

Traverse City Downtown Development Authority Regular Meeting

Friday, March 20, 2026

9:00 am

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



The City of Traverse City does not discriminate on the basis of disability in the admission to, access to, treatment in, or employment in, its programs or activities. Interim Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan 49684, phone 231-922-4440, TDD/TTY 231-922-4412, VRS 231-421-7008, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator.

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

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

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

Welcome to the Traverse City Downtown Development Authority meeting

Agenda

	Page
1. CALL TO ORDER	
2. ROLL CALL	
3. REVIEW AND APPROVAL OF AGENDA	
4. PUBLIC COMMENT	
5. CONSENT CALENDAR <i>The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one DDA Board motion without discussion. Any member of the DDA Board, staff or the public may ask that any item on the consent calendar be removed therefrom and placed elsewhere on the agenda for individual consideration by the DDA Board; and such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single DDA Board action adopting the consent calendar.</i>	
A. Consideration of approving the minutes from the February 20, 2026 DDA Regular Board Meeting (approval recommended) February 20, 2026 DDA Regular Meeting Minutes - PDF	5 - 8
B. Consideration of approving the February 2026 Financial Reports and Distributions from the DDA General, Old Town TIF and TIF-97 (approval recommended) February 2026 DDA General, Old Town TIF and TIF-97 Financial Reports and Distributions - PDF	9 - 13
C. Consideration of approving the February 2026 Financial Report and Distribution from the Traverse City Arts Commission (approval recommended) February 2026 Traverse City Arts Commission Financial Report and Distribution - PDF	14
D. Consideration of approving the December 10, 2025 DDA Finance Committee Meeting Minutes (approval recommended) December 10, 2025 DDA Finance Committee Meeting Minutes - PDF	15 - 16

- E. Consideration of approving the February 4, 2026 DDA Moving Downtown Forward TIF Plan Subcommittee Meeting Minutes (approval recommended) 17 - 18
[February 4, 2026 DDA MDF TIF Plan Subcommittee Meeting Minutes](#)
- F. Consideration of approving the March 4, 2026 DDA Moving Downtown Forward TIF Plan Subcommittee Meeting Minutes (approval recommended) 19 - 20
[March 4, 2026 DDA MDF TIF Plan Subcommittee Meeting Minutes - PDF](#)

6. ITEMS REMOVED FROM CONSENT CALENDAR

7. OLD BUSINESS

- A. TIF-97 Project Priorities Update 21 - 22
[TIF-97 Project Priorities Memo \(Burkholder\) - PDF](#)
- B. 2026 - 2027 DDA Budget Review and Discussion 23 - 43
[2026 - 2027 DDA Budget Memo \(Bohac\) - PDF](#)
[2026-2027 Draft Budget presentation](#)
[Draft DDA General Fund Budget - PDF](#)
[Working General Fund Calculations - PDF](#)
[TIF-97 and Old Town TIF Draft Budgets - PDF](#)
- C. Moving Downtown Forward TIF Plan Discussion 44 - 64
[Moving Downtown Forward TIF Plan Memo \(Burkholder\) - PDF](#)
[Capital Infrastructure Projects - PDF](#)
[Capital Infrastructure Projects Summary - PDF](#)
[Scoring Matrix - PDF](#)
[Annual Essential Programs and Services - PDF](#)
[Annual Capital Infrastructure Maintenance Needs - PDF](#)
[Annual Infrastructure Investments - PDF](#)
[Tax Increment Revenue Projections and Sharing Scenarios - PDF](#)
[Tax Increment Revenue Projections Minus Core Services - Total Remaining Funds - PDF](#)

8. EXECUTIVE DIRECTOR REPORT

- A. Executive Director Report 65 - 66
[ED Update Report Memo \(Burkholder\) - PDF](#)

9. STAFF REPORTS

- A. Director of Events and Engagement Report 67 - 68
[Director of Events and Engagement Memo \(Klebba\) - PDF](#)

10. RECEIVE AND FILE

11. PUBLIC COMMENT

12. ADJOURNMENT



**Minutes of the
Downtown Development Authority for the City of Traverse City
Regular Meeting
Friday, February 20, 2026**

A regular meeting of the Downtown Development Authority of the City of Traverse City was called to order at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan, at 9:00 a.m.

The following Board Members were in attendance: Board Member Jeff Joubran, Board Member Ed Slosky, Board Member Shelley Spencer, Board Member Gary Howe, Board Member Mike Powers, and Board Member Caitlin Early

The following Board Members were absent: Board Member Peter Kirkwood, Board Member Todd McMillen, and Mayor Amy Shamroe

Chairperson Slosky presided at the meeting.

(a) **CALL TO ORDER**

The DDA board meeting was called to order at 9:00am.

(b) **ROLL CALL**

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

(1) That the board approve the Agenda as presented.

Moved by Mike Powers, Seconded by Jeff Joubran

Yes: Jeff Joubran, Ed Slosky, Shelley Spencer, Gary Howe, Mike Powers, and Caitlin Early

Absent: Peter Kirkwood, Todd McMillen, and Amy Shamroe

CARRIED. 6-0-3 on a recorded vote

(d) **PUBLIC COMMENT**

(e) **CONSENT CALENDAR**

The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one DDA Board motion without

discussion. Any member of the DDA Board, staff or the public may ask that any item on the consent calendar be removed therefrom and placed elsewhere on the agenda for individual consideration by the DDA Board; and such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single DDA Board action adopting the consent calendar.

- (1) Consideration of approving the minutes of the January 16, 2026 DDA Regular Board Meeting (approval recommended)
- (2) Consideration of approving the January 2026 Financial Reports and Distributions from the DDA General, Old Town TIF and TIF-97 (approval recommended)
- (3) Consideration of approving the January 2026 Financial Report and Distributions from the Traverse City Arts Commission (approval recommended)
- (4) Consideration of approving the July 7, 2025 DDA Governance Committee Meeting (approval recommended)
- (5) Consideration of approving the recommendation from the DDA Governance Committee regarding the DDA Employment Handbook (approval recommended)

That the board approve the Consent Calendar as presented.

Moved by Mike Powers, Seconded by Caitlin Early

Yes: Jeff Joubran, Ed Slosky, Shelley Spencer, Gary Howe, Mike Powers, and Caitlin Early

Absent: Peter Kirkwood, Todd McMillen, and Amy Shamroe

CARRIED. 6-0-3 on a recorded vote

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

(g) **OLD BUSINESS**

- (1) Cass Street Mid-Block Crosswalk (approval recommended)

The following addressed the board:

Harry Burkholder
Mike Powers
Ed Slosky
Shelley Spencer
Gary Howe
Jeff Joubran

That the DDA Board approve up to \$198,000 (which includes the project cost of \$179,439, plus a 10% contingency) from TIF-97 and a reimbursement agreement to reconstruct the Cass Street Mid-Block Crosswalk.

- (2) TIF-97 Project Priorities

The following addressed the board:

Harry Burkholder
Gary Howe
Caitlin Early
Ed Slosky
Jeff Joubran
Mike Powers

(3) Moving Downtown Forward TIF Plan

The following addressed the board:

Harry Burkholder
Ed Slosky
Mike Powers
Gary Howe

(4) 2026 - 2027 DDA Budget

The following addressed the board:

Harry Burkholder
Ed Slosky
Gary Howe
Mike Powers
Jeff Joubran
Shelley Spencer
Caitlin Early

(h) **NEW BUSINESS**

(i) **EXECUTIVE DIRECTOR REPORT**

(1) Executive Director Report

The following addressed the board:

Harry Burkholder

(j) **STAFF REPORTS**

(1) Director of Events and Engagement Report

The following addressed the board:

Sara Klebba

(2) Reporting Recommendations

The following addressed the board:

Harry Burkholder
Mike Powers
Jeff Joubran
Gary Howe
Shelley Spencer

- (k) **RECEIVE AND FILE**
- (l) **PUBLIC COMMENT**
- (m) **ADJOURNMENT**
Meeting adjourned at 10:08am.

Harry Burkholder, Executive Director

Draft

REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 02/28/2026
 % Fiscal Year Completed: 66.58

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 02/28/2026	ACTIVITY FOR MONTH 02/28/2026	AVAILABLE BALANCE	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000 - NON-DEPARTMENTAL						
248-000-401.000	PROPERTY TAX REVENUE PRIOR YEAR ADJ	0.00	873.84	0.00	(873.84)	100.00
248-000-402.000	TAXES-CURRENT-REAL ESTATE	130,000.00	119,804.09	23.46	10,195.91	92.16
248-000-412.000	TAX-DELINQUENT-PERSONAL PROP	0.00	0.00	0.00	0.00	0.00
248-000-432.000	PAYMENT IN LIEU OF TAXES	0.00	1,329.31	0.00	(1,329.31)	100.00
248-000-476.060	VENDOR PERMITS	21,500.00	0.00	0.00	21,500.00	0.00
248-000-502.000	FEDERAL GRANTS	657,700.00	0.00	0.00	657,700.00	0.00
248-000-543.001	STATE GRANT	600,000.00	0.00	0.00	600,000.00	0.00
248-000-569.000	STATE GRANTS - OTHER	0.00	0.00	0.00	0.00	0.00
248-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE	0.00	61,983.89	61,983.89	(61,983.89)	100.00
248-000-580.000	GRANTS FROM LOCAL UNITS	0.00	2,340.00	(15.00)	(2,340.00)	100.00
248-000-580.001	GRANT PRIVATE SOURCE	500,000.00	0.00	0.00	500,000.00	0.00
248-000-626.000	CHARGES FOR SERVICES RENDERED	0.00	50,000.00	6,250.00	(50,000.00)	100.00
248-000-664.000	INTEREST & DIVIDEND EARNINGS	5,300.00	84.48	6.36	5,215.52	1.59
248-000-667.000	RENTS AND ROYALTIES	50,000.00	19,319.00	(61,983.89)	30,681.00	38.64
248-000-674.000	CONTRIBUTIONS-PRIVATE SOURCES	0.00	0.00	0.00	0.00	0.00
248-000-675.000	CONTRIBUTIONS-PUBLIC SOURCES	75,000.00	0.00	0.00	75,000.00	0.00
248-000-676.000	REIMBURSEMENTS	0.00	420.37	0.00	(420.37)	100.00
248-000-692.000	PRIOR YEARS' SURPLUS	9,000.00	0.00	0.00	9,000.00	0.00
248-000-699.000	TRANSFERS IN	712,500.00	712,500.00	712,500.00	0.00	100.00
Total Dept 000 - NON-DEPARTMENTAL		2,761,000.00	968,654.98	718,764.82	1,792,345.02	35.08
TOTAL REVENUES		2,761,000.00	968,654.98	718,764.82	1,792,345.02	35.08
Expenditures						
Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY						
248-725-702.000	SALARIES AND WAGES	446,200.00	288,525.70	33,594.18	157,674.30	64.66
248-725-704.000	EMPLOYEE OVERTIME	0.00	0.00	0.00	0.00	0.00
248-725-706.000	EMPLOYEE OVERTIME	0.00	0.00	0.00	0.00	0.00
248-725-714.000	HEALTH SAVINGS ACCT EXPENSE	0.00	5,720.00	(110.00)	(5,720.00)	100.00
248-725-715.000	EMPLOYER'S SOCIAL SECURITY	32,900.00	22,798.81	2,733.13	10,101.19	69.30
248-725-716.000	EMPLOYEE HEALTH INSURANCE	49,800.00	16,012.62	2,119.81	33,787.38	32.15
248-725-717.000	EMPLOYEE LIFE/DISABILITY INS	200.00	2,445.66	326.02	(2,245.66)	1,222.83
248-725-718.000	RETIREMENT FUND CONTRIBUTION	43,000.00	13,707.20	2,741.44	29,292.80	31.88
248-725-720.000	UNEMPLOYMENT COMPENSATION	1,900.00	337.06	0.00	1,562.94	17.74
248-725-721.000	WORKERS COMPENSATION INS	5,200.00	2,177.00	0.00	3,023.00	41.87
248-725-727.000	OFFICE SUPPLIES	14,630.00	11,744.21	231.76	2,885.79	80.27
248-725-727.003	OFFICE FURNITURE AND EQUIPMENT	0.00	0.00	0.00	0.00	0.00
248-725-740.000	OPERATION SUPPLIES	67,970.00	54,572.69	18,171.21	13,397.31	80.29
248-725-801.000	PROFESSIONAL AND CONTRACTUAL	124,400.00	114,060.34	22,259.70	10,339.66	91.69
248-725-801.007	MEMBERSHIP DUES AND SUBSCRIPTIONS	7,000.00	1,263.99	0.00	5,736.01	18.06
248-725-801.008	FARMERS MARKET FOOD ASSISTANCE	0.00	15,444.00	0.00	(15,444.00)	100.00
248-725-802.000	INFORMATION TECHNOLOGY SERVICES	0.00	0.00	0.00	0.00	0.00
248-725-804.000	LEGAL SERVICES	34,000.00	25,124.00	9,095.00	8,876.00	73.89
248-725-805.000	POSTAGE	0.00	0.00	0.00	0.00	0.00
248-725-807.000	INSURANCE AND BONDS	0.00	0.00	0.00	0.00	0.00
248-725-821.000	MARKETING & PUBLIC SERVICES	0.00	0.00	0.00	0.00	0.00
248-725-822.000	INSURANCE AND BONDS	0.00	0.00	0.00	0.00	0.00
248-725-822.001	TRAINING/REGISTRATION/TUITION	2,500.00	0.00	0.00	2,500.00	0.00
248-725-822.002	LODGING AND TRAVEL	2,500.00	0.00	0.00	2,500.00	0.00
248-725-850.000	COMMUNICATIONS	5,000.00	533.82	0.00	4,466.18	10.68

REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 02/28/2026
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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 02/28/2026	ACTIVITY FOR MONTH 02/28/2026	AVAILABLE BALANCE	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
248-725-860.000	TRANSPORTATION	0.00	0.00	0.00	0.00	0.00
248-725-880.000	COMMUNITY PROMOTION	0.00	0.00	0.00	0.00	0.00
248-725-900.000	PRINTING AND PUBLISHING	0.00	784.00	0.00	(784.00)	100.00
248-725-920.000	PUBLIC UTILITIES	4,000.00	2,575.81	650.41	1,424.19	64.40
248-725-930.000	REPAIRS AND MAINTENANCE	1,000.00	1,063.27	0.00	(63.27)	106.33
248-725-940.000	RENTAL EXPENSE	0.00	2,384.40	0.00	(2,384.40)	100.00
248-725-956.000	MISCELLANEOUS	10,000.00	4,194.76	1,049.14	5,805.24	41.95
248-725-965.000	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	0.00
248-725-970.000	CAPITAL OUTLAY	1,757,700.00	54,294.28	24,956.40	1,703,405.72	3.09
248-725-970.002	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTU	0.00	0.00	0.00	0.00	0.00
248-725-970.003	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTU	0.00	0.00	0.00	0.00	0.00
248-725-988.000	UNALLOCATED FUNDS	151,100.00	0.00	0.00	151,100.00	0.00
Total Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY		2,761,000.00	639,763.62	117,818.20	2,121,236.38	23.17
TOTAL EXPENDITURES		2,761,000.00	639,763.62	117,818.20	2,121,236.38	23.17
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES			968,654.98	718,764.82	1,792,345.02	35.08
TOTAL EXPENDITURES		2,761,000.00	639,763.62	117,818.20	2,121,236.38	23.17
NET OF REVENUES & EXPENDITURES		0.00	328,891.36	600,946.62	(328,891.36)	100.00
BEG. FUND BALANCE						
FUND BALANCE ADJUSTMENTS			512,643.34			
END FUND BALANCE			841,534.70			

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REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 02/28/2026
 % Fiscal Year Completed: 66.58

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 02/28/2026	ACTIVITY FOR MONTH 02/28/2026	AVAILABLE BALANCE	% BDTG USED
Fund 252 - DDA OLD TOWN TIF						
Revenues						
Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY						
252-725-401.000	PROPERTY TAX REVENUE PRIOR YEAR ADJ	0.00	459.38	0.00	(459.38)	100.00
252-725-402.000	TAXES-CURRENT-REAL ESTATE	830,000.00	980,607.81	54,494.74	(150,607.81)	118.15
252-725-432.000	PAYMENT IN LIEU OF TAXES	0.00	0.00	0.00	0.00	0.00
252-725-664.000	INTEREST & DIVIDEND EARNINGS	100.00	401.35	1.39	(301.35)	401.35
252-725-667.000	RENTS AND ROYALTIES	0.00	0.00	0.00	0.00	0.00
252-725-676.000	REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00
252-725-692.000	PRIOR YEARS' SURPLUS	0.00	0.00	0.00	0.00	0.00
252-725-699.000	TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
Total Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY		830,100.00	981,468.54	54,496.13	(151,368.54)	118.23
TOTAL REVENUES		830,100.00	981,468.54	54,496.13	(151,368.54)	118.23
Expenditures						
Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY						
252-725-727.000	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00
252-725-801.000	PROFESSIONAL AND CONTRACTUAL	77,000.00	34,363.98	0.00	42,636.02	44.63
252-725-804.000	LEGAL SERVICES	10,000.00	2,596.88	0.00	7,403.12	25.97
252-725-821.000	MARKETING & PUBLIC SERVICES	0.00	0.00	0.00	0.00	0.00
252-725-880.000	COMMUNITY PROMOTION	20,000.00	11,316.69	1,983.34	8,683.31	56.58
252-725-920.000	PUBLIC UTILITIES	5,000.00	920.99	408.26	4,079.01	18.42
252-725-930.000	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	0.00
252-725-956.000	MISCELLANEOUS	15,000.00	0.00	0.00	15,000.00	0.00
252-725-965.000	CITY FEE	124,800.00	21,562.50	0.00	103,237.50	17.28
252-725-970.002	DDA ESSENTIAL PUBLIC INFRASTRUCTURE	90,000.00	0.00	0.00	90,000.00	0.00
252-725-970.003	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTURE	270,000.00	0.00	0.00	270,000.00	0.00
252-725-988.000	UNALLOCATED FUNDS	100,900.00	0.00	0.00	100,900.00	0.00
252-725-995.000	TRANSFERS OUT/CONTRIB. TO OTHER FUNDS	117,400.00	117,400.00	117,400.00	0.00	100.00
Total Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY		830,100.00	188,161.04	119,791.60	641,938.96	22.67
TOTAL EXPENDITURES		830,100.00	188,161.04	119,791.60	641,938.96	22.67
Fund 252 - DDA OLD TOWN TIF:						
TOTAL REVENUES		830,100.00	981,468.54	54,496.13	(151,368.54)	118.23
TOTAL EXPENDITURES		830,100.00	188,161.04	119,791.60	641,938.96	22.67
NET OF REVENUES & EXPENDITURES		0.00	793,307.50	(65,295.47)	(793,307.50)	100.00
BEG. FUND BALANCE						
FUND BALANCE ADJUSTMENTS			1,195,623.99			
END FUND BALANCE			1,988,931.49			

REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 02/28/2026
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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 02/28/2026	ACTIVITY FOR MONTH 02/28/2026	AVAILABLE BALANCE	% BDGT USED
Fund 253 - DDA TIF 97						
Revenues						
Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY						
253-725-401.000	PROPERTY TAX REVENUE PRIOR YEAR ADJ	0.00	17,687.60	0.00	(17,687.60)	100.00
253-725-402.000	TAXES-CURRENT-REAL ESTATE	4,336,300.00	4,155,272.26	223,431.01	181,027.74	95.83
253-725-432.000	PAYMENT IN LIEU OF TAXES	0.00	29,029.38	0.00	(29,029.38)	100.00
253-725-664.000	INTEREST & DIVIDEND EARNINGS	4,500.00	3,394.48	408.69	1,105.52	75.43
253-725-667.000	RENTS AND ROYALTIES	0.00	0.00	0.00	0.00	0.00
253-725-676.000	REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00
253-725-692.000	PRIOR YEARS' SURPLUS	2,642,600.00	0.00	0.00	2,642,600.00	0.00
253-725-699.000	TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
Total Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY		6,983,400.00	4,205,383.72	223,839.70	2,778,016.28	60.22
TOTAL REVENUES		6,983,400.00	4,205,383.72	223,839.70	2,778,016.28	60.22
Expenditures						
Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY						
253-725-727.000	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00
253-725-801.000	PROFESSIONAL AND CONTRACTUAL	328,100.00	155,107.35	1,937.20	172,992.65	47.27
253-725-801.004	BANK SERVICE FEES	0.00	0.00	0.00	0.00	0.00
253-725-804.000	LEGAL SERVICES	20,000.00	7,790.62	0.00	12,209.38	38.95
253-725-821.000	MARKETING & PUBLIC SERVICES	90,000.00	34,328.62	6,933.32	55,671.38	38.14
253-725-880.000	COMMUNITY PROMOTION	0.00	0.00	0.00	0.00	0.00
253-725-900.000	PRINTING AND PUBLISHING	0.00	0.00	0.00	0.00	0.00
253-725-920.000	PUBLIC UTILITIES	30,000.00	8,855.39	2,634.47	21,144.61	29.52
253-725-956.000	MISCELLANEOUS	50,000.00	9.53	0.00	49,990.47	0.02
253-725-965.000	CITY FEE	514,700.00	64,766.17	0.00	449,933.83	12.58
253-725-970.002	DDA ESSENTIAL PUBLIC INFRASTRUCTURE	671,000.00	4,497.31	324.30	666,502.69	0.67
253-725-970.003	DDA TRANSFORMATIONAL PUBLIC INFRASTRUCTURE	3,810,000.00	674,136.99	61,682.10	3,135,863.01	17.69
253-725-991.000	PRINCIPAL/PRINCIPAL EXPENSES	820,000.00	0.00	0.00	820,000.00	0.00
253-725-994.000	INTEREST EXPENSE	54,500.00	0.00	0.00	54,500.00	0.00
253-725-995.000	TRANSFERS OUT/CONTRIB. TO OTHER FUNDS	595,100.00	595,100.00	595,100.00	0.00	100.00
Total Dept 725 - DOWNTOWN DEVELOPMENT AUTHORITY		6,983,400.00	1,544,591.98	668,611.39	5,438,808.02	22.12
TOTAL EXPENDITURES		6,983,400.00	1,544,591.98	668,611.39	5,438,808.02	22.12
Fund 253 - DDA TIF 97:						
TOTAL REVENUES		6,983,400.00	4,205,383.72	223,839.70	2,778,016.28	60.22
TOTAL EXPENDITURES		6,983,400.00	1,544,591.98	668,611.39	5,438,808.02	22.12
NET OF REVENUES & EXPENDITURES		0.00	2,660,791.74	(444,771.69)	(2,660,791.74)	100.00
BEG. FUND BALANCE						
FUND BALANCE ADJUSTMENTS			7,474,213.38			
END FUND BALANCE			10,135,005.12			
TOTAL REVENUES - ALL FUNDS		10,574,500.00	6,155,507.24	997,100.65	4,418,992.76	58.21

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REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 02/28/2026
 % Fiscal Year Completed: 66.58

Page: 5/5

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 02/28/2026	ACTIVITY FOR MONTH 02/28/2026	AVAILABLE BALANCE	% BDGT USED
TOTAL EXPENDITURES - ALL FUNDS		10,574,500.00	2,372,516.64	906,221.19	8,201,983.36	22.44
NET OF REVENUES & EXPENDITURES		0.00	3,782,990.60	90,879.46	(3,782,990.60)	100.00
BEG. FUND BALANCE - ALL FUNDS						
FUND BALANCE ADJ - ALL FUNDS			9,182,480.71			
END FUND BALANCE - ALL FUNDS			12,965,471.31			

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REVENUE AND EXPENDITURE REPORT FOR TRAVERSE CITY
 PERIOD ENDING 02/28/2026
 % Fiscal Year Completed: 66.58

Page: 1/1

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 02/28/2026	ACTIVITY FOR MONTH 02/28/2026	AVAILABLE BALANCE	% BDGT USED
Fund 107 - PUBLIC ARTS COMMISSION FUND						
Revenues						
Dept 000 - NON-DEPARTMENTAL						
107-000-664.000	INTEREST & DIVIDEND EARNINGS	1,000.00	0.00	0.00	1,000.00	0.00
107-000-664.002	CHANGE IN FAIR VALUE OF INVESTMENTS	0.00	0.00	0.00	0.00	0.00
107-000-674.000	CONTRIBUTIONS-PRIVATE SOURCES	0.00	0.00	0.00	0.00	0.00
107-000-675.000	CONTRIBUTIONS-PUBLIC SOURCES	0.00	0.00	0.00	0.00	0.00
107-000-676.000	REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00
107-000-692.000	PRIOR YEARS' SURPLUS	19,000.00	0.00	0.00	19,000.00	0.00
107-000-699.000	TRANSFERS IN	60,000.00	60,000.00	60,000.00	0.00	100.00
Total Dept 000 - NON-DEPARTMENTAL		80,000.00	60,000.00	60,000.00	20,000.00	75.00
TOTAL REVENUES		80,000.00	60,000.00	60,000.00	20,000.00	75.00
Expenditures						
Dept 000 - NON-DEPARTMENTAL						
107-000-727.000	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00
107-000-801.000	PROFESSIONAL AND CONTRACTUAL	80,000.00	70,534.27	0.00	9,465.73	88.17
107-000-900.000	PRINTING AND PUBLISHING	0.00	0.00	0.00	0.00	0.00
107-000-930.000	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	0.00
107-000-970.000	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
107-000-970.000-02274	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
107-000-988.000	UNALLOCATED FUNDS	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - NON-DEPARTMENTAL		80,000.00	70,534.27	0.00	9,465.73	88.17
TOTAL EXPENDITURES		80,000.00	70,534.27	0.00	9,465.73	88.17
Fund 107 - PUBLIC ARTS COMMISSION FUND:						
TOTAL REVENUES		80,000.00	60,000.00	60,000.00	20,000.00	75.00
TOTAL EXPENDITURES		80,000.00	70,534.27	0.00	9,465.73	88.17
NET OF REVENUES & EXPENDITURES		0.00	(10,534.27)	60,000.00	10,534.27	100.00
BEG. FUND BALANCE		185,567.63	185,567.63			
END FUND BALANCE		185,567.63	175,033.36			



**Minutes of the
Downtown Development Authority for the City of Traverse City
Finance Committee
Wednesday, December 10, 2025**

A regular meeting of the Downtown Development Authority Finance Committee of the City of Traverse City was called to order at the Committee Room, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan, at 9:00 a.m.

The following Board Members were in attendance: Board Members Joubran, Early and Howe

The following Board Members were absent: Board Member Powers

Chairperson Joubran presided at the meeting.

(a) **CALL TO ORDER**

The DDA Finance Committee was brought to order by Chair Joubran at 9:01am.

(b) **ROLL CALL**

(c) **APPROVAL OF MINUTES**

- (1) Consideration of approving the minutes from the April 17, 2025 DDA Finance Committee meeting minutes (approval recommended).
That DDA Finance Committee approve the minutes from the April 17, 2025 DDA Finance Committee meeting.

Moved by Caitlin Early, Seconded by Gary Howe

Yes: Jeff Joubran, Caitlin Early, and Gary Howe

Absent: Mike Powers

CARRIED. 3-0-1 on a recorded vote

(d) **NEW BUSINESS**

- (1) Michigan CLASS Investment Pool (approval recommended)
That the Finance Committee recommend to the full DDA Board the establishment of a Michigan CLASS account, and authorize working with the City Treasurer's Office to complete the account setup and initial transfer of DDA funds, at the next regularly

scheduled Board meeting

Moved by Gary Howe, Seconded by Caitlin Early

Yes: Jeff Joubran, Caitlin Early, and Gary Howe

Absent: Mike Powers

CARRIED. 3-0-1 on a recorded vote

- (2) Budget Amendment (approval recommended)
*Mike Powers attended meeting at 9:05am

The following addressed the committee:

Gary Howe

Jeff Joubran

That the Finance Committee recommend to the full DDA Board a budget amendment of \$9,000 to the DDA General Fund

Moved by Jeff Joubran, Seconded by Gary Howe

Yes: Jeff Joubran, Caitlin Early, Gary Howe, and Mike Powers

Absent: None

CARRIED. 4-0-0 on a recorded vote

- (3) November 2025 Financial Report(s)

The following addressed the committee:

Lauren Bohac

Mike Powers

Caitlin Early

Gary Powers

Jeff Joubran

- (e) **PUBLIC COMMENT**

- (f) **ADJOURNMENT**

The committee meeting was adjourned at 9:22am by Chair Joubran.

Harry Burkholder, Executive Director



**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 Board

From: Harry Burkholder, Executive Director

Date: March 16, 2026

Re: TIF-97 Project Priorities

This memo is intended to provide an update on the status of each capital improvement project priority, including the next steps, critical decisions, and budget needs. Attached to this memo is a project “timeline” for the Riverwalk and Rotary Square projects. The timeline illustrates project phases, key decisions, and project milestones. This memo and an updated project timeline will be included in every DDA Board meeting moving forward.

TIF-97 Priority Projects

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

Rotary Square

The DDA and Progressive AE team presented the final design for Rotary Square to the Planning Commission at its March 4th meeting and to the City Commission at its March 9th meeting. The City Commission expressed support for the project, including the proposed re-purposing of the alley and adjacent parking spaces.

The Progressive team has completed the site survey, geotechnical investigation, and final phases of design development. We are now working with the team to complete the construction drawings. Once finalized, we will coordinate with City Engineering to prepare the formal bid documents, which could be released this summer/fall.

As discussed during recent budget discussions, the goal is to break ground on the project in spring 2027 (next fiscal year), with the majority of construction occurring in summer 2027 (FY 2027–2028).

Farmers Market Pavillion

The City Engineering Office released the formal bid package for this project on March 12th. Bids are due by 10:00 a.m. on April 8th. Following a review of the submitted proposals, DDA and City Engineering staff will likely bring forward a recommendation to enter into a construction contract at your April meeting.

If approved by the DDA Board, the recommended contract would then be forwarded to the City Commission for its consideration and approval. As discussed at our last meeting, upon approval, construction would not begin until after the Cherry Festival.

Boardman/Ottaway Riverwalk

INFORM Studio has completed the Schematic Design phase of the project and is continuing to advance the remaining components of the Design Development phase. Following the Board's discussion in January regarding the final design and stormwater considerations, we met with the INFORM team to explore opportunities to incorporate stormwater infrastructure into the overall project scope. We are currently evaluating feasible design adjustments that would meaningfully integrate these elements while maintaining project objectives, budget alignment, and constructability.

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



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

Memorandum

To: DDA Board of Directors
From: Lauren Bohac, DDA Deputy Director
Date: March 16, 2026
Subject: Budget Memo

Attached are spreadsheets outlining draft 2026-2027 budgets for the DDA General Fund, Old Town TIF, and TIF-97.

Projections for taxable value, captured taxable value, and tax revenue are projected by the City Treasurer's office using data collected by the City Assessor and are periodically updated when updated projections are available.

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

The DDA Finance Committee met on March 11 to review the budget in detail. At the Board meeting, we will review the budget at a high level and raise points of discussion from the Finance Committee.

Below is an estimated timeline for the budget approval process.

Budget Process & Timeline (dates subject to change)

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



DDA 2026/2027 Budget Draft

March 20, 2026

Overview

- 3 budgets: DDA General Fund (funded by millage), TIF-97, and Old Town TIF
- Revenue for all budgets are projections; assessed and taxable value are not static
- Prior year fund balance is a conservative estimate based on remaining expenditures for current year
- Finance Committee notes and Board questions at the end



General Fund Overview

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

	Fiscal Year 2024-2025 Audited	Fiscal Year 2025-2026 Approved	Fiscal Year 2026-2027 Requested (DRAFT)
Revenue			
Taxes	\$ 122,431	\$ 130,000	\$ 150,000
Grants and Contributions	114,417	1,757,700	1,433,000
Reimbursements	999,334	809,040	841,515
Rental Income	-	50,000	21,000
Interest Income	7,622	5,300	-
Total Revenue	\$ 1,243,804	\$ 2,752,040	\$ 2,445,515
Expenditures			
Salaries and Wages	544,023	446,200	\$ 468,750.00
Fringe Benefits	103,298	133,000	140,995
Office Supplies and Utilities	62,730	98,600	100,025
Professional Services	594,124	168,400	171,000
Travel and Conferences	1,375	5,000	5,000
Repairs and Maintenance	1,643	1,000	-
Capital Outlay (Grants)	-	1,757,700	1,433,000
Total Expenditures	\$ 1,307,193	\$ 2,609,900	\$ 2,318,770
Excess of Revenues Over/Under Expenditures	(63,389)	142,140	126,745
Beginning Fund Balance	576,032	512,643	654,783
Ending Fund Balance	512,643	654,783	781,528

DDA General Fund Revenue (DRAFT)

Grants and Contributions	
NOAA federal grant (GTB subrecipient)	\$ 425,000
Rotary Charities local grant	\$ 258,000
EGLE state grant	\$ 750,000
Total Grants and Contributions	\$ 1,433,000
Reimbursements	
TIF 97	\$ 605,731
Old Town TIF	\$ 140,784
DTCA	\$ 75,000
SHFM food assistance programs	\$ 20,000
Total Reimbursements	\$ 841,515
Taxes	
DDA millage (2 mills)	\$ 150,000
Total Taxes	\$ 150,000
Rental Income	
SHFM booth fees	\$ 21,000
Total Rental Income	\$ 21,000
Total Revenue	\$ 2,445,515
Total Revenue Excluding Grants	\$ 1,012,515

DDA General Fund Expenditures (DRAFT)

Staff	
Salaries	\$ 468,750
Fringe Benefits	\$ 140,995
Total Staff	\$ 609,745
Office and Utilities	
Dues & Memberships	\$ 8,665
Office/Operating Supplies	\$ 68,510
Communications	\$ 3,500
Printing & Publishing	\$ 2,000
Utilities	\$ 7,350
Miscellaneous	\$ 10,000
Total Office Supplies	\$ 100,025.00
Professional Services	
Flight Path/Web management	\$ 12,000
Lehman Wesley	\$ 15,000
Rehmann	\$ 30,000
Vredevelde Haefner (annual audit)	\$ 5,000
Executive Director review	\$ 5,000
SHFM food assistance programs	\$ 20,000
Legal Services	\$ 54,000
Miscellaneous	\$ 30,000
Total Professional Services	\$ 171,000
Travel and Conferences	
Registration/fees	\$2,500
Travel/lodging	\$2,500
Total Training and Conferences	\$5,000
Capital Outlay (Grants)	
NOAA federal grant (GTB subrecipient)	\$ 425,000
Rotary Charities local grant	\$ 258,000
EGLE state grant	\$ 750,000
Total Grants and Contributions	\$ 1,433,000
Total Expenditures	\$ 2,318,770.00
Total Expenditures Excluding Grants	\$ 885,770.00

General Fund- Grants

DDA General Fund Revenue (DRAFT)

Grants and Contributions

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

DDA General Fund Expenditures (DRAFT)

Capital Outlay (Grants)

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

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

...which is why the revenue and expenditures line up exactly, creating a net zero

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

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

General Fund- Grants

Grants and Contributions

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

NOAA federal grant

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

Rotary Charities local grant

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

EGLE state grant

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

TIF-97 and Old Town TIF Overview

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

Draft DDA TIF(s) 2024 - 2027 Budget		Town TIF	
TIF-:	Total Taxable Value	Town TIF	Total Taxable Value
	*****		*****
	Captured Taxable Value		Captured Taxable Value
	*****		*****
	Estimated Revenue		Estimated Revenue
	*****		\$ 1,121,406
	Fund Balance of Previous Fiscal Year		Fund Balance of Previous Fiscal Year
	*****		\$ 1,355,000
	Running Downtown		Running Downtown
	*****		\$ 288,792
	COA Administration		COA Administration
	605,734		140,734
	Service Agreement with City		Service Agreement with City
	\$ 519,233		\$ 128,306
	Miscellaneous & Utilities		Miscellaneous & Utilities
	\$ 50,000		\$ 18,200
	Building and Maintaining Downtown		Building and Maintaining Downtown
	(A) Essential Public Infrastructure		(A) Essential Public Infrastr:
	*****		\$ 122,000
	Streetcapitol/Seamless		Streetcapitol/Seamless
	\$ 75,000		\$ 10,000
	Stormwater & Stormwater Infrastructure		Stormwater & Stormwater Infrastructure
	\$ 110,000		\$ 15,000
	Landscaping**		Landscaping**
	\$ 18,000		\$ 4,000.00
	General Infrastructure Repair		General Infrastructure Repair
	\$ 70,000		\$ 15,000.00
	City Infrastructure Contribution		City Infrastructure Contribution
	\$ 100,000		\$ 25,000.00
	Wayfinding Signage		Wayfinding Signage
	\$ 22,000		\$ 8,000.00
	Pleasantville Amenity		Pleasantville Amenity
	\$ 100,000		\$ 10,000.00
	Miscellaneous		Miscellaneous
	\$ 25,000		\$ 10,000.00
	Rotary Square Maintenance		Rotary Square Maintenance
	\$ 14,000		\$ 25,000.00
	N Union Street Bridge Repair		N Union Street Bridge Repair
	\$ 150,000		\$ 150,000.00
	Hardy Parking Deck Payment		Hardy Parking Deck Payment
	\$ 825,657		\$ 825,657.00
	(B) Essential Public Services		(B) Essential Public Services
	\$ 377,550		\$ 68,458
	Community Public Officer (CPO) (S, P, R)		Community Public Officer (CPO) (S, P, R)
	\$ 60,100		\$ 20,000
	Public Restroom Program		Public Restroom Program
	\$ 14,500		\$ 1,000
	Printing		Printing
	\$ 3,500		\$ 500
	View and Drive From (VEDS) Signage		View and Drive From (VEDS) Signage
	\$ 105,000		\$ 25,000
	City Vehicle Rental		City Vehicle Rental
	\$ 8,450		\$ 2,150
	Holiday Lights		Holiday Lights
	\$ 100,000		\$ 10,000
	Miscellaneous		Miscellaneous
	\$ 25,000		\$ 10,000
	Temporary Street Maintenance & Mark		Temporary Street Maintenance & Mark
	\$ 61,000		\$ 61,000
	Transforming Downtown		Transforming Downtown
	(A) Transformative Public Inf		(A) Transformative Public Inf
	*****		\$ 920,000
	Rotary Square		Rotary Square
	\$ 500,000		\$ 200,000
	Formosa Market Pavillion		Formosa Market Pavillion
	\$ 3,082,000		\$ 10,000
	Esplanade/Ottaway Riverwalk		Esplanade/Ottaway Riverwalk
	\$ 400,000		\$ 700,000
	Two-Way Pilot		Two-Way Pilot
	\$ 200,000		\$ 10,000
	Mobility & Accessibility Improvements		Mobility & Accessibility Improvements
	\$ 300,000		\$ 300,000
	Public Art		Public Art
	\$ 10,000		\$ 10,000
	(B) Transformative Public Sa		(B) Transformative Public Sa
	\$ 45,550		\$ 12,300
	Comparing Program		Comparing Program
	\$ 10,500		\$ 1,300
	Retail Study		Retail Study
	\$ 40,000		\$ 10,000
	Destination Downtown		Destination Downtown
	\$ 2,000		\$ 1,000
	City Stormwater Study		City Stormwater Study
	\$ 15,000		\$ 15,000
	Activating Downtown & Growing Business		Activating Downtown & Growing Business
	\$ 100,000		\$ 25,000
	Communication, Promotion & Events		Communication, Promotion & Events
	\$ 90,000		\$ 20,000
	Traveler Connect		Traveler Connect
	\$ 10,000		\$ 5,000
	Total Expenditure		Total Expenditure
	*****		\$ 1,436,742
	Estimated Remaining Fund Balance		Estimated Remaining Fund Balance
	*****		\$ 1,539,644

TIF-97 and Old Town TIF Overview

Running Downtown

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

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

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

Activating Downtown & Growing Business

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

Activating Downtown & Growing Business- TIF-97	\$ 100,000
<i>Communication, Promotion & Events</i>	\$ 90,000
<i>Traverse Connect</i>	\$ 10,000

Activating Downtown & Growing Business- Old Town TIF	\$ 25,000
<i>Communication, Promotion & Events</i>	\$ 20,000
<i>Traverse Connect</i>	\$ 5,000

TIF-97 and Old Town TIF Overview

Building & Maintaining Downtown

- Essential infrastructure and services; “the basics”
- General maintenance and repair
- Contribution to City infrastructure projects
- District specific repairs
- Hardy Deck bond payment

Building and Maintaining Downtown- TIF-97	
(A) Essential Public Infrastructure	\$ 1,509,657
<i>Streetscaping/Snowmelt</i>	\$ 75,000
<i>Landscaping**</i>	\$ 18,000
<i>General Infrastructure Repair</i>	\$ 70,000
<i>City Infrastructure Contribution</i>	\$ 100,000
<i>Wayfinding Signage</i>	\$ 22,000
<i>Placemaking Amenities</i>	\$ 100,000
<i>Miscellaneous</i>	\$ 25,000
<i>Stormwater & Green Infrastructure (Lot B)</i>	\$ 110,000
<i>Rotary Square Maintenance</i>	\$ 14,000
<i>N. Union Street Bridge Repair</i>	\$ 150,000
<i>Hardy Parking Deck Payment</i>	\$ 825,657

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

TIF-97 and Old Town TIF Overview

Building & Maintaining Downtown (cont.)

- Essential infrastructure and services; “the basics”
- Contracted services (trash, Clean & Green, holiday lights)
- Community police (City service agreement)
- Public restroom program
- District specific services (Farmers Market)

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

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

Building & Maintaining Projects and Services

Stormwater & Green Infrastructure (Lot B)

- Contribution to larger city-led stormwater repairs at Lot B
- Rolling over from this year's budget to next
- Potential for number to increase when bids come in

N. Union Street Bridge Repair

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

Clean & Green Team (both districts)

- Increased funding to expand program
- Add contract with Bin Ninjas; focus on clean trash cans and sidewalks

TIF-97 Essential Infrastructure/Services

<i>Stormwater & Green Infrastructure (Lot B)</i>	\$	110,000
<i>N. Union Street Bridge Repair</i>	\$	150,000
<i>Clean and Green Team (SEEDS & Bin Ninjas)</i>	\$	105,000

Old Town TIF Essential Infrastructure/Services

<i>Carnegie Building Repairs</i>	\$	25,000.00
<i>Clean and Green Team (SEEDS & Bin Ninjas)</i>	\$	25,000

Carnegie Building Repairs

- Contribution to larger city-led repairs
- Estimated cost/ask not yet determined

TIF-97 and Old Town TIF Overview

Transforming Downtown

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

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

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

Transforming Downtown Projects

Rotary Square

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

Farmers Market Pavilion

- Construction and construction management
- Stormwater repairs in separate line
- Fully funded and built in this budget/fiscal year

TIF-97 Transformational Projects

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

Boardman/Ottaway Riverwalk

- Complete construction documents

Two-Way Pilot

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

Transforming Downtown Projects (cont.)

Union and 7th Intersection

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

Rivers Edge Riverwalk

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

Old Town TIF Transformational Projects

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

TIF-97 and Old Town TIF Overview

TIF-97	Total Taxable Value	226,821,791
	Captured Taxable Value	189,291,061
	Estimated Revenue	4,828,974
	Est. Fund Balance of Previous Fiscal Year	\$ 4,800,000
	Total Expenses	\$7,803,671
	Estimated Remaining Fund Balance	\$1,825,303

2027/2028 revenue **will be lower than usual**—
capture stops in December 2027

Estimated Remaining Fund Balance + capture through
December 2027= **Final Available Dollars in TIF-97**

Let's assume **no increase** in projected
revenue and we only capture 70%...

Estimated Remaining Fund Balance	\$1,825,303
70% of 26/27 Projected Revenue	\$3,380,282
Estimated 27/28 Total Available Funds	\$5,205,585

Old Town TIF	Total Taxable Value	\$ 89,419,485
	Captured Taxable Value	\$ 43,995,103
	Estimated Revenue	\$ 1,121,406
	Est. Fund Balance of Previous Fiscal Year	\$ 1,855,000
	Total Expenses	\$1,436,742
	Estimated Remaining Fund Balance	\$1,539,664
	2027/2028 Projected Revenue	\$1,235,901
	Estimated 27/28 Total Available Funds	\$2,775,565

**Taxable values, revenue, and fund balances are projections*

Discussion and Notes

Feedback from Finance Committee

- Increase Old Town investments in stormwater and placemaking
- Decrease or remove investment in Traverse Connect

Notes to Consider

- Must be prepared to cover expenses for two-way regardless of City Commission decision
- Bids for Lot B/Farmers Market Pavilion due next month; preparing for potential increased stormwater costs
- In a major project year, Old Town TIF margins are tight
- Rotary Square construction overlaps 2 fiscal years; by including this year, must commit to final costs in next year

Discussion and Notes

Questions

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

	Fiscal Year 2024-2025 Audited	Fiscal Year 2025-2026 Approved	Fiscal Year 2026-2027 Requested (DRAFT)
Revenue			
Taxes	\$ 122,431	\$ 130,000	\$ 150,000
Grants and Contributions	114,417	1,757,700	1,433,000
Reimbursements	999,334	809,040	841,515
Rental Income	-	50,000	21,000
Interest Income	7,622	5,300	-
Total Revenue	\$ 1,243,804	\$ 2,752,040	\$ 2,445,515
Expenditures			
Salaries and Wages	544,023	446,200	\$ 468,750.00
Fringe Benefits	103,298	133,000	140,995
Office Supplies and Utilities	62,730	98,600	100,025
Professional Services	594,124	168,400	171,000
Travel and Conferences	1,375	5,000	5,000
Repairs and Maintenance	1,643	1,000	-
Capital Outlay (Grants)	-	1,757,700	1,433,000
Total Expenditures	\$ 1,307,193	\$ 2,609,900	\$ 2,318,770
Excess of Revenues Over/Under Expenditures	(63,389)	142,140	126,745
Beginning Fund Balance	576,032	512,643	654,783
Ending Fund Balance	512,643	654,783	781,528

DDA General Fund Revenue (DRAFT)

Grants and Contributions

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

Reimbursements

TIF 97	\$ 605,731
Old Town TIF	\$ 140,784
DTCA	\$ 75,000
SHFM food assistance programs	\$ 20,000
Total Reimbursements	\$ 841,515

Taxes

DDA millage (2 mills)	\$ 150,000
Total Taxes	\$ 150,000

Rental Income

SHFM booth fees	\$ 21,000
Total Rental Income	\$ 21,000

Total Revenue \$ 2,445,515

DDA General Fund Expenditures (DRAFT)

Staff

Salaries	\$	468,750
Fringe Benefits	\$	<u>140,995</u>
Total Staff	\$	609,745

Office and Utilities

Dues & Memberships	\$	8,665
Office/Operating Supplies	\$	68,510
Communications	\$	3,500
Printing & Publishing	\$	2,000
Utilities	\$	7,350
Miscellaneous	\$	<u>10,000</u>
Total Office Supplies	\$	100,025.00

Professional Services

Flight Path/Web management	\$	12,000
Lehman Wesley	\$	15,000
Rehmann	\$	30,000
Vredeveld Haefner (annual audit)	\$	5,000
Executive Director review	\$	5,000
SHFM food assistance programs	\$	20,000
Legal Services	\$	54,000
Miscellaneous	\$	<u>30,000</u>
Total Professional Services	\$	171,000

Travel and Conferences

Registration/fees	\$2,500
Travel/lodging	<u>\$2,500</u>
Total Training and Conferences	\$5,000

Capital Outlay (Grants)

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

Total Expenditures \$ 2,318,770.00

Draft DDA TIF(s) 2026 - 2027 Budget

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

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

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

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

Activating Downtown & Growing Business	\$ 100,000
<i>Communication, Promotion & Events</i>	\$ 90,000
<i>Traverse Connect</i>	\$ 10,000

Total Expenses	\$ 7,803,671
Estimated Remaining Fund Balance	\$ 1,825,303

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

^Police Officer included in City service agreement total

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

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

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

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

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

Activating Downtown & Growing Business	\$ 25,000
<i>Communication, Promotion & Events</i>	\$ 20,000
<i>Traverse Connect</i>	\$ 5,000

Total Expenses	\$ 1,436,742
Estimated Remaining Fund Balance	\$ 1,539,664

** Includes flowers, planters, and tools

^Police Officer included in City service agreement total



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

Memorandum

To: Downtown Development Authority Board of Directors

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

Date: March 16, 2026

Subject: Moving Downtown Forward TIF Plan

The Moving Downtown Forward TIF Plan Subcommittee has now met three times and facilitated productive and thoughtful discussions regarding the TIF tool and the future of the Moving Downtown Forward TIF Plan.

These discussions come on the heels of the February 9th City Commission meeting, where City staff presented an overview of the TIF tool, its history in Downtown Traverse City, the financial impacts to the City should the TIF be extended or allowed to expire, and four potential scenarios for consideration moving forward.

As I mentioned at our last meeting, I believe several key themes emerged from that City Commission meeting:

- **Define the outcomes of extending TIF**
What specific infrastructure projects would TIF revenues support, and what are the tangible benefits of the tool - from both the City's perspective and the DDA's perspective?
- **Prioritize public infrastructure projects and needs**
Distinguishing between essential infrastructure projects "needs" and broader community project "wants."
- **Establish a cost-sharing framework**
What cost-sharing formula could be incorporated into the plan?

These themes suggest that clarity around purpose, priorities, and partnership will be critical as discussions continue.

To that end, the MDF TIF Subcommittee has developed and discussed several materials to help inform the discussions. We will review and discuss these materials at our meeting.

The **first set** of materials (the first five attachments), include:

- The proposed list of Capital Infrastructure Projects (including a description of each capital project)
- The proposed list of Annual Essential Programs and Services
- The proposed list of Annual Capital Infrastructure Maintenance Needs
- The proposed list of Annual Infrastructure Investments (this is the percentage option we discussed at our last full board meeting)
- A sample scoring matrix to help evaluate projects

You'll notice that there is a blank "priority" column on the list of Capital Infrastructure Projects. I'd like each member of the DDA Board to identify each project as a *low*, *medium* or *high* priority. To help in this effort, I have included a scoring [matrix](#) from Board member Gary Howe that includes a set of criteria to help assess projects through a consistent lens that balances fiscal return, strategic value, ecological, and social impact. Gary will be at the meeting to discuss the matrix – again, this is just a tool that might be helpful in helping to rank the projects, you are not required to use it.

The **second set** of materials include the Tax Increment Revenue (TIR) Projections and Scenarios – No Share, 90/10 Share, 80/20 Share, 70/30 Share, 60/40 Share and 50/50 Share.

The **third set** of materials (multi-colored charts) include the Tax Increment Revenue (TIR) Projections and Sharing Scenarios minus Core Services (including a 4% infrastructure investment scenario) to determine the Total Remaining (funding) for Infrastructure Projects.

This packet includes several tables and scenarios, which can be overwhelming at first glance. At the meeting, I will provide a presentation and walk through the materials step by step.

Additional Tasks Underway

DDA staff have begun revising portions of the more generic language in the MDF Plan to improve readability and overall presentation. This includes drafting a comprehensive introduction and a clear history of TIF-97 to provide important context for readers. In addition, the revised document will incorporate visuals and other graphic elements to make the final Plan more accessible, engaging, and user-friendly.

I look forward to discussing this with you at our meeting.

Working Draft

Project	Priority	Capital Infrastructure Projects - 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	
F. Reach Three. (Between West Front and Pine)				
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 - Moving Downtown Forward TIF Plan Public Infrastructure Project Summary

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.



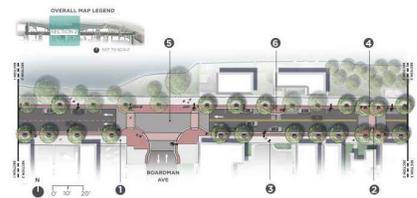
State Street Mid-Block Pedestrian Crosswalks

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.



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

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 20, 2026 DDA 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 20, 2026 DDA Meeting

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 20, 2026 DDA Meeting

Traverse City DDA				
Tax Increment Revenue (TIR) Projections				
Plan Year	Tax Year	Fiscal Year	Captured Taxable Value	Estimated TIR
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32
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 20, 2026 DDA Meeting

Traverse City DDA						
Tax Increment Revenue (TIR) Projections						
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 10%	TIR DDA 90%
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 518,415.42	\$ 4,665,738.78
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 529,568.51	\$ 4,766,116.55
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 540,922.84	\$ 4,868,305.52
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 552,482.11	\$ 4,972,339.03
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 564,250.11	\$ 5,078,250.99
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 576,230.67	\$ 5,186,075.99
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 588,427.69	\$ 5,295,849.24
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 600,845.17	\$ 5,407,606.56
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 613,487.16	\$ 5,521,384.48
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 626,357.80	\$ 5,637,220.16
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 639,461.28	\$ 5,755,151.48
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 652,801.89	\$ 5,875,216.97
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 666,383.99	\$ 5,997,455.90
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 680,212.03	\$ 6,121,908.27
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 694,290.53	\$ 6,248,614.79
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 20, 2026 DDA Meeting

Traverse City DDA Tax Increment Revenue (TIR) Projections						
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 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 20, 2026 DDA Meeting

Traverse City DDA Tax Increment Revenue (TIR) Projections						
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 30%	TIR DDA 70%
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 1,555,246.26	\$ 3,628,907.94
2	2029	2029 - 2030	\$ 216,808,236	\$ 5,295,685.06	\$ 1,588,705.52	\$ 3,706,979.54
3	2030	2030 - 2031	\$ 221,918,895	\$ 5,409,228.36	\$ 1,622,768.51	\$ 3,786,459.85
4	2031	2031 - 2032	\$ 227,134,093	\$ 5,524,821.14	\$ 1,657,446.34	\$ 3,867,374.80
5	2032	2032 - 2033	\$ 232,455,966	\$ 5,642,501.10	\$ 1,692,750.33	\$ 3,949,750.77
6	2033	2033 - 2034	\$ 237,886,696	\$ 5,762,306.66	\$ 1,728,692.00	\$ 4,033,614.66
7	2034	2034 - 2035	\$ 243,428,505	\$ 5,884,276.93	\$ 1,765,283.08	\$ 4,118,993.85
8	2035	2035 - 2036	\$ 249,083,665	\$ 6,008,451.73	\$ 1,802,535.52	\$ 4,205,916.21
9	2036	2036 - 2037	\$ 254,854,492	\$ 6,134,871.64	\$ 1,840,461.49	\$ 4,294,410.15
10	2037	2037 - 2038	\$ 260,743,349	\$ 6,263,577.96	\$ 1,879,073.39	\$ 4,384,504.57
11	2038	2038 - 2039	\$ 266,752,649	\$ 6,394,612.75	\$ 1,918,383.83	\$ 4,476,228.93
12	2039	2039 - 2040	\$ 272,844,853	\$ 6,528,018.85	\$ 1,958,405.66	\$ 4,569,613.20
13	2040	2040 - 2041	\$ 279,142,472	\$ 6,663,839.89	\$ 1,999,151.97	\$ 4,664,687.92
14	2041	2041 - 2042	\$ 285,528,070	\$ 6,802,120.30	\$ 2,040,636.09	\$ 4,761,484.21
15	2042	2042 - 2043	\$ 292,044,260	\$ 6,942,905.32	\$ 2,082,871.60	\$ 4,860,033.72
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 20, 2026 DDA Meeting

Traverse City DDA Tax Increment Revenue (TIR) Projections						
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 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 March 20, 2026 DDA Meeting

Traverse City DDA Tax Increment Revenue (TIR) Projections						
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 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 20, 2026 DDA Meeting

Traverse City DDA Tax Increment Revenue (TIR) Projections						
Plan Year	Tax Year	Fiscal Year	Estimated Captured Taxable Value	Estimated TIR	TIR Share 10%	TIR DDA 90%
1	2028	2028 - 2029	\$ 211,800,023	\$ 5,184,154.20	\$ 518,415.42	\$ 4,665,738.78
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 4%						
City Infrastructure Investment						
Stormwater Infrastructure Investment						
Placemaking, Mobility & Public Space Investment						
Total \$186,629.55						
Total Core Services \$1,350,229.55					90% DDA TIR	\$ 4,665,738.78
					Minus Total Core Services	\$ 1,350,229.55
					Total Remaining for Infrastructure Projects	\$ 3,315,509.23

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 4%						
City Infrastructure Investment						
Stormwater Infrastructure Investment						
Placemaking, Mobility & Public Space Investment						
Total \$165,892.93						
Total Core Services \$1,329,492.93					80% DDA TIR \$ 4,147,323.36	
					Total Core Services \$ 1,329,492.93	
					Total Remaining for Infrastructure Projects \$ 2,817,830.43	

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
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 4%						
City Infrastructure Investment						
Stormwater Infrastructure Investment						
Placemaking, Mobility & Public Space Investment						
Total \$145,156.32						
Total Core Services \$1,308,756.32					70% DDA TIR \$ 3,628,907.94	
					Total Core Services \$ 1,308,756.32	
					Total Remaining for Infrastructure Projects \$ 2,320,151.62	

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
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 4%						
City Infrastructure Investment						
Stormwater Infrastructure Investment						
Placemaking, Mobility & Public Space Investment						
Total \$124,419.70						
Total Core Services \$1,288,019.70					60% DDA TIR \$ 3,110,492.52	
					Total Core Services \$ 1,288,019.70	
					Total Remaining for Infrastructure Projects \$ 1,822,472.82	

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 4%						
City Infrastructure Investment						
Stormwater Infrastructure Investment						
Placemaking, Mobility & Public Space Investment						
Total \$103,683.08						
Total Core Services \$1,267,283.08					50% DDA TIR \$ 2,592,077.10	
					Total Core Services \$ 1,267,283.08	
					Total Remaining for Infrastructure Projects \$ 1,324,794.02	



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

Memorandum

To: DDA Board of Directors
From: Harry Burkholder, DDA Executive Director
Date: March 16, 2026
Subject: Executive Director Report

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

Two-Way Circulation

A decision on whether to make two-way circulation on State, Pine, and Boardman streets permanent or revert the three streets back to one-way circulation was discussed but not made at the February 17th City Commission meeting.

Instead, City Commissioners asked staff to return with additional information and cost estimates for both options: converting the three streets to permanent two-way traffic or reverting them back to one-way circulation. The Commission also requested that this information, along with the previous findings from the pilot project, be presented to the newly formed but not yet seated Complete Streets Advisory Committee for its deliberation and recommendation to the City Commission. At this time, it is unclear when that discussion or recommendation will occur.

The DDA Board should be prepared to discuss potential funding strategies for this potential transition as part of the 2026–2027 budget process and within the Moving Downtown Forward TIF Plan.

NOAA/Tribal Grant

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

Cass Street Mid-Block Crosswalk

The reconstruction of the Cass Street Mid-Block Crosswalk was approved by the City Commission at their March 2nd meeting – we'll be working with City Engineering to plan for and schedule this project for the spring.

DDA Website

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

120 & 122 West State Street Demolition

The abatement of the buildings at 120 and 122 West State Street was recently completed. The Traverse City Fire Department will facilitate training on the site over the next few weeks. The completion of the demolition is targeted for mid-March.



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

Memorandum

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

From: Sara Klebba, DDA Director of Events & Engagement

Date: March 13, 2026

Subject: DTCA Director of Events & Engagement Update

DTCA Events

TC Restaurant Week, Feb 22-28

- Working on gathering survey feedback from participating restaurants and guests, but initial guest feedback highlights:
 - Tried a restaurant for the first time: 70%
 - Spent money at local businesses before or after dining: 78% (24% spent \$100+)
 - Will participate in 2027: 96%
 - 76 NPS score (Measures promoters and detractors, based on “Would you recommend this event...” question. Scored from -100 to 100 – 30-50: good, 50-70: excellent; 70+: exceptional)

Get Away or Stay & Play (Mar 13-15, Fri-Sun)

- 24 members signed up. Record snowfall from two clippers likely to affect foot traffic.

Signs of Spring Scavenger Hunt (April 18-26, Fri-following Sun)

- Participating businesses are offering up a 9-day “seek and find” adventure. Six “icons of spring” will be hidden inside for guests to find. Scan the QR code and sig up for a chance to win a downtown shop-dine-play spree: \$250 in Downtown TC Gift Certificates.
- Bonus: Double entries for any icon found in a business outside of the 100 and 200 blocks of E Front St. List of merchants to be posted on downtowntc.com.
- Sending member invite to sign up by March 15. Need not have a special or activation; hiding icon is all that is required.

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

- After pausing for a year, this celebrated free community event featuring local artists returns. Originally launched in 2005, Art Walk returns (for two separate days) in a format designed to

bring visitors downtown during the spring season while supporting local creatives and small businesses. Participating businesses will stay open late while hosting featured artists and pop-up exhibits. Live music and interactive arts and crafts activities will add to the creative connection theme.

Summer/Fall Art Fairs

- OT: Sat, June 13. We'll be sending early acceptance emails by week of March 16. There are still a few spaces available. Apply by April 20 without a late fee!
- NCF: Sun, July 5. Finalizing jury review week of March 16 for early acceptance. Still time to apply for a few spaces – April 20 deadline.
- Downtown Fine Art Fair: Sat & Sun, Sept 12-13. Application deadline for artists is April 20.