



ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY

FY 2026 Adopted Budget

Board Members

Micah Bartelme
Elisabeth Berry
Tyler Kinley
Milton Dohoney, Jr.
Mike Michelin
Angela Jackson

Alexandra Dieck
Steve Brummer
Kim Mayes
Thressa Nichols
Molly Rowan

Executive Director

Maura Thomson

Fund Descriptions and Relationships

Downtown Development

DDA General (TIF) Fund – The General (TIF) Fund accounts for the downtown development activities of the DDA which are funded by tax increment financing revenues.

DDA Housing Fund – The DDA Housing Fund accounts for affordable housing activities in the downtown area that are funded by transfers in from the General (TIF) Fund.

DDA Art Fund – To account for public art activities in the downtown area that are funded by transfers in from the General (TIF) Fund and the Parking Fund.

Parking System

DDA Parking Fund – To account for the operation of the parking system which is funded by parking fees.

DDA Parking CIP Fund - To account for capital improvements and maintenance of the parking structures and parking lots.

Account Category Descriptions

Revenues

Current Property Tax Revenue – Tax Increment Financing captures derived from new construction in the Downtown Development District. Annual increases to the DDA's capture are capped by City Ordinance at 3.5%.

Interest – Interest earned on investments. Recorded at market value.

Parking Fees - This category accounts for parking fees.

Transfer from Other Funds – Internal transfers from another fund.

Expenditures

Parking Administration – Administrative costs of the parking and general/TIF systems.

Parking Operator – Contracted operating services for the parking system.

Misc Parking Operations – Operating costs of the parking system including the 20% meter rent paid to the City of Ann Arbor.

Debt Service – Bonded debt payments to the City of Ann Arbor for debt issued by the City on behalf of the DDA to fund downtown development projects and parking system improvements. Also includes payments the DDA makes to the City under grant and debt service agreements for certain debt of the City's.

Transfers Out – Internal transfers to another fund.

Housing – Expenditures to support affordable housing in the DDA district.

Public Art – Art installations in the DDA district.

Community Development – Administration expenditures of the DDA General/TIF Fund.

Capital Outlay – Capital projects of the Parking CIP Fund, the TIF Fund, and the TIF Construction Fund are accounted for in this category. These are primarily one-time expenditures with a high degree of variability from year to year.

RESOLUTION TO ADOPT THE FISCAL YEAR 2026 DDA BUDGET

Whereas, PA 57 of 2018 requires that the Director of the Authority will prepare and submit for the approval of the DDA Board a budget for the operation of the Authority for the ensuing fiscal year;

Whereas, The statute also requires that the budget be prepared in the manner and contain the information required of municipal departments;

Whereas, The DDA has submitted its FY26-FY31 capital improvement items for inclusion in the City of Ann Arbor's Capital Improvement Plan and that Plan has been approved by the Planning Commission for inclusion in the FY26 Budget;

Whereas, The DDA Board has reviewed the DDA's updated Ten-Year Plan which includes long range capital improvements, debt service, parking operations, and which details the financial assumptions that have gone into that Plan;

Whereas, Before the budget may be adopted by the board, the statute requires that it be approved by the governing body of the municipality, and in March the DDA Board did review the FY26 Budget and did approve putting it forward to City Council, and DDA staff did submit the Budget to City Council and City Council did hold the required public hearings and did approve the DDA's FY26 Budget on May 19, 2025;

RESOLVED, That any unspent DDA Grants included in the FY 2025 budget may be carried forward without regard to fiscal year;

RESOLVED, That any unspent capital funds included in the FY 2025 budget may be carried forward without regard to the fiscal year;

RESOLVED, That the Executive Director be authorized to reallocate budgeted amounts within funds;

RESOLVED, That the DDA Board adopts the following revenue and expenditure appropriations by fund as its Fiscal Year 2026 Budget:

Ann Arbor DDA FY26 Budget						
Funds	231 Parking	246 Housing	248 General (TIF)	298 Public Art	401 Parking CIP	All Funds
Revenue	24,197,200	417,500	10,277,500	429,300	5,510,000	40,831,500
Expenditure	29,317,300	489,100	14,727,500	411,800	4,525,600	49,471,300
Net Rev (Exp)	(5,120,100)	(71,600)	(4,450,000)	17,500	984,400	(8,639,800)
Beginning Fund Balance (projected)	13,116,742	232,989	7,582,232	-	1,398,390	22,330,353
Ending Fund Balance	7,996,642	161,389	3,132,232	17,500	2,382,790	13,690,553

A vote on the resolution showed:

Ayes: Bartelme, Berry, Brummer, Dieck, Dohoney, Jackson, Kinley, Mayes, Michelin, Nichols, Rowan

Nays: None

The resolution was approved.

June 18, 2025

Ann Arbor Downtown Development Authority Budget for Fiscal Year 2026 Adopted by DDA Board June 04, 2025							
GL NUMBER AND DEPARTMENT	DESCRIPTION	2022-23 ACTUAL	2023-24 ACTUAL	2024-25 AMENDED BUDGET	2024-25 PROJECTED ACTIVITY	2025-26 BOARD ADOPTED BUDGET	2026-27 ESTIMATED BUDGET

Fund 231 - DDA PARKING FUND

ESTIMATED REVENUES							
231-000-652.070	PARKING FEES-5TH & WILLIAM	11,212.00	13,570.00	13,500.00	13,500.00	14,500.00	
231-000-652.080	PARKING FEES-4TH & WASHINGTON	960,229.00	1,004,351.00	1,071,000.00	1,071,000.00	1,153,600.00	1,222,300.00
231-000-652.081	PARKING FEES-1ST & WASHINGTON	675,226.00	693,682.00	755,100.00	755,100.00	813,300.00	861,800.00
231-000-652.082	PARKING FEES-MAYNARD	2,327,462.00	2,661,223.00	2,532,400.00	2,532,400.00	2,727,600.00	2,890,200.00
231-000-652.083	PARKING FEES-FOREST	1,668,984.00	2,077,401.00	1,920,600.00	1,920,600.00	2,068,700.00	2,207,400.00
231-000-652.084	PARKING FEES-4TH & WILLIAM	1,618,674.00	1,590,673.00	1,976,000.00	1,976,000.00	2,128,300.00	2,255,200.00
231-000-652.085	PARKING FEES-LIBERTY SQUARE	2,111,738.00	1,790,650.00	2,434,600.00	2,434,600.00	2,622,300.00	2,778,600.00
231-000-652.086	PARKING FEES-ANN ASHLEY	2,345,042.00	2,374,198.00	2,683,500.00	2,683,500.00	2,890,400.00	3,063,100.00
231-000-652.087	PARKING FEES-LIBRARY LANE	1,174,865.00	1,204,697.00	1,364,200.00	1,364,200.00	1,469,400.00	1,557,000.00
231-000-652.088	PARKING FEES-S ASHLEY	620,997.00	630,649.00	716,100.00	716,100.00	771,300.00	817,300.00
231-000-652.091	PARKING FEES-1ST & WILLIAM	193,404.00	185,451.00	225,000.00	225,000.00	242,300.00	256,800.00
231-000-652.092	PARKING FEES-METER BAGS	688,570.00	839,015.00	713,800.00	713,800.00	768,800.00	814,700.00
231-000-652.093	PARKING FEES-METERS	5,053,403.00	5,306,591.00	5,639,800.00	5,639,800.00	6,074,600.00	6,436,700.00
231-000-652.095	PARKING FEES-415 WASHINGTON	201,046.00	204,233.00	226,800.00	226,800.00	244,300.00	258,800.00
231-000-652.200	PARKING FEES - EV'S	36,072.00	64,531.00	59,600.00	59,600.00	64,200.00	68,000.00
231-000-653.000	UNCOLLECTABLE PARKING REVENUES		(17,745.00)		1,300,000.00		
231-000-665.000	INTEREST	173,951.00	693,950.00	20,000.00	20,000.00	20,000.00	20,000.00
231-000-671.000	OTHER REVENUE	132,800.00	139,509.00	120,000.00	540,500.00	123,600.00	127,400.00
TOTAL ESTIMATED REVENUES		19,993,675	21,456,629	22,472,000	24,192,500	24,197,200	25,635,300

APPROPRIATIONS							
580	PARKING ADMINISTRATION	1,109,203.00	1,194,558.00	2,482,400.00	1,593,200.00	2,030,700.00	1,952,100.00
590	PARKING OPERATOR	5,705,234.00	6,303,851.00	8,392,600.00	8,392,600.00	8,104,800.00	8,496,600.00
592	MISC PARKING OPERATIONS	6,131,841.00	6,647,542.00	8,932,700.00	8,809,700.00	10,009,300.00	9,475,800.00
905	DEBT SERVICE	2,508,383.00	2,518,057.00	2,529,100.00	2,529,100.00	3,622,500.00	3,646,100.00
965	TRANSFERS OUT	2,600,000.00	6,337,500.00	2,068,500.00	2,068,500.00	5,550,000.00	2,450,000.00
TOTAL APPROPRIATIONS		18,054,661	23,001,508	24,405,300	23,393,100	29,317,300	26,020,600
NET OF REVENUES/APPROPRIATIONS - FUND 231							
BEGINNING FUND BALANCE		1,939,014	(1,544,879)	(1,933,300)	799,400	(5,120,100)	(385,300)
		10,378,325	12,317,339	10,772,460	10,772,460	11,571,860	6,451,760
ENDING FUND BALANCE		12,317,339	10,772,460	8,839,160	11,571,860	6,451,760	6,066,460

Ann Arbor Downtown Development Authority

Budget for Fiscal Year 2026

Adopted by DDA Board June 04, 2025

GL NUMBER AND DEPARTMENT	DESCRIPTION	2022-23 ACTUAL	2023-24 ACTUAL	2024-25 AMENDED BUDGET	2024-25 PROJECTED ACTIVITY	2025-26 BOARD ADOPTED BUDGET	2026-27 ESTIMATED BUDGET
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Fund 246 - DDA HOUSING FUND

ESTIMATED REVENUES							
246-000-665.000	INTEREST	9,806.00	40,445.00	1,000.00	1,000.00	800.00	800.00
246-930-690.000	TRANSFER FROM OTHER FUNDS	375,700.00	388,900.00	402,600.00	402,600.00	416,700.00	431,300.00
TOTAL ESTIMATED REVENUES		385,506	429,345	403,600	403,600	417,500	432,100

APPROPRIATIONS							
692	HOUSING	332,321.00	549,028.00	800,700.00	800,700.00	489,100.00	430,600.00
905	DEBT SERVICE	190,690.00					
TOTAL APPROPRIATIONS		523,011	549,028	800,700	800,700	489,100	430,600

NET OF REVENUES/APPROPRIATIONS - FUND 246							
BEGINNING FUND BALANCE		(137,505)	(119,683)	(397,100)	(397,100)	(71,600)	1,500
		767,593	630,088	510,405	510,405	113,305	41,705
ENDING FUND BALANCE		630,088	510,405	113,305	113,305	41,705	43,205

Ann Arbor Downtown Development Authority Budget for Fiscal Year 2026 Adopted by DDA Board June 04, 2025							
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Fund 248 - DDA GENERAL (TIF) FUND

ESTIMATED REVENUES							
248-000-402.000	CURRENT PROPERTY TAX REVENUE	8,152,575.00	8,722,905.00	9,028,200.00	9,522,100.00	9,855,400.00	10,200,400.00
248-000-412.000	DELINQUENT PERSONAL PROPERTY TAX	100.00	4,247.00				
248-000-502.000-9015	FEDERAL GRANTS				24,700.00	401,900.00	601,900.00
248-000-665.000	INTEREST	154,426.00	658,625.00	16,000.00	16,000.00	16,000.00	16,000.00
248-000-671.000	OTHER REVENUE	3,893.00	3,504.00	4,000.00	4,000.00	4,200.00	4,400.00
TOTAL ESTIMATED REVENUES		8,310,994	9,389,281	9,048,200	9,566,800	10,277,500	10,822,700

APPROPRIATIONS							
728	COMMUNITY DEVELOPMENT	1,641,008.00	1,712,300.00	3,394,500.00	3,266,400.00	4,024,800.00	3,754,400.00
900	CAPITAL OUTLAY	6,150,553.00	1,169,772.00	5,966,700.00	3,214,200.00	8,238,000.00	4,233,000.00
905	DEBT SERVICE	3,267,365.00	3,275,841.00	3,134,800.00	3,134,800.00	1,669,100.00	1,675,700.00
965	TRANSFERS OUT	375,700.00	388,900.00	402,600.00	402,600.00	795,600.00	556,300.00
TOTAL APPROPRIATIONS		11,434,626	6,546,813	12,898,600	10,018,000	14,727,500	10,219,400

NET OF REVENUES/APPROPRIATIONS - FUND 248							
BEGINNING FUND BALANCE		11,157,067	8,033,435	10,875,903	10,875,903	10,424,703	5,974,703
ENDING FUND BALANCE		8,033,435	10,875,903	7,025,503	10,424,703	5,974,703	6,578,003

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Fund 298 - DDA PUBLIC ART FUND

ESTIMATED REVENUES							
298-000-665.000	INTEREST					400.00	400.00
298-930-690.000	TRANSFERS IN					428,900.00	175,000.00
TOTAL ESTIMATED REVENUES		0	0	0	0	429,300	175,400

APPROPRIATIONS							
808	PUBLIC ART					17,700.00	17,800.00
900	CAPITAL OUTLAY					394,100.00	140,100.00
TOTAL APPROPRIATIONS		0	0	0	0	411,800	157,900

NET OF REVENUES/APPROPRIATIONS - FUND 401							
BEGINNING FUND BALANCE		0	0	0	0	17,500	17,500
ENDING FUND BALANCE		0	0	0	0	17,500	35,000

Ann Arbor Downtown Development Authority Budget for Fiscal Year 2026 Adopted by DDA Board June 04, 2025							
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Fund 401 - DDA PARKING CIP FUND

ESTIMATED REVENUES							
401-000-665.000	INTEREST	72,820.00	302,403.00	10,000.00	10,000.00	10,000.00	10,000.00
401-000-671.000	OTHER REVENUE		20.00				
401-930-690.000	TRANSFER FROM OTHER FUNDS	2,600,000.00	6,337,500.00	2,068,500.00	2,068,500.00	5,500,000.00	2,400,000.00
TOTAL ESTIMATED REVENUES		2,672,820	6,639,923	2,078,500	2,078,500	5,510,000	2,410,000

APPROPRIATIONS							
580	PARKING ADMINISTRATION	10,260.00	13,076.00	17,800.00	16,000.00	16,600.00	17,200.00
592	MISC PARKING OPERATIONS	115,976.00					
900	CAPITAL OUTLAY	1,710,828.00	1,489,703.00	6,886,800.00	4,888,600.00	4,509,000.00	4,757,000.00
TOTAL APPROPRIATIONS		1,837,064	1,502,779	6,904,600	4,904,600	4,525,600	4,774,200

NET OF REVENUES/APPROPRIATIONS - FUND 401							
BEGINNING FUND BALANCE		835,756	5,137,144	(4,826,100)	(2,826,100)	984,400	(2,364,200)
		3,388,734	4,224,490	9,361,634	9,361,634	6,535,534	7,519,934
ENDING FUND BALANCE		4,224,490	9,361,634	4,535,534	6,535,534	7,519,934	5,155,734

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TOTAL ALL FUNDS							
ESTIMATED REVENUES - ALL FUNDS		31,362,995	37,915,178	34,002,300	36,241,400	40,831,500	39,475,500
APPROPRIATIONS - ALL FUNDS		31,849,362	31,600,128	45,009,200	39,116,400	49,471,300	41,602,700
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS		(486,367)	6,315,050	(11,006,900)	(2,875,000)	(8,639,800)	(2,127,200)
BEGINNING FUND BALANCE - ALL FUNDS		25,691,719	25,205,352	31,520,402	31,520,402	28,645,402	20,005,602
ENDING FUND BALANCE - ALL FUNDS		25,205,352	31,520,402	20,513,509	28,645,409	20,005,609	17,878,409