

# Traverse City Downtown Development Authority Study Session

Friday, January 5, 2024

**12:00 pm**

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



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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:  
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(231) 922-2050  
Web: [www.dda.downtowntc.com](http://www.dda.downtowntc.com)  
303 East State Street, Suite C  
Traverse City, MI 49684

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**Welcome to the Traverse City Downtown Development Authority  
study session**

**Agenda**

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<b>1. CALL TO ORDER</b>	
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<b>2. ROLL CALL</b>	
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<b>3. PUBLIC COMMENT</b>	
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<b>4. TOPICS OF DISCUSSION</b>	
A. Moving Downtown Forward TIF Plan and Development Plan	3 -
<a href="#">Moving Downtown Forward Memo (Derenzy) - PDF</a>	18
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<b>5. PUBLIC COMMENT</b>	
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<b>6. ADJOURNMENT</b>	



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## Memorandum

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To: Downtown Development Authority Board

From: Jean Derenzy, DDA CEO  
Scott Howard, DDA Attorney

Date: January 2, 2024

Subject: Moving Downtown Forward (TIF) Financing Plan

As you recall, the DDA Board reviewed and discussed the draft Moving Downtown Forward TIF Plan and Development Plan at our December meeting. Several questions and clarifications arose from our discussion, the answers to which are listed below. The answers below have been incorporated into the working draft Moving Downtown Forward TIF Plan and Development Plan (see attached). Please note, we are working with the city's GIS department to complete the maps/attachments for the plan (these are highlighted in yellow in the working draft).

### **Questions and Clarifications**

#### **Section**

Development Plan – Section C (Page 4)

DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED OR ALTERED. A description of any repairs and alterations and estimate of the time required for completion.

#### **Question/Clarification**

What was the rationale for selecting the parcels for new private investment in the development area and can we include the rationale description in the plan?

#### **Answer**

In selecting the parcels for new private investment in the development area, we considered parcels that are surface parking lots, parcels with under-utilized space and single-story buildings. In many instances, the owners of these parcels have identified a desire/plan for redeveloping their parcel. A new "rationale" column has been added to the chart of improvements.

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**Section**

Development Plan – Sections D & E (Page 6 - 10)

LOCATION, EXTENT, CHARACTER AND ESTIMATED COST FOR IMPROVEMENTS CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION; AND CONSTRUCTION STAGES AND COMPLETION TIME.

The location, extent and character and estimated costs of the public improvements contemplated in the development area and the estimated date of completion are listed below. Costs do not include up to 10% contingency for all projects.

**Question/Clarification**

Given the recent (and anticipated) expenditures, should we increase the cost for Street, Alley and Sidewalk Improvements (currently listed as \$3,446,648).

**Answer**

Yes, the new expenditure is listed at \$30,000,000. This total was derived by taking the estimated cost for the reconstruction of East Front Street that we received from Progressive AE in 2021 and applying that to the entire street (and alley) network within the development area. To be clear, TIF would not fund the entirety of these improvements.

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**Section**

Development Plan – Sections D & E (Page 6 - 10)

LOCATION, EXTENT, CHARACTER AND ESTIMATED COST FOR IMPROVEMENTS CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION; AND CONSTRUCTION STAGES AND COMPLETION TIME.

The location, extent and character and estimated costs of the public improvements contemplated in the development area and the estimated date of completion are listed below. Costs do not include up to 10% contingency for all projects.

**Question/Clarification**

Why are some programs listed specifically (e.g., composting), rather than under the general umbrella of eligible projects (e.g. retail incubator)?

**Answer**

We have added the retail incubator to the list of public improvements, as the DDA Board has identified this project will require multiple years of funding. Any additional projects identified by the DDA Board will fall under the authority of eligible project and activities listed under Public Act 57. For the purpose of this plan, we are adding: partnering with housing non-profits to provide attainable housing; public art; and renewable energy and energy efficiency. This revised language can be found in under Expenditures of Tax Increment Revenue (Page 10).

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**Section**

Development Plan – Expenditures of Tax Increment Revenue (Page 11)

**Question/Clarification**

Should we specify the date special millages will be exempt from future capture?

**Answer**

Yes, we have included language that states “Special millages approved by city voters on or after January 2023 shall be exempt from capture by the DDA.”

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**Other Adjustments**

We made a handful of other revisions to the cost of public improvements chart including:

- A. Costs for the Lower Boardman/Ottawa identified by “reach” (costs compiled through the Unified Plan and the Conceptual Design Process – we eliminated the Hannah Park Bridge project that was listed, as it is included in Reach 3.
- B. Costs for the Retail Incubator
- C. Costs for Composting
- D. Costs for Downtown Cameras

**Next Steps**

The Development Area Citizens Council will begin reviewing the Moving Downtown Forward TIF Plan and Development Plan as soon as the council is appointed.

Traverse City Downtown Development Authority

DRAFT  
MOVING DOWNTOWN FORWARD TAX  
INCREMENT FINANCING & DEVELOPMENT  
PLAN

*Draft For January 5, 2024 Study Session*

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## List of Maps

- Proposed Private Development Development Plan Attachment
- Location, character and extent of existing streets and other public utilities Attachment
- Location, character and extent of public and private land uses Attachment
- Location, character and extent of proposed public and private land uses Attachment
- Map & Legal description of Tax Increment Financing Moving Downtown Forward Plan Development Area Attachment #
- Zoning changes proposed in order to conform with the Traverse City Master Plan Attachment #
- Changes in streets, street levels, intersections and utilities Attachments #

### **INTRODUCTION**

**PURPOSE OF THE TAX INCREMENT FINANCING PLAN.** The purpose of this Tax Increment Financing Plan, including the development plan for the development area, is to provide the legal authority and procedures for public financial participation necessary to assist quality downtown development. This plan contains the following elements, as required by Act 197, Public Acts of Michigan, 1975, as recodified into Act 57 Public Acts of Michigan, 2018 as amended.:

1. Development Plan
2. Explanation of Tax Increment Financing Procedure
3. Expenditures Tax Increment Revenue
4. Maximum amount of bonded indebtedness
5. Duration of the Program

**PURPOSE OF THE DOWNTOWN DEVELOPMENT AUTHORITY ACT.** Act 197, Public Acts of Michigan, 1975, as amended, commonly referred to as the Downtown Development Authority Act, was created in part to correct and prevent deterioration in business districts; to authorize the acquisition and disposal of interest in real and personal property, to authorize the creation and implementation of development plans in the district, to promote the economic growth of the district; to encourage historic preservation; to authorize the issuance of bonds and other evidences of indebtedness; and to authorize the use of tax increment financing.

**CREATION OF THE TRAVERSE CITY DOWNTOWN DEVELOPMENT AUTHORITY AND THE TRAVERSE CITY DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT.** On September 15, 1978, the Traverse City Downtown Development Authority was created by ordinance of the City of Traverse City. The Authority was given all of the powers and duties described for a Downtown Development Authority pursuant to Act 197.

**ACTIVITIES OF THE DOWNTOWN DEVELOPMENT AUTHORITY AND STATEMENT OF INTENT REGARDING MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN.** The activities of the Traverse City Downtown Development Authority are those as provided in Act

*Traverse City DDA  
Moving Downtown Forward Tax Increment Financing Plan*

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57. Moving Downtown Forward Financing Plan intends to meet the objectives of the Downtown Development Authority in promoting the economic development downtown through better land-use by providing for public parking structures, Lower Boardman/Ottaway riverwalk, heated sidewalks and other public improvements. Greater densities, as envisioned in the City Master Plan, are encouraged in this plan. This Plan is developed based on the Downtown Development Authority's guiding principles and the City's goals and objectives.

The DDA's *Guiding Principles*.

- Design a Great Place for All Ages and for Future Generations
- Advance Environmental Sustainability and Stewardship
- Protect and Preserve Small Local Independent Businesses
- Champion the Development of Attainable and Workforce Housing
- Support Job Growth and Varied Career Opportunities

Specifically, the plan lists public improvements to the pedestrian experience by supporting continuation and improvements to the Streetscapes (curbs, sidewalks, brickwork, lighting, trees, transit improvements and other features), the improvements to two pedestrian bridges and installation of an additional pedestrian bridge, and the activation of a new Rotary Square at the corner of State and Union. The plan supports greater densities by providing a mixed-use development of housing, commercial and public parking at Pine and State. The plan envisions private investment and ownership of the housing and commercial components of the mix-use development. The City will own the parking structure, but the surrounding structures will be owned privately. The plan maintains downtowns' valuable alley infrastructure by undergrounding utilities and making the alleyway placemaking opportunities. This Amended Plan supports through the Lower Boardman/Ottaway Unified Plan the protection, accessibility of the river and implementation of the Unified Plan. Further the installation of a permanent Farmer's Market Structure will be located within the Moving Downtown Forward TIF Boundary. Bridges in the Moving Downtown Forward TIF development area are available to be improved and/or replaced as part of the plan. Utility relocation will also be necessary in the plan where public/private partnership developments occur.

#### **DEVELOPMENT PLAN**

Section 217 of Public Act 57 requires that when tax increment financing is used to finance a development, a development plan must be prepared containing all of the information required by Section 217(2). This development plan follows the requirements mandated by Section 217 by providing the required information in a format corresponding to the lettered paragraphs of Section 217(2) of the Public Act.

(A) DESIGNATION OF THE BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS OR OTHERWISE.

The Development Plan Map, (ATTACHMENT #1) shows the boundaries of the Moving Downtown Forward Tax Increment Financing Plan Development Area in relation to highways, streets and streams,

(b) LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA; THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA; LEGAL DESCRIPTIONS OF THE DEVELOPMENT AREA.

*Traverse City DDA*

*Moving Downtown Forward Tax Increment Financing Plan*

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**Attachment X** depicts the location and extent of existing streets and other public facilities within the development area. The location, character and extent of public and private land uses existing and proposed for the development area are shown in **ATTACHMENT X**. The land is zoned for commercial and residential uses. **ATTACHMENT X** provides a map depicting the boundaries of the Development Area and the legal description of the area, which is wholly contained within the Downtown Development Authority District as shown on the map.

(c) DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED REPAIRED, OR ALTERED, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS AND ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

Private improvements in the development area which include demolition, repair or alteration and as estimate of the completion date are:

Project Address	Property ID	Improvements	Project Value	Estimated Completion	Rationale for Inclusion for Private Investment
400 W Front St	28-51-752-004-01	New Infill Development	\$20,000,000	2035	Surface Lot to be developed into additional housing/commercial opportunities
145 Hall St	28-51-658-029-01	New Housing Development	\$ 30,000,000	2026	Property Owner has identified new housing development
211 W Grandview Pkwy	28-51-658-036-01	New Hotel Development	\$45,000,000	2026	New Hotel Development (Marriott)
207 W. Grandview Pkwy	28-51-658-038-00	New Condominium Development	\$40,000,000	2027	Property Owner has identified new Condominium Development
124 W Front St	28-51-706-004-00	New Mixed-Use Development	\$30,000,000	2026	Property Owner has identified mixed-use Development
123 W Front St	28-51-794-002-00	Redevelopment	\$20,000,000	2040	Opportunity for repurposing building
115 Pine, 136 W. State, 130 West State, 126 W. State, 122 W. State, 120 W State St	28-51-794-021-00, 28-51-794-018-00, 28-51-794-017-01, 28-51-794-013-02, 28-51-794-014-01, 28-51-794-012-00	New Mixed-Use Development		2026	Public Owned currently under engineering and design for housing/commercial/public parking

121 W State St	28-51-794-022-00	Repurposing consistent with Lower Boardman Unified Plan		2035	Public owned utilized for parking cars on lower boardman/ottaway per unified plan remain parkland however removing cars, utilizing property that enhances and embraces lower boardman/ottaway
102 W Front St	28-51-706-001-00	Infill Development	\$10,000,000	2042	Opportunity previously discussed for parking lot designed for infill commercial/residential
142 E State St	28-51-794-026-00	Infill Development/Repurposing Parking Lot	\$15,000,000	2036	Building and surface lot adjacent to Rotary Square, has tremendous opportunity for new vibrant development
159 E State St	28-51-794-056-00	Infill Housing Development	\$6,000,000	2026	Currently owned by HomeStretch to developed into affordable apartment living (taking surface lot to living space)
135 - 145 E Front St	28-51-694-007-00, 28-51-694-006-00, 28-51-694-005-00, 28-51-694-004-00	Infill Development, repurposing	\$15,000,000	2032	4 properties with opportunity behind current buildings for new infill development to take advantage of Lower Boardman/Ottaway design
221 E State St	28-51-794-082-00	New Development / Demolition	\$8,000,000	2030	single story building, with opportunity for repurposing/reinvesting for mixed-use development
216 E State St	28-51-794-086-00	New Infill Development	\$15,000,000	2045	Surface lot between 2 commercial buildings with opportunity for better density to service state street
300 E State St	28-51-794-090-00	New Infill Development	\$30,000,000	2035	Next to Park Place surface lot that was positioned to be redeveloped into mixed-use with stacked parking to service both mixed use and Hotel
241 E State St	28-51-794-080-00	New Development/Repurposing	\$10,000,000	2040	Single story building with massive surface lot, there is opportunity for better land use
250 E Front St	28-51-794-077-30	Repurposing and infill Development	\$4,000,000	2032	Building has opportunity for repurposing for office, housing, retail with additional space on front street and behind building

346-E. Front St.	28-51-794-127-00, 28-51-794-129-00	Infill, Repurposing, Demolition	\$5,000,000	2035	Single Story corner lot on Front Street/opportunity for multi-story/multi-use
116 Boardman Ave	28-51-794-128-00	Demolition, New Commercial Development	\$3,000,000	2042	Single Story opportunity for multi-story/multi-use
502 E. Front,	28-51-798-142-00	Repurposing/Infill	\$5,000,000	2035	Corner lot on Front and Wellington opportunity for mixed-use and infill development on parking lot
522 E. Front	28-51-798-145-00	Repurposing/Infill	\$3,000,000	2043	Single Story building with surface lot behind opportunity for new investment within the single story for mixed-use and infill in parking lot

TOTAL- \$314,000,000

- (d) LOCATION, EXTENT, CHARACTER AND ESTIMATED COST OF IMPROVEMENTS CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION; and
- (e) CONSTRUCTION STAGES AND COMPLETION TIME.

The location, extent and character and estimated costs of the public improvements contemplated in the development area and the estimated date of completion are listed below. Costs do not include up to 10% contingency for all projects.

	Year of Initial Cost	Initial Cost	Estimated Year Completed	Estimates Adjusted for Inflation
<b>Garland Street Repair/Upgrade</b>	2024	\$500,000	2030	\$900,000
<b>Pine &amp; State Mixed Use Development (Commercial, Housing, Public Parking):</b>				
Multi -level parking structure	2007	\$	2025	
Public Utility Improvements	2007	\$1,904,400	2025	\$3,000,000
Pine & State Street Improvements	2007	\$275,000	2008	\$288,750
<b>Plaza Bridge/Retaining Wall/Alley Work</b>	1997	\$600,000	2025	\$10,000,000
<b>Boardman Street Pedestrian Bridge</b>	1997	\$250,000	2040	\$2,500,000
<b>Rotary Square</b>	2027	\$1,500,000	2028	\$7,000,000

Traverse City DDA  
Moving Downtown Forward Tax Increment Financing Plan

<b>Private/Public Opportunity</b> (Includes alley & utilities relocation)	1997	\$5,000,000	2045	\$ 10,000,000
<b>Streetscape Improvements</b> W. Front, E. Front, Park, Garland, Hall, State, Pine & Boardman	1997	\$2,138,000	2026 - 2054	\$20,000,000
<b>North Union Street Bridge</b>	1999	\$78,710	2049	\$200,000
<b>Boardman/Ottaway Unified Plan</b>	1999	\$30,000	2025	
<b>A. Reach 1</b>				\$1,816,557
<b>B. Reach 2</b>				\$1,578,307
<b>C. Reach 3</b>				\$5,613,772
<b>D. Reach 4</b>				\$2,529,568
<b>E. Reach 5</b>				\$41,540,000
<b>F. Reach 6</b>				\$4,138,509
<b>City Opera House Renovation</b>	2006	\$215,000	2030	\$500,000
<b>Bridge Improvements:</b> Boardman River bridges (S. Union, N. Union, S. Cass, N. Cass, Park, W. Front)	2007	\$1,182,000	2009- 2019	\$1,454,317
<b>Bayfront Improvements</b> Implementation of projects within the broad categories identified by the Bayfront Plan, North of Grandview Parkway within the District and within the City Commission approved Bayfront Masterplan	2008	\$2,625,000	2009- 2011	\$3,038,766

	Year of Initial Cost	Initial Cost	Estimated Year Completed	Estimates Adjusted for Inflation (5% annually)
<b>Street, Alley and Sidewalk Improvements</b> Improvements to public streets, alleys, sidewalks and other public ways within the District (includes resurfacing, reconstruction and utility relocation).	2008	\$2,221,740	2009-2027	\$30,000,000

	Year of Initial Cost	Initial Cost	Estimated Year Completed	Estimates Adjusted for Inflation (5% annually)
<b>East Front Entrance and new infrastructure (trees, Lights, mobility/streetscape)</b>	2021	\$2,221,740	2025	\$5,000,000
<b>Downtown Cameras</b> This will be ongoing professional services	Year of Initial Cost 2024	\$108,000	2025	\$ 130,000
<b>Heated Sidewalks</b>	2026	\$10,000,000	2035	\$15,000,000
<b>Housing that meets State/Federal Standards of Affordable/Attainable Housing</b>	2024			\$5,000,000
<b>Mobility Opportunities</b> TART Trail Improvements	2025		2032	\$5,000,000
<b>Composting Program (ongoing Program)</b>	2023	\$50,000	2042	\$250,000
<b>Retail Incubator (ongoing Program)</b>	2023	\$50,000	2030	\$250,000

Funding for these projects may be provided by combinations of Tax Increment Financing funds, Auto Parking System funds, Philanthropic donations, Special Improvement Districts, State & Federal grants, private contributions, and, to the extent available, earned revenue from facilities.

The Site Plan for public and private improvements is shown in **ATTACHMENT X**.

(f) USE OF OPEN SPACE

**ATTACHMENT** depicts the area to be left as open space and the use contemplated for the space, in conformity with the Master Plan of the City of Traverse City.

(g) SALE, DONATION, EXCHANGE OR LEASE OF PROPERTY.

(h) ZONING CHANGES; CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS AND UTILITIES.

**There are no zoning changes contemplated for public development within this Plan.**

(i) PORTION OF THE DEVELOPMENT TO BE LEASED, SOLD OR CONVEYED.

#23 (State Street) for private redevelopment

(k) PROCEDURES FOR BIDDING. The private portions of the development plan will be handled on a negotiated bid basis. The public portions shall be competitive bid using the procedures of the City of Traverse City.

(l) ESTIMATE OF NUMBERS OF PERSON RESIDING IN THE DEVELOPMENT AREA/  
NUMBERS OF PERSONS TO BE DISPLACED.

An estimated 315 persons reside in the development area. No residents shall be displaced.

(m) PLAN FOR RELOCATION OF PERSONS DISPLACED.

Not applicable.

(n) PROVISION FOR COSTS OF RELOCATING PERSONS DISPLACED.

Not applicable.

(o) PLAN FOR COMPLIANCE WITH ACT 227.

Not applicable.

#### **Tax Increment Financing Procedures**

The tax increment financing procedure as outlined in the Act requires the adoption by the City, by Ordinance, of a development and tax increment financing plan. Following adoption of that ordinance, the municipal and county treasurers are required by law to transmit to the Downtown

Development Authority the tax increment revenues as defined in Act 57. The “captured assessed value” is defined as the amount in any year by which the current assessed value of all real and personal property in the development area (including the assessed value that appears in the tax rolls under Act 198 of Public Acts, 1974 or Act 255 of the Public Acts of 1978) exceeds the initial assessed value of the real and personal property in the development area. The definition of initial assessed value is as defined in Act 57.

**ATTACHMENT #8** is a schedule of the current and assessed values of all real and personal property in the Moving Downtown Forward Development Area. **ATTACHMENT #** is a calculation of the estimated assessed value of all improvements completed by December 31, 2054 and, an estimate of the increase in assessed value of existing real and personal properties based upon the experience of the Treasurer of the City. The total assessed value as stated in **ATTACHMENT #** less the assessed value in **ATTACHMENT #** is the estimated “captured assessed value”, which will serve as the basis for determined estimated annual tax increment revenue to be paid by the treasurer to the Downtown Development Authority. Those amounts by year and by taxing jurisdiction are also shown in **ATTACHMENT #**.

### **EXPENDITURES OF TAX INCREMENT REVENUE**

The tax increment revenues paid to the Authority by the municipal and county treasurers are to be disbursed to the authority from time to time as taxes are collected within the identified district to carry out the purposes of the development plan, including the following purposes:

1. Payments for public improvements including parking and land acquisition.
2. The necessary and appropriate demolition expenses as defined by the Authority.
3. The reasonable, necessary and appropriate administrative, legal, professional and personnel expenses, including District police services, of the Authority related specifically to the development area.
4. Maintenance and development of parking areas.
5. Utility and alley relocation.
6. Public improvements as shown in the development plan.
7. Marketing initiatives
8. Partnering with housing non-profits to provide attainable housing.
9. Public Art.
10. Renewable energy and energy efficiency.
11. Other eligible activities as allowed under Act 197 Public Act of Michigan 1975 as recodified into Act 57, Public Act of Michigan 2018, as amended.

### **SHARING OF CAPTURED ASSESSED VALUE WITH TAXING UNITS:**

The DDA desires to share a portion of the increase in property tax values with the other taxing units upon approval of the Plan Amending and to share back each year 50% of the increase in captured assessed value attributable to inflationary growth in the following manner:

1. Upon approval of the Plan Amendment, the DDA will share back part of the growth in taxable value by reducing the captured assessed value by an amount equal to the growth of captured assessed value in the TIF 97 Plan from 1997 to 2004. This effectively means that the base value for the DDA should use the value of the DDA Development Area in 2004 which is \$58,499,768.
2. Each year after 2024, the DDA will share back 50% of the increase in captured assessed value attributable to inflationary growth to the taxing units. The inflation rate to be used shall be based on the official Inflation Rate Multiplier determined each year by the State Tax



Commission for calculating Headless millage reduction fractions as set forth in the State Tax Commission Bulletin for Inflation Rate Multiplier, and shall be based on the lesser of: a) the Headless rate, or b) the capped rate of 5% of each year.

Special Millages approved by city voters on or after January 2023 shall be exempt from capture by the DDA.

**MAXIMUM AMOUNT OF BONDED INDEBTEDNESS**

The maximum amount of bonded indebtedness over the life of the Tax Increment Financing Plan will be \$70,000,000

**DURATION OF THE PROGRAM**

Moving Downtown Forward Tax Increment Financing Plan shall last not more than 30 (thirty) years except as may be modified from time to time by the City Commission of the City of Traverse City upon notice and upon public hearings as required by the Act. The last date of capture is December 31, 2054.

**TRAVERSE CITY DOWNTOWN DEVELOPMENT AUTHORITY  
TAX INCREMENT FINANCING PLAN #97**

**SCHEDULE OF ATTACHMENTS**

- #1 Moving Downtown Forward Tax Increment Financing Plan Development Plan Map
- #2 Location, character and extent of existing streets and other public facilities
- #3 Location, character and extent of existing public and private land uses
- #4 Location, character and extent of proposed public and private land uses
- #5 Map & Legal description of Moving Downtown Forward Development Area
- #6 Map detailing changes in streets, street levels intersections and utilities
- #7 Schedule of current and assessed values of all real and personal property
- #8 Calculation of estimated assessed value of all improvement completed by December 31, 2054.