

Traverse City Downtown Development Authority Study Session

**Friday, March 1, 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:
c/o Jean Derenzy, CEO
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303 East State Street, Suite C
Traverse City, MI 49684

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

Agenda

	Page
1. CALL TO ORDER	
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2. ROLL CALL	
<hr/>	
3. PUBLIC COMMENT	
<hr/>	
4. TOPICS OF DISCUSSION	
A. Moving Downtown Forward TIF Plan	3 -
MDF TIF Memo (Derenzy & Burkholder) - PDF	42
Working Draft Moving Downtown Forward TIF Plan - PDF	
Working Draft Moving Downtown Forward TIF Plan Attachments - PDF	
<hr/>	
5. PUBLIC COMMENT	
<hr/>	
6. ADJOURNMENT	



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303 E. State Street
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231-922-2050

Memorandum

To: Downtown Development Authority Board

From: Jean Derenzy, DDA CEO & Harry Burkholder, COO

Date: February 27, 2024

Subject: Moving Downtown Forward TIF Plan

Attached is the most up-to-date draft of the Moving Downtown Forward TIF Plan. This Plan includes two components: the Tax Increment Financing Plan and the Development Plan. As a reminder, the Tax Increment Financing Plan describes the costs, location and resources for the implementation of the public improvements that are projected to take place in the TIF District, as well as anticipated private investment in the TIF District. The Tax Increment Financing Plan includes the Development Plan which details the tax increment procedure, the amount of bonded indebtedness to possibly be incurred, the new revenue sharing formula and the duration of the program.

Some of the highlights and items-of-note related to the Development Plan include:

- A. The table of anticipated private investments (page 4) is based on an understanding of new investments that have been discussed with property owners as well as under-utilized properties that have opportunity for new investment and higher/better use.
- B. The table of Public Infrastructure Projects (page 6) is based on two years of discussion with the DDA Board, as well as the extensive community feedback we received during the Moving Downtown Forward planning process. Over the last two months, we worked to simplify the table by reclassifying individual infrastructure projects into broader and more appropriate project categories. For example, a handful of individual projects listed in the first iteration of the plan (e.g., plaza bridge/retaining wall) are now grouped under the Boardman/Ottaway River Unified Plan. In addition, based on the presentation and discussion at our January board meeting, the cost of the West End Mixed Use Development is now included.

As a reminder, TIF is not required to fund the entirety of each project listed in the table. As noted at the top of page 7, funding for these infrastructure projects can be

provided from a combination of TIF funds, grants, private contributions and other funding sources.

Some of the highlights and items-of-note related to the TIF Plan include:

- A. A new approach for sharing back part of the growth in taxable value with the participating taxing jurisdictions (page 8) by reducing the captured assessment value to the captured assessed value in 2004 - seven years from when TIF-97 was created, which effectively means that approximately 30% will be shared back with the participating taxing jurisdictions as well as 50% of inflationary growth each year moving forward.
- B. The maximum amount of bonded indebtedness over the lifespan of the amended TIF Plan is now \$90,000,000.
- C. Special millages approved by city voters after January 1, 2023 will be exempt from future capture.
- D. The duration of the TIF Plan would be 30-years, expiring in 2054.

Anticipated Approval Process, Timeline and Next Steps

December 2023

The DDA Board approved to move the draft Moving Downtown Forward TIF Plan on to the Development Area Citizens Council for input and advisement (part of the statutory approval process) at the December Board meeting.

February 2024

The Development Area Citizens Council (which includes nine members who must be residents within the TIF District and were appointed by the City Commission) met on February 7th and again on February 28th to review and discuss the draft TIF Plan. The Citizens Council had great questions and extensive discussions regarding the draft TIF Plan. Their formal findings-of-fact and advisement to the DDA Board regarding the draft TIF Plan will be presented to the DDA Board at the March 15th meeting.

March 15, 2024

At our March 15th DDA Board meeting, the formal findings-of-fact and advisement from the Development Area Citizens Council will be presented to the DDA Board, as well as other formal feedback we have received. If ready, the DDA Board will adopt a resolution to approve the TIF Plan and send it forward to the City Commission to schedule a public hearing for the TIF Plan.

April 8, 2024

At the April 8th City Commission meeting, the formal findings-of-fact and advisement from the Development Area Citizens Council and the DDA resolution of support and desire for a public hearing will be presented to the City Commission. The City Commission will schedule the public hearing for the TIF Plan.

May 6, 2024

At the May 6th City Commission meeting, the City Commission will hold the public hearing and then consider a resolution to approve the TIF Plan.

We look forward to our discussion on Friday.

Traverse City Downtown Development Authority

DRAFT
MOVING DOWNTOWN FORWARD
TAX INCREMENT FINANCING
&
DEVELOPMENT PLAN

Draft For February 28, 2024 DACC Meeting

TABLE OF CONTENTS

Introduction	2
Purpose of the Tax Increment Financing Plan	2
Purpose of the Downtown Development Authority Act	2
Creation of the Traverse City Downtown Development Authority and Traverse City Downtown Development Authority District	2
Activities of the Downtown Development Authority and Statement of Intent Regarding the Moving Downtown Forward Tax Increment Financing Plan	2
Development Plan	3
A. Designation of the Boundaries of the Development Area in Relation to Highways, Streets, Streams or Otherwise	3
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	3
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 Time Required for Completion	3
D. Location, Extent, Character and Estimated Cost of Improvements Contemplated for the Development Area and Estimate of the Completion Time Required for Completion	6
E. Use of Open Space	7
F. Sale, Donation, Exchange, or Lease of Property	7
G. Zoning Changes; Changes in Streets, Street Levels, Intersections and Utilities	7
H. Portion of Development to be Leased, Sold or Conveyed	7
I. Procedures for Bidding	7
J. Estimate of Numbers of Persons Residing in the Development Area/Number of Persons to be Displaced	7
K. Plan for Relocation of Persons Displaced	7
L. Provisions for Costs of Relocating Persons Displaced	7
M. Plan for Compliance with Act 227	7
Tax Increment Financing Procedures	8
Expenditures of Tax Increment Revenue	8
Sharing of Captured Assessed Value with Taxing Units	8
Maximum Amount of Bonded Indebtedness	9
Duration of the Program	9
List of Maps	10
Schedule of Attachments	10

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 the Moving Downtown Forward Tax Increment Financing Plan

The activities of the Traverse City Downtown Development Authority are those as provided in Act 57. The Moving Downtown Forward Financing Plan intends to meet the objectives of the Downtown Development Authority in promoting the economic development of downtown through better land-use by, providing for public parking structures and implementing the 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 as well as 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

Traverse City DDA

Moving Downtown Forward Tax Increment Financing Plan 2

Specifically, the Plan lists public improvements to the pedestrian experience by supporting the continuation and improvements to streetscapes (e.g., curbs, sidewalks, brickwork, lighting, trees, transit improvements and other features), improvements to two pedestrian bridges and the installation of an additional pedestrian bridges and the activation of Rotary Square at the corner of State and Union Streets. The Plan supports greater density throughout the District, and includes a public/private mixed-use development (a combination of housing, commercial space and public parking) at Pine and State Street. The Plan envisions private investment and ownership of the housing and commercial components of the mixed-use development, with the city owning the parking structure.

The Plan maintains downtowns' valuable alley infrastructure, but strives to underground utilities and implement more placemaking opportunities along the alleys. The Plan supports accessibility to and protection of the Lower Boardman/Ottawa River, as outlined in the Unified Plan of the Lower Boardman/Ottawa River. The Plan supports the development of a permanent Farmer's Market Structure. The Plan supports the improvement and/or replacement of bridges in the Moving Downtown Forward TIF development area. Finally, the relocation of utilities will likely be necessary in the Plan, especially 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.

Map One (Attachment One) 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.

Map Two (Attachment Two) 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 for the development area are shown in Map Three (Attachment Three). The location, character and extent of public land uses proposed to be private land uses in the future for the development area are shown in Map Four (Attachment Four). The land in the development area is zoned for both commercial and residential uses. Map One (Attachment One), noted on above, depicts the boundaries of the Development Area and the legal description (Attachment One-A) 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.

Map Five (Attachment Five) depicts the private improvements in the development area which include demolition, repair or alteration. A table of the private investment (including the time required for completion) is provided below:

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	\$32,000,000	2042	Public Owned currently under engineering and design for housing/commercial/public parking
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

Project Address	Property ID	Improvements	Project Value	Estimated Completion	Rationale for Inclusion for Private Investment
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 - \$346,000,000

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Moving Downtown Forward Tax Increment Financing Plan 5

D. Location, Extent, Character and Estimated Cost of Improvements Contemplated for the Development Area and Estimate of the Completion Time Required for Completion.

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.

Public Infrastructure Projects	Year of Initial Cost	Initial Cost	Estimated Year Completed	Estimates Adjusted For Inflation
Garland Street Repairs & Improvements	2024	\$500,000	2030	\$900,000
West End Mixed Use Development (Commercial, Housing & Public Parking)	2024	\$67,700,000	2054	\$67,000,000
Multi-Level Parking Structure (303 E. State Street - Park Place)	2024	\$4,000,000	2040	\$5,000,000
Public Alley & Utility Improvements and Relocation	2024	\$6,904,500	2054	\$13,000,000
Farmers Market Infrastructure	2024	\$4,000,000	2027	\$4,500,000
Rotary Square	2024	\$1,500,000	2040	\$7,000,000
Boardman/Ottaway River Unified Plan A. Reach One. B. Reach Two. C. Reach Three. D. Reach Four. E. Reach Five F. Reach Six	2024	\$1,000,000	2054	\$1,816,557 \$1,578,307 \$5,613,772 \$2,529,568 \$41,540,000 \$4,138,509
City Opera House Renovations	2024	\$215,000	2054	\$500,000
Bridge Improvements and Replacement (S. Union, N. Union, S. Cass, N. Cass, W. Front, Park)	2024	\$1,182,000	2040	\$1,654,317
Bayfront Improvements Implementation of projects within the broad category identified by the Bayfront Master Plan, City Recreation Plan and Future Site Plan north of Grandview Parkway	2024	\$2,625,000	2054	\$3,038,766
District-Wide Street, Sidewalks and Streetscaping Improvements Improvements to public streets, sidewalks, trails and other public ways (includes reconstruction and resurfacing)	2024	\$20,000,000	2045	\$30,000,000
East Front Street Gateway (Landscaping, lighting, signage, placemaking)	2024	\$2,221,740	2028	\$5,000,000
Downtown Camera System	2024	\$108,000	2025	\$130,000
District Wide Heated Sidewalks	2024	\$10,000,000	2054	\$15,000,000
Housing Housing that meets State/Federal standards of affordable/attainable housing	2024	\$5,000,000	2054	\$5,000,000
Mobility Improvements Infrastructure related to the Mobility Action Plan, TART Trail improvements, public transportation and other mobility opportunities	2024	\$5,000,000	2054	\$5,000,000
Composting Program	2024	\$50,000	2030	\$250,000
Retail Incubator	2024	\$50,000	2029	\$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 Plan for future public improvements is shown in Map Six (Attachment Six).

E. Use of Open Space.

Map Four (Attachment Four) as previously listed, 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.

F. Sale, Donation, Exchange, or Lease of Property.

See Map Four

G. Zoning Changes; Changes in Streets, Street Levels, Intersections and Utilities.

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

H. Portion of Development to be Leased, Sold or Conveyed.

State Street Mixed-Use Development is anticipated to be public/private partnership (see #7 on Map Five). Further, as identified within this development plan public/private partnerships will be utilized which are in the best interests for the community.

I. 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.

J. Estimate of Numbers of Persons 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.

K. Plan for Relocation of Persons Displaced.

Not applicable.

L. Provisions for Costs of Relocating Persons Displaced.

Not applicable.

M. 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 by which the current assessed value of all real and personal property in the development area (including the assessed value

Traverse City DDA

Moving Downtown Forward Tax Increment Financing Plan 7

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 Seven (7) is a schedule of the current and assessed values (as audited for fiscal year ending 06/30/23) of all real and personal property in the Moving Downtown Forward Development Area. Attachment Eight (8) is a calculation of the estimated assessed value of all improvements completed by December 31, 2024 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 minus the base taxable value as identified in Attachment Eight is the estimated "captured assessed value", which will serve as the basis for determining 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 Nine (9). Attachment Ten (10) provides the estimated sharing of captured assessed value by each taxing unit.

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 Amendment 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 Headlee 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 Headlee rate, or b) the capped rate of 5% of each year.

Special City Millages approved by city voters on or after January 1, 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 \$90,000,000

DURATION OF THE PROGRAM

Moving Downtown Forward Tax Increment Financing Plan shall last not more than thirty (30) 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.

List of Maps

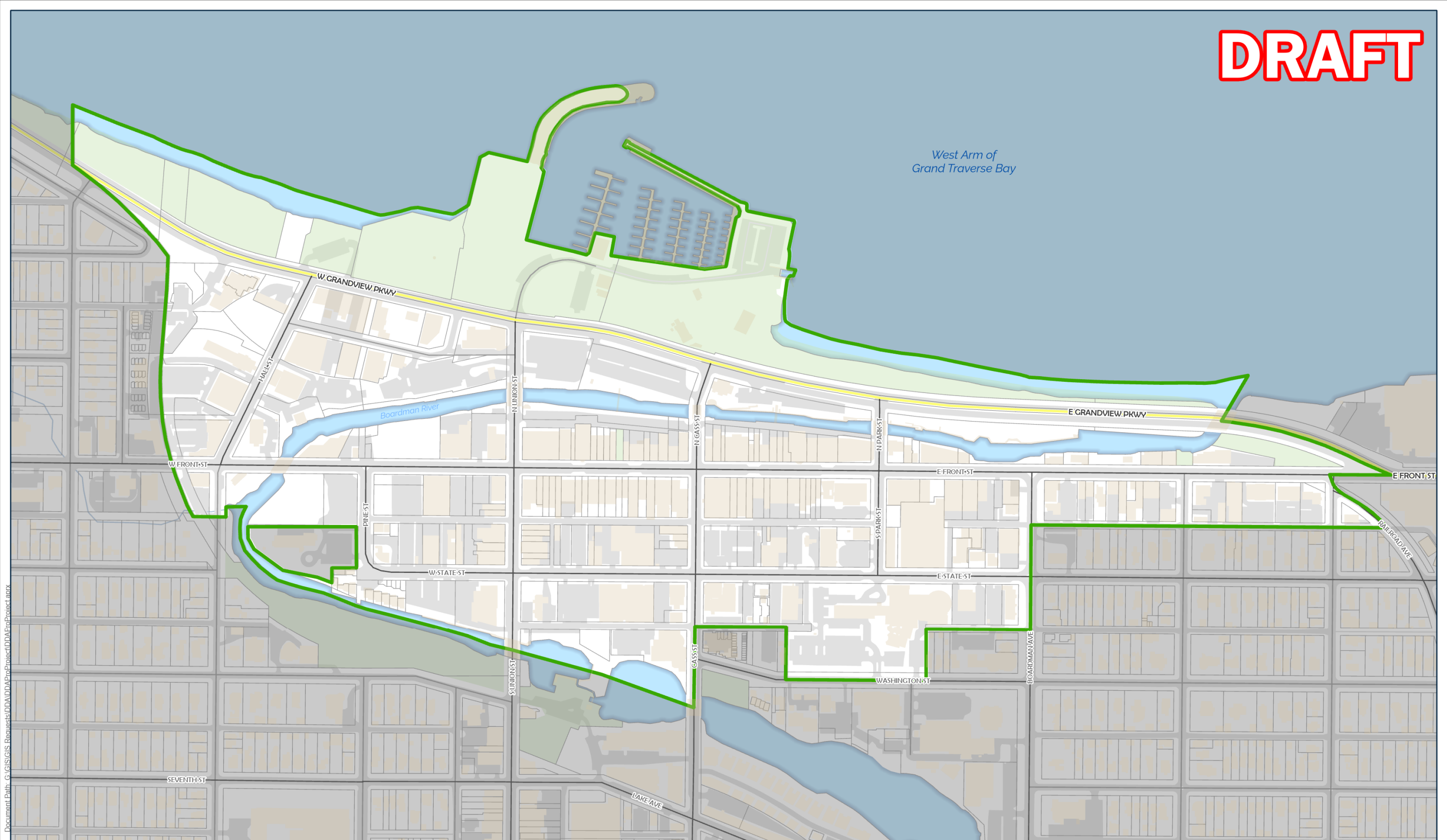
- Map One. Designation of the Boundaries of the Development Area in Relation to Highways, Streets, Streams and Otherwise
- Map Two. Location, Character and Extent of Existing Streets and Other Public Utilities
- Map Three. Location, Character and Extent of Public and Private Land Uses
- Map Four. Location, Character and Extent of Public Land Use Proposed to be Private Land Uses in the Future
- Map Five. Private Investments in the Development Area Which Include Demolition, Repair or Alteration
- Map Six. Plan for Future Public Improvements

Schedule of Attachments

- Attachment One. Map One. Designation of the Boundaries of the Development Area in Relation to Highways, Streets, Streams and Otherwise
- Attachment One-A. Development Area and the legal description
- Attachment Two. Map Two. Location, Character and Extent of Existing Streets and Other Public Utilities
- Attachment Three. Map Three. Location, Character and Extent of Public and Private Land Uses
- Attachment Four. Map Four. Location, Character and Extent of Public Land Use Proposed to be Private Land Uses in the Future
- Attachment Five. Map Five. Private Investments in the Development Area Which Include Demolition, Repair or Alteration
- Attachment Six. Map Six. Plan for Future Public Improvements
- Attachment Seven. Schedule of the current and assessed values of all real and personal property in the Moving Downtown Forward Development Area (as audited)
- Attachment Eight. 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.
- Attachment Nine. Estimated annual tax increment revenue to be paid by the City Treasurer to the Downtown Development Authority by year and taxing jurisdiction.
- Attachment Ten. Estimated sharing of captured assessed value by each taxing unit.

DRAFT

West Arm of
Grand Traverse Bay



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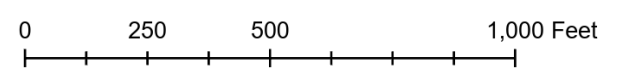


This map is based on digital databases from the City of Traverse City. Traverse City cannot accept any responsibility for errors, omissions or positional accuracy. There are no warranties expressed or implied.



**Moving Downtown Forward
Tax Increment Financing Plan**

Map 1 Designation of the boundaries of the Development Area in Relation to Highways, Streets, Streams and Otherwise



2/27/2024 GWS

Attachment One-A.

MOVING DOWNTOWN FORWARD - DISTRICT BOUNDARIES

An area in the City within the boundaries described as follows:
That property lying southerly of Grand Traverse Bay and lying
northerly of a line described as follows:

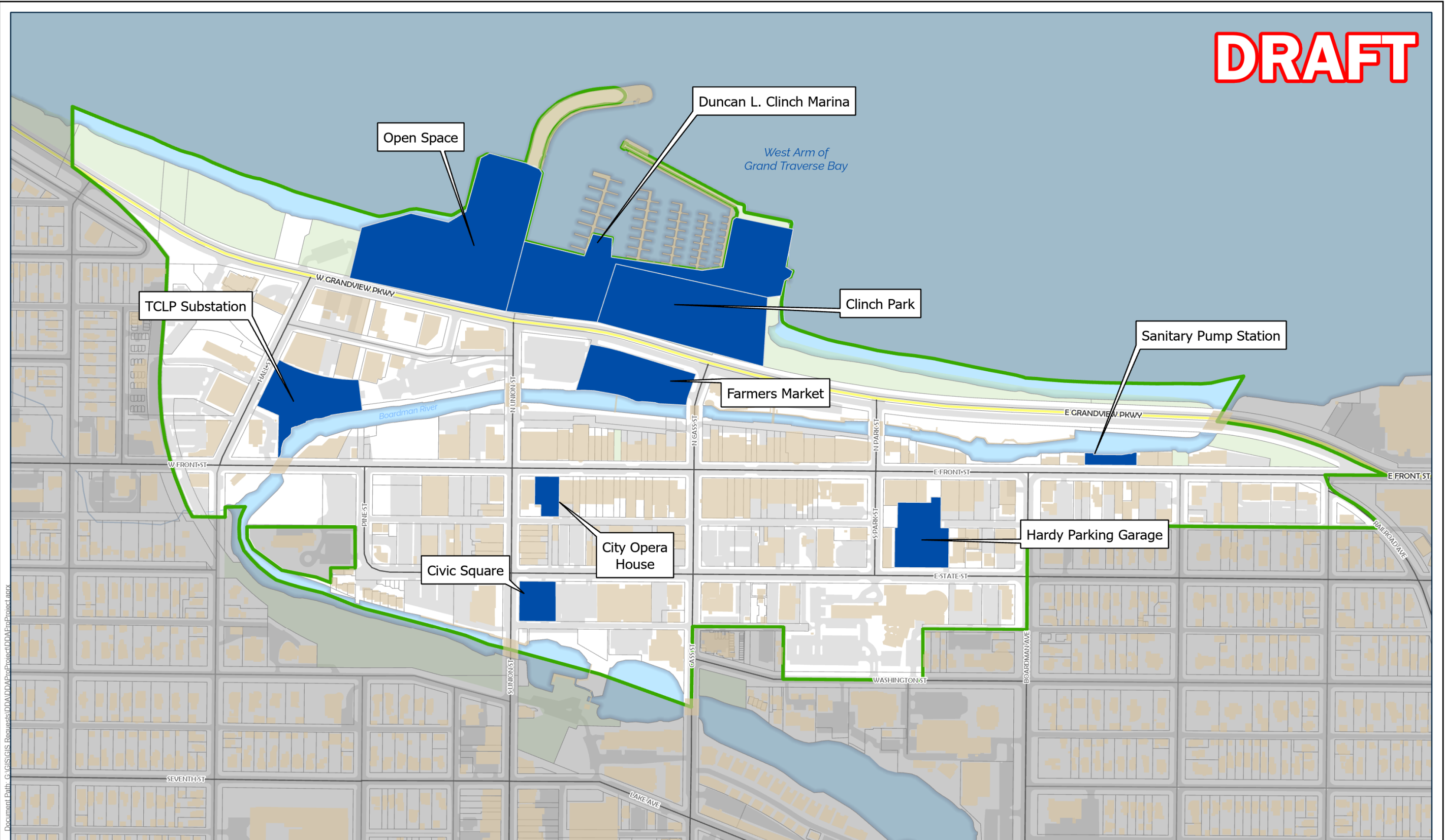
Beginning at a point on the Bay Shore that coincides with the
northerly extension of the centerline of Oak Street; thence
southerly along such centerline extension to its intersection with
the centerline of the abandoned C&O Railroad tracks; thence
southeasterly approximately 500 feet along the abandoned C&O
Railroad tracks to the centerline of 2nd Street; thence southerly
from 2nd Street approximately 1,050 feet along the centerline of
the abandoned C&O Railroad tracks to the centerline of the alley
extended easterly in Block 3 of Hannah, Lay and Co's Tenth
Addition, as recorded in the Grand Traverse County Register of
Deeds, Liber 2 of Plats, Page 55, between Front and 5th Streets;
thence easterly along the centerline extended of said alley to the
east right-of-way line of Wadsworth Street; thence northerly along
said east right-of-way line to the centerline of Kids Creek; thence
easterly along the centerline of Kids Creek to the centerline of
the Boardman River; thence southeasterly along the centerline of
the Boardman River to the centerline of Cass Street; thence
northerly along the centerline of Cass Street to the centerline of
the alley between State and Washington Streets; thence easterly
along the centerline of said alley approximately 363 feet to the
east lot line of Lot 14 extended northerly, Block 7 of the original
Plat of Traverse City; thence southerly along said east lot line

approximately 214.5 feet extended to the centerline of Washington Street; thence easterly approximately 555 feet along the centerline of Washington Street to a point approximately 27 feet east of the west lot line of Lot 14 extended southerly, Block 21, original Plat of Traverse City; thence northerly and parallel to said west lot line approximately 214.5 feet to the centerline of the alley between State and Washington Streets; thence easterly along said alley centerline to the centerline of Boardman Avenue; thence northerly along the centerline of Boardman Avenue to the centerline of the alley between Front and State Streets; thence easterly along said alley centerline to the centerline of Railroad Avenue; thence northwesterly along the centerline of Railroad Avenue to the intersection of the centerlines of East Front Street and Railroad Avenue; thence easterly along the centerline of East Front Street to the intersection of the centerlines of East Front Street and Grandview Parkway; thence northwesterly along the centerline of the Grandview Parkway to the centerline of the Boardman River; thence northerly along the centerline of the Boardman River to a point of ending on the Bay Shore on the Grand Traverse Bay;

EXCEPT that parcel of land as described in a warranty deed to the Traverse City Housing Commission, dated

March 15, 1973, and as recorded in Liber 343, Page 274
of the Office of the Register of Deeds of the County of
Grand Traverse.

DRAFT



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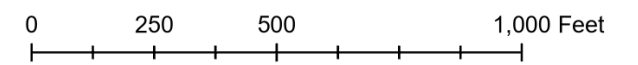


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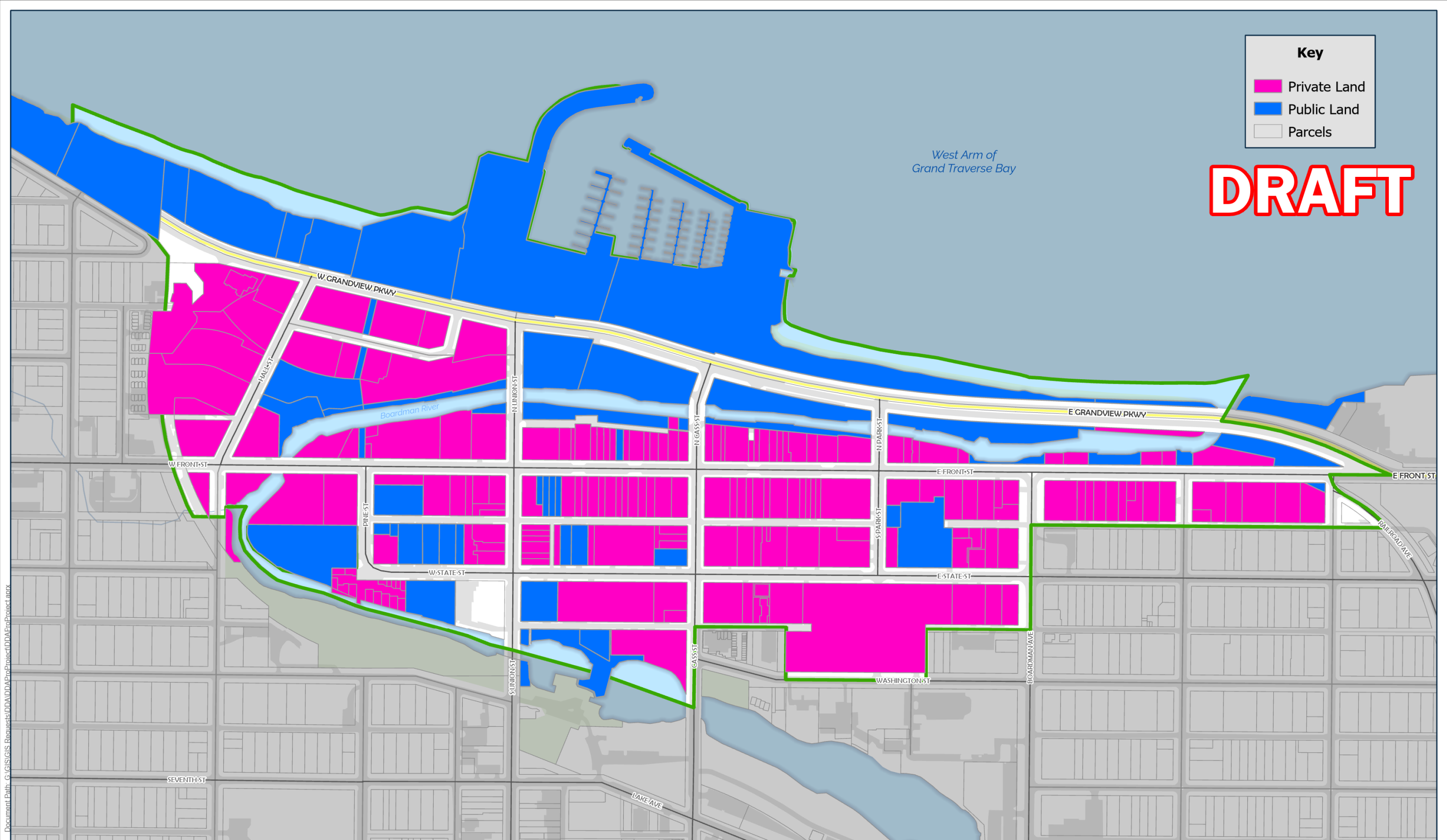


**Moving Downtown Forward
Tax Increment Financing Plan**

Map 2 Location, Character and Extent of Existing Streets and Other Public Utilities



2/27/2024 GWS



Key

- Private Land
- Public Land
- Parcels

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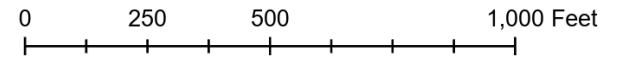


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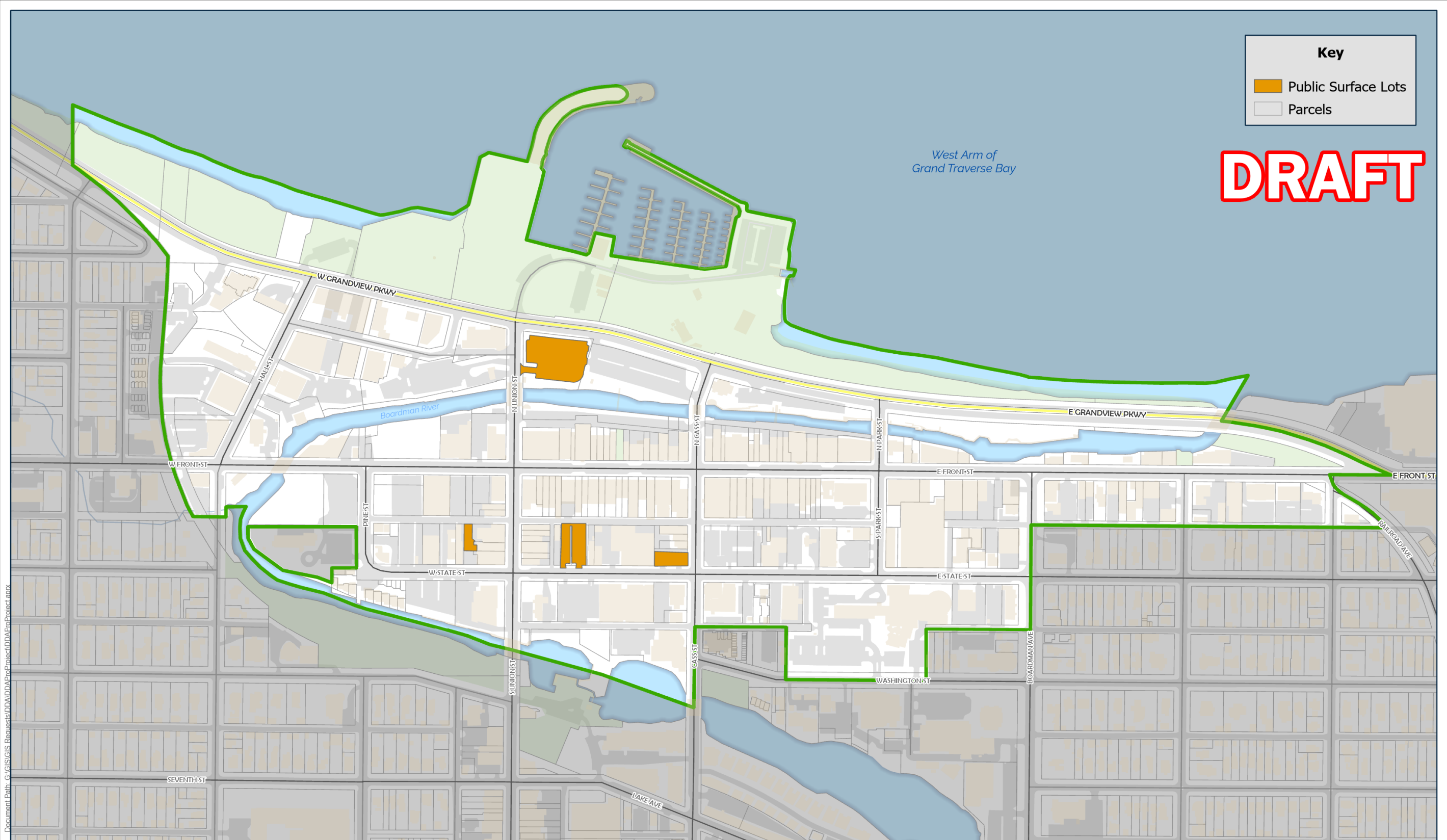


**Moving Downtown Forward
Tax Increment Financing Plan**

Map 3 Location, Character, and Extent of Public and Private Land Uses



2/27/2024 GWS



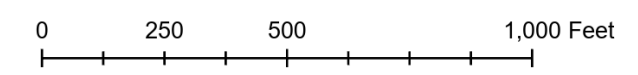
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**Moving Downtown Forward
Tax Increment Financing Plan**

Map 4

**Location, Character, and Extent of
Public Land Use Proposed to be
Private Land Uses in the Future**



2/27/2024 GWS

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Key	
1 - 400 W Front St	12 - 135 - 145 E Front St
2 - 145 Hall ST	13 - 221 E State St
3 - 211 W Grandview Pkwy	14 - 216 E State St
4 - 207 W Grandview Pkwy	15 - 300 E State St
5 - 124 W Front St	16 - 241 E State St
6 - 123 W Front St	17 - 250 E Front St
7 - 120 W State St	18 - 346 E Front St.
8 - 121 W State St	19 - 116 Boardman Ave
9 - 102 W Front St	20 - 120 Boardman Ave
10 - 142 E State St	21 - 502 E Front St
11 - 159 E State St	22 - 522 E Front St



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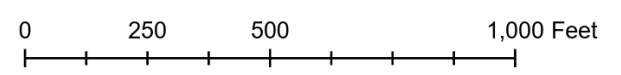
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Moving Downtown Forward Tax Increment Financing Plan

Map 5

Private Investments in the Development Area Which Include Demolition, Repair or Alteration



2/27/2024 GWS

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Key	
Future Projects	
	100 & 200 Block Plaza
	Pedestrian Crossing
	Boardman/Ottaway Riverwalk
	Fish Pass
	Grandview Parkway T Intersection
	Heated Sidewalks
	Lot B
	State St. Two Way
	Utility Improvements
	West End Mixed-Use Development
	Tif97Mask



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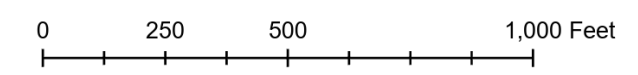
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Moving Downtown Forward Tax Increment Financing Plan

Map 6

Plan for Future Public Improvements



2/27/2024 GWS

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANING PLAN TIF TABLE

ATTACHMENT 7

FISCAL YEAR	<i>FY 2022-2023 Audited</i>
REAL PROPERTY TAXABLE VALUE	165,300,000
PERSONAL PROPERTY TAXABLE VALUE	<u>8,342,100</u>
TOTAL CURRENT AND ASSESSED TAXABLE VALUE	173,642,100

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 8

FISCAL YEAR	<i>FY 2023-2024 Estimated</i>	<i>FY 2024-2025 estimated</i>	<i>FY 2025-2026 estimated</i>	<i>FY 2026-2027 estimated</i>	<i>FY 2027-2028 estimated</i>	<i>FY 2028-2029 estimated</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)		2,748,835	2,842,567	2,937,706	3,206,771	3,329,873
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping		3,500,000	3,500,000	15,000,000	5,000,000	10,000,000
REAL PROPERTY TAXABLE VALUE	183,255,634	189,504,469	195,847,036	213,784,741	221,991,512	235,321,385
PERSONAL PROPERTY TAXABLE VALUE	8,000,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000
TOTAL TAXABLE VALUE	191,255,634	196,704,469	203,047,036	220,984,741	229,191,512	242,521,385
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	32,860,088	32,860,088	58,499,768	58,499,768	58,499,768	58,499,768
CAPTURED TAXABLE VALUE FOR DISTRICT	158,395,546	163,844,381	144,547,268	162,484,973	170,691,744	184,021,617
Increase/Decrease	13,512,573	5,448,835	(19,297,113)	17,937,706	8,206,771	13,329,873
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26			1,421,284	1,468,853	1,603,386	1,664,936
adjusted captured taxable value	158,395,546	163,844,381	143,125,984	161,016,120	169,088,359	182,356,681

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 8

FISCAL YEAR	<i>FY 2029-2030 estimated</i>	<i>FY 2030-2031 estimated</i>	<i>FY 2031-2032 estimated</i>	<i>FY 2032-2033 estimated</i>	<i>FY 2033-2034 estimated</i>	<i>FY 2034-2035 estimated</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)	3,529,821	3,657,768	3,787,635	3,994,449	4,279,366	4,418,556
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping	5,000,000	5,000,000	10,000,000	15,000,000	5,000,000	3,000,000
REAL PROPERTY TAXABLE VALUE	243,851,206	252,508,974	266,296,608	285,291,057	294,570,423	301,988,980
PERSONAL PROPERTY TAXABLE VALUE	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>
TOTAL TAXABLE VALUE	251,051,206	259,708,974	273,496,608	292,491,057	301,770,423	309,188,980
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>
CAPTURED TAXABLE VALUE FOR DISTRICT	192,551,438	201,209,206	214,996,840	233,991,289	243,270,655	250,689,212
Increase/Decrease	8,529,821	8,657,768	13,787,635	18,994,449	9,279,366	7,418,556
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26	1,764,910	1,828,884	1,893,817	1,997,225	2,139,683	2,209,278
adjusted captured taxable value	190,786,527	199,380,322	213,103,023	231,994,065	241,130,972	248,479,933

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

FISCAL YEAR	<i>FY 2035-2036 estimated</i>	<i>FY 2036-2037 estimated</i>	<i>FY 2037-2038 estimated</i>	<i>FY 2038-2039 estimated</i>	<i>FY 2039-2040 estimated</i>	<i>FY 2040-2041 estimated</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)	4,529,835	4,672,782	4,817,874	4,965,142	5,114,619	5,266,338
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	4,000,000
REAL PROPERTY TAXABLE VALUE	311,518,814	321,191,597	331,009,471	340,974,613	351,089,232	360,355,570
PERSONAL PROPERTY TAXABLE VALUE	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>
TOTAL TAXABLE VALUE	318,718,814	328,391,597	338,209,471	348,174,613	358,289,232	367,555,570
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>
CAPTURED TAXABLE VALUE FOR DISTRICT	260,219,046	269,891,829	279,709,703	289,674,845	299,789,464	309,055,802
Increase/Decrease	9,529,835	9,672,782	9,817,874	9,965,142	10,114,619	9,266,338
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26	2,264,917	2,336,391	2,408,937	2,482,571	2,557,310	2,633,169
adjusted captured taxable value	257,954,129	267,555,437	277,300,766	287,192,274	297,232,154	306,422,633

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 8

FISCAL YEAR	<i>FY 2041-2042 estimated</i>	<i>FY 2042-2043 estimated</i>	<i>FY 2043-2044 estimated</i>	<i>FY 2044-2045 estimated</i>	<i>FY 2045-2046 estimated</i>	<i>FY 2046-2047 estimated</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)	5,405,334	5,561,414	5,689,835	5,850,182	5,982,935	6,147,679
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping	5,000,000	3,000,000	5,000,000	3,000,000	5,000,000	4,000,000
REAL PROPERTY TAXABLE VALUE	370,760,904	379,322,317	390,012,152	398,862,334	409,845,269	419,992,948
PERSONAL PROPERTY TAXABLE VALUE	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>
TOTAL TAXABLE VALUE	377,960,904	386,522,317	397,212,152	406,062,334	417,045,269	427,192,948
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>
CAPTURED TAXABLE VALUE FOR DISTRICT	319,461,136	328,022,549	338,712,384	347,562,566	358,545,501	368,693,180
Increase/Decrease	10,405,334	8,561,414	10,689,835	8,850,182	10,982,935	10,147,679
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26	2,702,667	2,780,707	2,844,917	2,925,091	2,991,468	3,073,840
adjusted captured taxable value	316,758,469	325,241,843	335,867,467	344,637,475	355,554,034	365,619,341

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 8

FISCAL YEAR	<i>FY 2047-2048 estimated</i>	<i>FY 2048-2049 estimated</i>	<i>FY 2049-2050 estimated</i>	<i>FY 2050-2051 estimated</i>	<i>FY 2051-2052 estimated</i>	<i>FY 2052-2053 estimated</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)	6,299,894	6,439,393	6,655,984	6,800,823	6,962,836	7,127,278
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping	3,000,000	8,000,000	3,000,000	4,000,000	4,000,000	2,000,000
REAL PROPERTY TAXABLE VALUE	429,292,843	443,732,235	453,388,219	464,189,042	475,151,878	484,279,156
PERSONAL PROPERTY TAXABLE VALUE	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>	<u>7,200,000</u>
TOTAL TAXABLE VALUE	436,492,843	450,932,235	460,588,219	471,389,042	482,351,878	491,479,156
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>	<u>58,499,768</u>
CAPTURED TAXABLE VALUE FOR DISTRICT	377,993,075	392,432,467	402,088,451	412,889,274	423,852,110	432,979,388
Increase/Decrease	9,299,894	14,439,393	9,655,984	10,800,823	10,962,836	9,127,278
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26	3,149,947	3,219,696	3,327,992	3,400,412	3,481,418	3,563,639
adjusted captured taxable value	374,843,128	389,212,771	398,760,459	409,488,863	420,370,692	429,415,749

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 8

FISCAL YEAR	<i>FY 2053-2054 estimated</i>	<i>FY 2054-2055 estimated</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)	7,264,187	7,388,150
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping	1,000,000	4,000,000
REAL PROPERTY TAXABLE VALUE	492,543,343	503,931,493
PERSONAL PROPERTY TAXABLE VALUE	<u>7,200,000</u>	<u>7,200,000</u>
TOTAL TAXABLE VALUE	499,743,343	511,131,493
BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26)	<u>58,499,768</u>	<u>58,499,768</u>
CAPTURED TAXABLE VALUE FOR DISTRICT	441,243,575	452,631,725
Increase/Decrease	8,264,187	11,388,150
taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26	3,632,094	3,694,075
adjusted captured taxable value	437,611,482	448,937,650

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 9

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	<i>FY 2023-2024 estimated</i>	<i>FY 2024-2025 estimated</i>	<i>FY 2025-2026 estimated</i>	<i>FY 2026-2027 estimated</i>	<i>FY 2027-2028 estimated</i>	<i>FY 2028-2029 estimated</i>
TRAVERSE CITY & ACT 345	2,231,603	2,296,829	2,016,183	2,255,051	2,357,105	2,528,473
RECREATIONAL AUTHORITY (RA)	23,759	49,153	43,147	48,259	50,443	54,111
RA BOND	52,271	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	325,883	335,408	294,425	329,307	344,210	369,235
NMC BOND	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	748,704	770,587	676,431	756,571	790,810	848,304
GTC COMMISSION ON AGING & SENIOR CENTER	90,032	92,664	81,341	90,978	95,095	102,009
TRAVERSE AREA DISTRICT LIBRARY	143,253	147,440	0	0	0	0
GTC ROAD COMMISSION	154,182	158,689	139,299	155,802	162,853	174,693
GTC VETERANS	17,978	18,503	16,242	18,167	18,989	20,369
DOWNTOWN DEVELOPMENT AUTHORITY	252,277	259,650	227,924	254,927	266,464	285,837
BAY AREA TRANSPORTATION AUTHORITY	75,840	78,056	68,519	76,637	80,105	85,929
GTC ANIMAL CONTROL	5,861	6,032	5,295	5,922	6,190	6,640
GTC CONSERVATION DISTRICT	15,174	15,618	13,709	15,334	16,028	17,193
TOTAL	4,136,816	4,228,629	3,582,516	4,006,956	4,188,292	4,492,792

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 9

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	<i>FY 2029-2030 estimated</i>	<i>FY 2030-2031 estimated</i>	<i>FY 2031-2032 estimated</i>	<i>FY 2032-2033 estimated</i>	<i>FY 2033-2034 estimated</i>	<i>FY 2034-2035 estimated</i>
TRAVERSE CITY & ACT 345	2,632,445	2,737,054	2,909,985	3,151,240	3,259,827	3,342,439
RECREATIONAL AUTHORITY (RA)	56,336	58,574	62,275	67,438	69,762	71,530
RA BOND	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	384,418	399,694	424,948	460,178	476,035	488,099
NMC BOND	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	883,187	918,283	976,301	1,057,243	1,093,674	1,121,390
GTC COMMISSION ON AGING & SENIOR CENTER	106,204	110,424	117,401	127,134	131,515	134,848
TRAVERSE AREA DISTRICT LIBRARY	0	0	0	0	0	0
GTC ROAD COMMISSION	181,877	189,104	201,052	217,720	225,223	230,930
GTC VETERANS	21,207	22,050	23,443	25,387	26,261	26,927
DOWNTOWN DEVELOPMENT AUTHORITY	297,591	309,416	328,966	356,239	368,514	377,854
BAY AREA TRANSPORTATION AUTHORITY	89,462	93,017	98,894	107,093	110,783	113,591
GTC ANIMAL CONTROL	6,913	7,188	7,642	8,276	8,561	8,778
GTC CONSERVATION DISTRICT	17,900	18,611	19,787	21,428	22,166	22,728
TOTAL	4,677,538	4,863,417	5,170,694	5,599,375	5,792,321	5,939,114

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	<i>FY 2035-2036 estimated</i>	<i>FY 2036-2037 estimated</i>	<i>FY 2037-2038 estimated</i>	<i>FY 2038-2039 estimated</i>	<i>FY 2039-2040 estimated</i>	<i>FY 2040-2041 estimated</i>
TRAVERSE CITY & ACT 345	3,452,153	3,562,573	3,673,708	3,785,568	3,898,160	3,998,557
RECREATIONAL AUTHORITY (RA)	73,878	76,241	78,619	81,013	83,423	85,571
RA BOND	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	504,121	520,246	536,475	552,810	569,252	583,913
NMC BOND	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	1,158,199	1,195,245	1,232,531	1,270,060	1,307,835	1,341,518
GTC COMMISSION ON AGING & SENIOR CENTER	139,274	143,729	148,212	152,725	157,268	161,318
TRAVERSE AREA DISTRICT LIBRARY	0	0	0	0	0	0
GTC ROAD COMMISSION	238,510	246,139	253,818	261,546	269,325	276,262
GTC VETERANS	27,811	28,700	29,596	30,497	31,404	32,213
DOWNTOWN DEVELOPMENT AUTHORITY	390,256	402,739	415,303	427,948	440,676	452,026
BAY AREA TRANSPORTATION AUTHORITY	117,319	121,072	124,849	128,650	132,477	135,889
GTC ANIMAL CONTROL	9,066	9,356	9,648	9,942	10,237	10,501
GTC CONSERVATION DISTRICT	23,474	24,225	24,980	25,741	26,506	27,189
TOTAL	6,134,062	6,330,265	6,527,739	6,726,499	6,926,563	7,104,956

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 9

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	<i>FY 2041-2042 estimated</i>	<i>FY 2042-2043 estimated</i>	<i>FY 2043-2044 estimated</i>	<i>FY 2044-2045 estimated</i>	<i>FY 2045-2046 estimated</i>	<i>FY 2046-2047 estimated</i>
TRAVERSE CITY & ACT 345	4,112,515	4,201,615	4,316,847	4,407,494	4,524,036	4,628,817
RECREATIONAL AUTHORITY (RA)	88,010	89,917	92,383	94,323	96,817	99,059
RA BOND	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	600,554	613,566	630,393	643,630	660,649	675,950
NMC BOND	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	1,379,751	1,409,644	1,448,305	1,478,716	1,517,817	1,552,970
GTC COMMISSION ON AGING & SENIOR CENTER	165,916	169,510	174,159	177,816	182,518	186,745
TRAVERSE AREA DISTRICT LIBRARY	0	0	0	0	0	0
GTC ROAD COMMISSION	284,135	290,291	298,252	304,515	312,567	319,807
GTC VETERANS	33,131	33,848	34,777	35,507	36,446	37,290
DOWNTOWN DEVELOPMENT AUTHORITY	464,908	474,981	488,008	498,255	511,430	523,275
BAY AREA TRANSPORTATION AUTHORITY	139,762	142,790	146,706	149,786	153,747	157,308
GTC ANIMAL CONTROL	10,800	11,034	11,337	11,575	11,881	12,156
GTC CONSERVATION DISTRICT	27,964	28,570	29,353	29,970	30,762	31,475
TOTAL	7,307,446	7,465,766	7,670,520	7,831,587	8,038,669	8,224,852

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 9

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	<i>FY 2047-2048 estimated</i>	<i>FY 2048-2049 estimated</i>	<i>FY 2049-2050 estimated</i>	<i>FY 2050-2051 estimated</i>	<i>FY 2051 - 2052 estimated</i>	<i>FY 2052 -2053 estimated</i>
TRAVERSE CITY & ACT 345	4,721,846	4,877,710	4,972,739	5,080,785	5,189,609	5,274,856
RECREATIONAL AUTHORITY (RA)	101,050	104,385	106,419	108,731	111,060	112,885
RA BOND	0	0	0	0	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	689,535	712,296	726,174	741,951	757,843	770,292
NMC BOND	0	0	0	0	0	0
GRAND TRAVERSE COUNTY (GTC)	1,584,182	1,636,474	1,668,357	1,704,606	1,741,117	1,769,717
GTC COMMISSION ON AGING & SENIOR CENTER	190,499	196,787	200,621	204,980	209,370	212,809
TRAVERSE AREA DISTRICT LIBRARY	0	0	0	0	0	0
GTC ROAD COMMISSION	326,234	337,003	343,568	351,033	358,552	364,442
GTC VETERANS	38,039	39,295	40,061	40,931	41,808	42,494
DOWNTOWN DEVELOPMENT AUTHORITY	533,792	551,412	562,154	574,369	586,671	596,308
BAY AREA TRANSPORTATION AUTHORITY	160,469	165,766	168,996	172,668	176,366	179,263
GTC ANIMAL CONTROL	12,401	12,810	13,059	13,343	13,629	13,853
GTC CONSERVATION DISTRICT	32,107	33,167	33,813	34,548	35,288	35,868
TOTAL	8,390,153	8,667,105	8,835,961	9,027,945	9,221,312	9,372,785

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 9

UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate	FY 2053 - 2054 <i>estimated</i>	FY 2054-2055 <i>estimated</i>
TRAVERSE CITY & ACT 345	5,348,658	5,459,269
RECREATIONAL AUTHORITY (RA)	114,464	116,831
RA BOND	0	0
NORTHWESTERN MICHIGAN COLLEGE (NMC)	781,069	797,222
NMC BOND	0	0
GRAND TRAVERSE COUNTY (GTC)	1,794,478	1,831,588
GTC COMMISSION ON AGING & SENIOR CENTER	215,787	220,249
TRAVERSE AREA DISTRICT LIBRARY	0	0
GTC ROAD COMMISSION	369,541	377,183
GTC VETERANS	43,089	43,980
DOWNTOWN DEVELOPMENT AUTHORITY	604,651	617,155
BAY AREA TRANSPORTATION AUTHORITY	181,771	185,530
GTC ANIMAL CONTROL	14,047	14,337
GTC CONSERVATION DISTRICT	36,369	37,122
TOTAL	9,503,923	9,700,466

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 10

Taxing Unit Revenue From Uncaptured Base (fy 25/26)	before change in base	30% share 25/26	26/27	27/28	28/29	29/30
TRAVERSE CITY & ACT 345	460,644.41	815,970.22	811,890.37	807,830.92	803,791.76	799,772.80
RECREATIONAL AUTHORITY (RA)	9,858.03	17,462.18	17,374.87	17,288.00	17,201.56	17,115.55
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	67,268.31	119,156.86	118,561.07	117,968.27	117,378.43	116,791.53
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	154,546.45	273,758.45	272,389.66	271,027.71	269,672.57	268,324.21
GTC COMMISSION ON AGING & SENIOR CNTR	18,584.29	32,919.59	32,754.99	32,591.21	32,428.26	32,266.12
TRAVERSE AREA DISTRICT LIBRARY	29,570.07	-	-	-	-	-
GTC ROAD COMMISSION	31,826.08	56,375.66	56,093.78	55,813.31	55,534.25	55,256.58
GTC VETERANS	3,710.97	6,573.49	6,540.62	6,507.92	6,475.38	6,443.01
DOWNTOWN DEVELOPMENT AUTHORITY	52,074.58	92,243.18	91,781.97	91,323.06	90,866.44	90,412.11
BAY AREA TRANSPORTATION AUTHORITY	15,654.74	27,730.29	27,591.64	27,453.68	27,316.41	27,179.83
GTC ANIMAL CONTROL	1,209.74	2,142.90	2,132.19	2,121.53	2,110.92	2,100.36
GTC CONSERVATION	3,132.26	5,548.38	5,520.63	5,493.03	5,465.56	5,438.24
TOTAL	848,079.93	1,449,881.20	1,442,631.79	1,435,418.64	1,428,241.54	1,421,100.33

Taxing Unit Revenue From Share of Inflation Increase	no inflation share	share inflation beginning 25/26	share inflation 26/27	share inflation 27/28	share inflation 28/29	share inflation 29/30
TRAVERSE CITY & ACT 345	-	19,824.44	20,385.51	22,141.36	22,876.37	24,128.77
RECREATIONAL AUTHORITY (RA)	-	424.25	436.26	473.84	489.57	516.37
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	-	2,894.98	2,976.91	3,233.32	3,340.66	3,523.55
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	-	6,651.11	6,839.35	7,428.44	7,675.03	8,095.21
GTC COMMISSION ON AGING & SENIOR CNTR	-	799.80	822.43	893.27	922.93	973.45
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	-	1,369.68	1,408.44	1,529.75	1,580.54	1,667.06
GTC VETERANS	-	159.71	164.23	178.37	184.29	194.38
DOWNTOWN DEVELOPMENT AUTHORITY	-	2,241.10	2,304.53	2,503.02	2,586.11	2,727.69
BAY AREA TRANSPORTATION AUTHORITY	-	673.72	692.79	752.46	777.44	820.00
GTC ANIMAL CONTROL	-	52.06	53.54	58.15	60.08	63.37
GTC CONSERVATION	-	134.80	138.62	150.56	155.55	164.07
TOTAL	-	35,225.65	36,222.60	39,342.54	40,648.56	42,873.93

Total Taxing Unit Revenue from Base and Share of Inflation Increase	old base & no inflation	Combined 30% & Inflation	Combined 30% & Inflation 26/27	Combined 30% & Inflation 27/28	Combined 30% & Inflation 28/29	Combined 30% & Inflation 29/30
TRAVERSE CITY & ACT 345	460,644.41	835,794.66	832,275.88	829,972.28	826,668.13	823,901.57
RECREATIONAL AUTHORITY (RA)	9,858.03	17,886.43	17,811.13	17,761.83	17,691.12	17,631.92
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	67,268.31	122,051.84	121,537.99	121,201.59	120,719.08	120,315.08
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	154,546.45	280,409.56	279,229.01	278,456.15	277,347.60	276,419.42
GTC COMMISSION ON AGING & SENIOR CNTR	18,584.29	33,719.39	33,577.42	33,484.49	33,351.18	33,239.57
TRAVERSE AREA DISTRICT LIBRARY	29,570.07	-	-	-	-	-
GTC ROAD COMMISSION	31,826.08	57,745.34	57,502.22	57,343.07	57,114.78	56,923.64
GTC VETERANS	3,710.97	6,733.20	6,704.85	6,686.29	6,659.68	6,637.39
DOWNTOWN DEVELOPMENT AUTHORITY	52,074.58	94,484.28	94,086.49	93,826.08	93,452.55	93,139.80
BAY AREA TRANSPORTATION AUTHORITY	15,654.74	28,404.01	28,284.43	28,206.14	28,093.85	27,999.83
GTC ANIMAL CONTROL	1,209.74	2,194.96	2,185.72	2,179.67	2,171.00	2,163.73
GTC CONSERVATION	3,132.26	5,683.18	5,659.25	5,643.59	5,621.12	5,602.31
TOTAL	848,079.93	1,485,106.85	1,478,854.39	1,474,761.18	1,468,890.10	1,463,974.26

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 10

Taxing Unit Revenue From Uncaptured Base (fy 25/26)	30/31	31/32	32/33	33/34	34/35	35/36
TRAVERSE CITY & ACT 345	795,773.94	791,795.07	787,836.10	783,896.91	779,977.43	776,077.54
RECREATIONAL AUTHORITY (RA)	17,029.97	16,944.82	16,860.10	16,775.80	16,691.92	16,608.46
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	116,207.58	115,626.54	115,048.41	114,473.16	113,900.80	113,331.29
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	266,982.59	265,647.67	264,319.44	262,997.84	261,682.85	260,374.43
GTC COMMISSION ON AGING & SENIOR CNTR	32,104.79	31,944.26	31,784.54	31,625.62	31,467.49	31,310.15
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	54,980.29	54,705.39	54,431.86	54,159.71	53,888.91	53,619.46
GTC VETERANS	6,410.79	6,378.74	6,346.84	6,315.11	6,283.53	6,252.12
DOWNTOWN DEVELOPMENT AUTHORITY	89,960.05	89,510.25	89,062.70	88,617.39	88,174.30	87,733.43
BAY AREA TRANSPORTATION AUTHORITY	27,043.93	26,908.71	26,774.17	26,640.30	26,507.10	26,374.56
GTC ANIMAL CONTROL	2,089.86	2,079.41	2,069.01	2,058.67	2,048.38	2,038.13
GTC CONSERVATION	5,411.05	5,383.99	5,357.07	5,330.29	5,303.63	5,277.12
TOTAL	1,413,994.83	1,406,924.86	1,399,890.23	1,392,890.78	1,385,926.33	1,378,996.70

Taxing Unit Revenue From Share of Inflation Increase	share inflation 30/31	share inflation 31/32	share inflation 32/33	share inflation 33/34	share inflation 34/35	share inflation 35/36
TRAVERSE CITY & ACT 345	24,878.36	25,632.84	26,897.30	28,671.75	29,456.31	30,047.15
RECREATIONAL AUTHORITY (RA)	532.41	548.56	575.62	613.59	630.38	643.02
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	3,633.01	3,743.19	3,927.84	4,186.96	4,301.53	4,387.81
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	8,346.70	8,599.83	9,024.06	9,619.39	9,882.61	10,080.84
GTC COMMISSION ON AGING & SENIOR CNTR	1,003.70	1,034.13	1,085.15	1,156.74	1,188.39	1,212.23
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	1,718.85	1,770.98	1,858.34	1,980.94	2,035.15	2,075.97
GTC VETERANS	200.42	206.50	216.69	230.98	237.30	242.06
DOWNTOWN DEVELOPMENT AUTHORITY	2,812.43	2,897.72	3,040.67	3,241.26	3,329.95	3,396.75
BAY AREA TRANSPORTATION AUTHORITY	845.48	871.12	914.09	974.39	1,001.06	1,021.14
GTC ANIMAL CONTROL	65.34	67.32	70.64	75.30	77.36	78.91
GTC CONSERVATION	169.17	174.30	182.89	194.96	200.29	204.31
TOTAL	44,205.86	45,546.48	47,793.27	50,946.26	52,340.32	53,390.19

Total Taxing Unit Revenue from Base and Share of Inflation Increase	Combined 30% & Inflation 30/31	Combined 30% & Inflation 31/32	Combined 30% & Inflation 32/33	Combined 30% & Inflation 33/34	Combined 30% & Inflation 34/35	Combined 30% & Inflation 35/36
TRAVERSE CITY & ACT 345	820,652.30	817,427.91	814,733.39	812,568.67	809,433.74	806,124.70
RECREATIONAL AUTHORITY (RA)	17,562.38	17,493.38	17,435.71	17,389.39	17,322.30	17,251.48
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	119,840.59	119,369.73	118,976.24	118,660.13	118,202.33	117,719.11
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	275,329.29	274,247.51	273,343.49	272,617.23	271,565.46	270,455.27
GTC COMMISSION ON AGING & SENIOR CNTR	33,108.48	32,978.40	32,869.69	32,782.35	32,655.88	32,522.38
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	56,699.15	56,476.37	56,290.21	56,140.65	55,924.05	55,695.43
GTC VETERANS	6,611.21	6,585.24	6,563.53	6,546.09	6,520.83	6,494.18
DOWNTOWN DEVELOPMENT AUTHORITY	92,772.48	92,407.97	92,103.36	91,858.65	91,504.25	91,130.17
BAY AREA TRANSPORTATION AUTHORITY	27,889.41	27,779.83	27,688.26	27,614.69	27,508.15	27,395.70
GTC ANIMAL CONTROL	2,155.20	2,146.73	2,139.65	2,133.97	2,125.73	2,117.04
GTC CONSERVATION	5,580.21	5,558.29	5,539.97	5,525.25	5,503.93	5,481.43
TOTAL	1,458,200.69	1,452,471.34	1,447,683.50	1,443,837.05	1,438,266.65	1,432,386.88

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 10

Taxing Unit Revenue From Uncaptured Base (fy 25/26)	36/37	37/38	38/39	39/40	40/41	41/42
TRAVERSE CITY & ACT 345	772,197.16	768,336.17	764,494.49	760,672.02	756,868.66	753,084.31
RECREATIONAL AUTHORITY (RA)	16,525.41	16,442.79	16,360.57	16,278.77	16,197.38	16,116.39
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	112,764.64	112,200.81	111,639.81	111,081.61	110,526.20	109,973.57
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	259,072.56	257,777.20	256,488.31	255,205.87	253,929.84	252,660.19
GTC COMMISSION ON AGING & SENIOR CNTR	31,153.60	30,997.83	30,842.84	30,688.63	30,535.19	30,382.51
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	53,351.36	53,084.61	52,819.19	52,555.09	52,292.31	52,030.85
GTC VETERANS	6,220.85	6,189.75	6,158.80	6,128.01	6,097.37	6,066.88
DOWNTOWN DEVELOPMENT AUTHORITY	87,294.76	86,858.29	86,423.99	85,991.87	85,561.92	85,134.11
BAY AREA TRANSPORTATION AUTHORITY	26,242.69	26,111.48	25,980.92	25,851.01	25,721.76	25,593.15
GTC ANIMAL CONTROL	2,027.94	2,017.80	2,007.72	1,997.68	1,987.69	1,977.75
GTC CONSERVATION	5,250.73	5,224.48	5,198.35	5,172.36	5,146.50	5,120.77
TOTAL	1,372,101.71	1,365,241.21	1,358,415.00	1,351,622.92	1,344,864.81	1,338,140.49

Taxing Unit Revenue From Share of Inflation Increase	share inflation 36/37	share inflation 37/38	share inflation 38/39	share inflation 39/40	share inflation 40/41	share inflation 41/42
TRAVERSE CITY & ACT 345	30,840.37	31,638.99	32,443.07	33,252.68	34,067.88	34,792.21
RECREATIONAL AUTHORITY (RA)	660.00	677.09	694.30	711.62	729.07	744.57
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	4,503.65	4,620.27	4,737.69	4,855.92	4,974.96	5,080.74
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	10,346.96	10,614.90	10,884.67	11,156.29	11,429.79	11,672.80
GTC COMMISSION ON AGING & SENIOR CNTR	1,244.23	1,276.45	1,308.89	1,341.55	1,374.44	1,403.66
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	2,130.77	2,185.95	2,241.50	2,297.44	2,353.76	2,403.81
GTC VETERANS	248.45	254.89	261.36	267.89	274.45	280.29
DOWNTOWN DEVELOPMENT AUTHORITY	3,486.42	3,576.70	3,667.60	3,759.12	3,851.28	3,933.16
BAY AREA TRANSPORTATION AUTHORITY	1,048.09	1,075.23	1,102.56	1,130.07	1,157.78	1,182.39
GTC ANIMAL CONTROL	80.99	83.09	85.20	87.33	89.47	91.37
GTC CONSERVATION	209.71	215.14	220.60	226.11	231.65	236.58
TOTAL	54,799.64	56,218.68	57,647.44	59,086.02	60,534.54	61,821.58

Total Taxing Unit Revenue from Base and Share of Inflation Increase	Combined 30% & Inflation 36/37	Combined 30% & Inflation 37/38	ombined 30% & Inflation 38/39	Combined 30% & Inflation 39/40	Combined 30% & Inflation 40/41	Combined 30% & Inflation 41/42
TRAVERSE CITY & ACT 345	803,037.53	799,975.16	796,937.56	793,924.69	790,936.54	787,876.52
RECREATIONAL AUTHORITY (RA)	17,185.41	17,119.88	17,054.87	16,990.40	16,926.45	16,860.96
RA BOND	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	117,268.28	116,821.08	116,377.50	115,937.53	115,501.17	115,054.31
NMC BOND	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	269,419.52	268,392.10	267,372.98	266,362.16	265,359.64	264,333.00
GTC COMMISSION ON AGING & SENIOR CNTR	32,397.83	32,274.28	32,151.73	32,030.18	31,909.63	31,786.17
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-
GTC ROAD COMMISSION	55,482.14	55,270.56	55,060.69	54,852.53	54,646.08	54,434.66
GTC VETERANS	6,469.31	6,444.64	6,420.16	6,395.89	6,371.82	6,347.17
DOWNTOWN DEVELOPMENT AUTHORITY	90,781.18	90,434.99	90,091.59	89,751.00	89,413.20	89,067.27
BAY AREA TRANSPORTATION AUTHORITY	27,290.78	27,186.71	27,083.48	26,981.09	26,879.54	26,775.54
GTC ANIMAL CONTROL	2,108.94	2,100.89	2,092.92	2,085.00	2,077.16	2,069.12
GTC CONSERVATION	5,460.44	5,439.61	5,418.96	5,398.47	5,378.15	5,357.35
TOTAL	1,426,901.35	1,421,459.89	1,416,062.44	1,410,708.94	1,405,399.35	1,399,962.06

MOVING DOWNTOWN FORWARD TAX INCREMENT FINANCING PLAN TIF TABLE

ATTACHMENT 10

Taxing Unit Revenue From Uncaptured Base (fy 25/26)	42/43	43/44	44/45	45/46	46/47	47/48	52/53	53/54	54/55
TRAVERSE CITY & ACT 345	749,318.89	745,572.30	741,844.44	738,135.21	734,444.54	730,772.31	712,684.79	709,121.36	705,575.76
RECREATIONAL AUTHORITY (RA)	16,035.81	15,955.63	15,875.85	15,796.47	15,717.49	15,638.90	15,251.82	15,175.56	15,099.68
RA BOND	-	-	-	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	109,423.70	108,876.59	108,332.20	107,790.54	107,251.59	106,715.33	104,073.99	103,553.62	103,035.86
NMC BOND	-	-	-	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	251,396.89	250,139.91	248,889.21	247,644.76	246,406.54	245,174.51	239,106.13	237,910.60	236,721.05
GTC COMMISSION ON AGING & SENIOR CNTR	30,230.60	30,079.45	29,929.05	29,779.40	29,630.51	29,482.35	28,752.63	28,608.87	28,465.82
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-	-	-	-
GTC ROAD COMMISSION	51,770.70	51,511.84	51,254.29	50,998.01	50,743.02	50,489.31	49,239.64	48,993.44	48,748.47
GTC VETERANS	6,036.55	6,006.36	5,976.33	5,946.45	5,916.72	5,887.13	5,741.42	5,712.71	5,684.15
DOWNTOWN DEVELOPMENT AUTHORITY	84,708.43	84,284.89	83,863.47	83,444.15	83,026.93	82,611.80	80,567.05	80,164.22	79,763.39
BAY AREA TRANSPORTATION AUTHORITY	25,465.18	25,337.86	25,211.17	25,085.11	24,959.69	24,834.89	24,220.19	24,099.09	23,978.60
GTC ANIMAL CONTROL	1,967.86	1,958.02	1,948.23	1,938.49	1,928.80	1,919.15	1,871.65	1,862.29	1,852.98
GTC CONSERVATION	5,095.16	5,069.69	5,044.34	5,019.12	4,994.02	4,969.05	4,846.06	4,821.83	4,797.72
TOTAL	1,331,449.78	1,324,792.53	1,318,168.57	1,311,577.73	1,305,019.84	1,298,494.74	1,266,355.38	1,260,023.60	1,253,723.48

Taxing Unit Revenue From Share of Inflation Increase	share inflation 42/43	share inflation 43/44	share inflation 44/45	share inflation 45/46	share inflation 46/47	share inflation 47/48	share inflation 52/53	share inflation 53/54	share inflation 54/55
TRAVERSE CITY & ACT 345	35,617.85	36,258.12	37,093.52	37,745.58	38,591.00	39,348.77	43,414.73	44,027.44	44,554.87
RECREATIONAL AUTHORITY (RA)	762.24	775.94	793.82	807.77	825.87	842.08	929.10	942.21	953.50
RA BOND	-	-	-	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	5,201.31	5,294.81	5,416.80	5,512.02	5,635.48	5,746.14	6,339.89	6,429.37	6,506.39
NMC BOND	-	-	-	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	11,949.81	12,164.62	12,444.90	12,663.66	12,947.30	13,201.53	14,565.66	14,771.23	14,948.18
GTC COMMISSION ON AGING & SENIOR CNTR	1,436.97	1,462.80	1,496.50	1,522.81	1,556.92	1,587.49	1,751.53	1,776.25	1,797.53
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-	-	-	-
GTC ROAD COMMISSION	2,460.85	2,505.09	2,562.80	2,607.85	2,666.27	2,718.62	2,999.54	3,041.87	3,078.31
GTC VETERANS	286.94	292.10	298.83	304.08	310.89	317.00	349.75	354.69	358.94
DOWNTOWN DEVELOPMENT AUTHORITY	4,026.50	4,098.88	4,193.32	4,267.03	4,362.61	4,448.27	4,907.92	4,977.18	5,036.81
BAY AREA TRANSPORTATION AUTHORITY	1,210.45	1,232.21	1,260.60	1,282.76	1,311.49	1,337.25	1,475.43	1,496.25	1,514.17
GTC ANIMAL CONTROL	93.54	95.22	97.41	99.13	101.35	103.34	114.02	115.62	117.01
GTC CONSERVATION	242.19	246.55	252.23	256.66	262.41	267.56	295.21	299.37	302.96
TOTAL	63,288.65	64,426.33	65,910.74	67,069.36	68,571.58	69,918.05	77,142.76	78,231.49	79,168.67

Total Taxing Unit Revenue from Base and Share of Inflation Increase	Combined 30% & Inflation 42/43	Combined 30% & Inflation 43/44	Combined 30% & Inflation 44/45	Combined 30% & Inflation 45/46	Combined 30% & Inflation 46/47	Combined 30% & Inflation 47/48	Combined 30% & Inflation 52/53	Combined 30% & Inflation 53/54	Combined 30% & Inflation 54/55
TRAVERSE CITY & ACT 345	784,936.74	781,830.42	778,937.96	775,880.79	773,035.54	770,121.09	756,099.51	753,148.81	750,130.63
RECREATIONAL AUTHORITY (RA)	16,798.05	16,731.57	16,669.67	16,604.25	16,543.36	16,480.99	16,180.92	16,117.77	16,053.18
RA BOND	-	-	-	-	-	-	-	-	-
NORTHWESTERN MICHIGAN COLLEGE (NMC)	114,625.01	114,171.39	113,749.00	113,302.56	112,887.07	112,461.47	110,413.88	109,982.99	109,542.24
NMC BOND	-	-	-	-	-	-	-	-	-
GRAND TRAVERSE COUNTY (GTC)	263,346.70	262,304.53	261,334.11	260,308.42	259,353.84	258,376.04	253,671.79	252,681.83	251,669.23
GTC COMMISSION ON AGING & SENIOR CNTR	31,667.57	31,542.25	31,425.55	31,302.21	31,187.43	31,069.84	30,504.16	30,385.11	30,263.35
TRAVERSE AREA DISTRICT LIBRARY	-	-	-	-	-	-	-	-	-
GTC ROAD COMMISSION	54,231.55	54,016.93	53,817.09	53,605.87	53,409.29	53,207.93	52,239.17	52,035.31	51,826.78
GTC VETERANS	6,323.49	6,298.46	6,275.16	6,250.53	6,227.61	6,204.13	6,091.17	6,067.40	6,043.09
DOWNTOWN DEVELOPMENT AUTHORITY	88,734.94	88,383.77	88,056.79	87,711.18	87,389.54	87,060.07	85,474.97	85,141.40	84,800.20
BAY AREA TRANSPORTATION AUTHORITY	26,675.64	26,570.07	26,471.77	26,367.88	26,271.18	26,172.14	25,695.62	25,595.34	25,492.77
GTC ANIMAL CONTROL	2,061.40	2,053.24	2,045.65	2,037.62	2,030.15	2,022.49	1,985.67	1,977.92	1,969.99
GTC CONSERVATION	5,337.36	5,316.23	5,296.57	5,275.78	5,256.43	5,236.61	5,141.27	5,121.21	5,100.68
TOTAL	1,394,738.44	1,389,218.86	1,384,079.32	1,378,647.09	1,373,591.42	1,368,412.79	1,343,498.14	1,338,255.09	1,332,892.15