

# **Traverse City Downtown Development Authority Regular Meeting**

**Friday, June 19, 2026**

**9:00 am**

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



The City of Traverse City does not discriminate on the basis of disability in the admission to, access to, treatment in, or employment in, its programs or activities. Interim Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan 49684, phone 231-922-4440, TDD/TTY 231-922-4412, VRS 231-421-7008, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator.

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

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

Downtown Development Authority:  
c/o Harry Burkholder, Executive Director  
(231) 922-2050  
Web: [www.dda.downtowntc.com](http://www.dda.downtowntc.com)  
303 East State Street, Suite C  
Traverse City, MI 49684

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# Welcome to the Traverse City Downtown Development Authority meeting

## Agenda

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**1. CALL TO ORDER**

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**2. ROLL CALL**

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**3. REVIEW AND APPROVAL OF AGENDA**

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**4. PUBLIC COMMENT**

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**5. CONSENT CALENDAR**

*The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one DDA Board motion without discussion. Any member of the DDA Board, staff or the public may ask that any item on the consent calendar be removed therefrom and placed elsewhere on the agenda for individual consideration by the DDA Board; and such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single DDA Board action adopting the consent calendar.*

- A. Consideration of approving the minutes from the May 15, 2026 DDA Regular Board Meeting (approval recommended) 4 - 7  
[May 15, 2026 DDA Board Meeting Minutes - PDF](#)
- B. Consideration of approving the May Financial Reports and Distributions from the DDA General, Old Town TIF, TIF-97 (approval recommended) 8 - 12  
[May 2026 DDA General, Old Town TIF, and TIF-97 Budget\(s\) Financial Reports and Distributions - PDF](#)
- C. Consideration of approving the May 2026 Financial Report and Distribution from the Traverse City Arts Commission (approval recommended) 13  
[May 2026 Traverse City Arts Commission Financial Report and Distributions](#)
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**6. ITEMS REMOVED FROM CONSENT CALENDAR**

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**7. SPECIAL ORDER OF BUSINESS**

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A.	Public Hearing on the 2026 - 2027 DDA Budgets <a href="#">Public Hearing Memo (Burkholder) - PDF</a> <a href="#">DDA Budget As Presented in the City Budget - PDF</a>	14 - 28
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<b>8.</b>	<b>OLD BUSINESS</b>	
A.	2026 - 2027 DDA Budget Approval (approval recommended) <a href="#">Budget Approval Memo (Burkholder) - PDF</a> <a href="#">DDA Budget As Presented in the City Budget - PDF</a>	29 - 43
B.	TIF-97 Project Priorities <a href="#">TIF-97 Project Priorities Memo (Burkholder) - PDF</a>	44
C.	Proposed Development and TIF Plan (approval recommended) <a href="#">Proposed Development and TIF Plan Memo (Burkholder) - PDF</a> <a href="#">Final Draft Development and TIF Plan - PDF</a>	45 - 90
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<b>9.</b>	<b>NEW BUSINESS</b>	
A.	PUMA Market Study and Business Retention Study (approval recommended)  <a href="#">PUMA Market Study and Business Retention Study Memo (Burkholder) - PDF</a> <a href="#">PUMA Proposal - PDF</a>	91 - 94
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<b>10.</b>	<b>EXECUTIVE DIRECTOR REPORT</b>	
A.	Executive Director Report <a href="#">Executive Director Report (Burkholder) - PDF</a>	95 - 96
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<b>11.</b>	<b>STAFF REPORTS</b>	
A.	Director of Events and Engagement Report <a href="#">Director of Events and Engagement Report (Klebba) - PDF</a>	97 - 98
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<b>12.</b>	<b>PUBLIC COMMENT</b>	
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<b>13.</b>	<b>ADJOURNMENT</b>	