

DDA Update Development & TIF Plan

City Council — January 20, 2026



Plan Requirements

State Statute



DDA Development Plan Requirements

Michigan ACT 57 of 2018 requires all DDA's to create a Development Plan and TIF Plan. The Development Plan establishes the boundary, and identifies the activities and projects the DDA will participate in.

Tax Increment Finance Plan

The TIF Plan establishes procedures, requirements, and methods for the collection and use of tax increment revenues, in order to carry out the activities of the DDA.



Development Plan

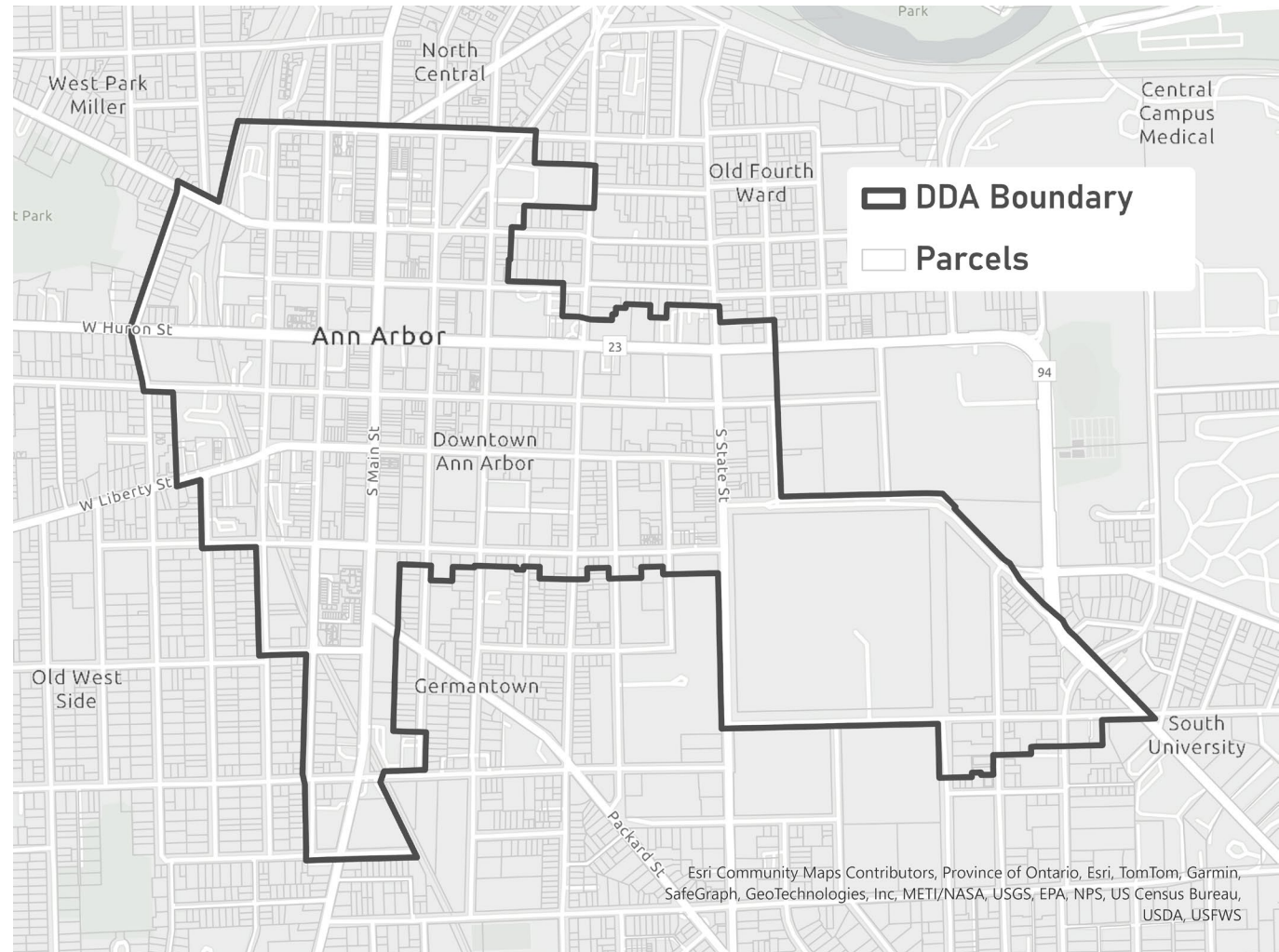
Highlights

Current DDA Boundary

1 TIF District

67 city blocks; 271 acres

- We *capture* TIF dollars only within this boundary.
- We can *use* our TIF dollars only within this boundary.
- We can *implement* projects and programs only within this boundary.



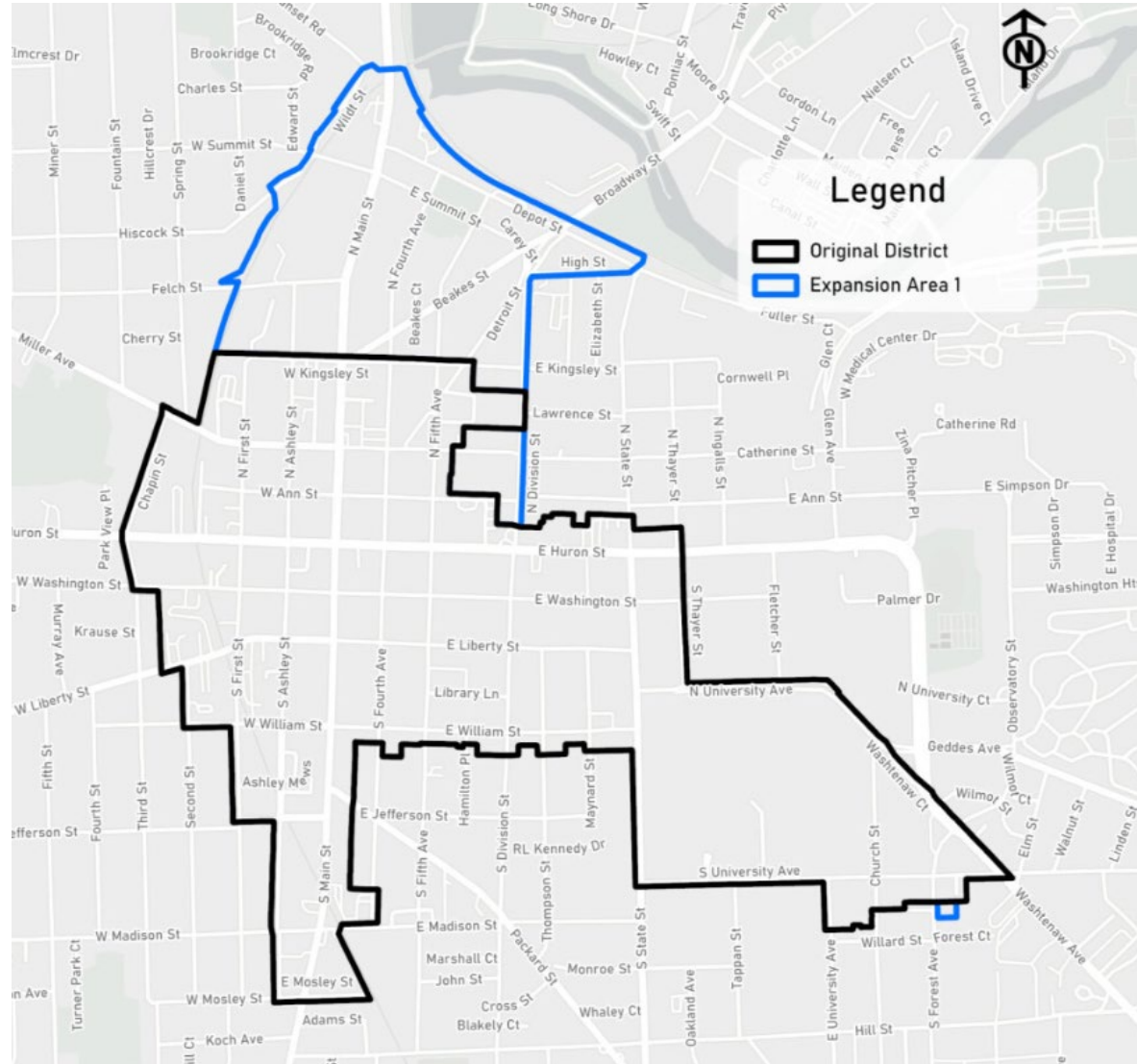
Updated Recommended DDA Boundary

1 TIF District

+ 19 city blocks; + 84 acres

38 New Projects in Expansion Area

- Encompasses 2 primary gateways into downtown.
- Connects downtown to the river and the Broadway West Development.
- Expands where the DDA can support affordable housing, upgrade utilities, and enhance/maintain City Parks.



High Priority Projects in Expansion Area

Ranked using City's CIP prioritization model (out of 100).

Ongoing (2026 Onward) Needs

Streets

\$49 M

Parks

\$26.6M

Sanitary Sewer Lining

\$1.47M

Water Main Replacement

\$5.6 M

Geothermal & Solar

\$16.95 M

Placemaking

\$17.2 M

Near-Term Needs

North Main Street Improvements & Jurisdictional Support

#12

\$11.9 M

721 N Main Remediation & Landscape

#10

\$17.54 M

Fifth/Division Reconstruction

#2

\$44.39 M

Riverfront Connection

#29

\$4.23 M

Division St Bikeway Extension

#6

\$1.22 M

Broadway Sidepath

#6

\$720 K

Summit Bikeway Connector

#23

\$3.36 M

An aerial photograph of a city skyline, featuring various buildings and a construction crane in the distance. The image is overlaid with a semi-transparent blue filter. The text "Projects and Programs" is prominently displayed in the center-left area in a bold, white, sans-serif font.

Projects and Programs

Capital Project Categories

Streets



Placemaking



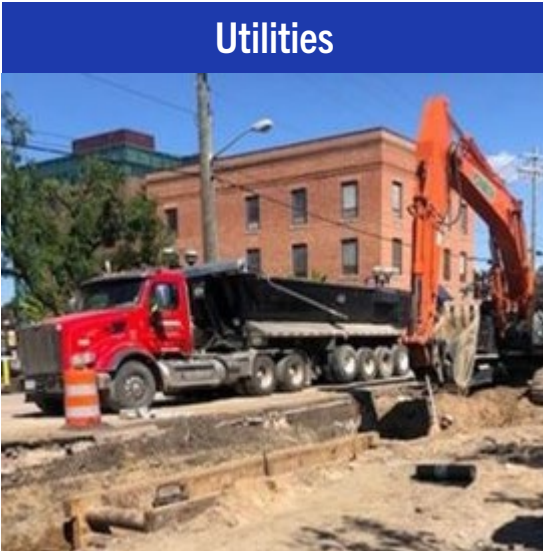
Transit



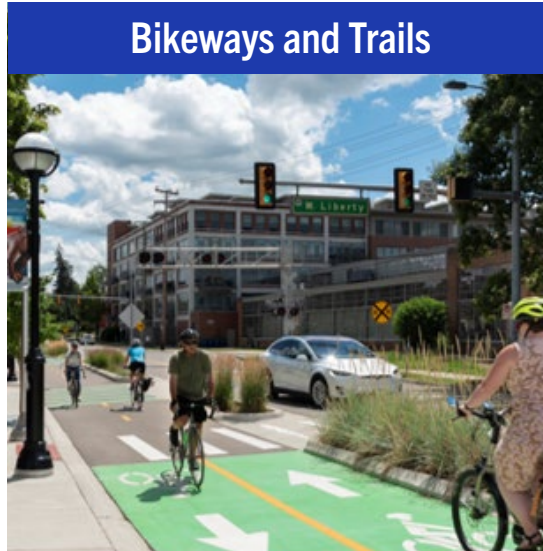
Parks and Plazas



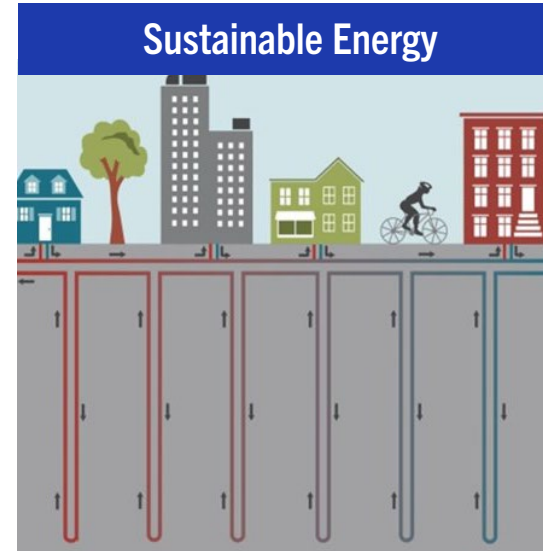
Utilities



Bikeways and Trails



Sustainable Energy



Maintenance/Small Projects



Program Categories

Service & Maintenance



Public Restroom Service



Affordable Housing Support



Other Grants, Programs, and Services



Downtown Service Team

Recommended Bidder: Block by Block.

What: Services throughout downtown.

- Litter and debris control.
- Landscaping, mulching, and weed control.
- Snow removal and de-icing at sidewalk ramps, bus stops, ADA parking spaces, and benches.
- Event barricade management.
- Holiday lights.
- Misc. repairs to benches, pavers, and more.

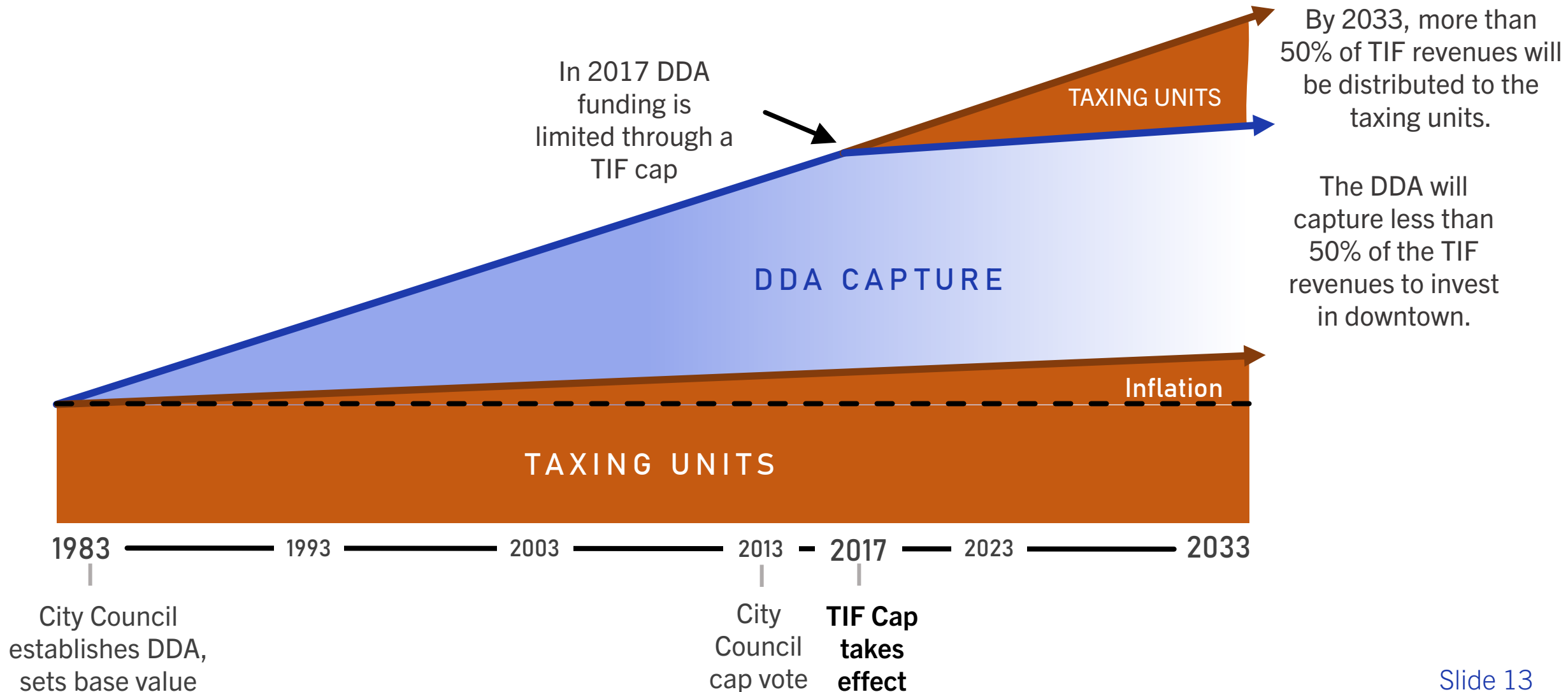


A blue-tinted photograph of a city street at night. The scene is illuminated by warm string lights hanging across the street. In the foreground, several people are walking or sitting on a bench. A bicycle is parked on the left. In the background, there are buildings, a traffic light, and a sign that reads "P.V. LANTIER".

Tax Increment Finance Plan

Shift from cap model to revenue share model

Current TIF Cap Model – Unique to Ann Arbor



Recommended Revenue Share Model

The revenue share percentage is fixed at just above the FY 2026 TIF share of 28% to the governmental units



DDA CAPTURE

TAXING UNITS

Inflation

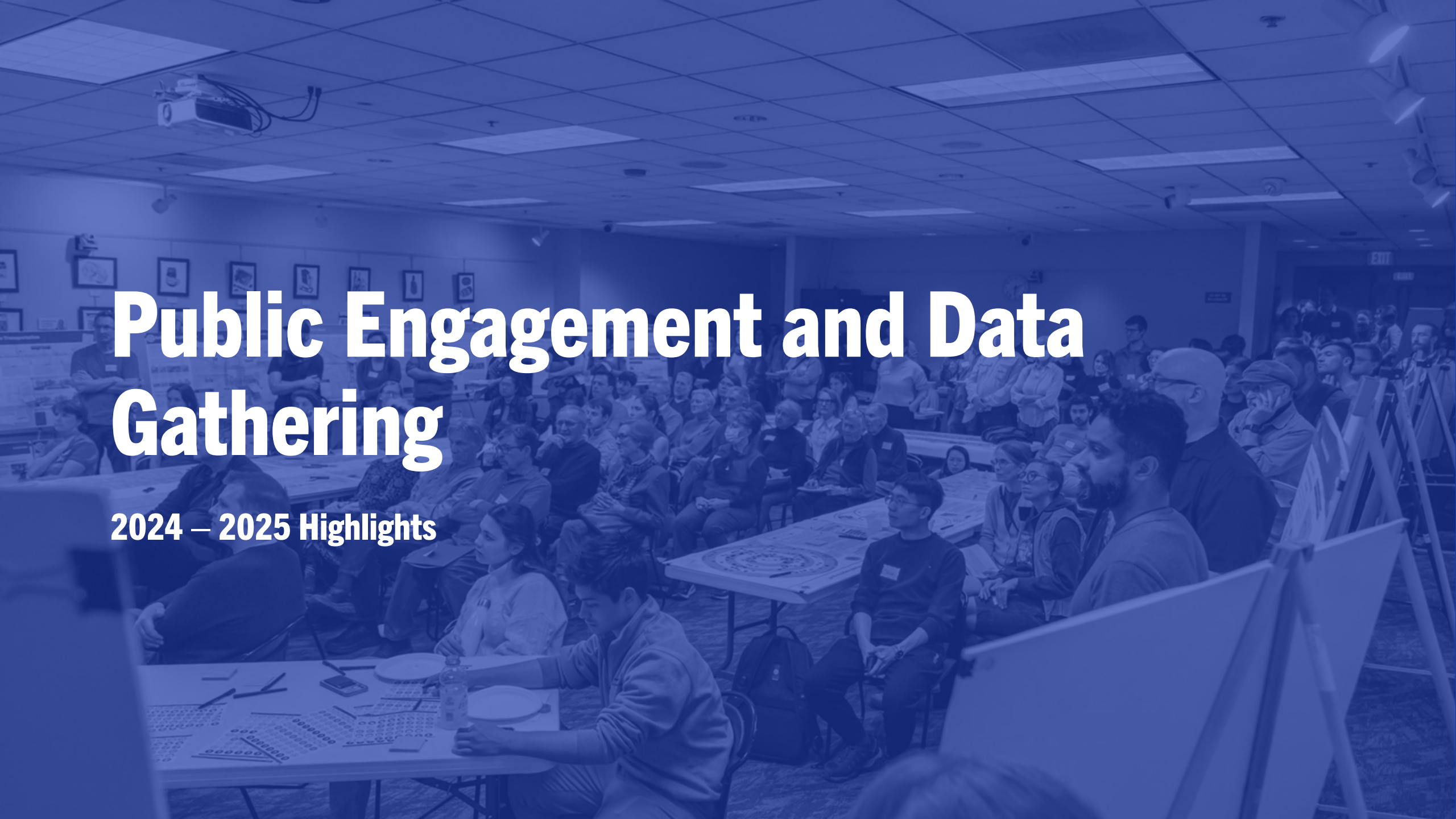
TAXING UNITS (base value)

The DDA would capture 70% of revenue growth from new development

The Taxing Units would capture 30% of revenue growth from new development

Everyone shares in growth

2026
Gainshare
starting point



Public Engagement and Data Gathering

2024 – 2025 Highlights

Public Engagement

8 Public Events

40+ Stakeholder Meetings

10 Presentations to Community Boards,
Commissions, & Council

Final Open House in October 2025 following
DDA Board approval of draft Plan

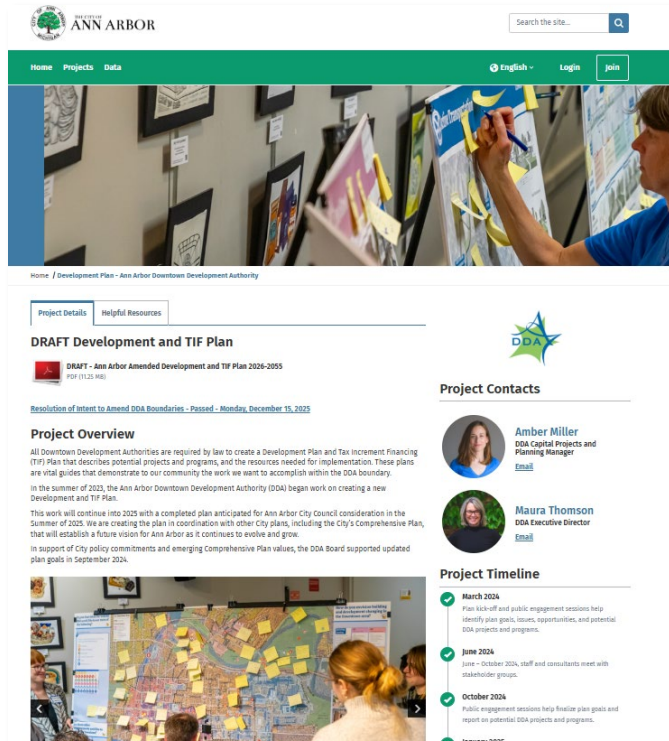


*Spring 2024 Public Workshop at the Ann Arbor
Downtown Public Library*



Information and Next Steps

Info: DDA Plan Process & Content



Detailed information on [Engage.a2](#)

[Project Details](#)[Helpful Resources](#)

Development and TIF Plan

Drafts of the Development and TIF Plan.

[DRAFT - Ann Arbor Amended Development and TIF Plan 2026-2055](#)

DDA Resources

Learn more about the Ann Arbor DDA and our work.

[Ann Arbor DDA Website](#)

[Ann Arbor DDA Boundary Map](#)

[Ann Arbor DDA Project List](#)

[DDAs & DDA Funding 101](#)

Development Plan Presentations

Presentations containing information about the creation process of the Development

[October Open House Posters - Oct. 23, 2025](#)

[Parks Advisory Commission Presentation - Oct. 21, 2025](#)

[DDA Board Work Session Development Plan Update - Aug. 20, 2025](#)

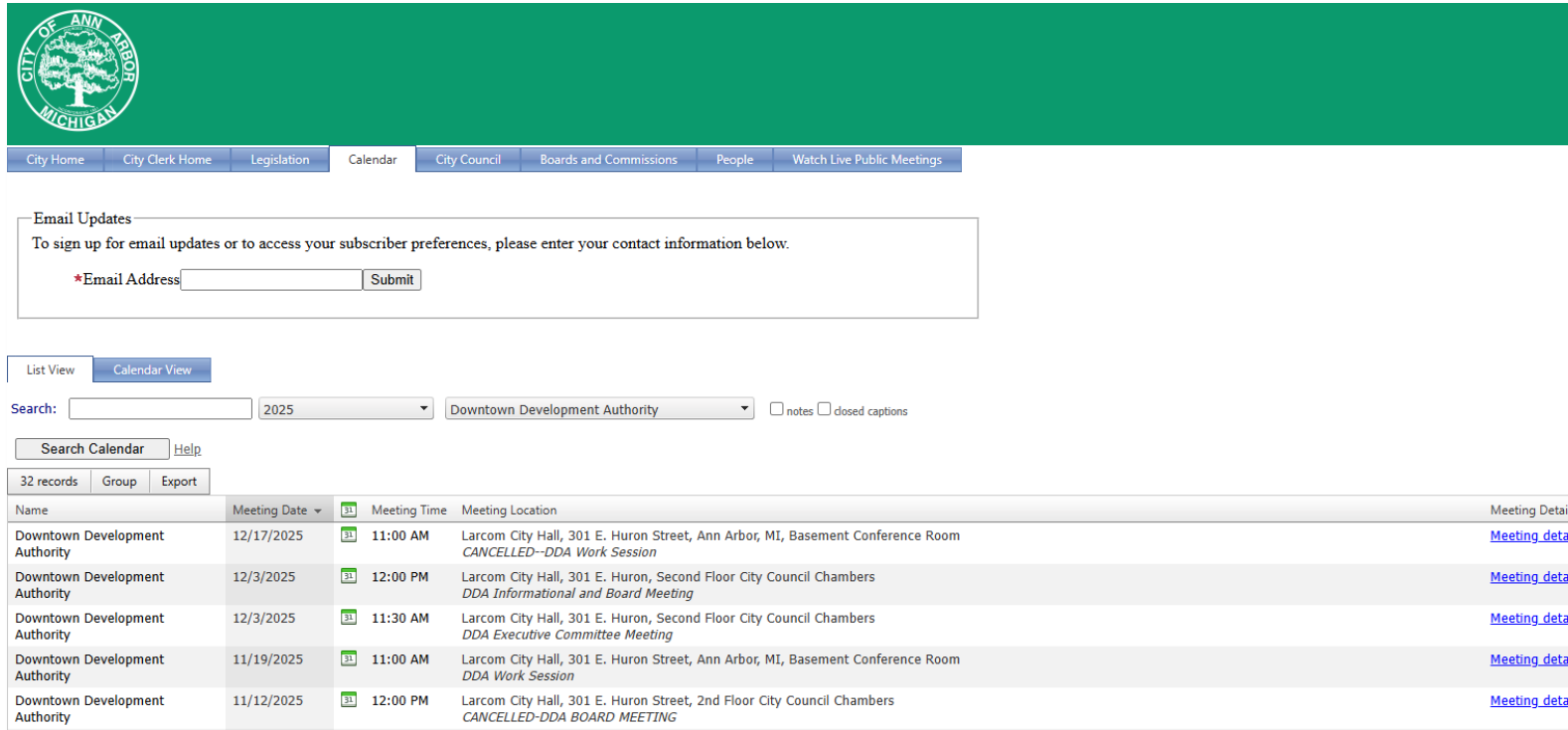
[DRAFT Development and TIF Plans - Aug. 19, 2025](#)

[DRAFT Development and TIF Plan - Appendix A - Aug. 14, 2025](#)

[See more](#)

Community Engagement Outcomes

Info: DDA Board Meeting Minutes and Video Recordings

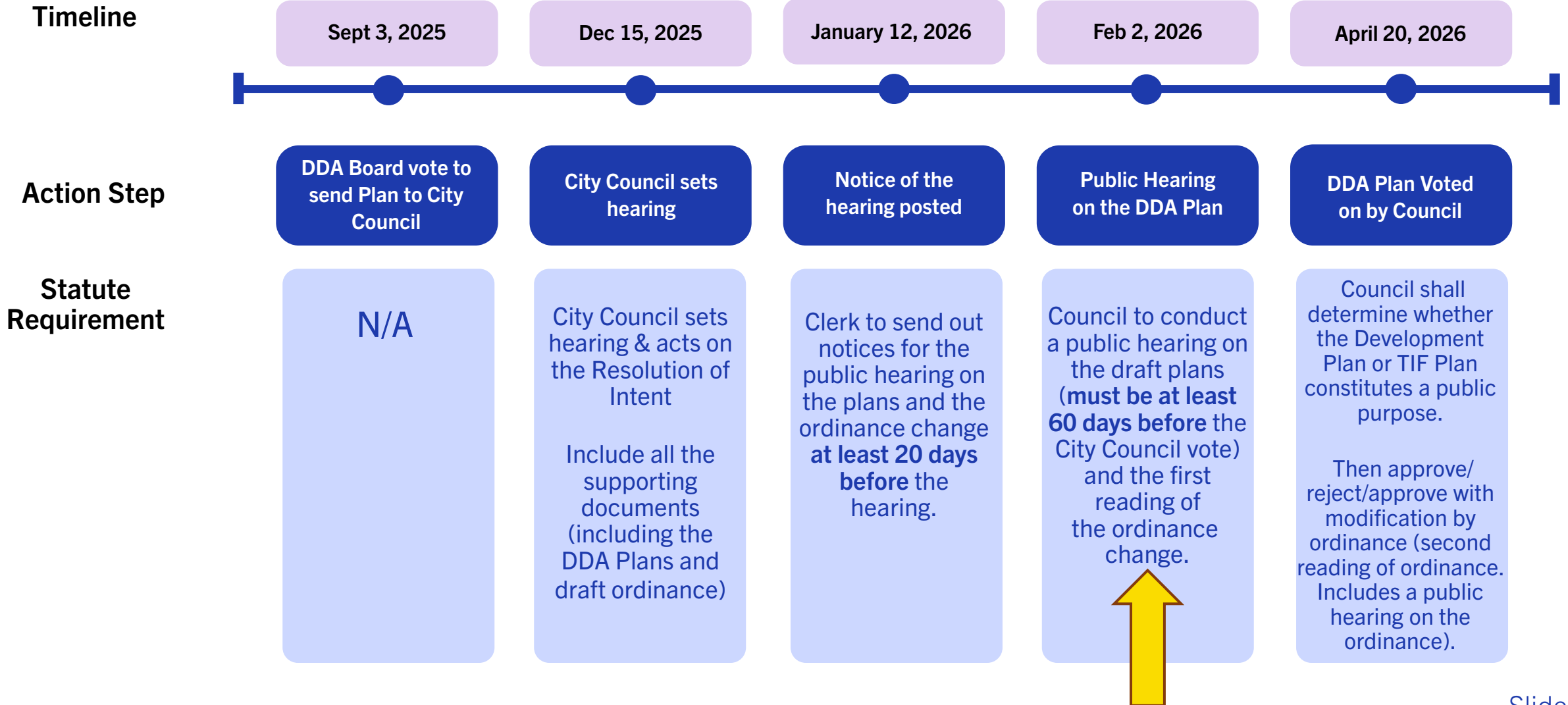


The screenshot shows the City of Ann Arbor website's calendar page for the Downtown Development Authority (DDA). The page features a green header with the city seal and navigation links. Below the header is an "Email Updates" section with a sign-up form. The main content area includes a "List View" and "Calendar View" toggle, a search bar, and a calendar filter set to "2025" and "Downtown Development Authority". A table lists 32 records of meetings, with the first six rows visible. Each row includes the meeting name, date, time, location, and a link to meeting details.

Name	Meeting Date	Meeting Time	Meeting Location	Meeting Details
Downtown Development Authority	12/17/2025	11:00 AM	Larcom City Hall, 301 E. Huron Street, Ann Arbor, MI, Basement Conference Room <i>CANCELLED--DDA Work Session</i>	Meeting details
Downtown Development Authority	12/3/2025	12:00 PM	Larcom City Hall, 301 E. Huron, Second Floor City Council Chambers <i>DDA Informational and Board Meeting</i>	Meeting details
Downtown Development Authority	12/3/2025	11:30 AM	Larcom City Hall, 301 E. Huron, Second Floor City Council Chambers <i>DDA Executive Committee Meeting</i>	Meeting details
Downtown Development Authority	11/19/2025	11:00 AM	Larcom City Hall, 301 E. Huron Street, Ann Arbor, MI, Basement Conference Room <i>DDA Work Session</i>	Meeting details
Downtown Development Authority	11/12/2025	12:00 PM	Larcom City Hall, 301 E. Huron Street, 2nd Floor City Council Chambers <i>CANCELLED-DDA BOARD MEETING</i>	Meeting details

Detailed information on a2gov.legistar.com

Next Steps: Approval Process & Schedule



Thank You

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DDA Website - [A2dda.org](https://a2dda.org)

