

**Traverse City Downtown
Development Authority Moving
Downtown Forward TIF Plan
Subcommittee Meeting**

Thursday, March 12, 2026

4:00 PM

Committee Room, 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. City Manager's Office, 400 Boardman Avenue, Traverse City, Michigan 49684, phone 231-922-4440, TDD/TTY 231-922-4412, VRS 231-421-7008, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator.

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

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

Downtown Development Authority:
c/o Harry Burkholder, Executive Director
(231) 922-2050
Web: www.dda.downtowntc.com
303 East State Street, Suite C
Traverse City, MI 49684

**Welcome to the Traverse City Downtown Development Authority
MDF TIF Plan Subcommittee Meeting**

Agenda

	Page
1. CALL TO ORDER	
<hr/>	
2. ROLL CALL	
<hr/>	
3. ADOPTION OF MINUTES	
A. Consideration of Approving the February 4, 2026 DDA MDF TIF Subcommittee Meeting Minutes (approval recommended) February 4, 2026 Subcommittee Meeting Minutes - PDF	3 - 4
B. Consideration of Approving the March 4, 2026 DDA MDF TIF Subcommittee Meeting Minutes (approval recommended) March 4, 2026 Subcommittee Meeting Minutes - PDF	5 - 6
<hr/>	
4. OLD BUSINESS	
A. Moving Downtown Forward TIF Plan Discussion MDF Memo (Burkholder) - PDF Public Infrastructure and Service Tables - PDF Public Infrastructure Projects Narrative Summary - PDF Tax Increment Revenue Scenarios - PDF Essential Services With Revenue Scenarios - PDF	7 - 22
<hr/>	
5. PUBLIC COMMENT	
<hr/>	
6. ADJOURNMENT	



**Minutes of the
Downtown Development Authority for the Moving Downtown Forward TIF
Subcommittee Meeting
Wednesday, February 4, 2026**

A subcommittee meeting of the Downtown Development Authority of the City of Traverse City was called to order at the Committee Room, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan, at 4:00 p.m.

The following Sub Committee Members were in attendance: Board Members, Spencer, Joubbran and McMillen

The following Sub Committee Members were absent: Mayor Shamroe

(a) **CALL TO ORDER**

Meeting called to order at 4:00

(b) **ROLL CALL**

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

(1) Motion to approve the meeting agenda as presented

Moved by Jeff Joubbran, Seconded by Shelley Spencer

Yes: Jeff Joubbran, Shelley Spencer, and Todd McMillen

Absent: None

CARRIED. 3-0-0 on a recorded vote

(d) **NEW BUSINESS**

(1) Moving Downtown Forward TIF Discussion

(e) **PUBLIC COMMENT**

Public comment provided by Jackie Anderson

(f) **ADJOURNMENT**

Harry Burkholder, Executive Director

Draft



**Minutes of the
Downtown Development Authority for the City of Traverse City
Subcommittee Meeting
Wednesday, March 4, 2026**

A subcommittee meeting of the Downtown Development Authority of the City of Traverse City was called to order at the Committee Room, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan, at 4:00 p.m.

The following Board Members were in attendance: Board members McMillen, Shamroe and Spencer

The following Board Members were absent: Board member Joubran

(a) **CALL TO ORDER**

(1)

Meeting called to order at 4:00

(b) **ROLL CALL**

(1)

Board members Shamroe, Spencer and McMillen present

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

(1) Motion to approve the agenda as presented

Moved by Amy Shamroe, Seconded by Shelley Spencer

Yes: Amy Shamroe, Shelley Spencer, and Todd McMillen

Absent: None

CARRIED. 3-0-0 on a recorded vote

(d) **OLD BUSINESS**

(1) Moving Downtown Forward TIF Plan Discussion

Committee members reviewed and discussed the packet materials and agreed to rank/prioritize the list of capital projects - comments by McMillen, Spencer and Shamroe

(e) **PUBLIC COMMENT**

(f) **ADJOURNMENT**

Harry Burkholder, Executive Director

Draft



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

Memorandum

To: Downtown Development Authority
Moving Downtown Forward TIF Plan Subcommittee

From: Harry Burkholder, Executive Director

Date: March 9, 2026

Subject: Moving Downtown Forward TIF Plan

At our last meeting, we reviewed the Infrastructure Project list and asked each member to take some time to review it and rank the projects as short-term, medium-term, or long-term priorities. At our meeting, we'll go around and review each subcommittee member's rankings.

In addition, we will review and discuss the three other working spreadsheets:

- Proposed Annual designated Capital Infrastructure Investments (this is the percentage option we discussed at our last meeting)
- Proposed Annual Capital Infrastructure – Maintenance
- Proposed Annual Essential Programs and Services

After reviewing these spreadsheets, we will look at the multi-colored summary sheet that shows how the proposed annual investments and costs relate to the total potential tax capture under two of the sharing scenarios: 50/50 and 80/20.

The goal of this meeting is to:

1. Review and discuss the project list(s)
2. Review and discuss the potential specific capital infrastructure investment (topic and percentage)
3. Review and discuss the potential tax-sharing/length of plan scenarios as it relates to essential services.
4. Discuss how we want to address our conversation to the entire DDA Board next week.

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

Working Draft

Project	Priority	Project Name and Description	Total Estimated Cost	Strategic Action Plan Alignment
1		Garland Street Green Infrastructure (Adding Trees, Landscaping and Green Infrastructure on Garland Street)	\$900,000	
2		Farmers Market Pavillion & Surrounding Grounds Improvements (Farmers Market Pavillion, Bird House Improvements, Signage, Landscaping)	\$3,000,000	
3		Rotary Square (This project includes the implementation of the 2026 Rotary Square Plan)	\$2,300,000	
4		Boardman/Ottaway Downtown Riverwalk	\$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. (Between Cass and Park Streets)	\$24,720,000	
		C. Remaining Components of Reach Five. (The 100 Block)	\$18,120,000	
		D. Remaining Components of Reach Five. (The 200 Block)	\$2,900,000	
		E. Reach Four. (Between West Front and Union)	\$3,300,000	
5		State Street, Pine Street Two-Way Traffic Conversion (Signage, Traffic Signals, and other Physical Improvements)	\$1,000,000	
6		State Street Mid-Block Pedestrian Crosswalks (Installation of Five Mid-Block Crosswalks on State Street)	\$1,500,000	
7		East Front Street Reconstruction, Streetscaping and Gateway (East Front Street between Grandview and Park Street, with Gateway Feature)	\$7,000,000	
8		Front Street Reconstruction and Streetscaping (Front Street between Park Street and Pine Street, including mobility amenities)	\$7,000,000	
9		State Street Reconstruction and Streetscaping (State Street between Boardman and Pine Street, including mobility amenities)	\$8,000,000	
10		Bayfront Trail (Improvements to the Bayfront Trail between Clinch Park and Oak Street)	\$1,900,000	
11		Front Street Alley & Utility Improvements and Relocation (Bury Utility Lines, Alley Replacement/Improvements and Green Infrastructure)	\$13,000,000	
12		District-Wide Snowmelt System (Feasibility Study, Infrastructure, Future Collaboration)	\$15,000,000	
13		West Bay Lakeshore Stabilization (Installation of natural flood controls, resilient landscaping and designed public access along GT Bay)	\$1,000,000	
Total			\$120,640,000	

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 Designated Capital Infrastructure Investments	Annual Percentage	Strategic Action Plan Alignment
1	City Infrastructure Investment Annual contribution to city-led public infrastructure projects within the downtown district	TBD	
2	Stormwater Infrastructure Investment 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	Placemaking, Mobility and Public Space Investments 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 12, 2026 DDA TIF Subcommittee Meeting

Working Draft

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

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 12, 2026 DDA TIF Subcommittee Meeting

Working Draft

Project	Annual Essential Programs and Services	Total Estimated Cost	Strategic Action Plan Alignment
1	Annual Clean and Green Services * Watering, Weeding, Landscaping, Graffiti Removal, Power-Washing, Equipment, Maintenance of J-Smith Walkway	\$132,000	
2	Annual Public Restroom Program Stipend and future public restroom contribution	\$9,000	
3	Annual Wayfinding Signage Program Replacing and adding wayfinding signs throughout the downtown district	\$22,000	
4	Annual Holiday Lights Tree wraps and other Holiday or Seasonal Decorations	\$100,000	
5	Annual Sara Hardy Farmers Market Administration	\$35,000	
6	Annual City Service Agreement Includes the Downtown Community Police Officer and other city services (treasury, streets, public works, etc.) in the downtown district	\$520,000	
7	Annual Trash and Recycling Removal	\$60,100	
8	Annual Marketing and Promotions	\$90,000	
9	Downtown Composting Initiative	\$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 12, 2026 DDA TIF Subcommittee Meeting

Moving Downtown Forward TIF Plan Public Infrastructure Projects

Garland Street Green Infrastructure

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

Farmers Market Pavillion & Surrounding Grounds Improvement

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



Rotary Square

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



State Street, Pine Street, Boardman Avenue Two-way Traffic Conversion

This project will include the infrastructure improvements necessary to convert these three city streets from one-way to two-way traffic circulation. Future investments would include new/modified traffic signals, signage, pedestrian refuge islands, pavement markings, and other physical improvements to enhance safety and accessibility for all users.



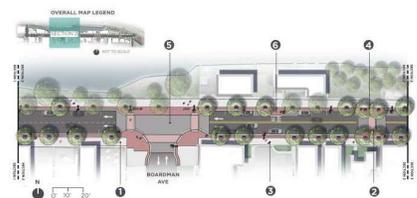
State Street Mid-Block Pedestrian Crosswalks

This project will include the installation of five (5) mid-block crosswalks on State Street, designed to mimic the crosswalks on Front Street. The locations include one crosswalk between Park Street and Boardman Avenue, two crosswalks between Park Street and Cass Street, and two crosswalks between Union Street and Cass Street.



East Front Street Reconstruction, Streetscaping and Gateway

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



Front Street Reconstruction and Streetscaping

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

State and Pine Street Reconstruction and Streetscaping

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

Bayfront Trail

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



Front Street South Alley Improvements and Utility Relocation

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



District-Wide Snowmelt System

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

West Bay Lakeshore Stabilization

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

Boardman-Ottaway Downtown Riverwalk

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

Reach Six (Between Park Street and the Murchie Bridge)

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

Reach Five (Between Union Street and Park Street) - Phase One.

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

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

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

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

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

Reach Four (Between West Front Street Bridge and Union Street

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

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

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



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
Total for a 15-Year TIF Plan			\$ 3,752,426,224	\$ 90,441,371.89
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
Total for a 20-Year TIF Plan			\$ 5,315,151,011	\$ 127,358,608.02
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
Total for a 25-Year TIF Plan			\$ 7,061,969,760	\$ 168,198,674.06
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
Totals for a 30-Year TIF Plan			\$ 9,012,489,742	\$ 213,330,822.77

Working Draft For March 12, 2026 DDA TIF Subcommittee 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
Total for a 15-Year TIF Plan			\$ 3,752,426,224	\$ 90,441,371.89	\$ 9,044,137.19	\$ 81,397,234.70
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
Total for a 20-Year TIF Plan			\$ 5,315,151,011	\$ 127,358,608.02	\$ 12,735,860.80	\$ 114,622,747.22
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
Total for a 25-Year TIF Plan			\$ 7,061,969,760	\$ 168,198,674.06	\$ 16,819,867.41	\$ 151,378,806.65
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
Totals for a 30-Year TIF Plan			\$ 9,012,489,742	\$ 213,330,822.77	\$ 21,333,082.28	\$ 191,997,740.49

Working Draft For March 12, 2026 DDA TIF Subcommittee Meeting

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
Total for a 15-Year TIF Plan			\$ 3,752,426,224	\$ 90,441,371.89	\$ 18,088,274.38	\$ 72,353,097.51
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
Total for a 20-Year TIF Plan			\$ 5,315,151,011	\$ 127,358,608.02	\$ 25,471,721.60	\$ 101,886,886.42
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
Total for a 25-Year TIF Plan			\$ 7,061,969,760	\$ 168,198,674.06	\$ 33,639,734.81	\$ 134,558,939.25
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
Totals for a 30-Year TIF Plan			\$ 9,012,489,742	\$ 213,330,822.77	\$ 42,666,164.55	\$ 170,664,658.22

Working Draft For March 12, 2026 DDA TIF Subcommittee 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
Total for a 15-Year TIF Plan			\$ 3,752,426,224	\$ 90,441,371.89	\$ 27,132,411.57	\$ 63,308,960.32
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
Total for a 20-Year TIF Plan			\$ 5,315,151,011	\$ 127,358,608.02	\$ 38,207,582.41	\$ 89,151,025.61
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
Total for a 25-Year TIF Plan			\$ 7,061,969,760	\$ 168,198,674.06	\$ 50,459,602.22	\$ 117,739,071.84
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
Totals for a 30-Year TIF Plan			\$ 9,012,489,742	\$ 213,330,822.77	\$ 63,999,246.83	\$ 149,331,575.94

Working Draft For March 12, 2026 DDA TIF Subcommittee Meeting

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
Total for a 15-Year TIF Plan			\$ 3,752,426,224	\$ 90,441,371.89	\$ 36,176,548.76	\$ 54,264,823.13
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
Total for a 20-Year TIF Plan			\$ 5,315,151,011	\$ 127,358,608.02	\$ 50,943,443.21	\$ 76,415,164.81
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
Total for a 25-Year TIF Plan			\$ 7,061,969,760	\$ 168,198,674.06	\$ 67,279,469.62	\$ 100,919,204.44
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
Totals for a 30-Year TIF Plan			\$ 9,012,489,742	\$ 213,330,822.77	\$ 85,332,329.11	\$ 127,998,493.66

Working Draft For March12, 2026 DDA TIF Subcommittee Meeting

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
Total for a 15-Year TIF Plan			\$ 3,752,426,224	\$ 90,441,371.89	\$ 45,220,685.95	\$ 45,220,685.95
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
Total for a 20-Year TIF Plan			\$ 5,315,151,011	\$ 127,358,608.02	\$ 63,679,304.01	\$ 63,679,304.01
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
Total for a 25-Year TIF Plan			\$ 7,061,969,760	\$ 168,198,674.06	\$ 84,099,337.03	\$ 84,099,337.03
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
Totals for a 30-Year TIF Plan			\$ 9,012,489,742	\$ 213,330,822.77	\$ 106,665,411.39	\$ 106,665,411.39

Working Draft For March 12, 2026 DDA TIF Subcommittee Meeting

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
Annual Capital Maintenance						
Infrastructure Repairs and Maintenance						
Farmers Market Space and Pavilion						
Rotary Square						
Total \$185,000.00						
Annual Programs and Services						
Clean and Green						
Restroom Program						
Wayfinding Signage						
Holiday Lights						
Farmers Market Admin.						
Annual City Service Agreement						
Market and Promotions						
Composting Initiative						
Total \$978,600						
Annual Infrastructure Investments (%)						
City Infrastructure Investment						
Stormwater Infrastructure Investment						
Placemaking, Mobility & Public Space Investment						
Total \$0.00						

Total Remaining for Infrastructure Projects \$ 1,428,477.10

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
Annual Capital Maintenance						
Infrastructure Repairs and Maintenance						
Farmers Market Space and Pavilion						
Rotary Square						
Total \$185,000.00						
Annual Programs and Services						
Clean and Green						
Restroom Program						
Wayfinding Signage						
Holiday Lights						
Farmers Market Admin.						
Annual City Service Agreement						
Market and Promotions						
Composting Initiative						
Total \$978,600						
Annual Infrastructure Investments (%)						
City Infrastructure Investment						
Stormwater Infrastructure Investment						
Landscaping, Mobility & Public Space Investment						
Total \$0.00						

Total Remaining for Infrastructure Projects \$ 2,983,723.36