESSORIES

- GEOGRIPPER PLATES SHALL BE USED TO RESTRAIN GEOFOAM FROM MOVING Laterally IN LAYER OVER LAYER APPLICATIONS DURING CONSTRUCTION.
- PROVIDE 20 GAGE, GALVANIZED STEEL, DOUBLE BARBED CONNECTORS DESIGNED FOR GEOFOAM RESTRAINT; INSTALL CONNECTOR PLATES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

SPECIFICATIONS (CONTINUED)

DIVISION 33 – UTILITIES / STORMWATER

MATERIAL

- INSTALLATION OF STORMWATER PIPE SHALL BE IN ACCORDANCE WITH ASTM D2321 AND MANUFACTURER GUIDELINES.
- GEOTEXTILE FABRIC SHALL BE FREE DRAINING, NON-WOVEN WITH AN EQUIVALENT WEIGHT TO 6oz AS PRODUCED BY CSI GEOTURF OR EQUAL.
- STORM DRAINAGE LINES AND CULVERTS REQUIRED TO BE WATERTIGHT.



1235 E FRONT ST, Suite A
TRAVERSE CITY, MI PH 231.935.1530
www.machinengineering.net

ON 22x34 SHEET SCALE: FULL (AS NOTED)
ON 11x17 SHEET SCALE: HALF

REV	DESCRIPTION	DATE
A	REVIEW - DELIVERED	05/01/2024
B	REVIEW - DELIVERED	05/01/2024
C	REVIEW - DELIVERED	05/01/2024
D	REVISED FOR PERMIT	05/01/2024
E	REVISED FOR PERMIT	05/01/2024

DRAWN BY	CHECK BY	APPROVED BY	CREATED
NAS	ETS	FAM	01/01/2024

REVISION		
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DATE ISSUED: 05/02/2024

ISSUE: PERMIT

PHASE:

PROJECT TITLE:

PROPOSED
CITY OF TRAVERSE CITY
HANNAH PARK
OVERLOOK

CLIENT:
CITY OF TRAVERSE CITY DDA
303 E STATE ST

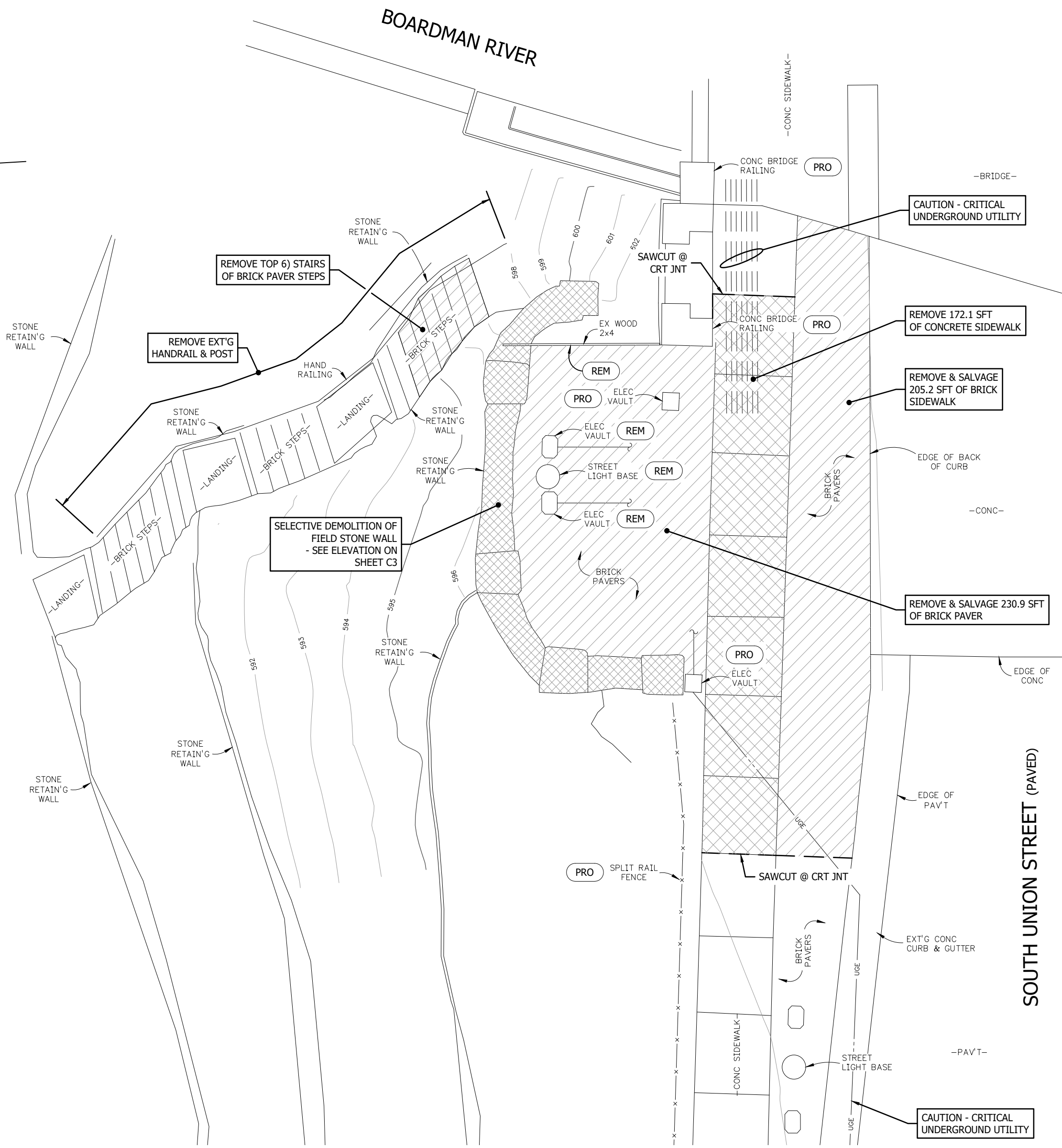
PROJECT LOCATION:
CITY OF TRAVERSE CITY, MI

SHEET TITLE:
NOTES
&
SPECIFICATIONS

PROJECT NUMBER 23209
SHEET NUMBER R1

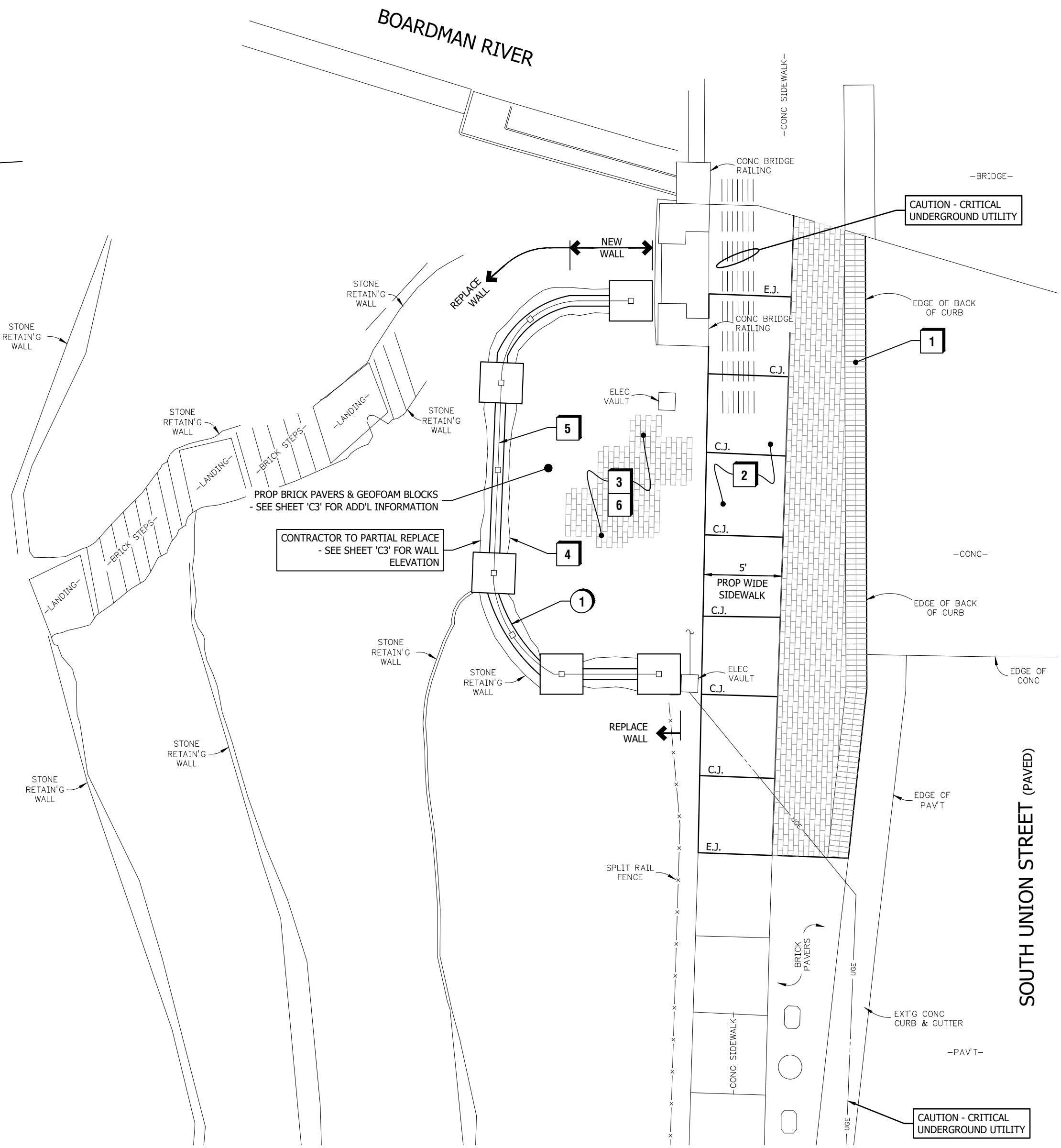
NOTES

1. CONTRACTOR TO FIELD VERIFY EXISTING RETAINING LOCATION PRIOR TO CONSTRUCTION.
2. ENGINEER IS TO BE NOTIFIED IMMEDIATELY IF CONDITIONS VARY OUTSIDE OF THOSE PREPARED IN THESE PLANS.



LEGEND	
	EXISTING SITE FEATURES TO BE REMOVED
	EXISTING SITE FEATURES TO BE REMOVED
	EXISTING CONTOURS
	REMOVE ITEM
	RELOCATE ITEM
	ADJUST ITEM
	PROTECTION ITEM
	SALVAGE ITEM
	CLEARING
	REMOVAL

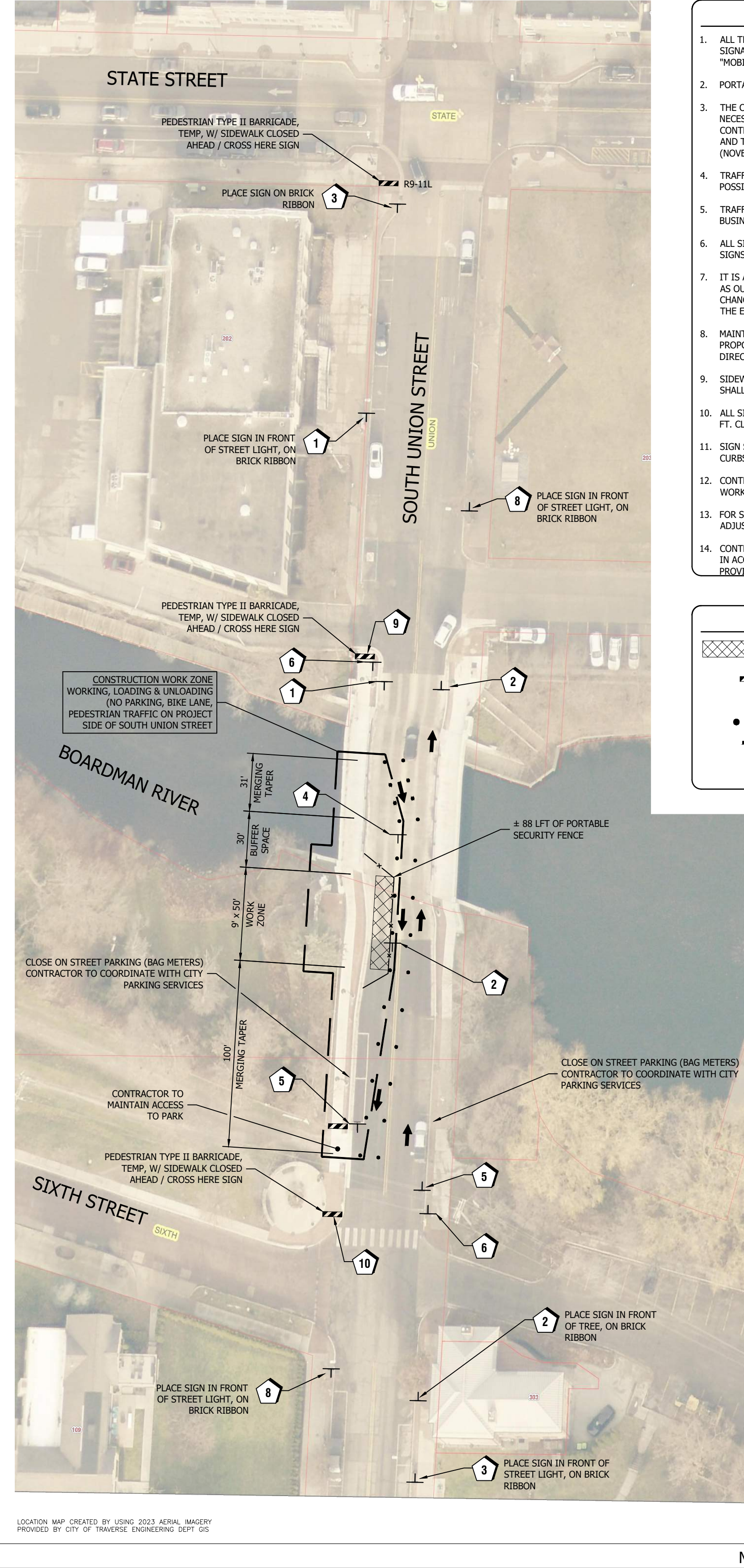
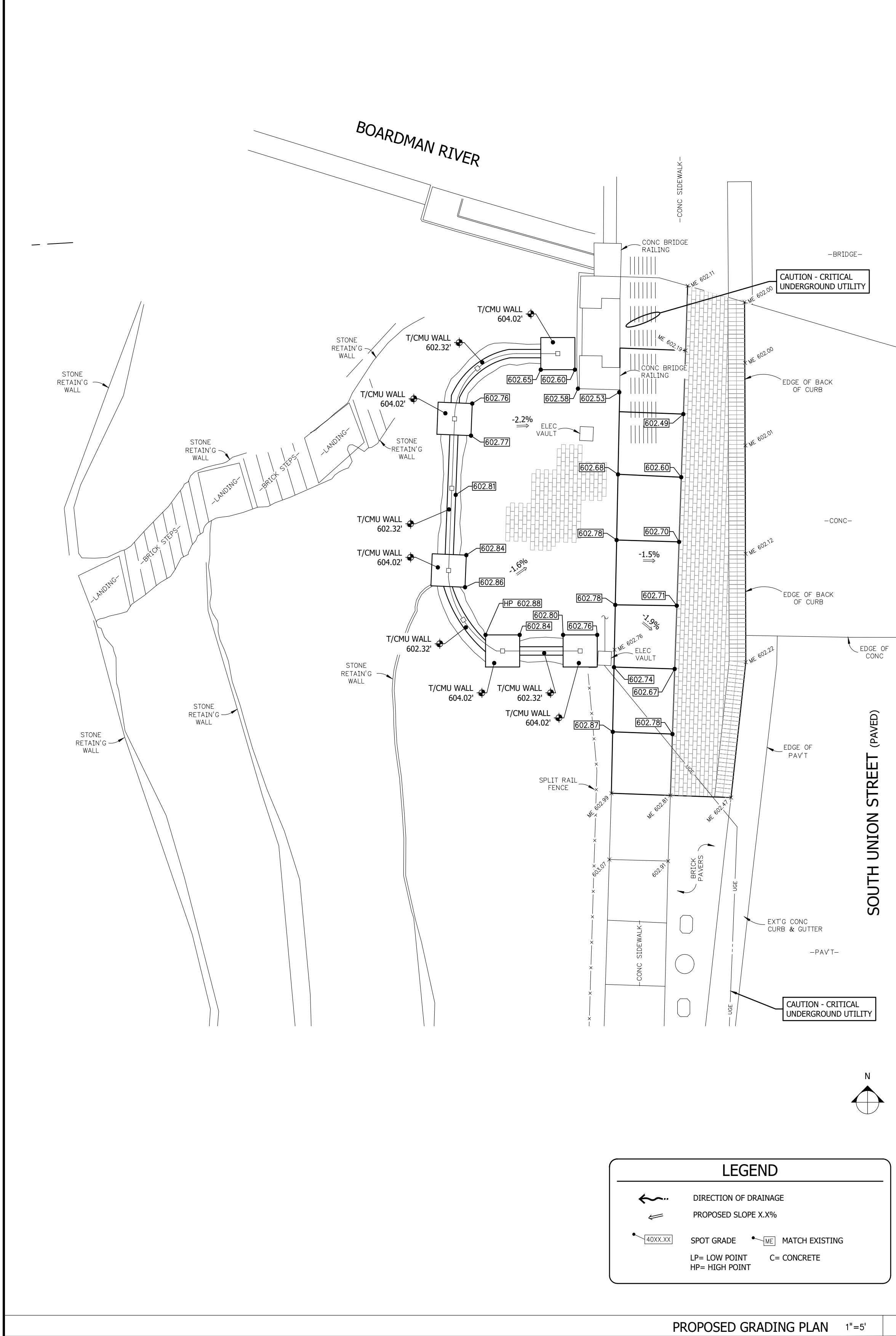
KEY NOTES	
1	INSTALL NEW/SALVAGE CLAY PAVER BRICKS SEE DETAIL '2/C4'
2	INSTALL 4" CONCRETE SIDEWALK SEE DETAIL '2/C4'
3	INSTALL NEW/SALVAGE CLAY PAVER BRICKS SEE DETAIL '1/C4'
4	INSTALL NEW/SALVAGE FIELD STONE WALL VENEER WALL SEE DETAIL '10/C4'
5	INSTALL RAILING ALONG TOP OF STONE VENEER WALL SEE DETAIL '10/C4'
6	INSTALL ATLAS GEOFOAM BLOCKS AS ENGINEERED FILL SEE DETAIL '7/C4'
1	INSET ELECTRICAL CONDUIT INSET IN PROP CMU CORE WALL SEE DETAIL '3/C4' - REFER TO ELECTRICAL DRAWINGS FOR ADD'L INFORMATION



ON 22x34 SHEET SCALE: FULL (AS NOTED) ON 11x17 SHEET SCALE: HALF	
REV	DESCRIPTION
A	REVIEW - 05/15/2024
B	REVIEW - 05/15/2024
C	REVIEW - 05/15/2024
D	REVISED FOR PERMIT
E	REVISED FOR PERMIT
DRAWN BY: ERS CHECKED BY: ERS DATE: 05/02/2024	
APPROVED BY: FJM DATE: 05/02/2024	
REVISION	
DATE ISSUED: 05/02/2024	
ISSUE: PERMIT	
PROJECT TITLE: PROPOSED CITY OF TRAVERSE CITY HANNAH PARK OVERLOOK	
CLIENT: CITY OF TRAVERSE CITY DDA 303 E STATE ST TRAVERSE CITY, MI 49684	
PROJECT LOCATION: CITY OF TRAVERSE CITY, MI	
SHEET TITLE: EXISTING CONDITION / DEMOLITION PLAN & PROPOSED SITE PLAN	
PROJECT NUMBER	23209
SHEET NUMBER	C1

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C:\USERS\BARTSCH\APPDATA\LOCAL TEMP\PROJECTS\4474\32020 - ENG - BOARDMAN OVERLOOK - 05-02-24 & 30 AM\KIPTSCHULZ

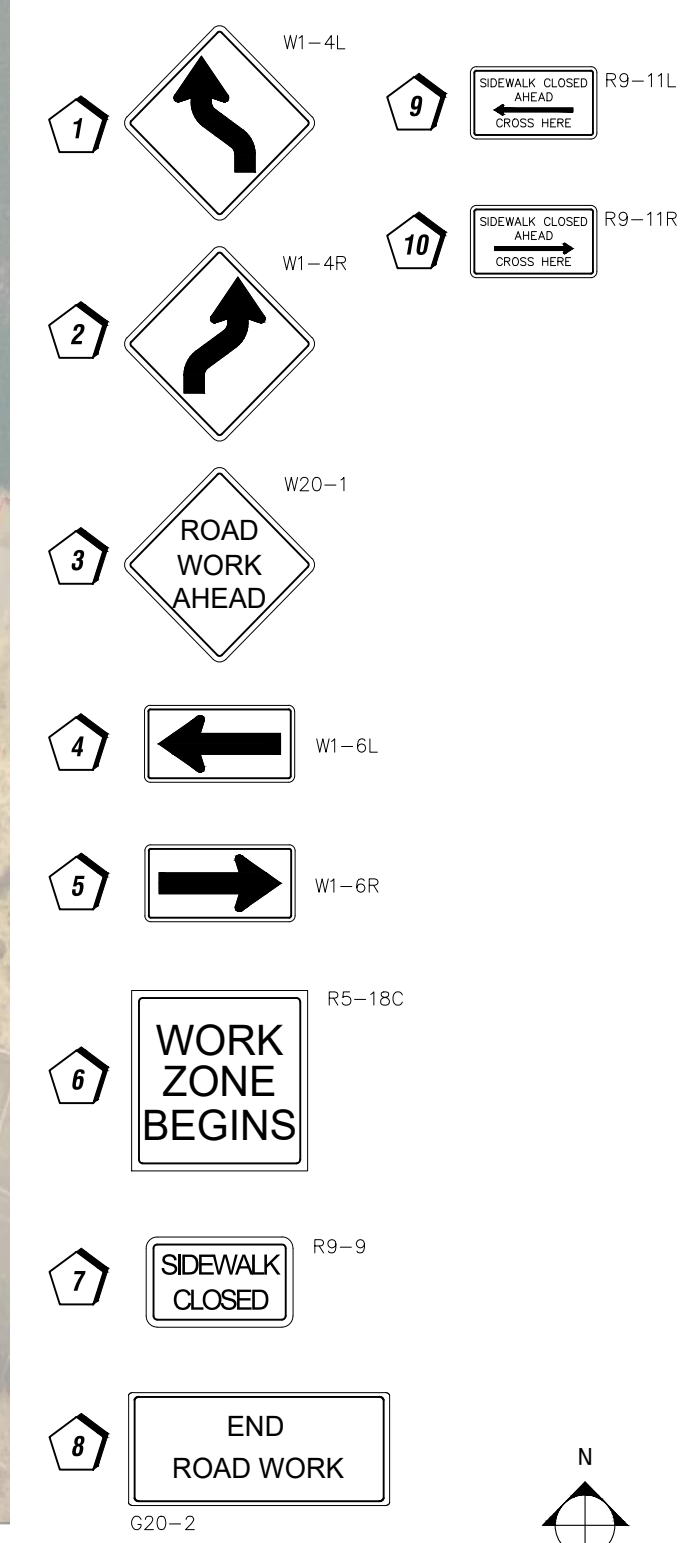


NOTES

- ALL TRAFFIC CONTROL AND PEDESTRIAN DETOUR DEVICES AND SIGNAGE SHALL BE INCLUDED IN THE PAY ITEM "MOBILIZATION/TRAFFIC CONTROL".
- PORTABLE SECURITY FENCE TO BE PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL NECESSARY BARRICADES, SIGNS AND OTHER NECESSARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE MUTCD 11TH EDITION AND THE MDOT "MAINTENANCE MAINTAINING TRAFFIC TYPICALS" (NOVEMBER 2020).
- TRAFFIC CONTROL DEVICES SHALL BE CONSOLIDATED WHEN POSSIBLE IN THE EVENT OF OVERLAPPING DETOURS.
- TRAFFIC SHALL BE MAINTAINED TO ALL LOCAL RESIDENCES AND BUSINESSES AT ALL TIMES.
- ALL SIGNS SHALL BE TYPE B, TEMP, PRISMATIC. FLEXIBLE ROLL UP SIGNS WILL NOT BE ALLOWED.
- IT IS ANTICIPATED THAT CONSTRUCTION STAGING WILL COMMENCE AS OUTLINED IN THE SPECIAL PROVISION FOR MAINTAINING TRAFFIC. CHANGES TO THE CONSTRUCTION STAGING SHALL BE APPROVED BY THE ENGINEER.
- MAINTAIN PEDESTRIAN FACILITIES USING EXISTING SIDEWALKS, PROPOSED SIDEWALKS OR TEMPORARY WOOD SIDEWALKS AS DIRECTED BY ENGINEER.
- SIDEWALK ON WEST SIDE BETWEEN 6TH ST. AND USPS DRIVEWAY SHALL BE CLOSED TO PEDESTRIAN TRAFFIC.
- ALL SIGNS SHALL BE PLACED IN LOCATIONS SUCH THAT A MINIMUM 5 FT. CLEAR PATH ON ALL SIDEWALKS IS MAINTAINED.
- SIGN SUPPORTS ON SIDEWALKS SHALL NOT EXTEND BEYOND BACK OF CURBS.
- CONTRACTOR SHALL COORDINATE WITH MDOT, CITY, AND OTHER WORK AS APPLICABLE.
- FOR SIGNS REQUIRING TWO POSTS, POST SPACING SHALL BE ADJUSTED TO AVOID OBSTRUCTING SIDEWALKS.
- CONTRACTOR SHALL SECURE THE WORK AREA WITH SECURITY FENCE IN ACCORDANCE WITH THE CITY OF TRAVERSE CITY SPECIAL PROVISION FOR SECURITY FENCING.

LEGEND

- WORK AREA
- PEDESTRIAN TYPE II BARRICADE, TEMP
- CHANNELIZING DEVICES
- TRAFFIC FLOW
- SIGN, TYPE B, TEMP, PRISMATIC



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TRAVERSE CITY, MI
PH 231.935.1530
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ON 22x34 SHEET SCALE: FULL (AS NOTED)
ON 11x17 SHEET SCALE: HALF

REV	DESCRIPTION	DATE
A	REVIEW - 05/02/2024	05/02/2024
B	REVIEW - 05/02/2024	05/02/2024
C	REVIEW - 05/02/2024	05/02/2024
D	REVIEW FOR PERMIT	05/02/2024
E	ISSUED FOR PERMIT	05/02/2024

REVISION	DATE	ISSUED	PHASE
	05/02/2024		PERMIT

PROJECT TITLE:
**PROPOSED
CITY OF TRAVERSE CITY
HANNAH PARK
OVERLOOK**

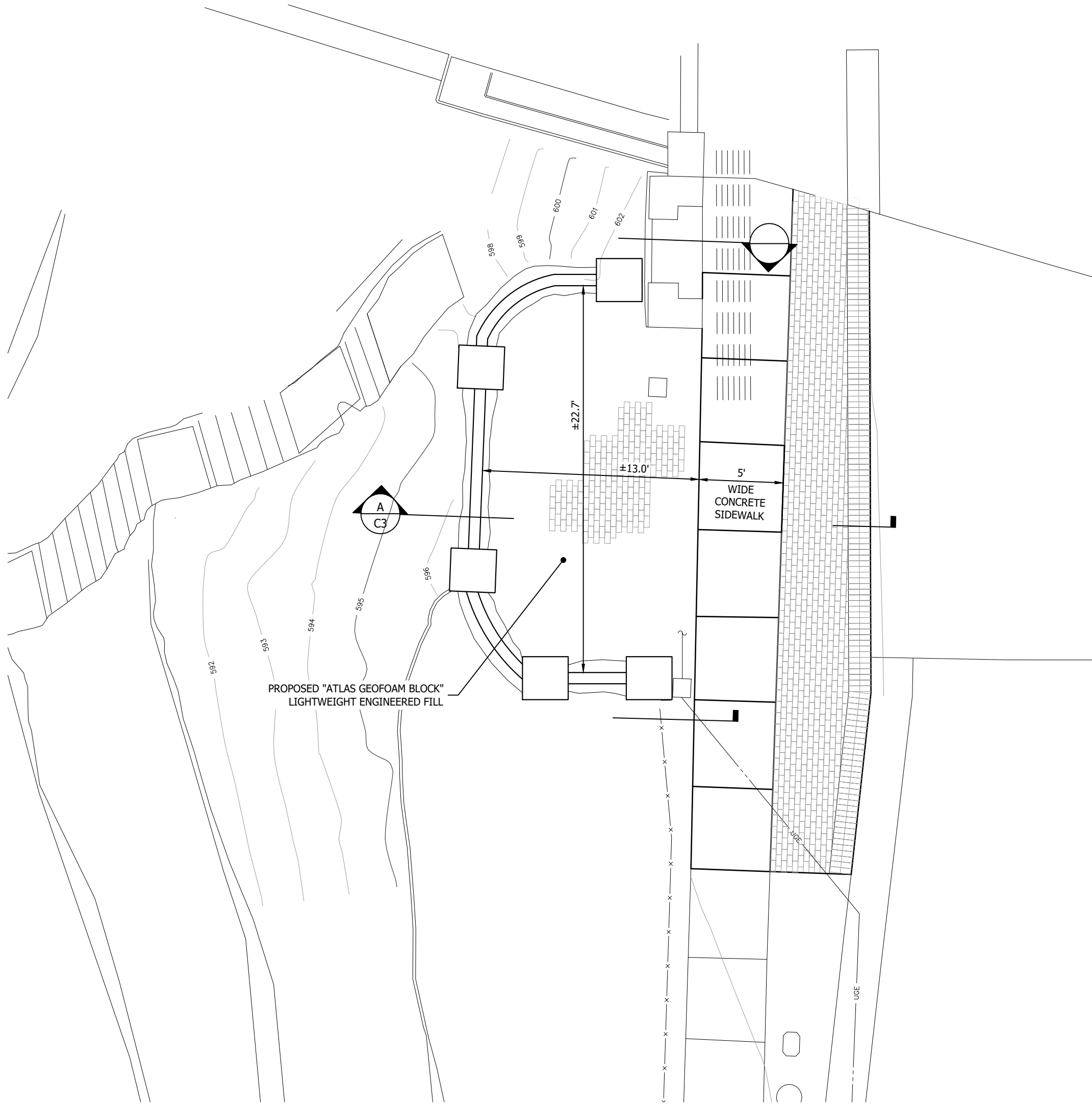
CLIENT:
CITY OF TRAVERSE CITY DDA
303 E STATE ST
TRAVERSE CITY, MI 49684

PROJECT LOCATION:
CITY OF TRAVERSE CITY, MI

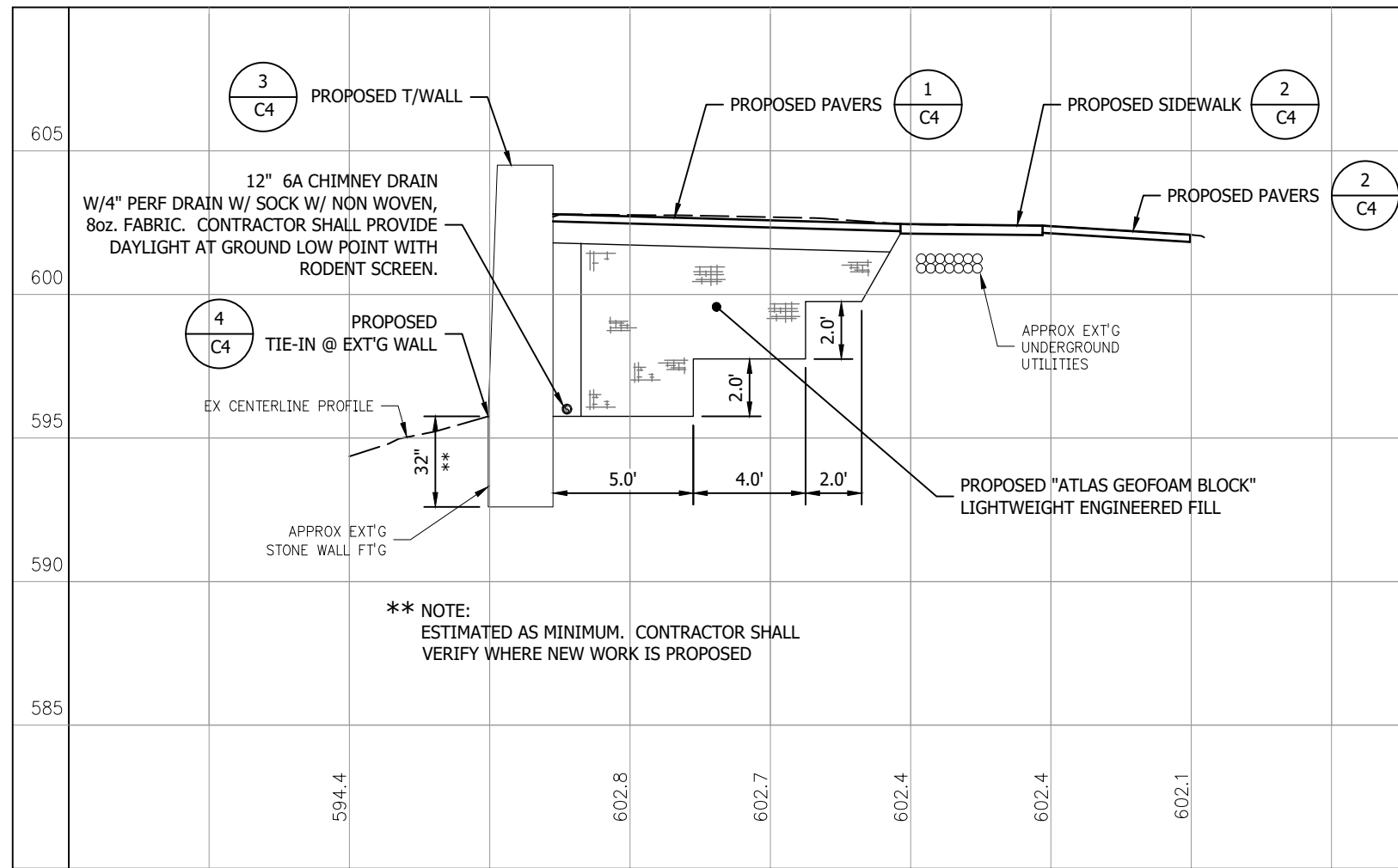
SHEET TITLE:
**PROPOSED
GRADING PLAN
&
MAINTAINING OF TRAFFIC PLAN**

PROJECT NUMBER	23209
SHEET NUMBER	C2

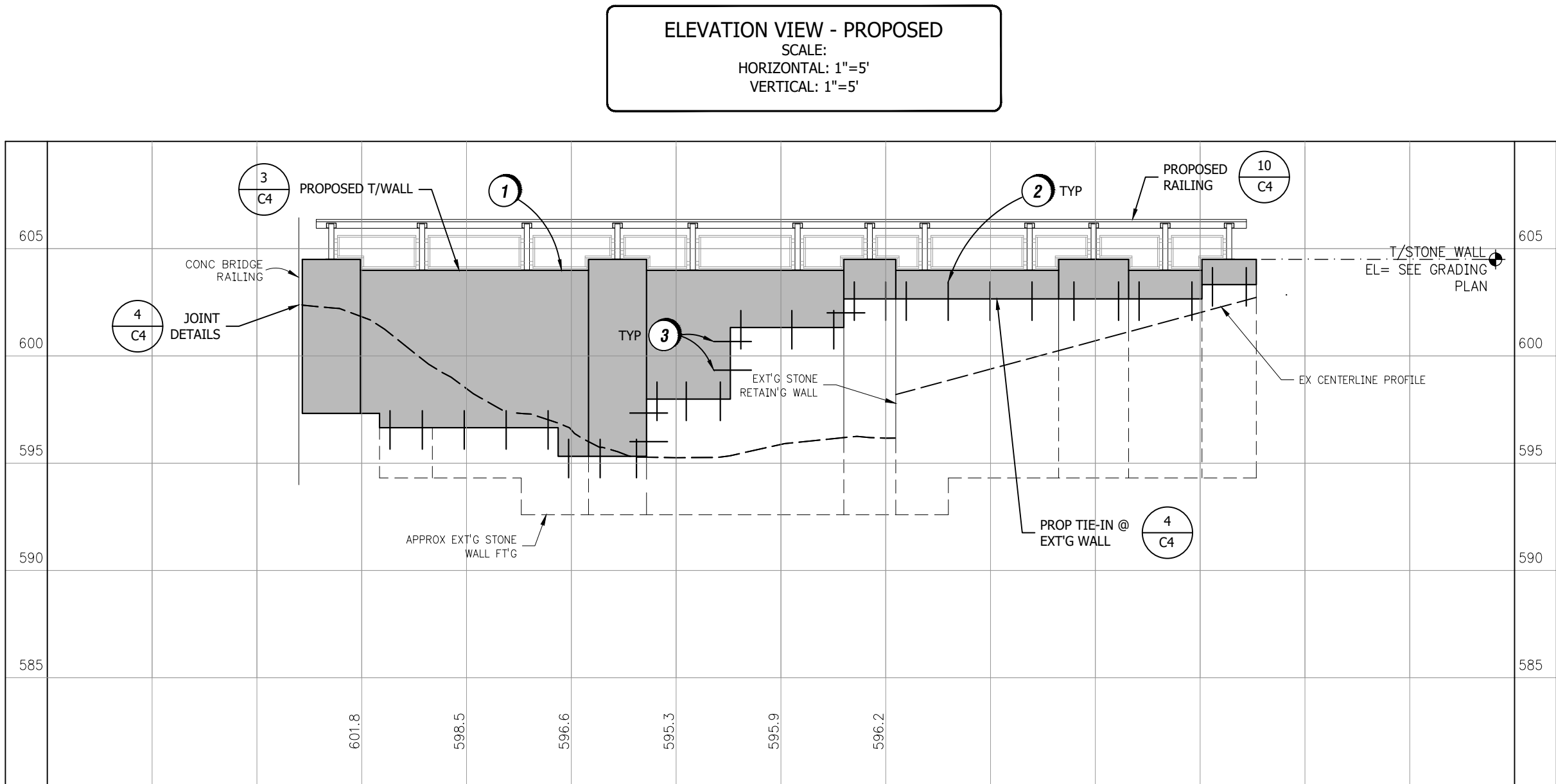
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CROSS SECTION A-A
SCALE:
HORIZONTAL: 1"=5'
VERTICAL: 1"=5'



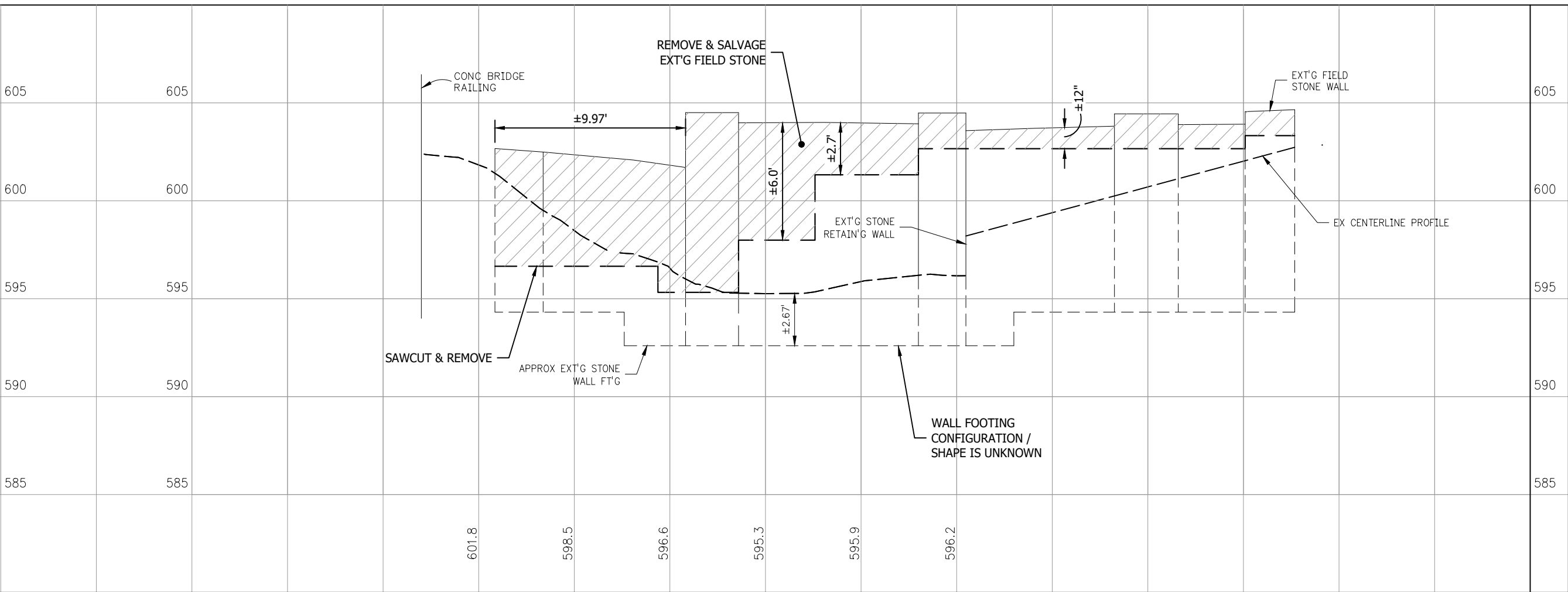
** NOTE:
ESTIMATED AS MINIMUM. CONTRACTOR SHALL
VERIFY WHERE NEW WORK IS PROPOSED



ELEVATION VIEW - PROPOSED
SCALE:
HORIZONTAL: 1"=5'
VERTICAL: 1"=5'

- KEY NOTES
- 1 PROPOSED 8"x16" CMU BLOCK
 - 2 #3x32" DOWEL
W/ 8" MIN EMBED'T
W/ HILTI HY-270 ADHESIVE
 - 3 #5x130" DOWEL
W/ 12" MIN EMBED'T
W/ HILTI HY-270 ADHESIVE

ELEVATION VIEW - REMOVAL
SCALE:
HORIZONTAL: 1"=5'
VERTICAL: 1"=5'



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ON 11x17 SHEET SCALE: HALF

REV	DESCRIPTION	DATE
A	REVIEW - 05/02/2024	05/02/2024
B	REVIEW - 05/02/2024	05/02/2024
C	REVIEW - 05/02/2024	05/02/2024
D	DESIGNED FOR PERMIT	05/02/2024
E	DESIGNED FOR PERMIT	05/02/2024

DATE ISSUED: 05/02/2024

ISSUE: PERMIT

PROJECT TITLE: PROPOSED

CITY OF TRAVERSE CITY

HANNAH PARK

OVERLOOK

CLIENT:

CITY OF TRAVERSE CITY DDA

303 E STATE ST

PROJECT LOCATION:

CITY OF TRAVERSE CITY, MI

SHEET TITLE:

DESIGN

PROFILES

VEWS

PROJECT

NUMBER

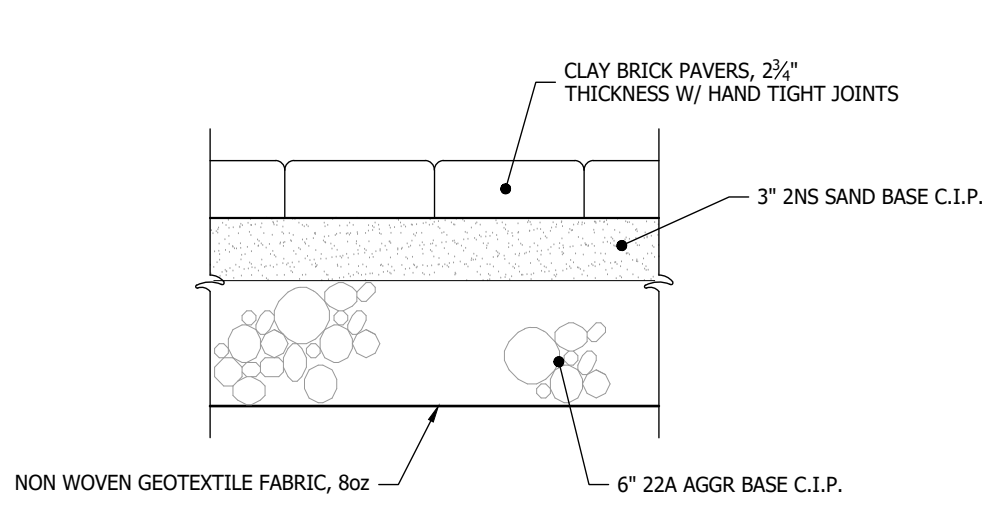
23209

SHEET

NUMBER

C3

C:\USERS\BRIAN\Documents\PROJECTS\HANNAH PARK\LOCAL\TEMP\BUILDING_447\32020_DWG_450.DWG (15-05-24 8:30 AM) K1P7SCHULTZ

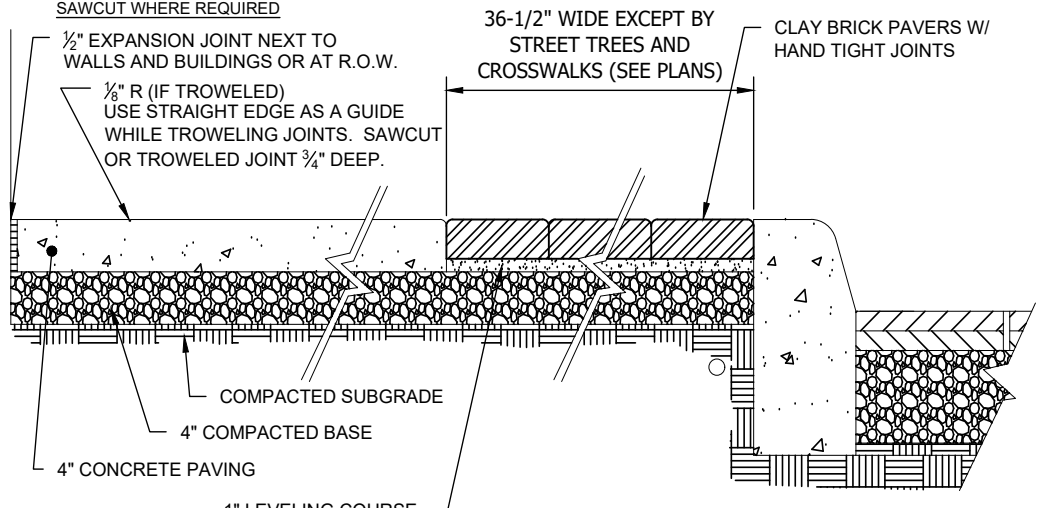


- NOTES:
1. AGGREGATE SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY AS SPECIFIED IN ASTM D-698.
 2. PAVERS SHALL BE TAMPED / COMPACTED INTO PLACE WITH A VIBRATING PLATE COMPACTOR. PLASTIC OR RUBBER MAT SHOULD BE USED ON COMPACTOR.
 3. JOINT FILL SHALL BE SWEEPED INTO BRICK JOINTS AND COMPACTED. REPEAT UNTIL JOINTS ARE COMPLETELY FILLED.

PAVER BASE SECTION

N.T.S.

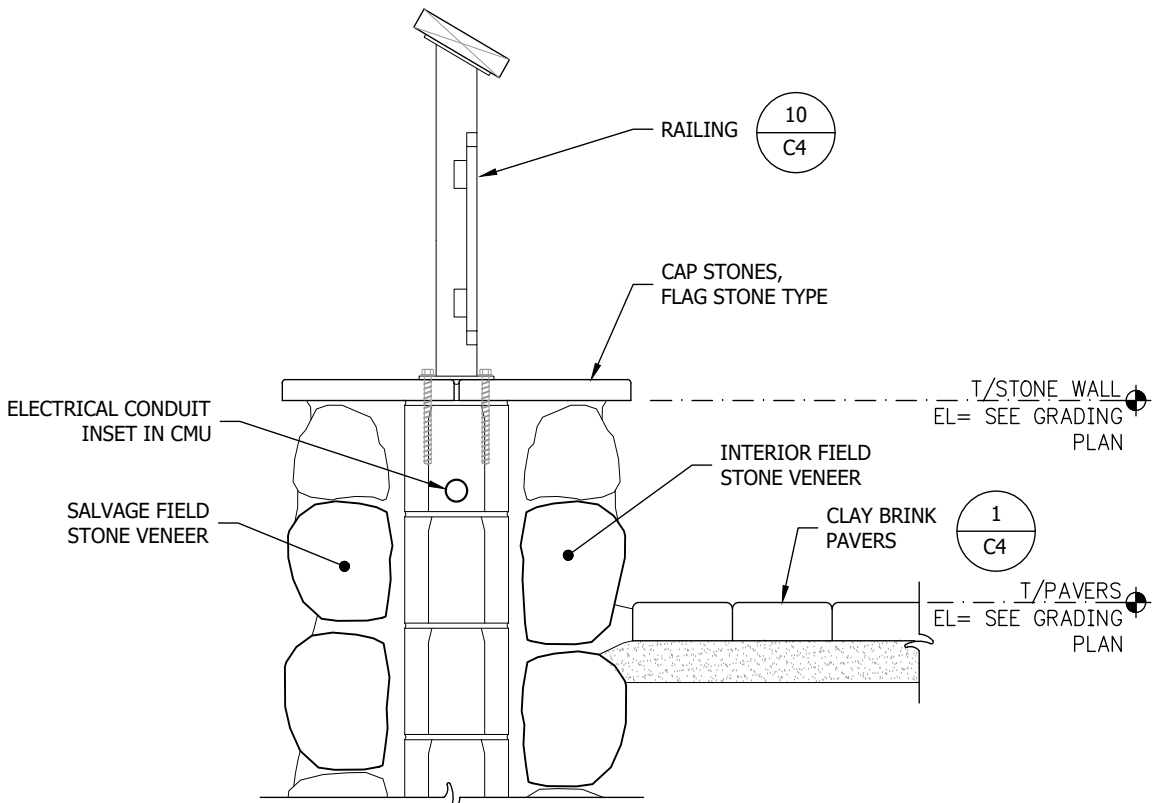
1



CONCRETE: WALK & MODULAR PAVERS

N.T.S.

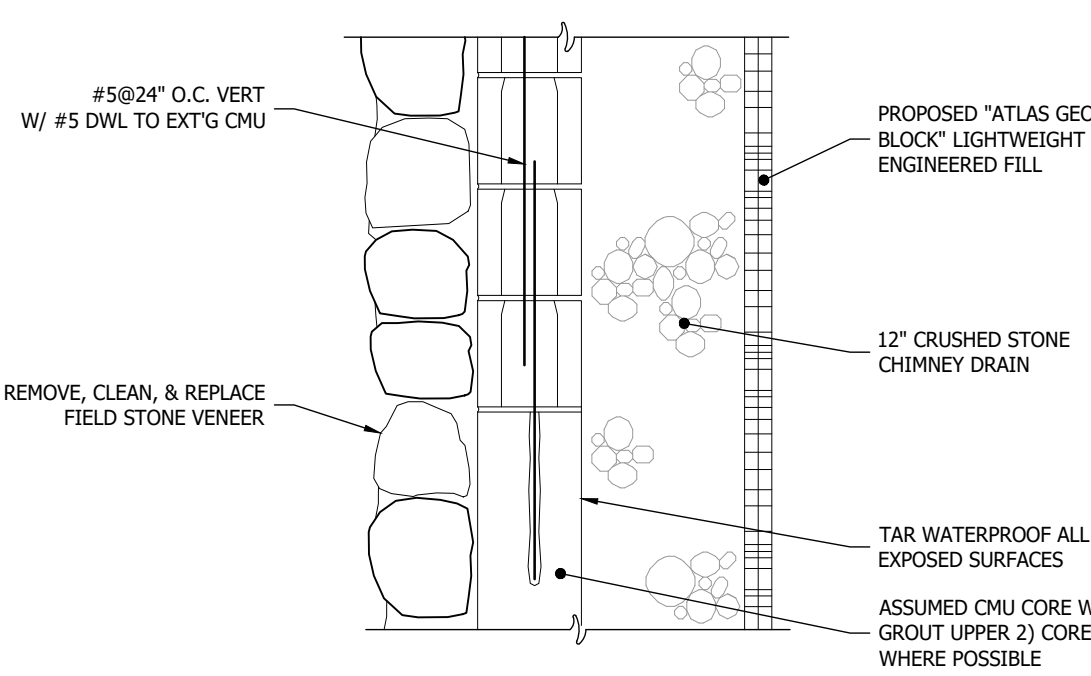
2



WALL DETAIL @ TOP

N.T.S.

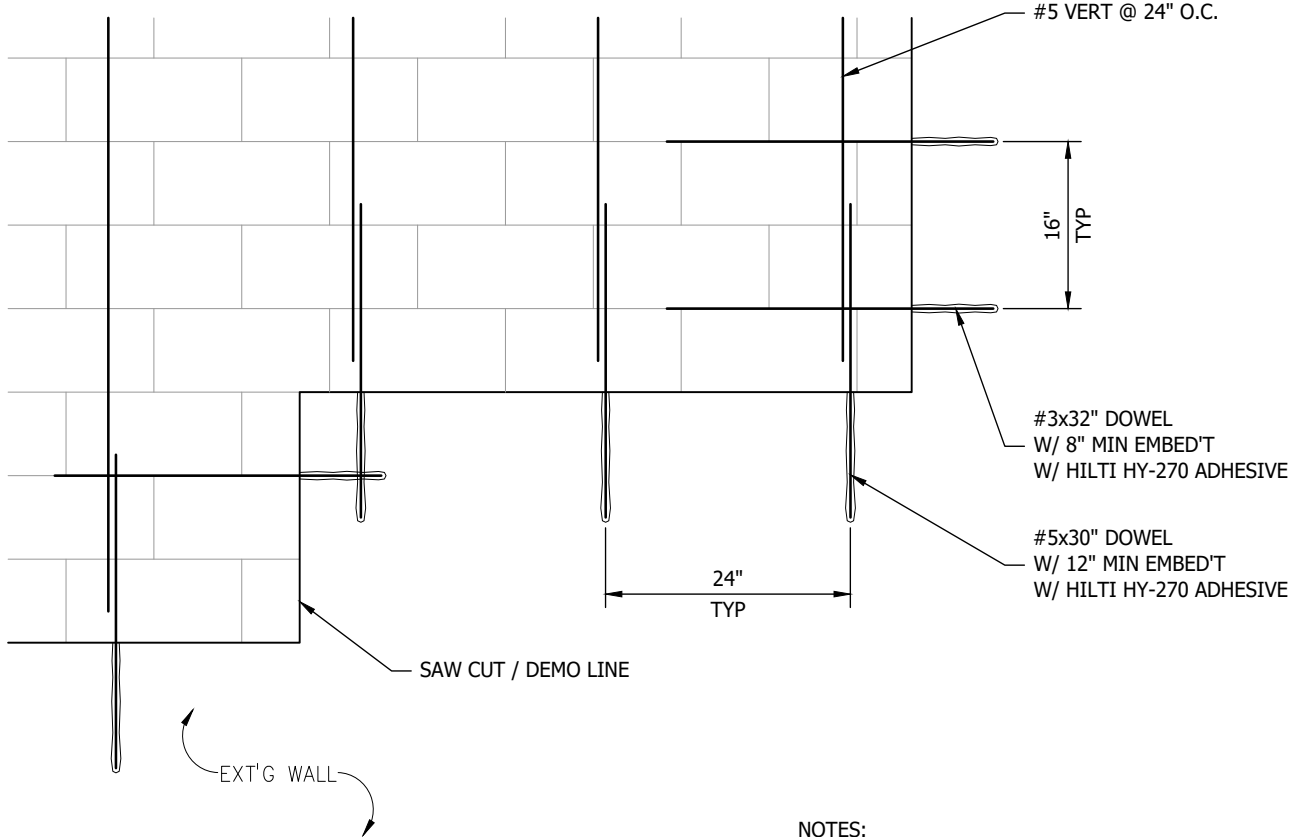
3



WALL DETAIL @ TIE-IN TO EXT'G WALL

N.T.S.

4



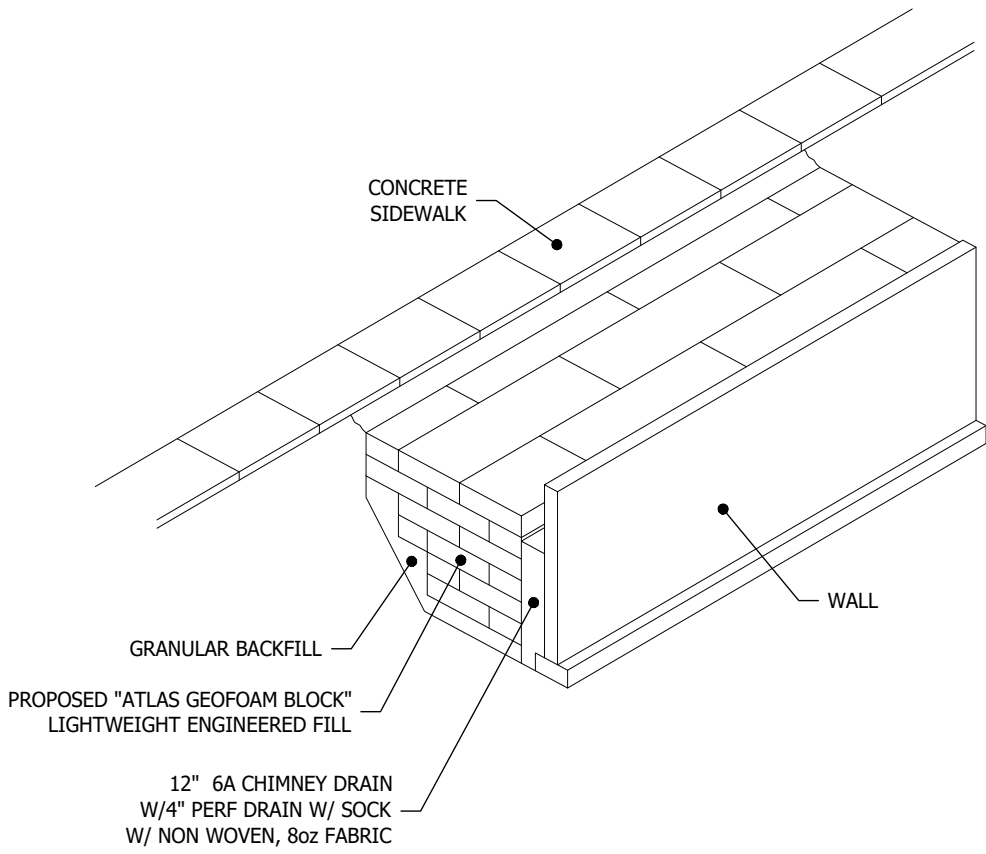
- NOTES:
1. FROM PARTIAL INVESTIGATION, EXISTING WALL HAS A 8" CMU CORE WALL

TYPICAL WALL REINFORCEMENT

N.T.S.

6

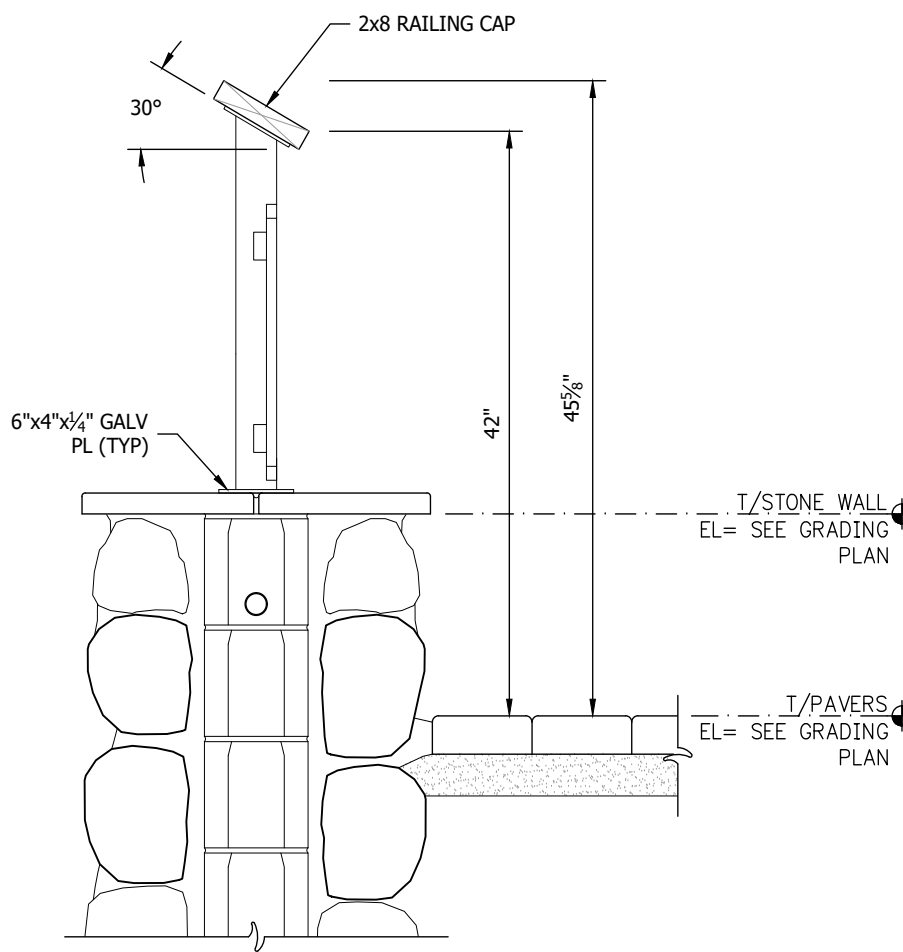
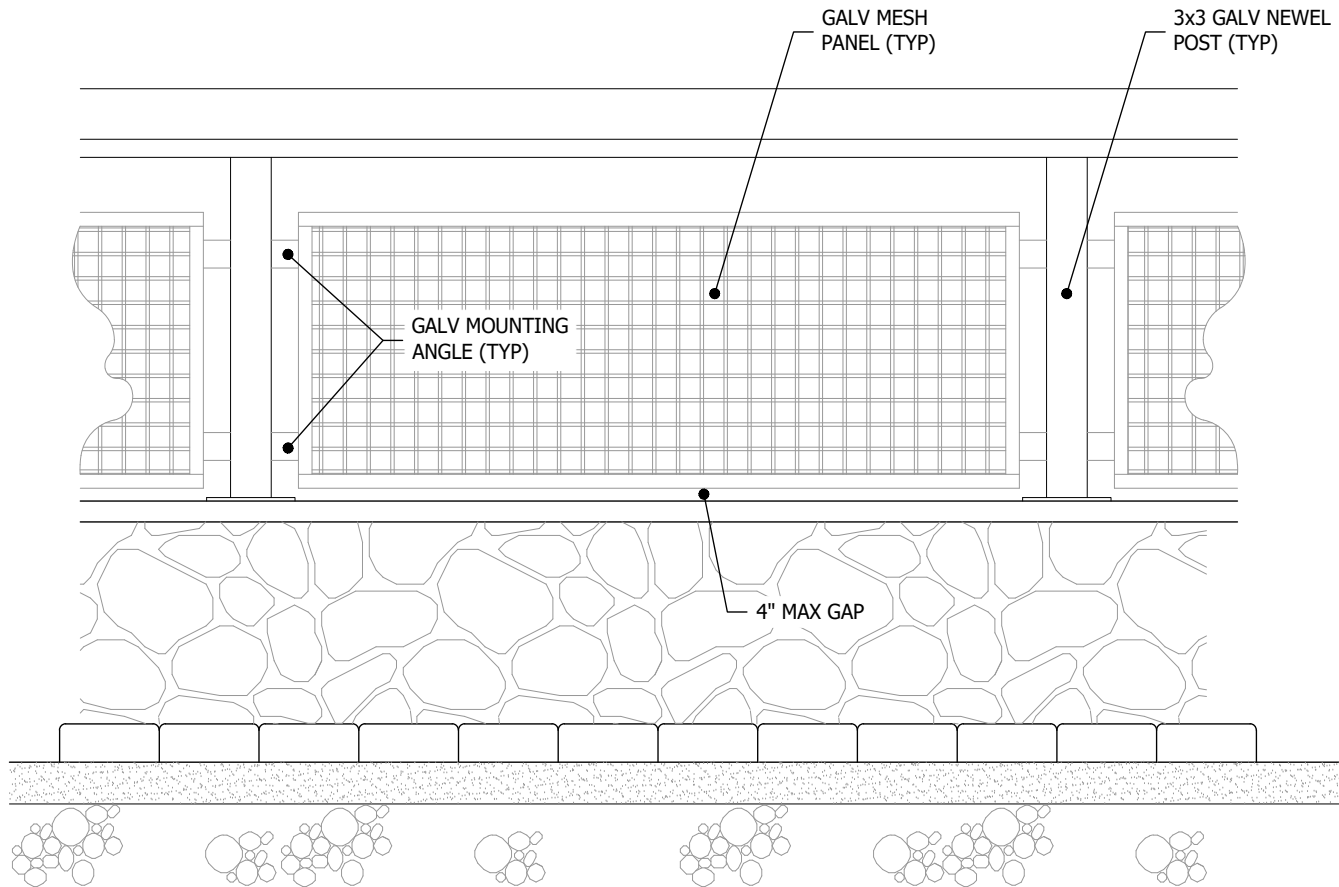
- NOTES:
- CLAY BRICK PAVERS AND FIELD STONE VENEER NOT SHOWN FOR CLARITY



GEOFOAM BLOCK ENGINEERED FILL DETAIL

N.T.S.

7



RAILING DETAIL

N.T.S.

10

NOT USED

N.T.S.

11

NOT USED

N.T.S.

12

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REV	DESCRIPTION	DATE
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D	REVISED FOR PERMIT	05/02/2024
E	REVISED FOR PERMIT	05/02/2024

DRAWN BY	CHECKED BY	APPROVED BY	DATE
ETG	ETG	FAM	05/02/2024

REVISION	
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DATE ISSUED: 05/02/2024

ISSUE PHASE: PERMIT

PROJECT TITLE:
PROPOSED
CITY OF TRAVERSE CITY
HANNAH PARK
OVERLOOK

CLIENT:
CITY OF TRAVERSE CITY DDA
303 E STATE ST

PROJECT LOCATION:
CITY OF TRAVERSE CITY, MI

SHEET TITLE:
CONSTRUCTION
DETAILS

PROJECT NUMBER 23209

SHEET NUMBER C4

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

Memorandum

To: DDA Board of Directors

From: Harry Burkholder, DDA Executive Director

Date: July 14, 2024

Subject: Rotary Square Conceptual and Schematic Design Contract

In February, the DDA issued a Request for Proposals (RFP) to lead and facilitate Public Engagement, Conceptual Design, Schematic Design, Base and Refined Cost Estimates and Operational Development Estimates for Rotary Square.

As we discussed at our last meeting, we received four proposals in response to the RFP. The four proposals were formally reviewed and evaluated by the DDA and City Staff based on professional qualifications, past involvement with similar projects, their proposed work plan and proposed fee. Based on that evaluation and subsequent discussion, DDA and City staff interviewed two firms – ultimately recommending Progressive AE for this project.

Based on follow up conversations with Progressive AE regarding the scope of the project, including the potential of additional/optional services, I am bringing this proposal back for your consideration, with a total project cost of \$141,656 (note: the additional/optional services are not included in the final project cost).

As a reminder, this project was included in the 2024/2025 Budget, with funding coming from a 2018 grant from Rotary Charities.

Recommended Motion

That the DDA Board enter into a contract with Progressive AE for a cost of \$141,656 for professional services related to the conceptual and schematic design of Rotary Square, subject to approval as to substance by the DDA Executive Director and as to form by the DDA Attorney.



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

Memorandum

To: DDA Board of Directors

From: Harry Burkholder, DDA Executive Director

Date: July 15, 2024

Subject: Executive Director Report

Below is an overview of projects and initiatives that the DDA has been working on.

Bayfront TART Trail Expansion & Extension

With Segment Two of the reconstruction of Grandview Parkway Project now underway, work will soon begin on the remaining sections of the TART Trail expansion, including sections of trail from the Murchie Bridge to roughly Park Street and Division to Hall Street. As a reminder, the DDA committed \$200,000 toward this project, to match funds from the City, TART and a grant from the MEDC.

FishPass Construction

Additional site preparatory work has been completed in advance of sheet piling delivery and installation, which should be begin next week. Due to increased awareness and inquiries regarding this project, former DDA Board member Lean Bagdon McCallum has started facilitating tours of the project site. Please let me know if that is of interest and I may be able to secure a DDA Board tour.

West End Demolition and Abatement

Nicole VanNess and I met with a representative from EGLE and our consultant at Otwell Mawby to discuss potential options to move forward with the demolition/abatement process of the West End Development parcels. I am working with city staff to put together a recommendation on how to move forward with this project, which may include an incremental approach. As a reminder, we have two years of eligibility remaining on the grant to complete the work.

Rotary Square – Farmers Market

Last week, we hosted the first Farmers Market at Rotary Square. By all accounts the first market at this location went very smoothly, with many vendors happy to be on grass (versus pavement). We have added one port-o-john across the street at Hannah Park that will be open on market days only for the remainder of the season. We have also worked with the City's Public Works Department to install water access to the square.

Clean and Green

We continue to work with our amazing YouthWorks crew on maintaining downtown for the summer season. The YouthWorks crew is here Monday through Thursday each week, primarily focused on weed removal and mowing, cleaning Rotary Square, graffiti removal, general sweeping and cleaning, and watering our planters. If you happen to pass by them on the street, please be sure to pass along any compliments. I am working with the City's Public Works Department to secure a hose adapter to fire hydrants so that the YouthWorks crew could begin to power-wash especially sticky sidewalks throughout the downtown.

West End Staircase

The DDA completed engineering and design for the staircase and the city is in the process of finalizing an easement from the property owner. Due to the potential closure of the street during installation, the project timeframe will likely be spring of 2025.

Lower Boardman/Ottaway Riverwalk

I was able to connect with the firm that provided the most recent estimate for design/engineering services related to improvements along the river in the 100-block of Front Street and I am working to secure a refined cost for such services.

Project Priorities

Looking ahead to August and September, I plan to facilitate a discussion with the Board about which capital projects we should prioritize over the next couple of years, given the known and unknown future of the Moving Downtown Forward TIF extension.

Board Member Resignation

On July 3, 2024, Board Member (and Secretary) Katy Bertodatto submitted an email to the DDA Board Chair notifying her intent to resign from the DDA Board. We thank Ms. Bertodatto for her service to the DDA Board and contribution to the DDA and wish her the best.



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 Executive Director & Todd McMillen, DDA Board Member

Memo Date: July 14, 2024

Subject: Arts Commission Update

Mural

Work has resumed with artist Catherine Corden to complete her mural on the restroom building at Bryant Park. We're hoping to have a ribbon cutting ceremony within the next couple of weeks, once the mural is complete.

Artistic Benches

The Arts Commission received two responses to their RFP for two artistic benches along the expanded Bayfront TART Trail. The Arts Commission will be working to review the proposals and select an artist at their July 17th meeting.

Mural Festival

With a big assist to Art Commissioner Caitlin Early, the DDA submitted a grant to the Michigan Arts and Culture Council (MACC) for the Mural Festival.



Memorandum

To: DDA Board of Directors
CC: Harry Burkholder, Interim-DDA CEO
From: Nicole VanNess, Transportation Mobility Director
Date: July 16, 2024
Re: Staff Report: Parking Services – June 2024

Cherry Festival Follow-up

Kudos to the Parking Services Department. The whole team conquered the week. It was a challenge as both parking structures exceeded capacity over the opening weekend, and Hardy exceeded capacity during the week. This was our first major event with the new parking access and revenue control equipment and a new process, and it was successful.

Google stats from June 2024 for Old Town

+220% People asked for directions
+111% Website visits from profile
+96% Profile views
+169% Searches

Project Updates

Pullman STS has completed the work on level 4 and the west side of level 3 at the Hardy Parking Structure. They have moved to the east side level 3. Due to the double helix design, working on each level requires completely shutting down the half of the floor to complete the work. Customers are shifting into an abnormal two-way traffic pattern. Signage and traffic control devices are in place to guide. The same process will repeat on level 2 and level 1 later this summer.

Pullman STS has started on level 4 at Old Town Parking Structure and there are no abnormal traffic patterns identified at this time for the work to be completed.

City Commission approved the pavement preservation projects. All projects are scheduled to be completed by November 2024. Projects include:

- July 15-28 - Parking Lot C (200 E Grandview Pkwy) reconstruction to repair potholes and drainage issues.
- Parking Lot G (100 E State) the in-fill of the two curb-cuts.

- To be scheduled after Labor Day - Parking Lot T (corner of N Union/E Grandview Pkwy) cutting and patching to repair potholes.

Miscellaneous

The Hardy Retail Space, formerly Scalawags, has been listed with Caldwell-Banker's agent Alex MacKenzie. He is actively showing the space to prospective tenants.

Parking Services Transition Update

The City has hired Top Line an electrical contractor to assist with diagramming the network and identifying network related infrastructure that will transition into the City/County system. The City's GIS intern, Cole Maxon, is working on converting the interactive parking maps.

Flight Path Creative has transitioned parking content from the parking.downtowntc.com webpage and converted into the City's website and branding. The City website parking pages are not yet live but will be made available in the future. At that time, the parking page on the downtown website will redirect to the City's website.

City HR is in progress of reviewing the departments organizational makeup and job descriptions. Due to the recent cyberattack at the City/County, the review has been delayed. The DDA will invoice the City based on the actual expenses for payroll. This will continue until the transition is complete.

Parking Policies are being consolidated into a resolution that will be adopted by the City Commission. It is tentatively planned that these policies will be reviewed in a Study Session to help educate the Commission on the Parking Department and allow them to ask questions.

The shared use agreement of the DDA Office space by parking personnel and the Service Agreement for parking personnel assisting the DDA and DTCA is an outstanding item that will be discussed in an upcoming meeting.



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

Memorandum

To: Harry Burkholder, DDA Executive Director
Downtown Development Authority Board of Directors

From: Sara Klebba, DDA Director of Events & Engagement

Date: July 12, 2024

Subject: DTCA Director of Events & Engagement Update

Summer 2024 Downtown Event Calendar

August 2 | **Street Sale** | 8am-5pm | Front Street

August 2 | **Friday Night Live** | 5pm-9pm | Front Street

August 9 | **Friday Night Live** | 5pm-9pm | Front Street

August 17 | **Downtown Art Fair** | 10am-5pm | Cass Street

August TBD | **Employee Summer Send Off** | 12-3 | Rotary Square

Downtown Art Fair Series (6/30, 8/17)

- **National Cherry Festival Arts & Crafts Fair** on 6/30 was a success. Though cold and windy at the start, the day warmed up with the sun and a Blue Angels appearance that left everyone in good spirits. The show was very well attended this year, even with chilly temps. A number of learnings were recorded (staggered load in with Rotary Square, volunteer pre-event meeting, more porta-potties, commendable staff and volunteer support and organization, etc.), but vendors were overwhelmingly positive. A survey was sent week of 7/8. Thanks to DTCA and DDA boards for help with planning and volunteering!
- The **Downtown Art Fair** will be held on Saturday, August 17 on Cass St. There are a number of repeat vendors from other art fairs based on positive experiences so far this summer in our series. This show focuses more on fine art, not crafts.

Street Sale (8/2)

- July 10 was the deadline for merchants to submit Street Sale forms. (July 15 deadline for dues to be paid for this member-only event.)

- We are working with TCFD on vendor adherence to fire code requirements, including maintaining a 20-foot fire lane down the street in between tents.

Friday Night Live/FNL (8/2 & 9)

- July 5 was deadline for FNL apps, and we received a last minute surge. We'll be featuring some new entertainment options, including Tilt Think! Improv and 3-D chalk artist, David Zinn out of Ann Arbor, along with time tested artists like JazzNorth 8, Deep Blue Water Samba School, and The Timebombs. A large number of nonprofits featuring family friendly activities and some food and beverage vendors are rounding out the events.
- The DDA/DTCA will continue to work with TCLP and an electrician on electric hook-up options downtown so we can better support entertainment vendors and musicians.

Downtown Employee Summer Send Off

Pangea's is interested in sponsoring this lunchtime BBQ event, as is Cherry Republic. We are working in tandem to solidify additional food and prize sponsors. Tentative date: Tue, Aug 20, 12-2 or 3 pm at Rotary Square. Anticipating about 600-800 attendees based on 2023 numbers.

Toast to Downtown

The DTCA Board agreed to a date of **Wed, Nov 13** for the annual downtown event. (Avoiding Nov 14 due to proximity of the popularity of Opening Day.) We are waiting on confirmation from the City Opera House.

Downtown Employee Discount Card Program

Cards are being distributed to DTCA members only, as this is a member-only benefit. This is a new development for many businesses downtown, as this policy was not strictly adhered to during/after Covid to encourage shopping downtown. We are seeing a small uptick in memberships so they can continue to enjoy this benefit.

Downtown Brochure Update

Greenlight will be working on a new, streamlined brochure (likely a rack card) that pairs with downtown gift certificates. Instead of a multipage brochure with outdated listings, we'll print a QR code that links to the list of downtown businesses that accept gift certificates. In essence, this will be a database of merchants in the DTCA district, regardless of member status.



**DTCA Board of Directors Meeting
June 20, 2024
8:30 – 10:00 am
DDA Office - Conference room**

Minutes-Draft

Meeting called to order at 8:40am by President D. Gildersleeve

Roll Call

Present: Dawn Gildersleeve, Jeff Joubran, Amanda Walton, Sebastian Garbsch,
Gary Jonas (*via TEAMS*), Libby Hogan

Not present: Karen Roofe

Approval of the Consent Agenda as presented.

Motion by Jeff Joubran, seconded by Amanda Walton.

Approved unanimously.

Approval of May Meeting Minutes as presented,

Motion to Approve the May Meeting Minutes as presented.

Motion by Jeff Joubran, seconded by Libby Hogan.

Approved unanimously.

Financials & Legal Updates

None available

NEW BUSINESS

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OLD BUSINESS

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Adjourn 9:42am

OLD BUSINESS

Director of Engagement & Events Updates by S. Klebba

Events Updates: Art Walk; Art Fairs; Friday Night Live, Employee End of Season Celebration; Toast to Downtown; Red Carpet campaign; Events Committee; Membership Committee.

- Employee appreciation event: Approved to change the theme and date to August 20, 2-5pm. Ice cream (Cherry Republic can donate some ice cream)/other treats – sweet retreat. Make this the annual meeting for the DTCA.
- Toast to Downtown: Open to public, to feature both DTCA and DDA. Speaker, food/bev, fundraiser through raffle. Keep format for now, but keep it more casual, not a soiree.

Downtown Employee Discount Cards

Motion to require DTCA membership to be listed on the Employee Discount card.

Motion by K. Roofe, seconded by D. Gildersleeve.

Motion approved unanimously.

Ironman 2025: No major road closures are proposed by event organizers that could affect downtown merchants at this time.

DDA/DTCA Contract Status by President D. Gildersleeve we will begin with DDA taking the lead on the drafted version and we can give notes. There should be a balance.

BOARD MEMBER COMMUNICATIONS

Adjourn at 10:35am by President D. Gildersleeve