

**Traverse City
Downtown Development Authority
Special Meeting
Thursday, June 13, 2024
8:30 AM**



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 Harry Burkholder, Interim CEO
(231) 922-2050
Web: www.dda.downtowntc.com
303 East State Street, Suite C
Traverse City, MI 49684

**Welcome to the Traverse City Downtown Development Authority
Special Meeting**

Agenda

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1.	CALL TO ORDER	
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303 E. State Street
Traverse City, MI 49684
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231-922-2050

Memorandum

To: DDA Board of Directors
From: Harry Burkholder, Interim DDA CEO
Memo Date: June 11, 2024
Subject: FY 24-25 DDA Budget Adoption Next Steps

The following memo provides a summary of the on-going DDA Budget adoption process, as well as recommendations regarding possible budget amendments moving forward.

Budget Approval Process

Last Monday, at the June 3rd regular meeting of the City Commission, the proposed 2024-2025 DDA Budget failed to get the required five votes from the City Commission for approval, with several City Commissioners expressing concerns regarding the proposed budget. At the end of the meeting, City Manager Liz Vogel asked Commissioners to send her a list of their concerns so that she could forward them to the DDA for consideration. On Tuesday June 4th, I received a memo from Ms. Vogel (see attached) outlining the concerns from the Commissioners who responded.

On Friday, June 7th, I sent Ms. Vogel a memo (see attached) that addressed a few of the high-level concerns and questions we received from Commissioners, as well as my recommendations to the DDA Board on how to amend the budget to address the goals and priorities of both bodies. In addition, I asked for confirmation that the proposed amendments are satisfactory to Commissioners prior to our June 13th special meeting. The DDA Board Chair and the entire City Commission were copied on the memo and email. At the time of our meeting posting (Tuesday June 11th), I have not received any responses or questions from Commissioners.

DDA Budget Discussions and Approval Process

As a reminder, I have listed the budget approval process (with key dates) below:

April 19th DDA Board reviewed budget & scheduled public hearing
May 17th DDA held public hearing on budget
May 6th Initial budget provided to the City Commission

May 13th Budget discussed at City Commission Study Session
May 20th City Commission held public hearing on budget
June 3rd DDA budget failed to receive required five votes from City Commissioners for approval

Next Steps and Budget Amendment Recommendations

Based on previous conversations with City Commissioners and the subsequent memo from Ms. Vogel, I am recommending that we make the following three amendments to the proposed DDA Budget.

Marketing & Communications

Remove the *Marketing and Communications* line item under “professional services” from the TIF-97 Budget and Old Town TIF Budget and move it to the DDA General Budget. This equates to a shift of \$80,000 from the TIF-97 Budget and \$30,000 from Old Town TIF Budget to the DDA General Budget.

As a reminder, this line-item was added in the 2023-2024 budget (TIF-97 and Old Town TIF) and we plan to continue marketing and communication efforts this coming year for a wide-variety of DDA and DTCA activities and initiatives, including the promotion of downtown businesses and events.

State Street Two-Way Pilot Project

Add \$100,000 to the *State/Boardman/Pine Street Two-Way Conversion* line item within the TIF-97 budget for the design, engineering and construction of a mid-block crosswalk on the 200-Block of State Street. DDA staff will work with City Engineering staff (or an engineering consultant) to develop the crosswalk plan, which will ultimately require survey work, grading and drainage elements, among other items.

As noted in previous communications with the DDA Board, the fate of the two-way pilot project will be discussed next November, as the pilot-project expires. At that time, the two-way pilot project could be moved into permanent status or continue as a pilot for an additional year. Funding for this project could also be utilized to implement other traffic-calming/pedestrian-friendly amenities, stormwater management infrastructure and new/updated traffic signals.

Stormwater Management Infrastructure

Add a new \$100,000 *Stormwater* line item to the TIF-97 Budget to implement, in partnership with the city, a stormwater management infrastructure project. This may include hyper-focused stormwater elements in the Lower Boardman/Ottaway Riverwalk Design and Engineering process and/or contributing funding toward stormwater elements associated with the future reconstruction of Lot B (which has been estimated at roughly \$400,000), or another city stormwater project in downtown. Moving forward, I believe we have an opportunity to study and determine how we can implement stormwater management infrastructure improvements highlighted in the 2018 TIF-97 Stormwater Management Plan.

Conclusion

I believe the proposed amendments address several of the key concerns raised during previous meetings and conversations with City Commissioners as well as specific concerns address in the memo from Ms. Vogel. Furthermore, I believe these proposed amendments address the goals and priorities of both the DDA and City Commission.

If the recommended amendments are approved by the DDA at your June 13th Special Meeting, they will be presented to the City Commission for consideration and approval at their June 17th regular meeting. If approved by the City Commission, the DDA Board will formally approve the 2024-2025 DDA Budget at the June 21st regular meeting.

Recommended Motion

That the DDA Board of Directors approve the recommended amendments to the proposed 2024-2025 DDA Budget, for consideration and adoption by the City Commission at their June 17th meeting.

City of Traverse City

Office of the City Manager

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MEMORANDUM

TO: Harry Burkholder, Interim CEO, Downtown Development Authority
Gabe Schneider, Chair, Downtown Development Authority Board of Directors

FROM: Elizabeth Vogel, City Manager *EMV*

CC: Mayor Amy Shamroe
Mayor Pro Tem Mark Wilson
Commissioner Jackie Anderson
Commissioner Mitch Treadwell
Commissioner Heather Shaw
Commissioner Mi Stanley
Commissioner Tim Werner

DATE: June 4, 2024

SUBJECT: Commissioner Concerns regarding FY25 DDA Budget

Dear Interim CEO Burkholder,

Last evening at the regular City of Traverse City Commission Meeting of June 4, 2024, several City Commissioners expressed concerns regarding the proposed Downtown Development Authority Budget for FY25, and with a 4-3 vote, the Budget was not approved as it requires 5 affirmative votes.

Near the end of the City Commission meeting, I offered to compile these concerns to expedite the process of delivering them to the Downtown Development Authority. Below are the concerns from the Commissioners who reached out to me.

From Commissioner Jackie Anderson:

- As a candidate and a commissioner, I have advocated that TC voters should weigh in on whether TIF financing for downtown continues beyond 2027.
- In the situation facing us, when long-term financing is simply unknown, I want to see a "status quo" budget, where spending focuses on items of immediate importance and benefit. That means continuation of all the day-to-day services and functions that keep the doors open and the lights on.
- I cannot support spending on projects that won't be completed unless TIF financing continues for decades into the future. I put the Lower Boardman redesign and Rotary Square in that category.

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- I'd like to see a DDA budget that pauses action on long-term projects like those ... but only for six months until the outcome of the TIF vote is known. I would expect the DDA to come back in November with an amended budget that reflects that outcome.

I presented this idea at the May budget study session and spent an hour with Harry B. ten days ago to discuss the details. His response was that his board simply didn't want to do that. No explanation, no suggestions.

During my conversation with Harry, I questioned several other proposed budget items:

- Retail Incubator -- Harry reported that this project is currently on hold because no one has stepped up to handle day-to-day management of the enterprise. The landlord (Keen) is not willing to take on the responsibility, and DDA doesn't have the manpower. Harry anticipated pulling the plug on the project, yet it remains fully funded at \$50,000 in the budget.
- Traverse Connect -- While no dollar amount is specified for this professional services contract, the narrative indicates an estimated \$40,000 cost from TIF97/Old Town TIF funds. I asked what services DDA would receive beyond those connected with a standard TC Connect membership at much lower cost; there does not seem to be agreement on specific deliverables, although Harry mentioned a possible e-commerce consultancy. I inquired about TC Connect's credentials in this area -- compared to local firms like OneUpWeb -- and received no specific response.
- Streetscapes/Snowmelt -- Since this \$400,000 item was described by Harry as a reserve for DDA's share of costs related to new development, I asked which new developments he expected to tap these funds in 2024-25. Harry mentioned the Innovo Hall St. site (building height lawsuit affirmed in 2023, and still an empty lot), Union St. site (building recently demolished, lot empty) and Garland St. site (demolition completed in 2018), as well as the Opera House and Hannah-Lay building. I expected to receive more details from Harry before the budget vote.
- State St. Two-Way Pilot Project -- I asked how much was actually spent on this project in fiscal year 2023-24, and am awaiting a response from Harry. I would like to know why a second pilot year is needed before a decision on whether to make this change permanent.

Let me be clear: while I have remaining questions about these specific budget items, the larger issue about adequate budget planning for an unknown outcome in the November TIF referendum is my primary concern. To fail to address that issue now, during budgeting, seems both fiscally imprudent and disrespectful to the referendum process.

From Commissioner Heather Shaw:

- Remove the Marketing & Communication line item from the TIF-97 budget and move it to the General Budget. Use GB funds to pay for marketing, not TIF monies.

From Commissioner Tim Werner:

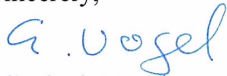
From a high level I am interested in a budget that does not depend on the outcome of November's ballot initiatives. No dead ends.

Two specific items are:

- Boardman/Ottaway River project: Rather than engineering plans, improve stormwater infrastructure.
- State St. Two-Way Pilot Project. Rather than spend money on ProgressiveAE counting cars, invest in a mid-block crossing.

Harry, I hope this helps consolidate the budget concerns from City Commissioners so that you can bring this information to the DDA Board of Directors for their consideration.

Sincerely,



Elizabeth Vogel
City Manager
City of Traverse City.



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

Memorandum

To: Elizabeth Vogel, City Manager

CC: City Commissioners

From: Harry Burkholder, Interim DDA CEO
Gabe Schneider, Chair, DDA Board of Directors

Memo Date: June 7, 2024

Subject: Commissioner Concerns Regarding the FY 24-25 DDA Budget

Dear Ms. Vogel,

I want to thank you and the City Commissioners for your June 4th email, and the concerns expressed regarding the proposed 2024-2025 Downtown Development Authority Budget. As I have reiterated with both DDA Board members and City Commissioners, I believe we can come together to establish and approve a DDA budget that addresses the goals and priorities of both bodies. In addition, over the next year, I hope we can schedule a handful of joint meetings so that we can all better understand and better align our mutual goals, objectives and priorities.

To that end, I'd like to first address a few of the high-level concerns and questions included in your memo followed by my recommendation to the DDA Board on how to amend the budget to address the goals and priorities of both bodies.

Response to High Level Concerns Raised in the Memo

2024-2025 Capital Improvement Projects and TIF Extension

None of the capital improvement projects listed in our budget rely on the extension of TIF-97. As I noted in my presentation – while some of the projects listed in the budget are part of a larger, long-term vision for downtown and the riverfront, they also serve as stand-alone projects that could be completed within the two remaining years of TIF-97.

For example, the scope of our planned design and engineering work along the Lower Boardman/Ottaway River includes the J-Smith Walkway, a new pedestrian

bridge and place-based abutments along a narrow corridor on either side of the pedestrian bridge. As you will read later on in this memo, we also intend to include stormwater management infrastructure/nature-based solutions within the design. This project represents just a small sliver of the entire vision for the Lower Boardman/Ottaway Riverwalk and would be a positive investment in our downtown/riverfront, even if none of the other elements of the long-term vision for the riverwalk were realized. It is also important to note that the DDA received a MEDC grant to help fund either design/engineering/implementation of this project.

The similar rationale can be applied to the Rotary Square project. Our proposed conceptual design process will include a “phased” approach to implementation – that is, a conceptual design for Rotary Square can reflect what can be done with the remaining two-years of TIF-97 and what a conceptual design for Rotary Square can reflect should TIF-97 not be extended. As a reminder, funding for the proposed conceptual design process is completely funded through a grant from Rotary Charities – no TIF dollars would be for this proposed activity.

November Vallot Initiative and TIF

It is important to reiterate, the upcoming November ballot initiative is not a “yes/no” referendum on the future of TIF-97. Rather, the ballot initiative is simply asking whether citizens should have the right to vote on any future TIF extension prior to its approval by the City Commission. At this time, the Moving Downtown Forward TIF Plan has not been approved by the DDA Board, nor has the Plan been submitted to the City Commission for consideration and approval. There is no way to definitively predict the future results of a proposed extension of TIF-97, even if the November referendum is affirmed.

Marketing/Communications Funding

With the DDA Outreach and Communications Director position currently vacant, a Marketing/Communications item in our budget is used to publicize and communicate a wide-variety of DDA activities and initiatives, including the promotion of Downtown businesses and events. To be clear, while this budget item has been used to develop informational and educational materials related to TIF (as well as other DDA functions), it has not been used to develop campaign materials related to the proposed extension of TIF-97.

Response to Specific Questions Raised in the Memo

Retail Incubator

At this time, the Retail Incubator remains a DDA project. There are many moving parts to this project that involve both the interior renovations of the retail space as well as the procurement of tenants and day-to-day management. There is a possibility that this project will not continue past the next fiscal year, but no decision has been made by the DDA Board at this time and all options remain on the table.

State Street Two-Way Pilot

Last fiscal year (2023-2024), we allocated \$178,320 to this project. At the time of the pilot project's inception, the DDA Board and City Commission agreed that data collection was an important part of this project and that to a two-year pilot to allow adequate time to evaluate the pilot project under different street-closure scenarios within the grid-system (e.g., bridge closures, Grandview Parkway Reconstruction) as well as seasonal maintenance needs. The 2024-2025 Budget reflects year two of that pilot commitment.

Recommended Budget Amendments

The DDA Board will hold a Special Meeting on Thursday, June 13th to discuss potential amendments to the 2024-2025 proposed budget. At the meeting, I will be making the following recommendations regarding possible amendments to the budget.

Marketing & Communications

Remove the Marketing and Communications line item from the TIF-97 and Old Town TIF budgets and move it under the DDA General Budget.

State Street Two-Way Pilot Project

Add \$100,000 to the State Street Two-Way Pilot Project budget item for design/engineering and construction of a mid-block crosswalk in the 200-Block of State Street. The DDA will work with City Engineering staff (or an engineering consultant) to develop the crosswalk plans, which will ultimately require survey work, grading, and drainage elements (including possible storm inlets) among other items.

Stormwater

Add a new \$100,000 "Stormwater" line item to the budget to implement, in partnership with the city, a stormwater management infrastructure project in the downtown district. This may include hyper-focused stormwater elements in the Lower Boardman/Ottaway Design and Engineering process and/or contributing funding toward stormwater related elements associated with the reconstruction of Lot B (which has been estimated at roughly \$400,000), or another city stormwater project within the downtown.

I believe that the above responses and proposed amendments address the key concerns raised in your memo. Please confirm that the proposed amendments are satisfactory to your commissioners before the DDA Board's June 13th meeting so that we can move forward in this 2024-2025 budget process. Should you or any City Commissioners have any additional questions, I would happy to answer them as well.

**City of Traverse City, Michigan
DDA Component Unit
DDA General Fund
For the Budget Year 2024-2025**

	FY 22/23 Actual	FY 23/24 Budget	FY 23/24 Projected	FY 24/25 Requested
Revenue				
Taxes	\$ 127,690	\$ 130,000	\$ 130,960	\$ 130,000
Grants and Contributions	867,788	100,000	133,319	1,875,000
Reimbursements	1,309,329	1,585,359	1,535,359	743,728
Rental Income	10,499	115,000	51,000	51,000
Interest Income	2,211	1,000	3,314	2,000
Total Revenue	2,317,517	1,931,359	1,853,952	2,801,728
Expenditures				
Salaries and Wages	989,124	1,060,134	910,000	430,000
Fringe Benefits	325,249	390,382	290,000	111,113
Office Supplies and Utilities	73,657	63,000	61,982	85,000
Professional Services	1,076,732	265,000	431,929	451,000
Travel and Conferences	3,978	30,000	11,953	5,000
Repairs and Maintenance	-	-	234	-
Rentals	5,942	-	-	-
Capital Outlay	117,552	-	-	-
Grants	-	45,000	-	1,375,000
Rotary Square	-	50,000	-	450,000
Total Expenditures	2,592,234	1,903,516	1,706,098	2,907,113
Excess of Revenues Over/ (Under) Expenditures	(274,717)	27,843	147,854	(105,385)
Beginning Fund Balance	736,184	461,467	461,467	609,321
Ending Fund Balance	\$ 461,467	\$ 489,310	\$ 609,321	\$ 503,936

**City of Traverse City, Michigan
DDA Component Unit
TIF-97 Financing Fund
For the Budget Year 2024-2025**

	FY 22/23 Actual	FY 23/24 Budget	FY 23/24 Projected	FY 24/25 Requested
Revenue				
Property Taxes	\$ 3,677,904	\$ 4,180,861	\$ 4,154,904	\$ 4,165,820
Grants and Contributions	-	40,000		-
Reimbursements	196,607	130,000	100,800	-
Interest Income	4,260	4,500	54,541	4,500
Total Revenue	3,878,771	4,355,361	4,310,245	4,170,320
Expenditures				
Professional Services	860,923	1,494,820	977,639	1,477,215
Printing and Publishing	195,789	20,000	49,349	20,000
Repairs and Maintenance	-	250,000	220,000	250,000
Contribution to District Construction Project	1,117,777	2,125,000	1,017,759	3,034,367
Contribution to City - Debt Service	972,956	953,440	953,440	913,720
Total Expenditures	3,147,445	4,843,260	3,218,187	5,695,302
Excess of Revenues Over/ (Under) Expenditures	731,326	(487,899)	1,092,058	(1,524,982)
Beginning Fund Balance	4,812,421	5,543,747	5,543,747	6,635,805
Ending Fund Balance	\$ 5,543,747	\$ 5,055,848	\$ 6,635,805	\$ 5,110,823

**City of Traverse City, Michigan
DDA Component Unit
Old Town TIF Financing Fund
For the Budget Year 2024-2025**

	FY 22/23 Actual	FY 23/24 Budget	FY 23/24 Projected	FY 24/25 Requested
Revenue				
Property Taxes	\$ 678,944	\$ 841,481	\$ 837,912	\$ 823,427
Grants and Contributions	-	-		-
Reimbursements	-	-		-
Interest Income	288	100	257	100
Total Revenue	679,232	841,581	838,169	823,527
Expenditures				
Professional Services	148,482	231,039	170,000	363,383
Printing and Publishing	-	100	5,422	100
Repairs and Maintenance	-	-	7,324	-
Contribution to District Construction Project	117,599	805,000	863,000	378,120
Total Expenditures	266,081	1,036,139	1,045,746	741,603
Excess of Revenues Over/ (Under) Expenditures	413,151	(194,558)	(207,577)	81,924
Beginning Fund Balance	714,387	1,127,538	1,127,538	919,961
Ending Fund Balance	\$ 1,127,538	\$ 932,980	\$ 919,961	\$ 1,001,885

TIF 97 REVENUE AND EXPENSE PROJECTIONS - 2024/2025 Budget

FISCAL YEAR	FY 2022-2023 <i>Audited</i>	FY 2023-2024 <i>revenue based on settlement</i>	FY 2024-2025 <i>estimated</i>
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%)			2,728,560
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping			3,500,000
REAL PROPERTY TAXABLE VALUE	169,530,321	181,903,974	188,132,534
PERSONAL PROPERTY TAXABLE VALUE	7,928,140	7,092,220	8,000,000
TOTAL TAXABLE VALUE	177,458,461	188,996,194	196,132,534
BASE TAXABLE VALUE - 1997+park place brownfield	37,530,730	37,530,730	37,530,730
CAPTURED TAXABLE VALUE FOR DISTRICT	139,927,731	151,465,464	158,601,804
Increase/Decrease	17,614,899	11,537,733	7,136,340
REVENUE & EXPENSE	FY 2022-2023 <i>Audited</i>	FY 2023-2024 <i>revenue based on settlement</i>	FY 2024-2025 <i>estimated</i>
REVENUE			
TAXES - ((Captured Taxable Value / 1,000) x Total Captured Millage Rate)	3,677,904	3,940,677	4,215,820
ADJUSTMENTS AND TRIBUNAL REFUNDS	0	15,899	(50,000)
SUB-TOTAL TAXES	3,677,904	3,956,576	4,165,820
INTEREST	4,260	4,500	4,500
PARK ST BRA REIMBURSEMENT	196,607	48,632	0
TOTAL REVENUE	3,878,771	4,009,708	4,170,320
EXPENSE			
PROFESSIONAL SERVICES	860,923	1,492,818	1,477,215
Downtown Development Authority Administration		530,129	555,106
Legal		30,000	20,000
Community Policing Full Time		120,000	120,420
Dedicated Engineer for Public Infrastructure			60,000
Arts Commission - Administration		15,000	15,000
Arts Commission - Project		30,000	
Downtown WIFI		65,000	
Public Restroom (5 Private Sector downtown locations)		30,000	30,000
Service Agreement		507,689	514,689
Traverse Connect Professional Services		35,000	37,000
Retail Incubator		50,000	50,000
Composting		30,000	25,000
Miscellaneous		50,000	50,000
2017 DECK REFUNDING DEBT SERVICE (Hardy Deck)	972,956	953,440	913,720
GENERAL EXPENSES	195,789	20,000	20,000
REPAIRS & MAINTENANCE (Clean & Green / Youthworks) -- Infrastructure Repair		250,000	250,000
CAPITAL IMPROVEMENT PROJECTS	1,117,777	1,875,000	3,034,367
Lower Boardman/Ottaway Riverwalk		500,000	1,000,000
West End Mix-Use Development		500,000	
East Front Street Improvements			
State/Boardman/Pine Street Two-Way Conversion		200,000	500,000
Farmer's Market			
Streetscapes/Snow Melt Projects		325,000	400,000
Bayfront Tart Trail Engineering, Design, Construction		200,000	200,000
309 West Front Street Staircase			100,000
Rotary Square			100,000
East Front Street Improvements			
Mobility Implementation Components		50,000	
Infrastructure Repair			100,000
Downtown Cameras			112,480
BRA Interlocal Agreement			321,887
Stormwater Improvement(s)			100,000
Miscellaneous		100,000	100,000
TOTAL EXPENSE	3,147,445	4,591,258	5,695,302
CHANGE IN FUND BALANCE	731,326	(581,550)	(1,524,983)
FUND BALANCE END OF FISCAL YEAR	5,543,747	4,962,196	3,437,214

OLD TOWN TIF REVENUE AND EXPENSE PROJECTIONS - BUDGET YEAR 2024/2025

FISCAL YEAR	FY 2022-2023 Audited	FY 2023-2024 based on settlement	FY 2024-2025 estimated
TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @1.5%)			1,077,161
TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping			0
REAL PROPERTY TAXABLE VALUE	66,925,739	71,810,700	72,887,861
PERSONAL PROPERTY TAXABLE VALUE	5,384,900	5,132,200	5,000,000
TOTAL TAXABLE VALUE actual through 2024	72,310,639	76,942,900	77,887,861
BASE TAXABLE VALUE - 2017	45,424,382	45,424,382	45,424,382
CAPTURED TAXABLE VALUE FOR DISTRICT	26,886,257	31,518,518	32,463,479
Increase/Decrease	3,927,608	4,632,261	944,961
REVENUE & EXPENSE	FY 2022-2023 Audited	FY 2023-2024 based on settlement	FY 2024-2025 estimated
REVENUE			
TAXES - ((Captured Taxable Value / 1,000) x Total Captured Millage Rate)	678,944	791,512	838,427
ALLOWANCE FOR TRIBUNAL REFUNDS	0	(27)	(15,000)
SUB-TOTAL TAXES	678,944	791,485	823,427
INTEREST	288	100	100
TOTAL REVENUE	679,232	791,585	823,527
EXPENSE			
PROFESSIONAL SERVICES	148,482	317,626	363,383
Downtown Development Authority Administration		110,315	113,622
Dedicated Engineer for Downtown Infrastructure (part-time)		0	20,000
Legal		10,000	10,000
Composting			10,000
Service Agreement		122,311	124,761
Repairs and Maintenance (Clean/Green Youthworks)		50,000	60,000
Traverse Connect Contract		5,000	5,000
Miscellaneous		20,000	20,000
GENERAL EXPENSES (Printing & Publishing)	0	100	100
CAPITAL IMPROVEMENT PROJECTS	117,599	805,000	378,120
Midtown Riverwalk	0	300,000	0
Riverine Riverwalk			
Hannah Park Improvements		70,000	80,000
Union Street Streetscapes			
Lake Avenue Streetscaping & Plaza			
Streetscapes/Snow Melt Projects	0	100,000	100,000
Rivers Edge Riverwalk Decking Replacement			130,000
8th Street Intersections	3,210	300,000	
Mobility Implementation		25,000	0
Downtown Cameras			28,120
Infrastructure Repair			30,000
Miscellaneous	0	10,000	10,000
TOTAL EXPENSE	266,081	1,122,726	741,603
CHANGE IN FUND BALANCE	413,151	(331,141)	81,924
FUND BALANCE END OF YEAR	1,127,538	796,397	878,321



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231-922-2050

Memorandum

To: DDA Board of Directors

From: Harry Burkholder, Interim DDA CEO

Memo Date: June 11, 2024

Subject: Joint Meeting – Public Workshop Focused on Housing Policy

Just a reminder that next Tuesday evening (June 18th) is the public workshop focused on housing policy. The Workshop will be held at the City Opera House from 6:00 – 8:00 pm, doors open at 5:30 pm. As previously mentioned, this workshop will serve as an official joint meeting between the City Commission, Planning Commission, and Downtown Development Authority.

Flywheel Community Development Services and the Michigan Association of Planning will present data-driven options supporting effective housing strategies. The workshop will address the complexities of housing policy, emphasizing thoughtful choices over one-size-fits-all solutions. Additionally, we will explore how Traverse City integrates into the broader northern regional housing and employment system, focusing on unique challenges and tailored approaches for each community.

Community engagement on this matter is crucial, and your presence and participation helps to demonstrate our collective commitment to addressing the housing crisis collaboratively. Your insights and leadership are essential to this discussion, and we anticipate a productive and impactful session.