

# WHAT'S NEXT FOR TIF?



## WHAT IS THE INFRASTRUCTURE FIRST TIF PLAN?

The Downtown Development Authority and City of Traverse City are working together to amend the current TIF-97 Plan (the amended plan is being renamed the “Infrastructure First TIF Plan”). The amended plan would extend the duration of the TIF by 20 years. The amended TIF Plan includes several fundamental infrastructure projects focused on streets, sidewalks, trails, utilities, shoreline preservation and water quality as well as plans to continue regular maintenance of existing infrastructure core services. In addition, the amended plan includes a new revenue-sharing model that ensures more money is returned to the participating taxing entities. The “Infrastructure First TIF Plan was guided by extensive community engagement, including the city’s recent Strategic Action Planning process.

## WHY IS THE DDA AND CITY PROPOSING TO AMEND THE PLAN NOW?

TIF-97 is scheduled to expire in 2027. The lack of clarity on the future of this important funding tool creates significant financial uncertainty for the DDA’s and City’s operations and capital budget. The extension of TIF is critical to help finance long-term community infrastructure projects, as well as maintenance and services that help the community realize a successful future.