

Traverse City Downtown Development Authority Regular Meeting

Friday, May 15, 2026

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 <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 April 17, 2026 DDA Regular Board Meeting (approval recommended) April 17, 2026 Regular Board Meeting Minutes - PDF	4 - 8
B. Consideration of approving the April Financial Reports and Distributions from the DDA general, Old Town TIF and TIF-97 (approval recommended) April 2026 DDA General, Old Town TIF and TIF-97 Financial Reports and Distributions - PDF	9 - 13
C. Consideration of approving the April 2026 Financial Report and Distribution from the Traverse City Arts Commission (approval recommended) April 2026 Traverse City Arts Commission Financial Reports and Distributions - PDF	14
6. ITEMS REMOVED FROM CONSENT CALENDAR	
7. SPECIAL ORDER OF BUSINESS	

A.	Public Hearing on the 2026 - 2027 DDA Budgets 2026 - 2027 DDA Budget & Public Hearing Memo (Burkholder) - PDF TIF Budget Charts - PDF Budget Presentation - PDF	15 - 44
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8.	OLD BUSINESS	
A.	TIF-97 Project Priorities Update TIF-97 Project Priorities Memo (Burkholder) - PDF	45
B.	Moving Downtown Forward TIF Plan Discussion Moving Downtown Forward TIF Memo (Burkholder) - PDF Draft Moving Downtown Forward TIF Plan - PDF Tax Increment Financing Capture Scenarios - PDF Updated Proposed Infrastructure Improvements Chart - PDF Estimated Year 1 Tax Increment Revenue by Entity (PDF)	46 - 73
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9.	NEW BUSINESS	
A.	Riverwalk Wayfinding Signage Plan Update Riverwalk Signage Memo (Burkholder) - PDF Riverwalk Signage Presentation (Corbin Design) - PDF	74 - 84
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10.	EXECUTIVE DIRECTOR REPORT	
A.	Executive Director Report Executive Director Report (Burkholder) - PDF	85 - 86
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11.	STAFF REPORTS	
A.	Director of Events and Engagement Report Director of Events and Engagement Report (Klebba) - PDF	87 - 88
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12.	RECEIVE AND FILE	
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13.	PUBLIC COMMENT	
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14.	ADJOURNMENT	



**Minutes of the
Downtown Development Authority for the City of Traverse City
Regular Meeting
Friday, April 17, 2026**

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: Board Member Peter Kirkwood, Board Member Jeff Joubran, Board Member Todd McMillen, Board Member Ed Slosky, Mayor Amy Shamroe, Board Member Shelley Spencer, Board Member Gary Howe, Board Member Mike Powers, and Board Member Caitlin Early

The following Board Members were absent: None

Chairperson Slosky presided at the meeting.

(a) **CALL TO ORDER**

The meeting was called to order by Chair Slosky at 9:00am.

(b) **ROLL CALL**

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

(1) That the Agenda be approved as presented.

Moved by Amy Shamroe, Seconded by Jeff Joubran

Yes: Peter Kirkwood, Jeff Joubran, Todd McMillen, Ed Slosky, Amy Shamroe, Shelley Spencer, Gary Howe, Mike Powers, and Caitlin Early

Absent: None

CARRIED. 9-0-0 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 March 20, 2026 DDA Regular Board Meeting (approval recommended)
- (2) Consideration of approving the March 2026 Financial Reports and Distributions from the DDA General, Old Town TIF and TIF-97 (approval recommended)
- (3) Consideration of approving the March 2026 Financial Report and Distribution from the Traverse City Arts Commission
That the Consent Calendar be approved as presented.

Moved by Amy Shamroe, Seconded by Shelley Spencer

Yes: Peter Kirkwood, Jeff Joubran, Todd McMillen, Ed Slosky, Amy Shamroe, Shelley Spencer, Gary Howe, and Caitlin Early

Absent: Mike Powers

CARRIED. 8-0-1 on a recorded vote

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

(g) **OLD BUSINESS**

- (1) 2026 - 2027 DDA Budget(s) Review and Discussion - Schedule Public Hearing (approval recommended)

The following addressed the board:

Harry Burkholder
Gary Howe
Jeff Joubran
Amy Shamroe
Ed Slosky

That the DDA set a public hearing for the 2026/2027 DDA General, Old Town TIF and TIF-97 Budgets for Friday, May 15, 2026 at 9:00am in the Governmental Center Commission Chambers.

Moved by Amy Shamroe, Seconded by Todd McMillen

Yes: Peter Kirkwood, Jeff Joubran, Todd McMillen, Ed Slosky, Amy Shamroe, Shelley Spencer, Gary Howe, and Caitlin Early

Absent: Mike Powers

CARRIED. 8-0-1 on a recorded vote

(2) TIF-97 Project Priorities Update

The following addressed the board:

Harry Burkholder
Ed Slosky
Lauren Bohac
Amy Shamroe
Pete Kirkwood
Gary Howe

(3) Moving Downtown Forward TIF Plan Discussion

The following addressed the board:

Harry Burkholder
Lauren Bohac
Ed Slosky
Pete Kirkwood
Amy Shamroe
Gary Howe
Shelly Spencer
Jeff Joubran
Todd McMillan

(h) NEW BUSINESS

(1) Consideration of Entering Into an Agreement for the Farmers Market Pavilion and Lot B Project (approval recommended)

The following addressed the board:

Harry Burkholder

That the DDA Board enter into an agreement with the City of Traverse for reimbursement of construction costs associated with the Farmers Market Pavilion and stormwater infrastructure associated with the renovation of Lot B, as well as reimbursement for construction management services for the project by Beckett and Raeder for a not to exceed cost of \$2,954,217.68 from TIF-97, subject to approval as to its form by the DDA Attorney

Moved by Amy Shamroe, Seconded by Jeff Joubran

Yes: Peter Kirkwood, Jeff Joubran, Todd McMillen, Ed Slosky, Amy

Shamroe, Shelley Spencer, Gary Howe, and Caitlin Early
Absent: None

CARRIED. 8-0-0 on a recorded vote

- (2) Consideration of Entering Into an Agreement for the North Union Street Bridge Rehabilitation and the Adjacent Deck Railing (approval recommended)

The following addressed the board:

Harry Burkholder
Gary Howe
Zach Cole
Pete Kirkiwood

That the DDA Board enter into an agreement with the City of Traverse City for reimbursement of construction costs associated with the staircase railing adjacent to the North Union Street Bridge and rehabilitation of the North Union Bridge for a not to exceed cost of \$150,000 from TIF-97, subject to approval as to its form by the DDA Attorney

Moved by Gary Howe, Seconded by Caitlin Early

Yes: Peter Kirkwood, Jeff Joubran, Todd McMillen, Ed Slosky, Amy Shamroe, Shelley Spencer, Gary Howe, and Caitlin Early

Absent: Mike Powers

CARRIED. 8-0-1 on a recorded vote

(i) **EXECUTIVE DIRECTOR REPORT**

- (1) Executive Director Report

The following addressed the board:

Harry Burkholder
Jeff Joubran
Zach Cole

(j) **STAFF REPORTS**

- (1) Director of Events and Engagement Report

The following addressed the board:

Sara Klebba

(k) **PUBLIC COMMENT**

(l) **RECEIVE AND FILE**

The following addressed the board:
Harry Burkholder

(m) **ADJOURNMENT**

The meeting was adjourned by Chair Slosky at 10:16am.

Harry Burkholder, Interim Traverse
City DDA CEO

Harry Burkholder, Executive Director

Draft

REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 04/30/2026
 % Fiscal Year Completed: 83.29

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 04/30/2026	ACTIVITY FOR MONTH 04/30/2026	AVAILABLE BALANCE	% BDTG USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000 - NON-DEPARTMENTAL						
248-000-401.000	PROPERTY TAX REVENUE PRIOR YEAR ADJ	0.00	873.84	0.00	(873.84)	100.00
248-000-402.000	TAXES-CURRENT-REAL ESTATE	130,000.00	120,217.18	0.00	9,782.82	92.47
248-000-412.000	TAX-DELINQUENT-PERSONAL PROP	0.00	0.00	0.00	0.00	0.00
248-000-432.000	PAYMENT IN LIEU OF TAXES	0.00	1,329.31	0.00	(1,329.31)	100.00
248-000-476.060	VENDOR PERMITS	21,500.00	0.00	0.00	21,500.00	0.00
248-000-502.000	FEDERAL GRANTS	657,700.00	0.00	0.00	657,700.00	0.00
248-000-543.001	STATE GRANT	600,000.00	0.00	0.00	600,000.00	0.00
248-000-569.000	STATE GRANTS - OTHER	0.00	0.00	0.00	0.00	0.00
248-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE	0.00	61,983.89	0.00	(61,983.89)	100.00
248-000-580.000	GRANTS FROM LOCAL UNITS	0.00	2,340.00	0.00	(2,340.00)	100.00
248-000-580.001	GRANT PRIVATE SOURCE	500,000.00	0.00	0.00	500,000.00	0.00
248-000-626.000	CHARGES FOR SERVICES RENDERED	0.00	62,500.00	6,250.00	(62,500.00)	100.00
248-000-664.000	INTEREST & DIVIDEND EARNINGS	5,300.00	92.79	0.00	5,207.21	1.75
248-000-667.000	RENTS AND ROYALTIES	50,000.00	19,599.00	280.00	30,401.00	39.20
248-000-674.000	CONTRIBUTIONS-PRIVATE SOURCES	0.00	0.00	0.00	0.00	0.00
248-000-675.000	CONTRIBUTIONS-PUBLIC SOURCES	75,000.00	0.00	0.00	75,000.00	0.00
248-000-676.000	REIMBURSEMENTS	0.00	420.37	0.00	(420.37)	100.00
248-000-692.000	PRIOR YEARS' SURPLUS	9,000.00	0.00	0.00	9,000.00	0.00
248-000-699.000	TRANSFERS IN	712,500.00	712,500.00	0.00	0.00	100.00
Total Dept 000 - NON-DEPARTMENTAL		2,761,000.00	981,856.38	6,530.00	1,779,143.62	35.56
TOTAL REVENUES		2,761,000.00	981,856.38	6,530.00	1,779,143.62	35.56
Expenditures						
Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY						
248-725-702.000	SALARIES AND WAGES	446,200.00	355,714.06	33,594.18	90,485.94	79.72
248-725-704.000	EMPLOYEE OVERTIME	0.00	0.00	0.00	0.00	0.00
248-725-706.000	EMPLOYEE OVERTIME	0.00	0.00	0.00	0.00	0.00
248-725-714.000	HEALTH SAVINGS ACCT EXPENSE	0.00	5,500.00	(110.00)	(5,500.00)	100.00
248-725-715.000	EMPLOYER'S SOCIAL SECURITY	32,900.00	28,235.65	2,703.71	4,664.35	85.82
248-725-716.000	EMPLOYEE HEALTH INSURANCE	49,800.00	20,252.24	2,119.81	29,547.76	40.67
248-725-717.000	EMPLOYEE LIFE/DISABILITY INS	200.00	3,097.70	326.02	(2,897.70)	1,548.85
248-725-718.000	RETIREMENT FUND CONTRIBUTION	43,000.00	18,805.72	2,357.08	24,194.28	43.73
248-725-720.000	UNEMPLOYMENT COMPENSATION	1,900.00	1,319.86	982.80	580.14	69.47
248-725-721.000	WORKERS COMPENSATION INS	5,200.00	2,177.00	0.00	3,023.00	41.87
248-725-727.000	OFFICE SUPPLIES	14,630.00	11,877.10	208.12	2,752.90	81.18
248-725-727.003	OFFICE FURNITURE AND EQUIPMENT	0.00	0.00	0.00	0.00	0.00
248-725-740.000	OPERATION SUPPLIES	67,970.00	57,807.78	891.37	10,162.22	85.05
248-725-801.000	PROFESSIONAL AND CONTRACTUAL	124,400.00	121,220.58	6,103.04	3,179.42	97.44
248-725-801.007	MEMBERSHIP DUES AND SUBSCRIPTIONS	7,000.00	1,508.22	204.25	5,491.78	21.55
248-725-801.008	FARMERS MARKET FOOD ASSISTANCE	0.00	15,444.00	0.00	(15,444.00)	100.00
248-725-802.000	INFORMATION TECHNOLOGY SERVICES	0.00	0.00	0.00	0.00	0.00
248-725-804.000	LEGAL SERVICES	34,000.00	34,000.00	3,126.00	0.00	100.00
248-725-805.000	POSTAGE	0.00	0.00	0.00	0.00	0.00
248-725-807.000	INSURANCE AND BONDS	0.00	0.00	0.00	0.00	0.00
248-725-821.000	MARKETING & PUBLIC SERVICES	0.00	0.00	0.00	0.00	0.00
248-725-822.000	INSURANCE AND BONDS	0.00	0.00	0.00	0.00	0.00
248-725-822.001	TRAINING/REGISTRATION/TUITION	2,500.00	0.00	0.00	2,500.00	0.00
248-725-822.002	LODGING AND TRAVEL	2,500.00	0.00	0.00	2,500.00	0.00
248-725-850.000	COMMUNICATIONS	5,000.00	873.36	169.77	4,126.64	17.47

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REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 04/30/2026
 % Fiscal Year Completed: 83.29

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*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 04/30/2026	ACTIVITY FOR MONTH 04/30/2026	AVAILABLE BALANCE	% BGD USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
248-725-860.000	TRANSPORTATION	0.00	0.00	0.00	0.00	0.00
248-725-880.000	COMMUNITY PROMOTION	0.00	0.00	0.00	0.00	0.00
248-725-900.000	PRINTING AND PUBLISHING	0.00	784.00	0.00	(784.00)	100.00
248-725-920.000	PUBLIC UTILITIES	4,000.00	3,707.10	588.82	292.90	92.68
248-725-930.000	REPAIRS AND MAINTENANCE	1,000.00	1,063.27	0.00	(63.27)	106.33
248-725-940.000	RENTAL EXPENSE	0.00	2,384.40	0.00	(2,384.40)	100.00
248-725-956.000	MISCELLANEOUS	10,000.00	6,612.20	654.81	3,387.80	66.12
248-725-965.000	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	0.00
248-725-970.000	CAPITAL OUTLAY	1,757,700.00	117,337.48	42,150.20	1,640,362.52	6.68
248-725-970.002	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTU	0.00	0.00	0.00	0.00	0.00
248-725-970.003	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTU	0.00	0.00	0.00	0.00	0.00
248-725-988.000	UNALLOCATED FUNDS	151,100.00	0.00	0.00	151,100.00	0.00
Total Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY		2,761,000.00	809,721.72	96,069.98	1,951,278.28	29.33
TOTAL EXPENDITURES		2,761,000.00	809,721.72	96,069.98	1,951,278.28	29.33
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		2,761,000.00	981,856.38	6,530.00	1,779,143.62	35.56
TOTAL EXPENDITURES		2,761,000.00	809,721.72	96,069.98	1,951,278.28	29.33
NET OF REVENUES & EXPENDITURES		0.00	172,134.66	(89,539.98)	(172,134.66)	100.00
BEG. FUND BALANCE						
FUND BALANCE ADJUSTMENTS			512,643.34			
END FUND BALANCE			684,778.00			

REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 04/30/2026
 % Fiscal Year Completed: 83.29

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 04/30/2026	ACTIVITY FOR MONTH 04/30/2026	AVAILABLE BALANCE	% BGD USED
Fund 252 - DDA OLD TOWN TIF						
Revenues						
Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY						
252-725-401.000	PROPERTY TAX REVENUE PRIOR YEAR ADJ	0.00	459.38	0.00	(459.38)	100.00
252-725-402.000	TAXES-CURRENT-REAL ESTATE	830,000.00	994,046.17	0.00	(164,046.17)	119.76
252-725-432.000	PAYMENT IN LIEU OF TAXES	0.00	0.00	0.00	0.00	0.00
252-725-664.000	INTEREST & DIVIDEND EARNINGS	100.00	503.75	0.00	(403.75)	503.75
252-725-667.000	RENTS AND ROYALTIES	0.00	0.00	0.00	0.00	0.00
252-725-676.000	REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00
252-725-692.000	PRIOR YEARS' SURPLUS	0.00	0.00	0.00	0.00	0.00
252-725-699.000	TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
Total Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY		830,100.00	995,009.30	0.00	(164,909.30)	119.87
TOTAL REVENUES		830,100.00	995,009.30	0.00	(164,909.30)	119.87
Expenditures						
Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY						
252-725-727.000	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00
252-725-801.000	PROFESSIONAL AND CONTRACTUAL	77,000.00	49,206.98	0.00	27,793.02	63.91
252-725-804.000	LEGAL SERVICES	10,000.00	2,596.88	0.00	7,403.12	25.97
252-725-821.000	MARKETING & PUBLIC SERVICES	0.00	0.00	0.00	0.00	0.00
252-725-880.000	COMMUNITY PROMOTION	20,000.00	19,050.11	2,866.73	949.89	95.25
252-725-900.000	PRINTING AND PUBLISHING	0.00	0.00	0.00	0.00	0.00
252-725-920.000	PUBLIC UTILITIES	5,000.00	1,373.65	64.40	3,626.35	27.47
252-725-930.000	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	0.00
252-725-956.000	MISCELLANEOUS	15,000.00	0.00	0.00	15,000.00	0.00
252-725-965.000	CITY FEE	124,800.00	82,998.00	0.00	41,802.00	66.50
252-725-970.002	DDA ESSENTIAL PUBLIC INFRASTRUCTURE	90,000.00	0.00	0.00	90,000.00	0.00
252-725-970.003	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTURE	270,000.00	0.00	0.00	270,000.00	0.00
252-725-970.003-DDAMA	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTURE	0.00	0.00	0.00	0.00	0.00
252-725-970.003-DDARE	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTURE	0.00	0.00	0.00	0.00	0.00
252-725-970.003-DDAU7	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTURE	0.00	0.00	0.00	0.00	0.00
252-725-988.000	UNALLOCATED FUNDS	100,900.00	0.00	0.00	100,900.00	0.00
252-725-995.000	TRANSFERS OUT/CONTRIB. TO OTHER FUNDS	117,400.00	117,400.00	0.00	0.00	100.00
Total Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY		830,100.00	272,625.62	2,931.13	557,474.38	32.84
TOTAL EXPENDITURES		830,100.00	272,625.62	2,931.13	557,474.38	32.84
Fund 252 - DDA OLD TOWN TIF:						
TOTAL REVENUES		830,100.00	995,009.30	0.00	(164,909.30)	119.87
TOTAL EXPENDITURES		830,100.00	272,625.62	2,931.13	557,474.38	32.84
NET OF REVENUES & EXPENDITURES		0.00	722,383.68	(2,931.13)	(722,383.68)	100.00
BEG. FUND BALANCE						
FUND BALANCE ADJUSTMENTS			1,195,623.99			
END FUND BALANCE			1,918,007.67			

REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 04/30/2026
 % Fiscal Year Completed: 83.29

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 04/30/2026	ACTIVITY FOR MONTH 04/30/2026	AVAILABLE BALANCE	% BGD USED
Fund 253 - DDA TIF 97						
Revenues						
Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY						
253-725-401.000	PROPERTY TAX REVENUE PRIOR YEAR ADJ	0.00	17,687.60	0.00	(17,687.60)	100.00
253-725-402.000	TAXES-CURRENT-REAL ESTATE	4,336,300.00	4,212,885.03	0.00	123,414.97	97.15
253-725-432.000	PAYMENT IN LIEU OF TAXES	0.00	29,029.38	0.00	(29,029.38)	100.00
253-725-664.000	INTEREST & DIVIDEND EARNINGS	4,500.00	3,394.48	0.00	1,105.52	75.43
253-725-667.000	RENTS AND ROYALTIES	0.00	0.00	0.00	0.00	0.00
253-725-676.000	REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00
253-725-692.000	PRIOR YEARS' SURPLUS	2,642,600.00	0.00	0.00	2,642,600.00	0.00
253-725-699.000	TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
Total Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY		6,983,400.00	4,262,996.49	0.00	2,720,403.51	61.04
TOTAL REVENUES		6,983,400.00	4,262,996.49	0.00	2,720,403.51	61.04
Expenditures						
Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY						
253-725-727.000	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00
253-725-801.000	PROFESSIONAL AND CONTRACTUAL	328,100.00	234,384.87	19,835.00	93,715.13	71.44
253-725-801.000-DDAFA	PROFESSIONAL AND CONTRACTUAL	0.00	0.00	0.00	0.00	0.00
253-725-801.004	BANK SERVICE FEES	0.00	0.00	0.00	0.00	0.00
253-725-804.000	LEGAL SERVICES	20,000.00	9,915.62	2,125.00	10,084.38	49.58
253-725-821.000	MARKETING & PUBLIC SERVICES	90,000.00	63,261.86	11,466.60	26,738.14	70.29
253-725-880.000	COMMUNITY PROMOTION	0.00	0.00	0.00	0.00	0.00
253-725-900.000	PRINTING AND PUBLISHING	0.00	0.00	0.00	0.00	0.00
253-725-920.000	PUBLIC UTILITIES	30,000.00	12,147.40	933.22	17,852.60	40.49
253-725-956.000	MISCELLANEOUS	50,000.00	6,488.53	0.00	43,511.47	12.98
253-725-965.000	CITY FEE	514,700.00	318,330.67	0.00	196,369.33	61.85
253-725-970.002	DDA ESSENTIAL PUBLIC INFRASTRUCTURE	671,000.00	6,663.14	251.80	664,336.86	0.99
253-725-970.002-DDARS	DDA ESSENTIAL PUBLIC INFRASTRUCTURE	0.00	0.00	0.00	0.00	0.00
253-725-970.002-DDAUS	DDA ESSENTIAL PUBLIC INFRASTRUCTURE	0.00	0.00	0.00	0.00	0.00
253-725-970.003	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTURE	3,810,000.00	701,229.84	0.00	3,108,770.16	18.40
253-725-970.003-DDABO	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTURE	0.00	0.00	0.00	0.00	0.00
253-725-970.003-DDAFM	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTURE	0.00	0.00	0.00	0.00	0.00
253-725-970.003-DDAMA	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTURE	0.00	0.00	0.00	0.00	0.00
253-725-970.003-DDARO	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTURE	0.00	0.00	0.00	0.00	0.00
253-725-970.003-DDASS	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTURE	0.00	0.00	0.00	0.00	0.00
253-725-991.000	PRINCIPAL/PRINCIPAL EXPENSES	820,000.00	820,000.00	820,000.00	0.00	100.00
253-725-994.000	INTEREST EXPENSE	54,500.00	54,458.75	54,458.75	41.25	99.92
253-725-995.000	TRANSFERS OUT/CONTRIB. TO OTHER FUNDS	595,100.00	595,100.00	0.00	0.00	100.00
Total Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY		6,983,400.00	2,821,980.68	909,070.37	4,161,419.32	40.41
TOTAL EXPENDITURES		6,983,400.00	2,821,980.68	909,070.37	4,161,419.32	40.41
Fund 253 - DDA TIF 97:						
TOTAL REVENUES		6,983,400.00	4,262,996.49	0.00	2,720,403.51	61.04
TOTAL EXPENDITURES		6,983,400.00	2,821,980.68	909,070.37	4,161,419.32	40.41
NET OF REVENUES & EXPENDITURES		0.00	1,441,015.81	(909,070.37)	(1,441,015.81)	100.00

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REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 04/30/2026
 % Fiscal Year Completed: 83.29

Page: 5/5

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 04/30/2026	ACTIVITY FOR MONTH 04/30/2026	AVAILABLE BALANCE	% BDGT USED
Fund 253 - DDA TIF 97						
	BEG. FUND BALANCE		7,474,213.38			
	FUND BALANCE ADJUSTMENTS		8,915,229.19			
	END FUND BALANCE					
	TOTAL REVENUES - ALL FUNDS	10,574,500.00	6,239,862.17	6,530.00	4,334,637.83	59.01
	TOTAL EXPENDITURES - ALL FUNDS	10,574,500.00	3,904,328.02	1,008,071.48	6,670,171.98	36.92
	NET OF REVENUES & EXPENDITURES	0.00	2,335,534.15	(1,001,541.48)	(2,335,534.15)	100.00
	BEG. FUND BALANCE - ALL FUNDS					
	FUND BALANCE ADJ - ALL FUNDS		9,182,480.71			
	END FUND BALANCE - ALL FUNDS		11,518,014.86			

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REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 04/30/2026
 % Fiscal Year Completed: 83.29

Page: 1/1

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 04/30/2026	ACTIVITY FOR MONTH 04/30/2026	AVAILABLE BALANCE	% BDGT USED
Fund 107 - PUBLIC ARTS COMMISSION FUND						
Revenues						
Dept 000 - NON-DEPARTMENTAL						
107-000-664.000	INTEREST & DIVIDEND EARNINGS	1,000.00	0.00	0.00	1,000.00	0.00
107-000-664.002	CHANGE IN FAIR VALUE OF INVESTMENTS	0.00	0.00	0.00	0.00	0.00
107-000-674.000	CONTRIBUTIONS-PRIVATE SOURCES	0.00	0.00	0.00	0.00	0.00
107-000-675.000	CONTRIBUTIONS-PUBLIC SOURCES	0.00	0.00	0.00	0.00	0.00
107-000-676.000	REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00
107-000-692.000	PRIOR YEARS' SURPLUS	19,000.00	0.00	0.00	19,000.00	0.00
107-000-699.000	TRANSFERS IN	60,000.00	60,000.00	0.00	0.00	100.00
Total Dept 000 - NON-DEPARTMENTAL		80,000.00	60,000.00	0.00	20,000.00	75.00
TOTAL REVENUES		80,000.00	60,000.00	0.00	20,000.00	75.00
Expenditures						
Dept 000 - NON-DEPARTMENTAL						
107-000-727.000	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00
107-000-801.000	PROFESSIONAL AND CONTRACTUAL	80,000.00	73,034.27	2,500.00	6,965.73	91.29
107-000-900.000	PRINTING AND PUBLISHING	0.00	0.00	0.00	0.00	0.00
107-000-930.000	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	0.00
107-000-970.000	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
107-000-970.000-02274	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
107-000-988.000	UNALLOCATED FUNDS	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - NON-DEPARTMENTAL		80,000.00	73,034.27	2,500.00	6,965.73	91.29
TOTAL EXPENDITURES		80,000.00	73,034.27	2,500.00	6,965.73	91.29
Fund 107 - PUBLIC ARTS COMMISSION FUND:						
TOTAL REVENUES		80,000.00	60,000.00	0.00	20,000.00	75.00
TOTAL EXPENDITURES		80,000.00	73,034.27	2,500.00	6,965.73	91.29
NET OF REVENUES & EXPENDITURES		0.00	(13,034.27)	(2,500.00)	13,034.27	100.00
BEG. FUND BALANCE		185,567.63	185,567.63			
END FUND BALANCE		185,567.63	172,533.36			



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

MEMORANDUM

To: DDA Board of Directors

From: Lauren Bohac, Deputy Director, DDA

Date: May 11, 2026

Re: 2026 - 2027 Proposed Budget – Public Hearing

The proposed 2026 – 2027 budgets for the DDA, TIF-97 and Old Town TIF are presented below.

Fiscal Year: July 1st 2026 – June 31st 2027

Here is the estimated timeline for the budget approval process. As a reminder, the City Commission must formally approve the DDA budget prior to formal adoption by the DDA Board.

Budget Process & Timeline (dates subject to change)

Feb. 20 th	DDA Board reviewed and discussed high-level outline of budget COMPLETED
March 11 th	DDA Finance Committee discusses preliminary budget COMPLETED
March 20 th	DDA Board reviews and discusses draft budget COMPLETED
April 17 th	DDA Board reviews budget & schedules public hearing for May 15 th COMPLETED
May 4 th	DDA draft budget submitted to the City Commission COMPLETED
May 11 th	DDA draft budget discussed at City Commission Study Session COMPLETED
May 15 th	DDA holds public hearing on budget WE ARE HERE
May 18 th	City Commission holds public hearing on budget and possible approval
June 1 st	Budget must be approved by City Commission no later than this date
June 19 th	Approval of budget by DDA Board

A presentation summary of the DDA Budget(s) is included in the packet

Draft DDA TIF(s) 2026 - 2027 Budget

TIF-97	Total Taxable Value	226,821,791
	Captured Taxable Value	189,291,061
	Estimated Revenue	4,828,974
	Est. Fund Balance of Previous Fiscal Year	\$ 4,800,000

Running Downtown	\$ 1,174,964
<i>DDA Administration</i>	605,731
<i>Service Agreement with City</i>	\$ 519,233
<i>Miscellaneous & Utilities</i>	\$ 50,000

Building and Maintaining Downtown	
(A) Essential Public Infrastructure	\$ 1,509,657
<i>Streetscaping/Snowmelt</i>	\$ 75,000
<i>Stormwater & Green Infrastructure (Lot B)</i>	\$ 110,000
<i>Landscaping**</i>	\$ 18,000
<i>General Infrastructure Repair</i>	\$ 70,000
<i>City Infrastructure Contribution</i>	\$ 100,000
<i>Wayfinding Signage</i>	\$ 22,000
<i>Placemaking Amenities</i>	\$ 100,000
<i>Miscellaneous</i>	\$ 25,000
<i>Rotary Square Maintenance</i>	\$ 14,000
<i>N. Union Street Bridge Repair</i>	\$ 150,000
<i>Hardy Parking Deck Payment</i>	\$ 825,657
(B) Essential Public Services	\$ 377,550
<i>Community Police Officer (\$120,431)^</i>	
<i>Trash and Recycling Removal</i>	\$ 60,100
<i>Public Restroom Program</i>	\$ 14,500
<i>Printing</i>	\$ 3,500
<i>Clean and Green Team (SEEDS & Bin Ninjas)</i>	\$ 105,000
<i>City Vehicle Rentals</i>	\$ 8,450
<i>Holiday Lights</i>	\$ 100,000
<i>Miscellaneous</i>	\$ 25,000
<i>Farmers Market Maintenance & Admin</i>	\$ 61,000

Transforming Downtown	
(A) Transformative Public Infrastructure	\$ 4,573,000
<i>Rotary Square</i>	\$ 500,000
<i>Farmers Market Pavillion</i>	\$ 3,083,000
<i>Boardman/Ottaway Restoration & Infrastructure</i>	\$ 400,000
<i>Two-Way Pilot</i>	\$ 200,000
<i>Mobility & Accessibility Improvements</i>	\$ 380,000
<i>Public Art</i>	\$ 10,000
(B) Transformative Public Services	\$ 68,500
<i>Composting Program</i>	\$ 10,500
<i>Retail Study</i>	\$ 40,000
<i>Destination Downtown</i>	\$ 3,000
<i>City Stormwater Study</i>	\$ 15,000

Activating Downtown & Growing Business	\$ 90,900
<i>Communication, Promotion & Events</i>	\$ 90,000
<i>Traverse Connect</i>	\$ 900

Total Expenses	\$ 7,794,571
Estimated Remaining Fund Balance	\$ 1,834,403

** Includes flowers, planters, tools, and J. Smith maintenance
 ^Police Officer included in City service agreement total

Old Town TIF	Total Taxable Value	\$ 89,419,485
	Captured Taxable Value	\$ 43,995,103
	Estimated Revenue	\$ 1,121,406
	Est. Fund Balance of Previous Fiscal Year	\$ 1,855,000

Running Downtown	\$ 288,792
<i>DDA Administration</i>	\$ 140,784
<i>Service Agreement with City</i>	\$ 129,808
<i>Miscellaneous & Utilities</i>	\$ 18,200

Building and Maintaining Downtown	
(A) Essential Public Infrastructure	\$ 122,000
<i>Streetscaping/Snowmelt</i>	\$ 10,000
<i>Stormwater & Green Infrastructure</i>	\$ 15,000
<i>Landscaping**</i>	\$ 4,000.00
<i>General Infrastructure Repair</i>	\$ 15,000.00
<i>City Infrastructure Contribution</i>	\$ 25,000.00
<i>Wayfinding Signage</i>	\$ 8,000.00
<i>Placemaking Amenities</i>	\$ 10,000.00
<i>Miscellaneous</i>	\$ 10,000.00
<i>Carnegie Building Repairs</i>	\$ 25,000.00

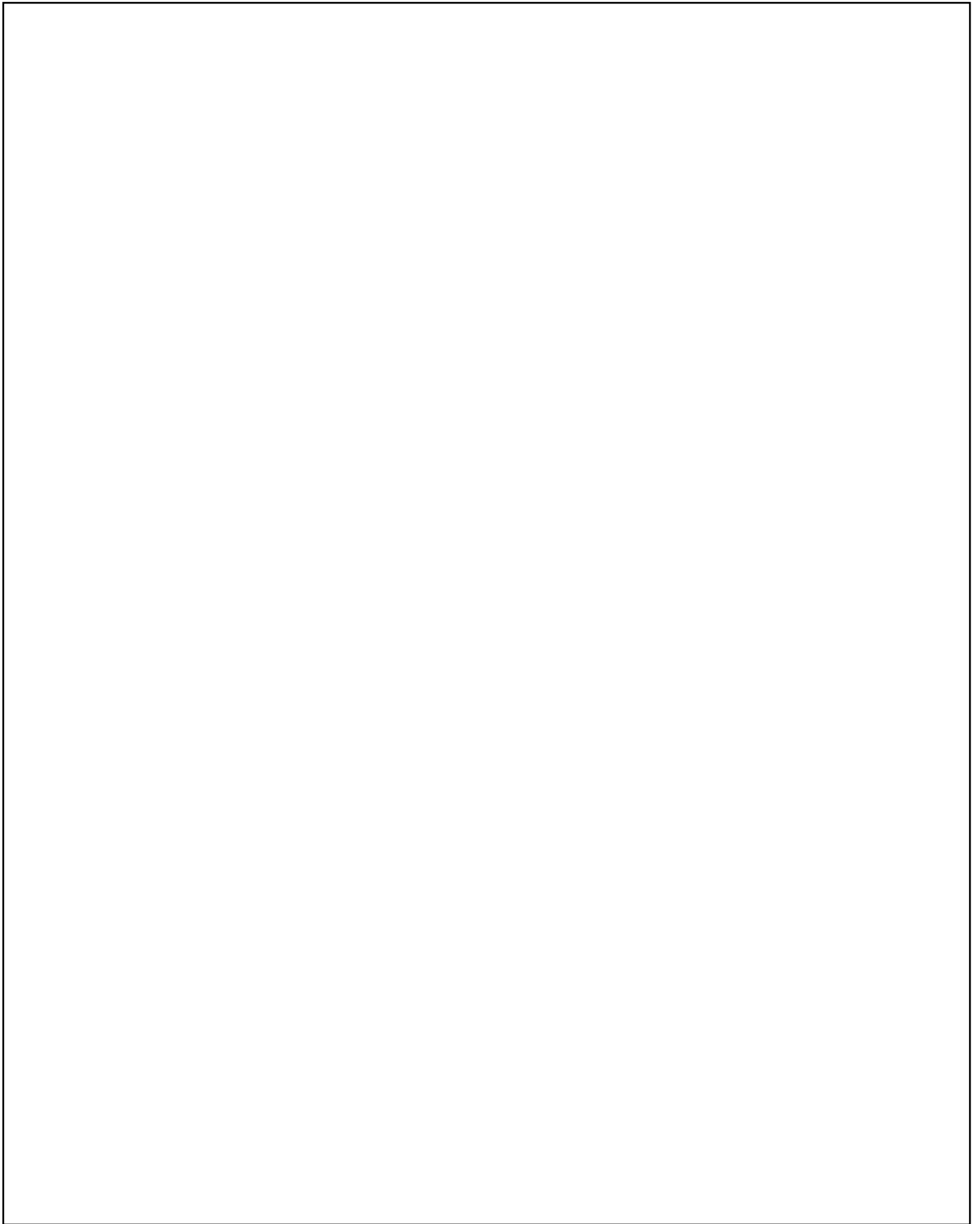
(B) Essential Public Services	\$ 68,650
<i>Community Police Officer (\$3,000)^</i>	
<i>Trash Removal</i>	\$ 20,000
<i>Public Restroom Program</i>	\$ 1,000
<i>Printing</i>	\$ 500
<i>Clean and Green Team (SEEDS & Bin Ninjas)</i>	\$ 25,000
<i>City Vehicle Rentals</i>	\$ 2,150
<i>Holiday Lights</i>	\$ 10,000
<i>Miscellaneous</i>	\$ 10,000

Transforming Downtown	
(A) Transformative Public Infrastructure	\$ 970,000
<i>Rivers Edge Riverwalk</i>	\$ 250,000
<i>Riverwalk Signage</i>	\$ 10,000
<i>Union and 7th Intersection</i>	\$ 700,000
<i>Mobility & Accessibility Improvements</i>	\$ 10,000
(B) Transformative Public Services	\$ 12,300
<i>Composting Program</i>	\$ 1,300
<i>Retail Study</i>	\$ 10,000
<i>Destination Downtown</i>	\$ 1,000

Activating Downtown & Growing Business	\$ 20,210
<i>Communication, Promotion & Events</i>	\$ 20,000
<i>Traverse Connect</i>	\$ 210

Total Expenses	\$ 1,481,952
Estimated Remaining Fund Balance	\$ 1,494,454

** Includes flowers, planters, and tools
 ^Police Officer included in City service agreement total





DDA 2026/2027 Budget Draft

May 11, 2026

DDA Board of Directors



Ed Slosky
Chair



Gary Howe
Vice Chair



Jeff Joubran
Treasurer



Shelley Spencer
Secretary



Amy Shamroe
Mayor



Pete Kirkwood



Mike Powers



Todd McMillen



Caitlin Early

Overview-Budget Considerations

WHAT DOES THE DDA DO?

The DDA Does

Implement critical physical improvements, including public infrastructure projects and initiatives (in partnership with the city):

- Issue bonds and use TIF funds to help build capital projects, including streetscape beautification, pedestrian bridges and trails and other public amenities.
- Contribute to and offer leadership for the planning, design and construction of wide variety of public improvements

Provide services that create a vital and vibrant Downtown experience, including:

- Implement “clean, green, safe and accessible” initiatives:
 - Plan and implement the way-finding program
 - Operate and manage the Sara Hardy Farmers Market
 - Plan and facilitate Downtown cleaning
 - Plan and facilitate holiday lights
 - Plan and facilitate Downtown planting program
 - ‘Fund the Downtown Police Officer position
 - Fund the removal of trash
- Work with, advocate for and promote Downtown business.
 - Manage the merchant’s association (DTCA) and lead Downtown events, promotions and the gift certificate program
 - Apply for grants
 - Convene Downtown stakeholders



Overview-Budget Considerations

- **Ongoing financial obligations and services** (e.g. contracts, City service agreement)
- **City Capital Improvement Plan (CIP)**
- **City Strategic Action Plan**
- **DDA capital improvement and services priorities**
- **DDA Guiding Principles**
 1. Design a great place for all ages and future generations
 2. Protect and preserve small, local, independent businesses
 3. Support job growth and varied career opportunities
 4. Champion the development of attainable and workforce housing
 5. Advance climate action, sustainability, renewable energy, energy efficiency, and resiliency



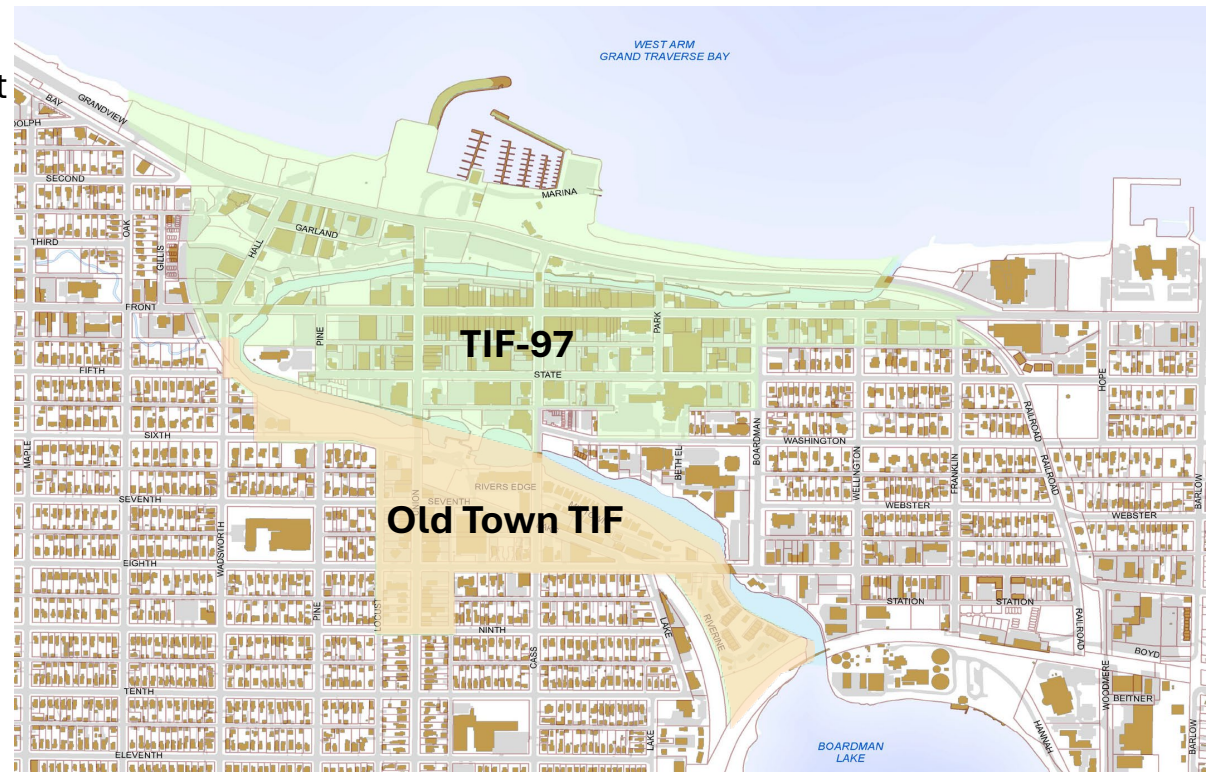
Overview

- 3 funds: DDA General Fund, TIF-97, and Old Town TIF
- Revenue for all budgets are projections from City Treasurer's office using the same methods as the City's budget
- Currently in DDA's first full fiscal year using City's accounting/budget tools; merging DDA and City organizational structures for this presentation
- DDA also manages the Arts Commission budget (staff liaison)



Overview- 3 Funds

- **DDA General/Admin Fund**
 - 2 mill levy
 - Tax paid only by property owners in DDA district
- **TIF-97 Fund**
 - Not a tax**; captured from growth in taxable property value within TIF-97 district
 - Only captures from TIF-97 district
 - Can only spent on public infrastructure/services in TIF-97 district
- **Old Town TIF Fund**
 - Not a tax**; captured from growth in taxable property value within Old Town TIF district
 - Only captures from Old Town TIF district
 - Can only spent on public infrastructure/services in Old Town TIF district



General Fund Overview

**City of Traverse City, Michigan
DDA Component Unit
DDA General Fund (DRAFT)
For the Budget Year 2026-2027**

	Fiscal Year 2024-2025	Fiscal Year 2025-2026	Fiscal Year 2026-2027
	Audited	Approved	Requested (DRAFT)
Revenue			
Taxes	\$ 122,431	\$ 130,000	\$ 125,400
Grants and Contributions	114,417	1,757,700	1,433,000
Reimbursements	999,334	809,040	841,515
Rental Income	-	50,000	21,000
Interest Income	7,622	5,300	67,300
Total Revenue	\$ 1,243,804	\$ 2,752,040	\$ 2,488,215
Expenditures			
Salaries and Wages	544,023	446,200	\$ 475,000.00
Fringe Benefits	103,298	133,000	140,995
Office Supplies and Utilities	62,730	98,600	102,065
Professional Services	594,124	168,400	175,500
Travel and Conferences	1,375	5,000	5,000
Repairs and Maintenance	1,643	1,000	-
Capital Outlay (Grants)	-	1,757,700	1,433,000
Total Expenditures	\$ 1,307,193	\$ 2,609,900	\$ 2,331,560
Excess of Revenues Over/Under Expenditure:	(63,389)	142,140	156,655
Beginning Fund Balance	576,032	512,643	654,783
Ending Fund Balance	512,643	654,783	811,438

DDA General Fund Revenue (DRAFT)

Grants and Contributions	
NOAA federal grant (GTB subrecipient)	\$ 425,000
Rotary Charities local grant	\$ 258,000
EGLE state grant	\$ 750,000
Total Grants and Contributions	\$ 1,433,000
Reimbursements	
TIF 97	\$ 605,731
Old Town TIF	\$ 140,784
DTCA	\$ 75,000
SHFM food assistance programs	\$ 20,000
Total Reimbursements	\$ 841,515
Interest Revenue	
Interest and dividend earnings	\$ 5,300
State Local Community Stabilization	\$ 62,000
Total Interest Revenue	\$ 67,300
Taxes	
DDA millage (2 mills)	\$ 125,400
Total Taxes	\$ 125,400
Rental Income	
SHFM booth fees	\$ 21,000
Total Rental Income	\$ 21,000
Total Revenue	\$ 2,488,215
Total Revenue Excluding Grants	\$ 1,055,215

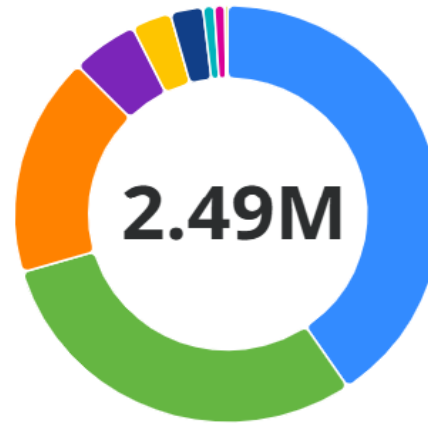
DDA General Fund Expenditures (DRAFT)

Staff	
Salaries	\$ 475,000
Fringe Benefits	\$ 140,995
Total Staff	\$ 615,995
Office and Utilities	
Dues & Memberships	\$ 8,665
Office/Operating Supplies	\$ 70,550
Communications	\$ 3,500
Printing & Publishing	\$ 2,000
Utilities	\$ 7,350
Miscellaneous	\$ 10,000
Total Office Supplies	\$ 102,065.00
Professional Services	
Flight Path/Web management	\$ 12,000
Lehman Wesley	\$ 15,000
Rehmann	\$ 30,000
Vredeveid Haefner (annual audit)	\$ 5,000
Executive Director review	\$ 5,000
SHFM food assistance programs	\$ 20,000
Legal Services	\$ 54,000
Miscellaneous	\$ 30,000
Be Here Now Baby/Professional Develop	\$ 4,500
Total Professional Services	\$ 175,500
Travel and Conferences	
Registration/fees	\$2,500
Travel/lodging	\$2,500
Total Training and Conferences	\$5,000
Capital Outlay (Grants)	
NOAA federal grant (GTB subrecipient)	\$ 425,000
Rotary Charities local grant	\$ 258,000
EGLE state grant	\$ 750,000
Total Grants and Contributions	\$ 1,433,000
Total Expenditures	\$ 2,331,560.00
Total Expenditures Excluding Grants	\$ 898,560.00

General Fund- Revenue

- Grants (Intergovernmental & Federal Grants) make up the majority of revenue (40%)
- Reimbursements from the DTCA, TIF-97, and Old Town TIF are next biggest revenue source (33%)
- DDA 2 mill levy brings in just over \$125,000 to DDA General Fund (5%)
- Farmers Market booth fees and food assistance program reimbursements also make up revenue (<2%)

FY27 Revenues by Revenue Source



Revenue Source	Amount	Percentage
INTERGOVERNMENTAL	\$1,008,000	40.51%
TRANSFER IN OTHER FUNDS	\$746,500	30.00%
FEDERAL GRANTS	\$425,000	17.08%
REAL ESTATE/PERSONAL PROPERTY TAX	\$125,400	5.04%
GENERAL FEES & SERVICES	\$75,000	3.01%
STATE LOCAL COMMUNITY STABILIZATION	\$62,000	2.49%
RENT & ROYALTIES	\$21,000	0.84%
BUSINESS LICENSES & PERMITS	\$20,000	0.80%
INTEREST REVENUE	\$5,300	0.21%

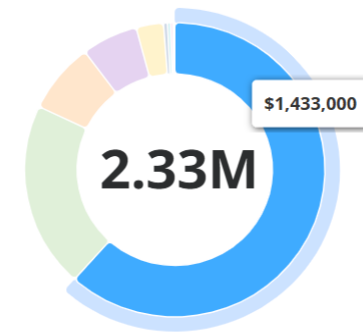
DDA General Fund Revenue (DRAFT)	
Grants and Contributions	
NOAA federal grant (GTB subrecipient)	\$ 425,000
Rotary Charities local grant	\$ 258,000
EGL E state grant	\$ 750,000
Total Grants and Contributions	\$ 1,433,000
Reimbursements	
TIF 97	\$ 605,731
Old Town TIF	\$ 140,784
DTCA	\$ 75,000
SHFM food assistance programs	\$ 20,000
Total Reimbursements	\$ 841,515
Interest Revenue	
Interest and dividend earnings	\$ 5,300
State Local Community Stabilization	\$ 62,000
Total Interest Revenue	\$ 67,300
Taxes	
DDA millage (2 mills)	\$ 125,400
Total Taxes	\$ 125,400
Rental Income	
SHFM booth fees	\$ 21,000
Total Rental Income	\$ 21,000
Total Revenue	\$ 2,488,215
Total Revenue Excluding Grants	\$ 1,055,215

General Fund- Grants

Grants and Contributions

NOAA federal grant (GTB subrecipient)	\$ 425,000
Rotary Charities local grant	\$ 258,000
EGLE state grant	\$ 750,000
Total Grants and Contributions	\$ 1,433,000

FY27 Expenditures by Expense Type Summary



NOAA federal grant

- Subrecipient of an award to the Tribe for Boardman/Ottaway River restoration
- Multiyear grant; \$657,750 available for first 3 years
- In year 1 and work has begun

Rotary Charities local grant

- \$1 million total grant
- More than \$258,000 still available but not budgeted for upcoming fiscal year

EGLE state grant

- Grant awarded years ago for West End environmental clean up
- \$750,000 available
- Expiring soon; potential extension

General Fund- Grants

DDA General Fund Revenue (DRAFT)

Grants and Contributions

NOAA federal grant (GTB subrecipient)	\$ 425,000
Rotary Charities local grant	\$ 258,000
EGLI state grant	\$ 750,000
Total Grants and Contributions	\$ 1,433,000

DDA General Fund Expenditures (DRAFT)

Capital Outlay (Grants)

NOAA federal grant (GTB subrecipient)	\$ 425,000
Rotary Charities local grant	\$ 258,000
EGLI state grant	\$ 750,000
Total Grants and Contributions	\$ 1,433,000

These are reimbursement grants, meaning the DDA does not receive a lump sum amount to spend; grant revenue does not come in until expenditures have been made

Revenue and expenditures line up exactly, creating a net zero representing the reimbursement

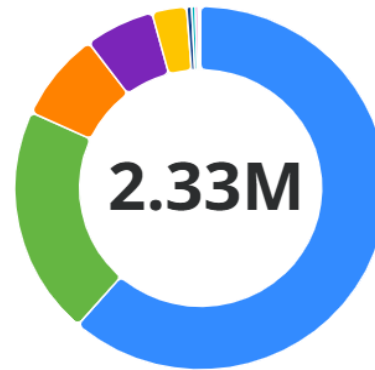
A clearer picture of the general fund can be created by excluding the grant dollars

Total Revenue	\$ 2,445,515	Total Expenditures	\$ 2,318,770.00
Total Revenue Excluding Grants	\$ 1,012,515	Total Expenditures Excluding Grants	\$ 885,770.00

DDA General Fund- Expenditures

- Grants (Capital Outlay) make up the majority of expenditures (61%)
- DDA General Fund mainly covers overhead
 - Staff salaries and benefits
 - IT and web services
 - Accounting (DTCA gift certificate)
 - Audits and reviews
 - Legal
 - Office supplies and equipment
- Reimbursements for federal, state, and local food assistance programs are also administered via DDA General Fund before being paid out to Farmers Market vendors

FY27 Expenditures by Expense Type Summary



● CAPITAL OUTLAY	\$1,433,000	61.46%
● SALARIES & WAGES	\$475,000	20.37%
● PROFESSIONAL SERVICES	\$184,200	7.90%
● FRINGE BENEFITS	\$141,000	6.05%
● OFFICE/OPERATING SUPPLIES	\$70,540	3.03%
● MISCELLANEOUS EXP	\$10,000	0.43%
● UTILITIES	\$7,400	0.32%
● PROFESSIONAL DEVELOPMENT	\$5,000	0.21%
● COMMUNICATION	\$3,500	0.15%
● PRINTING & PUBLISHING	\$2,000	0.09%

DDA General Fund Expenditures (DRAFT)	
Staff	
Salaries	\$ 475,000
Fringe Benefits	\$ 140,995
Total Staff	\$ 615,995
Office and Utilities	
Dues & Memberships	\$ 8,665
Office/Operating Supplies	\$ 70,550
Communications	\$ 3,500
Printing & Publishing	\$ 2,000
Utilities	\$ 7,350
Miscellaneous	\$ 10,000
Total Office Supplies	\$ 102,065.00
Professional Services	
Flight Path/Web management	\$ 12,000
Lehman Wesley	\$ 15,000
Rehmann	\$ 30,000
Vredeveid Haefner (annual audit)	\$ 5,000
Executive Director review	\$ 5,000
SHFM food assistance programs	\$ 20,000
Legal Services	\$ 54,000
Miscellaneous	\$ 30,000
Be Here Now Baby/Professional Develop	\$ 4,500
Total Professional Services	\$ 175,500
Travel and Conferences	
Registration/fees	\$2,500
Travel/lodging	\$2,500
Total Training and Conferences	\$5,000
Capital Outlay (Grants)	
NOAA federal grant (GTB subrecipient)	\$ 425,000
Rotary Charities local grant	\$ 258,000
EGLE state grant	\$ 750,000
Total Grants and Contributions	\$ 1,433,000
Total Expenditures	\$ 2,331,560.00
Total Expenditures Excluding Grants	\$ 898,560.00

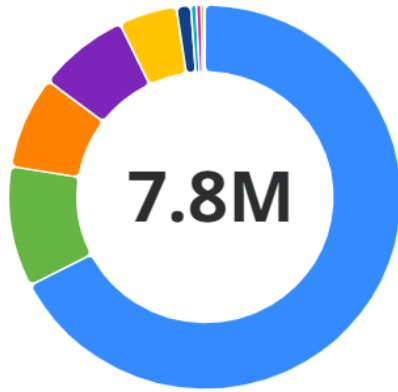
TIF-97 and Old Town TIF Overview

- Structured the same; differences are in dollar amount and district specific projects or needs
- Organized in 4 categories:
 - Running Downtown
 - Building and Maintaining Downtown
 - Transforming Downtown
 - Activating Downtown and Growing Business

Draft DDA TIF(s) 2024 - 2027 Budget		Town TIF	
TIF-:	Total Taxable Value	Town TIF	Total Taxable Value
	*****		*****
	Captured Taxable Value		Captured Taxable Value
	*****		*****
	Estimated Revenue		Estimated Revenue
	*****		\$ 1,121,406
	Fund Balance of Previous Fiscal Year		Fund Balance of Previous Fiscal Year
	*****		\$ 1,355,000
	Running Downtown		Running Downtown
	*****		\$ 288,792
	COA Administration		COA Administration
	605,734		140,734
	Service Agreement with City		Service Agreement with City
	\$ 519,233		\$ 128,306
	Miscellaneous & Utilities		Miscellaneous & Utilities
	\$ 50,000		\$ 18,200
	Building and Maintaining Downtown		Building and Maintaining Downtown
	*****		*****
	(A) Essential Public Infrastructure		(A) Essential Public Infrastr:
	*****		\$ 122,000
	Streetcaping/Resurfacing		Streetcaping/Resurfacing
	\$ 75,000		\$ 10,000
	Stormwater & Sewer Infrastructure Repair		Stormwater & Sewer Infrastructure
	\$ 110,000		\$ 15,000
	Landscaping**		Landscaping**
	\$ 18,000		\$ 4,000.00
	General Infrastructure Repair		General Infrastructure Repair
	\$ 70,000		\$ 15,000.00
	City Infrastructure Contribution		City Infrastructure Contribution
	\$ 100,000		\$ 25,000.00
	Wayfinding Signage		Wayfinding Signage
	\$ 22,000		\$ 8,000.00
	Pleasantville Amenity		Pleasantville Amenity
	\$ 100,000		\$ 10,000.00
	Miscellaneous		Miscellaneous
	\$ 25,000		\$ 10,000.00
	Rotary Square Maintenance		Rotary Square Maintenance
	\$ 14,000		\$ 25,000.00
	N Union Street Bridge Repair		N Union Street Bridge Repair
	\$ 150,000		\$ 150,000.00
	Hardy Parking Deck Payment		Hardy Parking Deck Payment
	\$ 825,657		\$ 825,657.00
	(B) Essential Public Services		(B) Essential Public Services
	\$ 377,550		\$ 68,458
	Community Public Officer (\$25,000)		Community Public Officer (\$25,000)
	\$ 60,100		\$ 20,000
	Track and Recycling Removal		Track and Recycling Removal
	\$ 14,500		\$ 1,000
	Printing		Printing
	\$ 3,500		\$ 500
	View and Drive From DEERS Bldg Signage		View and Drive From DEERS Bldg Signage
	\$ 105,000		\$ 25,000
	City Vehicle Rental		City Vehicle Rental
	\$ 6,450		\$ 2,150
	Holiday Lights		Holiday Lights
	\$ 100,000		\$ 10,000
	Miscellaneous		Miscellaneous
	\$ 25,000		\$ 10,000
	Former Market Pavillion & Main		Former Market Pavillion & Main
	\$ 61,000		\$ 61,000
	Transforming Downtown		Transforming Downtown
	*****		*****
	(A) Transformative Public Infrastructure		(A) Transformative Public Infrastructure
	*****		\$ 920,000
	Rotary Square		Rotary Square
	\$ 500,000		\$ 200,000
	Former Market Pavillion		Former Market Pavillion
	\$ 3,082,000		\$ 10,000
	Eastman/Ottaway Riverwalk		Eastman/Ottaway Riverwalk
	\$ 400,000		\$ 700,000
	Two-Way Pilot		Two-Way Pilot
	\$ 200,000		\$ 10,000
	Mobility & Accessibility Improvements		Mobility & Accessibility Improvements
	\$ 300,000		\$ 300,000
	Public Art		Public Art
	\$ 10,000		\$ 10,000
	(B) Transformative Public Services		(B) Transformative Public Services
	\$ 45,500		\$ 12,300
	Comparing Program		Comparing Program
	\$ 10,500		\$ 1,200
	Retail Study		Retail Study
	\$ 40,000		\$ 10,000
	Distinction Downtown		Distinction Downtown
	\$ 2,000		\$ 1,000
	City Stormwater Study		City Stormwater Study
	\$ 15,000		\$ 15,000
	Activating Downtown & Growing Business		Activating Downtown & Growing Business
	\$ 100,000		\$ 25,000
	Communication, Promotion & Events		Communication, Promotion & Events
	\$ 90,000		\$ 20,000
	Traveler Connect		Traveler Connect
	\$ 10,000		\$ 5,000
	Total Expenditure		Total Expenditure
	*****		*****
	Estimated Remaining Fund Balance		Estimated Remaining Fund Balance
	*****		\$ 1,539,644
	** Includes flowers, plaques, trees, and J. Smith maintenance		** Includes flowers, plaques, trees, and trees
	** Police Officers included in City services department total		** Police Officers included in City services department total

TIF-97 and Old Town TIF Overview

FY27 Expenditures by Expense Type Summary



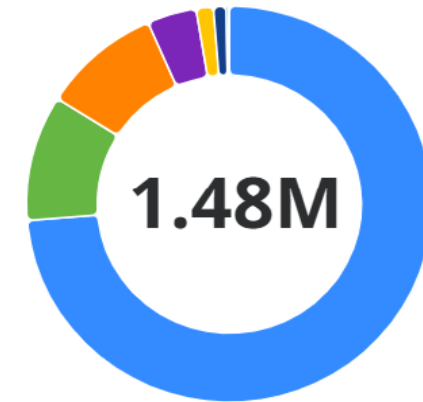
TRANSFER OUT	\$605,730	7.77%
TRANSFER OUT CITY FEE	\$587,800	7.54%
MISCELLANEOUS EXP	\$30,000	0.38%
UTILITIES	\$20,000	0.26%

Running Downtown- TIF-97	\$ 1,174,964
<i>DDA Administration</i>	\$ 605,731
<i>Service Agreement with City</i>	\$ 519,233
<i>Miscellaneous & Utilities</i>	\$ 50,000

Running Downtown

- Administration costs with City and to DDA Admin Fund
- Utilities (downtown office and downtown TCLP meters)

FY27 Expenditures by Expense Type Summary



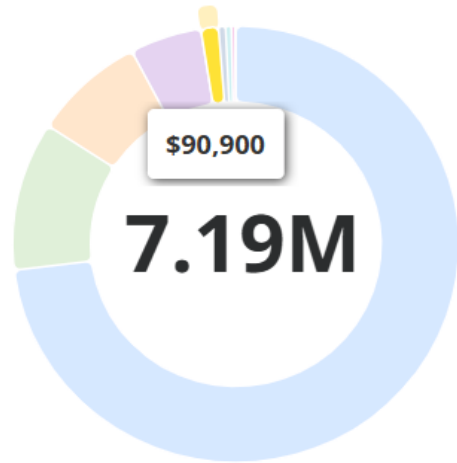
TRANSFER OUT CITY FEE	\$152,000	10.26%
TRANSFER OUT	\$140,780	9.50%
MISCELLANEOUS EXP	\$15,000	1.01%
UTILITIES	\$3,200	0.22%

Running Downtown- Old Town TIF	\$ 288,792
<i>DDA Administration</i>	\$ 140,784
<i>Service Agreement with City</i>	\$ 129,808
<i>Miscellaneous & Utilities</i>	\$ 18,200

TIF-97 and Old Town TIF Overview

Activating Downtown & Growing Business

FY27 Expenditures by Expense Type Summary

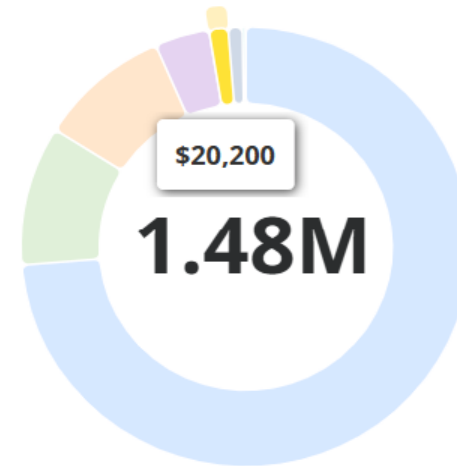


- Marketing and advertising for downtown and events—get people downtown
- Event and DTCA support
- Traverse Connect membership

● CONTRACTUAL SERVICES \$90,900 1.26%

Activating Downtown & Growing Business	\$ 90,900
<i>Communication, Promotion & Events</i>	\$ 90,000
<i>Traverse Connect</i>	\$ 900

FY27 Expenditures by Expense Type Summary



● CONTRACTUAL SERVICES \$20,200 1.36%

Activating Downtown & Growing Business	\$ 20,210
<i>Communication, Promotion & Events</i>	\$ 20,000
<i>Traverse Connect</i>	\$ 210

TIF-97 and Old Town TIF Overview

Building and Maintaining Downtown

Building and Maintaining Downtown- TIF-97	
(A) Essential Public Infrastructure	\$ 1,509,657
Streetscaping/Snowmelt	\$ 75,000
Landscaping**	\$ 18,000
General Infrastructure Repair	\$ 70,000
City Infrastructure Contribution	\$ 100,000
Wayfinding Signage	\$ 22,000
Placemaking Amenities	\$ 100,000
Miscellaneous	\$ 25,000
Stormwater & Green Infrastructure (Lot B)	\$ 110,000
Rotary Square Maintenance	\$ 14,000
N. Union Street Bridge Repair	\$ 150,000
Hardy Parking Deck Payment	\$ 825,657
(B) Essential Public Services- TIF-97	\$ 377,550
Community Police Officer (\$120,431)^	
Trash and Recycling Removal	\$ 60,100
Public Restroom Program	\$ 14,500
Printing	\$ 3,500
Clean and Green Team (SEEDS & Bin Ninjas)	\$ 105,000
City Vehicle Rentals	\$ 8,450
Holiday Lights	\$ 100,000
Miscellaneous	\$ 25,000
Farmers Market Maintenance & Admin	\$ 61,000

- Essential infrastructure and services; “the basics”
- General maintenance and repair
- Contribution to City infrastructure projects
- District specific repairs
- Hardy Deck bond payment
- Contracted services (trash, Clean & Green, holiday lights)
- Community police (City service agreement)
- Public restroom program
- District specific services (Farmers Market)

Building and Maintaining Downtown- Old Town TIF	
(A) Essential Public Infrastructure	\$ 122,000
Streetscaping/Snowmelt	\$ 10,000
Stormwater & Green Infrastructure	\$ 15,000
Landscaping**	\$ 4,000.00
General Infrastructure Repair	\$ 15,000.00
City Infrastructure Contribution	\$ 25,000.00
Wayfinding Signage	\$ 8,000.00
Placemaking Amenities	\$ 10,000.00
Miscellaneous	\$ 10,000.00
Carnegie Building Repairs	\$ 25,000.00
(B) Essential Public Services- Old Town TIF	\$ 68,650
Community Police Officer (\$3,000)^	
Trash Removal	\$ 20,000
Public Restroom Program	\$ 1,000
Printing	\$ 500
Clean and Green Team (SEEDS & Bin Ninjas)	\$ 25,000
City Vehicle Rentals	\$ 2,150
Holiday Lights	\$ 10,000
Miscellaneous	\$ 10,000

TIF-97 and Old Town TIF Overview

Transforming Downtown

Transforming Downtown- TIF-97	
(A) Transformative Public Infrastructure	\$ 4,573,000
<i>Mobility & Accessibility Improvements</i>	\$ 380,000
<i>Public Art</i>	\$ 10,000
<i>Rotary Square</i>	\$ 500,000
<i>Farmers Market Pavillion</i>	\$ 3,083,000
<i>Boardman/Ottaway Restoration & Infrastructure</i>	\$ 400,000
<i>Two-Way Pilot</i>	\$ 200,000
(B) Transformative Public Services	\$ 68,500
<i>Composting Program</i>	\$ 10,500
<i>Destination Downtown</i>	\$ 3,000
<i>Retail Study</i>	\$ 40,000
<i>City Stormwater Study</i>	\$ 15,000

- “Transformational” infrastructure and services; look and feel of downtown
- Mobility improvements for pedestrians and cyclists
- Green programs—downtown composting and public transit partnership with BATA
- Major district specific projects
- Studies

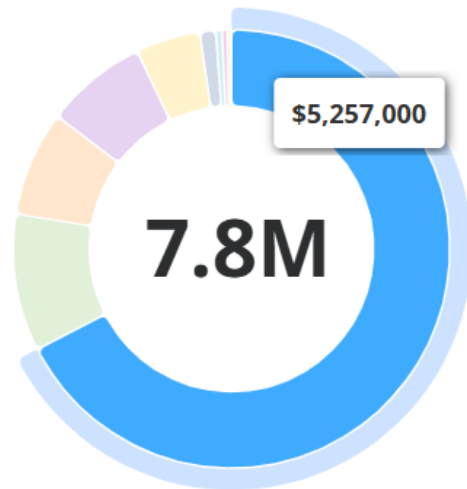
Transforming Downtown- Old Town TIF	
(A) Transformative Public Infrastructure	\$ 920,000
<i>Mobility & Accessibility Improvements</i>	\$ 10,000
<i>Rivers Edge Riverwalk</i>	\$ 200,000
<i>Riverwalk Signage</i>	\$ 10,000
<i>Union and 7th Intersection</i>	\$ 700,000
(B) Transformative Public Services	\$ 12,300
<i>Composting Program</i>	\$ 1,300
<i>Destination Downtown</i>	\$ 1,000
<i>Retail Study</i>	\$ 10,000

TIF-97 Infrastructure

TIF-97 Infrastructure

- Both essential and transformational= capital outlay
- Includes Hardy Parking Deck bond payment

FY27 Expenditures by Expense Type Summary



● CAPITAL OUTLAY	\$5,257,000	67.44%
● PRINCIPAL	\$790,000	10.70%
● INTEREST EXPENSE & FEES	\$36,700	0.50%

Building and Maintaining Downtown- TIF-97

(A) Essential Public Infrastructure	\$ 1,509,657
<i>Streetscaping/Snowmelt</i>	\$ 75,000
<i>Landscaping**</i>	\$ 18,000
<i>General Infrastructure Repair</i>	\$ 70,000
<i>City Infrastructure Contribution</i>	\$ 100,000
<i>Wayfinding Signage</i>	\$ 22,000
<i>Placemaking Amenities</i>	\$ 100,000
<i>Miscellaneous</i>	\$ 25,000
<i>Stormwater & Green Infrastructure (Lot B)</i>	\$ 110,000
<i>Rotary Square Maintenance</i>	\$ 14,000
<i>N. Union Street Bridge Repair</i>	\$ 150,000
<i>Hardy Parking Deck Payment</i>	\$ 825,657

Transforming Downtown- TIF-97

(A) Transformative Public Infrastructure	\$ 4,573,000
<i>Mobility & Accessibility Improvements</i>	\$ 380,000
<i>Public Art</i>	\$ 10,000
<i>Rotary Square</i>	\$ 500,000
<i>Farmers Market Pavillion</i>	\$ 3,083,000
<i>Boardman/Ottaway Restoration & Infrastructure</i>	\$ 400,000
<i>Two-Way Pilot</i>	\$ 200,000

TIF-97 Infrastructure

TIF-97 Essential Infrastructure

<i>Stormwater & Green Infrastructure (Lot B)</i>	\$	110,000
<i>N. Union Street Bridge Repair</i>	\$	150,000

Stormwater & Green Infrastructure (Lot B)

- Contribution to larger city-led stormwater repairs at Lot B
- Rolling over from this year’s budget to next
- Included in Lot B/pavilion motion by City Commission

N. Union Street Bridge Repair

- Contribution to larger city-led bridge repairs
- Rolling over from this year’s budget to next

TIF-97 Transformational Infrastructure

<i>Rotary Square</i>	\$	500,000
<i>Farmers Market Pavillion</i>	\$	3,083,000
<i>Boardman/Ottaway Restoration & Infrastructure</i>	\$	400,000
<i>Two-Way Pilot</i>	\$	200,000

Two-Way Pilot

- Implement all recommended improvements for permanency
- Design for any changes

TIF-97 Infrastructure

TIF-97 Transformational Infrastructure

<i>Rotary Square</i>	\$	500,000
<i>Farmers Market Pavillion</i>	\$	3,083,000
<i>Boardman/Ottaway Restoration & Infrastructure</i>	\$	400,000
<i>Two-Way Pilot</i>	\$	200,000

Rotary Square

- Any design specifications and/or construction documents in new fiscal year
- Bid in fall 2026
- Start construction in spring 2027; total costs overlap into following fiscal year



TIF-97 Infrastructure

TIF-97 Transformational Infrastructure

<i>Rotary Square</i>	\$	500,000
<i>Farmers Market Pavillion</i>	\$	3,083,000
<i>Boardman/Ottaway Restoration & Infrastructure</i>	\$	400,000
<i>Two-Way Pilot</i>	\$	200,000

Farmers Market Pavilion

- Construction and construction management
- Stormwater repairs in separate line
- Fully funded and built in this budget/fiscal year FYE 27
- Approx. \$2.7m rolling over from current year budget
- Included in motion passed by City Commission



TIF-97 Infrastructure

TIF-97 Transformational Infrastructure

<i>Rotary Square</i>	\$	500,000
<i>Farmers Market Pavillion</i>	\$	3,083,000
<i>Boardman/Ottaway Restoration & Infrastructure</i>	\$	400,000
<i>Two-Way Pilot</i>	\$	200,000

Boardman/Ottaway Restoration and Infrastructure

- Complete construction documents

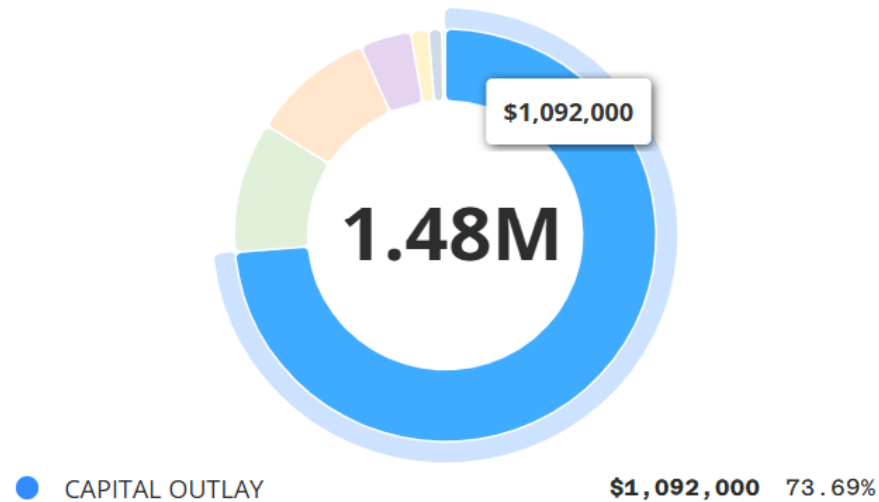


Old Town TIF Infrastructure

Old Town TIF Infrastructure

- Both essential and transformational= capital outlay

FY27 Expenditures by Expense Type Summary



Building and Maintaining Downtown- Old Town TIF	
(A) Essential Public Infrastructure	\$ 122,000
<i>Streetscaping/Snowmelt</i>	\$ 10,000
<i>Stormwater & Green Infrastructure</i>	\$ 15,000
<i>Landscaping**</i>	\$ 4,000.00
<i>General Infrastructure Repair</i>	\$ 15,000.00
<i>City Infrastructure Contribution</i>	\$ 25,000.00
<i>Wayfinding Signage</i>	\$ 8,000.00
<i>Placemaking Amenities</i>	\$ 10,000.00
<i>Miscellaneous</i>	\$ 10,000.00
<i>Carnegie Building Repairs</i>	\$ 25,000.00
Transforming Downtown	
(A) Transformative Public Infrastructure	\$ 970,000
<i>Rivers Edge Riverwalk</i>	\$ 250,000
<i>Riverwalk Signage</i>	\$ 10,000
<i>Union and 7th Intersection</i>	\$ 700,000
<i>Mobility & Accessibility Improvements</i>	\$ 10,000

Old Town TIF Infrastructure

Old Town TIF Essential Infrastructure

<i>Carnegie Building Repairs</i>	\$ 25,000.00
----------------------------------	--------------

Carnegie Building Repairs

- Contribution to larger city-led repairs
- Estimated amount



Old Town TIF Transformational Projects

<i>Union and 7th Intersection</i>	\$ 700,000
<i>Rivers Edge Riverwalk</i>	\$ 200,000

Union and 7th Intersection

- Contribution to larger city-led project; spring 2027
- Major investment from Old Town; more than half of expected revenue

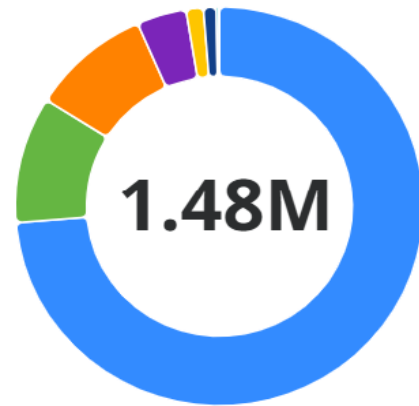
Rivers Edge Riverwalk

- Contribution to larger FishPass boardwalk project
- Rolling over from this year's budget to next

Old Town TIF Services

Professional Services & Other

FY27 Expenditures by Expense Type Summary



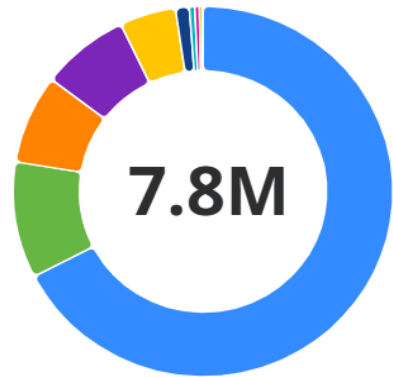
● CAPITAL OUTLAY	\$1,092,000	73.69%
● TRANSFER OUT CITY FEE	\$152,000	10.26%
● TRANSFER OUT	\$140,780	9.50%
● PROFESSIONAL SERVICES	\$58,300	3.93%
● CONTRACTUAL SERVICES	\$20,200	1.36%
● MISCELLANEOUS EXP	\$15,000	1.01%
● UTILITIES	\$3,200	0.22%
● PRINTING & PUBLISHING	\$500	0.03%

(B) Essential Public Services- Old Town TIF	\$ 68,650
<i>Community Police Officer (\$3,000)^</i>	
<i>Trash Removal</i>	\$ 20,000
<i>Public Restroom Program</i>	\$ 1,000
<i>Printing</i>	\$ 500
<i>Clean and Green Team (SEEDS & Bin Ninjas)</i>	\$ 25,000
<i>City Vehicle Rentals</i>	\$ 2,150
<i>Holiday Lights</i>	\$ 10,000
<i>Miscellaneous</i>	\$ 10,000
(B) Transformative Public Services	\$ 12,300
<i>Composting Program</i>	\$ 1,300
<i>Retail Study</i>	\$ 10,000
<i>Destination Downtown</i>	\$ 1,000

TIF-97 Services

Professional Services & Other

FY27 Expenditures by Expense Type Summary



CAPITAL OUTLAY	\$5,257,000	67.44%
PRINCIPAL	\$790,000	10.13%
TRANSFER OUT	\$605,730	7.77%
TRANSFER OUT CITY FEE	\$587,800	7.54%
PROFESSIONAL SERVICES	\$374,000	4.80%
CONTRACTUAL SERVICES	\$90,900	1.17%
INTEREST EXPENSE & FEES	\$36,700	0.47%
MISCELLANEOUS EXP	\$30,000	0.38%
UTILITIES	\$20,000	0.26%
PRINTING & PUBLISHING	\$3,500	0.04%

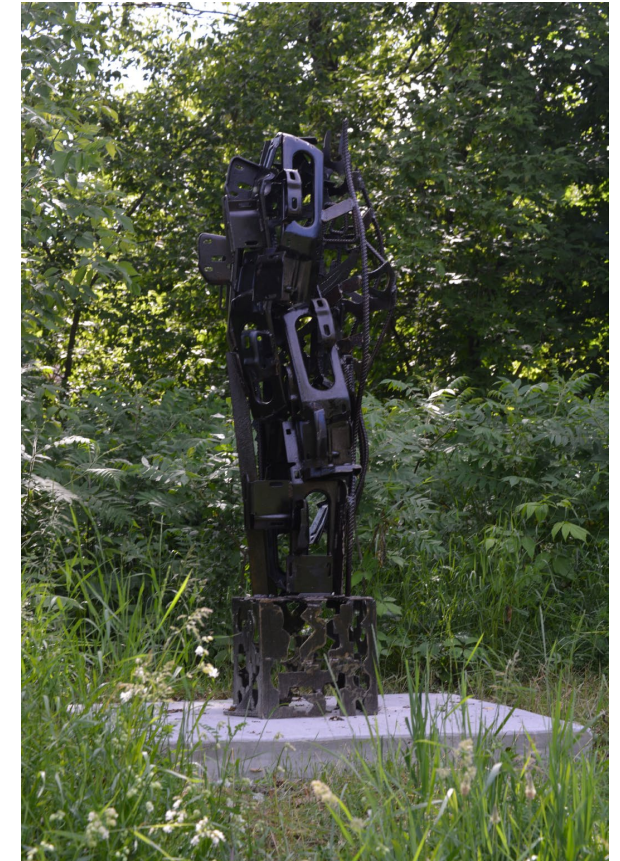
(B) Essential Public Services- TIF-97	\$ 377,550
<i>Community Police Officer (\$120,431)^</i>	
<i>Trash and Recycling Removal</i>	\$ 60,100
<i>Public Restroom Program</i>	\$ 14,500
<i>Printing</i>	\$ 3,500
<i>Clean and Green Team (SEEDS & Bin Ninjas)</i>	\$ 105,000
<i>City Vehicle Rentals</i>	\$ 8,450
<i>Holiday Lights</i>	\$ 100,000
<i>Miscellaneous</i>	\$ 25,000
<i>Farmers Market Maintenance & Admin</i>	\$ 61,000
(B) Transformative Public Services	\$ 68,500
<i>Composting Program</i>	\$ 10,500
<i>Retail Study</i>	\$ 40,000
<i>Destination Downtown</i>	\$ 3,000
<i>City Stormwater Study</i>	\$ 15,000

Arts Commission

- 2027 Mural Festival | \$30,000
- Gateway Sculpture | \$35,000
- Art in Parks | \$5,000
- West Front Barrier | \$20,000
- Paint It Forward | \$3,000
- Temporary Exhibit Space | \$5,000
- Marketing & Communications | \$5,000
- Maintenance | \$15,000

Total Expenditures: \$118,000

Request for City Transfer : \$80,000



Discussion and Notes

Questions



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, Executive Director
Date: May 11, 2026
Re: TIF-97 Project Priorities

This memo is intended to provide an update on the status of each capital improvement project priority, including the next steps, critical decisions, and budget needs. This memo will be included in every DDA Board meeting moving forward.

Farmers Market Pavillion

The contract for the Farmers Market Pavilion and Lot B were approved by the City Commission at their May 4th meeting. We are working with City Staff to finalize the contracts for construction and project administration, with an anticipated project kick-off in July.

Rotary Square

We are continuing to work with the Progressive team on the final the construction drawings and updated cost estimates. Once finalized, we will coordinate with City Engineering to prepare the formal bid documents, which is planned to be released this fall. As discussed during recent budget discussions, the goal is to break ground on the project in spring 2027 (next fiscal year), with the majority of construction occurring in summer 2027 (FY 2027–2028).

Boardman/Ottaway Restoration and Infrastructure (Riverwalk)

INFORM Studio has completed the Schematic Design phase of the project and is poised to move forward with Construction Documents should the DDA choose to move forward.



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

MEMORANDUM

To: DDA Board of Directors
From: Lauren Bohac, Deputy Director, DDA
Date: May 11, 2026
Re: 2026 - 2027 Proposed Budget – Public Hearing

The proposed 2026 – 2027 budgets for the DDA, TIF-97 and Old Town TIF are presented below.

Fiscal Year: July 1st 2026 – June 31st 2027

Here is the estimated timeline for the budget approval process. As a reminder, the City Commission must formally approve the DDA budget prior to formal adoption by the DDA Board.

Budget Process & Timeline (dates subject to change)

Feb. 20 th	DDA Board reviewed and discussed high-level outline of budget COMPLETED
March 11 th	DDA Finance Committee discusses preliminary budget COMPLETED
March 20 th	DDA Board reviews and discusses draft budget COMPLETED
April 17 th	DDA Board reviews budget & schedules public hearing for May 15 th COMPLETED
May 4 th	DDA draft budget submitted to the City Commission COMPLETED
May 11 th	DDA draft budget discussed at City Commission Study Session COMPLETED
May 15 th	DDA holds public hearing on budget WE ARE HERE
May 18 th	City Commission holds public hearing on budget and possible approval
June 1 st	Budget must be approved by City Commission no later than this date
June 19 th	Approval of budget by DDA Board

A summary of the DDA Budget(s) is included in the packet



TRAVERSE CITY DDA

**MOVING DOWNTOWN FORWARD
DEVELOPMENT
AND
TAX INCREMENT FINANCING PLAN**

2027 -

DRAFT

CITY OF TRAVERSE CITY DOWNTOWN DEVELOPEMNT AUTHORITY

SECTION ONE. INTRODUCTION

All Downtown Development Authorities that utilize Tax Increment Financing (TIF) are required by law to create a Development Plan and Tax Increment Financing (TIF) Plan. Together, the two plans describe the potential projects, services and resources needed for implementation. These plans serve as guides to demonstrate to our community the work we want to accomplish within the DDA boundary.

In August 2024, the Traverse City Downtown Development Authority (DDA) approved a Tax Increment Financing and Development Plan, called the *Moving Downtown Forward (MDF) TIF & Development Plan*. The approved plan served to amend and extend the previous TIF and Development Plan, commonly referred to as TIF-97. The MDF TIF and Development Plan was the product of extensive public engagement. Over two years, more than 1,300 points of community feedback were gathered through open houses, surveys, stakeholder meetings, pop-up events, and ongoing collaboration with City and DDA officials and staff. The plan was shaped by residents, business owners, property owners, and community partners who care deeply about downtown's future. However, following the DDA's approval, implementation of the MDF TIF Plan was effectively placed on hold. In October 2024, ahead of a November ballot initiative concerning public approval of future TIF plans, the City Commission opted not to move the plan through the remaining approval steps, including commission review, a public hearing, and a final vote. That November, Traverse City voters approved two ballot initiatives requiring that the creation, amendment, or extension of any TIF plan be first approved by voters before taking effect.

Over the next two years, community conversations surrounding the TIF tool and its role in Downtown Traverse City continued to evolve. In the winter of 2026, as the City neared completion of its Strategic Action Plan, the DDA began taking more formal steps to reassess the MDF Plan - evaluating how effectively it aligned with emerging service demands, infrastructure needs and priorities, and the City's broader strategic goals. The DDA also worked to re-engage the community and key stakeholders in conversations about the future of the MDF Plan, the role of the TIF tool, and how downtown investments can continue to support broader community priorities and long-term economic vitality.

In **insert date**, the Downtown Development Authority approved a modified *Moving Downtown Forward (MDF) TIF & Development Plan*, incorporating new and updated project priorities, a more comprehensive description of the core services and operations funded by TIF, annual dedicated funding for the maintenance of downtown assets and infrastructure, and a new revenue-sharing framework.

A TIF Plan Guided by Principles and Community Goals

DDA Guiding Principles

- Design a Great Place for All Ages and For Future Generations
- Advance Climate Action, Sustainability, 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



City Guiding Principles

- Steward and Cherish Our Natural Resources and Green Spaces
- Honor Our Community Heritage and create a Welcoming Environment for All People
- Encourage Development and Vibrancy in Our Commercial Districts and Corridors
- Maintain and Connect Our Neighborhoods
- Encourage Quality Housing in Locations of the City with Access to Nonmotorized and Public Transportation
- Create Safe and Enjoyable Transportation and Recreation Options Year-Round



City Strategic Pillars

- Building A Thriving Year-Round Economy
- Proactively Manage Urban Design
- Strengthening Place-Making and Neighborhood Character
- Fostering a Regional Collaborative Approach
- Creating a Complete Community
- Supporting Environmental Sustainability

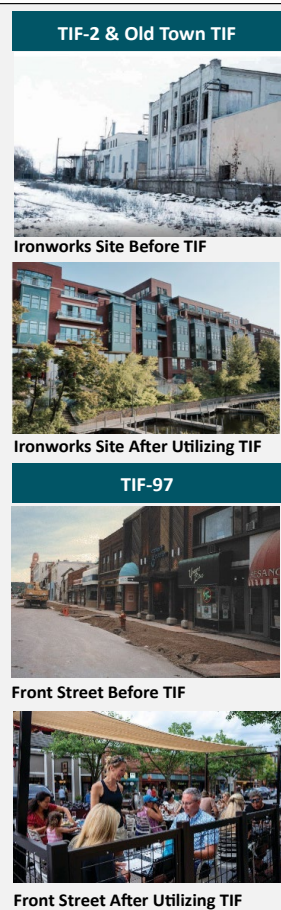


History of Tax Increment Financing in Traverse City

In 1985, the Downtown Development Authority (DDA) and the City established the *TIF 2 Plan*, in the Old Town area of downtown. The Plan envisioned the redevelopment of the former Ironworks site and its surrounding area as an active, mixed-use retail and residential district. Over the 30-year lifespan of the TIF 2 Plan, that vision for the district become a reality as this part of downtown is home to one of the largest employers in the region, a television station, restaurants, retail stores, offices and residences. Furthermore, the taxable value of the district increased nearly 13 times over the lifespan of the plan. The TIF 2 Plan expired in 2015 but was re-established in 2016 for 25 years as the *Old Town TIF Plan*.

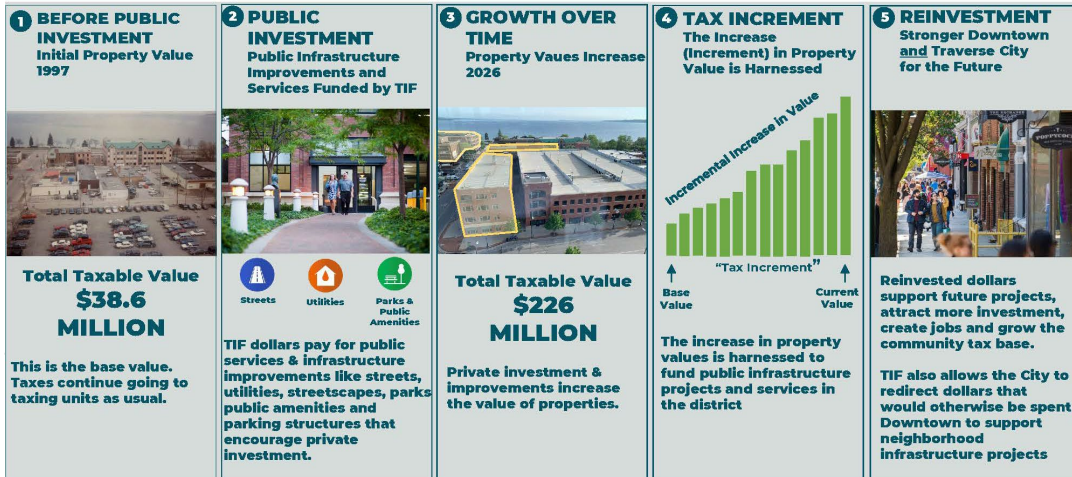
In 1997, noting a lack of private investment and active public spaces, empty storefronts, crumbling infrastructure and underutilized properties, the DDA and City established the *TIF-97 Plan* for the historical center of downtown. Over the course of the last almost 30 years, the DDA and City have utilized TIF-97 to fund numerous critical and transformative public infrastructure projects as well as day-to-day service, operational and maintenance needs, contributing to the overwhelming success of Downton.

Today, Downtown Traverse City serves as the economic and cultural hub of Northern Michigan. Our tree lined and pedestrian-friendly streets, engaging storefronts, unique and locally owned shops and restaurants, signature celebrations and position on Lake Michigan have helped to routinely place Traverse City on several enviable “top-ten” list every year as well as attract new residents, investment and businesses throughout downtown and the entire city.



How TIF Works

Tax Increment Financing (TIF) harnesses property tax revenue generated from the incremental increase in property values within the downtown district over time. These captured tax revenues are then reinvested into public infrastructure improvements, maintenance, and services that support the continued economic growth and vitality of downtown. The illustration below explains how TIF works, using the growth in taxable value within the TIF-97 development district from 1997 through 2026.



SECTION TWO. DEVELOPMENT PLAN

The Legal Basis Of The Plan

The Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Section 217 of Public Act 57 of 2018. 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)(a-p) of the Public Act.

A. BOUNDARIES

The designation of boundaries of the development area in relation to highways, streets, streams or otherwise.

The development area is located within the limits of the City of Traverse City and carries over the boundaries used in the previous TIF-97 Plan (Map One). The boundaries of the development area encompass approximately .22 square-miles (140 acres) and includes a diverse mix of public and private land uses, streets and public facilities. In general, the development area is bounded by the back lot lines of properties along the East Front Street alley and Railroad Avenue, Grand Traverse Bay, including Clinch Park), the back lot lines of properties along Gillis Street, the Boardman/Ottaway River, the front lot lines of properties along Cass and the back lot lines of properties along Washington Street Alley and Washington Street and properties along the front lot lines along Boardman Avenue.

B. EXISTING LAND USES

The location and extent of existing streets and other public facilities within the development area, shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, commercial, industrial, educational and other uses, and shall include a legal description of the development Area.

The development area is just over 140 acres in size and includes a mix of commercial, institutional and residential uses. The entire district is served by municipal sewer and water and electricity and fiber from Traverse City Light and Power. The location and extent of existing street segments in the development area are illustrated on Map Two., and include:

Street Segment	From	To
Front Street	North Peak Brewery	Grandview Parkway
State Street	Pine Street	Boardman Avenue
Washington Street	Park Place (west end)	Park Place (east end)
Garland Street	Hall Street	Union Street
Grandview Parkway	Oak Street	Front Street
Marina Drive	Grandview Parkway	Clinch Park
Hall Street	Grandview Parkway	Front Street
Pine Street	Front Street	State Street
Union Street	Grandview Parkway	Boardman River
Cass Street	Grandview Parkway	Boardman River
Park Street	Grandview Parkway	State Street
Boardman Avenue	Front Street	State Street

The location and extent of other public facilities within the development area are also illustrated on Map Two. The location, character and extent of public and private land uses existing in the development area is listed below and are illustrated on Map Three. The location, character and extent of public land uses proposed to be private land uses in the future for the development area are illustrated on Map Four. The land in the development area is zoned for both commercial and residential uses. Map One., noted above, illustrates the boundaries of the development area, which is wholly contained in the Downtown Development Authority District as shown on the map.

Existing Public and Private Land Uses Within the Development Area

Public Land Uses

The City Opera House, U.S. Post Office and Rotary Square are located within the Development Area. The Hardy Parking Structure and several public surface parking lots are also located within the Development Area.

Private Land Uses

Residential – There is a significant number of residential properties located within the Development Area. Most residential properties located in the Development Area are in “mixed-use” buildings, with commercial businesses located on the ground floor and residential units located on the upper floors. One fully residential property is located on Boardman Avenue.

Commercial – Commercial property is located throughout the Development Area. Many commercial properties located in the Development Area are in “mixed-use” buildings, with commercial businesses on the ground floor and residential units of the upper floors.

Industrial – There are no current and operable industrial properties in the Development Area.

Recreational Uses

There are several parks and open spaces located within the Development Area. Clinch Park (and Marina) and the Open Space define the waterfront along Lake Michigan. Mini Park is located on East Front Street and is home to the Guardian sculpture in honor of Traverse City’s designation as a Coast Guard City. The Union Street Dam Area provides opportunities for fishing. The J-Smith Walkway provides seating and a pedestrian connection from Parking Lot A to Front Street. Wellington Plaza is located at the terminus of Wellington Street at the Boardman River.

Educational Uses

The Children’s House Private Montessori Middle School is located on the second floor of 101 N. Park.

Vacant Land

There are several parcels in the Development Area that may be classified as vacant or underutilized including, but not limited to, one parcel along Garland Street, 124 West Front Street, 153 Pine Street and several parcels along West State Street. The redevelopment of these vacant parcels (and others) is predicted to begin within the next two years.

Legal Description of the Development Area

The Downtown Development Authority shall exercise its powers and duties within the downtown development district, City of Traverse City, County of Grand Traverse, State of Michigan, specifically 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 C & O Railroad tracks; thence southeasterly approximately 500 feet along the C & O Railroad tracks to the centerline of 2nd Street; thence southerly from 2nd Street approximately 1,050 feet along the centerline of the C & O Railroad tracks to the centerline of the alley between Front and 5th Streets; thence commencing at the northwest corner of Lot 8 of the Hannah, Lay and Company First Addition as recorded by the County Register of Deeds, Liber 3 of Plats on Page 25; thence southeasterly along the northeast boundary of Lot 8 to the northeast corner of Lot 8; thence southerly along the east line of such plat to the south right of way of Sixth Street (66 feet wide); thence easterly along the south right of way of Sixth Street to the west right of way of Locust Street (53 feet wide); thence southerly along the west right-of-way line of Locust Street to the south right-of-way line of Ninth Street (66 feet wide); thence easterly along the south right of way of Ninth Street to the east right-of-way line of the north-south ally (33 feet wide) east of Union Street, Block 6, as found in Hannah, Lay and Company's First Addition, recorded in Book One, Page 10; thence northerly along the east right of way of such alley to the south right-of-way line of 8th Street (66 feet wide); thence easterly along the south right of way of 8th Street to the thread of the Boardman River; thence northwesterly along the thread 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 approximately 300 feet to the east lot line of Lot 14, Block 7, of the original Plat of Traverse City; thence southerly

approximately 213.5 feet 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, Block 21, original Plat of Traverse City; thence northerly approximately 213.5 feet to the centerline of the alley between State and Washington Streets; thence easterly 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 to the centerline of Railroad Avenue; thence northwesterly to the intersection of the centerlines of East Front Street and Railroad Avenue; thence easterly to the intersection of the centerlines of East Front Street and Grandview Parkway; thence northwesterly to the centerline of the Boardman River; thence northerly to Grand Traverse Bay and also including Lot 3 of Hannah, Lay and Company's 16th Addition, Liber 3 of Plat, Pages 6 and 7.

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 342, Page 274 of the Office of the Register of Deeds of the County of Grand Traverse.

C. PRIVATE IMPROVEMENTS TO BE DEMOLISHED, REPAIRED OR ALTERED

A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

The private Improvements in the development area, which include demolition, repair, alteration is illustrated on Map Five. A table of the private investment (including the time required for completion) is listed below.

Project Address	Property ID	Improvements	Project Value	Estimated Completion	Rationale for Inclusion for Private Investment
400 W Front St	28-51-752-001-01	New Infill Development	\$20,400,000	2035	Surface lot to be developed into additional housing/commercial opportunities
145 Hall St	28-51-658-029-01 28-51-658-028-21	New Infill Development	\$30,600,000	2028	Property owner has identified new development opportunity
211 W Grandview Pkwy	28-51-658-036-01	New Hotel Development	\$45,900,000	2028	New Hotel Development (Marriott)
207 W. Grandview Pkwy	28-51-658-038-00	New Condominium Development	\$40,800,000	2029	Property owner has identified new condominium development
124 W Front St	28-51-706-004-00 28-51-706-005-10 28-51-706-006-00	New Hotel Development	\$30,600,000	2026	Property-owner has identified hotel development
302 W. Front St.	28-51-706-009-00	New Mixed-Use Development	\$15,300,000	2028	Property owner has identified a mixed-use redevelopment
123 W Front St	28-51-794-002-00	Redevelopment	\$20,000,000	2031	Opportunity for repurposing building
116 W. Front	28-51-706-003-01	Redevelopment	\$15,300,000	2036	Parcel is currently for sale
119 W. Front St.	28-51-794-004-00	Redevelopment	\$10,200,000	2036	Parcel is currently for sale

Project Address	Property ID	Improvements	Project Value	Estimated Completion	Rationale for Inclusion for Private Investment
115 Pine St. 136 W. State St. 130 W. State St. 126 W. State St. 122 W. State St. 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	\$32,600,000	2026	Publicly owned currently under RFP for Public/Private Partnership
102 W Front St	28-51-706-001-00	Infill Development	\$10,200,000	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	\$15,300,000	2046	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	\$61,200,000	2030	Previously pursued by HomeStretch to develop into affordable housing - City exploring other options
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	\$15,300,000	2032	Four properties with opportunity behind current buildings for new infill development to take advantage of Lower Boardman/Ottaway design
221 E State St	28-51-794-082-00	New Development / Demolition	\$8,160,000	2035	Single story building, with opportunity for repurposing/reinvesting for mixed-use development
216 E State St	28-51-794-086-00	New Infill Development	\$15,300,000	2045	Surface lot between two commercial buildings with opportunity for better density to service State Street
213 E. State St.	28-51-794-081-00	New Infill Development	\$20,000,000	2045	Surface and old bank building with opportunity for better density to service State Street
300 E State St	28-51-794-090-00	New Infill Development	\$30,600,000	2035	Adjacent to Park Place and was positioned to be redeveloped into mixed use and stacked parking
241 E State St	28-51-794-080-00	New Development/Repurposing	\$10,200,000	2040	Single story building with massive surface lot, there is opportunity for better land use

Project Address	Property ID	Improvements	Project Value	Estimated Completion	Rationale for Inclusion for Private Investment
250 E Front St	28-51-794-077-30	Repurposing and infill Development	\$4,080,000	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	\$5,100,000	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	\$3,060,000	2042	Single story opportunity for multi-story/multi-use
120 Boardman	28-51-794-130-00	Demolition, New Commercial Development	\$3,060,000	2042	Single story opportunity for multi-story/multi-use
502 E. Front,	28-51-798-142-00	Repurposing/Infill	\$5,100,000	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	\$3,060,000	2043	Single story building with surface lot behind opportunity for new investment within the single story for mixed-use and infill in parking lot
330 E. State	28-51-743-002-17	Repurposing/Infill Development	\$30,600,000	2029	Property owner is working to build a multi-story residential building

D. PROPOSED IMPROVEMENTS

The Location, Extent, Character, and Estimated Cost of the Improvements, Including Rehabilitation Contemplated for the Development Area and An Estimate of the Time Required for Completion

The Traverse City Downtown Development Authority plans a variety of public infrastructure improvements spanning a wide range of project types, each intended to enhance the functionality, accessibility, resiliency, and vibrancy of downtown Traverse City. These investments address core infrastructure needs, including streets, utilities, public spaces, and non-motorized access, while also supporting the long-term repair, replacement, and maintenance of infrastructure systems necessary to sustain a safe, welcoming, and economically strong downtown district.

Many of these public infrastructure projects are also designed as comprehensive, multi-faceted improvements that incorporate several infrastructure elements within a single project, including stormwater management, tree canopy expansion, streetscape enhancements, lighting, accessibility upgrades, and utility improvements. This integrated approach allows projects to maximize public benefit, improve long-term resiliency, and create a more connected and attractive downtown environment.

The DDA identified these proposed improvements through recent and ongoing planning efforts, several years of community engagement, coordination with City departments and partner organizations, and discussions with the City Commission. The infrastructure projects were then organized into high, medium and low priorities.

The infrastructure investments described in this document are anticipated to be implemented over a period of approximately one to **5** years. The proposed project schedule (and priorities) are intended to remain flexible, allowing the DDA to coordinate improvements with other capital needs, city priorities, and partner initiatives as additional planning, engineering, and design work is completed and as funding becomes available.

A description of the proposed infrastructure improvements, including their location, scope, character, estimated costs, and anticipated timelines for completion, is provided below. In addition, each infrastructure improvement has been evaluated against the City's Strategic Pillars to demonstrate alignment and illustrate how these investments support broader community goals and priorities.

City Strategic Action Pillars

-  **Building a Thriving Year-Round Economy**
-  **Proactively Manage Urban Design**
-  **Strengthen Place Making & Neighborhood Character**
-  **Fostering a Regional Collaborative Approach**
-  **Create a Complete Community**
-  **Supporting Environmental Sustainability**

1. Farmers Market Pavillion & Surrounding Grounds Improvement

This public infrastructure improvement will include a new pavilion for the Sara Hardy Farmers Market along with new stormwater retention and treatment infrastructure as part of the reconstruction of Parking Lot B. Future investments may include additional landscaping, structural improvements to the Birdhouse Building, enhanced pedestrian connections to the pedestrian bridge over the Boardman-Ottaway River and improved wayfinding and signage.

Alignment:     



2. Rotary Square

This public infrastructure improvement project will fulfill the long-desired central public space for downtown. Rotary Square will include a large lawn capable of accommodating both passive recreation and small community events. Additional features will include bench swings, an elevated shade structure, a children's play area, a stage, and an overlook of the Boardman-Ottaway River. The intent of this project is to create a vibrant, year-round public space for residents and visitors alike. The project could also include additional/future amenities/enhancements as Rotary Square matures.

Alignment:    



3. Boardman-Ottaway Downtown River Restoration & Infrastructure

This public infrastructure improvement will implement the designated sections, or “reaches,” of the Downtown Riverwalk as outlined in the *Lower Boardman-Ottaway Unified Plan* and the *Conceptual Design for the 100 and 200 Blocks of the Boardman-Ottaway Riverwalk*, helping realize the community’s long-standing desire to turn toward and engage with the river. Implementation would occur in phases, with each project determined by funding availability, district priorities, and opportunities to address and coordinate with surrounding public infrastructure systems and improvements. Near shoreline and fisheries habitat improvements outlined in the DDA’s grant with the Grand Traverse Band of Ottawa and Chippewa Indians and NOAA will also be incorporated.

Alignment: 



Reach Six (Between Park Street and the Murchie Bridge)

This would include a new pedestrian bridge connecting the north and south side of the river, a riparian landscape and overlook on Front Street, and an enhanced Wellington Street Plaza boardwalk on the south side of the river. The project will include an enhanced boardwalk on the north side of the river and improved access and habitat at the mouth of the river.

Reach Five (Between Union Street and Park Street)

Phase One. Highest Priority

This infrastructure improvement is fully designed and will connect the Boardman-Ottaway Riverwalk to the Farmers Market and Front Street. This project features a reconstructed J-Smith Walkway, new pedestrian bridge and abutment seating and the integration stormwater infrastructure.

Reach Five (100 Block - Between Union Street and Cass Street)

This would include removing some parking, pulling back the existing sheet-piling, new alley treatments, stormwater infrastructure and creating terrace steps down to the water edge between the pedestrian bridge and Cass Street and establishing a “garden terrace” between the pedestrian bridge and Union Street (including a kayak launch) on the south side of the river. The north side of the river would include a new boardwalk and “garden meadow” on the north side of the river.

Reach Five (200 Block - Between Cass Street and Park Street)

This would include alley treatments, an elevated boardwalk along the alley and new pedestrian bridge on the south side of the river. The north side of the river would include and enhanced boardwalk and naturalized landscaping.





Reach Four (Between West Front Street Bridge and Union Street)

This would include a new boardwalk and kayak portage between the pedestrian bridge and the existing trail south of the West Front Street Bridge, along the south/east side of the river.


Reach Three (Between the West Front Street Bridge and Pine Street)

This project will an extension of the existing boardwalk at the Pine Street access point around the riverbend to the West Front Street Bridge. This project would also include portions of a new pedestrian bridge connecting Hannah Park and the Pine Street landing.

4. State Street, Pine Street, Boardman Avenue Two-way Traffic Conversion
This infrastructure improvement will include the infrastructure improvements necessary to convert these three city streets from one-way to two-way traffic circulation. Future investments would include new/modified traffic signals, signage, pedestrian refuge islands, pavement markings, and other physical improvements to enhance safety and accessibility for all users.
Alignment: 

5. Front Street South Alley Improvements and Utility Relocation
In partnership with TCLP, this infrastructure improvement will include the reconstruction of the south Front Street alley between Park Street and Pine Street. Improvements will feature a decorative alley surface treatment, lighting, signage, pedestrian walkways, landscaping, trash receptacles, and upgraded stormwater infrastructure. The project will also include the burial of utility lines located within the alley.
Alignment: 

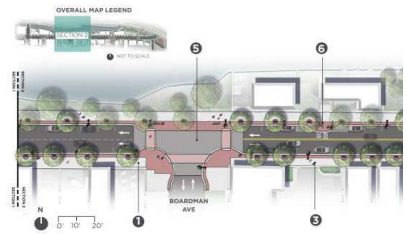


6. State Street Mid-Block Pedestrian Crosswalks
This infrastructure improvement will include the installation of five (5) mid-block crosswalks on State Street, designed to mimic the crosswalks on Front Street. The locations include one crosswalk between Park Street and Boardman Avenue, two crosswalks between Park Street and Cass Street, and two crosswalks between Union Street and Cass Street.
Alignment: 

7. East Front Street Reconstruction, Streetscaping and Gateway

East Front Street is the last remaining downtown street to receive comprehensive streetscaping. This project will include a full reconstruction of East Front Street from Grandview Parkway to Park Street. Using the DDA's 2021 Streetscape Design as a starting point, improvements will include wider sidewalks, mid-block pedestrian crosswalks, new light fixtures, trees, signage, enhanced connections to nearby trail amenities, and more accessible entryways into adjacent businesses. The project will also include a "gateway" feature(s) near the Front Street/Grandview Parkway intersection and upgrades to Wellington Plaza.

Alignment:   



8. Front Street Reconstruction and Streetscaping

This infrastructure improvement will include the reconstruction of Front Street between Park Street and Pine Street to accommodate all users. Streetscape improvements will feature decorative sidewalks, mid-block pedestrian crosswalks with curb bump-outs, lighting, signals, signage, street trees, and accessibility enhancements.

Alignment:   


9. Bayfront Trail

This infrastructure improvement will include construction of the next segment of the improved TART Bayfront Trail, extending from the western edge of Clinch Park to Division Street. The DDA will contribute funding specifically for the portion of the trail between Clinch Park

et.   

10. State and Pine Street Reconstruction and Streetscaping

This infrastructure improvement will include the reconstruction of State Street and Pine Street between Boardman Street and Front Street to accommodate all users. Streetscape improvements will feature decorative sidewalks, mid-block pedestrian crosswalks with curb bump-outs, lighting, signals, signage, street trees, and accessibility enhancements.

Alignment:   


11. Garland Street Green Infrastructure

This infrastructure improvement will add tree canopy, landscaping, and other green infrastructure elements to reduce the dominance of hardscape and create a greener, more comfortable and inviting streetscape.

Alignment:   



12. District-Wide Snowmelt System

This infrastructure improvement will include a phased approach to implement a district-wide snowmelt system, beginning with a feasibility study and progressing through conceptual design, schematic design, design development, construction, and ultimately operation. 

13. West Bay Lakeshore Stabilization

In partnership with the City and the Brown Bridge Trust Fund, the DDA will contribute funding to incorporate natural flood control methods, resilient landscaping, and designed public access along West Grand Traverse Bay.

Alignment: 



Cost estimates for each infrastructure improvement is provided in the following table are preliminary and presented in 2026 dollars. Actual project costs may increase, or decrease based on future study, design development, engineering, market conditions, and final project scope. The plan for future improvements is illustrated on Map Six.

Project #	Priority	Capital Infrastructure Projects - Name and Description	Total Estimated Cost
1	High	Farmers Market Pavillion & Surrounding Grounds Improvements (Farmers Market Pavillion, Bird House Improvements, Signage, Landscaping)	\$3,000,000
2	High	Rotary Square (This project includes the implementation of the 2026 Rotary Square Plan)	\$2,300,000
3	High	Boardman/Ottaway River Restoration and Infrastructure	
		A. <i>Reach Five - Phase One (J-Smith Walkway, Alley and Embankment Improvements, Stormwater Infrastructure and New Pedestrian Bridge)</i>	\$5,800,000
		B. <i>Reach Six. (Between Park Street and Murchie Bridge)</i> New pedestrian bridge, riparian landscape improvements, enhanced Wellington Street Plaza/Boardwalk, and improved access and habitat at the mouth of the river	\$4,200,000
		C. <i>Remaining Components of Reach Five. (The 100 Block)</i> Pulling back sheet piling, new alley treatments, stormwater infrastructure and terrace steps to the rivers edge - boardwalk and landscaping enhancements on the northside	\$24,720,000
		D. <i>Remaining Components of Reach Five. (The 200 Block)</i> Alley treatments, elevated boardwalk and pedestrian bridge replacement - enhanced boardwalk and restorative landscaping	\$18,120,000
		E. <i>Reach Four. (Between West Front and Union)</i> New boardwalk and kayak portage between ped. bridge and West Front bridge	\$2,900,000
		F. <i>Reach Three. (Between West Front and Pine)</i> Extended boardwalk at Pine Street access point to West Front Street Bridge, new pedestrian bridge connecting Hannah Park and Pine Street landing	\$3,300,000
4	High	State Street, Pine Street Two-Way Traffic Conversion (Signage, Traffic Signals, and other Physical Improvements)	\$1,000,000

5	High	Front Street Alley & Utility Improvements and Relocation (Bury Utility Lines, Alley Replacement/Improvements and Green Infrastructure)	\$13,000,000
6	Medium	State Street Mid-Block Pedestrian Crosswalks (Installation of Five Mid-Block Crosswalks on State Street)	\$1,500,000
7	Medium	East Front Street Reconstruction, Streetscaping and Gateway (East Front Street between Grandview and Park Street, with Gateway Feature)	\$7,000,000
8	Medium	Front Street Reconstruction and Streetscaping (Front Street between Park Street and Pine Street, including mobility amenities)	\$7,000,000
9	Medium	Bayfront Trail (Improvements to the Bayfront Trail between Clinch Park and Oak Street)	\$1,900,000
10	Low	State Street Reconstruction and Streetscaping (State Street between Boardman and Pine Street, including mobility amenities)	\$8,000,000
11	Low	Garland Street Green Infrastructure (Adding Trees, Landscaping and Green Infrastructure on Garland Street)	\$900,000
12	Low	District-Wide Snowmelt System (Feasibility Study, Infrastructure, Future Collaboration)	\$15,000,000
13	Low	West Bay Lakeshore Stabilization (Installation of natural flood controls, resilient landscaping and designed public access along GT Bay)	\$1,000,000
Total			\$120,640,000

Annual Contribution to City-Led Public Infrastructure Repairs and Maintenance and Stormwater Infrastructure

In addition to the large-scale infrastructure investments listed above, this plan includes a commitment to contribute 2% of the DDA's tax increment revenue to city-led infrastructure repairs and maintenance and 2% of the DDA's tax increment revenue to city-led stormwater infrastructure investments annually over the 10-year duration of the Plan. The DDA identified these infrastructure priorities through recent and ongoing community engagement, coordination with City departments, and discussions with the City Commission. Under the 2%/2% Revenue Sharing Model described in the Tax Increment Financing Plan, the total contribution toward city-led infrastructure repairs and investments and city-led stormwater infrastructure investments over the 10-year duration of the Plan is summarized below.

Annual Contribution to City Infrastructure Repairs and Maintenance and Stormwater Infrastructure	Total Estimated Investment	Strategic Action Plan Alignment
2% contribution to city-led infrastructure repairs and maintenance		
2% contribution to city-led stormwater infrastructure		
Total		

Annual Contribution to DDA-Led Public Infrastructure Repairs and Maintenance, the Farmers Market and Rotary Square

This plan also includes a commitment to fund DDA-led public infrastructure repairs and maintenance over the 5-year duration of the Plan. Specifically, this commitment will include repairs and maintenance of small-scale public infrastructure unique to downtown, such as public seating, sidewalk repairs, non-motorized amenities, pedestrian lighting and repairs to other public spaces. In many instances, this contribution will enhance and contribute toward city-led infrastructure repairs and maintenance.

In addition, this Plan includes a commitment to annually fund the ongoing repair, maintenance, and enhancement of the Farmers Market space, including the Pavilion, and Rotary Square over the 5-year duration of the Plan. The current contribution (2026) toward DDA-led infrastructure repairs and maintenance, as well as the anticipated annual contribution toward the repair, maintenance, and enhancement of the Farmers Market and Rotary Square, is summarized below.

The projected total contribution toward DDA-led infrastructure repairs and maintenance, together with the anticipated contributions to the Farmers Market and Rotary Square over the 5-year duration of the Plan, is also summarized below. These contributions reflect current and anticipated costs; future funding levels may be adjusted over time in response to evolving needs, infrastructure conditions, operational demands, and improved cost estimates.

Annual Contribution to DDA-Led Public Infrastructure Repairs and Maintenance, the Farmers Market and Rotary Square	Current Costs	Total Estimated Investment
Contribution to Repairs, Maintenance and Enhancements to DDA Led Public Infrastructure	\$120,000	
Contribution to Repairs, Maintenance and Enhancements to the Farmers Market Space and Pavilion	\$15,000	
Contribution to Repairs, Maintenance and Enhancements to Rotary Square	\$50,000	
Total	\$185,000	

Annual Contribution to Core Programs and Services

This Plan also includes a commitment to fund the core programs and services that support the day-to-day maintenance, operations, public safety, and overall experience of downtown. These services and programs help ensure downtown remains clean, safe, accessible, welcoming, and economically competitive for residents, businesses, workers, and visitors alike. Funded services and programs include, but are not limited to, trash and recycling removal, the downtown police officer program, administration and operations of the Sara Hardy Farmers Market, holiday lighting and seasonal beautification, the public restroom program, and downtown wayfinding signage, promotions and marketing.

In addition, the Plan includes continued funding for the service agreement payment to the City of Traverse City, which supports city departmental services provided within the downtown district. Together, these programs and services contribute to the functionality, appearance, safety, and economic vitality of downtown. The current contribution (2026) to core programs and services is summarized below. The projected total contribution to core programs and services over the 5-year duration of the Plan, is also summarized below.

These contributions reflect current and anticipated costs; future funding levels may be adjusted over time in response to evolving needs, infrastructure conditions, operational demands, and improved cost estimates.

Annual Contribution to Core Programs and Services	Total Estimated Cost	Total Estimated Investment
Clean and Green Services Watering, Weeding, Landscaping, Graffiti Removal, Power-Washing, Equipment, Maintenance of J-Smith Walkway	\$132,000	
Public Restroom Program Stipend and future public restroom contribution	\$9,000	
Wayfinding Signage Program Replacing and adding wayfinding signs throughout the downtown district	\$22,000	
Annual Holiday Lights Tree wraps and other Holiday or Seasonal Decorations	\$100,000	
Annual Sara Hardy Farmers Market Administration	\$35,000	
Annual City Service Agreement Includes the Downtown Community Police Officer and other city services (e.g., treasury, streets, public works, etc.) in the downtown district	\$520,000	
Annual Trash and Recycling Removal	\$60,100	
Annual Marketing and Promotions	\$90,000	
Downtown Composting Initiative	\$10,500	
Total	\$978,600	

E. TIME OF COMPLETION

A statement of the construction or stages of construction planned, and the estimated time of completion.

To ensure consistency with all other City capital projects, the DDA will utilize the City CIP process to finalize the stages of planned, design, engineering and construction and the estimated time of the completion of each stage.

F. OPEN SPACE

A description of any parts of the development area to be left open space and the use contemplated for the space.

In reference to the public improvements outlined, open space within the Development Area will be confined to rights-of-way, plazas and parks within the development area. Existing park property in the DDA District and Development Area, including Rotary Square will remain as open space. Map Four, as previously listed, depicts the areas to be left as open space.

G. PROPERTY DISPOSITION

A description of any portions of the development area which the authority desires to sell, donate, exchange or lease to or from the municipality and the proposed terms.

There is one parcel under DDA ownership. The DDA has no plans to sell, donate, exchange or lease this parcel as part of this Development Plan. However, the DDA does have the statutory ability to acquire property (buildings and vacant land) if it deems necessary to advance the redevelopment and revitalization of downtown.

H. ZONING OR STREET CHANGES

A description of desired zoning changes and changes in streets, street levels, intersections and utilities.

The Development Plan proposes no zoning changes within the Development Area. The current zoning districts of C-4a, C-4b, C-4c and D-3 accommodates existing and future land uses in the Development Area.

Upon approval of the City Commission, the DDA is positioned to make two-way traffic circulation on State Street, Pine Street and Boardman Avenue permanent. This commitment is reflected in the list of infrastructure improvements. Additional investment in stormwater, basic maintenance and utilities is also previously referenced in this plan.

I. COST ESTIMATE

An estimate of the cost of the development, proposed method of financing and ability of the authority to arrange the financing.

Financing for public improvement projects outlined in Section – would be provided through funds generated by the Tax Increment Financing Plan induced by annual increases in property valuations within the Development Area. The amount of funding will be predicated on the stability of the taxable valuation base of the downtown area and the extent of new future redevelopment and rehabilitation projects. Other sources of funding may include the issuance of bonds by the DDA or City and other sources approved by the City in accordance with the Act 57 of 2018.

J. BENEFICIARIES OF PROPERTY CONVEYANCE

Designation of person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

The public improvements undertaken pursuant to the Development Plan will remain in public ownership for the public benefit.

K. CONVEYANCE PROCEDURES

The procedures for bidding, for the leasing, purchasing, or conveying of all or a portion of the development upon its completion, if there is no expressed or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be Leased, sold, or conveyed to those persons.

All such procedures will follow both City Bidding Policies and state law, and there are no commitments made at present time.

L. POPULATION

Estimates of number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

Based on the 2022 Market Assessment in the Moving Downtown Forward Plan, it is estimated that there are 315 individuals who reside within the Development Area. Furthermore, the Development Plan does not require the acquisition and clearance of occupied residential property of the displacement of individuals and families within the DDA District and Development Area.

M. Relocation Plan

A plan for establishing priority for the relocation of persons displaced by the development in and new housing in the development area.

The Development Plan does not require the acquisition and clearance of occupied residential property of the displacement of individuals and families. As a result, a plan for compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed.

N. COST OF RELOCATION

Provision for the Costs of Relocating Persons Displaced by the Development, and Financial Assistance and Reimbursement of Expenses, including Litigation expenses and expenses incident to the Transfer of Title in accordance with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, 42 USC 4601.

The Development Plan does not require the acquisition and clearance of occupied residential property of the displacement of individuals and families. As a result, a plan for compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed.

O. COMPLIANCE

A plan for compliance with Act 227 of the Public Acts of 1972, MCL 213.321 to 213.332.

Act 227 of Public Acts of 1972 is an Act to provide financial assistance; advisory services and reimbursement of certain expenses to persons displaced from real property or deprived of certain rights in real property. This Act requires procedures and policies comparable to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Because the Development Plan does not require the acquisition of property and displacement of persons, a plan for compliance with Act 227 is not addressed.

Add Section on Voter Approval Requirement

SECTION THREE. TAX INCREMENT FINANCING PLAN

This amendment extends the 1997 Development Plan to allow for the continued use of tax increment financing (TIF) for costs associated with carrying out and completing the programs, services, and projects contained within the Development Plan. This amendment extends the duration of the TIF capture through --.

Tax increment financing is a governmental financing tool that supports economic growth by dedicating a portion of the increase in property tax revenues to public improvements and other eligible programs and services that promote investment and community development. The Traverse City Downtown Development Authority capture of tax increment revenues is authorized and regulated under the Recodified Tax Increment Financing Act.

This amendment further limits the DDA's tax increment capture through a revenue-sharing model that allocates a portion of captured tax increment revenues back to local taxing jurisdictions. This approach allows local taxing entities, including the City of Traverse City, Grand Traverse County, Bay Area, Transportation Authority, Northwestern Michigan College, and others to share in the revenue growth resulting from the DDA's investments and revitalization efforts.

The DDA submits audited financial statements to the City that include tax increment capture information and annual financial reporting. The DDA also participates in the City's Capital Improvement Plan process and submits its annual operating budget to the City Commission for review and approval prior to adoption by the DDA Board. In addition, the DDA complies with all applicable State of Michigan reporting requirements contained in Part 9 of Public Act 57 of 2018.

A. TAX INCREMENT FINANCING PROCEDURES

PA 57 of 2018, Section 214(1) requires Tax Increment Financing Plans to include a "detailed explanation of the tax increment procedure." As stated in the introduction to this section, TIF is a governmental financing tool that contributes to economic growth by dedicating a portion of property taxes from private investment to public improvements and other eligible efforts.

The tax increment financing procedure requires the adoption by the City by ordinance of a development and tax increment financing plan. Following the 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 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 as defined in Act 57.

Add Procedure and Tax Revenue Scenario

B. USE OF TIF 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 of the Authority related specifically to the development area
4. Maintenance and the development of parking areas
5. Utility improvements
6. Alley improvements and relocation
7. Bridge and street repair and replacement
8. Snow-melt infrastructure, including infrastructure associated with other improvements allowed in the development plan
9. Marketing and business development initiatives
10. On-going maintenance and other services and programs that address cleanliness in the development area
11. On-going maintenance of public restrooms
12. Development and maintenance of public art
13. Mobility infrastructure and services such as enhanced transit, shuttles, car-sharing and bike-sharing
14. Contributions with qualified non-profits, public agencies or third-party administrators for the purpose of constructing workforce housing
15. Brownfield-eligible expenses reimbursed by the Grand Traverse County Redevelopment Authority
16. Capital expenses related to the City Opera House
17. Infrastructure expenses that address energy, energy efficiency, climate change, resiliency and stormwater management
18. Contributions toward city owned parks and public spaces
19. Expenses directed for public safety
20. Public improvements as shown in the development plan
21. Other eligible activities allowed under Act 197 Public Act of Michigan 1975 as recodified into Act 57, Public Act of Michigan 2018, as amended

C. SHARING OF CAPTURED ASSESSED VALUE WITH TAXING ENTITIES

The DDA desires to share back a portion of the increase in property tax values with the other taxing entities upon approval of the Plan Amendment. Each year after 2027, the DDA will share back 20% 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.

D. TAX CAPTURE EXEMPTIONS

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

E. MAXIMUM AMOUNT OF BONDED INDEBTEDNESS

The extent of future bonded indebtedness will be determined as projects are pursued, costs are refined and other sources of funding have been secured. The maximum amount of bonded indebtedness to be incurred under this TIF Plan will be limited only to those projects identified in the Development Plan, or subsequent voter approved amendments to the development plan and will be limited by only the annual revenues available to the DDA for bond interests and principal payments, but not to exceed --.

F. IMPACT ON ASSESSED VALUES AND TAX REVENUES

The Development Plan is expected to generate increased economic activity in the Moving Downtown Forward TIF District, the City of Traverse City and Grand Traverse County at large. This increase in activity, will in turn, generate additional amounts of tax revenue to local taxing entities through increases in assessed valuations of real and personal property. All taxing entities benefit from this growth and from a stable and enhanced tax base resulting in public investment. The taxing entities continue to receive their full tax levy on the district base and 20% of the increase due to new development.

For the purpose of estimating impact of the TIF Plan upon the taxing entities within the Moving Downtown Forward TIF District, estimates of captured assessed values were used to estimate --% of the estimated tax increment revenue for each taxing entity in year one of the plan (chart --) Chart – projects revenue impacts on taxing entities of the life of the plan.

G. Duration of the Program

The Moving Downtown Forward Tax Increment Financing Plan shall last not more than -- years except as it may be modified from time to time following the amendment procedures outlined in the Charter Amendment. The last date of Capture will be June 30, 20--

Traverse City DDA Tax Increment Revenue (TIR) Projections							Subtract Annual Infrastructure Allocation - 4%	Subtract Annual Programs & Services \$978,600 + 2% Inflation	Subtract Annual Capital Maintenance \$185,000 + 2% Inflation	Total Remaining for Infrastructure Projects
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 20%	TIR DDA 80%	4%	2%	2%	
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 1,036,830.84	\$ 4,147,323.36	\$ 165,892.93	\$ 978,600.00	\$ 185,000.00	\$ 2,817,830.43
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 1,059,137.01	\$ 4,236,548.05	\$ 169,461.92	\$ 998,172.00	\$ 188,700.00	\$ 2,880,214.13
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 1,081,845.67	\$ 4,327,382.69	\$ 173,095.31	\$ 1,018,135.44	\$ 192,474.00	\$ 2,943,677.94
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 1,104,964.23	\$ 4,419,856.91	\$ 176,794.28	\$ 1,038,498.15	\$ 196,323.48	\$ 3,008,241.01
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 1,128,500.22	\$ 4,514,000.88	\$ 180,560.04	\$ 1,059,268.11	\$ 200,249.95	\$ 3,073,922.78
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 1,152,461.33	\$ 4,609,845.33	\$ 184,393.81	\$ 1,080,453.47	\$ 204,254.95	\$ 3,140,743.09
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 1,176,855.39	\$ 4,707,421.54	\$ 188,296.86	\$ 1,102,062.54	\$ 208,340.05	\$ 3,208,722.09
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 1,201,690.35	\$ 4,806,761.38	\$ 192,270.46	\$ 1,124,103.79	\$ 212,506.85	\$ 3,277,880.29
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 1,226,974.33	\$ 4,907,897.31	\$ 196,315.89	\$ 1,146,585.87	\$ 216,756.99	\$ 3,348,238.56
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 1,252,715.59	\$ 5,010,862.37	\$ 200,434.49	\$ 1,169,517.59	\$ 221,092.13	\$ 3,419,818.16
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 1,278,922.55	\$ 5,115,690.20	\$ 204,627.61	\$ 1,192,907.94	\$ 225,513.97	\$ 3,492,640.68
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 1,305,603.77	\$ 5,222,415.08	\$ 208,896.60	\$ 1,216,766.10	\$ 230,024.25	\$ 3,566,728.13
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 1,332,767.98	\$ 5,331,071.91	\$ 213,242.88	\$ 1,241,101.42	\$ 234,624.73	\$ 3,642,102.88
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 1,360,424.06	\$ 5,441,696.24	\$ 217,667.85	\$ 1,265,923.45	\$ 239,317.23	\$ 3,718,787.72
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 1,388,581.06	\$ 5,554,324.26	\$ 222,172.97	\$ 1,291,241.92	\$ 244,103.57	\$ 3,796,805.80
Total for a 15-Year TIF Plan			\$ 3,752,426,224	\$ 90,441,371.89	\$ 18,088,274.38	\$ 72,353,097.51	\$ 2,894,123.90	\$ 16,923,337.79	\$ 3,199,282.13	\$ 49,336,353.69
16	2041	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02	\$ 1,417,248.20	\$ 5,668,992.82	\$ 226,759.71	\$ 1,292,231.92	\$ 245,093.57	\$ 3,904,907.61
17	2042	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32	\$ 1,446,434.86	\$ 5,785,739.46	\$ 231,429.58	\$ 1,293,221.92	\$ 246,083.57	\$ 4,015,004.39
18	2043	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00	\$ 1,476,150.60	\$ 5,904,602.40	\$ 236,184.10	\$ 1,294,211.92	\$ 247,073.57	\$ 4,127,132.82
19	2044	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73	\$ 1,506,405.15	\$ 6,025,620.58	\$ 241,024.82	\$ 1,295,201.92	\$ 248,063.57	\$ 4,241,330.27
20	2045	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06	\$ 1,537,208.41	\$ 6,148,833.65	\$ 245,953.35	\$ 1,296,191.92	\$ 249,053.57	\$ 4,357,634.81
Total for a 20-Year TIF Plan			\$ 5,315,151,011	\$ 127,358,608.02	\$ 25,471,721.60	\$ 101,886,886.42	\$ 4,075,475.46	\$ 23,394,397.38	\$ 4,434,649.99	\$ 69,982,363.59
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45	\$ 1,568,570.49	\$ 6,274,281.96	\$ 250,971.28	\$ 1,297,181.92	\$ 250,043.57	\$ 4,476,085.19
22	2048	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30	\$ 1,600,501.66	\$ 6,402,006.64	\$ 256,080.27	\$ 1,298,171.92	\$ 251,033.57	\$ 4,596,720.89
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93	\$ 1,633,012.39	\$ 6,532,049.54	\$ 261,281.98	\$ 1,299,161.92	\$ 252,023.57	\$ 4,719,582.07
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64	\$ 1,666,113.33	\$ 6,664,453.31	\$ 266,578.13	\$ 1,300,151.92	\$ 253,013.57	\$ 4,844,709.69
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72	\$ 1,699,815.34	\$ 6,799,261.38	\$ 271,970.46	\$ 1,301,141.92	\$ 254,003.57	\$ 4,972,145.43
Total for a 25-Year TIF Plan			\$ 7,061,969,760	\$ 168,198,674.06	\$ 33,639,734.81	\$ 134,558,939.25	\$ 5,382,357.57	\$ 29,890,206.97	\$ 5,694,767.84	\$ 93,591,606.87
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42	\$ 1,734,129.48	\$ 6,936,517.94	\$ 277,460.72	\$ 1,302,131.92	\$ 254,993.57	\$ 5,101,931.73
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05	\$ 1,769,067.01	\$ 7,076,268.04	\$ 283,050.72	\$ 1,303,121.92	\$ 255,983.57	\$ 5,234,111.83
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91	\$ 1,804,639.38	\$ 7,218,557.53	\$ 288,742.30	\$ 1,304,111.92	\$ 256,973.57	\$ 5,368,729.74
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39	\$ 1,840,858.28	\$ 7,363,433.11	\$ 294,537.32	\$ 1,305,101.92	\$ 257,963.57	\$ 5,505,830.30
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94	\$ 1,877,735.59	\$ 7,510,942.35	\$ 300,437.69	\$ 1,306,091.92	\$ 258,953.57	\$ 5,645,459.17
Totals for a 30-Year TIF Plan			\$ 9,012,489,742	\$ 213,330,822.77	\$ 42,666,164.55	\$ 170,664,658.22	\$ 6,826,586.33	\$ 36,410,766.56	\$ 6,979,635.70	\$ 120,447,669.63

Traverse City DDA Tax Increment Revenue (TIR) Projections							Subtract Annual Infrastructure Allocation - 4%	Subtract Annual Programs & Services \$978,600 + 2% Inflation	Subtract Annual Capital Maintenance \$185,000 + 2% Inflation	Total Remaining for Infrastructure Projects
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 30%	TIR DDA 70%	4%	2%	2%	
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 1,555,246.26	\$ 3,628,907.94	\$ 145,156.32	\$ 978,600.00	\$ 185,000.00	\$ 2,320,151.62
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 1,588,705.52	\$ 3,706,979.54	\$ 148,279.18	\$ 998,172.00	\$ 188,700.00	\$ 2,371,828.36
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 1,622,768.51	\$ 3,786,459.85	\$ 151,458.39	\$ 1,018,135.44	\$ 192,474.00	\$ 2,424,392.02
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 1,657,446.34	\$ 3,867,374.80	\$ 154,694.99	\$ 1,038,498.15	\$ 196,323.48	\$ 2,477,858.18
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 1,692,750.33	\$ 3,949,750.77	\$ 157,990.03	\$ 1,059,268.11	\$ 200,249.95	\$ 2,532,242.68
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 1,728,692.00	\$ 4,033,614.66	\$ 161,344.59	\$ 1,080,453.47	\$ 204,254.95	\$ 2,587,561.65
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 1,765,283.08	\$ 4,118,993.85	\$ 164,759.75	\$ 1,102,062.54	\$ 208,340.05	\$ 2,643,831.51
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 1,802,535.52	\$ 4,205,916.21	\$ 168,236.65	\$ 1,124,103.79	\$ 212,506.85	\$ 2,701,068.92
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 1,840,461.49	\$ 4,294,410.15	\$ 171,776.41	\$ 1,146,585.87	\$ 216,756.99	\$ 2,759,290.89
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 1,879,073.39	\$ 4,384,504.57	\$ 175,380.18	\$ 1,169,517.59	\$ 221,092.13	\$ 2,818,514.68
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 1,918,383.83	\$ 4,476,228.93	\$ 179,049.16	\$ 1,192,907.94	\$ 225,513.97	\$ 2,878,757.86
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 1,958,405.66	\$ 4,569,613.20	\$ 182,784.53	\$ 1,216,766.10	\$ 230,024.25	\$ 2,940,038.32
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 1,999,151.97	\$ 4,664,687.92	\$ 186,587.52	\$ 1,241,101.42	\$ 234,624.73	\$ 3,002,374.25
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 2,040,636.09	\$ 4,761,484.21	\$ 190,459.37	\$ 1,265,923.45	\$ 239,317.23	\$ 3,065,784.17
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 2,082,871.60	\$ 4,860,033.72	\$ 194,401.35	\$ 1,291,241.92	\$ 244,103.57	\$ 3,130,286.89
Total for a 15-Year TIF Plan			\$ 3,752,426,224	\$ 90,441,371.89	\$ 27,132,411.57	\$ 63,308,960.32	\$ 2,532,358.41	\$ 16,923,337.79	\$ 3,199,282.13	\$ 40,653,981.99
16	2041	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02	\$ 2,125,872.31	\$ 4,960,368.71	\$ 198,414.75	\$ 1,292,231.92	\$ 245,093.57	\$ 3,224,628.48
17	2042	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32	\$ 2,169,652.30	\$ 5,062,522.02	\$ 202,500.88	\$ 1,293,221.92	\$ 246,083.57	\$ 3,320,715.65
18	2043	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00	\$ 2,214,225.90	\$ 5,166,527.10	\$ 206,661.08	\$ 1,294,211.92	\$ 247,073.57	\$ 3,418,580.53
19	2044	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73	\$ 2,259,607.72	\$ 5,272,418.01	\$ 210,896.72	\$ 1,295,201.92	\$ 248,063.57	\$ 3,518,255.80
20	2045	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06	\$ 2,305,812.62	\$ 5,380,229.44	\$ 215,209.18	\$ 1,296,191.92	\$ 249,053.57	\$ 3,619,774.78
Total for a 20-Year TIF Plan			\$ 5,315,151,011	\$ 127,358,608.02	\$ 38,207,582.41	\$ 89,151,025.61	\$ 3,566,041.02	\$ 23,394,397.38	\$ 4,434,649.99	\$ 57,755,937.22
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45	\$ 2,352,855.74	\$ 5,489,996.72	\$ 219,599.87	\$ 1,297,181.92	\$ 250,043.57	\$ 3,723,171.36
22	2048	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30	\$ 2,400,752.49	\$ 5,601,755.81	\$ 224,070.23	\$ 1,298,171.92	\$ 251,033.57	\$ 3,828,480.09
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93	\$ 2,449,518.58	\$ 5,715,543.35	\$ 228,621.73	\$ 1,299,161.92	\$ 252,023.57	\$ 3,935,736.13
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64	\$ 2,499,169.99	\$ 5,831,396.65	\$ 233,255.87	\$ 1,300,151.92	\$ 253,013.57	\$ 4,044,975.29
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72	\$ 2,549,723.02	\$ 5,949,353.70	\$ 237,974.15	\$ 1,301,141.92	\$ 254,003.57	\$ 4,156,234.07
Total for a 25-Year TIF Plan			\$ 7,061,969,760	\$ 168,198,674.06	\$ 50,459,602.22	\$ 117,739,071.84	\$ 4,709,562.87	\$ 29,890,206.97	\$ 5,694,767.84	\$ 77,444,534.16
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42	\$ 2,601,194.23	\$ 6,069,453.19	\$ 242,778.13	\$ 1,302,131.92	\$ 254,993.57	\$ 4,269,549.58
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05	\$ 2,653,600.52	\$ 6,191,734.54	\$ 247,669.38	\$ 1,303,121.92	\$ 255,983.57	\$ 4,384,959.66
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91	\$ 2,706,959.07	\$ 6,316,237.84	\$ 252,649.51	\$ 1,304,111.92	\$ 256,973.57	\$ 4,502,502.83
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39	\$ 2,761,287.42	\$ 6,443,003.97	\$ 257,720.16	\$ 1,305,101.92	\$ 257,963.57	\$ 4,622,218.33
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94	\$ 2,816,603.38	\$ 6,572,074.56	\$ 262,882.98	\$ 1,306,091.92	\$ 258,953.57	\$ 4,744,146.09
Totals for a 30-Year TIF Plan			\$ 9,012,489,742	\$ 213,330,822.77	\$ 63,999,246.83	\$ 149,331,575.94	\$ 5,973,263.04	\$ 36,410,766.56	\$ 6,979,635.70	\$ 99,967,910.65

Traverse City DDA Tax Increment Revenue (TIR) Projections							Subtract Annual Infrastructure Allocation - 4%	Subtract Annual Programs & Services \$978,600 + 2% Inflation	Subtract Annual Capital Maintenance \$185,000 + 2% Inflation	Total Remaining for Infrastructure Projects
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 50%	TIR DDA 50%	4%	2%	2%	
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 2,592,077.10	\$ 2,592,077.10	\$ 103,683.08	\$ 978,600.00	\$ 185,000.00	\$ 1,324,794.02
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 2,647,842.53	\$ 2,647,842.53	\$ 105,913.70	\$ 998,172.00	\$ 188,700.00	\$ 1,355,056.83
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 2,704,614.18	\$ 2,704,614.18	\$ 108,184.57	\$ 1,018,135.44	\$ 192,474.00	\$ 1,385,820.17
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 2,762,410.57	\$ 2,762,410.57	\$ 110,496.42	\$ 1,038,498.15	\$ 196,323.48	\$ 1,417,092.52
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 2,821,250.55	\$ 2,821,250.55	\$ 112,850.02	\$ 1,059,268.11	\$ 200,249.95	\$ 1,448,882.47
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 2,881,153.33	\$ 2,881,153.33	\$ 115,246.13	\$ 1,080,453.47	\$ 204,254.95	\$ 1,481,198.77
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 2,942,138.47	\$ 2,942,138.47	\$ 117,685.54	\$ 1,102,062.54	\$ 208,340.05	\$ 1,514,050.34
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 3,004,225.87	\$ 3,004,225.87	\$ 120,169.03	\$ 1,124,103.79	\$ 212,506.85	\$ 1,547,446.19
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 3,067,435.82	\$ 3,067,435.82	\$ 122,697.43	\$ 1,146,585.87	\$ 216,756.99	\$ 1,581,395.53
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 3,131,788.98	\$ 3,131,788.98	\$ 125,271.56	\$ 1,169,517.59	\$ 221,092.13	\$ 1,615,907.71
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 3,197,306.38	\$ 3,197,306.38	\$ 127,892.26	\$ 1,192,907.94	\$ 225,513.97	\$ 1,650,992.21
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 3,264,009.43	\$ 3,264,009.43	\$ 130,560.38	\$ 1,216,766.10	\$ 230,024.25	\$ 1,686,658.70
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 3,331,919.95	\$ 3,331,919.95	\$ 133,276.80	\$ 1,241,101.42	\$ 234,624.73	\$ 1,722,917.00
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 3,401,060.15	\$ 3,401,060.15	\$ 136,042.41	\$ 1,265,923.45	\$ 239,317.23	\$ 1,759,777.07
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 3,471,452.66	\$ 3,471,452.66	\$ 138,858.11	\$ 1,291,241.92	\$ 244,103.57	\$ 1,797,249.06
Total for a 15-Year TIF Plan			\$ 3,752,426,224	\$ 90,441,371.89	\$ 45,220,685.95	\$ 45,220,685.95	\$ 1,808,827.44	\$ 16,923,337.79	\$ 3,199,282.13	\$ 23,289,238.58
16	2041	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02	\$ 3,543,120.51	\$ 3,543,120.51	\$ 141,724.82	\$ 1,292,231.92	\$ 245,093.57	\$ 1,864,070.20
17	2042	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32	\$ 3,616,087.16	\$ 3,616,087.16	\$ 144,643.49	\$ 1,293,221.92	\$ 246,083.57	\$ 1,932,138.18
18	2043	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00	\$ 3,690,376.50	\$ 3,690,376.50	\$ 147,615.06	\$ 1,294,211.92	\$ 247,073.57	\$ 2,001,475.95
19	2044	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73	\$ 3,766,012.87	\$ 3,766,012.87	\$ 150,640.51	\$ 1,295,201.92	\$ 248,063.57	\$ 2,072,106.86
20	2045	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06	\$ 3,843,021.03	\$ 3,843,021.03	\$ 153,720.84	\$ 1,296,191.92	\$ 249,053.57	\$ 2,144,054.70
Total for a 20-Year TIF Plan			\$ 5,315,151,011	\$ 127,358,608.02	\$ 63,679,304.01	\$ 63,679,304.01	\$ 2,547,172.16	\$ 23,394,397.38	\$ 4,434,649.99	\$ 33,303,084.48
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45	\$ 3,921,426.23	\$ 3,921,426.23	\$ 156,857.05	\$ 1,297,181.92	\$ 250,043.57	\$ 2,217,343.69
22	2048	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30	\$ 4,001,254.15	\$ 4,001,254.15	\$ 160,050.17	\$ 1,298,171.92	\$ 251,033.57	\$ 2,291,998.50
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93	\$ 4,082,530.97	\$ 4,082,530.97	\$ 163,301.24	\$ 1,299,161.92	\$ 252,023.57	\$ 2,368,044.24
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64	\$ 4,165,283.32	\$ 4,165,283.32	\$ 166,611.33	\$ 1,300,151.92	\$ 253,013.57	\$ 2,445,506.50
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72	\$ 4,249,538.36	\$ 4,249,538.36	\$ 169,981.53	\$ 1,301,141.92	\$ 254,003.57	\$ 2,524,411.34
Total for a 25-Year TIF Plan			\$ 7,061,969,760	\$ 168,198,674.06	\$ 84,099,337.03	\$ 84,099,337.03	\$ 3,363,973.48	\$ 29,890,206.97	\$ 5,694,767.84	\$ 45,150,388.74
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42	\$ 4,335,323.71	\$ 4,335,323.71	\$ 173,412.95	\$ 1,302,131.92	\$ 254,993.57	\$ 2,604,785.27
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05	\$ 4,422,667.53	\$ 4,422,667.53	\$ 176,906.70	\$ 1,303,121.92	\$ 255,983.57	\$ 2,686,655.34
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91	\$ 4,511,598.46	\$ 4,511,598.46	\$ 180,463.94	\$ 1,304,111.92	\$ 256,973.57	\$ 2,770,049.03
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39	\$ 4,602,145.70	\$ 4,602,145.70	\$ 184,085.83	\$ 1,305,101.92	\$ 257,963.57	\$ 2,854,994.38
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94	\$ 4,694,338.97	\$ 4,694,338.97	\$ 187,773.56	\$ 1,306,091.92	\$ 258,953.57	\$ 2,941,519.92
Totals for a 30-Year TIF Plan			\$ 9,012,489,742	\$ 213,330,822.77	\$ 106,665,411.39	\$ 106,665,411.39	\$ 4,266,616.46	\$ 36,410,766.56	\$ 6,979,635.70	\$ 59,008,392.68

Project #	Priority	Capital Infrastructure Projects - Name and Description	Total Estimated Cost
1	High	Farmers Market Pavillion & Surrounding Grounds Improvements (Farmers Market Pavillion, Bird House Improvements, Signage, Landscaping)	\$3,000,000
2	High	Rotary Square (This project includes the implementation of the 2026 Rotary Square Plan)	\$2,300,000
3	High	Boardman/Ottaway River Restoration and Infrastructure	
		A. <i>Reach Five - Phase One</i> (J-Smith Walkway, Alley and Embankment Improvements, Stormwater Infrastructure and New Pedestrian Bridge)	\$5,800,000
		B. <i>Reach Six. (Between Park Street and Murchie Bridge)</i> New pedestrian bridge, riparian landscape improvements, enhanced Wellington Street Plaza/Boardwalk, and improved access and habitat at the mouth of the river	\$4,200,000
		C. <i>Remaining Components of Reach Five. (The 100 Block)</i> Pulling back sheet piling, new alley treatments, stormwater infrastructure and terrace steps to the rivers edge - boardwalk and landscaping enhancements on the northside	\$24,720,000
		D. <i>Remaining Components of Reach Five. (The 200 Block)</i> Alley treatments, elevated boardwalk and pedestrian bridge replacement - enhanced boardwalk and restorative landscaping	\$18,120,000
		E. <i>Reach Four. (Between West Front and Union)</i> New boardwalk and kayak portage between ped. bridge and West Front bridge	\$2,900,000
		F. <i>Reach Three. (Between West Front and Pine)</i> Extended boardwalk at Pine Street access point to West Front Street Bridge, new pedestrian bridge connecting Hannah Park and Pine Street landing	\$3,300,000
4	High	State Street, Pine Street Two-Way Traffic Conversion (Signage, Traffic Signals, and other Physical Improvements)	\$1,000,000
5	High	Front Street Alley & Utility Improvements and Relocation (Bury Utility Lines, Alley Replacement/Improvements and Green Infrastructure)	\$13,000,000
6	Medium	State Street Mid-Block Pedestrian Crosswalks (Installation of Five Mid-Block Crosswalks on State Street)	\$1,500,000
7	Medium	East Front Street Reconstruction, Streetscaping and Gateway (East Front Street between Grandview and Park Street, with Gateway Feature)	\$7,000,000
8	Medium	Front Street Reconstruction and Streetscaping (Front Street between Park Street and Pine Street, including mobility amenities)	\$7,000,000
9	Medium	Bayfront Trail (Improvements to the Bayfront Trail between Clinch Park and Oak Street)	\$1,900,000
10	Low	State Street Reconstruction and Streetscaping (State Street between Boardman and Pine Street, including mobility amenities)	\$8,000,000
11	Low	Garland Street Green Infrastructure (Adding Trees, Landscaping and Green Infrastructure on Garland Street)	\$900,000
12	Low	District-Wide Snowmelt System (Feasibility Study, Infrastructure, Future Collaboration)	\$15,000,000
13	Low	West Bay Lakeshore Stabilization (Installation of natural flood controls, resilient landscaping and designed public access along GT Bay)	\$1,000,000
Total			\$120,640,000

Traverse City Downtown Development Authority												
Estimated First Year of Tax Increment Revenue Capture (2028 Tax Year) (2028 - 2029) Fiscal Year All Taxing Jurisdictions												
Estimated Tax Increment Revenues (TIR)	Estimated Taxable Value	All Estimated TIR	TIR Share 10%	TIR Share 20%	TIR Share 30%	TIR Share 40%	TIR Share 50%	TIR Share 80%	TIR Share 100%			
Taxing Jurisdictions	Mills	\$211,800,023	\$5,184,154	\$518,415	\$1,036,831	\$1,555,246	\$2,073,662	\$2,592,077	\$4,147,323	\$5,184,154		
City of Traverse City												
City Operating	11.4978			\$ 243,523	\$ 487,047	\$ 730,570	\$ 974,094	\$ 1,217,617	\$ 1,948,187	\$ 2,435,234		
City Act 345	2.32			\$ 49,138	\$ 98,275	\$ 147,413	\$ 196,550	\$ 245,688	\$ 393,101	\$ 491,376		
	Total			\$ 585,322	\$ 877,983				\$ 2,341,288	\$ 2,926,610		
Grand Traverse County												
Operating	4.5748			\$ 96,894	\$ 193,789	\$ 290,683	\$ 387,577	\$ 484,471	\$ 775,154	\$ 968,943		
COA	0.4586			\$ 9,713	\$ 19,426	\$ 29,139	\$ 38,853	\$ 48,566	\$ 77,705	\$ 97,131		
COA Sr. Center	0.0914			\$ 1,936	\$ 3,872	\$ 5,808	\$ 7,743	\$ 9,679	\$ 15,487	\$ 19,359		
Veterans	0.1097			\$ 2,323	\$ 4,647	\$ 6,970	\$ 9,294	\$ 11,617	\$ 18,588	\$ 23,234		
Animal Control	0.0357			\$ 756	\$ 1,512	\$ 2,268	\$ 3,025	\$ 3,781	\$ 6,049	\$ 7,561		
Conservation District	0.0926			\$ 1,961	\$ 3,923	\$ 5,884	\$ 7,845	\$ 9,806	\$ 15,690	\$ 19,613		
Road Commission	0.9794			\$ 20,744	\$ 41,487	\$ 62,231	\$ 82,975	\$ 103,718	\$ 165,950	\$ 207,437		
	Total			\$ 268,656	\$ 402,983				\$ 1,074,622	\$ 1,343,278		
Bay Area Transportatin Authority												
Operating	0.4623			\$ 9,792	\$ 19,583	\$ 29,375	\$ 39,166	\$ 48,958	\$ 78,332	\$ 97,915		
Northwestern Michigan College												
Operating	0.9955			\$ 21,085	\$ 42,169	\$ 63,254	\$ 84,339	\$ 105,423	\$ 168,678	\$ 210,847		
Operating	0.9957			\$ 21,089	\$ 42,178	\$ 63,267	\$ 84,356	\$ 105,445	\$ 168,711	\$ 210,889		
	Total			\$ 84,347	\$ 126,521				\$ 337,389	\$ 421,736		
Joint Recreation Authority												
Operating	0.2863			\$ 6,064	\$ 12,128	\$ 18,192	\$ 24,255	\$ 30,319	\$ 48,511	\$ 60,638		
Downtown Development Authority												
Operating	1.577			\$ 33,401	\$ 66,802	\$ 100,203	\$ 133,603	\$ 167,004	\$ 267,207	\$ 334,009		
				Total	\$ 1,036,837	\$ 1,555,256				Total	\$ 4,147,349	\$ 5,184,187

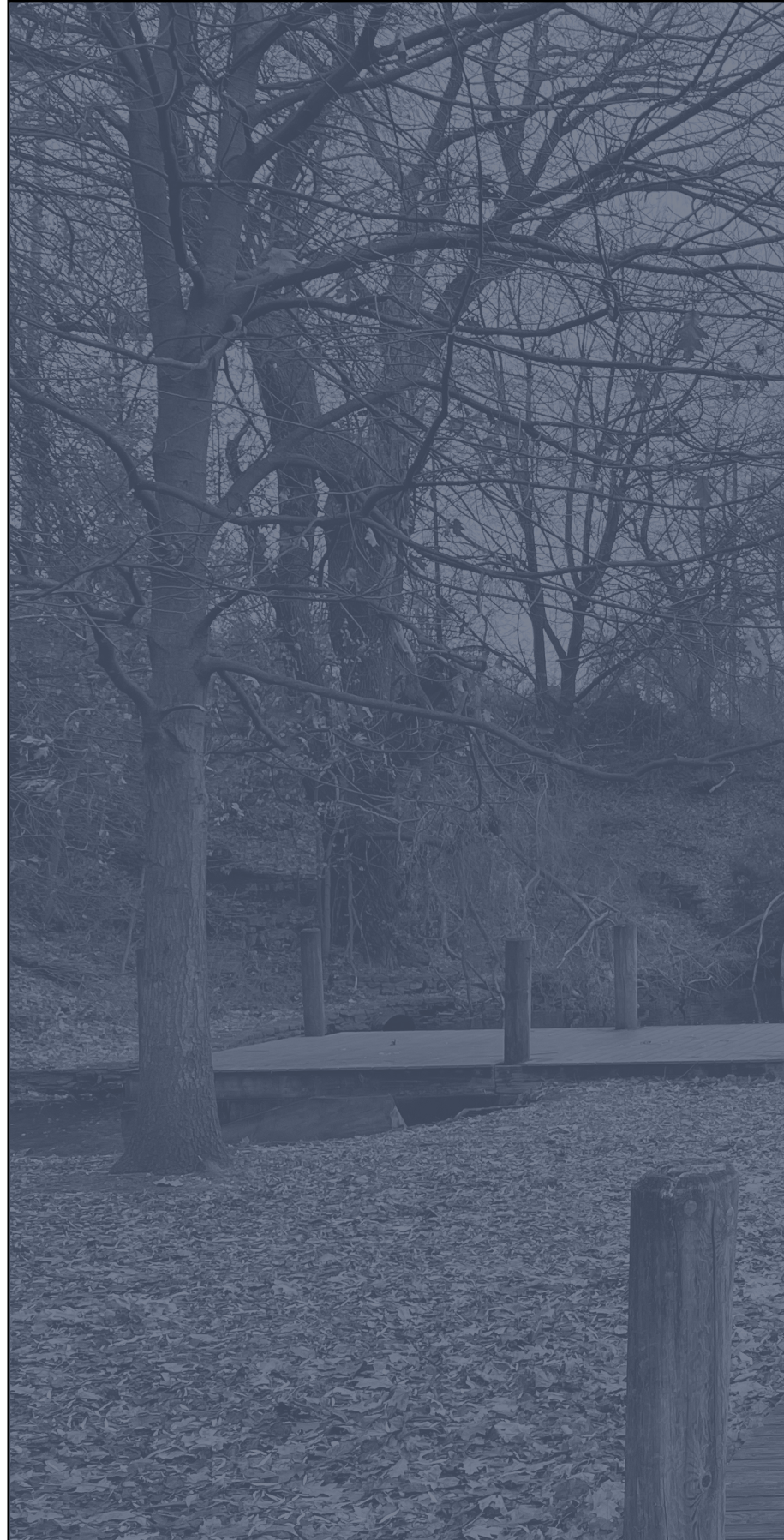


**Downtown Development Authority
303 E. State Street
Traverse City, MI 49684
harry@downtowntc.com
231-922-2050**

MEMORANDUM

To: Downtown Development Authority Board
From: Harry Burkholder, Executive Director
Date: May 11, 2026
Re: Riverwalk Signage Planning

Earlier this year, the Downtown Development Authority initiated work with Corbin Design on the development of a Wayfinding Signage Design and Plan for the Boardman/Ottaway Riverwalk. The Riverwalk - a patchwork of boardwalk sections that the DDA hopes to connect and enhance over time - meanders 1.6 miles through Downtown Traverse City. Moira O'Polka will be at our meeting to provide an update on the wayfinding signage design and plan. Her presentation is included in your packet.

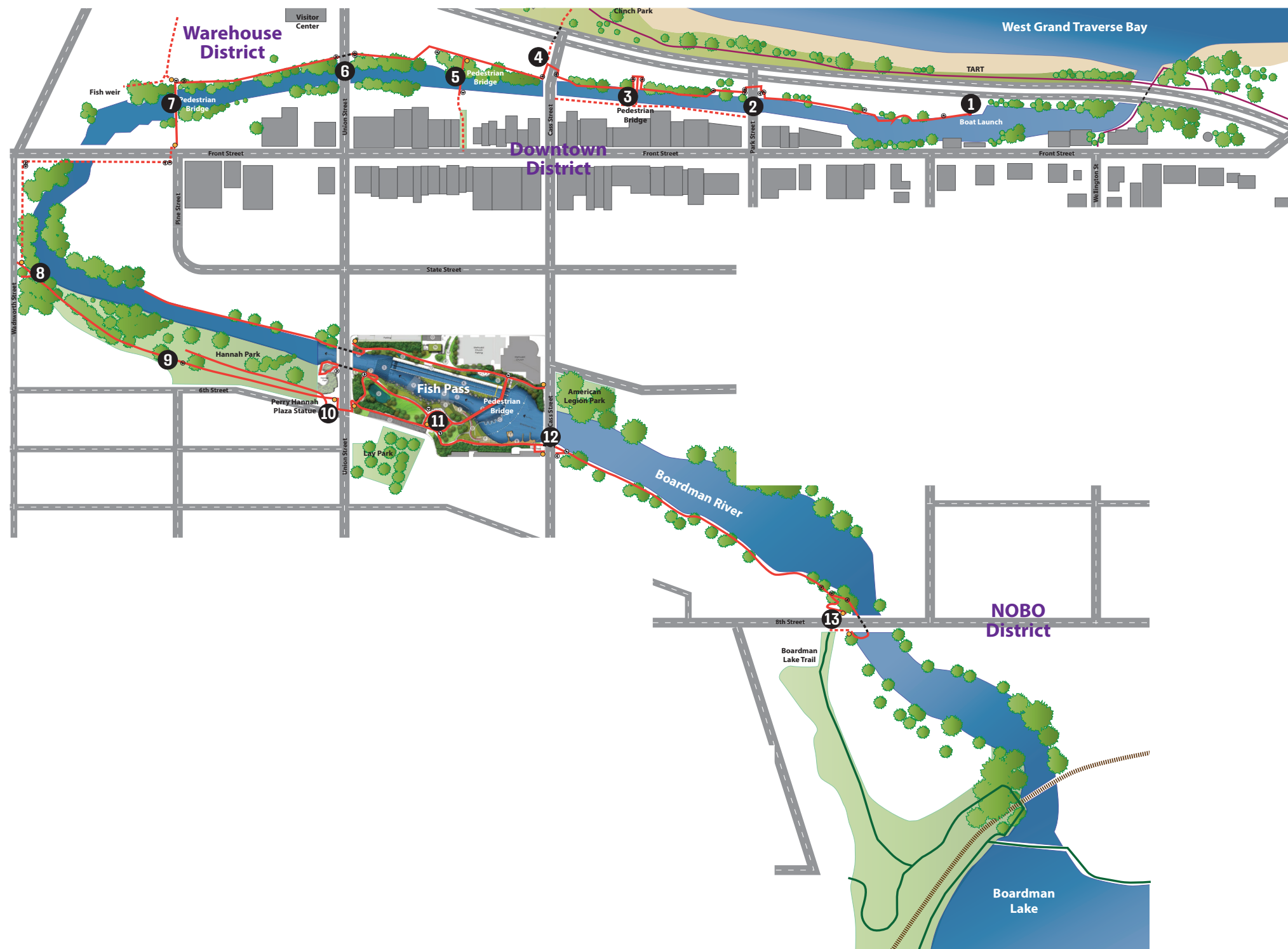


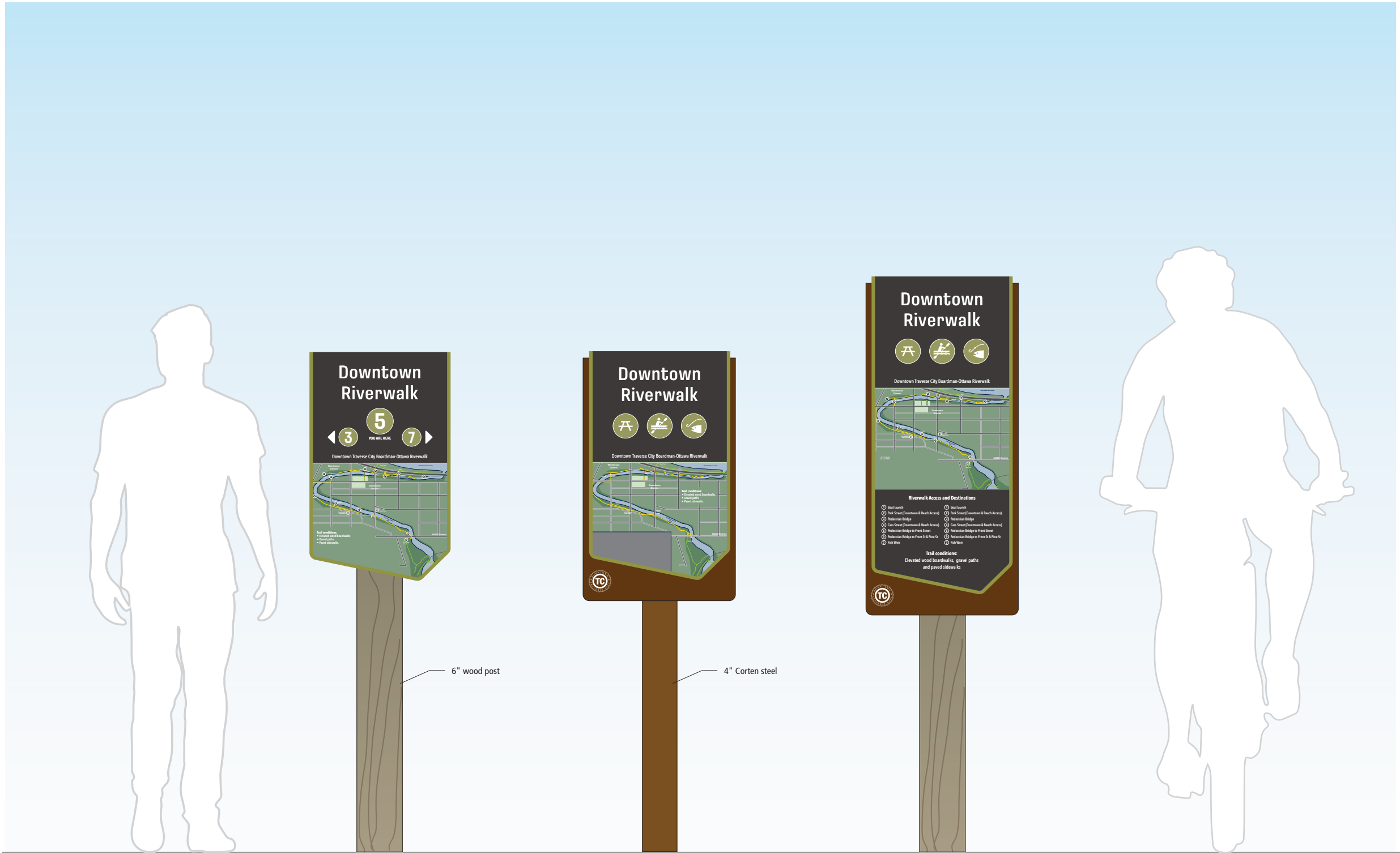
TRAVERSE CITY
RIVERWALK WAYFINDING SIGNAGE
DESIGN CONCEPT

April 2026

corbindesign.com | 415 S Union, Second Floor, Traverse City, MI 49684 | info@corbindesign.com | (231) 947-1236

CORBIN
DESIGN





Trailhead Kiosk Options

Small

Medium

Large

6" wood post

4" Corten steel

Downtown Riverwalk

Downtown Traverse City Boardman-Ottawa Riverwalk

LEGEND

Riverwalk Access and Destinations

① Boat launch	① Boat launch
② Park Street (Downtown & Beach Access)	② Park Street (Downtown & Beach Access)
③ Pedestrian Bridge	③ Pedestrian Bridge
④ Cass Street (Downtown & Beach Access)	④ Cass Street (Downtown & Beach Access)
⑤ Pedestrian Bridge to Front Street	⑤ Pedestrian Bridge to Front Street
⑥ Pedestrian Bridge to Front St & Pine St	⑥ Pedestrian Bridge to Front St & Pine St
⑦ Fish Weir	⑦ Fish Weir

Trail conditions:
Elevated wood boardwalks, gravel paths and paved sidewalks

K-1 Trailhead Kiosk

Downtown Riverwalk

Downtown Traverse City Boardman-Ottawa Riverwalk

I-1 Entrance Identification

Downtown Riverwalk

↑ Clinch Park
.5 Miles

↑ TART Trail
.5 Miles

→ Underpass to Front Street

G-1 Guide



Large Guide

Large Guide, alternate

Access Identification

Sidewalk Guide

Trailblazer

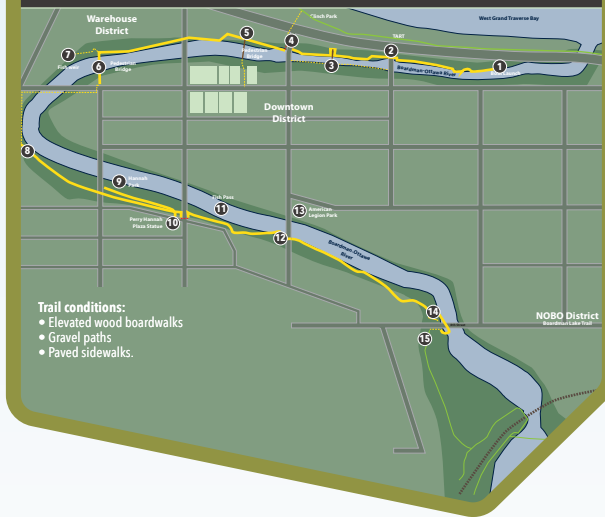
Downtown Riverwalk

5

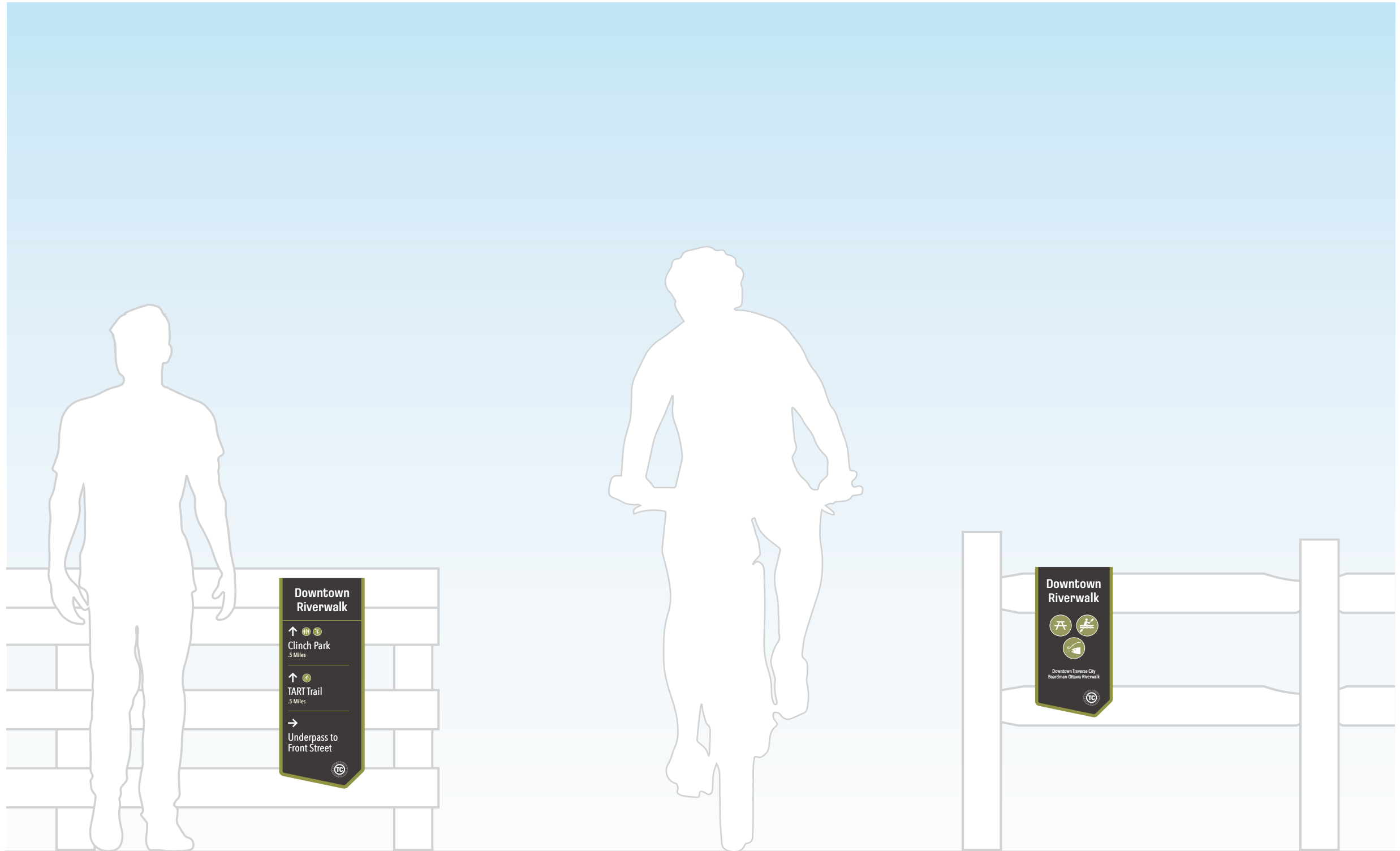
YOU ARE HERE

◀ 3 7 ▶

Downtown Traverse City Boardman-Ottawa Riverwalk

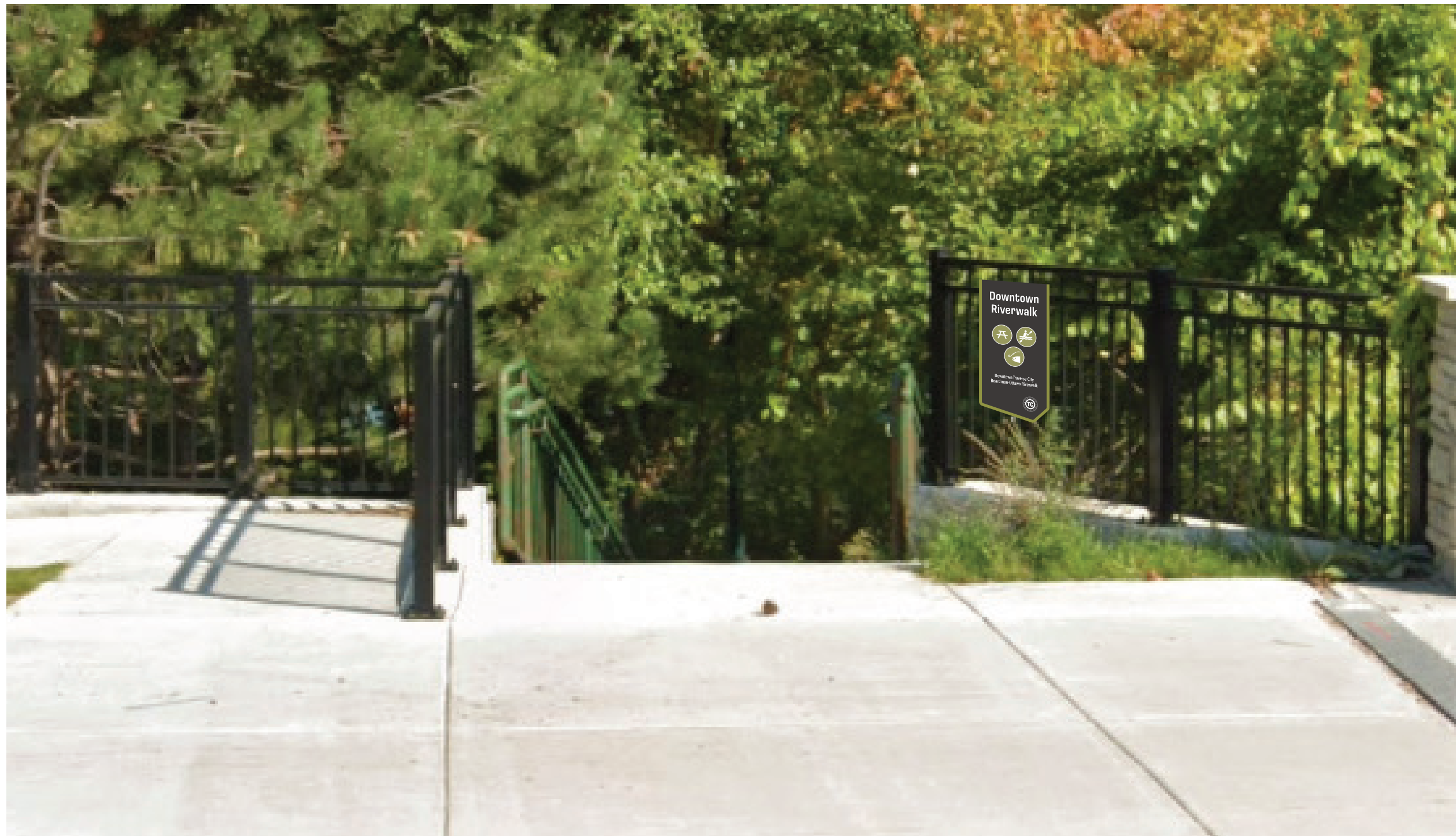


Number Based Map/Guide Layout



Mounting Location Options









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: May 11, 2026
Subject: Executive Director Report

Below is an overview and update on projects and initiatives that the DDA is working on.

Two-Way Circulation

City Commissioners asked staff to return with additional information and cost estimates for both options to convert the State, Pine and Boardman Streets to permanent two-way traffic or revert them back to one-way circulation. The Commission also requested that this information, along with the previous findings from the pilot project, be presented to the new Complete Streets Advisory Committee at its May 21st meeting. Upon deliberation at the meeting, the Complete Street Advisory Committee may provide a recommendation to the City Commission.

NOAA/Tribal Grant

The GEI consulting team finalized Phase I of this project, which included the collection and review of existing data, along with comprehensive GIS mapping. We continue to work closely with the consulting team and project partners to identify and flesh out options for a select group of priority implementation sites to advance into the next phase of design and engineering.

Cass Street Mid-Block Crosswalk

The reconstruction of the Cass Street Mid-Block Crosswalk (and adjacent alley improvements) will begin on May 18th, with construction anticipated to conclude by Mid-June.

Summer Activities

Summer is approaching fast and there are several seasonal items we are working on:

Ambassador Program.

We will continue our collaboration with SEEDS for the summer Ambassador Program beginning next week. The ambassadors provide a number of ‘clean and green’

services throughout the summer, contributing to the care, cleanliness and maintenance of downtown.

Planters

We are hosting our annual spring planting day on May 20th at 9:00 AM at the City Marina. Board members are more than welcome to participate.

Intern.

We are pleased that Cassidy Jewel, a student from Ferris State University, will be joining us this summer as part of annual intern program. Cassidy will work on a wide variety of DDA and DTCA initiatives.

DDA Website

I plan to provide an update on our work to launch the new website for the DDA.



Downtown Development Authority
303 E. State Street
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Memorandum

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

From: Sara Klebba, DDA Director of Events & Engagement

Date: May 11, 2026

Subject: DTCA Director of Events & Engagement Update

EVENTS

[Downtown TC Art Walk Series](#) (Fridays, May 29 & June 5, 5-7p)

- May 29: 13 businesses signed up; June 5: 14 businesses signed up
- Crooked Tree Arts Center (CTAC) & Alluvion Arts: in-kind sponsors helped with 16 artist pairings from their artist collectives
- Have secured two musical acts to play at Horizon Books each week:
 - Stefanie & Vincenzo (local via Nashville)
 - A to Z (former Interlochen students)
- CTAC will host community art projects at J Smith Walkway. Jill Lauer will also be offering caricatures by donation.

Summer/Fall [Art Fairs](#)

- Round 1 exhibitors are finalizing payments for the annual Old Town and National Cherry Festival Arts & Crafts Fairs. Limited remaining spots will be reviewed by the jury for Round 2.
- Downtown Fine Art Fair exhibitor applications being finalized for acceptance by jury. Location of art fair being considered, including East Clinch Park. (Need to measure available space for booth placement – ensure it can fit 50 booths.)

[Downtown Street Sale / FNL](#)

- FNL applications are live through June 7 (NPOs, F&B, entertainment).
- Street Sale application to go out to members in June. TCFD has asked for an emergency coordinator to be named in the application from each member business for safety coordination in the event of any type of emergency.

MARKETING

- In order to keep Downtown TC businesses as successful in the off-season months as in the high season, these business owners need us to love local year-round. Targeting regional 'locals,' the "[More Than Just a Destination](#)" (aka "support local") campaign will be running during off-season and shoulder season months with creative reflecting seasonal shopping, dining, events, vistas, etc. Sample ads:
- Broadcast TV spots:
 - Photo spot - <https://video-preview.com/a6bb6e26-3b8c-4e67-826f-0a00c8a7f633>
 - Video Spot - <https://video-preview.com/17a8652e-b5c2-4cfa-9629-7f0488d8a663>
- Digital ad samples:



- Print ad samples:

