

Traverse City Downtown Development Authority Regular Meeting

Friday, December 15, 2023

9:00 am

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



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

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

Downtown Development Authority:
c/o Jean Derenzy, CEO
(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

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1. CALL TO ORDER

2. ROLL CALL

3. REVIEW AND APPROVAL OF AGENDA

4. PUBLIC COMMENT

5. 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.

- A. Consideration of minutes for the Regular Meeting of November 17, 2023 (approval recommended). 5 - 8
[November 17, 2023 DDA Board Meeting Minutes - PDF](#)
- B. Consideration of approving the November 2023 Financial Reports and disbursements for the DDA, TIF-97, Old Town TIF, Parking and the Arts Commission (approval recommended). 9 - 19
[November 2023 DDA, TIF-97 and Old Town TIF Financials - PDF](#)
[November 2023 DDA, TIF-97 and Old Town TIF Financial Dashboard - PDF](#)
[November 2023 Traverse City Parking Services Financial Report - PDF](#)
[November 2023 Traverse City Arts Commission Financial Report - PDF](#)
- C. Consideration of approving the November 20, 2023 DDA Governing Meeting Minutes (approval recommended). 20 - 23
[November 20, 2023 Governance Committee Meeting Minutes - PDF](#)
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6.	ITEMS REMOVED FROM CONSENT CALENDAR	
7.	SPECIAL ORDER OF BUSINESS	
A.	Introduction of Liz Petrella - Direction of Administration and Outreach Introduction of Liz Petrella Memo (Derenzy) - PDF	24
8.	OLD BUSINESS	
A.	TIF-97 Amendment - Moving Downtown Forward TIF Plan MDF TIF and Development Plan Memo (Derenzy & Howard) - PDF Draft Moving Downtown Forward TIF and Development Plan with Edits Displayed -PDF Draft Moving Downtown Forward TIF and Development Plan with Edits Not Displayed (clean version) - PDF Map 1 New Investment - PDF Map 2 Public and Private Land Use - PDF Map 3 Current Zoning - PDF MDF Timetable and Milestone Summary - PDF	25 - 59
9.	NEW BUSINESS	
A.	Appointment of three DDA Board Members to the Development Area Citizen Council Ad Hoc Interview Committee. Appointment to DACC Interview Ad Hoc Committee Memo (Derenzy) - PDF	60
B.	Communications the From Board Chair Board Chair Memo One (Schneider) - PDF Board Chair Memo Two (Schneider) - PDF	61 - 63
10.	CEO REPORT	
A.	Project Update Capital Project & Initiative Overview - PDF	64 - 65
11.	STAFF REPORTS	
A.	COO Report COO Report (Burkholder) - PDF	66 - 67
B.	Transportation and Mobility Director Report Transportation and Mobility Director (VanNess) - PDF	68 - 69
C.	Downtown Experience Coordinator Report Experience Coordinator Report (Seitter) - PDF	70 - 71
12.	BOARD MEMBER REPORTS	

- A. Mobility and Parking Advisory Committee 72
[Mobility and Parking Advisory Committee Report \(VanNess\) - PDF Update 12.2023 revised.](#)
- B. Arts Commission 73
[Art Commission Report Report \(McMillen\) - PDF](#)
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13. RECEIVE AND FILE

- A. November 15, 2023 Arts Commission Meeting Minutes 74 -
[Arts Commission Draft November Minutes - PDF](#) 75
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14. PUBLIC COMMENT

15. ADJOURNMENT