

Traverse City Downtown Development Authority

FINAL DRAFT
MOVING DOWNTOWN FORWARD
TAX INCREMENT FINANCING
&
DEVELOPMENT PLAN

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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, Renewable Energy, Energy Efficiency and Resiliency
- Protect and Preserve Small Local Independent Businesses
- Champion the Development of Attainable and Workforce Housing
- Support Job Growth and Varied Career Opportunities

Specifically, the Plan lists public improvements to the pedestrian experience by supporting 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 above, depicts the boundaries of the Development Area and (Attachment One-A) describes the legal description of the area, which is wholly contained within the Downtown Development Authority District as shown on the map.

C. Description of Existing Improvements in the Development Area to be Demolished, Repaired or Altered, A Description of Any Repairs and Alterations and Estimate of the Time Required for Completion.

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 St. 136 W. State St. 130 W. State St. 126 W. State St. 122 W. State St. 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 | 2026 | Publicly 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 | Four properties with opportunity behind current buildings for new infill development to take advantage of Lower Boardman/Ottaway design |
| 221 E State St | 28-51-794-082-00 | New Development / Demolition | \$8,000,000 | 2030 | Single story building, with opportunity for repurposing/reinvesting for mixed-use development |

| Project Address | Property ID | Improvements | Project Value | Estimated Completion | Rationale for Inclusion for Private Investment |
|------------------|--------------------------------------|--|---------------|----------------------|--|
| 216 E State St | 28-51-794-086-00 | New Infill Development | \$15,000,000 | 2045 | Surface lot between two 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 |
| 120 Boardman | 28-51-794-130-00 | 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 |
| 330 E. State | 28-51-743-002-17 | Repurposing/Infill Development | \$30,000,000 | 2025 | Property owner is working to build a multi-story residential building |
| 232 W. State | 28-51-164-069-00 | Repurposing/Infill Development | \$9,000,000 | 2025 | Property owner is currently building multi-use building w/ ground floor commercial and residential on the upper floors |

TOTAL - \$388,000,000

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 |
| 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 Two. B. Reach Three. C. Reach Four. D. Reach Five E. Reach Six | 2024 | \$1,000,000 | 2054 | \$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, Sidewalk, Crosswalk and Streetscaping Improvements Improvements to public streets, sidewalks, crosswalks, 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 |
| Stormwater Infrastructure Implementation of stormwater infrastructure, including projects identified in the 2018 Stormwater Management Plan | 2024 | \$2,000,000 | 2034 | \$20,000,000 |
| District Wide Heated Sidewalks | 2024 | \$10,000,000 | 2054 | \$15,000,000 |
| Housing New housing opportunities, including the housing elements of the West End Mixed Use Development as well as affordable/attainable housing | 2024 | \$5,000,000 | 2054 | \$38,000,000 |
| 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

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, 2054 and, an estimate of the increase in assessed value of existing real and personal properties based upon the experience of the Treasurer of the City. The total assessed value minus the base taxable value as identified in Attachment 8 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, energy efficiency, climate change and resiliency.
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

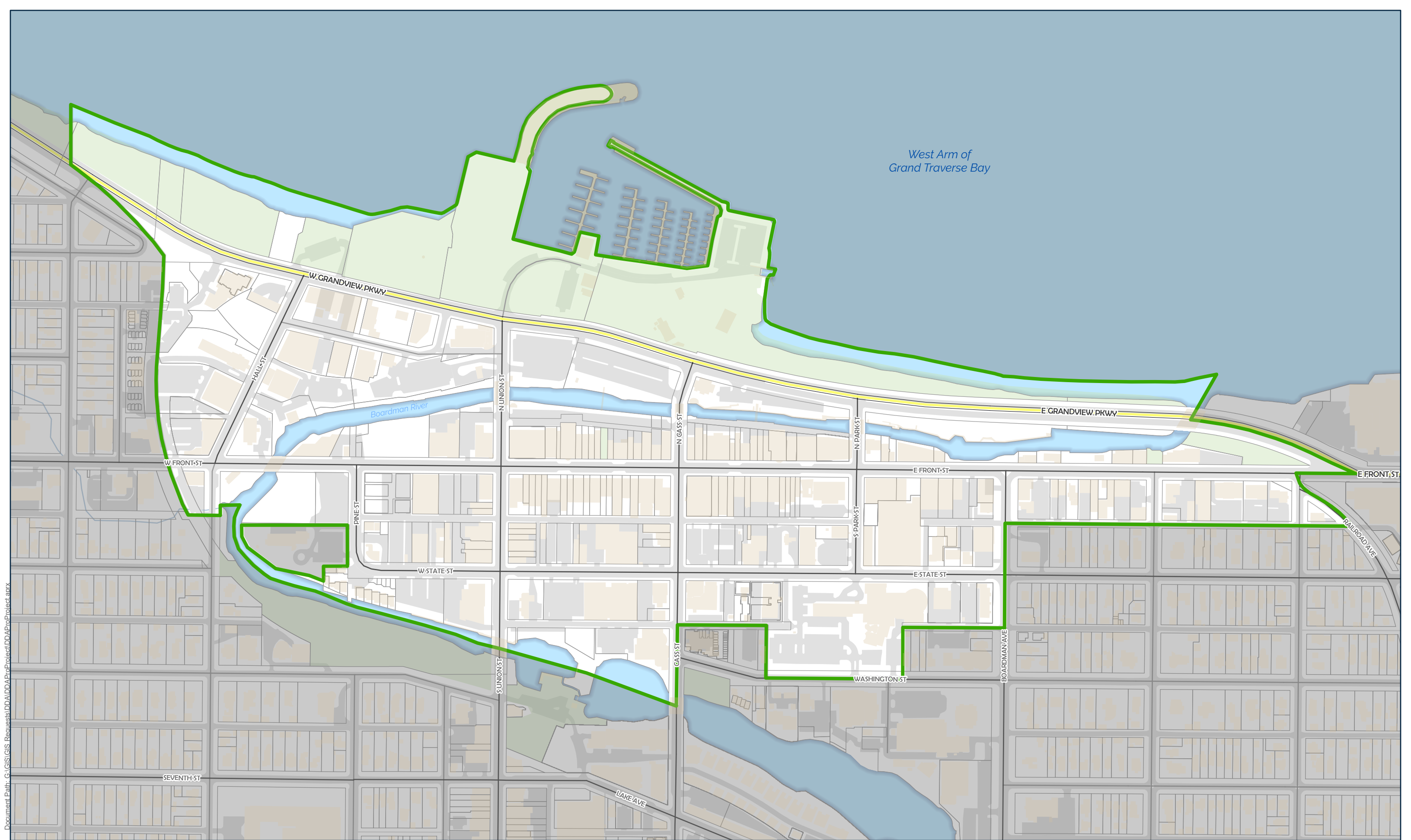
Moving Downtown Forward Tax Increment Financing Plan shall last not more than thirty (30) years except as may be modified from time to time by the City Commission of the City of Traverse City upon notice and upon public hearings as required by the Act. The last date of capture is December 31, 2054.

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. Legal Description of the Development Area
- 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.



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Attachment One-A.

MOVING DOWNTOWN FORWARD - DISTRICT BOUNDARIES

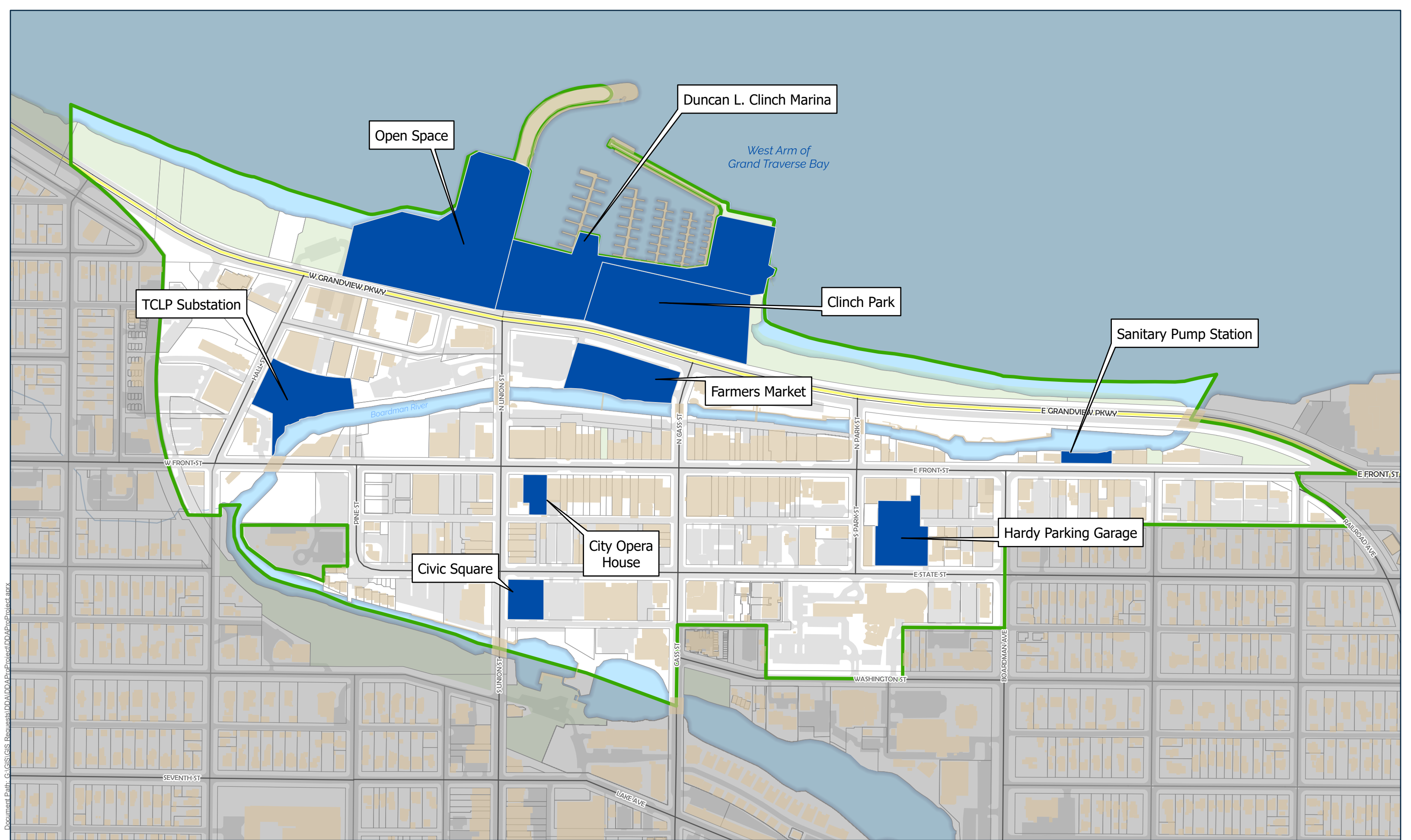
An area in the City within the boundaries described as follows:
That property lying southerly of Grand Traverse Bay and lying northerly of a line described as follows:

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

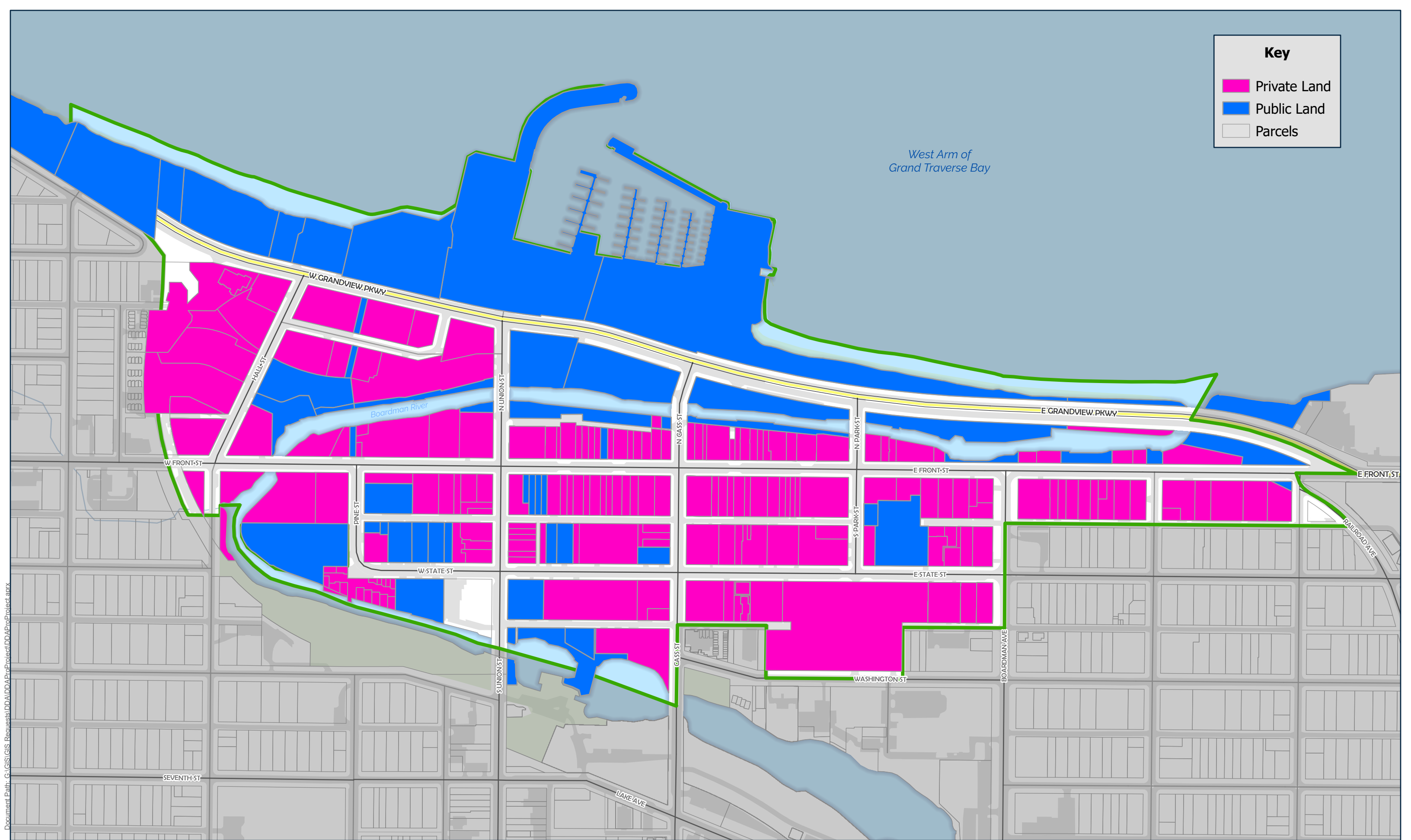
March 15, 1973, and as recorded in Liber 343, Page 274
of the Office of the Register of Deeds of the County of
Grand Traverse.



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Key

- Private Land
- Public Land
- Parcels



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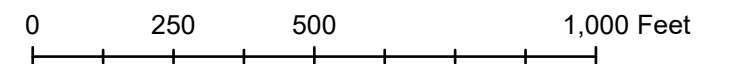


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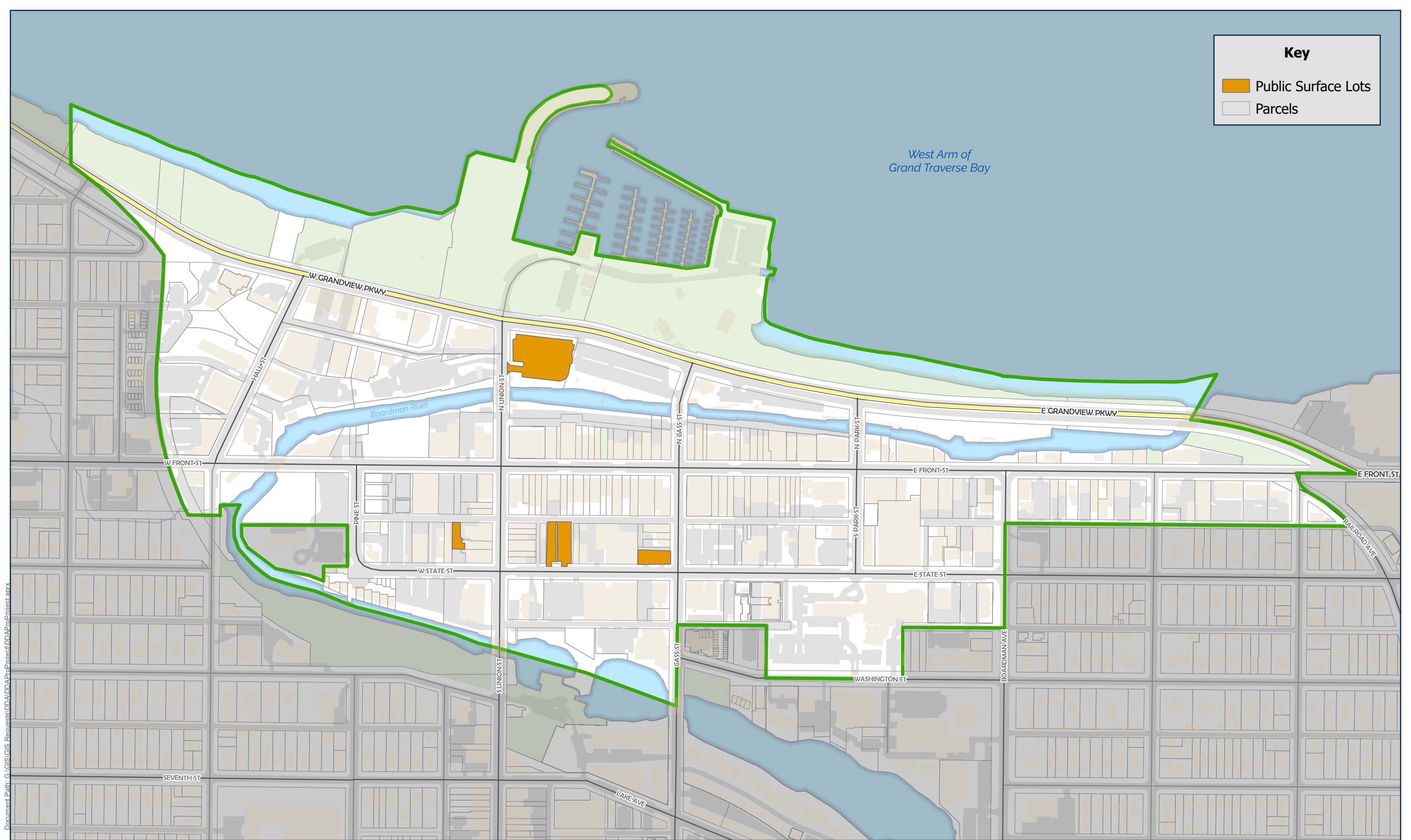
**Moving Downtown Forward
Tax Increment Financing Plan**

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



Key

- Public Surface Lots
- Parcels



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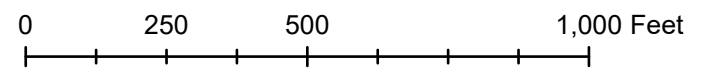
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**Moving Downtown Forward
Tax Increment Financing Plan**

Map 4

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



8/12/2024 GWS



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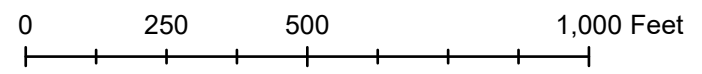
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**Moving Downtown Forward
Tax Increment Financing Plan**

Map 5

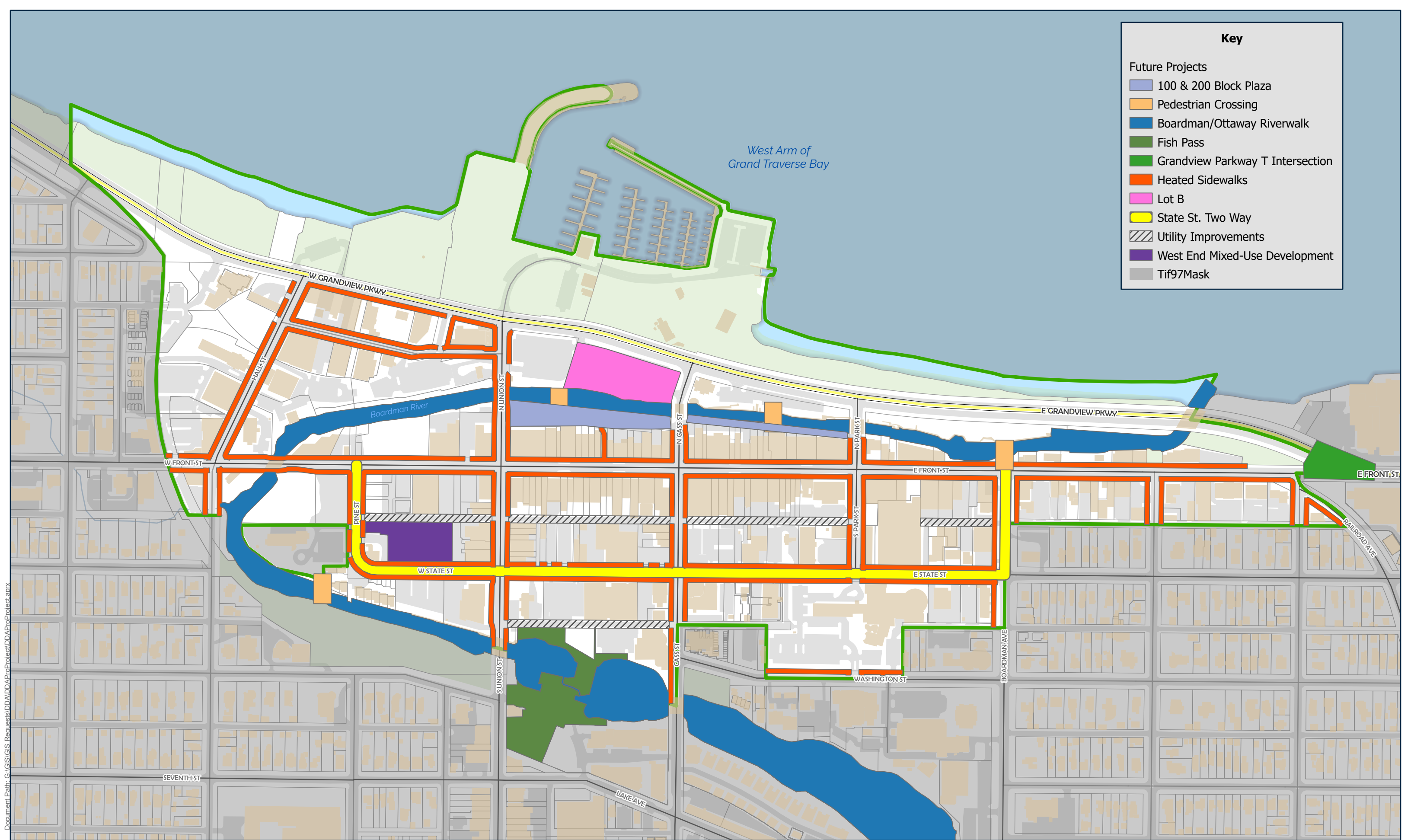
Private Investments in the Development Area Which Include Demolition, Repair or Alteration



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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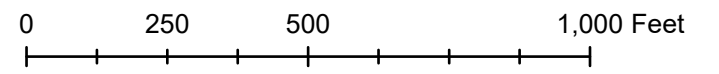
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**Moving Downtown Forward
Tax Increment Financing Plan**

Map 6

**Plan for Future Public
Improvements**



| FISCAL YEAR | <i>FY 2023-2024</i> |
|---|---------------------|
| | |
| REAL PROPERTY TAXABLE VALUE | 186,033,023 |
| PERSONAL PROPERTY TAXABLE VALUE | <u>7,183,520</u> |
| LESS PARK PLACE VALUE | <u>4,670,860</u> |
| TOTAL CURRENT AND ASSESSED TAXABLE VALUE | 188,545,683 |

| FISCAL YEAR | FY 2023-2024 | FY 2024-2025 | FY 2025-2026 | FY 2026-2027 | FY 2027-2028 | FY 2028-2029 |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> |
| TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%) | | 2,790,495 | 2,884,853 | 2,980,626 | 3,250,335 | 3,374,090 |
| 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 | 186,033,023 | 192,323,518 | 198,708,371 | 216,688,997 | 224,939,332 | 238,313,422 |
| PERSONAL PROPERTY TAXABLE VALUE | <u>7,183,520</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> |
| LESS PARK PLACE VALUE | <u>4,670,860</u> | <u>4,740,923</u> | <u>4,812,037</u> | <u>4,884,217</u> | <u>4,957,481</u> | <u>5,031,843</u> |
| TOTAL CURRENT AND ASSESSED TAXABLE VALUE | 188,545,683 | 194,782,595 | 201,096,334 | 219,004,779 | 227,181,851 | 240,481,579 |
| BASE TAXABLE VALUE - 1997 (change to 2004 in 25/26) | <u>32,860,088</u> | <u>32,860,088</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 | 155,685,595 | 161,922,507 | 142,596,566 | 160,505,011 | 168,682,083 | 181,981,811 |
| Increase/Decrease | 14,903,583 | 6,236,912 | (19,325,941) | 17,908,445 | 8,177,072 | 13,299,728 |
| taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26 | | | 1,442,426 | 1,490,313 | 1,625,167 | 1,687,045 |
| Adjusted Captured Taxable Value | 155,685,595 | 161,922,507 | 141,154,140 | 159,014,699 | 167,056,916 | 180,294,766 |

| FISCAL YEAR | FY 2029-2030 | FY 2030-2031 | FY 2031-2032 | FY 2032-2033 | FY 2033-2034 | FY 2034-2035 |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> |
| TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%) | 3,574,701 | 3,703,322 | 3,833,872 | 4,041,380 | 4,327,000 | 4,466,905 |
| 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 | 246,888,123 | 255,591,445 | 269,425,316 | 288,466,696 | 297,793,697 | 305,260,602 |
| 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> |
| LESS PARK PLACE VALUE | <u>5,107,320</u> | <u>5,183,930</u> | <u>5,261,689</u> | <u>5,340,615</u> | <u>5,420,724</u> | <u>5,502,035</u> |
| TOTAL CURRENT AND ASSESSED TAXABLE VALUE | 248,980,803 | 257,607,515 | 271,363,627 | 290,326,082 | 299,572,973 | 306,958,568 |
| 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 | 190,481,035 | 199,107,747 | 212,863,859 | 231,826,314 | 241,073,205 | 248,458,800 |
| Increase/Decrease | 8,499,224 | 8,626,712 | 13,756,113 | 18,962,454 | 9,246,891 | 7,385,595 |
| taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26 | 1,787,351 | 1,851,661 | 1,916,936 | 2,020,690 | 2,163,500 | 2,233,453 |
| Adjusted Captured Taxable Value | 188,693,684 | 197,256,086 | 210,946,923 | 229,805,624 | 238,909,705 | 246,225,347 |

| FISCAL YEAR | FY 2035-2036 | FY 2036-2037 | FY 2037-2038 | FY 2038-2039 | FY 2039-2040 | FY 2040-2041 |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> |
| TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%) | 4,578,909 | 4,722,593 | 4,868,432 | 5,016,458 | 5,166,705 | 5,319,205 |
| 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 | 314,839,511 | 324,562,104 | 334,430,535 | 344,446,993 | 354,613,698 | 363,932,904 |
| 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> |
| LESS PARK PLACE VALUE | <u>5,584,565</u> | <u>5,668,334</u> | <u>5,753,359</u> | <u>5,839,659</u> | <u>5,927,254</u> | <u>6,016,163</u> |
| TOTAL CURRENT AND ASSESSED TAXABLE VALUE | 316,454,946 | 326,093,770 | 335,877,177 | 345,807,334 | 355,886,444 | 365,116,741 |
| 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 | 257,955,178 | 267,594,002 | 277,377,409 | 287,307,566 | 297,386,676 | 306,616,973 |
| Increase/Decrease | 9,496,379 | 9,638,824 | 9,783,407 | 9,930,158 | 10,079,110 | 9,230,297 |
| taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26 | 2,289,455 | 2,361,296 | 2,434,216 | 2,508,229 | 2,583,352 | 2,659,603 |
| Adjusted Captured Taxable Value | 255,665,724 | 265,232,706 | 274,943,193 | 284,799,337 | 294,803,324 | 303,957,370 |

| FISCAL YEAR | FY 2041-2042 | FY 2042-2043 | FY 2043-2044 | FY 2044-2045 | FY 2045-2046 | FY 2046-2047 |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> |
| TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%) | 5,458,994 | 5,615,878 | 5,745,117 | 5,906,293 | 6,039,888 | 6,205,486 |
| 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 | 374,391,897 | 383,007,776 | 393,752,892 | 402,659,186 | 413,699,074 | 423,904,560 |
| 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> |
| LESS PARK PLACE VALUE | <u>6,106,405</u> | <u>6,198,001</u> | <u>6,290,971</u> | <u>6,385,336</u> | <u>6,481,116</u> | <u>6,578,333</u> |
| TOTAL CURRENT AND ASSESSED TAXABLE VALUE | 375,485,492 | 384,009,775 | 394,661,921 | 403,473,850 | 414,417,958 | 424,526,227 |
| 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 | 316,985,724 | 325,510,007 | 336,162,153 | 344,974,082 | 355,918,190 | 366,026,459 |
| Increase/Decrease | 10,368,751 | 8,524,282 | 10,652,147 | 8,811,929 | 10,944,108 | 10,108,269 |
| taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26 | 2,729,497 | 2,807,939 | 2,872,558 | 2,953,147 | 3,019,944 | 3,102,743 |
| Adjusted Captured Taxable Value | 314,256,227 | 322,702,067 | 333,289,595 | 342,020,935 | 352,898,246 | 362,923,716 |

| FISCAL YEAR | FY 2047-2048 | FY 2048-2049 | FY 2049-2050 | FY 2050-2051 | FY 2051-2052 | FY 2052-2053 |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> | <i>estimated</i> |
| TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%) | 6,358,568 | 6,498,947 | 6,716,431 | 6,862,178 | 7,025,110 | 7,190,487 |
| 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 | 433,263,128 | 447,762,075 | 457,478,506 | 468,340,684 | 479,365,794 | 488,556,281 |
| 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> |
| LESS PARK PLACE VALUE | <u>6,677,008</u> | <u>6,777,163</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| TOTAL CURRENT AND ASSESSED TAXABLE VALUE | 433,786,121 | 448,184,912 | 464,678,506 | 475,540,684 | 486,565,794 | 495,756,281 |
| 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 | 375,286,353 | 389,685,144 | 406,178,738 | 417,040,916 | 428,066,026 | 437,256,513 |
| Increase/Decrease | 9,259,893 | 14,398,792 | 16,493,594 | 10,862,178 | 11,025,110 | 9,190,487 |
| taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26 | 3,179,284 | 3,249,473 | 3,358,216 | 3,431,089 | 3,512,555 | 3,595,243 |
| Adjusted Captured Taxable Value | 372,107,068 | 386,435,671 | 402,820,523 | 413,609,827 | 424,553,471 | 433,661,269 |

| FISCAL YEAR | <i>FY 2053-2054</i> | <i>FY 2054-2055</i> |
|---|---------------------|---------------------|
| | <i>estimated</i> | <i>estimated</i> |
| TAXABLE REAL PROPERTY INFLATION GROWTH - (Estimated @ 1.5%) | 7,328,344 | 7,453,269 |
| TAXABLE REAL PROPERTY NEW TO ROLL (100%) - includes uncapping | 1,000,000 | 4,000,000 |
| REAL PROPERTY TAXABLE VALUE | 496,884,625 | 508,337,894 |
| PERSONAL PROPERTY TAXABLE VALUE | <u>7,200,000</u> | <u>7,200,000</u> |
| LESS PARK PLACE VALUE | <u>0</u> | <u>0</u> |
| TOTAL CURRENT AND ASSESSED TAXABLE VALUE | 504,084,625 | 515,537,894 |
| 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 | 445,584,857 | 457,038,126 |
| Increase/Decrease | 8,328,344 | 11,453,269 |
| taxing districts keep 1/2 of the inflation 1.5% increase beginning in 25/26 | 3,664,172 | 3,726,635 |
| Adjusted Captured Taxable Value | 441,920,685 | 453,311,492 |

| 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 | 2,193,423 | 2,269,887 | 1,988,975 | 2,227,572 | 2,329,353 | 2,500,445 |
| RECREATIONAL AUTHORITY (RA) | 23,353 | 48,577 | 42,565 | 47,671 | 49,849 | 53,511 |
| RA BOND | 35,808 | 0 | 0 | 0 | 0 | 0 |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 320,308 | 331,474 | 290,452 | 325,294 | 340,157 | 365,142 |
| NMC BOND | 0 | 0 | 0 | 0 | 0 | 0 |
| GRAND TRAVERSE COUNTY (GTC) | 735,895 | 761,548 | 667,302 | 747,352 | 781,499 | 838,901 |
| GTC COMMISSION ON AGING & SENIOR CENTER | 88,492 | 91,577 | 80,243 | 89,869 | 93,976 | 100,878 |
| TRAVERSE AREA DISTRICT LIBRARY | 140,802 | 145,711 | 0 | 0 | 0 | 0 |
| GTC ROAD COMMISSION | 151,544 | 156,827 | 137,419 | 153,904 | 160,936 | 172,757 |
| GTC VETERANS | 17,670 | 18,286 | 16,023 | 17,945 | 18,765 | 20,144 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 247,960 | 256,605 | 224,848 | 251,821 | 263,327 | 282,668 |
| BAY AREA TRANSPORTATION AUTHORITY | 74,542 | 77,141 | 67,594 | 75,703 | 79,162 | 84,976 |
| GTC ANIMAL CONTROL | 5,760 | 5,961 | 5,223 | 5,850 | 6,117 | 6,567 |
| GTC CONSERVATION DISTRICT | <u>14,915</u> | <u>15,435</u> | <u>13,524</u> | <u>15,147</u> | <u>15,839</u> | <u>17,002</u> |
| TOTAL | 4,050,472 | 4,179,028 | 3,534,169 | 3,958,129 | 4,138,981 | 4,442,992 |

| 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 | 2,604,139 | 2,708,468 | 2,881,115 | 3,122,083 | 3,230,381 | 3,312,701 |
| RECREATIONAL AUTHORITY (RA) | 55,730 | 57,963 | 61,657 | 66,814 | 69,132 | 70,894 |
| RA BOND | 0 | 0 | 0 | 0 | 0 | 0 |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 380,285 | 395,520 | 420,732 | 455,921 | 471,735 | 483,757 |
| NMC BOND | 0 | 0 | 0 | 0 | 0 | 0 |
| GRAND TRAVERSE COUNTY (GTC) | 873,690 | 908,693 | 966,616 | 1,047,461 | 1,083,795 | 1,111,413 |
| GTC COMMISSION ON AGING & SENIOR CENTER | 105,062 | 109,271 | 116,236 | 125,958 | 130,327 | 133,648 |
| TRAVERSE AREA DISTRICT LIBRARY | 0 | 0 | 0 | 0 | 0 | 0 |
| GTC ROAD COMMISSION | 179,921 | 187,129 | 199,057 | 215,706 | 223,188 | 228,876 |
| GTC VETERANS | 20,979 | 21,820 | 23,210 | 25,152 | 26,024 | 26,687 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 294,391 | 306,185 | 325,702 | 352,943 | 365,186 | 374,492 |
| BAY AREA TRANSPORTATION AUTHORITY | 88,500 | 92,046 | 97,913 | 106,102 | 109,783 | 112,580 |
| GTC ANIMAL CONTROL | 6,839 | 7,113 | 7,566 | 8,199 | 8,484 | 8,700 |
| GTC CONSERVATION DISTRICT | <u>17,707</u> | <u>18,417</u> | <u>19,591</u> | <u>21,229</u> | <u>21,966</u> | <u>22,525</u> |
| TOTAL | 4,627,243 | 4,812,623 | 5,119,396 | 5,547,567 | 5,740,000 | 5,886,273 |

| 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> | <i>FY 2041-2042 estimated</i> |
|---|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| TRAVERSE CITY & ACT 345 | 3,422,120 | 3,532,242 | 3,643,076 | 3,754,631 | 3,866,917 | 3,967,003 | 4,080,648 |
| RECREATIONAL AUTHORITY (RA) | 73,235 | 75,592 | 77,964 | 80,351 | 82,754 | 84,896 | 87,328 |
| RA BOND | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 499,735 | 515,816 | 532,002 | 548,292 | 564,689 | 579,305 | 595,901 |
| NMC BOND | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| GRAND TRAVERSE COUNTY (GTC) | 1,148,123 | 1,185,069 | 1,222,254 | 1,259,681 | 1,297,353 | 1,330,932 | 1,369,060 |
| GTC COMMISSION ON AGING & SENIOR CENTER | 138,062 | 142,505 | 146,977 | 151,477 | 156,007 | 160,045 | 164,630 |
| TRAVERSE AREA DISTRICT LIBRARY | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| GTC ROAD COMMISSION | 236,435 | 244,044 | 251,701 | 259,409 | 267,167 | 274,082 | 281,933 |
| GTC VETERANS | 27,569 | 28,456 | 29,349 | 30,247 | 31,152 | 31,958 | 32,874 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 386,861 | 399,310 | 411,840 | 424,451 | 437,144 | 448,459 | 461,306 |
| BAY AREA TRANSPORTATION AUTHORITY | 116,299 | 120,041 | 123,808 | 127,599 | 131,415 | 134,816 | 138,679 |
| GTC ANIMAL CONTROL | 8,987 | 9,276 | 9,567 | 9,860 | 10,155 | 10,418 | 10,717 |
| GTC CONSERVATION DISTRICT | <u>23,269</u> | <u>24,018</u> | <u>24,772</u> | <u>25,530</u> | <u>26,294</u> | <u>26,975</u> | <u>27,747</u> |
| TOTAL | 6,080,697 | 6,276,370 | 6,473,309 | 6,671,529 | 6,871,047 | 7,048,889 | 7,250,822 |

| UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate | <i>FY 2035-2036 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> | <i>FY 2047-2048 estimated</i> |
|---|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| TRAVERSE CITY & ACT 345 | 3,422,120 | 4,169,432 | 4,284,345 | 4,374,669 | 4,490,885 | 4,595,337 | 4,688,034 |
| RECREATIONAL AUTHORITY (RA) | 73,235 | 89,228 | 91,687 | 93,620 | 96,107 | 98,343 | 100,326 |
| RA BOND | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 499,735 | 608,866 | 625,647 | 638,837 | 655,808 | 671,061 | 684,598 |
| NMC BOND | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| GRAND TRAVERSE COUNTY (GTC) | 1,148,123 | 1,398,847 | 1,437,400 | 1,467,704 | 1,506,694 | 1,541,738 | 1,572,838 |
| GTC COMMISSION ON AGING & SENIOR CENTER | 138,062 | 168,212 | 172,848 | 176,492 | 181,181 | 185,395 | 189,135 |
| TRAVERSE AREA DISTRICT LIBRARY | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| GTC ROAD COMMISSION | 236,435 | 288,067 | 296,007 | 302,247 | 310,277 | 317,493 | 323,898 |
| GTC VETERANS | 27,569 | 33,589 | 34,515 | 35,243 | 36,179 | 37,020 | 37,767 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 386,861 | 471,343 | 484,333 | 494,544 | 507,682 | 519,490 | 529,969 |
| BAY AREA TRANSPORTATION AUTHORITY | 116,299 | 141,696 | 145,601 | 148,671 | 152,620 | 156,170 | 159,320 |
| GTC ANIMAL CONTROL | 8,987 | 10,950 | 11,252 | 11,489 | 11,794 | 12,068 | 12,312 |
| GTC CONSERVATION DISTRICT | <u>23,269</u> | <u>28,351</u> | <u>29,132</u> | <u>29,747</u> | <u>30,537</u> | <u>31,247</u> | <u>31,877</u> |
| TOTAL | 6,080,697 | 7,408,580 | 7,612,767 | 7,773,261 | 7,979,764 | 8,165,362 | 8,330,073 |

| UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate | <i>FY 2035-2036 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> | <i>FY 2053 - 2054 estimated</i> |
|---|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-------------------------------------|------------------------------------|-------------------------------------|
| TRAVERSE CITY & ACT 345 | 3,422,120 | 4,843,562 | 5,023,325 | 5,131,872 | 5,241,204 | 5,326,962 | 5,401,282 |
| RECREATIONAL AUTHORITY (RA) | 73,235 | 103,655 | 107,502 | 109,825 | 112,164 | 114,000 | 115,590 |
| RA BOND | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 499,735 | 707,310 | 733,561 | 749,412 | 765,378 | 777,901 | 788,754 |
| NMC BOND | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| GRAND TRAVERSE COUNTY (GTC) | 1,148,123 | 1,625,018 | 1,685,328 | 1,721,746 | 1,758,427 | 1,787,199 | 1,812,133 |
| GTC COMMISSION ON AGING & SENIOR CENTER | 138,062 | 195,409 | 202,662 | 207,041 | 211,452 | 214,912 | 217,910 |
| TRAVERSE AREA DISTRICT LIBRARY | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| GTC ROAD COMMISSION | 236,435 | 334,643 | 347,063 | 354,563 | 362,117 | 368,042 | 373,176 |
| GTC VETERANS | 27,569 | 39,020 | 40,468 | 41,343 | 42,223 | 42,914 | 43,513 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 386,861 | 547,551 | 567,873 | 580,144 | 592,504 | 602,198 | 610,600 |
| BAY AREA TRANSPORTATION AUTHORITY | 116,299 | 164,606 | 170,715 | 174,404 | 178,119 | 181,034 | 183,560 |
| GTC ANIMAL CONTROL | 8,987 | 12,720 | 13,192 | 13,477 | 13,764 | 13,990 | 14,185 |
| GTC CONSERVATION DISTRICT | <u>23,269</u> | <u>32,935</u> | <u>34,157</u> | <u>34,895</u> | <u>35,639</u> | <u>36,222</u> | <u>36,727</u> |
| TOTAL | 6,080,697 | 8,606,429 | 8,925,846 | 9,118,722 | 9,312,990 | 9,465,373 | 9,597,430 |

Attachment 9

| UNIT CAPTURE Estimated (Captured Taxable Value / 1000) x millage rate | <i>FY 2053 - 2054 estimated</i> | <i>FY 2054-2055 estimated</i> |
|---|-------------------------------------|-----------------------------------|
| TRAVERSE CITY & ACT 345 | 5,401,282 | 5,512,415 |
| RECREATIONAL AUTHORITY (RA) | 115,590 | 117,969 |
| RA BOND | 0 | 0 |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 788,754 | 804,983 |
| NMC BOND | 0 | 0 |
| GRAND TRAVERSE COUNTY (GTC) | 1,812,133 | 1,849,418 |
| GTC COMMISSION ON AGING & SENIOR CENTER | 217,910 | 222,393 |
| TRAVERSE AREA DISTRICT LIBRARY | 0 | 0 |
| GTC ROAD COMMISSION | 373,176 | 380,855 |
| GTC VETERANS | 43,513 | 44,408 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 610,600 | 623,163 |
| BAY AREA TRANSPORTATION AUTHORITY | 183,560 | 187,336 |
| GTC ANIMAL CONTROL | 14,185 | 14,477 |
| GTC CONSERVATION DISTRICT | <u>36,727</u> | <u>37,483</u> |
| TOTAL | 9,597,430 | 9,794,901 |

| 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 | - | 20,119.34 | 20,683.34 | 22,442.15 | 23,180.14 | 24,435.56 |
| RECREATIONAL AUTHORITY (RA) | - | 430.56 | 442.63 | 480.27 | 496.07 | 522.93 |
| RA BOND | - | - | - | - | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | - | 2,938.05 | 3,020.41 | 3,277.25 | 3,385.02 | 3,568.35 |
| NMC BOND | - | - | - | - | - | - |
| GRAND TRAVERSE COUNTY (GTC) | - | 6,750.05 | 6,939.27 | 7,529.35 | 7,776.95 | 8,198.14 |
| GTC COMMISSION ON AGING & SENIOR CNTR | - | 811.70 | 834.45 | 905.41 | 935.18 | 985.83 |
| TRAVERSE AREA DISTRICT LIBRARY | - | - | - | - | - | - |
| GTC ROAD COMMISSION | - | 1,390.05 | 1,429.02 | 1,550.54 | 1,601.52 | 1,688.26 |
| GTC VETERANS | - | 162.08 | 166.63 | 180.79 | 186.74 | 196.85 |
| DOWNTOWN DEVELOPMENT AUTHORITY | - | 2,274.44 | 2,338.19 | 2,537.02 | 2,620.45 | 2,762.37 |
| BAY AREA TRANSPORTATION AUTHORITY | - | 683.74 | 702.91 | 762.68 | 787.76 | 830.43 |
| GTC ANIMAL CONTROL | - | 52.84 | 54.32 | 58.94 | 60.88 | 64.17 |
| GTC CONSERVATION | - | 136.81 | 140.64 | 152.60 | 157.62 | 166.16 |
| TOTAL | - | 35,749.66 | 36,751.81 | 39,877.01 | 41,188.33 | 43,419.05 |

| Total Taxing Unit Revenue from Base and Share of Inflation Increase | old base & no inflator | Combinded 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 | 836,089.57 | 832,573.71 | 830,273.07 | 826,971.90 | 824,208.36 |
| RECREATIONAL AUTHORITY (RA) | 9,858.03 | 17,892.75 | 17,817.50 | 17,768.27 | 17,697.62 | 17,638.48 |
| RA BOND | - | - | - | - | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 67,268.31 | 122,094.90 | 121,581.48 | 121,245.51 | 120,763.44 | 120,359.88 |
| NMC BOND | - | - | - | - | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 154,546.45 | 280,508.50 | 279,328.93 | 278,557.06 | 277,449.52 | 276,522.35 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 18,584.29 | 33,731.28 | 33,589.44 | 33,496.62 | 33,363.44 | 33,251.95 |
| TRAVERSE AREA DISTRICT LIBRARY | 29,570.07 | - | - | - | - | - |
| GTC ROAD COMMISSION | 31,826.08 | 57,765.71 | 57,522.80 | 57,363.85 | 57,135.77 | 56,944.84 |
| GTC VETERANS | 3,710.97 | 6,735.57 | 6,707.25 | 6,688.72 | 6,662.12 | 6,639.86 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 52,074.58 | 94,517.62 | 94,120.16 | 93,860.08 | 93,486.89 | 93,174.48 |
| BAY AREA TRANSPORTATION AUTHORITY | 15,654.74 | 28,414.04 | 28,294.55 | 28,216.37 | 28,104.18 | 28,010.26 |
| GTC ANIMAL CONTROL | 1,209.74 | 2,195.74 | 2,186.50 | 2,180.46 | 2,171.79 | 2,164.54 |
| GTC CONSERVATION | 3,132.26 | 5,685.18 | 5,661.27 | 5,645.63 | 5,623.18 | 5,604.39 |
| TOTAL | 848,079.93 | 1,485,630.86 | 1,479,383.61 | 1,475,295.64 | 1,469,429.87 | 1,464,519.39 |

| 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 | 25,188.19 | 25,945.75 | 27,213.31 | 28,990.90 | 29,778.63 | 30,372.67 |
| RECREATIONAL AUTHORITY (RA) | 539.04 | 555.25 | 582.38 | 620.42 | 637.28 | 649.99 |
| RA BOND | - | - | - | - | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 3,678.25 | 3,788.88 | 3,973.98 | 4,233.57 | 4,348.60 | 4,435.35 |
| NMC BOND | - | - | - | - | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 8,450.65 | 8,704.81 | 9,130.08 | 9,726.46 | 9,990.75 | 10,190.05 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 1,016.20 | 1,046.76 | 1,097.90 | 1,169.61 | 1,201.39 | 1,225.36 |
| TRAVERSE AREA DISTRICT LIBRARY | - | - | - | - | - | - |
| GTC ROAD COMMISSION | 1,740.26 | 1,792.60 | 1,880.18 | 2,002.99 | 2,057.42 | 2,098.46 |
| GTC VETERANS | 202.92 | 209.02 | 219.23 | 233.55 | 239.90 | 244.68 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 2,847.46 | 2,933.10 | 3,076.39 | 3,277.34 | 3,366.39 | 3,433.55 |
| BAY AREA TRANSPORTATION AUTHORITY | 856.01 | 881.75 | 924.83 | 985.24 | 1,012.01 | 1,032.20 |
| GTC ANIMAL CONTROL | 66.15 | 68.14 | 71.47 | 76.14 | 78.20 | 79.76 |
| GTC CONSERVATION | 171.27 | 176.42 | 185.04 | 197.13 | 202.49 | 206.53 |
| TOTAL | 44,756.40 | 46,102.49 | 48,354.79 | 51,513.36 | 52,913.05 | 53,968.59 |

| 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 | 820,962.13 | 817,740.82 | 815,049.41 | 812,887.82 | 809,756.06 | 806,450.21 |
| RECREATIONAL AUTHORITY (RA) | 17,569.01 | 17,500.07 | 17,442.47 | 17,396.22 | 17,329.19 | 17,258.45 |
| RA BOND | - | - | - | - | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 119,885.83 | 119,415.42 | 119,022.39 | 118,706.73 | 118,249.40 | 117,766.64 |
| NMC BOND | - | - | - | - | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 275,433.24 | 274,352.49 | 273,449.52 | 272,724.30 | 271,673.59 | 270,564.48 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 33,120.98 | 32,991.02 | 32,882.44 | 32,795.23 | 32,668.88 | 32,535.51 |
| TRAVERSE AREA DISTRICT LIBRARY | - | - | - | - | - | - |
| GTC ROAD COMMISSION | 56,720.55 | 56,497.99 | 56,312.04 | 56,162.70 | 55,946.32 | 55,717.92 |
| GTC VETERANS | 6,613.71 | 6,587.76 | 6,566.07 | 6,548.66 | 6,523.43 | 6,496.80 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 92,807.51 | 92,443.35 | 92,139.09 | 91,894.73 | 91,540.69 | 91,166.97 |
| BAY AREA TRANSPORTATION AUTHORITY | 27,899.94 | 27,790.47 | 27,699.00 | 27,625.54 | 27,519.11 | 27,406.76 |
| GTC ANIMAL CONTROL | 2,156.01 | 2,147.55 | 2,140.48 | 2,134.81 | 2,126.58 | 2,117.90 |
| GTC CONSERVATION | 5,582.32 | 5,560.41 | 5,542.11 | 5,527.42 | 5,506.12 | 5,483.64 |
| TOTAL | 1,458,751.23 | 1,453,027.34 | 1,448,245.02 | 1,444,404.14 | 1,438,839.38 | 1,432,965.29 |

| 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 | 31,169.12 | 31,971.00 | 32,778.37 | 33,591.31 | 34,409.88 | 35,137.60 |
| RECREATIONAL AUTHORITY (RA) | 667.04 | 684.20 | 701.47 | 718.87 | 736.39 | 751.96 |
| RA BOND | - | - | - | - | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 4,551.65 | 4,668.75 | 4,786.66 | 4,905.37 | 5,024.91 | 5,131.17 |
| NMC BOND | - | - | - | - | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 10,457.26 | 10,726.29 | 10,997.16 | 11,269.90 | 11,544.53 | 11,788.68 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 1,257.49 | 1,289.84 | 1,322.41 | 1,355.21 | 1,388.24 | 1,417.59 |
| TRAVERSE AREA DISTRICT LIBRARY | - | - | - | - | - | - |
| GTC ROAD COMMISSION | 2,153.49 | 2,208.89 | 2,264.67 | 2,320.84 | 2,377.39 | 2,427.67 |
| GTC VETERANS | 251.10 | 257.56 | 264.06 | 270.61 | 277.21 | 283.07 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 3,523.58 | 3,614.23 | 3,705.50 | 3,797.41 | 3,889.94 | 3,972.21 |
| BAY AREA TRANSPORTATION AUTHORITY | 1,059.27 | 1,086.52 | 1,113.95 | 1,141.58 | 1,169.40 | 1,194.13 |
| GTC ANIMAL CONTROL | 81.86 | 83.96 | 86.08 | 88.22 | 90.37 | 92.28 |
| GTC CONSERVATION | 211.94 | 217.39 | 222.88 | 228.41 | 233.98 | 238.93 |
| TOTAL | 55,383.79 | 56,808.63 | 58,243.24 | 59,687.73 | 61,142.23 | 62,435.29 |

| 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 | 803,366.28 | 800,307.17 | 797,272.86 | 794,263.33 | 791,278.54 | 788,221.91 |
| RECREATIONAL AUTHORITY (RA) | 17,192.45 | 17,126.98 | 17,062.05 | 16,997.64 | 16,933.77 | 16,868.35 |
| RA BOND | - | - | - | - | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 117,316.29 | 116,869.57 | 116,426.47 | 115,986.98 | 115,551.11 | 115,104.75 |
| NMC BOND | - | - | - | - | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 269,529.82 | 268,503.49 | 267,485.48 | 266,475.77 | 265,474.38 | 264,448.88 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 32,411.09 | 32,287.67 | 32,165.26 | 32,043.84 | 31,923.42 | 31,800.11 |
| TRAVERSE AREA DISTRICT LIBRARY | - | - | - | - | - | - |
| GTC ROAD COMMISSION | 55,504.85 | 55,293.50 | 55,083.85 | 54,875.92 | 54,669.70 | 54,458.52 |
| GTC VETERANS | 6,471.95 | 6,447.31 | 6,422.87 | 6,398.62 | 6,374.58 | 6,349.95 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 90,818.34 | 90,472.52 | 90,129.50 | 89,789.28 | 89,451.86 | 89,106.31 |
| BAY AREA TRANSPORTATION AUTHORITY | 27,301.95 | 27,197.99 | 27,094.87 | 26,992.60 | 26,891.16 | 26,787.28 |
| GTC ANIMAL CONTROL | 2,109.80 | 2,101.77 | 2,093.80 | 2,085.89 | 2,078.06 | 2,070.03 |
| GTC CONSERVATION | 5,462.67 | 5,441.87 | 5,421.24 | 5,400.77 | 5,380.48 | 5,359.69 |
| TOTAL | 1,427,485.50 | 1,422,049.84 | 1,416,658.24 | 1,411,310.66 | 1,406,007.04 | 1,400,575.78 |

| Taxing Unit Revenue From Uncaptured Base (fy 25/26) | 42/43 | 43/44 | 44/45 | 45/46 | 46/47 | 47/48 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| TRAVERSE CITY & ACT 345 | 749,318.89 | 745,572.30 | 741,844.44 | 738,135.21 | 734,444.54 | 730,772.31 |
| RECREATIONAL AUTHORITY (RA) | 16,035.81 | 15,955.63 | 15,875.85 | 15,796.47 | 15,717.49 | 15,638.90 |
| RA BOND | - | - | - | - | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 109,423.70 | 108,876.59 | 108,332.20 | 107,790.54 | 107,251.59 | 106,715.33 |
| NMC BOND | - | - | - | - | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 251,396.89 | 250,139.91 | 248,889.21 | 247,644.76 | 246,406.54 | 245,174.51 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 30,230.60 | 30,079.45 | 29,929.05 | 29,779.40 | 29,630.51 | 29,482.35 |
| 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 |
| GTC VETERANS | 6,036.55 | 6,006.36 | 5,976.33 | 5,946.45 | 5,916.72 | 5,887.13 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 84,708.43 | 84,284.89 | 83,863.47 | 83,444.15 | 83,026.93 | 82,611.80 |
| BAY AREA TRANSPORTATION AUTHORITY | 25,465.18 | 25,337.86 | 25,211.17 | 25,085.11 | 24,959.69 | 24,834.89 |
| GTC ANIMAL CONTROL | 1,967.86 | 1,958.02 | 1,948.23 | 1,938.49 | 1,928.80 | 1,919.15 |
| GTC CONSERVATION | 5,095.16 | 5,069.69 | 5,044.34 | 5,019.12 | 4,994.02 | 4,969.05 |
| 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 |

| 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 |
|---|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| TRAVERSE CITY & ACT 345 | 35,966.67 | 36,610.40 | 37,449.30 | 38,104.88 | 38,953.88 | 39,715.25 |
| RECREATIONAL AUTHORITY (RA) | 769.71 | 783.48 | 801.43 | 815.46 | 833.63 | 849.93 |
| RA BOND | - | - | - | - | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 5,252.24 | 5,346.25 | 5,468.75 | 5,564.49 | 5,688.47 | 5,799.65 |
| NMC BOND | - | - | - | - | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 12,066.84 | 12,282.81 | 12,564.26 | 12,784.21 | 13,069.05 | 13,324.49 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 1,451.04 | 1,477.01 | 1,510.86 | 1,537.31 | 1,571.56 | 1,602.28 |
| TRAVERSE AREA DISTRICT LIBRARY | - | - | - | - | - | - |
| GTC ROAD COMMISSION | 2,484.95 | 2,529.43 | 2,587.39 | 2,632.68 | 2,691.34 | 2,743.94 |
| GTC VETERANS | 289.75 | 294.94 | 301.69 | 306.97 | 313.81 | 319.95 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 4,065.93 | 4,138.70 | 4,233.54 | 4,307.65 | 4,403.63 | 4,489.70 |
| BAY AREA TRANSPORTATION AUTHORITY | 1,222.31 | 1,244.18 | 1,272.69 | 1,294.97 | 1,323.83 | 1,349.70 |
| GTC ANIMAL CONTROL | 94.46 | 96.15 | 98.35 | 100.07 | 102.30 | 104.30 |
| GTC CONSERVATION | 244.56 | 248.94 | 254.65 | 259.10 | 264.88 | 270.05 |
| TOTAL | 63,908.46 | 65,052.29 | 66,542.92 | 67,707.81 | 69,216.36 | 70,569.23 |

| 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 |
|--|---|---|---|---|---|---|
| TRAVERSE CITY & ACT 345 | 785,285.56 | 782,182.70 | 779,293.74 | 776,240.10 | 773,398.41 | 770,487.56 |
| RECREATIONAL AUTHORITY (RA) | 16,805.51 | 16,739.11 | 16,677.29 | 16,611.94 | 16,551.12 | 16,488.83 |
| RA BOND | - | - | - | - | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 114,675.95 | 114,222.84 | 113,800.96 | 113,355.03 | 112,940.06 | 112,514.98 |
| NMC BOND | - | - | - | - | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 263,463.73 | 262,422.72 | 261,453.47 | 260,428.97 | 259,475.58 | 258,498.99 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 31,681.64 | 31,556.46 | 31,439.91 | 31,316.71 | 31,202.07 | 31,084.63 |
| TRAVERSE AREA DISTRICT LIBRARY | - | - | - | - | - | - |
| GTC ROAD COMMISSION | 54,255.65 | 54,041.27 | 53,841.67 | 53,630.69 | 53,434.36 | 53,233.25 |
| GTC VETERANS | 6,326.30 | 6,301.30 | 6,278.03 | 6,253.42 | 6,230.53 | 6,207.08 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 88,774.37 | 88,423.60 | 88,097.01 | 87,751.80 | 87,430.56 | 87,101.50 |
| BAY AREA TRANSPORTATION AUTHORITY | 26,687.49 | 26,582.04 | 26,483.86 | 26,380.09 | 26,283.51 | 26,184.59 |
| GTC ANIMAL CONTROL | 2,062.32 | 2,054.17 | 2,046.58 | 2,038.56 | 2,031.10 | 2,023.45 |
| GTC CONSERVATION | 5,339.73 | 5,318.63 | 5,298.99 | 5,278.22 | 5,258.90 | 5,239.11 |
| TOTAL | 1,395,358.24 | 1,389,844.82 | 1,384,711.49 | 1,379,285.54 | 1,374,236.20 | 1,369,063.98 |

| Taxing Unit Revenue From Uncaptured Base (fy 25/26) | 48/49 | 49/50 | 50/51 | 51/52 | 52/53 | 53/54 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| TRAVERSE CITY & ACT 345 | 727,118.45 | 723,482.86 | 719,865.45 | 716,266.12 | 712,684.79 | 709,121.36 |
| RECREATIONAL AUTHORITY (RA) | 15,560.71 | 15,482.90 | 15,405.49 | 15,328.46 | 15,251.82 | 15,175.56 |
| RA BOND | - | - | - | - | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 106,181.75 | 105,650.85 | 105,122.59 | 104,596.98 | 104,073.99 | 103,553.62 |
| NMC BOND | - | - | - | - | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 243,948.63 | 242,728.89 | 241,515.25 | 240,307.67 | 239,106.13 | 237,910.60 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 29,334.94 | 29,188.27 | 29,042.33 | 28,897.11 | 28,752.63 | 28,608.87 |
| TRAVERSE AREA DISTRICT LIBRARY | - | - | - | - | - | - |
| GTC ROAD COMMISSION | 50,236.86 | 49,985.68 | 49,735.75 | 49,487.07 | 49,239.64 | 48,993.44 |
| GTC VETERANS | 5,857.70 | 5,828.41 | 5,799.27 | 5,770.27 | 5,741.42 | 5,712.71 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 82,198.74 | 81,787.74 | 81,378.80 | 80,971.91 | 80,567.05 | 80,164.22 |
| BAY AREA TRANSPORTATION AUTHORITY | 24,710.71 | 24,587.16 | 24,464.23 | 24,341.90 | 24,220.19 | 24,099.09 |
| GTC ANIMAL CONTROL | 1,909.56 | 1,900.01 | 1,890.51 | 1,881.06 | 1,871.65 | 1,862.29 |
| GTC CONSERVATION | 4,944.21 | 4,919.49 | 4,894.89 | 4,870.41 | 4,846.06 | 4,821.83 |
| TOTAL | 1,292,002.27 | 1,285,542.26 | 1,279,114.54 | 1,272,718.97 | 1,266,355.38 | 1,260,023.60 |

| Taxing Unit Revenue From Share of Inflation Increase | share inflation 48/49 | share inflation 49/50 | share inflation 50/51 | share inflation 51/52 | share inflation 52/53 | share inflation 53/54 |
|---|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| TRAVERSE CITY & ACT 345 | 40,389.09 | 41,531.98 | 42,221.06 | 43,007.42 | 43,799.75 | 44,416.29 |
| RECREATIONAL AUTHORITY (RA) | 864.35 | 888.81 | 903.55 | 920.38 | 937.34 | 950.53 |
| RA BOND | - | - | - | - | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 5,898.05 | 6,064.95 | 6,165.58 | 6,280.41 | 6,396.12 | 6,486.15 |
| NMC BOND | - | - | - | - | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 13,550.56 | 13,934.00 | 14,165.19 | 14,429.01 | 14,694.84 | 14,901.69 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 1,629.46 | 1,675.57 | 1,703.37 | 1,735.10 | 1,767.06 | 1,791.94 |
| TRAVERSE AREA DISTRICT LIBRARY | - | - | - | - | - | - |
| GTC ROAD COMMISSION | 2,790.50 | 2,869.46 | 2,917.07 | 2,971.40 | 3,026.14 | 3,068.74 |
| GTC VETERANS | 325.38 | 334.58 | 340.13 | 346.47 | 352.85 | 357.82 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 4,565.87 | 4,695.08 | 4,772.97 | 4,861.87 | 4,951.44 | 5,021.14 |
| BAY AREA TRANSPORTATION AUTHORITY | 1,372.60 | 1,411.44 | 1,434.86 | 1,461.58 | 1,488.51 | 1,509.46 |
| GTC ANIMAL CONTROL | 106.07 | 109.07 | 110.88 | 112.95 | 115.03 | 116.65 |
| GTC CONSERVATION | 274.63 | 282.41 | 287.09 | 292.44 | 297.83 | 302.02 |
| TOTAL | 71,766.56 | 73,797.35 | 75,021.76 | 76,419.03 | 77,826.90 | 78,922.42 |

| Total Taxing Unit Revenue from Base and Share of Inflation Increase | Combined 30% & Inflation 48/49 | Combined 30% & Inflation 49/50 | Combined 30% & Inflation 50/51 | Combined 30% & Inflation 51/52 | Combined 30% & Inflation 52/53 | Combined 30% & Inflation 53/54 |
|--|---|---|---|---|---|---|
| TRAVERSE CITY & ACT 345 | 767,507.54 | 765,014.84 | 762,086.51 | 759,273.54 | 756,484.54 | 753,537.66 |
| RECREATIONAL AUTHORITY (RA) | 16,425.05 | 16,371.71 | 16,309.04 | 16,248.84 | 16,189.16 | 16,126.09 |
| RA BOND | - | - | - | - | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 112,079.81 | 111,715.80 | 111,288.17 | 110,877.39 | 110,470.11 | 110,039.77 |
| NMC BOND | - | - | - | - | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 257,499.19 | 256,662.89 | 255,680.43 | 254,736.68 | 253,800.97 | 252,812.29 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 30,964.40 | 30,863.84 | 30,745.70 | 30,632.21 | 30,519.69 | 30,400.80 |
| TRAVERSE AREA DISTRICT LIBRARY | - | - | - | - | - | - |
| GTC ROAD COMMISSION | 53,027.36 | 52,855.14 | 52,652.82 | 52,458.47 | 52,265.78 | 52,062.17 |
| GTC VETERANS | 6,183.07 | 6,162.99 | 6,139.40 | 6,116.74 | 6,094.27 | 6,070.53 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 86,764.61 | 86,482.82 | 86,151.78 | 85,833.78 | 85,518.49 | 85,185.35 |
| BAY AREA TRANSPORTATION AUTHORITY | 26,083.32 | 25,998.60 | 25,899.08 | 25,803.49 | 25,708.70 | 25,608.56 |
| GTC ANIMAL CONTROL | 2,015.63 | 2,009.08 | 2,001.39 | 1,994.00 | 1,986.68 | 1,978.94 |
| GTC CONSERVATION | 5,218.84 | 5,201.89 | 5,181.98 | 5,162.85 | 5,143.89 | 5,123.85 |
| TOTAL | 1,363,768.83 | 1,359,339.61 | 1,354,136.31 | 1,349,138.00 | 1,344,182.28 | 1,338,946.02 |

| Taxing Unit Revenue From Uncaptured Base (fy 25/26) | 53/54 | 54/55 |
|--|---------------------|---------------------|
| TRAVERSE CITY & ACT 345 | 709,121.36 | 705,575.76 |
| RECREATIONAL AUTHORITY (RA) | 15,175.56 | 15,099.68 |
| RA BOND | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 103,553.62 | 103,035.86 |
| NMC BOND | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 237,910.60 | 236,721.05 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 28,608.87 | 28,465.82 |
| TRAVERSE AREA DISTRICT LIBRARY | - | - |
| GTC ROAD COMMISSION | 48,993.44 | 48,748.47 |
| GTC VETERANS | 5,712.71 | 5,684.15 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 80,164.22 | 79,763.39 |
| BAY AREA TRANSPORTATION AUTHORITY | 24,099.09 | 23,978.60 |
| GTC ANIMAL CONTROL | 1,862.29 | 1,852.98 |
| GTC CONSERVATION | 4,821.83 | 4,797.72 |
| TOTAL | 1,260,023.60 | 1,253,723.48 |

| Taxing Unit Revenue From Share of Inflation Increase | share inflation 53/54 | share inflation 54/55 |
|---|----------------------------------|----------------------------------|
| TRAVERSE CITY & ACT 345 | 44,416.29 | 44,947.58 |
| RECREATIONAL AUTHORITY (RA) | 950.53 | 961.90 |
| RA BOND | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 6,486.15 | 6,563.74 |
| NMC BOND | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 14,901.69 | 15,079.94 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 1,791.94 | 1,813.37 |
| TRAVERSE AREA DISTRICT LIBRARY | - | - |
| GTC ROAD COMMISSION | 3,068.74 | 3,105.44 |
| GTC VETERANS | 357.82 | 362.10 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 5,021.14 | 5,081.20 |
| BAY AREA TRANSPORTATION AUTHORITY | 1,509.46 | 1,527.52 |
| GTC ANIMAL CONTROL | 116.65 | 118.04 |
| GTC CONSERVATION | 302.02 | 305.63 |
| TOTAL | 78,922.42 | 79,866.46 |

| Total Taxing Unit Revenue from Base and Share of Inflation Increase | Combined 30% & Inflation 53/54 | Combined 30% & Inflation 54/55 |
|--|---|---|
| TRAVERSE CITY & ACT 345 | 753,537.66 | 750,523.34 |
| RECREATIONAL AUTHORITY (RA) | 16,126.09 | 16,061.58 |
| RA BOND | - | - |
| NORTHWESTERN MICHIGAN COLLEGE (NMC) | 110,039.77 | 109,599.59 |
| NMC BOND | - | - |
| GRAND TRAVERSE COUNTY (GTC) | 252,812.29 | 251,800.99 |
| GTC COMMISSION ON AGING & SENIOR CNTR | 30,400.80 | 30,279.19 |
| TRAVERSE AREA DISTRICT LIBRARY | - | - |
| GTC ROAD COMMISSION | 52,062.17 | 51,853.91 |
| GTC VETERANS | 6,070.53 | 6,046.25 |
| DOWNTOWN DEVELOPMENT AUTHORITY | 85,185.35 | 84,844.59 |
| BAY AREA TRANSPORTATION AUTHORITY | 25,608.56 | 25,506.12 |
| GTC ANIMAL CONTROL | 1,978.94 | 1,971.02 |
| GTC CONSERVATION | 5,123.85 | 5,103.35 |
| TOTAL | 1,338,946.02 | 1,333,589.94 |