

Traverse City Downtown Development Authority Regular Meeting

**Friday, April 17, 2026
9:00 am**

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



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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 <i>The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one DDA Board motion without discussion. Any member of the DDA Board, staff or the public may ask that any item on the consent calendar be removed therefrom and placed elsewhere on the agenda for individual consideration by the DDA Board; and such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single DDA Board action adopting the consent calendar.</i>	
A. Consideration of approving the minutes from the March 20, 2026 DDA Regular Board Meeting (approval recommended) March 20, 2026 Regular Meeting Minutes - PDF	4 - 7
B. Consideration of approving the March 2026 Financial Reports and Distributions from the DDA General, Old Town TIF and TIF-97 (approval recommended) March 2026 DDA General, Old Town TIF and TIF-97 Financial Reports and Distributions - PDF	8 - 12
C. Consideration of approving the March 2026 Financial Report and Distribution from the Traverse City Arts Commission March 2026 Traverse City Arts Commission Financial Reports and Distribution - PDF financials	13
6. ITEMS REMOVED FROM CONSENT CALENDAR	
7. OLD BUSINESS	
A. 2026 - 2027 DDA Budget(s) Review and Discussion - Schedule	14 -

	Public Hearing (approval recommended)	17
	2026 - 2027 DDA Budget Memo (Bohac) - PDF	
	TIF Fund Working Budget Summary - PDF	
B.	TIF-97 Project Priorities Update	18 - 19
	TIF-97 Project Priorities Memo (Burkholder) - PDF	
C.	Moving Downtown Forward TIF Plan Discussion	20 - 56
	Moving Downtown Forward Memo (Burkholder) - PDF	
	Joint DDA/City Commission Presentation - PDF	
	Infrastructure Priority DDA Scoring Sheet - PDF	
	Annual Essential Programs and Services - PDF	
	Annual Capital Infrastructure Maintenance - PDF	
	Annual Designated Capital Investment - PDF	
	TIF Tax Capture Scenarios - PDF	
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8.	NEW BUSINESS	
A.	Consideration of Entering Into an Agreement for the Farmers Market Pavilion and Lot B Project (approval recommended)	57 - 61
	Farmers Market Pavilion and Lot B Agreement Memo (Burkholder) - PDF	
	Farmers Market Construction Administration Proposal - PDF	
B.	Consideration of Entering Into an Agreement for the North Union Street Bridge Rehabilitation and the Adjacent Deck Railing (approval recommended)	62 - 63
	Bridge and Railing Agreement Memo (Burkholder) - PDF	
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9.	EXECUTIVE DIRECTOR REPORT	
A.	Executive Director Report	64 - 65
	Executive Director Report (Burkholder) - PDF	
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10.	STAFF REPORTS	
A.	Director of Events and Engagement Report	66 - 67
	Director of Events and Engagement Report (Klebba) - PDF	
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11.	RECEIVE AND FILE	
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12.	PUBLIC COMMENT	
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13.	ADJOURNMENT	