

DDA INFORMATIONAL MEETING

December 3, 2025



AGENDA

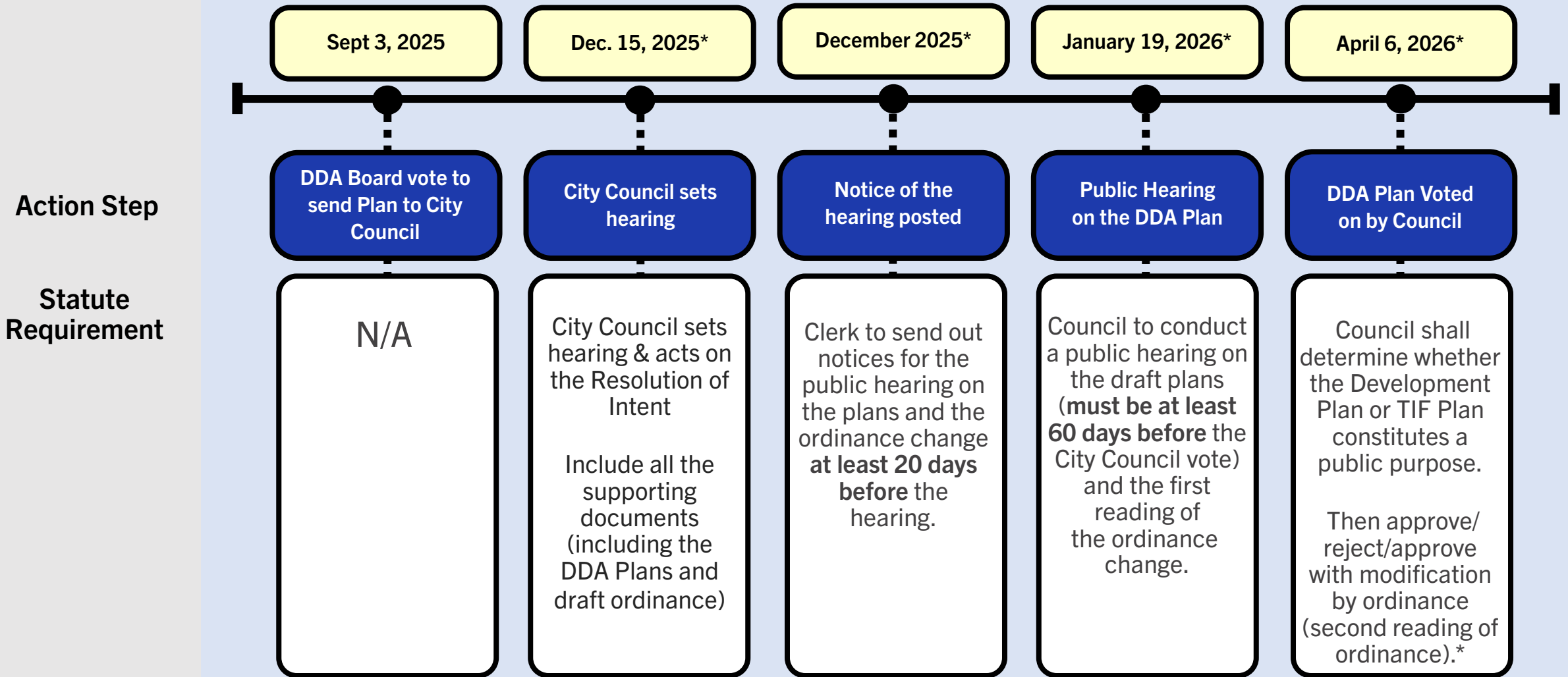
- TIF System
- Parking System
- General DDA Information

TIF SYSTEM

A blue-tinted photograph of a city street scene. In the background, a tall brick clock tower with a metal cage at the top stands prominently. The street is lined with various buildings, including a modern-looking structure with large glass windows. Pedestrians are walking across a crosswalk in the foreground, and a white SUV is parked on the street. The overall atmosphere is urban and active.

Process & Estimated Schedule

Update as the process evolves



*estimated timing

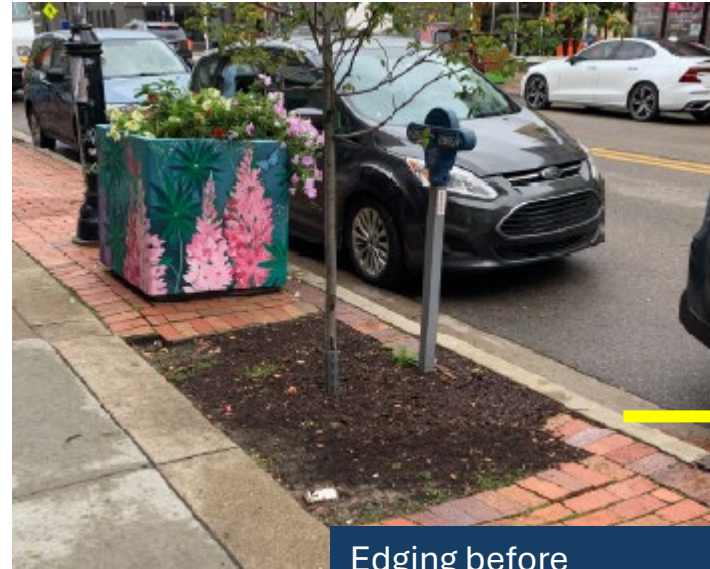
Projects

- Fourth Ave. Reconstruction – Construction begins Spring 2026
- Ann Street Project – Construction begins Spring 2026
- North Main St. Transportation Study – Public engagement January 2026

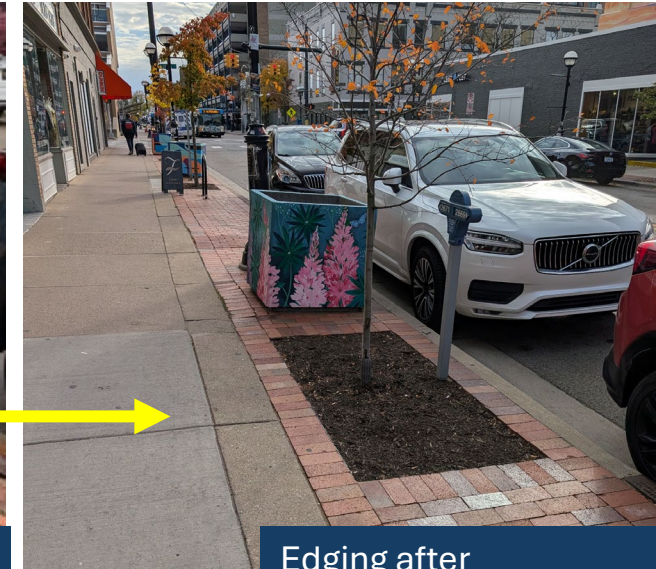
Fall 2025 Amenity Zone Repairs

Repairs to brick, concrete, furniture, tree grates, bike parking, delineators, etc.

- 31 Minor Repairs
- Large Repairs
 - 4th from Liberty to Washington re-edged around tree beds



Edging before



Edging after



Added curb cut for rain garden



Damaged bench replacement

Elevate

Projects complete:

- David Zinn Scavenger Hunt
- Liberty Plaza Mural

Projects underway:

- Ann Street Murals
- Ann/Ashley Wayfinding
- Farmers Market Sunshade
- Fourth Ave. Placemaking

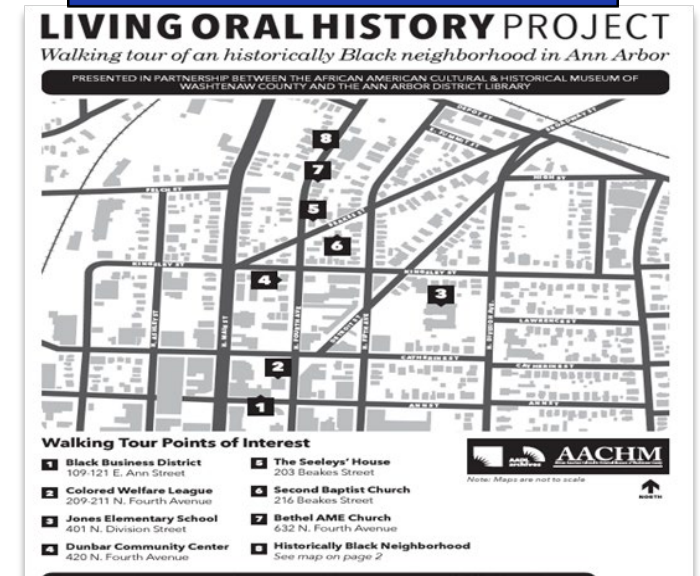
Unseen Adventures
David Zinn Scavenger Hunt



Liberty Plaza Mural
Partnership with Parks Department



Ann Street Murals
Partnership with AACHM & AADL





**HAVE YOU
SEEN THIS
MOUSE?**

Q START YOUR SEARCH!

PARKING SYSTEM



Restoration & Maintenance

4th & Washington

- Preparation for light and generator installation

Maynard

- Stairwell repairs
- Coating removal and replacement on upper levels

Forest

- Miscellaneous concrete repairs & coating



Parking Rates

	2024	2025	2026
Parking Structure Hourly Rate	\$1.50	\$1.65	\$1.80
Parking Structure Monthly Permit Rate	\$225	\$245	\$265
On-Street Meter Hourly Rate	\$2.40	\$2.50	\$2.60

Three-year rate
schedule approved
in 2024.

Rate increases are
effective July 1 of
each year.

DDA will evaluate
rates in 2026.



DDA GENERAL INFORMATION

Other Activities

- 12 site plan reviews
- 35 ROW permit reviews
- Filled Planning Specialist position
- Annual Bikeapalooza
- Launched Discover Downtown series
- SPARK Board of Directors – Development & TIF Plan
- Parks Advisory Commission - Development & TIF Plan
- Community Open House – Development & TIF Plan
- City Council updates in July, September, November
- SPARK Business Development Committee – DDA 101
- Commission on Disability Issues – Fourth Ave. Project
- Downtown Bikeway received Michigan Association of Landscape Architects Merit Award



THANK YOU.

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www.a2dda.org