

Component Units



Component Unit Funds: Account for operations maintained and operated by related entities of the City created through the State Statute or City Charter. The City of Traverse City has 2 component units, Traverse City DDA and Traverse City Light & Power.

Downtown Development Authority

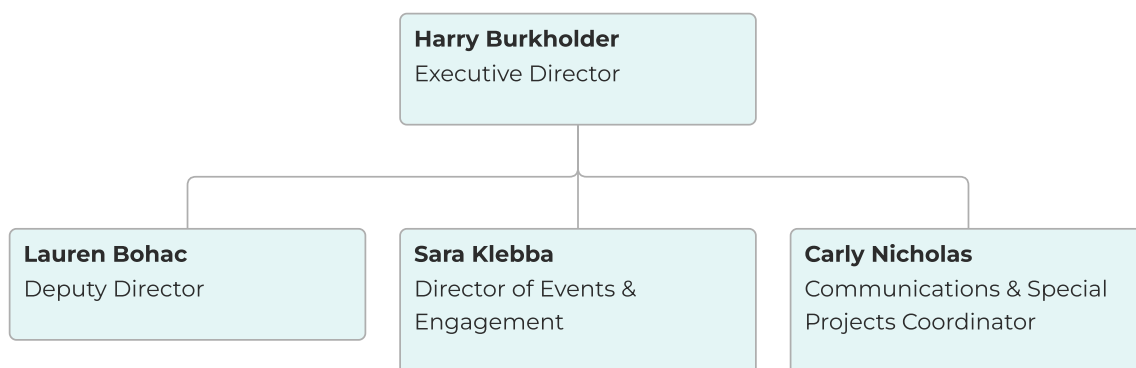
Established in 1978, the Traverse City Downtown Development Authority (DDA) is directed by a nine-member City-appointed board, which hires an Executive Director to lead its operations. The DDA is considered a *Component Unit* of the City of Traverse City and is responsible for creating, supporting and promoting critical public infrastructure and other services that enhance the downtown experience, promote business growth, serve as a catalyst for private investment and contribute to the year-round vitality and unique sense-of-place of Downtown Traverse City.

DDA Mission: To promote economic growth and provide a world-class downtown that is active, thriving and inclusive. In collaboration with all stakeholders, the DDA creates and implements development plans, encourages historic preservation, corrects and prevents deterioration in the downtown district, and makes sound investments in sustainable infrastructure and civic amenities. Serving as the caretakers of Downtown Traverse City, the DDA works with businesses, property owners, and residents to maintain a vibrant city center that is economically healthy.

The DDA facilitates its work in partnership and collaboration with the City. Projects may be led and funded entirely by the DDA, or the City and the DDA may share the cost of collaborative projects.



DDA Organization Chart



Overview

The DDA utilizes the current plans, ongoing initiatives and overarching strategies adopted by the DDA, City and other community entities to develop the framework for its budget, including but not limited to the Capital Improvement Plan, the City’s ongoing Strategic Action Plan, the Lower Boardman Unified Plan, the Moving Downtown Forward Plan and priorities/recommendations of the DDA Board.

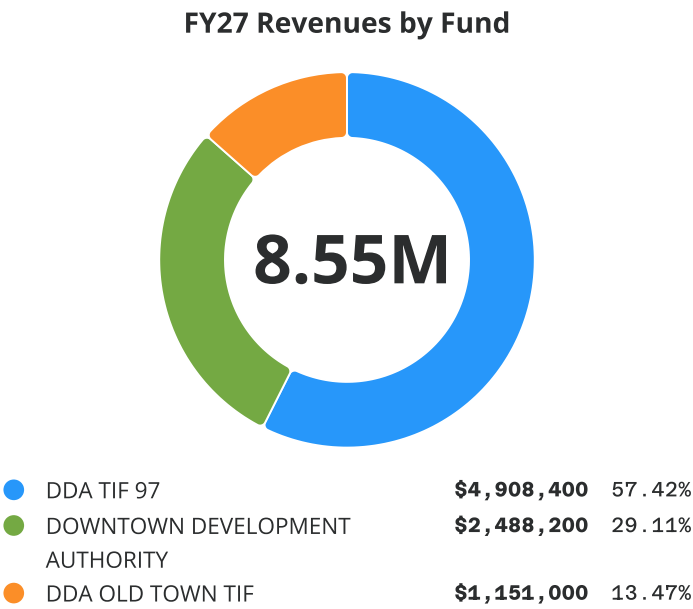
The Guiding Principles of the DDA’s Moving Downtown Forward Plan illustrate the mission and values of the DDA and serve as the basis for its projects and services.

Moving Downtown Forward Guiding Principles

- 1. Design a great place for all ages and for future generations
- 2. Protect and preserve small local independent businesses
- 3. Support job growth and varied career opportunities
- 4. Champion the development of attainable and workforce housing
- 5. Advance climate action, sustainability, renewable energy, energy efficiency and resiliency

The DDA has three unique but complementary funds that make up its total budget: the General Fund, the TIF-97 Fund, and the Old Town TIF Fund.

Revenues by Fund



Revenues by Fund

Category	2025/2026 Amended	2025/2026 Projected	2026/2027 Budgeted	2027/2028 Requested	2028/2029 Requested
DOWNTOWN DEVELOPMENT AUTHORITY	\$2,752,000	\$1,432,300	\$2,488,200	\$1,956,400	\$2,673,900
DDA OLD TOWN TIF	\$830,100	\$1,012,100	\$1,151,000	\$1,162,000	\$1,299,000
DDA TIF 97	\$4,340,800	\$4,523,900	\$4,908,400	\$4,016,600	\$0
Total Revenues	\$7,922,900	\$6,968,300	\$8,547,600	\$7,135,000	\$3,972,900

Comprehensive Fund Summary

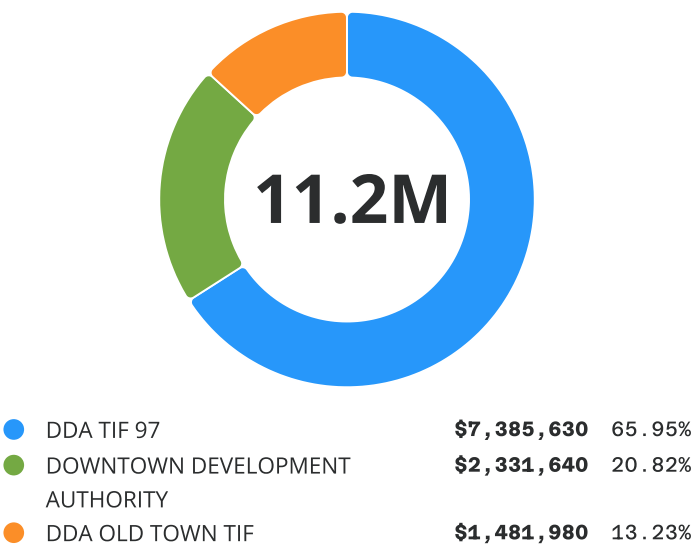
This summary reflects combined total revenues and expenditures across all 3 DDA funds: DDA Admin (248), DDA Old Town TIF Fund (252), and DDA TIF-97 Fund (253).

Comprehensive Fund Summary

Category	2025/2026 Amended	2025/2026 Projected	2026/2027 Budgeted	2027/2028 Requested	2028/2029 Requested
Beginning Fund Balance	\$6,539,877	\$6,539,877	\$7,553,070	\$4,488,020	\$3,199,000
Revenues					
PROPERTY TAXES	\$5,296,300	\$5,662,700	\$6,181,400	\$5,309,000	\$1,696,500
LICENSES AND PERMITS	\$21,500	\$21,500	\$20,000	\$22,000	\$22,000
CHARGES FOR SERVICES	\$0	\$75,000	\$75,000	\$75,000	\$75,000
INTERGOVERNMENTAL	\$657,700	\$197,200	\$487,000	\$294,700	\$1,672,000
OTHER REVENUE	\$134,900	\$55,900	\$29,700	\$34,800	\$34,300
REIMBURSEMENTS	\$0	\$500	\$0	\$0	\$0
TRANSFER IN	\$712,500	\$712,500	\$746,500	\$799,500	\$173,100
STATE GRANTS	\$600,000	\$1,000	\$750,000	\$600,000	\$300,000
GRANTS FROM PRIVATE RESOURCES	\$500,000	\$242,000	\$258,000	\$0	\$0
Total Revenues	\$7,922,900	\$6,968,300	\$8,547,600	\$7,135,000	\$3,972,900
Expenditures					
SALARIES & WAGES	\$446,200	\$437,000	\$475,000	\$490,000	\$264,900
FRINGE BENEFITS	\$133,000	\$116,700	\$141,000	\$150,900	\$77,050
OFFICE/OPERATING SUPPLIES	\$82,600	\$82,600	\$70,540	\$63,700	\$37,800
PROFESSIONAL SERVICES	\$600,500	\$623,100	\$616,500	\$697,700	\$220,200
PROFESSIONAL DEVELOPMENT	\$5,000	\$0	\$5,000	\$5,000	\$5,000
COMMUNICATION	\$5,000	\$1,500	\$3,500	\$3,500	\$1,000
COMMUNITY PROMOTION	\$20,000	\$20,000	\$0	\$0	\$0
CONTRACTUAL SERVICES	\$90,000	\$90,000	\$111,100	\$111,700	\$21,100
PRINTING & PUBLISHING	\$0	\$1,000	\$6,000	\$6,000	\$1,000
UTILITIES	\$39,000	\$39,000	\$30,600	\$34,100	\$11,600
REPAIRS & MAINTENANCE	\$1,000	\$1,500	\$0	\$0	\$0
RENTALS	\$0	\$4,800	\$0	\$0	\$0
MISCELLANEOUS EXP	\$75,000	\$38,000	\$55,000	\$55,000	\$25,000
TRANSFER OUT CITY FEE	\$639,500	\$639,500	\$739,800	\$752,200	\$158,100
CAPITAL OUTLAY	\$6,598,700	\$4,916,000	\$7,372,000	\$4,958,700	\$1,935,000
PRINCIPAL	\$820,000	\$820,000	\$790,000	\$765,000	\$0
INTEREST EXPENSE & FEES	\$54,500	\$54,500	\$36,700	\$17,500	\$0
TRANSFER OUT	\$712,500	\$712,500	\$746,510	\$799,530	\$173,100
Total Expenditures	\$10,322,500	\$8,597,700	\$11,199,250	\$8,910,530	\$2,930,850
Total Revenues Less Expenditures	-\$2,399,600	-\$1,629,400	-\$2,651,650	-\$1,775,530	\$1,042,050
Ending Fund Balance	\$4,140,277	\$4,910,477	\$4,901,420	\$2,712,490	\$4,241,050

Expenditures by Fund

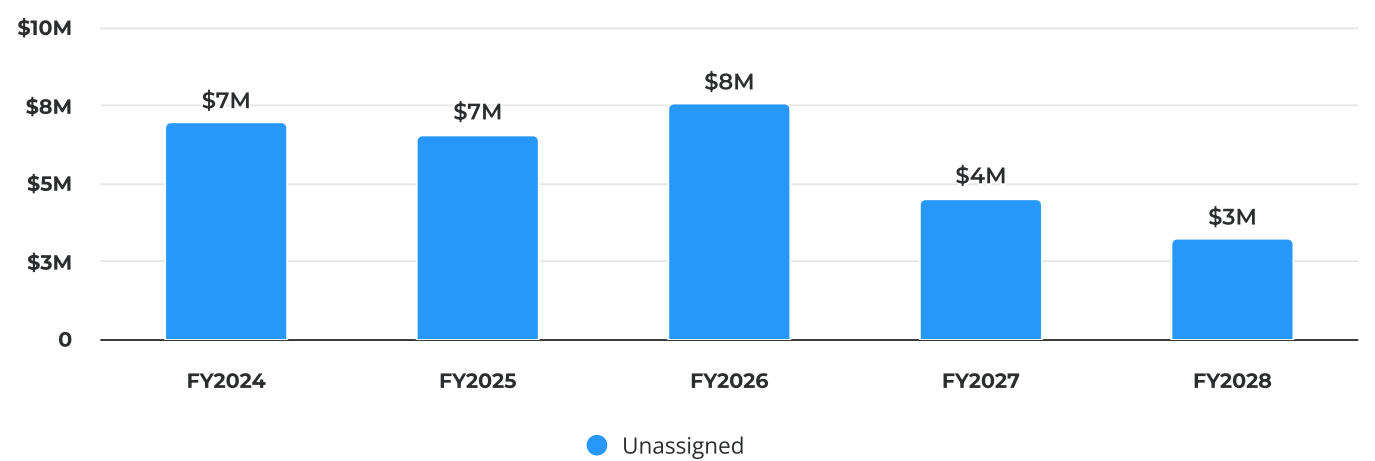
FY27 Expenditures by Fund



Expenditures by Fund

Category	2025/2026 Amended	2025/2026 Projected	2026/2027 Budgeted	2027/2028 Requested	2028/2029 Requested
DOWNTOWN DEVELOPMENT AUTHORITY	\$2,609,900	\$920,100	\$2,331,640	\$1,772,800	\$2,485,750
DDA OLD TOWN TIF	\$729,200	\$714,200	\$1,481,980	\$479,540	\$445,100
DDA TIF 97	\$6,983,400	\$6,963,400	\$7,385,630	\$6,658,190	\$0
Total Expenditures	\$10,322,500	\$8,597,700	\$11,199,250	\$8,910,530	\$2,930,850

Fund Balance Projections



Financial Summary

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028
Unassigned	\$6,539,877	\$7,553,070	\$4,488,020	\$3,199,000
Total Fund Balance	\$6,539,877	\$7,553,070	\$4,488,020	\$3,199,000

DDA Administration Fund (248)

The DDA General Fund is used to pay for the day-to-day operations of the DDA, including employee salaries, office supplies and utilities, professional services and professional development. Revenue sources for the DDA General Fund include a 2-mill levy on property within the Downtown District, administrative fees from the TIF-97 and Old Town TIF funds, booth rental fees from the Farmers Market, a contract with the Downtown Traverse City Association (DTCA), and grants for specific DDA projects and initiatives.



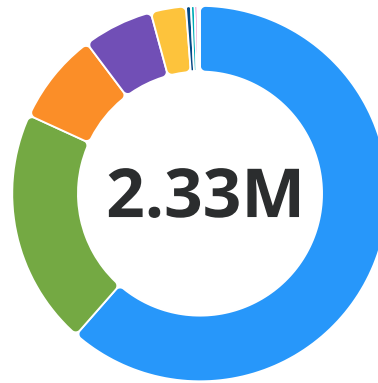
Expenditures Summary

The Capital Outlay expenditure category is supported by grants for three infrastructure projects:

- \$258,000 from Rotary Charities for the development of Rotary Square
- \$425,000 from the National Oceanic & Atmospheric Administration as a sub-recipient of a grant awarded to the Grand Traverse Band of Ottawa and Chippewa Indians for coastal habitat restoration
- \$750,000 from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for the environmental clean-up and development of deteriorated West End sites

Because these are reimbursement grants, the amount budgeted for each grant does not reflect the total grant award but estimated spending from each grant for FY 26/27.

FY27 Expenditures by Expense Type Summary



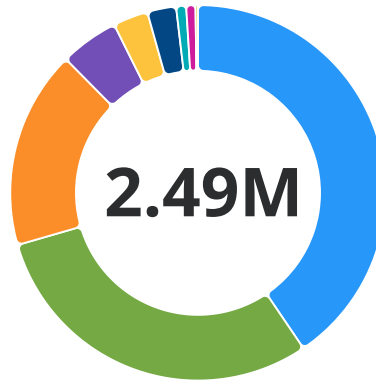
CAPITAL OUTLAY	\$1,433,000	61.46%
SALARIES & WAGES	\$475,000	20.37%
PROFESSIONAL SERVICES	\$184,200	7.90%
FRINGE BENEFITS	\$141,000	6.05%
OFFICE/OPERATING SUPPLIES	\$70,540	3.03%
MISCELLANEOUS EXP	\$10,000	0.43%
UTILITIES	\$7,400	0.32%
PROFESSIONAL DEVELOPMENT	\$5,000	0.21%
COMMUNICATION	\$3,500	0.15%
PRINTING & PUBLISHING	\$2,000	0.09%

Expenditures by Expense Type Summary

Category	2025/2026 Amended	2025/2026 Projected	2026/2027 Budgeted	2027/2028 Requested	2028/2029 Requested
SALARIES & WAGES	\$446,200	\$437,000	\$475,000	\$490,000	\$264,900
FRINGE BENEFITS	\$133,000	\$116,700	\$141,000	\$150,900	\$77,050
OFFICE/OPERATING SUPPLIES	\$82,600	\$82,600	\$70,540	\$63,700	\$37,800
PROFESSIONAL SERVICES	\$165,400	\$188,000	\$184,200	\$207,200	\$171,700
PROFESSIONAL DEVELOPMENT	\$5,000	\$0	\$5,000	\$5,000	\$5,000
COMMUNICATION	\$5,000	\$1,500	\$3,500	\$3,500	\$1,000
PRINTING & PUBLISHING	\$0	\$1,000	\$2,000	\$2,000	\$500
UTILITIES	\$4,000	\$4,000	\$7,400	\$7,800	\$7,800
REPAIRS & MAINTENANCE	\$1,000	\$1,500	\$0	\$0	\$0
RENTALS	\$0	\$4,800	\$0	\$0	\$0
MISCELLANEOUS EXP	\$10,000	\$8,000	\$10,000	\$10,000	\$10,000
CAPITAL OUTLAY	\$1,757,700	\$75,000	\$1,433,000	\$832,700	\$1,910,000
Total Expenditures	\$2,609,900	\$920,100	\$2,331,640	\$1,772,800	\$2,485,750

Revenue Summary

FY27 Revenues by Revenue Source



● INTERGOVERNMENTAL	\$1,008,000	40.51%
● TRANSFER IN OTHER FUNDS	\$746,500	30.00%
● FEDERAL GRANTS	\$425,000	17.08%
● REAL ESTATE/PERSONAL PROPERTY TAX	\$125,400	5.04%
● GENERAL FEES & SERVICES	\$75,000	3.01%
● STATE LOCAL COMMUNITY STABILIZATION	\$62,000	2.49%
● RENT & ROYALTIES	\$21,000	0.84%
● BUSINESS LICENSES & PERMITS	\$20,000	0.80%
● INTEREST REVENUE	\$5,300	0.21%

Revenues by Revenue Source

Category	2025/2026 Amended	2025/2026 Projected	2026/2027 Budgeted	2027/2028 Requested	2028/2029 Requested
REAL ESTATE/PERSONAL PROPERTY TAX	\$130,000	\$127,300	\$125,400	\$133,400	\$397,500
BUSINESS LICENSES & PERMITS	\$21,500	\$21,500	\$20,000	\$22,000	\$22,000
FEDERAL GRANTS	\$657,700	\$132,700	\$425,000	\$232,700	\$1,610,000
STATE LOCAL COMMUNITY STABILIZATION	\$0	\$62,000	\$62,000	\$62,000	\$62,000
GRANTS FROM LOCAL SOURCES	\$0	\$2,500	\$0	\$0	\$0
GENERAL FEES & SERVICES	\$0	\$75,000	\$75,000	\$75,000	\$75,000
INTEREST REVENUE	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300
RENT & ROYALTIES	\$50,000	\$50,000	\$21,000	\$24,000	\$26,000
CONTRIBUTIONS-PRIVATE SOURCES	\$0	\$0	\$0	\$2,500	\$3,000
CONTRIBUTIONS-PUBLIC SOURCES	\$75,000	\$0	\$0	\$0	\$0
REIMBURSEMENTS	\$0	\$500	\$0	\$0	\$0
TRANSFER IN OTHER FUNDS	\$712,500	\$712,500	\$746,500	\$799,500	\$173,100
INTERGOVERNMENTAL	\$1,100,000	\$243,000	\$1,008,000	\$600,000	\$300,000
Total Revenues	\$2,752,000	\$1,432,300	\$2,488,200	\$1,956,400	\$2,673,900

DDA Old Town TIF Fund (252)

The Old Town TIF Fund was established through the Old Town Tax Increment Financing (TIF) plan adopted by the DDA and City in 2016 (originally called TIF-2, which was adopted in 1985 and expired in 2015). It is funded through the harnessed appreciation of tax revenue within the Old Town TIF District. The City of Traverse City contributes 53-cents on the dollar of the revenue collected in the Old Town TIF, with the remaining 47-cents contributed by the following regional taxing authorities: Grand Traverse County Commission on Aging; Grand Traverse County Veterans Affairs; Grand Traverse County Road Commission; Northwestern Michigan College; Bay Area Transportation Authority; Grand Traverse County Conservation District; Grand Traverse County Animal Control; the Recreation Authority; and Grand Traverse County, as well the DDA's levied millage.



Expenditure Summary

There are no significant changes to Expenditures, with funding for some projects that were not completed in FY 25/26 rolling over into FY 26/27.

Major projects planned within "Transforming Downtown (A)" include contributing to the City's reconstruction of the Union and Seventh intersection and construction of the Rivers Edge riverwalk in collaboration with FishPass.

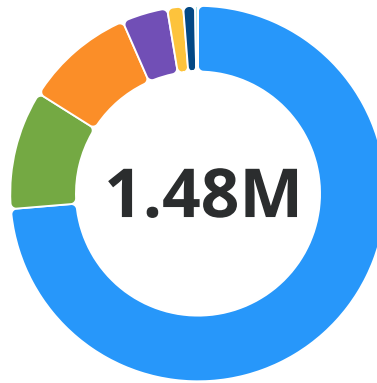
The Capital Outlay expenditure category consists of all items under "Building and Maintaining Downtown (A) Essential Public Infrastructure" and "Transforming Downtown (A) Transformative Public Infrastructure". Most items under "Building and Maintaining Downtown (B) Essential Public Services" and "Transforming Downtown (B) Transformative Public Services" are within the Professional Services expenditure category.

Funds under "(A) Essential Public Infrastructure" may be used for projects developed by the DDA or as a contribution to projects led by the City. A new line was created to contribute to the City's repairs to the Carnegie Building in FY 26/27.

Under "(B) Transformative Public Services," a new line for a retail study was created to conduct a market analysis of downtown's changing retail landscape and strategies to keep small, locally owned businesses from being priced out of their storefronts.

Old Town TIF	Total Taxable	\$	89,419,485
	Captured Taxable Value	\$	43,995,103
	Estimated Revenue	\$	1,121,406
Est. Fund Balance of Previous Fiscal \	\$		1,855,000
Running Downtown	\$		288,792
<i>DDA Administration</i>	<i>\$</i>		<i>140,784</i>
<i>Service Agreement with City</i>	<i>\$</i>		<i>129,808</i>
<i>Miscellaneous & Utilities</i>	<i>\$</i>		<i>18,200</i>
Building and Maintaining Downtown			
(A) Essential Public Infrastructure	\$		122,000
<i>Streetscaping/Snowmelt</i>	<i>\$</i>		<i>10,000</i>
<i>Stormwater & Green Infrastructure</i>	<i>\$</i>		<i>15,000</i>
<i>Landscaping**</i>	<i>\$</i>		<i>4,000.00</i>
<i>General Infrastructure Repair</i>	<i>\$</i>		<i>15,000.00</i>
<i>City Infrastructure Contribution</i>	<i>\$</i>		<i>25,000.00</i>
<i>Wayfinding Signage</i>	<i>\$</i>		<i>8,000.00</i>
<i>Placemaking Amenities</i>	<i>\$</i>		<i>10,000.00</i>
<i>Miscellaneous</i>	<i>\$</i>		<i>10,000.00</i>
<i>Carnegie Building Repairs</i>	<i>\$</i>		<i>25,000.00</i>
(B) Essential Public Services	\$		68,650
<i>Community Police Officer (\$3,000)^</i>			
<i>Trash Removal</i>	<i>\$</i>		<i>20,000</i>
<i>Public Restroom Program</i>	<i>\$</i>		<i>1,000</i>
<i>Printing</i>	<i>\$</i>		<i>500</i>
<i>Clean and Green Team (SEEDS & Bin Ninjas)</i>	<i>\$</i>		<i>25,000</i>
<i>City Vehicle Rentals</i>	<i>\$</i>		<i>2,150</i>
<i>Holiday Lights</i>	<i>\$</i>		<i>10,000</i>
<i>Miscellaneous</i>	<i>\$</i>		<i>10,000</i>
Transforming Downtown			
(A) Transformative Public Infrastructure	\$		970,000
<i>Rivers Edge Riverwalk</i>	<i>\$</i>		<i>250,000</i>
<i>Riverwalk Signage</i>	<i>\$</i>		<i>10,000</i>
<i>Union and 7th Intersection</i>	<i>\$</i>		<i>700,000</i>
<i>Mobility & Accessibility Improvements</i>	<i>\$</i>		<i>10,000</i>
(B) Transformative Public Services	\$		12,300
<i>Composting Program</i>	<i>\$</i>		<i>1,300</i>
<i>Retail Study</i>	<i>\$</i>		<i>10,000</i>
<i>Destination Downtown</i>	<i>\$</i>		<i>1,000</i>
Activating Downtown & Growing Business	\$		20,210
<i>Communication, Promotion & Events</i>	<i>\$</i>		<i>20,000</i>
<i>Traverse Connect</i>	<i>\$</i>		<i>210</i>
Total Expenses	\$		1,481,952
Estimated Remaining Fund Balance	\$		1,494,454
** Includes flowers, planters, and tools			
^Police Officer included in City service agreement total			

FY27 Expenditures by Expense Type Summary



CAPITAL OUTLAY	\$1,092,000	73.69%
TRANSFER OUT CITY FEE	\$152,000	10.26%
TRANSFER OUT	\$140,780	9.50%
PROFESSIONAL SERVICES	\$58,300	3.93%
CONTRACTUAL SERVICES	\$20,200	1.36%
MISCELLANEOUS EXP	\$15,000	1.01%
UTILITIES	\$3,200	0.22%
PRINTING & PUBLISHING	\$500	0.03%

Expenditures by Expense Type Summary

Category	2025/2026 Amended	2025/2026 Projected	2026/2027 Budgeted	2027/2028 Requested	2028/2029 Requested
PROFESSIONAL SERVICES	\$87,000	\$87,000	\$58,300	\$56,000	\$48,500
COMMUNITY PROMOTION	\$20,000	\$20,000	\$0	\$0	\$0
CONTRACTUAL SERVICES	\$0	\$0	\$20,200	\$20,800	\$21,100
PRINTING & PUBLISHING	\$0	\$0	\$500	\$500	\$500
UTILITIES	\$5,000	\$5,000	\$3,200	\$3,800	\$3,800
MISCELLANEOUS EXP	\$15,000	\$0	\$15,000	\$15,000	\$15,000
TRANSFER OUT CITY FEE	\$124,800	\$124,800	\$152,000	\$155,000	\$158,100
CAPITAL OUTLAY	\$360,000	\$360,000	\$1,092,000	\$72,500	\$25,000
TRANSFER OUT	\$117,400	\$117,400	\$140,780	\$155,940	\$173,100
Total Expenditures	\$729,200	\$714,200	\$1,481,980	\$479,540	\$445,100

Revenue Summary

There are no significant changes to revenue. Revenue is from the tax capture in the Old Town TIF district.

Revenues by Revenue Source

Category	2024/2025 Actual	2025/2026 Amended	2025/2026 Projected	2026/2027 Budgeted	2027/2028 Requested	2028/2029 Requested
REAL ESTATE/PERSONAL PROPERTY TAX	\$0	\$830,000	\$1,011,500	\$1,151,000	\$1,162,000	\$1,299,000
INTEREST REVENUE	\$0	\$100	\$600	\$0	\$0	\$0
Total Revenues	\$0	\$830,100	\$1,012,100	\$1,151,000	\$1,162,000	\$1,299,000

DDA TIF 97 Fund (253)

The TIF-97 Fund was established through the Tax Increment Financing (TIF) plan adopted by the DDA and City in 1997. TIF-97 is funded through the harnessed appreciation of tax revenue within the designated TIF-97 District. The City of Traverse City contributes 53-cents on the dollar of the revenue collected in TIF-97, with the remaining 47-cents contributed by the following regional taxing authorities: Grand Traverse County Commission on Aging; Grand Traverse County Veterans Affairs; Grand Traverse County Road Commission; Northwestern Michigan College; Bay Area Transportation Authority; Grand Traverse County Conservation District; Grand Traverse County Animal Control; the Recreation Authority; and Grand Traverse County, as well as the DDA's levied millage.



Expenditure Summary

There are no significant changes to expenditures, with funding for some projects that were not completed in FY 25/26 rolling over into FY 26/27. Other adjustments include increased funding for downtown's Clean and Green Team and shifting Farmers Market administration costs from the DDA Administration Fund to TIF 97.

Major projects planned within "Transforming Downtown (A) Transformative Public Infrastructure" include mid-block crosswalks on State Street, completed construction documents for the first phase of the Lower Boardman/Ottaway Riverwalk's restoration and infrastructure, reconstruction of Rotary Square (which will span two fiscal years), and the long-planned Farmer's Market Pavilion, which would enhance the City's upcoming reconstruction of Lot B.

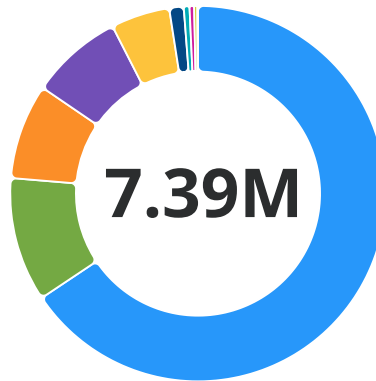
The Capital Outlay expenditure category consists of all items under "Building and Maintaining Downtown (A) Essential Public Infrastructure" and "Transforming Downtown (A) Transformative Public Infrastructure." Most items under "Building and Maintaining Downtown (B) Essential Public Services" and "Transforming Downtown (B) Transformative Public Services" are within the Professional Services expenditure category.

Funds under "(A) Essential Public Infrastructure" may be used for projects developed by the DDA or as a contribution to projects led by the City. Contributions to stormwater reconstruction at Lot B and repairs to the North Union Street bridge are included in their own lines.

Under "(B) Transformative Public Services," a new line for a retail study was created to conduct a market analysis of downtown's changing retail landscape and strategies to keep small, locally owned businesses from being priced out of their storefronts.

TIF-97 Total Taxable Value	\$226,821,791
Captured Taxable Value	\$189,291,061
Estimated Revenue	\$4,828,974
Est. Fund Balance of Previous Fiscal Year	\$4,800,000
Running Downtown	\$ 1,174,964
<i>DDA Administration</i>	605,731
<i>Service Agreement with City</i>	\$ 519,233
<i>Miscellaneous & Utilities</i>	\$ 50,000
Building and Maintaining Downtown	
(A) Essential Public Infrastructure	\$ 1,509,657
<i>Streetscaping/Snowmelt</i>	\$ 75,000
<i>Stormwater & Green Infrastructure (Lot B)</i>	\$ 110,000
<i>Landscaping**</i>	\$ 18,000
<i>General Infrastructure Repair</i>	\$ 70,000
<i>City Infrastructure Contribution</i>	\$ 100,000
<i>Wayfinding Signage</i>	\$ 22,000
<i>Placemaking Amenities</i>	\$ 100,000
<i>Miscellaneous</i>	\$ 25,000
<i>Rotary Square Maintenance</i>	\$ 14,000
<i>N. Union Street Bridge Repair</i>	\$ 150,000
<i>Hardy Parking Deck Payment</i>	\$ 825,657
(B) Essential Public Services	\$ 377,550
<i>Community Police Officer (\$120,431)^</i>	
<i>Trash and Recycling Removal</i>	\$ 60,100
<i>Public Restroom Program</i>	\$ 14,500
<i>Printing</i>	\$ 3,500
<i>Clean and Green Team (SEEDS & Bin Ninjas)</i>	\$ 105,000
<i>City Vehicle Rentals</i>	\$ 8,450
<i>Holiday Lights</i>	\$ 100,000
<i>Miscellaneous</i>	\$ 25,000
<i>Farmers Market Maintenance & Admin</i>	\$ 61,000
Transforming Downtown	
(A) Transformative Public Infrastructure	\$ 4,573,000
<i>Rotary Square</i>	\$ 500,000
<i>Farmers Market Pavillion</i>	\$ 3,083,000
<i>Boardman/Ottaway Riverwalk</i>	\$ 400,000
<i>Two-Way Pilot</i>	\$ 200,000
<i>Mobility & Accessibility Improvements</i>	\$ 380,000
<i>Public Art</i>	\$ 10,000
(B) Transformative Public Services	\$ 68,500
<i>Composting Program</i>	\$ 10,500
<i>Retail Study</i>	\$ 40,000
<i>Destination Downtown</i>	\$ 3,000
<i>City Stormwater Study</i>	\$ 15,000
Activating Downtown & Growing Business	\$ 90,900
<i>Communication, Promotion & Events</i>	\$ 90,000
<i>Traverse Connect</i>	\$ 900
Total Expenses	\$ 7,794,571
Estimated Remaining Fund Balance	\$ 1,834,403
** Includes flowers, planters, tools, and J. Smith maintena	
^Police Officer included in City service agreement total	

FY27 Expenditures by Expense Type Summary



CAPITAL OUTLAY	\$4,847,000	65.63%
PRINCIPAL	\$790,000	10.70%
TRANSFER OUT	\$605,730	8.20%
TRANSFER OUT CITY FEE	\$587,800	7.96%
PROFESSIONAL SERVICES	\$374,000	5.06%
CONTRACTUAL SERVICES	\$90,900	1.23%
INTEREST EXPENSE & FEES	\$36,700	0.50%
MISCELLANEOUS EXP	\$30,000	0.41%
UTILITIES	\$20,000	0.27%
PRINTING & PUBLISHING	\$3,500	0.05%

Expenditures by Type Summary

Category	2025/2026 Amended	2025/2026 Projected	2026/2027 Budgeted	2027/2028 Requested	2028/2029 Requested
PROFESSIONAL SERVICES	\$348,100	\$348,100	\$374,000	\$434,500	\$0
CONTRACTUAL SERVICES	\$90,000	\$90,000	\$90,900	\$90,900	\$0
PRINTING & PUBLISHING	\$0	\$0	\$3,500	\$3,500	\$0
UTILITIES	\$30,000	\$30,000	\$20,000	\$22,500	\$0
MISCELLANEOUS EXP	\$50,000	\$30,000	\$30,000	\$30,000	\$0
TRANSFER OUT CITY FEE	\$514,700	\$514,700	\$587,800	\$597,200	\$0
CAPITAL OUTLAY	\$4,481,000	\$4,481,000	\$4,847,000	\$4,053,500	\$0
PRINCIPAL	\$820,000	\$820,000	\$790,000	\$765,000	\$0
INTEREST EXPENSE & FEES	\$54,500	\$54,500	\$36,700	\$17,500	\$0
TRANSFER OUT	\$595,100	\$595,100	\$605,730	\$643,590	\$0
Total Expenditures	\$6,983,400	\$6,963,400	\$7,385,630	\$6,658,190	\$0

Revenues Summary

There are no significant changes to revenue. Revenue is from the tax capture in the TIF-97 TIF district.

Revenues by Revenue Source

Category	2024/2025 Actual	2025/2026 Amended	2025/2026 Projected	2026/2027 Budgeted	2027/2028 Requested	2028/2029 Requested
REAL ESTATE/PERSONAL PROPERTY TAX	\$0	\$4,336,300	\$4,523,900	\$4,905,000	\$4,013,600	\$0
INTEREST REVENUE	\$0	\$4,500	\$0	\$3,400	\$3,000	\$0
Total Revenues	\$0	\$4,340,800	\$4,523,900	\$4,908,400	\$4,016,600	\$0