



Legislation Details (With Text)

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Title: Resolution of Intent to Alter or Amend the Boundaries of the Established City of Ann Arbor Downtown District, to Adopt the Ann Arbor DDA Amended Development and TIF Plan 2026-2055 Presented by the City of Ann Arbor Downtown Development Authority, and Set a Public Hearing

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ann Arbor Amended Development and TIF Plan 2026-2055.pdf, 2. Exhibit A-Amended Boundaries of the Downtown District.pdf, 3. Exhibit C-Public Notice for Newspaper and Posting.pdf, 4. Exhibit B-Proposed Ordinance Amendment DDA Redline.pdf

Date	Ver.	Action By	Action	Result
12/15/2025	1	City Council	Approved	Pass

Resolution of Intent to Alter or Amend the Boundaries of the Established City of Ann Arbor Downtown District, to Adopt the Ann Arbor DDA Amended Development and TIF Plan 2026-2055 Presented by the City of Ann Arbor Downtown Development Authority, and Set a Public Hearing Pursuant to the Michigan Recodified Tax Increment Financing Act (Act 57 of the Public Acts of Michigan of 2018), this resolution establishes the City’s intent to expand the boundaries of the Downtown district and to adopt the Ann Arbor DDA Amended Development and TIF Plan 2026-2055, as presented by the Ann Arbor DDA (“Plan”). The resolution also establishes the public hearing on the matter.

Prepared by: Maura Thomson, DDA Executive Director
Reviewed by: Marti Praschan, Chief Financial Officer
Approved by: Milton Dohoney Jr., City Administrator

Whereas, The City of Ann Arbor is authorized by the provisions of Act 57 of the Public Acts of Michigan of 2018, to create and operate a downtown development authority;

Whereas, The City previously established the City of Ann Arbor Downtown Development Authority (“Authority”) and established the boundaries of the Downtown district on May 1, 1982 pursuant to Act 197 of 1975, which Act has been amended and recodified by Act 57 of the Public Acts of Michigan of 2018;

Whereas, The City, pursuant to its authority, adopted a Development Plan and Tax Increment Financing Plan on October 26, 1982, which was lawfully amended on March 5, 2003;

Whereas, It is a continuing necessity for the best interest of the public to halt property value deterioration and increase property tax valuation where possible in the Downtown district of the City, to eliminate causes of such deterioration, and to promote economic growth;

Whereas, A proposed ordinance, development plan, and tax increment financing (“TIF”) plan have been presented to the City Council by the Authority that amend the Downtown district to expand its boundaries and amend the Development Plan and TIF Plan for the Downtown district pursuant to Act 57; and

Whereas, Pursuant to Act 57, it is necessary to conduct a public hearing in connection with the consideration of such proposed ordinance designating expanded boundaries of the Downtown district and amending the Development Plan and TIF Plan for the Downtown district;

RESOLVED, That the City Council determines that it is necessary for the best interests of the public to expand the boundaries of the Downtown district pursuant to Act 57 in order to halt property value deterioration and to increase property tax valuation where possible in the Downtown district of the City, to eliminate causes of such deterioration, and to promote economic growth;

RESOLVED, That the City Council hereby declares its intention to expand the boundaries of the Downtown district and to adopt the Ann Arbor DDA Amended Development and TIF Plan 2026-2055;

RESOLVED, That the amended boundaries of the Downtown district subject to the jurisdiction of the Authority as provided in Act 57 is hereby tentatively designated as depicted on Exhibit A attached to this resolution;

RESOLVED, That the proposed Ann Arbor DDA Amended Development and TIF Plan 2026-2055 shall be made available for public viewing at City Hall during normal business hours and available for download from the City’s website;

RESOLVED, That there shall be a public hearing on Monday, February 2, 2026, at 7:00 p.m. in the City Council Chambers at City Hall to consider adoption by the City Council of the ordinance, the substance of which will be presented as attached as Exhibit B to this resolution, expansion of the boundaries of the Downtown district, and adoption of the Ann Arbor DDA Amended Development and TIF Plan 2026-2055; and

RESOLVED, That the City Clerk shall cause notice of said public hearing to be published in the Washtenaw County Legal News, a newspaper of general circulation in the City, twice before the public hearing, not less than 20 days or more than 40 days before the date set for the public hearing. The Clerk also shall cause the notice to be mailed by first class mail not less than 20 days prior to the hearing to all property taxpayers of record in the proposed Downtown district as shown by the most recent tax roll of the City and by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the ordinance, amended Development Plan, and amended TIF Plan are approved. The Clerk shall also post or cause the posting of notice in at least 20 conspicuous and public places in the proposed Downtown district not less than 20 days before the hearing. The notice of the hearing shall be in substantially the form depicted on Exhibit C attached to this resolution.