



Plymouth Downtown Development Authority Meeting Agenda May 11, 2026 7:00 p.m. Plymouth City Hall & Online Zoom Webinar

Plymouth Downtown Development Authority
831 Penniman
Plymouth, Michigan 48170

www.downtownplymouth.org
Phone 734-455-1453
Fax 734-459-5792

Join Zoom Webinar: <https://us02web.zoom.us/j/81651828304>

Webinar ID: 816 5182 8304

Passcode: 202277

1) CALL TO ORDER

*Kerri Pollard, Chairperson
Richard Matsu, Vice Chairperson
Linda Filipczak, Mayor
Ellen Elliott
Jennifer Frey
Brian Harris
Shannon Perry
Ed Saenz
Paul Salloum
Lynne Taylor-Kilgore*

2) CITIZENS COMMENTS

3) APPROVAL OF AGENDA

4) APPROVAL OF MEETING MINUTES

A. April 13, 2026 Regular Meeting Minutes

5) BOARD COMMENTS

6) OLD BUSINESS

A. DTP Forward Streetscape Project Update

7) NEW BUSINESS

A. 2nd Quarter Budget Amendments

8) REPORTS AND CORRESPONDENCE

**A. 2026-27 Budget Report – No Action Needed
B. 2026 Events Update**

9) ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Board, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item. Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

“The government in this community is small and accessible to all concerned.”

-Plymouth Mayor Joe Bida
November 1977



**Plymouth Downtown Development Authority
Regular Meeting Minutes
Monday, April 13, 2026 - 7:00 p.m.
Plymouth City Hall & Online Zoom Webinar**

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Kerri Pollard called the meeting to order at 7:00 p.m.

Present: Chair Kerri Pollard, Mayor Linda Filipczak, Member Ellen Elliott, Jennifer Frey, Shannon Perry, Ed Saenz, Brian Harris, Paul Salloum and Lynne Taylor-Kilgore

Absent: Vice Chair Richard Matsu

Also present: DDA Director Sam Plymale and Economic Director John Buzuvis

2. CITIZENS COMMENTS

No citizen comments provided.

3. APPROVAL OF AGENDA

Saenz offered a motion, seconded by Elliott, to approve the agenda for April 13, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF MEETING MINUTES

A. March 9, 2026 Regular Meeting Minutes

Motion to approve the March 9, 2026 regular meeting minutes was made by Director Saenz and seconded by Director Elliott.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. BOARD COMMENTS

Director Elliott commended the upkeep of downtown landscapes, noting sidewalk grinding and tree mulching, and praised Reiko's work at the DDA, suggesting a birthday greeting for her. Chair Pollard expressed enthusiasm for spring and patio setups, and confirmed up to 12 tree removals on Main Street, potentially all median trees. Talks with the Garden Club and Christiansen's are underway for temporary median plantings before final redesign decisions.

6. OLD BUSINESS

A. DTP Forward Streetscape Project Update

Staff provided an update on the DTP Forward Streetscape Project. The second public open house on February 25 had around 75 attendees. An online survey from January 30 to March 11 gathered 301 responses. The final public open house is set for May 20, 2026, from 5:30–8:30 PM at the Plymouth Cultural Center, as a joint City Commission and DDA Board

meeting to present a draft final design. More project details are at downtownplymouth.org/dtpforward.

Project Lead Oliver Kylie of Smith Group presented the engagement findings and preliminary project recommendations.

Engagement Highlights

From the second open house, top strategies supported were landscaping, downtown event support, and pedestrian crossing improvements. The second online survey showed strong support for mid-block crossings, safety upgrades, gateways, and gathering spaces. Curbless street designs drew mixed reactions, with some respondents neutral or unsupportive. Views on parking were split; younger respondents (44 and under) were more accepting of reductions in parking inventory to achieve other improvements, compared to older respondents (45 and over).

Project Recommendations and Cost Estimates

Smith Group outlined 17 project areas organized into 6 sets. Plans involve roadway redesigns, creating a shared-use path, updating pedestrian signals with APS push buttons and leading pedestrian intervals, planting street trees, enhancing stormwater systems, setting gateway markers, improving wayfinding signage, and using retractable bollards for temporary street closures.

The proposed implementation sets and their preliminary cost estimates are:

Set 1 – Main Street & Kellogg: about \$19.5 million

Set 2 – Harvey & Wing Street: about \$3.3 million

Set 3 – Wing Street East & Deer Street: about \$1.7 million

Set 4 – Ann Arbor Trail & Forest Street: about \$8 million

Set 5 – Fralick & Penniman: about \$6 million

Set 6 – Union & Church Street: about \$1 million.

Total is about \$40 million. These are conservative estimates including all expenses for design, engineering, contingency, and construction, with flexibility to adjust elements within each set.

Funding Strategy

Smith Group identified potential funding sources such as federal Safe Streets for All grants (\$100,000–\$20 million), BUILD grants (starting at \$1 million), Act 51 road funding, city road bond renewals, DDA/city cost-sharing, and crowd/philanthropic funding. The federal grants follow an 80/20 structure, requiring 20% local funding, equating to about \$4 million for Set 1 as an example. A 3% annual escalation was also noted as a long-term project factor.

Recommended Sequencing

Smith Group recommended starting with Harvey and Wing Street improvements (1A) to sync with upcoming city infrastructure needs. At the same time, grant application and planning for the Main Street and Kellogg Core project (1B) should begin due to its extended lead time. Priority 2 is Fralick & Penniman, driven by stormwater needs, followed by Forest and Ann Arbor Trail as Priority 3. Union, Deer, Church, and Wing East are to follow.

Board Discussion

Director Elliott emphasized the need for streetscape plans to accommodate delivery trucks on Penniman, proposing loading zones similar to those in Ann Arbor. Director Harris suggested a fiscal review of certain project elements. Directors Salloum and Frey found the project breakdown informative and well-organized. Director Perry underscored the necessity of updating old infrastructure. Chair Pollard noted that business disruptions during the Compass work were minimal, indicating that not acting could lead to higher costs. Director Salloum proposed involving local business owners in discussions about potential impacts and phasing strategies.

Citizen Comments on Streetscape

Cindy Eckley, 833 Penniman, voiced concerns about a large planter at the base of the parking deck stairwell on Fleet Street affecting pedestrian safety, and noted the poor condition of Fleet Street, including potholes. She requested that these areas be included in the streetscape planning.

Ron Picard, 1373 Sheridan, highlighted the \$40 million estimate being like a new parking deck's cost and questioned the potential financial impact. He inquired if curb-less street designs might affect stormwater drainage and the rationale behind the shared-use pathway on Main Street. Smith Group clarified that properly designed curb-less streets can enhance stormwater capacity and noted support for the shared-use pathway as a low-stress alternative to the current bike lanes.

B. Five-Year Strategic Action Plan Status Update

A valet parking report from The Ledger is expected and will be distributed along with the streetscape presentation materials.

The central parking deck renovation is going well, with Mark 1 noted for responsive communication. The deck is anticipated to close fully the week of May 11, with additional parking available at Christian Science Church location.

Friday Night Concerts begin May 29. Sponsorship goals have been exceeded, with more than 100% of needed sponsorships secured.

An informational meeting will precede the regular May meeting on May 11 at 6:30 PM, featuring Finance Director Priya, who will address budget and financial questions related to the streetscape project and DDA finances generally. Staff noted that approximately \$600,000 is currently in the DDA fund balance, and that approximately \$250,000 annually will be freed up following the conclusion of the Saxton's payment debt.

7. NEW BUSINESS

No new business was presented.

8. REPORTS AND CORRESPONDENCE

a. Plymouth Art Walk Update

Staff reported that the third phase of the Plymouth Art Walk has been installed, bringing the total number of artworks to 28 pieces. The new works feature Plymouth themes of culture and history, with 7 of 8 pieces created by students or young artists affiliated with the Plymouth Community Arts Council and Tony Roko's Art Foundation. The DDA board had approved \$25,000 for this phase in February 2025. A ribbon cutting is planned for Saturday, April 18 at 10:30 AM during the Spring Artisan Market. Informational plaques with QR codes linking to artist and artwork details on the DDA website are being installed in time for the event.

9. ADJOURNMENT

Harris offered a motion, seconded by Perry, to adjourn the meeting at 9:00 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY



Information Only

To: DDA Board
From: DDA Staff
CC: S:\DDA\Shared Files\DDA Board\DDA Agendas\DDA Agendas 2026\May
Date: 5/11/2026
Re: DTP Forward Streetscape Project Update – May 2026

Back in June of 2025, the DDA Board agreed to a contract with SmithGroup to lead a robust community engagement and design process as the DDA works toward upgrades to the Downtown Plymouth streetscape. Starting in August of 2025, DDA staff and SmithGroup met bi-weekly to plan and review. The DDA Board has requested a standing agenda item for monthly updates on the project.

The work began with analysis and investigation, including SmithGroup's review of previous City and DDA plans, data collection and other fact-finding. Numerous opportunities for community engagement were offered, and feedback was captured and synthesized to inform drafting of design concepts. Below is a chronological list of notable project happenings since August of 2025.

- August – Stakeholder Work Session #1
- September – DDA staff community outreach at Plymouth Fall Festival
- September – SmithGroup presentation to DDA Board
- September – Pop-Up Event at Downtown Day
- September through October – Community Online Survey #1
- October – Public Open House #1
- November – Community Online Survey #1 review, idea exploration & strategies development
- December – Stakeholder Work Session #2
- January – SmithGroup update to DDA Board
- January through March - Community Online Survey #2
- February – Pop Up Event at Plymouth Ice Festival
- February – Public Open House #2
- March – Community Online Survey #2 review, priorities & recommendations refinement
- April – SmithGroup Presentation to DDA Board

In addition, DDA staff has engaged community groups including the Kiwanis Club of Colonial Plymouth, P-CEP business & government classes, Plymouth Community Chamber of Commerce Board of Directors, Plymouth Garden Club of Michigan, Plymouth's Best Networking Group, and the Rotary Club of Plymouth.

DDA staff and SmithGroup have scheduled the third and final Public Open House for Wednesday, May 20 from 5:30 to 8:30 p.m. at the Plymouth Cultural Center. This will be another joint City Commission and DDA Special Meeting where a draft of the final design will be presented. The third Public Open House will be the final opportunity for community input prior to the project design being finalized.

SmithGroup is expected to provide the following final deliverables by early summer, potentially ready for the June DDA Board meeting:

- Conceptual Streetscape Plan Design
- Conceptual Cross-section and associated Support Graphics
- Phasing Plan
- Opinion of Probable Construction Costs
- Funding Strategy
- Engagement Summaries

As we are nearing completion of the design and community engagement process with SmithGroup, DDA staff is looking ahead to potential next steps. While no decisions are required from the DDA Board at this time, additional services including the following are available from SmithGroup (listed as additional services in the original proposal, NOT included in original proposal fees):

- Enhanced Renderings – Photo-realistic 3D renderings of key projects. These may be of value to continue to build support for the project, benefiting community inspiration and potential fundraising opportunities. Estimated cost - \$7,500-\$15,000
- Additional Meetings – If additional approvals or community meetings are needed, SmithGroup would be available. Estimated cost - \$2,500-\$7,500
- Direct Grant Writing Support – SmithGroup has dedicated grant support staff with extensive grant writing experience for a range of regional, state and national programs. Estimated cost - \$10,000-\$20,000 (costs could increase depending on the number of grants and the amount of work needed)

While DDA staff does not anticipate the need to purchase SmithGroup assistance for additional community meetings at this time, the enhanced renderings and grant writing support may be worth discussion at a later date. SmithGroup support may also be beneficial through the engineering phase. Additional details for potential next steps are expected at the Public Open House on May 20.

For more details on the project including data, presentations and summaries from community engagement, visit downtownplymouth.org/DTPForward.

MEMORANDUM

Date: May 5, 2026
 To: DDA Board, DDA Staff
 From: Priya J King, Finance Director
 Subject: FY 2025-2026 Second Quarter
 Budget Amendments

Issue:

Consideration and approval of the FY 2025–2026 Second Quarter Budget Amendments.

Analysis:

The Downtown Development Authority (DDA) is a component unit of the City, meaning it is a separate legal entity distinct from the City. However, by statute, its budgets and any amendments must be first approved by the City Commission and then by the DDA Board if necessary.

Financial Overview:

The DDA continues to maintain strong overall financial position across both operating and capital funds

- Revenue increased from \$1,451,173 in FY 2024-2025 to \$1,590,389 in FY 2025-2026
- In the second quarter, there was an appropriation of fund balance to anticipate the streetscape design, street sweeper and other unanticipated expenditures.

The DDA will transfer approximately \$300,000 to the DDA Capital Improvement Fund to address parking deck repairs, demonstrating proactive financial management. Budgets are a live fluid document that must be monitored throughout the fiscal year.

Proposed Action:

Adopt the attached resolution approving the FY 2025-2026 second quarter Budget Amendments. In summary the resolution will amend the DDA budget, incorporate adjustments in the Budget Amendment Summary and authorize the Finance Director to complete the necessary line-items adjustments.

Attached are Financial Reports for:

- Operating Fund (248)
- Capital Improvement Fund (494)

These reports include activity through March 31, 2026.

QTR REV AND EXP REPORT FOR CITY OF PLYMOUTH

Balance As of 03/31/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	YTD Balance 03/31/2025 Norm (Abnorm)	End Balance 06/30/2025	25-26 Original Budget	25-26 Amended Budget	YTD Balance 03/31/2026 Norm (Abnorm)	Activity For 03/31/2026 Incr (Decr)	% Bdgt Used
Fund: 248 DOWNTOWN DEV AUTH/OPERATING FD								
Account Category: Revenues								
Department: 000 GENERAL REVENUES								
248-000-402.000	CURRENT PROPERTY TAX/REAL	1,301,771.47	1,301,771.47	1,161,800.00	1,168,062.23	1,372,739.25	204,677.02	117.52
248-000-405.000	TAXES RECOVERED BY COUNTY	0.00	0.00	(3,000.00)	(3,000.00)	0.00	0.00	0.00
248-000-531.000	STATE/FEDERAL GRANTS	0.00	0.00	0.00	7,171.01	20,387.00	13,215.99	284.30
248-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE	8,230.30	17,655.52	7,500.00	8,500.00	8,466.71	0.00	99.61
248-000-619.000	BENCH SALE REVENUES	12,500.00	12,500.00	0.00	7,500.00	10,000.00	0.00	133.33
248-000-620.000	CONCERT REVENUES	89,934.00	87,630.00	95,000.00	95,100.00	159,654.00	0.00	167.88
248-000-665.000	INTEREST ON INVESTMENTS	24,009.40	29,551.31	5,000.00	35,000.00	19,141.99	1,769.33	54.69
248-000-679.000	ADVERTISING REVENUE	(65.00)	2,065.00	0.00	0.00	0.00	0.00	0.00
248-000-699.000	APPROP OF PR YR FUND BALANCE	0.00	0.00	19,675.00	300,387.20	0.00	0.00	0.00
Total Dept 000 - GENERAL REVENUES		1,436,380.17	1,451,173.30	1,285,975.00	1,618,720.44	1,590,388.95	219,662.34	98.25
Revenues		1,436,380.17	1,451,173.30	1,285,975.00	1,618,720.44	1,590,388.95	219,662.34	98.25
Account Category: Expenditures								
Department: 261 ADMINISTRATION								
248-261-706.000	SALARY & WAGES/ FULL TIME	89,980.27	109,769.49	107,975.00	161,061.60	115,752.00	13,105.67	71.87
248-261-706.050	SALARY & WAGES/PART TIME	32,551.45	39,149.96	42,780.00	55,560.00	29,280.85	420.00	52.70
248-261-706.100	SALARY & WAGES/SICK	3,838.27	0.00	4,580.00	4,000.00	3,918.60	0.00	97.97
248-261-706.300	SALARY & WAGES/RETENTION	750.00	750.00	425.00	625.00	625.00	0.00	100.00
248-261-706.600	SALARY & WAGES/VACATION PAYOFF	0.00	913.31	2,245.00	0.00	0.00	0.00	0.00
248-261-707.000	SALARY & WAGES/TEMP-SEASONAL	6,164.95	8,730.73	3,000.00	7,978.46	5,753.25	606.38	72.11
248-261-709.000	SALARY & WAGES/OVERTIME	1,162.84	1,515.35	4,000.00	4,000.00	960.48	232.50	24.01
248-261-721.000	FRINGE BENEFITS	48,701.34	59,196.30	65,410.00	76,479.18	58,044.78	5,883.55	75.90
248-261-721.500	POST RETIREMENT BENEFITS	18,662.49	24,883.32	33,825.00	36,952.44	27,714.33	3,079.37	75.00
248-261-727.000	OFFICE SUPPLIES	139.63	347.15	500.00	1,000.00	664.58	49.58	66.46
248-261-728.000	POSTAGE	0.00	0.00	200.00	200.00	0.00	0.00	0.00
248-261-740.000	OPERATING SUPPLIES	500.56	1,059.95	2,000.00	2,100.00	1,659.07	622.88	79.00
248-261-815.000	ADMINISTRATIVE SERVICES	51,914.97	69,219.96	71,300.00	71,300.00	53,474.94	5,941.66	75.00
248-261-818.000	CONTRACTUAL SERVICES	13,574.50	16,058.24	17,500.00	22,000.00	14,011.11	896.68	63.69
248-261-850.000	COMMUNICATIONS	2,802.63	3,628.23	5,000.00	3,000.00	2,082.93	231.50	69.43
248-261-860.000	TRANSPORTATION	338.64	683.04	1,000.00	1,000.00	436.80	204.40	43.68
248-261-864.000	CONFERENCES & MEETINGS	929.67	1,174.58	3,000.00	3,000.00	1,121.56	185.00	37.39
248-261-880.000	PUBLIC RELATIONS EXPENSE	53.00	53.00	300.00	300.00	0.00	0.00	0.00
248-261-900.000	PRINTING & PUBLISHING	205.50	307.50	300.00	300.00	113.30	0.00	37.77
248-261-920.000	PUBLIC UTILITIES	2,079.91	2,702.65	3,000.00	7,500.00	4,068.79	449.03	54.25
248-261-925.000	SUBSCRIPTIONS & PUBLICATIONS	0.00	0.00	100.00	100.00	0.00	0.00	0.00
248-261-930.000	REPAIRS & MAINTENANCE	0.00	426.09	2,000.00	2,000.00	0.00	0.00	0.00
248-261-938.000	EQUIPMENT LEASE EXPENSE	0.00	0.00	1,200.00	1,200.00	145.26	0.00	12.11
248-261-939.000	EQUIPMENT	0.00	0.00	0.00	65,000.00	65,000.00	0.00	100.00
248-261-940.000	EQUIPMENT RENTAL - FORCE ACCT	200.00	65,500.00	500.00	500.00	500.00	100.00	100.00
248-261-942.000	OFFICE RENT	17,646.00	21,110.00	23,625.00	23,625.00	16,742.00	1,819.00	70.87
248-261-957.000	TRAINING EXPENSES	291.83	441.83	1,000.00	1,000.00	200.00	0.00	20.00
248-261-958.000	MEMBERSHIPS & DUES	515.00	515.00	2,000.00	2,000.00	400.00	0.00	20.00
Total Dept 261 - ADMINISTRATION		293,003.45	428,135.68	398,765.00	553,781.68	402,669.63	33,827.20	72.71
Department: 301 POLICE DEPARTMENT								
248-301-706.000	SALARY & WAGES/ FULL TIME	18,326.21	23,784.82	23,935.00	23,935.00	18,745.90	1,952.71	78.32
248-301-706.100	SALARY & WAGES/SICK	0.00	503.76	0.00	0.00	0.00	0.00	0.00
248-301-706.200	SALARY & WAGES/HOLIDAY PAY	992.41	992.41	1,000.00	1,100.00	1,057.92	0.00	96.17

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Fund: 248 DOWNTOWN DEV AUTH/OPERATING FD								
Account Category: Expenditures								
Department: 301 POLICE DEPARTMENT								
248-301-706.300	SALARY & WAGES/RETENTION	112.50	112.50	185.00	188.00	187.51	0.00	99.74
248-301-706.400	SALARY & WAGES/UNIFORM ALLOW	132.90	132.90	215.00	430.00	304.46	26.53	70.80
248-301-709.000	SALARY & WAGES/OVERTIME	756.29	756.29	2,000.00	3,000.00	1,972.68	692.18	65.76
248-301-721.000	FRINGE BENEFITS	8,686.33	11,029.14	12,100.00	16,820.76	9,995.23	1,201.25	59.42
248-301-725.500	MEAL ALLOWANCE	15.02	15.02	0.00	0.00	0.00	0.00	0.00
Total Dept 301 - POLICE DEPARTMENT		29,021.66	37,326.84	39,435.00	45,473.76	32,263.70	3,872.67	70.95
Department: 450 INFRASTRUCTURE MAINTENANCE								
248-450-707.000	SALARY & WAGES/TEMP-SEASONAL	0.00	6,015.50	4,060.00	4,060.00	0.00	0.00	0.00
248-450-709.000	SALARY & WAGES/OVERTIME	0.00	0.00	350.00	350.00	0.00	0.00	0.00
248-450-721.000	FRINGE BENEFITS	0.00	206.14	325.00	325.00	0.00	0.00	0.00
248-450-721.500	POST RETIREMENT BENEFITS	0.00	0.00	0.00	500.00	317.43	35.27	63.49
248-450-740.000	OPERATING SUPPLIES	0.00	0.00	100.00	100.00	0.00	0.00	0.00
248-450-815.000	ADMINISTRATIVE SERVICES	113,602.50	151,470.00	156,010.00	157,000.00	117,456.47	13,000.83	74.81
248-450-818.000	CONTRACTUAL SERVICES	42,116.97	52,154.97	85,000.00	85,000.00	50,225.41	25,095.00	59.09
248-450-818.407	CONT SVCS/STREETScape	0.00	0.00	0.00	165,000.00	149,622.37	32,873.55	90.68
248-450-931.000	REPAIRS & MAINT/SUMMER	5,275.00	15,450.00	15,000.00	15,000.00	10,873.00	0.00	72.49
248-450-932.000	REPAIRS & MAINT/WINTER	40,350.00	40,350.00	47,000.00	47,000.00	48,730.00	0.00	103.68
248-450-933.000	HOLIDAY LIGHTS MAINTENANCE	9,500.00	9,500.00	25,000.00	25,000.00	7,500.00	0.00	30.00
Total Dept 450 - INFRASTRUCTURE MAINTENANCE		210,844.47	275,146.61	332,845.00	499,335.00	384,724.68	71,004.65	77.05
Department: 529 PARKING								
248-529-815.000	ADMINISTRATIVE SERVICES	33,164.00	44,069.00	44,930.00	44,930.00	33,697.44	3,744.16	75.00
248-529-818.000	CONTRACTUAL SERVICES	449.00	449.00	13,800.00	13,800.00	2,694.00	449.00	19.52
248-529-850.000	COMMUNICATIONS	0.00	232.23	0.00	1,200.00	774.02	74.44	64.50
Total Dept 529 - PARKING		33,613.00	44,750.23	58,730.00	59,930.00	37,165.46	4,267.60	62.01
Department: 531 SAXTON PARKING FACILITY								
248-531-920.000	PUBLIC UTILITIES	6,461.29	8,915.87	0.00	4,000.00	0.00	0.00	0.00
Total Dept 531 - SAXTON PARKING FACILITY		6,461.29	8,915.87	0.00	4,000.00	0.00	0.00	0.00
Department: 811 MARKETING								
248-811-727.000	OFFICE SUPPLIES	0.00	0.00	1,000.00	1,000.00	0.00	0.00	0.00
248-811-728.000	POSTAGE	0.00	0.00	200.00	200.00	0.00	0.00	0.00
248-811-740.000	OPERATING SUPPLIES	386.99	386.99	2,000.00	2,000.00	125.50	0.00	6.28
248-811-794.000	CONCERT EXPENSES	44,575.80	83,629.71	95,000.00	95,000.00	39,762.50	1,750.00	41.86
248-811-818.000	CONTRACTUAL SERVICES	10,474.16	13,339.40	50,000.00	50,000.00	45,623.38	1,171.79	91.25
248-811-900.000	PRINTING & PUBLISHING	3,773.47	6,142.87	8,000.00	8,000.00	1,848.55	84.60	23.11
Total Dept 811 - MARKETING		59,210.42	103,498.97	156,200.00	156,200.00	87,359.93	3,006.39	55.93
Department: 965 CONTRIBUTIONS								
248-965-965.315	CONTRIB TO 2015 LTGO CAP IMPDEBT FD	209,310.00	204,753.29	0.00	0.00	0.00	0.00	0.00
248-965-965.405	CONTRIBUTION TO DDA/CAP IMP FD	74,999.97	170,000.00	300,000.00	300,000.00	225,000.00	25,000.00	75.00
Total Dept 965 - CONTRIBUTIONS		284,309.97	374,753.29	300,000.00	300,000.00	225,000.00	25,000.00	75.00
Expenditures		916,464.26	1,272,527.49	1,285,975.00	1,618,720.44	1,169,183.40	140,978.51	72.23
Fund 248 - DOWNTOWN DEV AUTH/OPERATING FD:								
TOTAL REVENUES		1,436,380.17	1,451,173.30	1,285,975.00	1,618,720.44	1,590,388.95	219,662.34	98.25
TOTAL EXPENDITURES		916,464.26	1,272,527.49	1,285,975.00	1,618,720.44	1,169,183.40	140,978.51	72.23

QTR REV AND EXP REPORT FOR CITY OF PLYMOUTH

Balance As of 03/31/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	YTD Balance 03/31/2025 Norm (Abnorm)	End Balance 06/30/2025	25-26 Original Budget	25-26 Amended Budget	YTD Balance 03/31/2026 Norm (Abnorm)	Activity For 03/31/2026 Incr (Decr)	% Bdgt Used
Fund: 248 DOWNTOWN DEV AUTH/OPERATING FD								
NET OF REVENUES & EXPENDITURES:		519,915.91	178,645.81	0.00	0.00	421,205.55	78,683.83	
BEG. FUND BALANCE		667,603.89	667,603.89	846,249.70	846,249.70	846,249.70		
END FUND BALANCE		1,187,519.80	846,249.70	846,249.70	846,249.70	1,267,455.25		

QTR REV AND EXP REPORT FOR CITY OF PLYMOUTH

Balance As of 03/31/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	YTD Balance 03/31/2025 Norm (Abnorm)	End Balance 06/30/2025	25-26 Original Budget	25-26 Amended Budget	YTD Balance 03/31/2026 Norm (Abnorm)	Activity For 03/31/2026 Incr (Decr)	% Bdgt Used
Fund: 494 DOWNTOWN DEV AUTH/CAP IMP FUND								
Account Category: Revenues								
Department: 000 GENERAL REVENUES								
494-000-665.000	INTEREST ON INVESTMENTS	1,282.41	1,511.11	50.00	50.00	784.33	178.07	1,568.66
494-000-674.248	CONTRIBUTION FROM DDA/OPERATE	74,999.97	170,000.00	300,000.00	300,000.00	225,000.00	25,000.00	75.00
Total Dept 000 - GENERAL REVENUES		76,282.38	171,511.11	300,050.00	300,050.00	225,784.33	25,178.07	75.25
Revenues		76,282.38	171,511.11	300,050.00	300,050.00	225,784.33	25,178.07	75.25
Account Category: Expenditures								
Department: 261 ADMINISTRATION								
494-261-962.000	RESERVE FOR CONTINGENCIES	0.00	0.00	50.00	50.00	0.00	0.00	0.00
494-261-977.813	CAP OUTLAY/DDA PARKING	90,175.00	98,302.00	300,000.00	300,000.00	84,591.42	4,200.00	28.20
Total Dept 261 - ADMINISTRATION		90,175.00	98,302.00	300,050.00	300,050.00	84,591.42	4,200.00	28.19
Expenditures		90,175.00	98,302.00	300,050.00	300,050.00	84,591.42	4,200.00	28.19
Fund 494 - DOWNTOWN DEV AUTH/CAP IMP FUND:								
TOTAL REVENUES		76,282.38	171,511.11	300,050.00	300,050.00	225,784.33	25,178.07	75.25
TOTAL EXPENDITURES		90,175.00	98,302.00	300,050.00	300,050.00	84,591.42	4,200.00	28.19
NET OF REVENUES & EXPENDITURES:		(13,892.62)	73,209.11	0.00	0.00	141,192.91	20,978.07	
BEG. FUND BALANCE		81,767.63	81,767.63	154,976.74	154,976.74	154,976.74		
END FUND BALANCE		67,875.01	154,976.74	154,976.74	154,976.74	296,169.65		
Report Totals:								
TOTAL REVENUES - ALL FUNDS		1,512,662.55	1,622,684.41	1,586,025.00	1,918,770.44	1,816,173.28	244,840.41	94.65
TOTAL EXPENDITURES - ALL FUNDS		1,006,639.26	1,370,829.49	1,586,025.00	1,918,770.44	1,253,774.82	145,178.51	65.34
NET OF REVENUES & EXPENDITURES:		506,023.29	251,854.92	0.00	0.00	562,398.46	99,661.90	

DDA
Q2 Budget Amendments
2025-2026

FUND DEPT/ACTIVITY	Approved Budget	1st Qtr. Amendments	2nd Qtr. Amendments	3rd Qtr. Amendments	4th Qtr. Amendments	Tot. All Amendments	Amended Budget
DDA OPER FUND REV: #248							
Property Taxes-Non School	1,166,300	-	14,433			14,433	1,180,733
Program Fees & Other	100,000	7,500	30,100			37,600	137,600
Appropriation of Surplus	19,675	39,375	241,337			280,712	300,387
TOTAL REVENUES	1,285,975	46,875	285,870	-	-	332,745	1,618,720
DDA OPER FUND EXP: #248							
Administration	398,765	46,875	108,142			155,017	553,782
Police Services	39,435	-	6,039			6,039	45,474
Streetscape Maintenance	332,845	-	166,490			166,490	499,335
Parking System	58,730	-	1,200			1,200	59,930
Saxton Parking Facility	-	-	4,000			4,000	4,000
DDA Marketing	156,200	-	-			-	156,200
Contrib to DDA Debt Funds	-	-	-			-	-
Contrib to DDA Cap Imp Fund	300,000	-	-			-	300,000
Contingency	-	-	-			-	-
TOTAL EXPENDITURES	1,285,975	46,875	285,870	-	-	332,746	1,618,720

RESOLUTION

The following resolution was offered by Board Member _____ and
Seconded by Board Member _____.

WHEREAS, certain expenditures require allocation to departments differently
than originally projected in the 2025-2026 City Budget, as adopted;

and

WHEREAS, revenue forecasts and expenditure patterns require modifications to
the original budgetary allocations as established in June 2025;

NOW, THEREFORE BE IT RESOLVED, that the 2025-2026 DDA Budget is hereby
amended as indicated in the attached Budget Adjustment Summary which is
hereby made a part of this resolution.

BE FURTHER RESOLVED, the Finance Director is hereby authorized to make the
line-item changes necessary to implement these budgetary amendments.

Requested Action: Approve 2025-2026 Second Quarter Budget Amendments Resolution

Attachment(s): Quarterly Financial Reports and Budget Amendment Summary

D o w n t o w n
PLYMOUTH

Not Just a Walk In the Park

831 Penniman Ave. Plymouth MI 48170

Ph: 734.455.1453 Fax: 734.459.5792

Information Only

To: DDA Board
From: DDA Staff
CC: S:\DDA\Shared Files\DDA Board\DDA Agendas\DDA Agendas 2026\May
Date: 5/11/2026
Re: 2026-2027 DDA Budget Review – No Action Required

City of Plymouth staff has been working toward approval of the 2026-2027 fiscal year budget, which includes the Plymouth Downtown Development Authority budget. Per PA 57 of 2018, before the budget may be adopted by the (DDA) Board, it shall be approved by the governing body of the municipality (Plymouth City Commission). The entire City budget, including the DDA budget, is expected to be presented to the City Commission for approval at their June 1 meeting.

As is common practice, DDA staff is giving the board a draft report of the DDA proposed budget prior to the City Commission's approval. That report is attached for review. No action is needed from the DDA Board at this time.

Once the City Commission approves the budget, the DDA Board will be presented the approved budget with a proposed resolution of support. This is expected to be presented to the board at the June 8, 2026 DDA Board meeting.

A memorandum from City of Plymouth Finance Director Priya King is attached for review.

MEMORANDUM

Date: May 6, 2026
To: DDA Board, DDA Staff
From: Priya J King, Finance Director
Subject: FY 2026-2027 Budget Overview

Issue:

Consideration of FY 2026-2027 DDA Budget

Analysis:

The Downtown Development Authority (DDA) is a component unit of the City, meaning it is a separate legal entity distinct from the City. Under PA 57 Of 2018, budgets and any amendments must be approved by both the City Commission and the DDA Board if necessary.

Financial Overview:

The DDA continues to maintain strong overall financial position across both operating and capital funds:

- The proposed operating budget is \$1,840,024 which is 12.1% increase from FY 2025-2026
- The proposed budget includes a contingency amount
- The proposed budget includes a transfer to the capital improvement fund

The proposed budget for 2026-2027 supports current operations with a forward-looking approach. The contingency will support future streetscape expenditures. If the contingency balance is not fully expended, the remaining amount will be added to the fund balance as a reserve for future expenditures. The proposed budget also includes a \$230,000 transfer to the capital improvement fund. There is \$100,000 allocated for maintenance of the parking deck.

Proposed Action:

Review of the proposed operating and capital budgets for the DDA.

Budget Reports attached for:

- Operating Fund (248)
- Capital Improvement Fund (494)

These reports detail the proposed FY 2026-2027. It is anticipated that the FY 2026-2027 Budget will be approved by City Commission at a meeting in June 2026.

The DDA Operating Fund captures taxes from all tax levies other than school related tax levies, the Detroit Zoo levy, and the Detroit Institute of Arts levy to fund operations as defined in the DDA plan adopted by both the DDA Board and the City Commission.



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**DOWNTOWN DEVELOPMENT
AUTHORITY OPERATING FUND**

BUDGET

ACCOUNT NUMBER	ACCOUNT NAME	AMENDED BUDGET FY 2025	Actual FY 2025	ORIGINAL BUDGET FY 2026	AMENDED BUDGET FY 2026	ACTUAL FY 2026 THROUGH 02/28/26	PROJECTED FY 2026	PROPOSED FY 2027	PROPOSED FY 2028	PROPOSED FY 2029	PROPOSED FY 2030	PROPOSED FY 2031
DDA FUND												
DDA FUND REVENUE												
248-000-402.000	CURRENT PROPERTY TAX/REAL	1,252,400	1,301,771	1,161,800	1,168,062	1,144,697	1,301,771	1,688,424	1,756,000	1,826,200	1,899,200	1,975,200
248-000-405.000	TAXES RECOVERED BY COUNTY	(3,000)	0	(3,000)	(3,000)	0	0	(3,000)	(3,100)	(3,200)	(3,300)	(3,400)
248-000-531.000	STATE/FEDERAL GRANTS	0	0	0	7,171	7,171	20,387	10,000	0	0	0	0
248-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE	8,250	17,656	7,500	8,500	8,467	22,125	18,000	18,900	19,800	20,800	21,800
248-000-619.000	BENCH SALE REVENUES	12,500	12,500	0	7,500	10,000	15,000	7,500	7,800	8,100	8,400	8,700
248-000-620.000	CONCERT REVENUES	80,000	87,630	95,000	95,100	159,654	159,654	95,100	98,900	102,900	107,000	111,300
248-000-665.000	INTEREST ON INVESTMENTS	25,050	29,551	5,000	35,000	15,667	23,501	24,000	25,000	26,000	27,000	28,100
248-000-674.095	CONTRIBUTIONS FOR LIGHT DECORATIONS	1,500	0	0	0	0	0	0	0	0	0	0
248-000-679.000	ADVERTISING REVENUE	2,130	2,065	0	0	0	0	0	0	0	0	0
248-000-680.000	OTHER INCOME	0	0	0	0	0	0	0	0	0	0	0
248-000-699.000	APPROP OF PR YR FUND BALANCE	0	0	19,675	300,387	0	32,269	0	0	0	0	0
DDA REVENUE GRAND TOTAL		1,378,830	1,451,173	1,285,975	1,618,720	1,345,656	1,574,707	1,840,024	1,903,500	1,979,800	2,059,100	2,141,700

BUDGET

ACCOUNT NUMBER	ACCOUNT NAME	AMENDED BUDGET FY 2025	Actual FY 2025	ORIGINAL BUDGET FY 2026	AMENDED BUDGET FY 2026	ACTUAL FY 2026 THROUGH 02/28/26	PROJECTED FY 2026	PROPOSED FY 2027	PROPOSED FY 2028	PROPOSED FY 2029	PROPOSED FY 2030	PROPOSED FY 2031
DDA FUND EXPENDITURES												
	<u>Administrative Expenditures</u>											
248-261-706.000	SALARY & WAGES/ FULL TIME	101,795	109,769	107,975	161,062	102,646	153,969	195,000	201,800	208,900	216,200	223,800
248-261-706.050	SALARY & WAGES/PART TIME	42,035	39,150	42,780	55,560	28,861	43,291	0	0	0	0	0
248-261-706.100	SALARY & WAGES/SICK	4,825	0	4,580	4,000	3,919	5,878	0	0	0	0	0
248-261-706.300	SALARY & WAGES/RETENTION	750	750	425	625	625	938	0	0	0	0	0
248-261-706.600	SALARY & WAGES/VACATION PAYOFF	2,140	913	2,245	0	0	0	0	0	0	0	0
248-261-707.000	SALARY & WAGES/TEMP-SEASONAL	9,615	8,731	3,000	7,978	5,147	7,720	0	0	0	0	0
248-261-709.000	SALARY & WAGES/OVERTIME	4,000	1,515	4,000	4,000	728	1,092	0	0	0	0	0
248-261-721.000	FRINGE BENEFITS	58,960	59,196	65,410	76,479	52,161	78,242	80,000	82,800	85,700	88,700	91,800
248-261-721.500	POST RETIREMENT BENEFITS	24,560	24,883	33,825	36,952	24,635	36,952	11,032	11,400	11,800	12,200	12,600
248-261-727.000	OFFICE SUPPLIES	500	347	500	1,000	615	923	500	600	700	800	900
248-261-728.000	POSTAGE	200	0	200	200	0	0	200	200	200	200	200
248-261-740.000	OPERATING SUPPLIES	2,000	1,060	2,000	2,100	1,036	1,554	2,000	2,200	2,400	2,600	2,900
248-261-815.000	ADMINISTRATIVE SERVICES	69,220	69,220	71,300	71,300	47,533	71,300	78,400	86,200	94,800	104,300	114,700
248-261-818.000	CONTRACTUAL SERVICES	17,000	16,058	17,500	22,000	13,114	19,672	18,500	20,400	22,400	24,600	27,100
248-261-850.000	COMMUNICATIONS	4,500	3,628	5,000	3,000	1,851	2,777	5,000	5,500	6,100	6,700	7,400
248-261-860.000	TRANSPORTATION	1,000	683	1,000	1,000	232	349	1,000	1,100	1,200	1,300	1,400
248-261-864.000	CONFERENCES & MEETINGS	2,250	1,175	3,000	3,000	937	1,405	3,000	3,300	3,600	4,000	4,400
248-261-880.000	PUBLIC RELATIONS EXPENSE	300	53	300	300	0	0	300	300	300	300	300
248-261-900.000	PRINTING & PUBLISHING	300	308	300	300	113	170	300	300	300	300	300
248-261-920.000	PUBLIC UTILITIES	2,750	2,703	3,000	7,500	3,620	5,430	3,300	3,600	4,000	4,400	4,800
248-261-925.000	SUBSCRIPTIONS & PUBLICATIONS	100	0	100	100	0	0	100	100	100	100	100
248-261-930.000	REPAIRS & MAINTENANCE	2,000	426	2,000	2,000	0	0	1,000	1,100	1,200	1,300	1,400
248-261-938.000	EQUIPMENT LEASE EXPENSE	1,200	0	1,200	1,200	145	218	1,000	1,100	1,200	1,300	1,400
248-261-939.000	EQUIPMENT	0	0	0	65,000	65,000	65,000	0	0	0	0	0
248-261-940.000	EQUIPMENT RENTAL - FORCE ACCT	65,500	65,500	500	500	400	65,500	65,500	65,500	65,500	65,500	65,500
248-261-942.000	OFFICE RENT	22,500	21,110	23,625	23,625	14,923	22,385	24,335	26,800	29,500	32,500	35,800
248-261-957.000	TRAINING EXPENSES	1,000	442	1,000	1,000	200	300	1,000	1,100	1,200	1,300	1,400
248-261-958.000	MEMBERSHIPS & DUES	2,000	515	2,000	2,000	400	600	1,000	1,100	1,200	1,300	1,400
248-261-962.000	RESERVE FOR CONTINGENCIES	14,875	0	0	0	0	0	517,857	330,400	318,400	301,300	278,500
	Total	457,875	428,136	398,765	553,782	368,842	585,664	1,010,324	846,900	860,700	871,200	878,100
	<u>Police Services Expenditures</u>											
248-301-706.000	SALARY & WAGES/ FULL TIME	22,770	23,785	23,935	23,935	16,793	25,190	31,000	32,100	33,200	34,400	35,600
248-301-706.100	SALARY & WAGES/SICK	0	504	0	0	0	0	0	0	0	0	0
248-301-706.200	SALARY & WAGES/HOLIDAY PAY	1,000	992	1,000	1,100	1,058	1,587	0	0	0	0	0
248-301-706.300	SALARY & WAGES/RETENTION	100	113	185	188	188	281	0	0	0	0	0
248-301-706.400	SALARY & WAGES/UNIFORM ALLOW	215	133	215	430	278	417	0	0	0	0	0
248-301-709.000	SALARY & WAGES/OVERTIME	1,225	756	2,000	3,000	1,281	1,921	0	0	0	0	0
248-301-721.000	FRINGE BENEFITS	11,625	11,029	12,100	16,821	8,794	13,191	15,000	15,500	16,000	16,600	17,200
248-301-725.500	MEAL ALLOWANCE	25	15	0	0	0	0	0	0	0	0	0
	Total	36,960	37,327	39,435	45,474	28,391	42,587	46,000	47,600	49,200	51,000	52,800

BUDGET

ACCOUNT NUMBER	ACCOUNT NAME	AMENDED BUDGET FY 2025	Actual FY 2025	ORIGINAL BUDGET FY 2026	AMENDED BUDGET FY 2026	ACTUAL FY 2026 THROUGH 02/28/26	PROJECTED FY 2026	PROPOSED FY 2027	PROPOSED FY 2028	PROPOSED FY 2029	PROPOSED FY 2030	PROPOSED FY 2031
<u>Infrastructure Maintenance Expenditures</u>												
248-450-707.000	SALARY & WAGES/TEMP-SEASONAL	4,060	6,016	4,060	4,060	0	0	0	0	0	0	0
248-450-709.000	SALARY & WAGES/OVERTIME	350	0	350	350	0	0	0	0	0	0	0
248-450-721.000	FRINGE BENEFITS	325	206	325	325	0	0	0	0	0	0	0
248-450-721.500	POST RETIREMENT BENEFITS	0	0	0	500	282	423	0	0	0	0	0
248-450-740.000	OPERATING SUPPLIES	100	0	100	100	0	0	100	100	100	100	100
248-450-815.000	ADMINISTRATIVE SERVICES	151,470	151,470	156,010	157,000	104,456	156,683	172,700	190,000	209,000	229,900	252,900
248-450-818.000	CONTRACTUAL SERVICES	82,000	52,155	85,000	85,000	25,130	37,696	87,550	96,300	105,900	116,500	128,200
248-450-818.407	CONT SVCS/STREETSCAPE	0	0	0	165,000	116,749	175,123	0	0	0	0	0
248-450-931.000	REPAIRS & MAINT/SUMMER	20,000	15,450	15,000	15,000	10,873	16,310	15,750	17,300	19,000	20,900	23,000
248-450-932.000	REPAIRS & MAINT/WINTER	45,000	40,350	47,000	47,000	48,730	73,095	51,700	56,900	62,600	68,900	75,800
248-450-933.000	HOLIDAY LIGHTS MAINTENANCE	9,500	9,500	25,000	25,000	7,500	11,250	15,000	16,500	18,200	20,000	22,000
Total		312,805	275,147	332,845	499,335	313,720	470,580	342,800	377,100	414,800	456,300	502,000
<u>Parking Expenditures</u>												
248-529-815.000	ADMINISTRATIVE SERVICES	43,620	44,069	44,930	44,930	29,953	44,930	49,400	54,300	59,700	65,700	72,300
248-529-818.000	CONTRACTUAL SERVICES	13,400	449	13,800	13,800	2,245	3,368	5,000	5,500	6,100	6,700	7,400
248-529-850.000	COMMUNICATIONS	0	232	0	1,200	700	1,049	1,200	1,300	1,400	1,500	1,700
Total		57,020	44,750	58,730	59,930	32,898	49,347	55,600	61,100	67,200	73,900	81,400
<u>Saxton Parking Facility</u>												
248-531-920.000	PUBLIC UTILITIES	9,660	8,916	0	4,000	0	0	0	0	0	0	0
Total		9,660	8,916	0	4,000	0	0	0	0	0	0	0
<u>DDA Marketing Expenditures</u>												
248-811-727.000	OFFICE SUPPLIES	1,000	0	1,000	1,000	0	0	1,000	1,100	1,200	1,300	1,400
248-811-728.000	POSTAGE	200	0	200	200	0	0	200	200	200	200	200
248-811-740.000	OPERATING SUPPLIES	2,000	387	2,000	2,000	126	188	1,000	1,100	1,200	1,300	1,400
248-811-794.000	CONCERT EXPENSES	90,000	83,630	95,000	95,000	38,013	57,019	95,100	104,600	115,100	126,600	139,300
248-811-818.000	CONTRACTUAL SERVICES	25,000	13,339	50,000	50,000	44,452	66,677	50,000	55,000	60,500	66,600	73,300
248-811-900.000	PRINTING & PUBLISHING	7,000	6,143	8,000	8,000	1,764	2,646	8,000	8,800	9,700	10,700	11,800
Total		125,200	103,499	156,200	156,200	84,354	126,530	155,300	170,800	187,900	206,700	227,400

BUDGET

ACCOUNT NUMBER	ACCOUNT NAME	AMENDED BUDGET FY 2025	Actual FY 2025	ORIGINAL BUDGET FY 2026	AMENDED BUDGET FY 2026	ACTUAL FY 2026 THROUGH 02/28/26	PROJECTED FY 2026	PROPOSED FY 2027	PROPOSED FY 2028	PROPOSED FY 2029	PROPOSED FY 2030	PROPOSED FY 2031
<u>Transfers-Out to Other Funds</u>												
248-965-965.315	CONTRIB TO 2015 LTGO CAP IMPDEBT FD	209,310	204,753	0	0	0	0	0	0	0	0	0
248-965-965.405	CONTRIBUTION TO DDA/CAP IMP FD	170,000	170,000	300,000	300,000	200,000	300,000	230,000	400,000	400,000	400,000	400,000
	Total	379,310	374,753	300,000	300,000	200,000	300,000	230,000	400,000	400,000	400,000	400,000
DDA EXPENDITURE GRAND TOTAL		1,378,830	1,272,527	1,285,975	1,618,720	1,028,205	1,574,707	1,840,024	1,903,500	1,979,800	2,059,100	2,141,700
<u>DDA FUND BALANCE</u>												
	BEGINNING SURPLUS (OR DEFICIT)	667,604	667,604	846,250	846,250	846,250	846,250	813,981	1,331,838	1,662,238	1,980,638	2,281,938
	CURRENT YEAR REVENUES	1,378,830	1,451,173	1,285,975	1,618,720	1,345,656	1,574,707	1,840,024	1,903,500	1,979,800	2,059,100	2,141,700
	CURRENT YEAR EXPENDITURES	(1,378,830)	(1,272,527)	(1,285,975)	(1,618,720)	(1,028,205)	(1,574,707)	(1,840,024)	(1,903,500)	(1,979,800)	(2,059,100)	(2,141,700)
	CURRENT YEAR SURPLUS (OR DEFICIT)	0	178,646	0	0	317,451	0	0	0	0	0	0
	+ CONTINGENCY/(APPROPRIATION)	14,875	0	(19,675)	(300,387)	0	(32,269)	517,857	330,400	318,400	301,300	278,500
	ENDING SURPLUS (DEFICIT)	682,479	846,250	826,575	545,863	1,163,701	813,981	1,331,838	1,662,238	1,980,638	2,281,938	2,560,438

The Downtown Development Authority Capital Improvement Fund was created during 1999 to accumulate funds needed to provide for future major repairs, replacements and additions to the downtown parking facilities and streetscape improvements now in place.

Based on the passage of tax Proposal A in 1994 and subsequent legislation limiting school tax capture, DDA funding for major capital projects became limited. Therefore, the DDA Capital Improvement Fund was created to set aside funds for future capital replacement needs.

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**DOWNTOWN DEVELOPMENT
AUTHORITY
CAPITAL IMPROVEMENT FUND**

BUDGET

ACCOUNT NUMBER	ACCOUNT NAME	AMENDED BUDGET FY 2025	Actual FY 2025	ORIGINAL BUDGET FY 2026	AMENDED BUDGET FY 2026	ACTUAL FY 2026 THROUGH 02/28/26	PROJECTED FY 2026	PROPOSED FY 2027	PROPOSED FY 2028	PROPOSED FY 2029	PROPOSED FY 2030	PROPOSED FY 2031
DDA CAPITAL IMPROVEMENT FUND												
DDA CAPITAL IMPROVEMENT FUND REVENUES												
494-000-665.000	INTEREST ON INVESTMENTS	50	1,511	50	50	507	760	800	800	800	800	800
494-000-674.248	CONTRIBUTION FROM DDA/OPERATE	100,000	170,000	300,000	300,000	200,000	300,000	230,000	400,000	400,000	400,000	400,000
494-000-699.000	APPROP OF PR YR FUND BALANCE	0	0	0	0	0	0	0	0	0	0	0
DDA CAP IMPROVEMENT FUND REVENUES GRAND TOTAL		100,050	171,511	300,050	300,050	200,507	300,760	230,800	400,800	400,800	400,800	400,800
DDA CAPITAL IMPROVEMENT FUND EXPENDITURES												
494-261-962.000	RESERVE FOR CONTINGENCIES	50	0	50	50	0	180,173	800	800	800	800	800
494-261-977.813	CAP OUTLAY/DDA PARKING	100,000	98,302	300,000	300,000	80,391	120,587	230,000	400,000	400,000	400,000	400,000
DDA CAP IMPROVEMENT FUND EXPEND GRAND TOTAL		100,050	98,302	300,050	300,050	80,391	300,760	230,800	400,800	400,800	400,800	400,800
DDA CAPITAL IMPROVEMENT FUND BALANCE												
	BEGINNING SURPLUS (OR DEFICIT)	81,768	81,768	154,977	154,977	154,977	154,977	335,150	335,950	336,750	337,550	338,350
	CURRENT YEAR REVENUES	100,050	171,511	300,050	300,050	200,507	300,760	230,800	400,800	400,800	400,800	400,800
	CURRENT YEAR EXPENDITURES	(100,050)	(98,302)	(300,050)	(300,050)	(80,391)	(300,760)	(230,800)	(400,800)	(400,800)	(400,800)	(400,800)
	CURRENT YEAR SURPLUS (OR DEFICIT)	0	73,209	0	0	120,116	0	0	0	0	0	0
	+ CONTINGENCY/(APPROPRIATION)	50	0	50	50	0	180,173	800	800	800	800	800
	ENDING SURPLUS (DEFICIT)	81,818	154,977	155,027	155,027	275,092	335,150	335,950	336,750	337,550	338,350	339,150

D o w n t o w n
PLYMOUTH



Not Just a Walk in the Park

831 Penniman Ave. Plymouth MI 48170

Ph: 734.455.1453

Information Only

To: DDA Board
From: DDA Staff
CC: S:\DDA\Shared Files\DDA Board\DDA Agendas\DDA Agendas 2026\May2026
Date: 05/11/2026
Re: Event Season 2026

Saturday, April 18th marked the beginning of event season in Downtown Plymouth with the Spring Artisan Market. There was heavy rain during setup and light rain throughout the day, but vendors and visitors showed up in true Michigander fashion, and the market featured 50+ booths of unique, handmade goods. Many thanks to former Mayor Suzi Deal and DDA Chair Pollard for their invaluable setup assistance and helping to make the event a success. The day was made especially special with a ribbon cutting ceremony for Phase 3 of the Plymouth ArtWalk. The Plymouth ArtWalk now boasts a total of 28 art pieces, and strategically placed plaques with QR codes invite visitors to visit the [ArtWalk webpage](#).

Of the many happenings in Downtown Plymouth during event season, perhaps nothing says summer quite like the [Bank of Ann Arbor Music in the Air Friday night concerts](#)! DDA staff looks forward to the first concert on May 29th, featuring local artists *SongSmith.Band*. Throughout the busy event season, DDA staff works with event organizers to facilitate a smooth experience in Downtown Plymouth.

Music in the Air Friday Night Concerts (excludes Art in the Park weekend 7/10)

Date	Band	Theme
5/29	SongSmith.Band	Family Fun Night
6/5	Geff Phillips & Friends	Military Appreciation Night
6/12	Lost West	Country Night & Classic Pickup Truck Show
6/19	Main Street Soul	College Night
6/26	Steve King & The Dittilies	First Responder Night
7/3	Steve Acho & Friends	USA 250 Celebration
7/17	Dusty Mixtape	Plymouth Art Night
7/24	Power Play Detroit	Christmas in July Orphans & Oddballs Car Show
7/31	Theo Gridiron & Friends	Sports Night
8/7	Grace West	Wally Donoghue Car Show
8/14	The Randy Brock Group	Family Fun Night
8/21	Motor City Soul	Beach Luau Night
8/28	Larry Lee & The Back in the Day Band	Superhero Night

9/4	Magic Bus	60s Night USA Hockey
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Downtown Plymouth Event Season 2026

Date	Event	Organizer
4/18 (Sat) 9AM – 3PM	Spring Artisan Market	DDA
4/25 (Sat) 10AM - 2PM	PCCS Mental Health & Wellness Fair	PCCS
Every Saturday 5/9-10/24 (8AM – 12:30PM) <i>(excluding 7/4, Art in the Park weekend 7/11, and Plymouth Fall Festival weekend 9/12)</i>	Plymouth Farmers Market	Plymouth Community Chamber of Commerce
5/25 (Mon) 9AM	Memorial Day Parade	Lions Club of Plymouth
Every Thursday 5/28- 7/30 (7PM) <i>(excluding Art in the Park weekend 7/9)</i>	Plymouth Community Band Concerts	Plymouth Community Band
Every Friday 5/29-9/4 (7PM) <i>(excluding Art in the Park weekend 7/11)</i>	Music in the Air Friday Night Concerts	DDA
6/2 (Tues) 6PM	Michigan Phil Youth Orchestra Pops Concert	Michigan Phil Youth Orchestra
6/7 (2:30 – 4:30PM)	Praise Fest	Our Lady of Good Counsel
Every Wednesday 6/17 through 8/19 (12PM)	Wilcox Wednesdays Music in the Park Children’s Concerts	Plymouth Community Arts Council
Wednesdays (6:30PM) 6/17, 7/15, 8/19	Yoga in the Park	Plymouth Yoga Room
6/27 (Sat) 7PM	Michigan Philharmonic Patriotic Concert	Michigan Philharmonic
7/4 (Sat) 9-11AM	Good Morning USA America 250 Parade	Kiwanis Club of Colonial Plymouth Lions Club of Plymouth Rotary Club of Plymouth
7/10 (Fri) - 7/12 (Sun)	Art in the Park	Art in the Park
7/24 (Fri) & 7/25 (Sat)	Inside-Out Summer Sales (Sidewalk Sales)	Plymouth Community Chamber of Commerce
8/9 (Sun) 10AM-4PM	Robots in the Park	Lightning Robotics
9/11 (Fri) - 9/13 (Sun)	Plymouth Fall Festival	Plymouth Fall Festival
9/17 (Th) 4-8PM	Ladies Night Out	Plymouth Community Chamber of Commerce
9/26 (Sat) 12-7PM	Michigan Downtown Day	DDA
October	Scarecrows in the Park	Plymouth Community Chamber of Commerce
10/18 (11:30AM – 2:30PM)	15 th Annual Pumpkin Palooza	Plymouth Community Chamber of Commerce

Look for another update as we get closer to the holiday event season.