

# **Traverse City Downtown Development Authority Regular Meeting**

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

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



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](http://www.dda.downtowntc.com)  
303 East State Street, Suite C  
Traverse City, MI 49684

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# Welcome to the Traverse City Downtown Development Authority meeting

## Agenda

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<b>1. CALL TO ORDER</b>	
<b>2. ROLL CALL</b>	
<b>3. REVIEW AND APPROVAL OF AGENDA</b>	
<b>4. PUBLIC COMMENT</b>	
<b>5. CONSENT CALENDAR</b> <i>The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one DDA Board motion without discussion. Any member of the DDA Board, staff or the public may ask that any item on the consent calendar be removed therefrom and placed elsewhere on the agenda for individual consideration by the DDA Board; and such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single DDA Board action adopting the consent calendar.</i>	
A. Consideration of approving the minutes from the March 20, 2026 DDA Regular Board Meeting (approval recommended) <a href="#">March 20, 2026 Regular Meeting Minutes - PDF</a>	4 - 7
B. Consideration of approving the March 2026 Financial Reports and Distributions from the DDA General, Old Town TIF and TIF-97 (approval recommended) <a href="#">March 2026 DDA General, Old Town TIF and TIF-97 Financial Reports and Distributions - PDF</a>	8 - 12
C. Consideration of approving the March 2026 Financial Report and Distribution from the Traverse City Arts Commission <a href="#">March 2026 Traverse City Arts Commission Financial Reports and Distribution - PDF financials</a>	13
<b>6. ITEMS REMOVED FROM CONSENT CALENDAR</b>	
<b>7. OLD BUSINESS</b>	
A. 2026 - 2027 DDA Budget(s) Review and Discussion - Schedule	14 -

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



**Minutes of the  
Downtown Development Authority for the City of Traverse City  
Regular Meeting  
Friday, March 20, 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 Schneider 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 Peter Kirkwood

**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**

(d) **PUBLIC COMMENT**

The following addressed the board:

Anna Feger

(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 February 20, 2026 DDA Regular Board Meeting (approval recommended)
  - (2) Consideration of approving the February 2026 Financial Reports and Distributions from the DDA General, Old Town TIF and TIF-97 (approval recommended)
  - (3) Consideration of approving the February 2026 Financial Report and Distribution from the Traverse City Arts Commission (approval recommended)
  - (4) Consideration of approving the December 10, 2025 DDA Finance Committee Meeting Minutes (approval recommended)
  - (5) Consideration of approving the February 4, 2026 DDA Moving Downtown Forward TIF Plan Subcommittee Meeting Minutes (approval recommended)
  - (6) Consideration of approving the March 4, 2026 DDA Moving Downtown Forward TIF Plan Subcommittee Meeting Minutes (approval recommended)
- That the Consent Calendar be approved as presented.

Moved by Gary Howe, Seconded by Jeff Joubran

**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) TIF-97 Project Priorities Update

The following addressed the board:

Harry Burkholder

Amy Shamroe

Pete Kirkwood

\*Mike Powers joined the board meeting at 9:10am.

- (2) 2026 - 2027 DDA Budget Review and Discussion

The following addressed the board:

Harry Burkholder  
Lauren Bohac  
Ed Slosky  
Pete Kirkwood  
Amy Shamroe  
Gary Howe  
Shelley Spenser  
Mike Powers  
Caitlin Early

That the Traverse Connect membership level renewal be lowered to the Executive Level of one thousand one hundred and ten dollars for the next fiscal year.

Moved by Gary Howe, Seconded by Peter Kirkwood

**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**

**(3) Moving Downtown Forward TIF Plan Discussion**

The following addressed the board:

Harry Burkholder  
Pete Kirkwood  
Jeff Joubran  
Mike Powers  
Ed Slosky  
Amy Shamroe  
Gary Howe  
Caitin Early  
Shelley Spencer  
Todd McMillen

\* Pete Kirkwood left meeting at 10:16am

**(h) EXECUTIVE DIRECTOR REPORT**

**(1) Executive Director Report**

The following addressed the board:  
Harry Burkholder Ed Slosky

(i) **STAFF REPORTS**

**(1)** Director of Events and Engagement Report

The following addressed the board:  
Sara Klebba

(j) **RECEIVE AND FILE**

(k) **PUBLIC COMMENT**

The following addressed the board:  
Emily Tack

(l) **ADJOURNMENT**

The meeting was adjourned by Chair Slosky at 10:45am.

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Harry Burkholder, Executive Director

REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY  
 PERIOD ENDING 03/31/2026  
 % Fiscal Year Completed: 75.07

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 03/31/2026	ACTIVITY FOR MONTH 03/31/2026	AVAILABLE BALANCE	% BDGT 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	413.09	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	56,250.00	6,250.00	(56,250.00)	100.00
248-000-664.000	INTEREST & DIVIDEND EARNINGS	5,300.00	92.79	8.31	5,207.21	1.75
248-000-667.000	RENTS AND ROYALTIES	50,000.00	19,319.00	0.00	30,681.00	38.64
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	975,326.38	6,671.40	1,785,673.62	35.33
TOTAL REVENUES		2,761,000.00	975,326.38	6,671.40	1,785,673.62	35.33
Expenditures						
Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY						
248-725-702.000	SALARIES AND WAGES	446,200.00	322,119.88	33,594.18	124,080.12	72.19
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	5,610.00	(110.00)	(5,610.00)	100.00
248-725-715.000	EMPLOYER'S SOCIAL SECURITY	32,900.00	25,531.94	2,733.13	7,368.06	77.60
248-725-716.000	EMPLOYEE HEALTH INSURANCE	49,800.00	18,132.43	2,119.81	31,667.57	36.41
248-725-717.000	EMPLOYEE LIFE/DISABILITY INS	200.00	2,771.68	326.02	(2,571.68)	1,385.84
248-725-718.000	RETIREMENT FUND CONTRIBUTION	43,000.00	16,448.64	2,741.44	26,551.36	38.25
248-725-720.000	UNEMPLOYMENT COMPENSATION	1,900.00	337.06	0.00	1,562.94	17.74
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	11,668.98	(75.23)	2,961.02	79.76
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	56,916.41	1,861.22	11,053.59	83.74
248-725-801.000	PROFESSIONAL AND CONTRACTUAL	124,400.00	115,115.74	1,004.00	9,284.26	92.54
248-725-801.007	MEMBERSHIP DUES AND SUBSCRIPTIONS	7,000.00	1,303.97	19.99	5,696.03	18.63
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	30,874.00	5,750.00	3,126.00	90.81
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	703.59	120.00	4,296.41	14.07

REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY  
 PERIOD ENDING 03/31/2026  
 % Fiscal Year Completed: 75.07

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 03/31/2026	ACTIVITY FOR MONTH 03/31/2026	AVAILABLE BALANCE	% BDGT 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	3,118.28	542.47	881.72	77.96
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	5,957.39	1,762.63	4,042.61	59.57
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	75,187.28	20,893.00	1,682,512.72	4.28
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	713,649.94	73,282.66	2,047,350.06	25.85
TOTAL EXPENDITURES		2,761,000.00	713,649.94	73,282.66	2,047,350.06	25.85
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		2,761,000.00	975,326.38	6,671.40	1,785,673.62	35.33
TOTAL EXPENDITURES		2,761,000.00	713,649.94	73,282.66	2,047,350.06	25.85
NET OF REVENUES & EXPENDITURES		0.00	261,676.44	(66,611.26)	(261,676.44)	100.00
BEG. FUND BALANCE						
FUND BALANCE ADJUSTMENTS			512,643.34			
END FUND BALANCE			774,319.78			

REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY  
 PERIOD ENDING 03/31/2026  
 % Fiscal Year Completed: 75.07

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 03/31/2026	ACTIVITY FOR MONTH 03/31/2026	AVAILABLE BALANCE	% BDGT 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	13,438.36	(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	102.40	(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	13,540.76	(164,909.30)	119.87
TOTAL REVENUES		830,100.00	995,009.30	13,540.76	(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	14,843.00	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	16,183.38	4,866.69	3,816.62	80.92
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	1,309.25	388.26	3,690.75	26.19
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	61,435.50	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	269,694.49	81,533.45	560,405.51	32.49
TOTAL EXPENDITURES		830,100.00	269,694.49	81,533.45	560,405.51	32.49
Fund 252 - DDA OLD TOWN TIF:						
TOTAL REVENUES		830,100.00	995,009.30	13,540.76	(164,909.30)	119.87
TOTAL EXPENDITURES		830,100.00	269,694.49	81,533.45	560,405.51	32.49
NET OF REVENUES & EXPENDITURES		0.00	725,314.81	(67,992.69)	(725,314.81)	100.00
BEG. FUND BALANCE						
FUND BALANCE ADJUSTMENTS			1,195,623.99			
END FUND BALANCE			1,920,938.80			

REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY  
 PERIOD ENDING 03/31/2026  
 % Fiscal Year Completed: 75.07

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 03/31/2026	ACTIVITY FOR MONTH 03/31/2026	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	57,612.77	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	57,612.77	2,720,403.51	61.04
TOTAL REVENUES		6,983,400.00	4,262,996.49	57,612.77	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	214,479.35	59,372.00	113,620.65	65.37
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	7,790.62	0.00	12,209.38	38.95
253-725-821.000	MARKETING & PUBLIC SERVICES	90,000.00	51,795.26	17,466.64	38,204.74	57.55
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	11,214.18	2,358.79	18,785.82	37.38
253-725-956.000	MISCELLANEOUS	50,000.00	6,488.53	6,479.00	43,511.47	12.98
253-725-965.000	CITY FEE	514,700.00	318,330.67	253,564.50	196,369.33	61.85
253-725-970.002	DDA ESSENTIAL PUBLIC INFRASTRUCTURE	671,000.00	6,411.34	1,914.03	664,588.66	0.96
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	27,092.85	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	0.00	0.00	820,000.00	0.00
253-725-994.000	INTEREST EXPENSE	54,500.00	0.00	0.00	54,500.00	0.00
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	1,912,839.79	368,247.81	5,070,560.21	27.39
TOTAL EXPENDITURES		6,983,400.00	1,912,839.79	368,247.81	5,070,560.21	27.39
Fund 253 - DDA TIF 97:						
TOTAL REVENUES		6,983,400.00	4,262,996.49	57,612.77	2,720,403.51	61.04
TOTAL EXPENDITURES		6,983,400.00	1,912,839.79	368,247.81	5,070,560.21	27.39
NET OF REVENUES & EXPENDITURES		0.00	2,350,156.70	(310,635.04)	(2,350,156.70)	100.00

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 DB: Traverse City

REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY  
 PERIOD ENDING 03/31/2026  
 % Fiscal Year Completed: 75.07

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 03/31/2026	ACTIVITY FOR MONTH 03/31/2026	AVAILABLE BALANCE	% BDGT USED
Fund 253 - DDA TIF 97						
	BEG. FUND BALANCE		7,474,213.38			
	FUND BALANCE ADJUSTMENTS		9,824,370.08			
	END FUND BALANCE					
	TOTAL REVENUES - ALL FUNDS	10,574,500.00	6,233,332.17	77,824.93	4,341,167.83	58.95
	TOTAL EXPENDITURES - ALL FUNDS	10,574,500.00	2,896,184.22	523,063.92	7,678,315.78	27.39
	NET OF REVENUES & EXPENDITURES	0.00	3,337,147.95	(445,238.99)	(3,337,147.95)	100.00
	BEG. FUND BALANCE - ALL FUNDS					
	FUND BALANCE ADJ - ALL FUNDS		9,182,480.71			
	END FUND BALANCE - ALL FUNDS		12,519,628.66			

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 DB: Traverse City

REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY  
 PERIOD ENDING 03/31/2026  
 % Fiscal Year Completed: 75.07

Page: 1/1

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 03/31/2026	ACTIVITY FOR MONTH 03/31/2026	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	70,534.27	0.00	9,465.73	88.17
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	70,534.27	0.00	9,465.73	88.17
TOTAL EXPENDITURES		80,000.00	70,534.27	0.00	9,465.73	88.17
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	70,534.27	0.00	9,465.73	88.17
NET OF REVENUES & EXPENDITURES		0.00	(10,534.27)	0.00	10,534.27	100.00
BEG. FUND BALANCE		185,567.63	185,567.63			
END FUND BALANCE		185,567.63	175,033.36			



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

## MEMORANDUM

---

To: DDA Board of Directors

From: Lauren Bohac, Deputy Director, DDA

Date: April 12, 2026

Re: 2026 - 2027 Proposed Budget – Public Hearing

Attached are the updated spreadsheets outlining draft budgets for the DDA General Fund, Old Town TIF and TIF-97.

Each budget accounts for maintained or increased levels of service, projects outlined in the Capital Infrastructure Plan (CIP) for the fiscal year, and project priorities as directed by the DDA Board of Directors.

Based on the discussion at our March meeting, the contribution to Traverse Connect has been modified.

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 <sup>th</sup>	DDA Board reviewed and discussed high-level outline of budget <b>COMPLETED</b>
March 11 <sup>th</sup>	DDA Finance Committee discusses preliminary budget <b>COMPLETED</b>
March 20 <sup>th</sup>	DDA Board reviews and discusses draft budget <b>COMPLETED</b>
April 17 <sup>th</sup>	DDA Board reviews budget & schedules public hearing for May 15 <sup>th</sup> <b>WE ARE HERE</b>
May 4 <sup>th</sup>	DDA draft budget submitted to the City Commission
May 11 <sup>th</sup>	DDA draft budget discussed at City Commission Study Session
May 15 <sup>th</sup>	DDA holds public hearing on budget
May 18 <sup>th</sup>	City Commission holds public hearing on budget
June 1 <sup>st</sup>	Approval of budget by City Commission
June 19 <sup>th</sup>	Approval of budget by DDA Board

**Recommended Motion**

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.

**Draft DDA TIF(s) 2026 - 2027 Budget**

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

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

<b>Building and Maintaining Downtown</b>	
<b>(A) Essential Public Infrastructure</b>	<b>\$ 1,509,657</b>
Streetscaping/Snowmelt	\$ 75,000
Stormwater & Green Infrastructure (Lot B)	\$ 110,000
Landscaping**	\$ 18,000
General Infrastructure Repair	\$ 70,000
City Infrastructure Contribution	\$ 100,000
Wayfinding Signage	\$ 22,000
Placemaking Amenities	\$ 100,000
Miscellaneous	\$ 25,000
Rotary Square Maintenance	\$ 14,000
N. Union Street Bridge Repair	\$ 150,000
Hardy Parking Deck Payment	\$ 825,657
<b>(B) Essential Public Services</b>	<b>\$ 377,550</b>
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

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

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

<b>Total Expenses</b>	<b>\$ 7,794,571</b>
<b>Estimated Remaining Fund Balance</b>	<b>\$ 1,834,403</b>

\*\* Includes flowers, planters, tools, and J. Smith maintenance

^Police Officer included in City service agreement total

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

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

<b>Building and Maintaining Downtown</b>	
<b>(A) Essential Public Infrastructure</b>	<b>\$ 122,000</b>
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>(B) Essential Public Services</b>	<b>\$ 68,650</b>
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

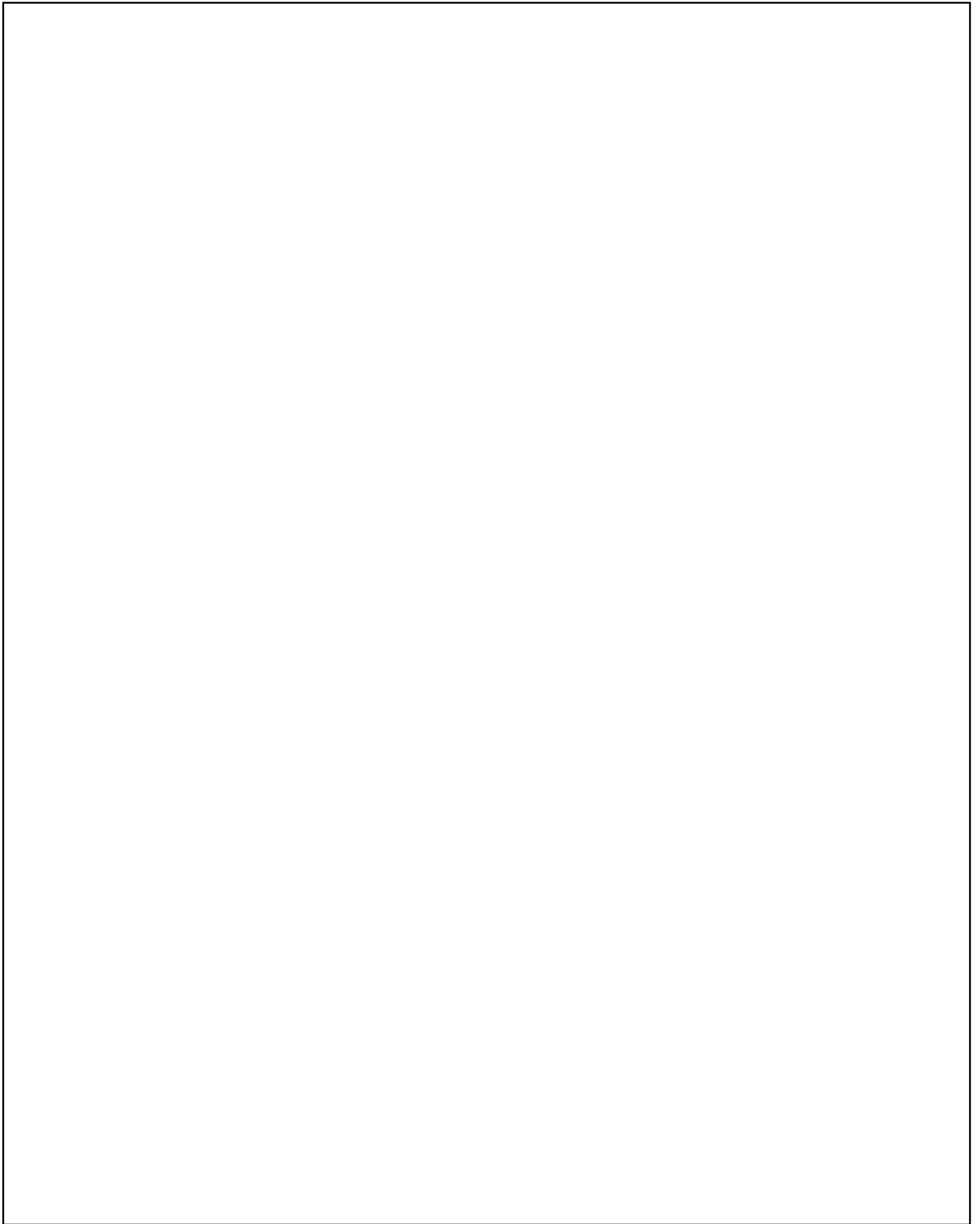
<b>Transforming Downtown</b>	
<b>(A) Transformative Public Infrastructure</b>	<b>\$ 920,000</b>
Rivers Edge Riverwalk	\$ 200,000
Riverwalk Signage	\$ 10,000
Union and 7th Intersection	\$ 700,000
Mobility & Accessibility Improvements	\$ 10,000
<b>(B) Transformative Public Services</b>	<b>\$ 12,300</b>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

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

<b>Total Expenses</b>	<b>\$ 1,431,952</b>
<b>Estimated Remaining Fund Balance</b>	<b>\$ 1,544,454</b>

\*\* Includes flowers, planters, and tools

^Police Officer included in City service agreement total





**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: April 12, 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.

### **TIF-97 Priority Projects**

1. Rotary Square (discussed previously)
2. Farmers Market Pavillion (discussed previously)
3. Boardman/Ottaway Riverwalk

### **Farmers Market Pavillion**

Upon approval of the final costs of the Pavillion and other project elements by the DDA Board, final approval for funding will go before the City Commission for consideration at their May 4, 2026 meeting.

### **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 could 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 continuing to advance the remaining components of the Design Development phase, including opportunities to incorporate stormwater infrastructure into the overall project scope.

We are currently evaluating feasible design adjustments that would meaningfully integrate these elements while maintaining project objectives, budget alignment, and constructability.

In addition, INFORM has submitted a proposal to develop the *Construction Documents* for this project, which ultimately would be incorporated into a formal bid package.



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

## Memorandum

---

To: Downtown Development Authority Board of Directors

From: Moving Downtown Forward TIF Plan Subcommittee  
Harry Burkholder, Executive Director

Date: April 12, 2026

Subject: Moving Downtown Forward TIF Plan

Based on the work of the Ad Hoc Committee, previous board discussions as well as the discussion and feedback from the City Commission at our joint meeting, I'd like to continue our conversation regarding the remaining elements of the working Moving Downtown Forward TIF Plan.

To that end, we need to establish clarity and direction on:

- The proposed list of Capital Infrastructure Projects
- The proposed list of Annual Essential Programs and Services
- The proposed list of Annual Capital Infrastructure Maintenance Needs
- The proposed list of Annual Infrastructure Investments (this is the percentage option we've discussed)
- The optimal Tax Increment Revenue (TIR) Sharing Scenario

DDA staff continue to revise the more generic parts of the MDF Plan to improve readability and overall presentation.

Based on our discussion, I'd like to bring forward a draft Moving Downtown Forward TIF Plan to our May meeting.

I look forward to our discussion.



CITY OF  
**TRAVERSE CITY**

# TIF 97

## Impacts and Outcomes: Continued Discussion

April 13, 2026

City Commission & Downtown Development Authority Joint Study Session

---

Benjamin Marentette, City Manager

Harry Burkholder, DDA Executive Director

Heidi Scheppe, City Treasurer/Finance Director

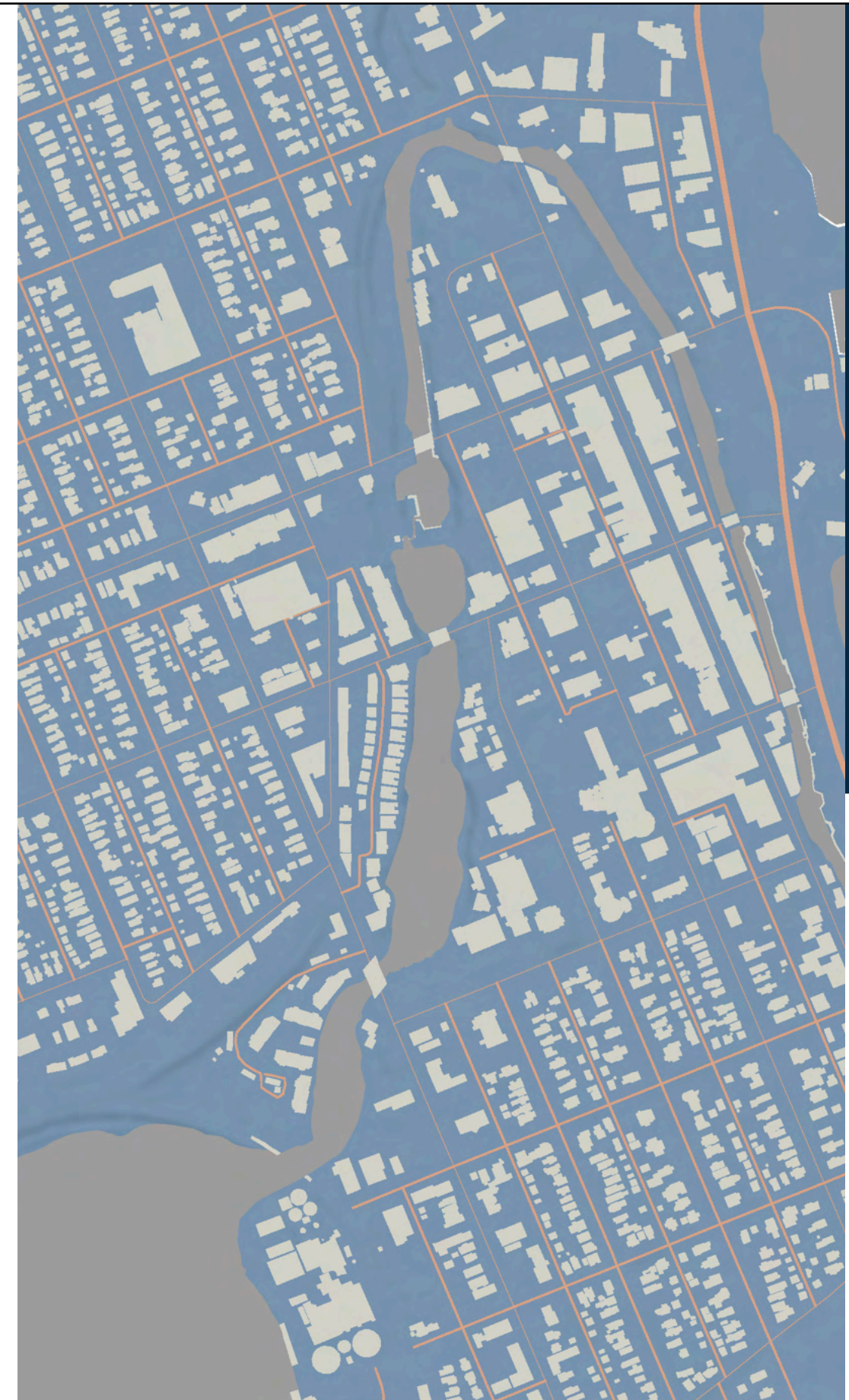


# PURPOSE OF DISCUSSION

*The goal is to identify a preferred TIF approach for voter consideration and ensure alignment between the City Commission and the DDA Board.*

## **Today's discussion is intended to:**

- Provide follow-up information from the February 9, 2026 City Commissioner Meeting
- Review potential investments within the TIF 97 district
- Review projected revenues and expenditures of the Plan
- Discuss potential funding structures and cost-sharing options
- Share progress from the TIF 97 Ad Hoc Committee
- Identify priorities and strategic alignment
- Seek direction



# TAX INCREMENT FINANCING

## *TIF and the DDA*

### **The Downtown Development Authority is a component unit of the City of Traverse City**

- The DDA is funded through a millage approved by property owners within the district and applied solely to properties located within its boundaries.
- The DDA budget must be approved by the City Commission
- DDA Board Members are appointed and removed by the City Commission

### **All Tax Increment Financing plans and amendments must go to a vote of the people**

- 2024 Charter Amendment
  - City Commission can no longer approve or amend a TIF Plan, without a vote of the people
  - Ballot proposals will apply to ALL types of TIF, including Brownfield



# DOWNTOWN CONTEXT

## *Why Downtown Funding Matters*

### **The TIF 97 District Represents**

- 2.6% of the City's land area
- 13% of the City's total taxable value

### **Downtown Neighborhood**

- The downtown district contains a high concentration of infrastructure, public spaces, and economic activity and experiences the highest levels of daily use (50,000) and visitation in the City (top 5 destinations for vacation economy)
- Over 600 residents, 560 businesses (94% are local independent), and 5,600 employees

### **Current Annual TIF 97 Capture**

- \$4.5 million annually
  - \$2.6 million: City originated tax revenue increment captured by the DDA
  - \$1.9 million: Non-city originated tax revenue increment captured by the DDA

### **Relationship to General Fund Resources**

- Influences available General Fund resources and long-term funding responsibilities



*Current/Annual*

**TIF 97 REVENUE**  
**\$4.5 Million**

*Current/Annual*

**CITY SHARE**  
**\$2.6 Million**

*Current/Annual*

**NON-CITY SHARE**  
**\$1.9 Million**

# TIF 97 REVENUE

*Projected Total Revenue at the End of 2027*

**30 Year Projected Total Revenue = \$50.9 Million**

City Share Captured = \$27.4 Million

Non-City Share Captured = \$23.4 Million

**30 Year Projected Total Revenue at Onset of Plan (1997) = \$32.8 Million**

**Debt Service Payments = \$17 Million**

Hardy Parking Structure and Public Restroom bond payments completed at the end of the Plan in 2027

**City Administration/Service Fees = \$3.5 million**

At the end of the plan, TIF will have contributed approximately \$3.5 million to the General Fund.



*Projected 30 Year Total*  
**TIF 97 REVENUE**  
**\$50.9 Million**

*Projections are based on historically observed taxable value growth (~2.3% since Proposal A) and City Assessor methodology, with conservative assumptions and limited adjustments for known near-term construction.*

# WHAT TIF 97 HAS ACCOMPLISHED

*In addition to major infrastructure projects, TIF 97 has contributed to City maintenance, asset management projects, and planning/engineering programs and initiatives.*

## **Core Services & Investments**

- Wadsworth Culvert
- Bridges (W. Front, Park, N. Cass)
- Traffic Signal Mastarm
- E. Front Pavement Preservation
- 200 E. Front Street Alley Repairs
- Garland Street Reconstruction
- Pine Street Pedestrian Bridge
- Cass and Union Pavement Preservation
- Park Street Public Restrooms
- Pine, State and Park Street Improvements and Streetscape

## **Strategic Investments**

- Larry C. Hardy Parking Structure
- Bayfront Plan/Clinch & Tunnel
- Jay Smith Walkway
- Boardman/Ottaway Lot D Boat Launch
- TART Bayfront Improvement/Extension
- Riverwalks
- Pine Street Pedestrian Way
- City Opera House Roof and Utilities
- E. Front Street Crosswalk Rehabilitation
- State Street
- Downtown WIFI
- Public Art Trust Fund

## **Operations, Maintenance, and Planning**

- Mobility Action Plan
- Lower Boardman River Unified Plan
- Beautification: Flowers and Holiday Lights
- Public Safety: Downtown Officer
- Wayfinding Signage
- Waste Receptacles/Hauling Services
- Recycling Receptables/Hauling Services
- Benches
- E. Front Street Bumpouts/Furniture
- Annual Contributions to General Fund
- Administrative Fee to DDA Fund
- Farmers Market Maintenance/Management

*The TIF 97 Plan has been amended by the City Commission to fund infrastructure projects; future amendments require voter approval.*

# SERVICE AGREEMENT & OPERATIONAL COSTS

*TIF is not only a capital tool*

**Service Agreement with the City: Approximately \$630,000 annually**

**Supporting services such as:**

- Treasury
- Engineering
- Human Resources
- DPS/Parks
- GIS
- Downtown police officer

**Additional service examples (outside of Service Agreement) include:**

- Trash and recycling
- Beautification
- Holiday lighting
- Public realm maintenance
- Public restroom program



**OVER THE LIFE OF  
THE TIF 97 PLAN**

**\$3.5 Million**  
GENERAL FUND  
CONTRIBUTION

# MAINTAINING DOWNTOWN

## *On-Going Core Services and Maintenance Over 30 Years*

- City Opera House: Masonry repair/maintenance
- City Opera House: Roof Cleaning
- City Opera House: Seagull deterrent measures
- Streets: Pavement Markings/Symbols painting (as currently painted)
- Signs: Replacement of signs
- Signs: Replacement of sign poles
- Streets: Reconstruction (basic)
- Streets: Mill & Fill
- Streets: Cape Seal
- Sidewalks: Reconstruction
- Trails: Reconstruction
- Fire Hydrant Maintenance
- Sanitary/Storm Cleaning
- Street Tree Stump Removal/Maintenance
- Heated Sidewalks: Reconstruction (current system)
- Streets: Downtown Snow Removal
- Sidewalks: Brick ribbon and tree grate maintenance
- Streets: Pavement Markings/Symbols Painting (parking portion)
- Streets: Downtown Snow Removal (parking portion)
- EV Charging: End of life replacement for charging stations
- Streets: Meter Post Realignment
- Signs: Replacement of Signs (parking)
- Streets: Annual Replacement of Meter Posts
- Drinking Fountains and Irrigation Maintenance



*Over 30 Years*

**PROJECTED  
TOTAL  
\$41+  
Million**

*Approximate total and does not encompass all potential projects and investments required in the District, nor does it include inflation and staff time.*

# MAINTAINING DOWNTOWN

*On-Going Core Services and Maintenance Over 30 Years:  
Currently Funded by DDA*

- City Service Agreement
- Downtown Police Officer
- Farmers Market Administration
- Public Restroom Program
- Wayfinding/Signage Updates and Repairs
- Rotary Square Maintenance
- Clean and Green Efforts
- Trash and Recycling Removal
- Flowers, Planters, J-Smith Walkway
- General Infrastructure Repair
- Seasonal light placement
- TIF Maintenance Contribution
- Placemaking Amenities
- Snowmelt, streetscaping features
- Seasonal light placement



*Over 30 Years*

**PROJECTED  
TOTAL  
\$42+  
Million**

*Approximate total and does not encompass all potential projects and investments required in the District, nor does it include inflation and staff time.*

# CIP PROJECTS IN TIF 97 DISTRICT

Project	Estimates Adjusted For Inflation
100 & 200 State Midblock Crosswalks (West)*	\$700,000
100 Block State Midblock Crosswalk (East)*	\$350,000
200 Block State Midblock Crosswalk (East)*	\$350,000
East Front Streetscape Improvements*	\$7,599,900
Lake Shore Restoration - Brown Bridge Trust Fund	\$1,000,000
Lower Boardman/Ottaway Riverwalk (Phase 1)*	\$11,600,000
Open Space Master Site Design/Planning	\$250,000
Parking Lot B Reconstruction (Includes Farmers Market)*	\$3,733,000
Rotary Square*	\$2,600,000
State Street Two-Way*	\$519,685
Water Main - South Union Street Bridge Water Main	\$750,000
Front Street Lift Station	\$4,680,000

*Notable projects, currently in the CIP, that COULD be funded by TIF*

**\$34.1 Million**

*Projects identified may need to be leveraged for additional funds.*

*The CIP does not include general maintenance projects*

*Some projects would move forward with or without TIF*

*\*Projects identified in TIF 97 Plan*

# PROPOSED MDF PLAN: MAJOR CAPITAL PROJECTS

- Garland Street Green Infrastructure
- Farmers Market Pavillion & Surrounding Grounds Improvements
- Rotary Square
- Boardman/Ottaway Restoration & Infrastructure
- State Street, Pine Street Two-Way Traffic Conversion
- State Street Mid-Block Pedestrian Crosswalks
- East Front Street Reconstruction, Streetscaping and Gateway
- Front Street Reconstruction and Streetscaping
- State Street Reconstruction and Streetscaping
- Bayfront Trail
- Front Street Alley & Utility Improvements and Relocation
- District-Wide Snowmelt System
- West Bay Lakeshore Stabilization



**PROJECTED  
TOTAL  
\$120.6  
Million**

*Approximate total and does not encompass all potential projects and investments in the District*

# TIF SCENARIOS

*How do we move forward with funding to accomplish core services and strategic investments in the City?*

- ▶ **Scenario 1: TIF 97 Expires**
- ▶ **Scenario 2: TIF 97 Resets**
- ▶ **Scenario 3: TIF 97 Extends**
- ▶ **Scenario 4: TIF 97 Extends, with Plan Amendment to Reduce Capture**



# TIF SCENARIO 1

*TIF 97 Expires*



## Tax Increment Capture: \$0

- City Share of Increment (Net): \$1.42+M annually to the General Fund
  - City originated tax revenue increment captured by the DDA
    - Service Agreement: \$630,000 annually, plus additional financial responsibilities (a portion of this is funded by Old Town TIF)
    - Act 345 and Fire millages don't go to the General Fund
- Non-City Share of Increment: \$1.9+M less in annual funding
  - Non-City originated tax revenue increment captured by the DDA

## City funds are then solely responsible for all future projects in the TIF 97 District

- Capital Investments, Infrastructure Maintenance, Beautification/Holiday Lights, Trash & Recycling, Downtown Officer

## Key Tradeoff

- More General Fund flexibility, loss of \$1.9M annual non-city revenue, and increased City responsibility.



*Current/Annual*

**TIF 97 REVENUE**  
**\$4.5 Million**

*Current/Annual*

**CITY SHARE**  
*(City originated tax revenue increment captured by the DDA)*

**\$2.6 Million**

*Current/Annual*

**NON-CITY SHARE**  
*Non-City originated tax revenue increment captured by the DDA*

**\$1.9 Million**

# TIF SCENARIO 2

## TIF 97 Resets



### Tax Increment Capture Begins in 2028

- Captured funds increase as district taxable value grows
  - Year one captured value estimated at approximately \$117,000
- 30-Year Projected Tax Increment Capture: \$64.5M
  - City Share of Increment: \$36.5M
    - City originated tax revenue increment captured by the DDA
  - Non-City Share of Increment: \$28M
    - Non-City originated tax revenue increment captured by the DDA
- TIF Fund resets \$0
  - City Share of Increment (Net): \$1.42+M annually to the General Fund
  - Non-City Share of Increment: \$1.9+M less in annual funding

### Key Tradeoff

- Near-term loss of funding capacity, long-term rebuild of funding for projects.



**PROJECTED  
30 YEAR CAPTURE**

**\$64.5  
Million**

*30 year is maximum term, could be less*

# TIF SCENARIO 3

*TIF 97 Extends*



## TIF fund captures annually for the term of the Plan

- 30-Year Projected Tax Increment Capture: \$213M
  - City Share of Increment: \$121M
    - City originated tax revenue increment captured by the DDA
  - Non-City Share of Increment: \$92M
    - City originated tax revenue increment captured by the DDA

### Key Tradeoff

- Maximum investment capacity and lowest return of growth to taxing jurisdictions



**PROJECTED  
30 YEAR CAPTURE**

**\$213  
Million**

*30 year is maximum term, could be less*

# TIF SCENARIO 4

*TIF 97 Extends, with Plan Amendment to Reduce Capture*

▶ **Capture begins only on incremental growth above the amended threshold**

- The statutory base year (1997) remains unchanged
- The Plan is amended prior to expiration to reduce the percentage of tax increment captured
  - Any percentage can be used i.e 100%, 80%, 40%, etc.
- Increment equivalent to growth between 1997 and a later reference year (or percentage) is not captured and flows to the City and Non-City

**Key Tradeoff**

- Balances investment and revenue sharing
- Requires direction on proposed split



## EXAMPLES

**50%-50% Split**

**40%-60% Split**

**30%-70% Split**

**20%-80% Split**

**10%-90% Split**

*30 year is maximum term, could be less*

# SCENARIO 4: REDUCED CAPTURE

*Projected 30 Year Capture: \$213 Million*

## 50%-50% Split

DDA Share of Increment Captured  
\$106 Million

City Share of Increment Returned to General  
Fund  
\$50 Million  
(\$10M to Act 345)

Non-City Share of Increment Returned  
\$46 Million

## 80%-20% Split

DDA Share of Increment Captured  
\$170 Million

City Share of Increment Returned to General  
Fund  
\$20 Million  
(\$4M to Act 345)

Non-City Share of Increment Returned  
\$18 Million

*TADL Millage and Fire Millage (as proposed in MDF Plan) are not captured*

# TIF 97 AD HOC COMMITTEE

## *Members of the DDA Board*

### **The DDA TIF 97 Ad Hoc Committee is currently working to:**

- Identify potential public infrastructure projects and priorities in the Plan
- Identify annual maintenance priorities of the district in the Plan
  - Essential programs and services (operations - e.g., trash, downtown officer, clean & green, service agreement)
  - Infrastructure maintenance (general infrastructure repair & maintenance, Farmers Market Pavillion and Grounds, Rotary Square)
  - Infrastructure investments - dedicated percentage of DDA capture (city led general infrastructure repair & maintenance, stormwater infrastructure, placemaking/mobility/public space)
- Estimate project and service costs
- Evaluate funding requirements
- Explore potential revenue-sharing models and scenarios

### **The approach being discussed is to:**

- Identify project needs first and then determine the appropriate funding structure

# PROPOSED MDF PLAN: MAJOR CAPITAL PROJECTS

- Garland Street Green Infrastructure
- Farmers Market Pavillion & Surrounding Grounds Improvements
- Rotary Square
- Boardman/Ottaway Restoration & Infrastructure
- State Street, Pine Street Two-Way Traffic Conversion
- State Street Mid-Block Pedestrian Crosswalks
- East Front Street Reconstruction, Streetscaping and Gateway
- Front Street Reconstruction and Streetscaping
- State Street Reconstruction and Streetscaping
- Bayfront Trail
- Front Street Alley & Utility Improvements and Relocation
- District-Wide Snowmelt System
- West Bay Lakeshore Stabilization



**PROJECTED  
TOTAL**

**\$120.6  
Million**

*Approximate total and does not encompass all potential projects and investments in the District*

# STRATEGIC ALIGNMENT & PRIORITIZATION

*With priorities established through the Strategic Action Plan and OKRs, a critical step is identifying the funding mechanisms needed to advance these investments.*



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

# PROJECT PRIORITIZATION COMPARISON

## DDA Board

- Low
  - Garland Street Green Infrastructure
  - State Street Reconstruction and Streetscaping
  - District-Wide Snowmelt System
  - West Bay Lakeshore Stabilization
- Medium
  - State Street Mid-Block Pedestrian Crosswalks
  - East Front Street Reconstruction, Streetscaping and Gateway
  - Front Street Reconstruction and Streetscaping
  - Bayfront Trail
- High
  - Farmers Market Pavillion & Surrounding Grounds Improvements
  - Rotary Square
  - Boardman/Ottaway Restoration & Infrastructure
  - State Street, Pine Street Two-Way Traffic Conversion
  - Front Street Alley & Utility Improvements and Relocation

## City Commission

- Low
  - Farmers Market Pavillion & Surrounding Grounds Improvements
  - Boardman/Ottaway Restoration & Infrastructure: C
  - Boardman/Ottaway Restoration & Infrastructure: D
  - Boardman/Ottaway Restoration & Infrastructure: E
  - Boardman/Ottaway Restoration & Infrastructure: F
  - State Street, Pine Street Two-Way Traffic Conversion
  - Front Street Reconstruction and Streetscaping
  - Bayfront Trail
  - District-Wide Snowmelt System
- Medium
  - Garland Street Green Infrastructure
  - Boardman/Ottaway Restoration & Infrastructure: A
  - Boardman/Ottaway Restoration & Infrastructure: B
  - State Street Mid-Block Pedestrian Crosswalks
  - East Front Street Reconstruction, Streetscaping and Gateway
  - State Street Reconstruction and Streetscaping
- High
  - Rotary Square
  - Front Street Alley & Utility Improvements and Relocation
  - West Bay Lakeshore Stabilization

# INVESTMENT LEVELS TO GUIDE DECISION MAKING

*To support discussion on how to move forward, the following outlines varying levels of investment within the TIF 97 district over a 30 year period:*

## Maintain

Focus on sustaining existing conditions and core services

- City Maintenance of existing assets: ~\$41M
- DDA Maintenance of existing assets: ~\$42M

**Total: ~ \$83M**

## Partially Invest

Maintain existing assets while advancing select priority projects

- City Maintenance of existing assets: ~\$41M
- DDA Maintenance of existing assets: ~\$42M
- Capital Projects (select / phased portion of identified projects)

**Total (Partial): ~ \$83M+ dependent on project selection**

## Fully Invest

Comprehensive investment in maintenance and full project implementation

- City Maintenance of existing assets: ~\$41M
- DDA Maintenance of existing assets: ~\$42M
- Capital Projects (CIP): ~\$34M
- DDA Proposed Projects: ~\$120M (to be refined for overlap)

**Total (Full): ~ \$237M (pre-adjustment)**

# MOVING FORWARD: DISCUSSION & DIRECTION

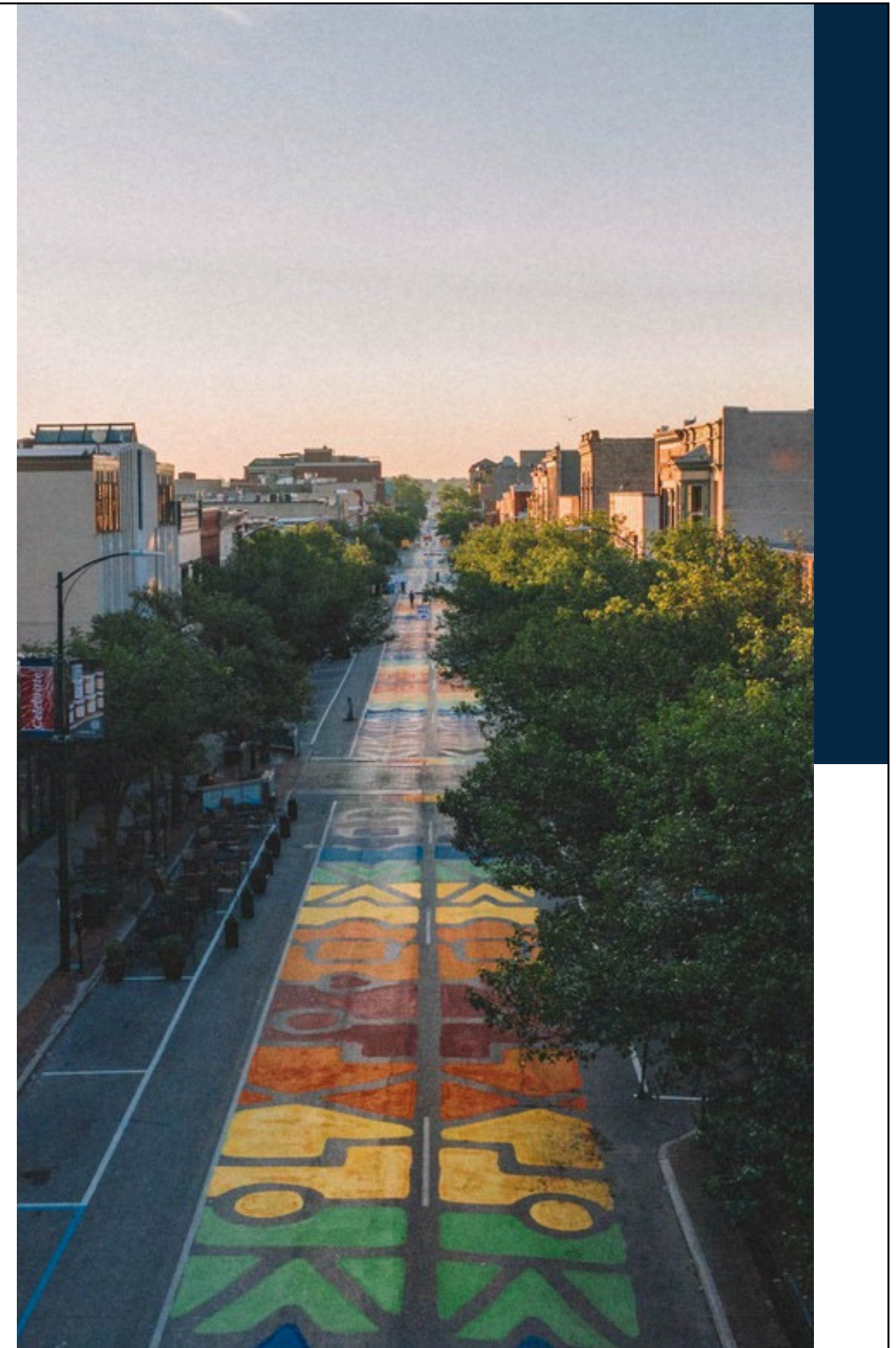
*The goal is to identify a preferred TIF approach for voter consideration and ensure alignment between the City Commission and the DDA Board.*

## Level of Investment

- What level of investment is appropriate within the TIF 97 district?
  - Maintain
  - Partially invest
  - Fully invest


## Funding Approach

- What funding approach is both desired by the Commission and likely to be supported by voters?
  - TIF expires
  - TIF reset
  - TIF extension
  - Shared / reduced capture model









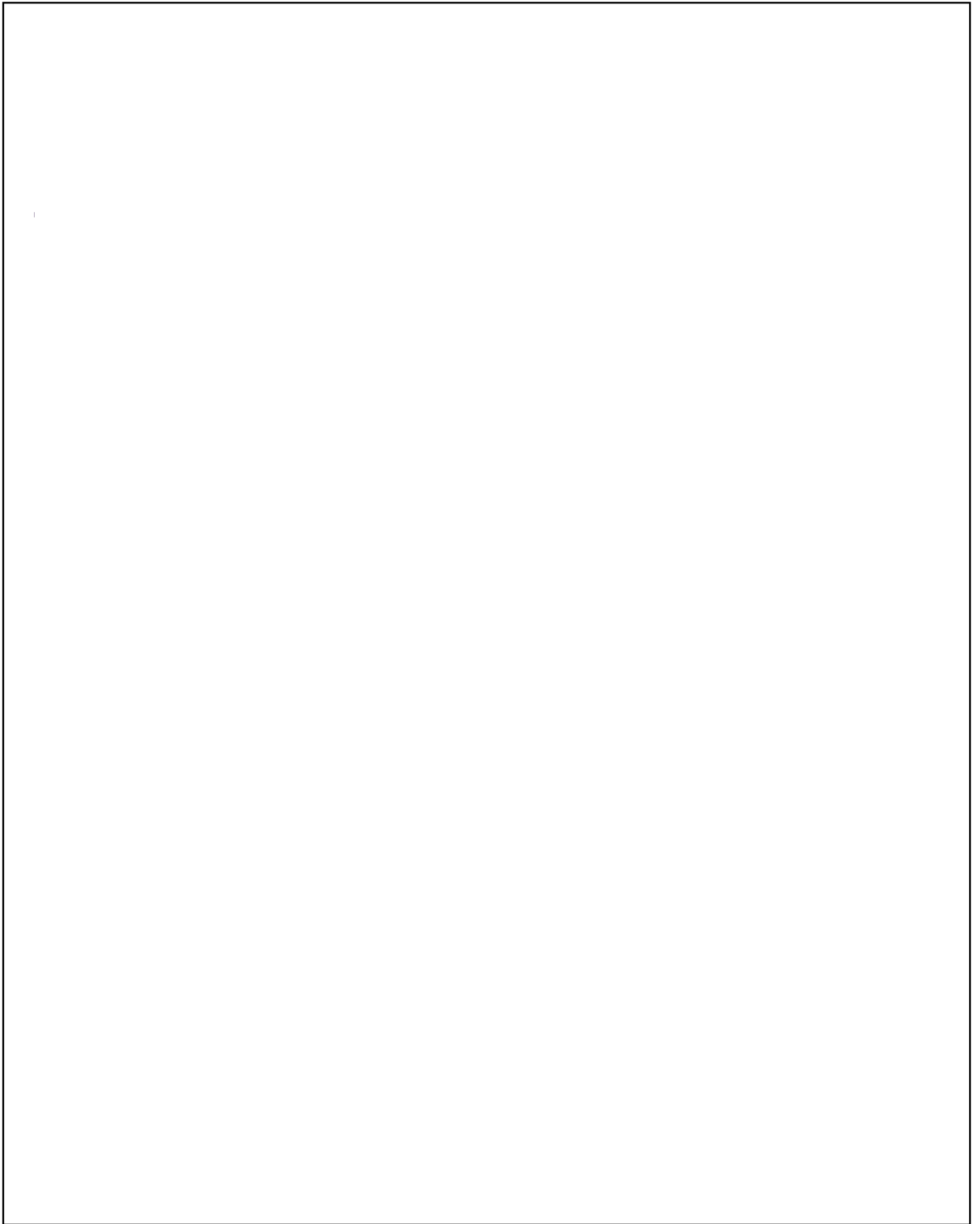
**Project Priority DDA Scorecard**

Project	Priority	Capital Infrastructure Projects - Name and Description	Total Estimated Cost	Strategic Action Plan Alignment
1	Low	<b>Garland Street Green Infrastructure</b> (Adding Trees, Landscaping and Green Infrastructure on Garland Street)	\$900,000	
2	High	<b>Farmers Market Pavillion &amp; Surrounding Grounds Improvements</b> (Farmers Market Pavillion, Bird House Improvements, Signage, Landscaping)	\$3,000,000	
3	High	<b>Rotary Square</b> (This project includes the implementation of the 2026 Rotary Square Plan)	\$2,300,000	
4	High	<b>Boardman/Ottaway River Restoration and Infrastructure</b> 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	
5	High	<b>State Street, Pine Street Two-Way Traffic Conversion</b> (Signage, Traffic Signals, and other Physical Improvements)	\$1,000,000	
6	Medium	<b>State Street Mid-Block Pedestrian Crosswalks</b> (Installation of Five Mid-Block Crosswalks on State Street)	\$1,500,000	
7	Medium	<b>East Front Street Reconstruction, Streetscaping and Gateway</b> (East Front Street between Grandview and Park Street, with Gateway Feature)	\$7,000,000	
8	Medium	<b>Front Street Reconstruction and Streetscaping</b> (Front Street between Park Street and Pine Street, including mobility amenities)	\$7,000,000	
9	Low	<b>State Street Reconstruction and Streetscaping</b> (State Street between Boardman and Pine Street, including mobility amenities)	\$8,000,000	
10	Medium	<b>Bayfront Trail</b> (Improvements to the Bayfront Trail between Clinch Park and Oak Street)	\$1,900,000	
11	High	<b>Front Street Alley &amp; Utility Improvements and Relocation</b> (Bury Utility Lines, Alley Replacement/Improvements and Green Infrastructure)	\$13,000,000	
12	Low	<b>District-Wide Snowmelt System</b> (Feasibility Study, Infrastructure, Future Collaboration)	\$15,000,000	






















13	Low	<b>West Bay Lakeshore Stabilization</b> (Installation of natural flood controls, resilient landscaping and designed public access along GT Bay)	\$1,000,000	
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**Strategic Action Plan Pillars**

- 
**Building a Thriving Year-Round Economy:** *Expand business diversity and innovative capability to build a year-round economy*
- 
**Proactively Manage Urban Design:** *Proactively manage urban design to protect local character and community feel*
- 
**Strengthen Place Making and Neighborhood Character:** *Protecting the character of downtown and neighborhoods*
- 
**Fostering a Regional Collaborative Approach:** *To help manage resources utilities and climate adaptation and lead on key issues*
- 
**Create a Complete Community:** *Build socio-economic systems and amenities that foster demographic balance*
- 
**Supporting Environmental Sustainability:** *Helping to adapt to a changing world and support a thriving ecosystem*









Working Draft

Project	Annual Essential Programs and Services	Total Estimated Cost	Strategic Action Plan Alignment
1	<b>Annual Clean and Green Services *</b> Watering, Weeding, Landscaping, Graffiti Removal, Power-Washing, Equipment, Maintenance of J-Smith Walkway	\$132,000	  
2	<b>Annual Public Restroom Program</b> Stipend and future public restroom contribution	\$9,000	 
3	<b>Annual Wayfinding Signage Program</b> Replacing and adding wayfinding signs throughout the downtown district	\$22,000	 
4	<b>Annual Holiday Lights</b> Tree wraps and other Holiday or Seasonal Decorations	\$100,000	 
5	<b>Annual Sara Hardy Farmers Market Administration</b>	\$35,000	 
6	<b>Annual City Service Agreement</b> Includes the Downtown Community Police Officer and other city services (treasury, streets, public works, etc.) in the downtown district	\$520,000	 
7	<b>Annual Trash and Reecycling Removal</b>	\$60,100	  
8	<b>Annual Marketing and Promotions</b>	\$90,000	 
9	<b>Downtown Composting Initiative</b>	\$10,500	  

Programs and Services Identify Current Level of Service - Enhanced Services are Desired










**Total \$978,600**

**Strategic Action Plan Pillars**







-  **Building a Thriving Year-Round Economy:** *Expand business diversity and innovative capability to build a year-round economy*
-  **Proactively Manage Urban Design:** *Proactively manage urban design to protect local character and community feel*
-  **Strengthen Place Making and Neighborhood Character:** *Protecting the character of downtown and neighborhoods*
-  **Fostering a Regional Collaborative Approach:** *To help manage resources utilities and climate adaptation and lead on key issues*
-  **Create a Complete Community:** *Build socio-economic systems and amenities that foster demographic balance*
-  **Supporting Environmental Sustainability:** *Helping to adapt to a changing world and support a thriving ecosystem*

For March 20, 2026 DDA Meeting

Working Draft




Project	Annual Capital Infrastructure - Maintenance	Total Estimated Cost	Strategic Action Plan Alignment
1	<b>Annual Infrastructure Repairs and Maintenance</b> Streets, Sidewalks, Furniture, Utilities and Public Infrastructure	\$120,000	
2	<b>Annual Farmers Market Space and Pavillion Maintenance</b>	\$15,000	    
3	<b>Annual Rotary Square Maintenance</b>	\$50,000	  
<b>Total</b>		<b>\$185,000</b>	

**Strategic Action Plan Pillars**







-  **Building a Thriving Year-Round Economy:** *Expand business diversity and innovative capability to build a year-round economy*
-  **Proactively Manage Urban Design:** *Proactively manage urban design to protect local character and community feel*
-  **Strengthen Place Making and Neighborhood Character:** *Protecting the character of downtown and neighborhoods*
-  **Fostering a Regional Collaborative Approach:** *To help manage resources utilities and climate adaptation and lead on key issues*
-  **Create a Complete Community:** *Build socio-economic systems and amenities that foster demographic balance*
-  **Supporting Environmental Sustainability:** *Helping to adapt to a changing world and support a thriving ecosystem*

For March 20, 2026 DDA Meeting

**Working Draft**

Project	Annual Designated Capital Infrastructure Investments	Annual Percentage	Strategic Action Plan Alignment
1	<b>City Infrastructure Investment</b> Annual contribution to city-led public infrastructure projects within the downtown district	TBD	
2	<b>Stormwater Infrastructure Investment</b> Annual contribution to City and DDA led stormwater infrastructure projects - guided by the City's Stormwater Management Plan - helping to reducing stormwater runoff and protect the water quality of downtown waterways including the Boardman-Ottaway River and Grand Traverse Bay	TBD	
3	<b>Placemaking, Mobility and Public Space Investments</b> Annual contribution to street, sidewalk, park and public space infrastructure projects that help activate public space, improve mobility and contribute to sense-of-place	TBD	

**Strategic Action Plan Pillars**

-  **Building a Thriving Year-Round Economy:** *Expand business diversity and innovative capability to build a year-round economy*
-  **Proactively Manage Urban Design:** *Proactively manage urban design to protect local character and community feel*
-  **Strengthen Place Making and Neighborhood Character:** *Protecting the character of downtown and neighborhoods*
-  **Fostering a Regional Collaborative Approach:** *To help manage resources utilities and climate adaptation and lead on key issues*
-  **Create a Complete Community:** *Build socio-economic systems and amenities that foster demographic balance*
-  **Supporting Environmental Sustainability:** *Helping to adapt to a changing world and support a thriving ecosystem*

For March 20, 2026 DDA Meeting

Traverse City DDA Tax Increment Revenue (TIR) Projections				
Plan Year	Tax Year	Fiscal Year	Captured Taxable Value	Estimated TIR
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32
<b>Total for a 15-Year TIF Plan</b>			<b>\$ 3,752,426,224</b>	<b>\$ 90,441,371.89</b>
16	2043	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02
17	2044	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32
18	2045	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00
19	2046	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73
20	2047	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06
<b>Total for a 20-Year TIF Plan</b>			<b>\$ 5,315,151,011</b>	<b>\$ 127,358,608.02</b>
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45
22	2049	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72
<b>Total for a 25-Year TIF Plan</b>			<b>\$ 7,061,969,760</b>	<b>\$ 168,198,674.06</b>
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94
<b>Totals for a 30-Year TIF Plan</b>			<b>\$ 9,012,489,742</b>	<b>\$ 213,330,822.77</b>

Working Draft For March 20, 2026 DDA Meeting

Traverse City DDA Tax Increment Revenue (TIR) Projections						
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 10%	TIR DDA 90%
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 518,415.42	\$ 4,665,738.78
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 529,568.51	\$ 4,766,116.55
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 540,922.84	\$ 4,868,305.52
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 552,482.11	\$ 4,972,339.03
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 564,250.11	\$ 5,078,250.99
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 576,230.67	\$ 5,186,075.99
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 588,427.69	\$ 5,295,849.24
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 600,845.17	\$ 5,407,606.56
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 613,487.16	\$ 5,521,384.48
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 626,357.80	\$ 5,637,220.16
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 639,461.28	\$ 5,755,151.48
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 652,801.89	\$ 5,875,216.97
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 666,383.99	\$ 5,997,455.90
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 680,212.03	\$ 6,121,908.27
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 694,290.53	\$ 6,248,614.79
<b>Total for a 15-Year TIF Plan</b>			<b>\$ 3,752,426,224</b>	<b>\$ 90,441,371.89</b>	<b>\$9,044,137.19</b>	<b>\$ 81,397,234.70</b>
16	2041	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02	\$ 708,624.10	\$ 6,377,616.92
17	2042	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32	\$ 723,217.43	\$ 6,508,956.89
18	2043	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00	\$ 738,075.30	\$ 6,642,677.70
19	2044	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73	\$ 753,202.57	\$ 6,778,823.16
20	2045	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06	\$ 768,604.21	\$ 6,917,437.85
<b>Total for a 20-Year TIF Plan</b>			<b>\$ 5,315,151,011</b>	<b>\$ 127,358,608.02</b>	<b>\$12,735,860.80</b>	<b>\$ 114,622,747.22</b>
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45	\$ 784,285.25	\$ 7,058,567.21
22	2048	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30	\$ 800,250.83	\$ 7,202,257.47
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93	\$ 816,506.19	\$ 7,348,555.74
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64	\$ 833,056.66	\$ 7,497,509.98
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72	\$ 849,907.67	\$ 7,649,169.05
<b>Total for a 25-Year TIF Plan</b>			<b>\$ 7,061,969,760</b>	<b>\$ 168,198,674.06</b>	<b>\$16,819,867.41</b>	<b>\$ 151,378,806.65</b>
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42	\$ 867,064.74	\$ 7,803,582.68
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05	\$ 884,533.51	\$ 7,960,801.55
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91	\$ 902,319.69	\$ 8,120,877.22
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39	\$ 920,429.14	\$ 8,283,862.25
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94	\$ 938,867.79	\$ 8,449,810.15
<b>Totals for a 30-Year TIF Plan</b>			<b>\$ 9,012,489,742</b>	<b>\$ 213,330,822.77</b>	<b>\$21,333,082.28</b>	<b>\$ 191,997,740.49</b>

Working Draft For March 20, 2026 DDA Meeting

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Traverse City DDA Tax Increment Revenue (TIR) Projections						
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 20%	TIR DDA 80%
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 1,036,830.84	\$ 4,147,323.36
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 1,059,137.01	\$ 4,236,548.05
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 1,081,845.67	\$ 4,327,382.69
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 1,104,964.23	\$ 4,419,856.91
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 1,128,500.22	\$ 4,514,000.88
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 1,152,461.33	\$ 4,609,845.33
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 1,176,855.39	\$ 4,707,421.54
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 1,201,690.35	\$ 4,806,761.38
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 1,226,974.33	\$ 4,907,897.31
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 1,252,715.59	\$ 5,010,862.37
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 1,278,922.55	\$ 5,115,690.20
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 1,305,603.77	\$ 5,222,415.08
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 1,332,767.98	\$ 5,331,071.91
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 1,360,424.06	\$ 5,441,696.24
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 1,388,581.06	\$ 5,554,324.26
<b>Total for a 15-Year TIF Plan</b>			<b>\$ 3,752,426,224</b>	<b>\$90,441,371.89</b>	<b>\$18,088,274.38</b>	<b>\$ 72,353,097.51</b>
16	2041	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02	\$ 1,417,248.20	\$ 5,668,992.82
17	2042	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32	\$ 1,446,434.86	\$ 5,785,739.46
18	2043	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00	\$ 1,476,150.60	\$ 5,904,602.40
19	2044	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73	\$ 1,506,405.15	\$ 6,025,620.58
20	2045	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06	\$ 1,537,208.41	\$ 6,148,833.65
<b>Total for a 20-Year TIF Plan</b>			<b>\$ 5,315,151,011</b>	<b>\$127,358,608.02</b>	<b>\$25,471,721.60</b>	<b>\$ 101,886,886.42</b>
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45	\$ 1,568,570.49	\$ 6,274,281.96
22	2048	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30	\$ 1,600,501.66	\$ 6,402,006.64
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93	\$ 1,633,012.39	\$ 6,532,049.54
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64	\$ 1,666,113.33	\$ 6,664,453.31
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72	\$ 1,699,815.34	\$ 6,799,261.38
<b>Total for a 25-Year TIF Plan</b>			<b>\$ 7,061,969,760</b>	<b>\$168,198,674.06</b>	<b>\$33,639,734.81</b>	<b>\$ 134,558,939.25</b>
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42	\$ 1,734,129.48	\$ 6,936,517.94
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05	\$ 1,769,067.01	\$ 7,076,268.04
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91	\$ 1,804,639.38	\$ 7,218,557.53
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39	\$ 1,840,858.28	\$ 7,363,433.11
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94	\$ 1,877,735.59	\$ 7,510,942.35
<b>Totals for a 30-Year TIF Plan</b>			<b>\$ 9,012,489,742</b>	<b>\$213,330,822.77</b>	<b>\$42,666,164.55</b>	<b>\$ 170,664,658.22</b>

Working Draft For March 20, 2026 DDA Meeting

Traverse City DDA Tax Increment Revenue (TIR) Projections						
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 30%	TIR DDA 70%
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 1,555,246.26	\$ 3,628,907.94
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 1,588,705.52	\$ 3,706,979.54
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 1,622,768.51	\$ 3,786,459.85
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 1,657,446.34	\$ 3,867,374.80
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 1,692,750.33	\$ 3,949,750.77
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 1,728,692.00	\$ 4,033,614.66
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 1,765,283.08	\$ 4,118,993.85
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 1,802,535.52	\$ 4,205,916.21
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 1,840,461.49	\$ 4,294,410.15
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 1,879,073.39	\$ 4,384,504.57
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 1,918,383.83	\$ 4,476,228.93
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 1,958,405.66	\$ 4,569,613.20
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 1,999,151.97	\$ 4,664,687.92
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 2,040,636.09	\$ 4,761,484.21
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 2,082,871.60	\$ 4,860,033.72
<b>Total for a 15-Year TIF Plan</b>			<b>\$ 3,752,426,224</b>	<b>\$90,441,371.89</b>	<b>\$27,132,411.57</b>	<b>\$ 63,308,960.32</b>
16	2041	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02	\$ 2,125,872.31	\$ 4,960,368.71
17	2042	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32	\$ 2,169,652.30	\$ 5,062,522.02
18	2043	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00	\$ 2,214,225.90	\$ 5,166,527.10
19	2044	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73	\$ 2,259,607.72	\$ 5,272,418.01
20	2045	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06	\$ 2,305,812.62	\$ 5,380,229.44
<b>Total for a 20-Year TIF Plan</b>			<b>\$ 5,315,151,011</b>	<b>\$127,358,608.02</b>	<b>\$38,207,582.41</b>	<b>\$ 89,151,025.61</b>
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45	\$ 2,352,855.74	\$ 5,489,996.72
22	2048	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30	\$ 2,400,752.49	\$ 5,601,755.81
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93	\$ 2,449,518.58	\$ 5,715,543.35
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64	\$ 2,499,169.99	\$ 5,831,396.65
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72	\$ 2,549,723.02	\$ 5,949,353.70
<b>Total for a 25-Year TIF Plan</b>			<b>\$ 7,061,969,760</b>	<b>\$168,198,674.06</b>	<b>\$50,459,602.22</b>	<b>\$ 117,739,071.84</b>
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42	\$ 2,601,194.23	\$ 6,069,453.19
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05	\$ 2,653,600.52	\$ 6,191,734.54
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91	\$ 2,706,959.07	\$ 6,316,237.84
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39	\$ 2,761,287.42	\$ 6,443,003.97
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94	\$ 2,816,603.38	\$ 6,572,074.56
<b>Totals for a 30-Year TIF Plan</b>			<b>\$ 9,012,489,742</b>	<b>\$213,330,822.77</b>	<b>\$63,999,246.83</b>	<b>\$ 149,331,575.94</b>

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Traverse City DDA Tax Increment Revenue (TIR) Projections						
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 40%	TIR DDA 60%
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 2,073,661.68	\$ 3,110,492.52
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 2,118,274.02	\$ 3,177,411.04
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 2,163,691.34	\$ 3,245,537.02
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 2,209,928.46	\$ 3,314,892.68
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 2,257,000.44	\$ 3,385,500.66
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 2,304,922.66	\$ 3,457,384.00
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 2,353,710.77	\$ 3,530,566.16
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 2,403,380.69	\$ 3,605,071.04
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 2,453,948.66	\$ 3,680,922.98
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 2,505,431.18	\$ 3,758,146.78
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 2,557,845.10	\$ 3,836,767.65
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 2,611,207.54	\$ 3,916,811.31
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 2,665,535.96	\$ 3,998,303.93
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 2,720,848.12	\$ 4,081,272.18
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 2,777,162.13	\$ 4,165,743.19
<b>Total for a 15-Year TIF Plan</b>			<b>\$ 3,752,426,224</b>	<b>\$90,441,371.89</b>	<b>\$36,176,548.76</b>	<b>\$ 54,264,823.13</b>
16	2041	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02	\$ 2,834,496.41	\$ 4,251,744.61
17	2042	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32	\$ 2,892,869.73	\$ 4,339,304.59
18	2043	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00	\$ 2,952,301.20	\$ 4,428,451.80
19	2044	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73	\$ 3,012,810.29	\$ 4,519,215.44
20	2045	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06	\$ 3,074,416.82	\$ 4,611,625.24
<b>Total for a 20-Year TIF Plan</b>			<b>\$ 5,315,151,011</b>	<b>\$127,358,608.02</b>	<b>\$50,943,443.21</b>	<b>\$ 76,415,164.81</b>
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45	\$ 3,137,140.98	\$ 4,705,711.47
22	2048	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30	\$ 3,201,003.32	\$ 4,801,504.98
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93	\$ 3,266,024.77	\$ 4,899,037.16
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64	\$ 3,332,226.66	\$ 4,998,339.98
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72	\$ 3,399,630.69	\$ 5,099,446.03
<b>Total for a 25-Year TIF Plan</b>			<b>\$ 7,061,969,760</b>	<b>\$168,198,674.06</b>	<b>\$67,279,469.62</b>	<b>\$ 100,919,204.44</b>
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42	\$ 3,468,258.97	\$ 5,202,388.45
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05	\$ 3,538,134.02	\$ 5,307,201.03
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91	\$ 3,609,278.76	\$ 5,413,918.15
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39	\$ 3,681,716.56	\$ 5,522,574.83
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94	\$ 3,755,471.18	\$ 5,633,206.76
<b>Totals for a 30-Year TIF Plan</b>			<b>\$ 9,012,489,742</b>	<b>\$213,330,822.77</b>	<b>\$85,332,329.11</b>	<b>\$ 127,998,493.66</b>

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Traverse City DDA Tax Increment Revenue (TIR) Projections						
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 50%	TIR DDA 50%
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 2,592,077.10	\$ 2,592,077.10
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 2,647,842.53	\$ 2,647,842.53
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 2,704,614.18	\$ 2,704,614.18
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 2,762,410.57	\$ 2,762,410.57
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 2,821,250.55	\$ 2,821,250.55
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 2,881,153.33	\$ 2,881,153.33
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 2,942,138.47	\$ 2,942,138.47
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 3,004,225.87	\$ 3,004,225.87
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 3,067,435.82	\$ 3,067,435.82
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 3,131,788.98	\$ 3,131,788.98
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 3,197,306.38	\$ 3,197,306.38
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 3,264,009.43	\$ 3,264,009.43
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 3,331,919.95	\$ 3,331,919.95
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 3,401,060.15	\$ 3,401,060.15
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 3,471,452.66	\$ 3,471,452.66
<b>Total for a 15-Year TIF Plan</b>			<b>\$ 3,752,426,224</b>	<b>\$90,441,371.89</b>	<b>\$45,220,685.95</b>	<b>\$ 45,220,685.95</b>
16	2041	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02	\$ 3,543,120.51	\$ 3,543,120.51
17	2042	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32	\$ 3,616,087.16	\$ 3,616,087.16
18	2043	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00	\$ 3,690,376.50	\$ 3,690,376.50
19	2044	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73	\$ 3,766,012.87	\$ 3,766,012.87
20	2045	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06	\$ 3,843,021.03	\$ 3,843,021.03
<b>Total for a 20-Year TIF Plan</b>			<b>\$ 5,315,151,011</b>	<b>\$127,358,608.02</b>	<b>\$63,679,304.01</b>	<b>\$ 63,679,304.01</b>
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45	\$ 3,921,426.23	\$ 3,921,426.23
22	2048	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30	\$ 4,001,254.15	\$ 4,001,254.15
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93	\$ 4,082,530.97	\$ 4,082,530.97
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64	\$ 4,165,283.32	\$ 4,165,283.32
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72	\$ 4,249,538.36	\$ 4,249,538.36
<b>Total for a 25-Year TIF Plan</b>			<b>\$ 7,061,969,760</b>	<b>\$168,198,674.06</b>	<b>\$84,099,337.03</b>	<b>\$ 84,099,337.03</b>
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42	\$ 4,335,323.71	\$ 4,335,323.71
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05	\$ 4,422,667.53	\$ 4,422,667.53
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91	\$ 4,511,598.46	\$ 4,511,598.46
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39	\$ 4,602,145.70	\$ 4,602,145.70
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94	\$ 4,694,338.97	\$ 4,694,338.97
<b>Totals for a 30-Year TIF Plan</b>			<b>\$ 9,012,489,742</b>	<b>\$213,330,822.77</b>	<b>\$106,665,411.39</b>	<b>\$ 106,665,411.39</b>

Working Draft For March 20, 2026 DDA Meeting



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, Executive Director  
Date: April 10, 2026  
Subject: Farmers Market Pavilion & Lot B Agreement Approval

In March, the City - in cooperation with the DDA - issued an advertisement for bids for the construction of the Farmers Market Pavilion and the Renovation of Lot B.

The City received two proposals in response to the RFB. Listed below are the firms and costs associated with the two proposals:

**Elmer's Crane and Dozer, Inc.**

Lot B Renovation: \$ 789,520.60  
Pavillion: \$2,509,959.71  
\*Paving Alternative: \$ 35,233.93  
**Total: \$3,334,714.40**

**Walton Contracting**

Lot B Renovation: \$1,287,637.45  
Pavillion: \$2,922,509.70  
\*Paving Alternative: \$ 77,096.00  
**Total: \$4,287,243.15**

\* The paving alternative emerged through the RFB process and reflects a recommendation to extend the central concrete aisle to the edge of the roofline, rather than using pavers beyond the aisle. This modification is expected to reduce long-term maintenance needs.

The two proposals were formally reviewed and discussed by DDA and City staff. Based on those discussions, I recommend entering into an agreement with the City of Traverse City to proceed with construction of the Farmers Market Pavilion with Elmer's Crane and Dozer, Inc. Parking Services will fund the renovation of Lot B, (minus a portion of the costs associated with stormwater infrastructure) including the paving alternative.

### **Additional Considerations**

1. The TIF-97 budget allocates \$110,000 toward the stormwater infrastructure component of the Lot B renovation.
2. The project will require continued partnership with Beckett & Raeder for construction management services; a proposal for these services is included in the packet.
3. As with projects of this scale, contingency funding is recommended.

Therefore, I am asking the DDA Board to approve:

1. Pavilion Costs: \$2,509,959.71 - plus a 10% contingency of \$250,995.97  
For a not to Exceed Total of \$2,760,955.68
2. Stormwater Infrastructure Contribution: \$110,000
3. Construction Management Contract with B&R: \$69,385 - plus a 20% contingency of \$13,877.  
For a not to exceed total of \$83,262

*Total Not to Exceed Costs: \$2,954,217.68*

Upon approval by the DDA Board, funding for the project is anticipated to be considered by the City Commission at its May 4<sup>th</sup> meeting. Pending City Commission approval and finalization of contracts, construction is expected to begin in mid-July, with completion anticipated in late fall.

### **Recommended Motion**

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.

March 27, 2026

**Mr. Harry Burkholder**  
 Traverse City Downtown  
 Development Authority  
 303 E. State Street, Suite C  
 Traverse City, MI 49684



**Regarding: Proposal for Construction Administrative Services  
 for the Farmers Market Pavilion and Parking Lot B**

Dear Harry,

We are pleased to submit for your consideration our revised additional services proposal for construction administration services in support of the City of Traverse Farmers Market Pavilion and Parking Lot B project. We have updated the construction administration tasks originally included in our proposal and have provided projected hours based on a not-to-exceed, time-and-materials fee structure. In addition, we have further defined the scope of construction administration services to be provided by our team.

We anticipate that the duration of the project construction schedule will be approximately 24 weeks with an active construction duration of approximately 18-weeks. We propose to provide the following construction administration services:

### **TASK 4: Site Construction Administration**

#### **Task 4.1 Contractor Selection Support (12 hours)**

We assume that contractor selection and contract execution will be facilitated by Traverse City Staff. However, the BRI Team will provide support for bid review and contractor selection.

#### **Task 4.2 Shops Drawings and Submittal Reviews (100 hours)**

The BRI Team will review and distribute comments as necessary for the shop drawings and submittals provided by the construction contractor. It is important for the architects, engineers, and our consultants to review the shop drawing submittals for the project to ensure the project components are coordinated and provided as specified.

#### **Task 4.3 Progress Meetings (80 hours)**

The BRI Team will facilitate a pre-construction meeting and bi-weekly progress meetings. The project schedule is approximately 24 weeks, and we anticipate 18 project progress meetings will be facilitated in person by BRI and attended virtually by Edge. We anticipate 12 bi-weekly calls and 6 other Owner/Contractor/BRI/Edge meetings during construction.

**Beckett & Raeder, Inc.**  
 535 West William  
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 113 Howard Street  
 Petoskey, MI 49770

Traverse City Office  
 148 East Front Street  
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The BRI Team will prepare an agenda, facilitate the progress meeting and prepare meeting minutes for distribution to the attendees and others as appropriate.

Task 4.4 Site Visits (60 hours)

During the construction period, The BRI Team will make weekly site visits to observe the progress of the work, observe critical stages, and to ensure that the contractor fulfills the intent of the contract documents. We will document the site visits and project progress with a brief memo report distributed to project team members.

Task 4.5 Responses to Contractor Requests for Information (RFIs) (60 hours)

The BRI Team will review and evaluate contractor RFIs to clarify design intent. Written responses will be provided with drawings or specifications as necessary. These services help ensure the contractor completes the work in accordance with the intent of the design and contract requirements.

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Task 4.6 Bulletins and Change Orders (0 hours)

During the course of construction bulletins and change orders may be necessary to address owner-required changes or unforeseen site conditions that affect the project scope. At the request of the DDA, the BRI Team may prepare revised drawings and specifications as necessary to reflect these changes ensuring proper documentation and approval before work proceeds. If a bulletin is required, we will prepare a fee for additional service request at that time.

Task 4.7 Pay Applications (30 hours)

The BRI Team will review contractor requests for payment, verify that the completed work and stored materials support the requested payment and provide a written recommendation to the city regarding payment to the contractor. We anticipate up to six pay requests for the duration of construction,

Task 4.8 Punch Lists and Final Inspection (22 hours)

The BRI Team will prepare both a preliminary and final punch list identifying items to be corrected prior to final approval. The BRI Team will also conduct a final inspection and provide recommendations regarding acceptance of the work.

Task 4.9 Record Documents (16 hours)

The BRI Team will prepare record documents based on contractor-provided as-built drawings and field mark-ups. This effort will include review and incorporation of contractor redline drawings, change orders, and other relevant documentation to reflect the final constructed conditions. Record documents will be issued in electronic format and are intended to represent the project as constructed, based on information provided by the Contractor, and will not include independent field verification by the BRI Team4

**Services not included in this Construction Administration proposal:**

- Contractor Proposal Review and Final Selection and recommendation
- Soil Erosion Sedimentation Control Inspection or administration
- Materials testing will be under a separate contract by owner
- As-built survey for record documents
- Permit fees

Hourly Not to Exceed Budget	\$64,585.00
Reimbursable Expenses	<u>\$ 5,250.00</u>
Total	\$69,385.00

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*initiative*

We propose to invoice monthly on an hourly basis plus expenses. We appreciate this opportunity to continue to work with you on the Farmers Market Pavilion and Parking Lot B project. Thank you again for the opportunity to provide our proposal to you.

If you have any questions do not hesitate to contact me at 231.420.5601 or [cdegood@bria2.com](mailto:cdegood@bria2.com). Thank you again for this opportunity!

Thank you,



Christopher DeGood, PE  
Partner



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, Executive Director  
Date: April 10, 2026  
Subject: North Union Street Bridge Agreement Approval

In March, the City - in cooperation with the DDA - issued an advertisement for bids for the rehabilitation of the North Union Street Bridge and the reconstruction of the railing on the adjacent staircase. The DDA funded the installation of a "temporary" railing for the staircase several years ago and have since been working with the City to replace the railing in conjunction with an adjacent project.

The City received three proposals in response to the RFB. Listed below are the firms and costs associated with the three proposals:

AnLaan Corporation:	\$ 875,768.84
Grand River Construction, Inc.:	\$ 861,151.00
C.A. Hull Co., Inc.:	\$1,062,138.60

The DDA pledged \$150,000 from TIF-97 toward this project, covering the full cost of the staircase railing, with the remaining funds covering a portion of the bridge rehabilitation.

The three proposals were formally reviewed and discussed by DDA and City staff. Based on those discussions, I recommend entering into an agreement with the City of Traverse City to proceed with construction of the staircase railing and a portion of the bridge rehabilitation with Grand River Construction, Inc. The City will fund the remaining renovation costs of the bridge.

Therefore, I am asking the DDA Board to approve:

1. Staircase Cost: \$85,600
2. Contribution toward bridge rehabilitation: \$64,400

*Total Not to Exceed Costs: \$150,000*

Upon approval by the DDA Board, funding for the project is anticipated to be considered by the City Commission on April 20<sup>th</sup>. Pending City Commission approval and finalization of contracts, construction is expected to begin in the Spring of 2027.

**Recommended Motion**

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.



Downtown Development Authority  
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## Memorandum

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To: DDA Board of Directors  
From: Harry Burkholder, DDA Executive Director  
Date: April 13, 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 newly formed but not yet seated Complete Streets Advisory Committee for its deliberation and recommendation to the City Commission. At this time, it is unclear when that discussion or recommendation will occur. The City Commission just recently appointed the Complete Streets Advisory Committee.

### **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 are now working 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 was approved by the City Commission at their March 2<sup>nd</sup> meeting – we'll be working with City Engineering to plan for and schedule this project for the spring.

### **DDA Website**

We continue to work with Flight Path Creative on the development of our new website.

**120 & 122 West State Street Demolition**

The demolition of the buildings at 120 and 122 West State Street was recently completed. Efforts to grade the two parcels are underway.



**Downtown Development Authority**  
303 E. State Street  
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## Memorandum

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

From: Sara Klebba, DDA Director of Events & Engagement

Date: April 10, 2026

Subject: DTCA Director of Events & Engagement Update

### **Signs of Spring Scavenger Hunt (April 18-26)**

- 35 members are signed up and ready to hide the signs of spring. \$250 Downtown Gift Certificate prize awarded at the end of the hunt.
- Participants scan the QR code and check in with the corresponding spring icon found to enter.
- Let's all support local businesses during the shoulder season – they need our patronage all year long! We're all regulars here, and this is an optimal time to enjoy our downtown with neighbors and friends before the busy season.

### **Toast to Downtown (Wed, May 20)**

- Tickets will be going on sale soon for the annual DTCA fundraiser at City Opera House from 5-7pm. Get your gang of Downtown TC "stans" and get ready for more fun and games, fundraising and music, snacks and sips, awards and recognition.

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

- Come out to welcome spring and witness Downtown's transformation into an expansive art gallery. Local artists will be pairing up with local businesses to display work and present live art demos. Guests can also enjoy interactive creative activities from partner Crooked Tree Arts Center at J Smith Walkway, refreshments & late hours at select merchants, and live music outside at Horizon Books.
- Merchants are still signing up and being matched with artists (eight registered for May 29, five for June 5).

### **Summer/Fall Art Fairs**

- Limited spots are still available for the June 13 Old Town Arts & Crafts Fair and July 5 NCF Arts & Crafts Fair. April 20 deadline to apply.
- Downtown Fine Art Fair: Sat & Sun, Sept 12-13. Location change in the works due to

unavailability of Rotary Square. Will not be closing streets down for this two-day event. April 20 artist application deadline.

**Street Sale (Aug 7) & Friday Night Live (Aug 7 & 14)**

- Member and vendor applications will be going live this spring. Seeking DTCA members to build out sale and closeout displays for annual Street Sale. To post applications for FNL food and beverage vendors, entertainers, and nonprofit organizations.