



# DOWNTOWN TRVERSE CITY | COMMUNITY INFORMATION MEETING

Nov. 18, 2022



# PARTNERSHIPS IMPORTANT TO OUR REGION



City of Traverse City



NMC



BATA



Traverse City & Garfield Twp.  
Recreation Authority



District Library  
(for TIF 97 only)

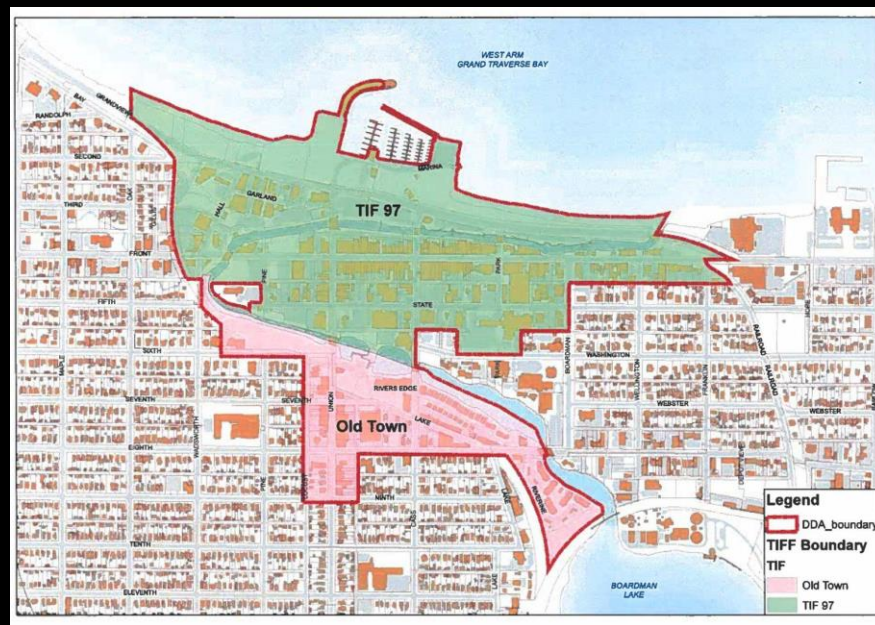


Grand Traverse County  
Commission On Aging  
Veterans Affairs  
Road Commission  
Animal Control  
Conservation District



# THE DDA DISTRICT

# TIF DISTRICT(S) BOUNDARIES





# OVERVIEW OF DDA MANAGEMENT

**DDA**

**PARKING**

**DTCA**

**TIF  
PLANS**



# BUDGET(s) for 2022/2023

DDA GENERAL: \$2,817,200

TIF 97: \$4,139,900

OLD TOWN TIF: \$993,900

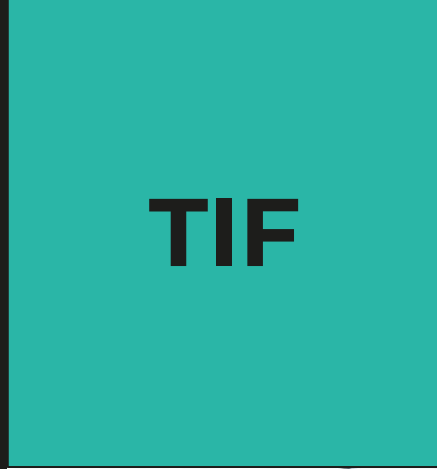
A group of diverse people are walking across a city street at dusk. The scene is captured from a low angle, looking down the street. On the left, there are multi-story brick buildings with large windows. A dark car is partially visible on the far left. In the center, a group of people, including men and women of various ages, are walking across the street. They are dressed in casual to semi-formal attire. On the right, more people are walking, and a street lamp is visible. The background shows more buildings and a clear sky. A semi-transparent dark grey rectangle is overlaid on the center of the image, containing white text.

Tax Increment Financing is one of the  
**REVENUE TOOLS**  
created by the State of Michigan  
for use by Local Governments



Incremental Increase  
in Value

Initial Value

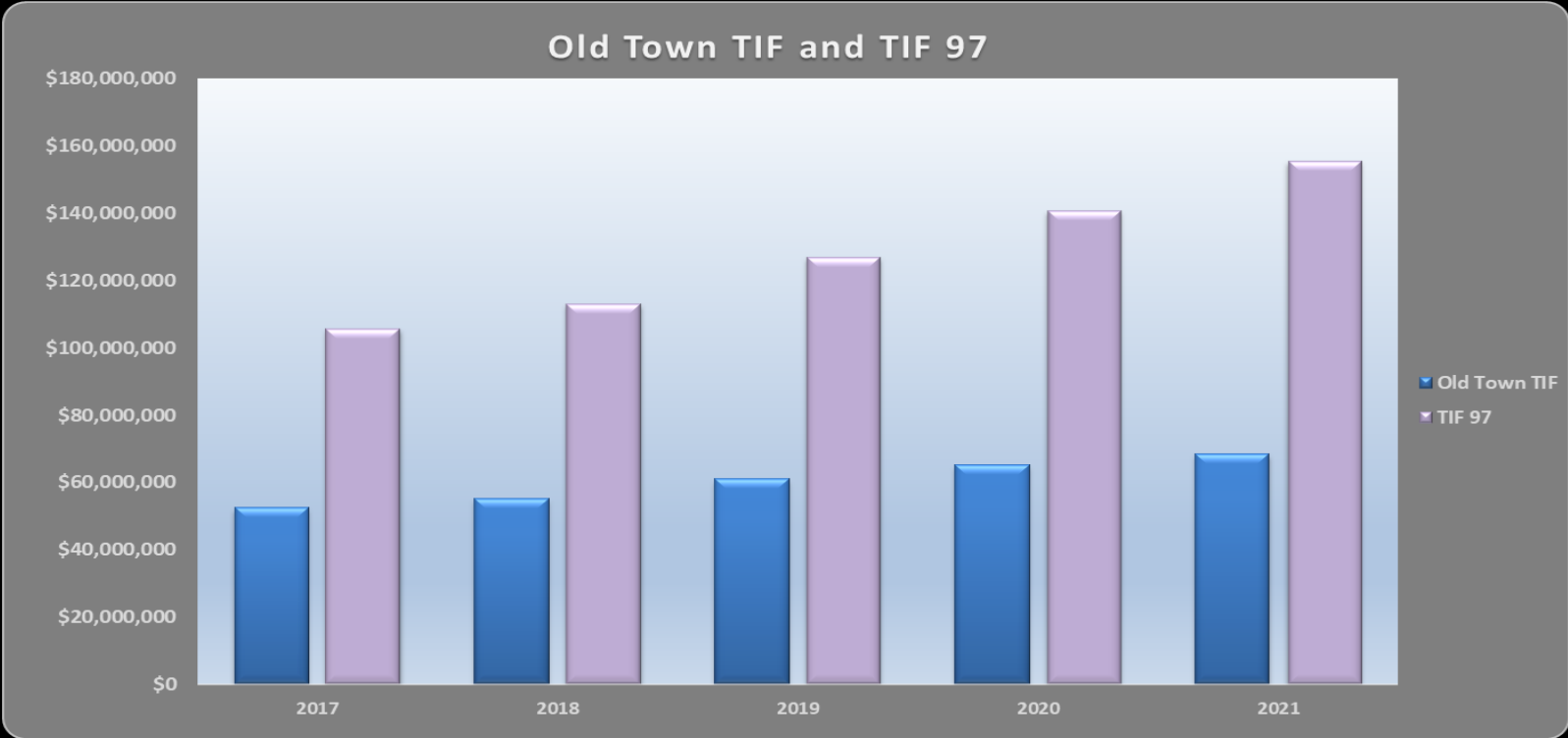


Post-Development Value



# GROWTH IN TIF DISTRICTS (PREVIOUS 5-YEARS)

**2021 TAXABLE VALUE**  
**TIF 97: \$155,464,050**  
**OLD TOWN: \$68,350,002**





# NEW BUSINESSES



North Bar



Playa Bowls



Ride Science



I.a. Cool



Encore



Yen Yoga



I'm Planty & Fancy



Cut & Run



Mundos



Rough Pony



Zest



Nicolet Bank



Eternal Wellness



Glizzy's Coney Dogs



Golden Swan  
Management



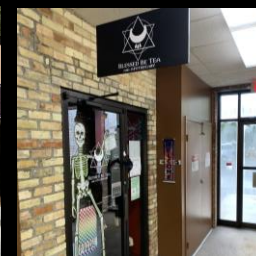
Compass Rose  
Outpost



Olive Branch  
Boutique



Dharamsala on  
Front (yoga)



Blessed Be Tea  
& Apothecary



Live Well  
Acupuncture



Thirlby Auto. & Auto  
Wares (Merger)

# DEVELOPMENT ACTIVITY

## Under Construction

C1



309 West Front

C2



Peninsula Place

C3



401 E. Front

C4

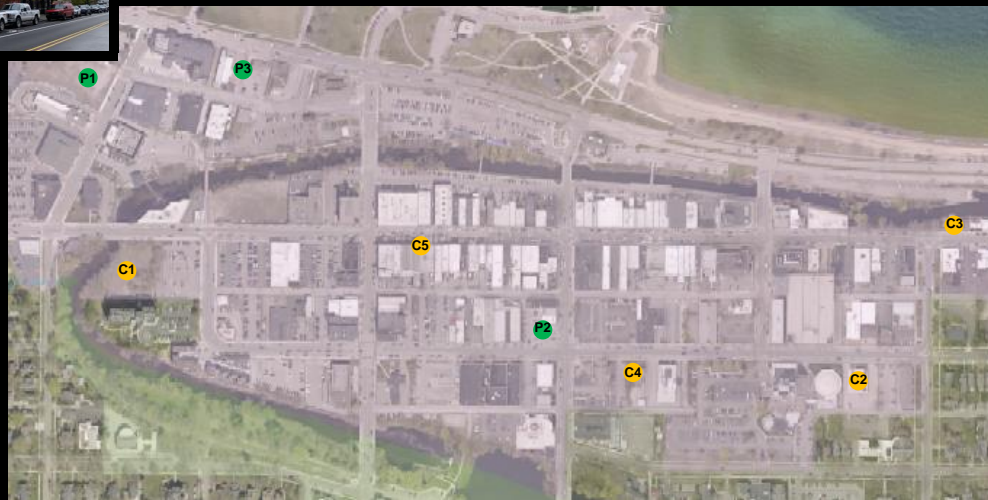


222 East State Street

C5



Golden Shoes



## Proposed

P1



145 Hall St.

P2



Lot O

P3



221 Grandview Parkway



# TIF 2022 PROJECTS



Two-Way Traffic  
Conversion Pilot



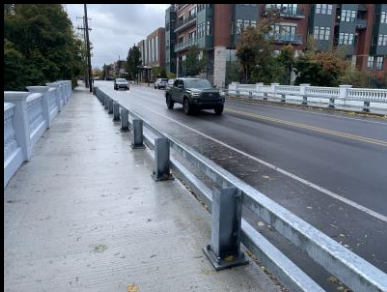
East Front Street  
Repaving



Civic Square



Downtown Bridge  
Reconstruction



Updated Wayfinding



Snowmelt

# TIF 2022 PROJECTS



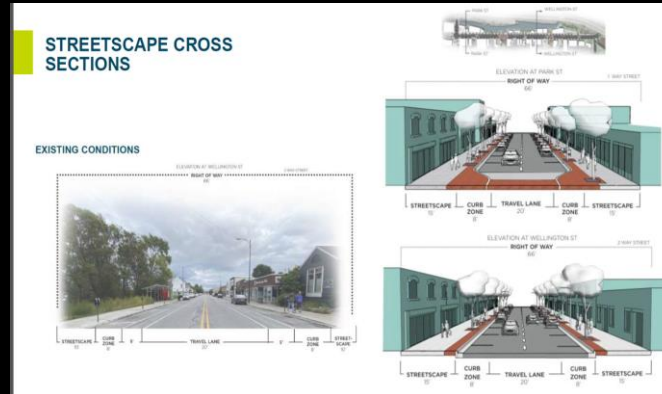
Lower Boardman/Ottaway  
Riverfront/Pedestrian Alley  
Conceptual Design



Mobility Plan



Moving Downtown Forward



East Front Street - Redesign/Streetscape



# FUTURE TIF PROJECTS



West End Parking Deck



Lower Boardman/Ottaway  
Riverfront/Pedestrian Alley  
Implementation



Civic Square  
Conceptual Design



Moving Downtown Forward



Mobility Plan



TART Extension



Lot G



# DDA BOARD OF DIRECTORS



Gabe Schneider  
Chair



Scott Hardy  
Vice-Chair



Jeff Joubran  
Treasurer



Richard Lewis  
(Mayor) Secretary



Pam DeMerle



Katy Bertodatto



Pete Kirkwood



Steve Nance



Michael Brodsky



Damion Lockhart



Todd McMillen



Pam Marsh



Will Unger  
Student Liaison