A vibrant night scene of a city street. The scene is filled with warm, glowing string lights hanging from poles and buildings. People are walking along the sidewalk, some sitting on a bench in the foreground. A large mural on a building depicts a person in a dynamic pose. The overall atmosphere is lively and festive.

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

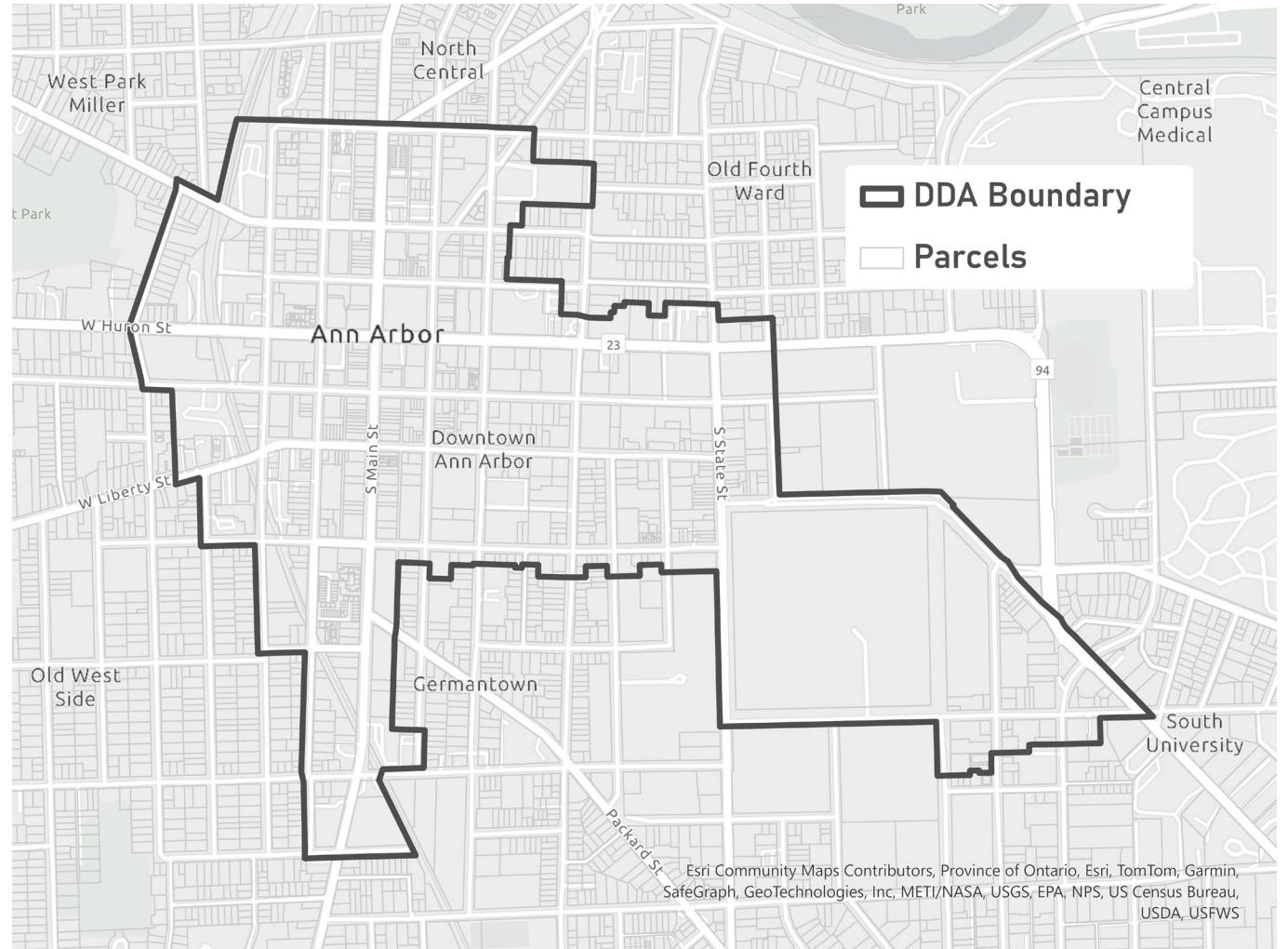
Highlights

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

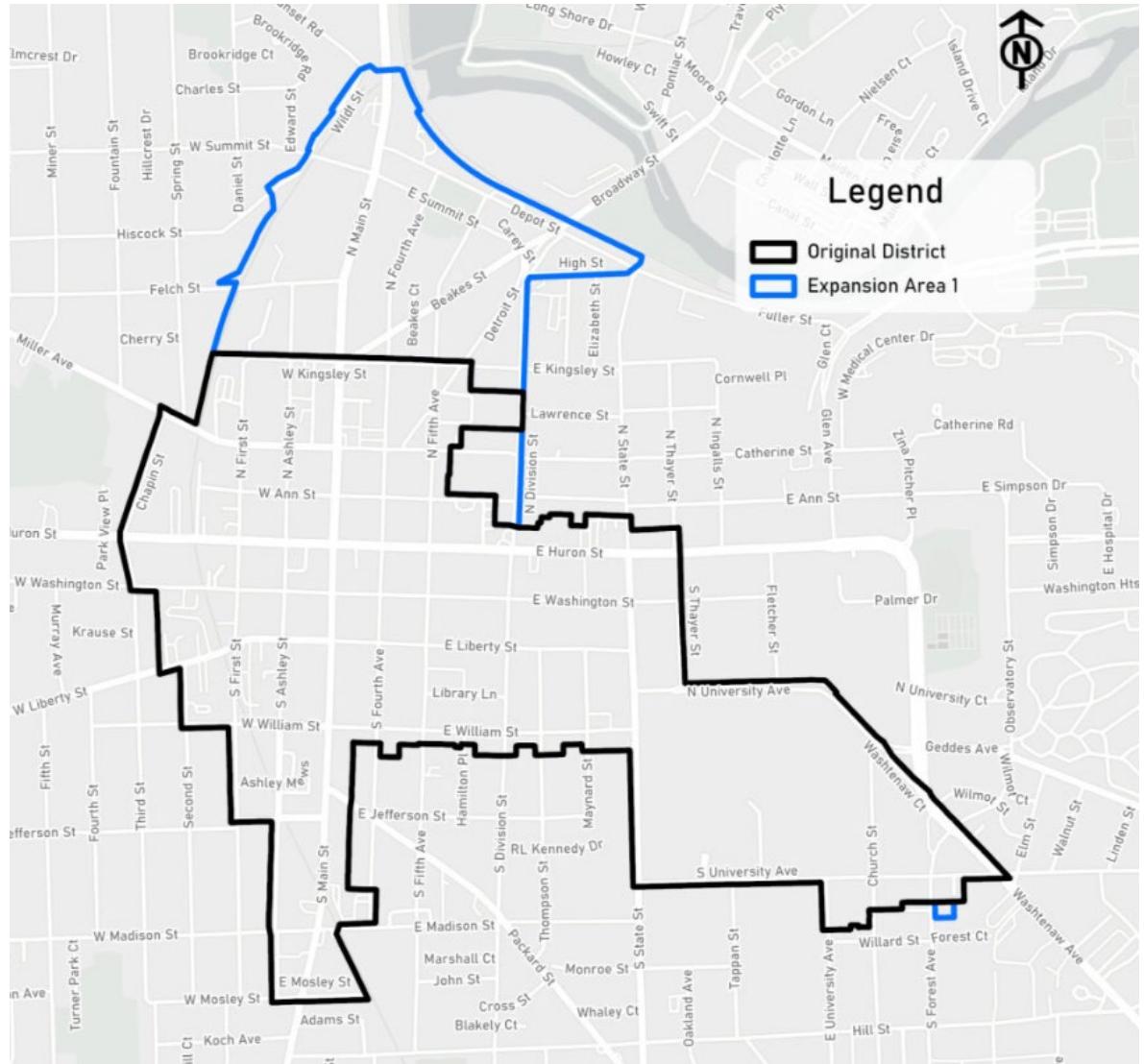
1 TIF District

+ 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

The background image is a high-angle aerial photograph of a city during the day. The city is built on a hillside, with numerous buildings of varying heights and architectural styles. In the foreground, there are several modern-looking buildings with flat roofs and large windows. A road or railway line cuts through the city. The sky is clear and blue. A large, semi-transparent blue rectangular overlay covers the entire image, centered on the text.

Projects and Programs

Capital Project Categories

Streets



Placemaking



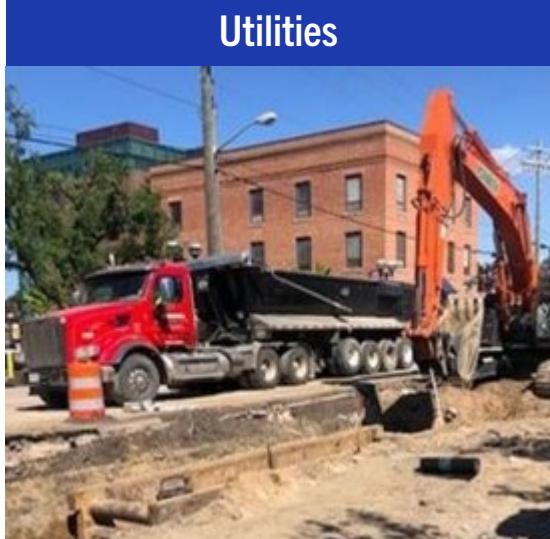
Transit



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.

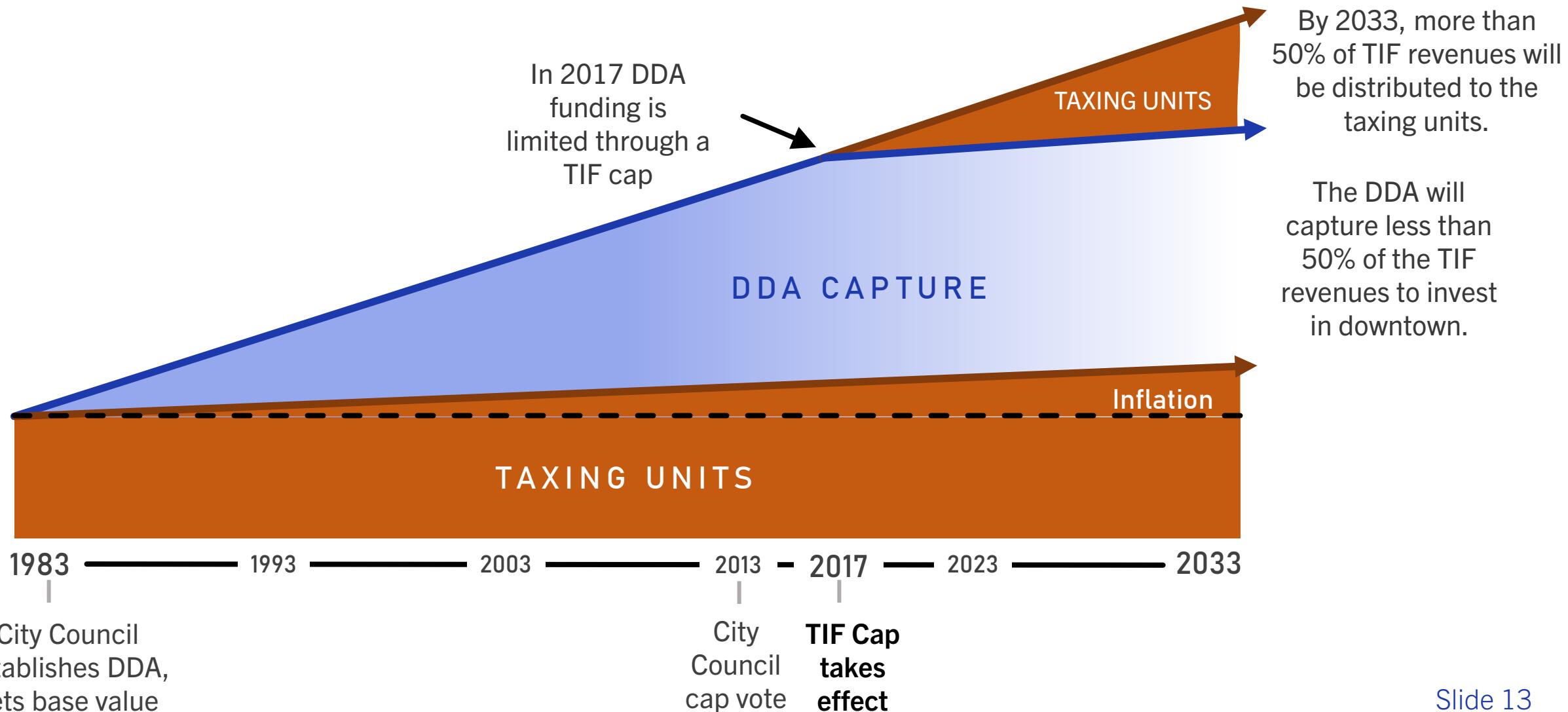
- Litter and debris control.
- Landscaping, mulching, and weed control.
- Snow removal and de-icing at sidewalk ramps, bus stops, ADA parking spaces, and benches.
- Event barricade management.
- Holiday lights.
- Misc. repairs to benches, pavers, and more.



Tax Increment Finance Plan

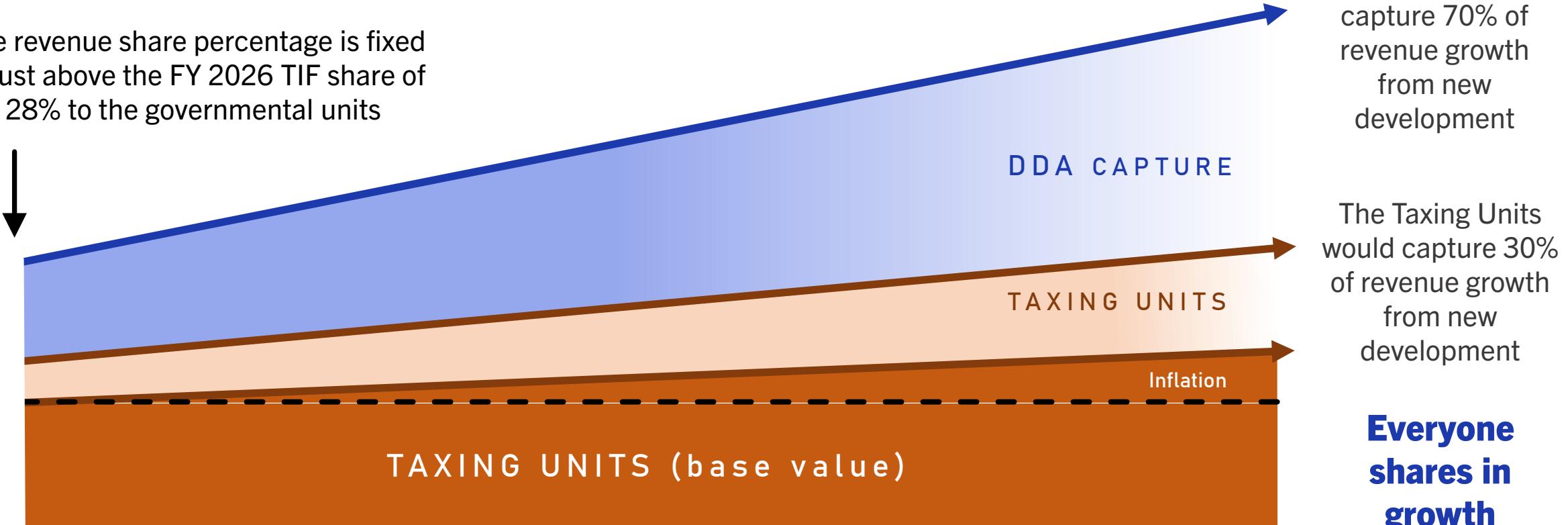
Shift from cap model to revenue share model

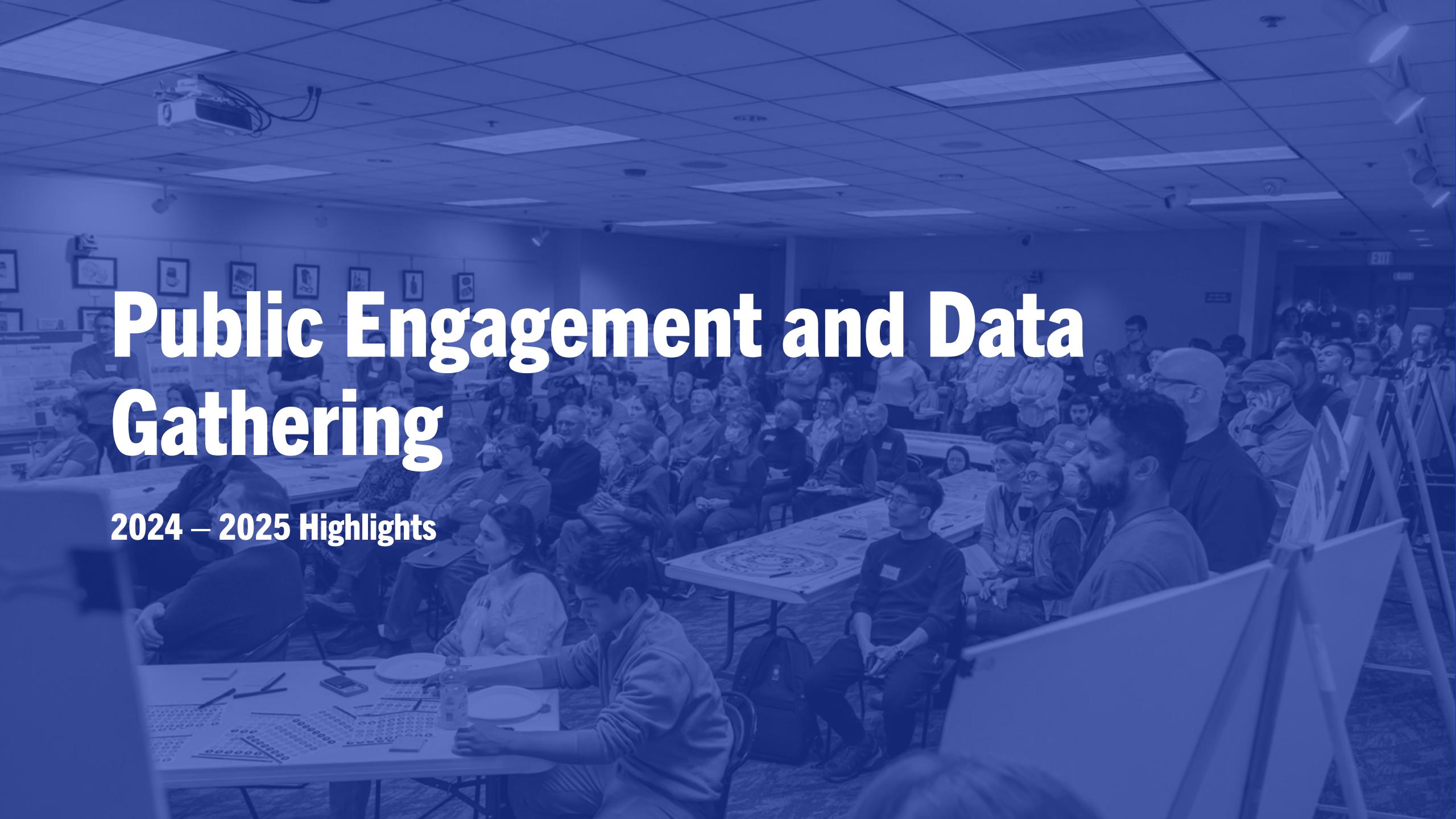
Current TIF Cap Model – Unique to Ann Arbor



Recommended Revenue Share Model

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





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*

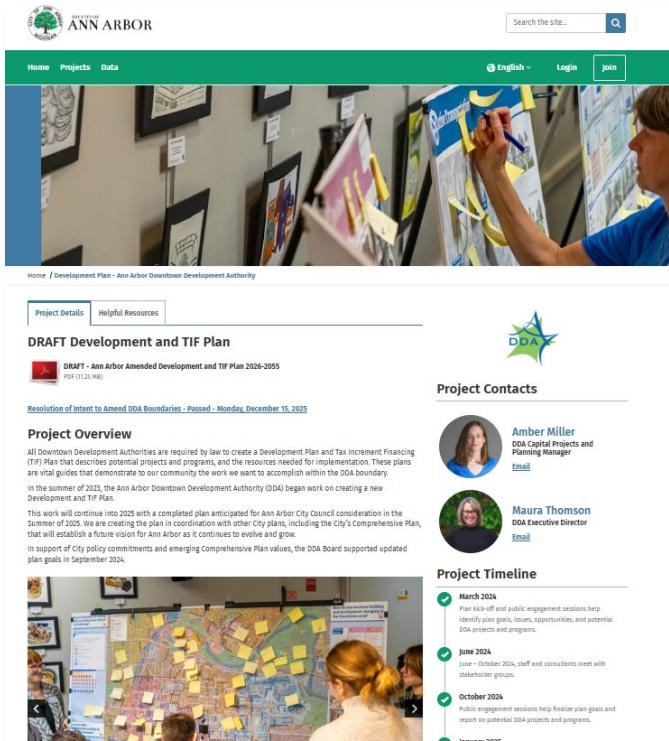


Information and Next Steps

Info: DDA Plan Process & Content

Project Details

Helpful Resources



The screenshot shows the website for the Ann Arbor Downtown Development Authority (DDA). The main navigation bar includes 'Home', 'Projects', and 'Data'. The 'Projects' tab is active, showing the 'DRAFT Development and TIF Plan' page. The page features a large image of a person working on a map, a 'Project Details' section with a PDF link, a 'Project Overview' section with a map, and a 'Project Timeline' section with three items: March 2024, June 2024, and October 2024.

Detailed information on [Engage.a2](#)

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](#)

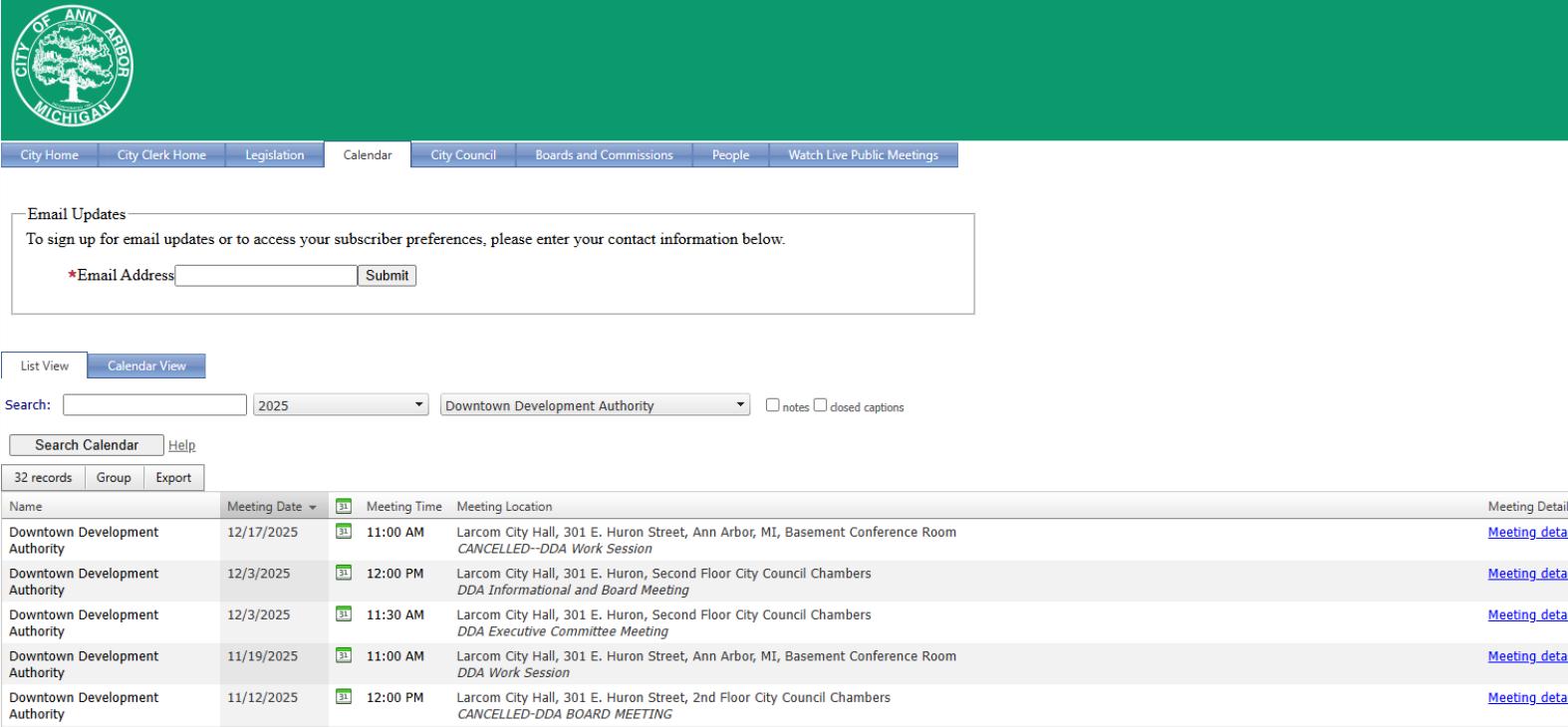
 [DRAFT Development and TIF Plans - Aug. 19, 2025](#)

 [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 with a green header. The header includes the city's seal and navigation links: City Home, City Clerk Home, Legislation, Calendar, City Council (which is highlighted in blue), Boards and Commissions, People, and Watch Live Public Meetings.

Below the header, there is a section for "Email Updates" with a form to enter an email address. The main content area displays a calendar search interface with "List View" and "Calendar View" buttons. The search bar shows "Search: 2025" and "Downtown Development Authority". There are checkboxes for "notes" and "closed captions". Below the search bar are buttons for "Search Calendar" and "Help".

The main table lists 32 records of DDA Board meetings. The columns are: Name, Meeting Date, Meeting Time, Meeting Location, and Meeting Details (with a "Meeting details" link). The meetings are:

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

Detailed information on a2gov.legistar.com

Next Steps: Approval Process & Schedule

Timeline	Sept 3, 2025	Dec 15, 2025	January 12, 2026	Feb 2, 2026	April 20, 2026
Action Step	DDA Board vote to send Plan to City Council	City Council sets hearing	Notice of the hearing posted	Public Hearing on the DDA Plan	DDA Plan Voted on by Council
Statute Requirement	N/A	City Council sets hearing & acts on the Resolution of Intent Include all the supporting documents (including the DDA Plans and draft ordinance)	Clerk to send out notices for the public hearing on the plans and the ordinance change at least 20 days before the hearing.	Council to conduct a public hearing on the draft plans (must be at least 60 days before the City Council vote) and the first reading of the ordinance change.	Council shall determine whether the Development Plan or TIF Plan constitutes a public purpose. Then approve/reject/approve with modification by ordinance (second reading of ordinance). Includes a public hearing on the ordinance).

Thank You

Maura Thomson - mthomson@a2dda.org

DDA Website - A2dda.org

