



ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY

FY 2027 Adopted Budget

Board Members

Micah Bartelme
Elisabeth Berry
Tyler Kinley
Milton Dohoney, Jr.
Mike Michelin
Molly Rowan

Angela Jackson
Alexandra Dieck
Steven Fisher
Kim Mayes
Thressa Nichols

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 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 Public Art Fund – This fund accounts for public art activities in the downtown area that are primarily 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 capital maintenance of the parking structures and parking lots.

Account Category Descriptions

Revenues

Current Property Tax Revenue – Tax Increment Revenue (TIR) is derived from new construction in the Downtown Development District. The FY27 TIR Budget is based on estimates in the DDA's Amended Tax Increment Financing Plan 2026-2055.

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

Parking Fees - This category accounts for parking fees. Annual increases are derived from a 3-year rate schedule which includes rate increases through FY27.

Transfer from Other Funds – Internal transfers from another fund. The DDA Housing Fund, Public Art Fund, and Parking CIP Fund are primarily funded by transfers from the General (TIF) Fund and the Parking 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.

Transfers Out – Internal transfers to another fund. The DDA Parking Fund and General (TIF) Fund make annual transfers to the Housing Fund, the Public Art Fund, and the Parking CIP Fund to support those activities which do not have regular separate funding sources.

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

Public Art – Art installation maintenance and non-capital expenditures.

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

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

Ann Arbor Downtown Development Authority
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 Adopted by DDA Board June 03, 2026

GL NUMBER AND DEPARTMENT	DESCRIPTION	2024-25 ACTUAL	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 3/31/26	2025-26 PROJECTED ACTIVITY	2026-27 ADOPTED BUDGET
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Fund 231 - DDA PARKING FUND

REVENUES						
231-000-652.070	PARKING FEES-5TH & WILLIAM	32,010	14,500	9,000	14,800	15,700
231-000-652.080	PARKING FEES-4TH & WASHINGTON	1,231,240	1,153,600	1,011,325	1,325,900	1,405,500
231-000-652.081	PARKING FEES-1ST & WASHINGTON	833,703	813,300	733,581	946,300	1,003,100
231-000-652.082	PARKING FEES-MAYNARD	3,232,959	2,727,600	2,558,315	3,302,200	3,500,300
231-000-652.083	PARKING FEES-FOREST	2,659,461	2,068,700	2,032,016	2,640,100	2,798,500
231-000-652.084	PARKING FEES-4TH & WILLIAM	1,819,519	2,128,300	1,482,999	1,974,400	2,092,900
231-000-652.085	PARKING FEES-LIBERTY SQUARE	2,129,241	2,622,300	1,729,750	2,322,600	2,461,900
231-000-652.086	PARKING FEES-ANN ASHLEY	2,707,912	2,890,400	2,371,040	3,082,000	3,266,900
231-000-652.087	PARKING FEES-LIBRARY LANE	1,608,858	1,469,400	1,335,380	1,720,700	1,824,000
231-000-652.088	PARKING FEES-S ASHLEY	771,246	771,300	611,412	795,100	842,800
231-000-652.091	PARKING FEES-1ST & WILLIAM	213,559	242,300	166,306	213,700	226,500
231-000-652.092	PARKING FEES-METER BAGS	1,114,445	768,800	608,415	1,088,400	1,153,700
231-000-652.093	PARKING FEES-METERS	5,627,637	6,074,600	3,966,976	6,058,200	6,421,700
231-000-652.095	PARKING FEES-415 WASHINGTON	97,815	244,300	30,855	50,800	53,900
231-000-652.200	PARKING FEES - EV'S	71,124	64,200	59,274	64,600	68,400
231-000-665.000	INTEREST	721,476	20,000	364,598	450,000	20,000
231-000-671.000	OTHER REVENUE	484,974	123,600	341,723	300,000	310,000
TOTAL REVENUES		25,357,179	24,197,200	19,412,965	26,349,800	27,465,800

APPROPRIATIONS						
580	PARKING ADMINISTRATION	1,273,908	2,030,700	1,029,861	1,671,400	1,965,500
590	PARKING OPERATOR	6,233,223	8,104,800	5,635,228	8,104,800	8,496,600
592	MISC PARKING OPERATIONS	7,836,599	10,009,300	5,585,811	9,868,500	10,705,300
905	DEBT SERVICE	2,527,733	3,622,500	739,909	3,622,500	3,646,100
965	TRANSFERS OUT	2,068,500	5,550,000	5,550,000	5,550,000	8,350,000
TOTAL APPROPRIATIONS		19,939,963	29,317,300	18,540,809	28,817,200	33,163,500

NET OF REVENUES/APPROPRIATIONS - FUND 231	5,417,216	(5,120,100)	872,156	(2,467,400)	(5,697,700)
BEGINNING FUND BALANCE	10,772,463	16,189,679	16,189,679	16,189,679	13,722,279
ENDING FUND BALANCE	16,189,679	11,069,579	17,061,835	13,722,279	8,024,579

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Fund 246 - DDA HOUSING FUND

REVENUES						
246-000-665.000	INTEREST	26,479	800	17,404	20,000	800
246-930-690.000	TRANSFER FROM OTHER FUNDS	402,600	416,700	416,700	416,700	425,200
TOTAL REVENUES		429,079	417,500	434,104	436,700	426,000
APPROPRIATIONS						
692	HOUSING	651,070	637,000	21,531	635,400	473,200
905	DEBT SERVICE					
TOTAL APPROPRIATIONS		651,070	637,000	21,531	635,400	473,200
NET OF REVENUES/APPROPRIATIONS - FUND 246		(221,991)	(219,500)	412,573	(198,700)	(47,200)
BEGINNING FUND BALANCE		510,405	288,414	288,414	288,414	89,714
ENDING FUND BALANCE		288,414	68,914	700,987	89,714	42,514

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Fund 248 - DDA GENERAL (TIF) FUND

REVENUES						
248-000-402.000	CURRENT PROPERTY TAX REVENUE	9,672,087	9,855,400	9,967,972	9,604,600	9,799,700
248-000-412.000	DELINQUENT PERSONAL PROPERTY TAX	24,678			401,900	401,900
248-000-502.000	FEDERAL GRANTS		401,900	200,000	200,000	
248-000-665.000	INTEREST	864,870	16,000	632,100	600,000	16,000
248-000-671.000	OTHER REVENUE	40,247	4,200	10,522	4,200	4,100
TOTAL REVENUES		10,601,882	10,277,500	10,810,594	10,810,700	10,221,700

APPROPRIATIONS						
728	COMMUNITY DEVELOPMENT	1,850,742	4,234,800	1,365,483	4,286,600	4,183,200
900	CAPITAL OUTLAY	1,098,516	12,969,500	406,275	5,817,300	9,289,000
905	DEBT SERVICE	3,133,487	1,669,100	229,097	1,669,100	1,675,700
965	TRANSFERS OUT	402,600	795,600	795,600	795,600	675,200
TOTAL APPROPRIATIONS		6,485,345	19,669,000	2,796,455	12,568,600	15,823,100

NET OF REVENUES/APPROPRIATIONS - FUND 248	4,116,537	(9,391,500)	8,014,139	(1,757,900)	(5,601,400)
BEGINNING FUND BALANCE	10,875,905	14,992,442	14,992,442	14,992,442	13,234,542
ENDING FUND BALANCE	14,992,442	5,600,942	23,006,581	13,234,542	7,633,142

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Fund 298 - DDA PUBLIC ART FUND

REVENUES						
298-000-665.000	INTEREST		400	9,989	15,000	400
298-000-671.000	OTHER REVENUE			17,500	17,500	
298-930-690.231	TRANSFER IN FROM PARKING		50,000	50,000	50,000	150,000
298-930-690.248	TRANSF IN FROM TIF		378,900	378,900	378,900	250,000
TOTAL REVENUES		-	429,300	456,389	461,400	400,400

APPROPRIATIONS						
808	PUBLIC ART		17,700	29,976	38,700	38,700
900	CAPITAL OUTLAY		394,100	58,000	373,100	391,300
TOTAL APPROPRIATIONS		-	411,800	87,976	411,800	430,000

NET OF REVENUES/APPROPRIATIONS - FUND 401		-	17,500	368,413	49,600	(29,600)
BEGINNING FUND BALANCE		-	-	-	-	49,600
ENDING FUND BALANCE		-	17,500	368,413	49,600	20,000

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Fund 401 - DDA PARKING CIP FUND

REVENUES						
401-000-665.000	INTEREST	482,574	10,000	377,863	400,000	10,000
401-930-690.000	TRANSFER FROM OTHER FUNDS	2,068,500	5,500,000	5,500,000	5,500,000	8,200,000
TOTAL REVENUES		2,551,074	5,510,000	5,877,863	5,900,000	8,210,000

APPROPRIATIONS						
580	PARKING ADMINISTRATION	17,723	16,600	16,137	16,600	17,200
900	CAPITAL OUTLAY	3,286,477	5,509,000	2,303,299	5,059,000	5,287,000
TOTAL APPROPRIATIONS		3,304,200	5,525,600	2,319,436	5,075,600	5,304,200

NET OF REVENUES/APPROPRIATIONS - FUND 401	(753,126)	(15,600)	3,558,427	824,400	2,905,800
BEGINNING FUND BALANCE	9,361,633	8,608,507	8,608,507	8,608,507	9,432,907
ENDING FUND BALANCE	8,608,507	8,592,907	12,166,934	9,432,907	12,338,707

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TOTAL ALL FUNDS						
REVENUES - ALL FUNDS		38,939,214	40,831,500	36,991,915	43,958,600	46,723,900
APPROPRIATIONS - ALL FUNDS		30,380,578	55,560,700	23,766,207	47,508,600	55,194,000
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS		8,558,636	(14,729,200)	13,225,708	(3,550,000)	(8,470,100)
BEGINNING FUND BALANCE - ALL FUNDS		31,520,406	40,079,042	40,079,042	40,079,042	36,529,042
ENDING FUND BALANCE - ALL FUNDS		40,079,042	25,349,842	53,304,750	36,529,042	28,058,942

**RESOLUTION TO ADOPT
THE FISCAL YEAR 2027 DDA BUDGET**

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

Whereas, 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 FY27 Budget;

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 approve putting the FY27 Budget forward to City Council, and City Council did receive and include the DDA Budget in its FY27 Budget as a component unit, and City Council did hold the required public hearings and did approve the DDA’s FY27 Budget on May 18, 2026;

RESOLVED, That any unspent DDA Grants included in the FY 2026 budget may be carried forward without regard to fiscal year;

RESOLVED, That any unspent capital funds included in the FY 2026 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 2027 Budget:

Ann Arbor DDA FY27 Budget						
Funds	231 Parking	246 Housing	248 General (TIF)	298 Public Art	401 Parking CIP	All Funds
Revenue	27,465,800	426,000	10,221,700	400,400	8,210,000	46,723,900
Expenditure	33,163,500	473,200	15,823,100	430,000	5,304,200	55,194,000
Net Rev (Exp)	(5,697,700)	(47,200)	(5,601,400)	(29,600)	2,905,800	(8,470,100)
Beginning Fund Balance (projected)	13,722,279	89,714	13,234,542	49,600	9,432,907	36,529,042
Ending Fund Balance	8,024,579	42,514	7,633,142	20,000	12,338,707	28,058,942

A vote on the resolution showed:

Ayes: Bartelme, Dieck, Dohoney, Kinley, Mayes, Michelon, Nichols

Nays: None

Absent: Berry, Fisher, Jackson, Rowan

The resolution was approved.

June 3, 2026