

**Traverse City Downtown  
Development Authority Moving  
Downtown Forward TIF Plan  
Subcommittee Meeting  
Wednesday, March 4, 2026  
4:00 PM**



Committee Room, Governmental Center  
400 Boardman Avenue  
Traverse City, Michigan 49684

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If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

The City of Traverse City and Downtown Development Authority are committed to a dialog that is constructive, respectful and civil. We ask that all individuals interacting verbally or in writing with board members honor these values.

Downtown Development Authority:  
c/o Harry Burkholder, Executive Director  
(231) 922-2050  
Web: [www.dda.downtowntc.com](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**

	Page
<b>1. CALL TO ORDER</b>	
<b>2. ROLL CALL</b>	
<b>3. REVIEW AND APPROVAL OF AGENDA</b>	
<b>4. OLD BUSINESS</b>	
A. Moving Downtown Forward TIF Plan Discussion	3 -
<a href="#">MDF Memo (Burkholder) - PDF</a>	43
<a href="#">Attachment A. Cover - PDF</a>	
<a href="#">Section One Projects - PDF</a>	
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<a href="#">Section One Projects w/ Strategic Action Pillars - PDF</a>	
<a href="#">Attachment C. Cover - PDF</a>	
<a href="#">Tax Increment Revenue Scenarios - PDF</a>	
<a href="#">Attachment D. Cover - PDF</a>	
<a href="#">First Year Revenue for Each Taxing Jurisdiction based on Tax Increment Revenue Scenarios - PDF</a>	
<a href="#">Attachment E. Cover - PDF</a>	
<a href="#">Tax Increment Revenue Scenarios with Percentage of Capital Designation - PDF</a>	
<a href="#">Attachment F. Cover - PDF</a>	
<a href="#">Estimated Costs for Basic Downtown Projects and Services - PDF</a>	
<a href="#">Attachment G. Cover - PDF</a>	
<a href="#">Project and Service Scoring Matrix - PDF</a>	
<b>5. PUBLIC COMMENT</b>	
<b>6. ADJOURNMENT</b>	



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

## Memorandum

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To: Downtown Development Authority  
Moving Downtown Forward TIF Plan Subcommittee

From: Harry Burkholder, Executive Director

Date: March 2, 2026

Subject: Moving Downtown Forward TIF Plan

At our last meeting, we began evaluating and discussing which infrastructure projects would continue to be listed in:

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

This section is intended to list *specific* projects, with known locations and a clear level of detail.

*And*

***Section Two.  
Expenditures of Tax Increment Financing***

This section more broadly identifies the *types* of projects and purposes for which TIF funds may be used.

Included in this packet for discussion is an updated list for *Section One* with additional description under four headings (*Attachment A.*)

- Specific Projects
- Designated Capital Infrastructure Improvements
- Annual Capital Infrastructure Maintenance
- Annual programs and Services

As you can see on the first spreadsheet, we have included a symbol that indicates alignment between the Strategic Action Plan Pillar and each project as well as a

separate summary sheet that indicated the alignment between the identified projects and Strategic Action Plan. (*Attachment B.*)

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In addition to the project list, I have also included materials that illustrate different tax-capture scenarios for the Plan, specifically:

Six scenarios (100, 90/10 split, 80/20 split, 70/30 split, 60/40 split, and 50/50 split) for sharing a portion of the growth in taxable value with participating taxing jurisdictions. Each scenario also includes a “total” column in five-year increments (beginning at year 15) to illustrate the total tax capture options if we reduce the total number of years in the plan (*Attachment C.*)

I have also included a spreadsheet that illustrates the anticipated revenue back (for the first year) to each taxing jurisdiction, based on the six scenarios (*Attachment D.*)

In response to our discussion at our last full DDA board meeting related to reserving a certain percentage of future tax-capture for specific projects (e.g., stormwater), I have included the same six-scenario spreadsheet with 4% capital designation (noted in blue). The 4-percent capital designation and specific project(s) are just a starting point for the discussion. (*Attachment E.*)

In support of the discussion, I have also included two additional spreadsheets:

1. The estimated costs of providing basic downtown services (*Attachment F.*)
2. A project evaluation matrix, to assist in the assessment and evaluation of each project using consistent criteria. To be clear, this *Assessment Matrix* is simply a tool to help DDA Sub-Committee members and Board Members evaluate each project on their own. (*Attachment G.*)

Upon additional discussion, we will be working with the City Treasurer’s office to review each spreadsheet.

**The goal of this meeting is to:**

1. Review and discuss the project list(s)
2. Discuss the potential for a specific capital designation (topic and percentage)
2. Review and discuss the potential tax-sharing/length of plan scenarios

I look forward to walking through these materials in more details with you at our meeting.

Attachment A.  
Section One Projects



**Working Draft**

Project	Priority	Project Name and Description	Total Estimated Cost	Strategic Action Plan Alignment
1		<b>Garland Street Green Infrastructure</b> (Adding Trees, Landscaping and Green Infrastructure on Garland Street)	\$900,000	
2		<b>Farmers Market Pavillion &amp; Surrounding Grounds Improvements</b> (Farmers Market Pavillion, Bird House Improvements, Signage, Landscaping)	\$3,000,000	
3		<b>Rotary Square</b>	\$2,300,000	
4		<b>Boardman/Ottaway Downtown Riverwalk</b>	\$5,800,000	
		A. Reach Five - Phase One (J-Smith Walkway, Alley and Embankment Improvements, Stormwater Infrastructure and New Pedestrian Bridge)	\$4,200,000	
		B. Reach Six.	\$47,850,000	
		C. Remaining Components of Reach Five.	\$2,900,000	
		D. Reach Four.	\$6,600,000	
E. Reach Three.				
5		<b>State Street, Pine Street Two-Way Traffic Conversion</b> (Signage, Traffic Signals, and other Physical Improvements)	\$1,000,000	
6		<b>State Street Mid-Block Pedestrian Crosswalks</b> (Installation of Five Mid-Block Crosswalks on State Street)	\$1,500,000	
7		<b>East Front Street Reconstruction, Streetscaping and Gateway</b> (East Front Street between Grandview and Park Street, with Gateway Feature)	\$6,000,000	
8		<b>Front Street Reconstruction and Streetscaping</b> (Front Street between Park Street and Pine Street, including mobility amenities)	\$8,000,000	
9		<b>State Street Reconstruction and Streetscaping</b> (State Street between Park Street and Pine Street, including mobility amenities)	\$8,000,000	
10		<b>Bayfront Trail</b> (Improvements to the Bayfront Trail between Clinch Park and Oak Street)	\$1,900,000	
11		<b>Front Street Alley &amp; Utility Improvements and Relocation</b> (Bury Utility Lines, Alley Replacement/Improvements and Green Infrastructure)	\$13,000,000	
12		<b>District-Wide Snowmelt System</b> (Feasibility Study, Infrastructure, Future Collaboration)	\$15,000,000	

**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 4, 2026 DDA TIF Subcommittee Meeting

**Working Draft**

Project	Priority	Designated Capital Infrastructure Improvements	Total Estimated Cost	Strategic Action Plan Alignment
1		<b>Park Improvements</b> (Improvements to Parkland and Improvements Associated with the future Bayfront Master Plan)		
2		<b>Mobility Improvements</b> (Infrastructure identified toward the implementation of the Mobility Action Plan and other mobility projects, including public transit )		
3		<b>Stormwater Improvements</b> (Infrastructure identified toward the implementation of the City's Stormwater Management Plan)		
4		<b>Placemaking and Public Space Improvements</b> (Improvements to streets, sidewalks, parks that help activate public space)		

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Working Draft

Project	Priority	Annual Capital Infrastructure Maintenance	Total Estimated Cost	Strategic Action Plan Alignment
1		Annual Infrastructure Repairs and Maintenance (Streets, Sidewalks, Utilities and Similar Infrastructure)		
2		Annual Farmers Market Space/Pavillion Maintenance		
3		Annual Rotary Square Maintenance		

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Working Draft

Project	Priority	Annual Programs and Services	Total Estimated Cost	Strategic Action Plan Alignment
1		<b>Annual Clean and Green Services</b> (Watering, Weeding, Landscapping, Graffiti Removal, Power-Washing, Equipment)		
2		<b>Annual Public Restroom Program</b> (Stipend and future public restroom contribution)		
3		<b>Annual Wayfinding Signage Program</b> (Replacing and adding wayfinding signs throughout the District)		
4		<b>Annual Holiday Lights</b> (Tree wraps and other Holiday or Seasonal Decorations)		
5		<b>Annual Sara Hardy Farmers Market Administration</b>		
6		<b>Annual City Service Agreement</b>		
7		<b>Annual Trash Removal</b>		
8		<b>Annual Marketing and Promotions</b>		
9		<b>Downtown Composting Initiative</b>		

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Attachment B.  
Section One Projects w/ Strategic Action Pillars



# Pillar 1

- Garland Street Green Infrastructure
- Boardman/Ottaway Downtown Riverwalk
- 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
- Front Street Alley & Utility Improvements and Relocation

**Proactively Manage  
Urban Design**



## Pillar 2

- Garland Street Green Infrastructure
- Farmers Market Pavillion & Surrounding Grounds Improvements
- Rotary Square
- Boardman/Ottaway Downtown Riverwalk
- 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
- District-Wide Snowmelt System

### Strengthening Place-making and Neighborhood Character



# Pillar 5

- Garland Street Green Infrastructure
- Boardman/Ottaway Downtown Riverwalk
- Front Street Alley & Utility Improvements and Relocation
- District-Wide Snowmelt System



# Pillar 6

- Farmers Market Pavillion & Surrounding Grounds Improvements
- Rotary Square
- 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
- District-Wide Snowmelt System



Attachment C.  
Tax Increment Revenue Scenarios



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>

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>

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>

<b>Traverse City DDA</b> <b>Tax Increment Revenue (TIR) Projections</b>						
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>

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>

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>

Attachment D.  
First Year Revenue for Each Taxing Jurisdiction based on Tax Increment Revenue  
Scenarios



Traverse City Downtown Development Authority								
Estimated First Year of Tax Increment Revenue Capture (2028 Tax Year) (2028 - 2029) Fiscal Year All Taxing Jurisdictions								
Estimated Tax Increment Revenues (TIR)		Estimated Taxable Value	All Estimated TIR	TIR Share 10%	TIR Share 20%	TIR Share 30%	TIR Share 40%	TIR Share 50%
Taxing Jurisdictions	Mills	\$211,800,023	\$5,184,154	\$518,415	\$1,036,831	\$1,555,246	\$2,073,662	\$2,592,077
<b>City of Traverse City</b>								
City Operating	11.4978			\$ 243,523	\$ 487,047	\$ 730,570	\$ 974,094	\$ 1,217,617
City Act 345	2.32			\$ 49,138	\$ 98,275	\$ 147,413	\$ 196,550	\$ 245,688
<b>Grand Traverse County</b>								
Operating	4.5748			\$ 96,894	\$ 193,789	\$ 290,683	\$ 387,577	\$ 484,471
COA	0.4586			\$ 9,713	\$ 19,426	\$ 29,139	\$ 38,853	\$ 48,566
COA Sr. Center	0.0914			\$ 1,936	\$ 3,872	\$ 5,808	\$ 7,743	\$ 9,679
Veterans	0.1097			\$ 2,323	\$ 4,647	\$ 6,970	\$ 9,294	\$ 11,617
Animal Control	0.0357			\$ 756	\$ 1,512	\$ 2,268	\$ 3,025	\$ 3,781
Conservation District	0.0926			\$ 1,961	\$ 3,923	\$ 5,884	\$ 7,845	\$ 9,806
Road Commission	0.9794			\$ 20,744	\$ 41,487	\$ 62,231	\$ 82,975	\$ 103,718
<b>Bay Area Transportatin Authority</b>								
Operating	0.4623			\$ 9,792	\$ 19,583	\$ 29,375	\$ 39,166	\$ 48,958
<b>Northwestern Michigan College</b>								
Operating	0.9955			\$ 21,085	\$ 42,169	\$ 63,254	\$ 84,339	\$ 105,423
Operating	0.9957			\$ 21,089	\$ 42,178	\$ 63,267	\$ 84,356	\$ 105,445
<b>Joint Recreation Authority</b>								
Operating	0.2863			\$ 6,064	\$ 12,128	\$ 18,192	\$ 24,255	\$ 30,319
<b>Downtown Development Authority</b>								
Operating	1.577			\$ 33,401	\$ 66,802	\$ 100,203	\$ 133,603	\$ 167,004

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Attachment E.  
Tax Increment Revenue Scenarios with Percentage of Capital Designation



Traverse City DDA Tax Increment Revenue (TIR) Projections							Annual Capital Designation
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 10%	TIR DDA 90%	4%
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 518,415.42	\$ 4,665,738.78	\$ 186,629.55
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 529,568.51	\$ 4,766,116.55	\$ 190,644.66
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 540,922.84	\$ 4,868,305.52	\$ 194,732.22
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 552,482.11	\$ 4,972,339.03	\$ 198,893.56
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 564,250.11	\$ 5,078,250.99	\$ 203,130.04
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 576,230.67	\$ 5,186,075.99	\$ 207,443.04
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 588,427.69	\$ 5,295,849.24	\$ 211,833.97
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 600,845.17	\$ 5,407,606.56	\$ 216,304.26
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 613,487.16	\$ 5,521,384.48	\$ 220,855.38
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 626,357.80	\$ 5,637,220.16	\$ 225,488.81
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 639,461.28	\$ 5,755,151.48	\$ 230,206.06
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 652,801.89	\$ 5,875,216.97	\$ 235,008.68
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 666,383.99	\$ 5,997,455.90	\$ 239,898.24
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 680,212.03	\$ 6,121,908.27	\$ 244,876.33
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 694,290.53	\$ 6,248,614.79	\$ 249,944.59
<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>	<b>\$ 3,255,889.39</b>
16	2041	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02	\$ 708,624.10	\$ 6,377,616.92	\$ 255,104.68
17	2042	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32	\$ 723,217.43	\$ 6,508,956.89	\$ 260,358.28
18	2043	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00	\$ 738,075.30	\$ 6,642,677.70	\$ 265,707.11
19	2044	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73	\$ 753,202.57	\$ 6,778,823.16	\$ 271,152.93
20	2045	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06	\$ 768,604.21	\$ 6,917,437.85	\$ 276,697.51
<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>	<b>\$ 4,584,909.89</b>
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45	\$ 784,285.25	\$ 7,058,567.21	\$ 282,342.69
22	2048	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30	\$ 800,250.83	\$ 7,202,257.47	\$ 288,090.30
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93	\$ 816,506.19	\$ 7,348,555.74	\$ 293,942.23
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64	\$ 833,056.66	\$ 7,497,509.98	\$ 299,900.40
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72	\$ 849,907.67	\$ 7,649,169.05	\$ 305,966.76
<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>	<b>\$ 6,055,152.27</b>
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42	\$ 867,064.74	\$ 7,803,582.68	\$ 312,143.31
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05	\$ 884,533.51	\$ 7,960,801.55	\$ 318,432.06
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91	\$ 902,319.69	\$ 8,120,877.22	\$ 324,835.09
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39	\$ 920,429.14	\$ 8,283,862.25	\$ 331,354.49
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94	\$ 938,867.79	\$ 8,449,810.15	\$ 337,992.41
<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>	<b>\$ 7,679,909.62</b>

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Traverse City DDA Tax Increment Revenue (TIR) Projections							Annual Capital Designation
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 20%	TIR DDA 80%	4%
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 1,036,830.84	\$ 4,147,323.36	\$ 165,892.93
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 1,059,137.01	\$ 4,236,548.05	\$ 169,461.92
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 1,081,845.67	\$ 4,327,382.69	\$ 173,095.31
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 1,104,964.23	\$ 4,419,856.91	\$ 176,794.28
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 1,128,500.22	\$ 4,514,000.88	\$ 180,560.04
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 1,152,461.33	\$ 4,609,845.33	\$ 184,393.81
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 1,176,855.39	\$ 4,707,421.54	\$ 188,296.86
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 1,201,690.35	\$ 4,806,761.38	\$ 192,270.46
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 1,226,974.33	\$ 4,907,897.31	\$ 196,315.89
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 1,252,715.59	\$ 5,010,862.37	\$ 200,434.49
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 1,278,922.55	\$ 5,115,690.20	\$ 204,627.61
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 1,305,603.77	\$ 5,222,415.08	\$ 208,896.60
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 1,332,767.98	\$ 5,331,071.91	\$ 213,242.88
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 1,360,424.06	\$ 5,441,696.24	\$ 217,667.85
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 1,388,581.06	\$ 5,554,324.26	\$ 222,172.97
<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>	<b>\$ 2,894,123.90</b>
16	2041	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02	\$ 1,417,248.20	\$ 5,668,992.82	\$ 226,759.71
17	2042	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32	\$ 1,446,434.86	\$ 5,785,739.46	\$ 231,429.58
18	2043	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00	\$ 1,476,150.60	\$ 5,904,602.40	\$ 236,184.10
19	2044	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73	\$ 1,506,405.15	\$ 6,025,620.58	\$ 241,024.82
20	2045	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06	\$ 1,537,208.41	\$ 6,148,833.65	\$ 245,953.35
<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>	<b>\$ 4,075,475.46</b>
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45	\$ 1,568,570.49	\$ 6,274,281.96	\$ 250,971.28
22	2048	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30	\$ 1,600,501.66	\$ 6,402,006.64	\$ 256,080.27
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93	\$ 1,633,012.39	\$ 6,532,049.54	\$ 261,281.98
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64	\$ 1,666,113.33	\$ 6,664,453.31	\$ 266,578.13
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72	\$ 1,699,815.34	\$ 6,799,261.38	\$ 271,970.46
<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>	<b>\$ 5,382,357.57</b>
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42	\$ 1,734,129.48	\$ 6,936,517.94	\$ 277,460.72
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05	\$ 1,769,067.01	\$ 7,076,268.04	\$ 283,050.72
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91	\$ 1,804,639.38	\$ 7,218,557.53	\$ 288,742.30
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39	\$ 1,840,858.28	\$ 7,363,433.11	\$ 294,537.32
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94	\$ 1,877,735.59	\$ 7,510,942.35	\$ 300,437.69
<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>	<b>\$ 6,826,586.33</b>

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Traverse City DDA Tax Increment Revenue (TIR) Projections							Annual Capital Designation
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 30%	TIR DDA 70%	4%
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 1,555,246.26	\$ 3,628,907.94	\$ 145,156.32
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 1,588,705.52	\$ 3,706,979.54	\$ 148,279.18
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 1,622,768.51	\$ 3,786,459.85	\$ 151,458.39
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 1,657,446.34	\$ 3,867,374.80	\$ 154,694.99
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 1,692,750.33	\$ 3,949,750.77	\$ 157,990.03
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 1,728,692.00	\$ 4,033,614.66	\$ 161,344.59
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 1,765,283.08	\$ 4,118,993.85	\$ 164,759.75
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 1,802,535.52	\$ 4,205,916.21	\$ 168,236.65
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 1,840,461.49	\$ 4,294,410.15	\$ 171,776.41
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 1,879,073.39	\$ 4,384,504.57	\$ 175,380.18
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 1,918,383.83	\$ 4,476,228.93	\$ 179,049.16
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 1,958,405.66	\$ 4,569,613.20	\$ 182,784.53
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 1,999,151.97	\$ 4,664,687.92	\$ 186,587.52
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 2,040,636.09	\$ 4,761,484.21	\$ 190,459.37
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 2,082,871.60	\$ 4,860,033.72	\$ 194,401.35
<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>	<b>\$ 2,532,358.41</b>
16	2041	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02	\$ 2,125,872.31	\$ 4,960,368.71	\$ 198,414.75
17	2042	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32	\$ 2,169,652.30	\$ 5,062,522.02	\$ 202,500.88
18	2043	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00	\$ 2,214,225.90	\$ 5,166,527.10	\$ 206,661.08
19	2044	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73	\$ 2,259,607.72	\$ 5,272,418.01	\$ 210,896.72
20	2045	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06	\$ 2,305,812.62	\$ 5,380,229.44	\$ 215,209.18
<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>	<b>\$ 3,566,041.02</b>
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45	\$ 2,352,855.74	\$ 5,489,996.72	\$ 219,599.87
22	2048	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30	\$ 2,400,752.49	\$ 5,601,755.81	\$ 224,070.23
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93	\$ 2,449,518.58	\$ 5,715,543.35	\$ 228,621.73
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64	\$ 2,499,169.99	\$ 5,831,396.65	\$ 233,255.87
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72	\$ 2,549,723.02	\$ 5,949,353.70	\$ 237,974.15
<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>	<b>\$ 4,709,562.87</b>
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42	\$ 2,601,194.23	\$ 6,069,453.19	\$ 242,778.13
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05	\$ 2,653,600.52	\$ 6,191,734.54	\$ 247,669.38
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91	\$ 2,706,959.07	\$ 6,316,237.84	\$ 252,649.51
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39	\$ 2,761,287.42	\$ 6,443,003.97	\$ 257,720.16
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94	\$ 2,816,603.38	\$ 6,572,074.56	\$ 262,882.98
<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>	<b>\$ 5,973,263.04</b>

Working Draft For March 4, 2026 DDA TIF Subcommittee Meeting

Traverse City DDA Tax Increment Revenue (TIR) Projections							Annual Capital Designation
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 40%	TIR DDA 60%	4%
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 2,073,661.68	\$ 3,110,492.52	\$ 124,419.70
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 2,118,274.02	\$ 3,177,411.04	\$ 127,096.44
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 2,163,691.34	\$ 3,245,537.02	\$ 129,821.48
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 2,209,928.46	\$ 3,314,892.68	\$ 132,595.71
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 2,257,000.44	\$ 3,385,500.66	\$ 135,420.03
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 2,304,922.66	\$ 3,457,384.00	\$ 138,295.36
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 2,353,710.77	\$ 3,530,566.16	\$ 141,222.65
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 2,403,380.69	\$ 3,605,071.04	\$ 144,202.84
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 2,453,948.66	\$ 3,680,922.98	\$ 147,236.92
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 2,505,431.18	\$ 3,758,146.78	\$ 150,325.87
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 2,557,845.10	\$ 3,836,767.65	\$ 153,470.71
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 2,611,207.54	\$ 3,916,811.31	\$ 156,672.45
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 2,665,535.96	\$ 3,998,303.93	\$ 159,932.16
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 2,720,848.12	\$ 4,081,272.18	\$ 163,250.89
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 2,777,162.13	\$ 4,165,743.19	\$ 166,629.73
<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>	<b>\$ 2,170,592.93</b>
16	2041	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02	\$ 2,834,496.41	\$ 4,251,744.61	\$ 170,069.78
17	2042	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32	\$ 2,892,869.73	\$ 4,339,304.59	\$ 173,572.18
18	2043	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00	\$ 2,952,301.20	\$ 4,428,451.80	\$ 177,138.07
19	2044	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73	\$ 3,012,810.29	\$ 4,519,215.44	\$ 180,768.62
20	2045	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06	\$ 3,074,416.82	\$ 4,611,625.24	\$ 184,465.01
<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>	<b>\$ 3,056,606.59</b>
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45	\$ 3,137,140.98	\$ 4,705,711.47	\$ 188,228.46
22	2048	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30	\$ 3,201,003.32	\$ 4,801,504.98	\$ 192,060.20
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93	\$ 3,266,024.77	\$ 4,899,037.16	\$ 195,961.49
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64	\$ 3,332,226.66	\$ 4,998,339.98	\$ 199,933.60
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72	\$ 3,399,630.69	\$ 5,099,446.03	\$ 203,977.84
<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>	<b>\$ 4,036,768.18</b>
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42	\$ 3,468,258.97	\$ 5,202,388.45	\$ 208,095.54
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05	\$ 3,538,134.02	\$ 5,307,201.03	\$ 212,288.04
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91	\$ 3,609,278.76	\$ 5,413,918.15	\$ 216,556.73
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39	\$ 3,681,716.56	\$ 5,522,574.83	\$ 220,902.99
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94	\$ 3,755,471.18	\$ 5,633,206.76	\$ 225,328.27
<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>	<b>\$ 5,119,939.75</b>

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Traverse City DDA Tax Increment Revenue (TIR) Projections							Annual Capital Designation
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 50%	TIR DDA 50%	4%
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 2,592,077.10	\$ 2,592,077.10	\$ 103,683.08
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 2,647,842.53	\$ 2,647,842.53	\$ 105,913.70
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 2,704,614.18	\$ 2,704,614.18	\$ 108,184.57
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 2,762,410.57	\$ 2,762,410.57	\$ 110,496.42
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 2,821,250.55	\$ 2,821,250.55	\$ 112,850.02
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 2,881,153.33	\$ 2,881,153.33	\$ 115,246.13
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 2,942,138.47	\$ 2,942,138.47	\$ 117,685.54
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 3,004,225.87	\$ 3,004,225.87	\$ 120,169.03
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 3,067,435.82	\$ 3,067,435.82	\$ 122,697.43
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 3,131,788.98	\$ 3,131,788.98	\$ 125,271.56
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 3,197,306.38	\$ 3,197,306.38	\$ 127,892.26
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 3,264,009.43	\$ 3,264,009.43	\$ 130,560.38
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 3,331,919.95	\$ 3,331,919.95	\$ 133,276.80
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 3,401,060.15	\$ 3,401,060.15	\$ 136,042.41
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 3,471,452.66	\$ 3,471,452.66	\$ 138,858.11
<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>	<b>\$ 1,808,827.44</b>
16	2041	2043 - 2044	\$ 298,693,712	\$ 7,086,241.02	\$ 3,543,120.51	\$ 3,543,120.51	\$ 141,724.82
17	2042	2044 - 2045	\$ 305,479,148	\$ 7,232,174.32	\$ 3,616,087.16	\$ 3,616,087.16	\$ 144,643.49
18	2043	2045 - 2046	\$ 312,403,348	\$ 7,380,753.00	\$ 3,690,376.50	\$ 3,690,376.50	\$ 147,615.06
19	2044	2046 - 2047	\$ 319,469,145	\$ 7,532,025.73	\$ 3,766,012.87	\$ 3,766,012.87	\$ 150,640.51
20	2045	2047 - 2048	\$ 326,679,434	\$ 7,686,042.06	\$ 3,843,021.03	\$ 3,843,021.03	\$ 153,720.84
<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>	<b>\$ 2,547,172.16</b>
21	2048	2048 - 2049	\$ 334,037,166	\$ 7,842,852.45	\$ 3,921,426.23	\$ 3,921,426.23	\$ 156,857.05
22	2048	2049 - 2050	\$ 341,545,354	\$ 8,002,508.30	\$ 4,001,254.15	\$ 4,001,254.15	\$ 160,050.17
23	2050	2050 - 2051	\$ 349,207,071	\$ 8,165,061.93	\$ 4,082,530.97	\$ 4,082,530.97	\$ 163,301.24
24	2051	2051 - 2052	\$ 357,025,454	\$ 8,330,566.64	\$ 4,165,283.32	\$ 4,165,283.32	\$ 166,611.33
25	2052	2052 - 2053	\$ 365,003,704	\$ 8,499,076.72	\$ 4,249,538.36	\$ 4,249,538.36	\$ 169,981.53
<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>	<b>\$ 3,363,973.48</b>
26	2053	2053 - 2054	\$ 373,145,086	\$ 8,670,647.42	\$ 4,335,323.71	\$ 4,335,323.71	\$ 173,412.95
27	2054	2054 - 2055	\$ 381,452,934	\$ 8,845,335.05	\$ 4,422,667.53	\$ 4,422,667.53	\$ 176,906.70
28	2055	2055 - 2056	\$ 389,930,647	\$ 9,023,196.91	\$ 4,511,598.46	\$ 4,511,598.46	\$ 180,463.94
29	2056	2056 - 2057	\$ 398,581,695	\$ 9,204,291.39	\$ 4,602,145.70	\$ 4,602,145.70	\$ 184,085.83
30	2057	2057 - 2058	\$ 407,409,620	\$ 9,388,677.94	\$ 4,694,338.97	\$ 4,694,338.97	\$ 187,773.56
<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>	<b>\$ 4,266,616.46</b>

Working Draft For March 4, 2026 DDA TIF Subcommittee Meeting



Attachment F.  
Estimated Costs for Basic Downtown Projects and Services



Working Draft

<b>Estimated Basic Downtown Services Costs</b>	
DDA Administration Fee	\$ 610,077
Service Agreement with the City	\$ 519,233
A. Includes Community Police Officer Position (\$120,431)	
Utilities	\$ 20,000
<b>Total</b>	<b>\$ 1,149,310</b>
<b>Essential Public Infrastructure</b>	
Hardy Parking Deck Payment	\$ 825,657
<b>Essential Public Services</b>	
Trash Removal Services	\$ 60,100
Public Restroom Program	\$ 9,000
Wayfinding Signage	\$ 22,000
Clean and Green	\$ 105,000
Rotary Square Maintenance	\$ 12,000
Farmers Market Pavillion Maintenance	\$ 12,000
Landscaping (planters, J-Smith Walkway)	\$ 27,000
Holiday Lights	\$ 100,000
Destination Downtown	\$ 3,000
Communications, Promotion and Events	\$ 90,000
<b>Total</b>	<b>\$ 440,100</b>

**Total \$ 2,415,067**

**Total Minus the Parking Deck \$ 1,589,410**



Attachment G.  
Project and Service Scoring Matrix



<b>Project:</b>					
Value Criteria	Weight	Score (1-5)	Weighted Result	The Fiduciary Logic (The "Why")	Opportunity: What is the one thing that would increase confidence in this project
Tax Density (Yield)	20%	2	0.4		
Strategic Leverage	20%	2	0.4		
Incremental Efficiency	20%	3	0.6		
Ecological Yield	20%	2	0.4		
Social Yield & Capital	20%	2	0.4		
<b>Total Score</b>	100%	—	<b>2.20</b>		
Total Score	Category	The Fiduciary Meaning			
<b>4.25 – 5.00</b>	<b>Great Bet</b>	High yield, low liability, and high leverage. This project strengthens the city's balance sheet.			
<b>3.50 – 4.24</b>	<b>Good Bet</b>	Solid return on investment. May have some long-term maintenance costs, but the benefits justify the risk.			
<b>2.50 – 3.49</b>	<b>Fair Bet</b>	Marginal or neutral yield. These projects often require constant subsidy or have limited social/fiscal leverage.			
<b>1.00 – 2.49</b>	<b>Poor Bet</b>	High liability with low yield. This is "fragile" infrastructure that may become a future tax burden.			
<b>Criteria</b>					
<b>Tax Density (Yield)</b>	Does this project make the district more "productive"?				
<b>Strategic Leverage</b>	Are we using our local dollars (DDA & City) to attract "outside" money?				
<b>Incremental Efficiency</b>	Are we building on what we already have, or creating new bills for the future?				
<b>Ecological Yield</b>	Does this project protect our water and prepare us for a changing climate?				
<b>Social Yield &amp; Capital</b>	Does this project make downtown accessible and welcoming to everyone?				