

AGENDA

ALLIANCE
FOR
INVESTMENT



Board Members:

James Botts • Meagan Carr • Rick DeVries • Santiago Gomez • Kristian Grant • Tansy Harris • Dave Hill • Rachel Hood
Landon Jones • Ryan Kilpatrick • Nick Koster • Ning Liu • Ted Lott • Mark Miller • Nick Monoyios • Traci Montgomery • Kirt Ojala
Kevin Patterson • Sarah Rainero • Dave Riley • Mark Roys • Art Sebastian • Phil Skaggs • Lori Staggs • Jay Steffen • Tom Tilma
Roberto Torres • Brianna Vasquez de Pereira • Rick Winn • Kara Wood

February 14, 2017

3:30p – 5:00p

29 Pearl Street, NW Suite #1

- | | | | |
|----|---|------------------|----------------------|
| 1. | Call to Order | | |
| 2. | Approval of December Minutes
(enclosure) | <i>Motion</i> | <i>Monoyios</i> |
| 3. | DGRI Alliance 2.0 Presentation | <i>Info Item</i> | <i>Larson</i> |
| 4. | 50 Monroe Public Realm Improvements | <i>Info Item</i> | <i>Kelly</i> |
| 5. | Project Updates | <i>Info Item</i> | <i>Kelly</i> |
| 6. | Open Alliance Discussion | <i>Info Item</i> | <i>Full Alliance</i> |
| 7. | Public Comment | | |
| 8. | Adjournment | | |





Alliance for Investment

December 13th, 2016

1. Call to order: Monoyios called the meeting to order at 3:33pm
2. Members Present: Meagan Carr, Rick DeVries, Tansy Harris, Dave Hill, Ted Lott, Mark Miller, Nick Monoyios, Traci Montgomery, Dave Riley, Tom Tilma, Kara Wood

Members Absent: James Botts, Santiago Gomez, Kristian Grant, Rachel Hood, Landon Jones, Ryan Kilpatrick, Nick Koster, Ning Liu, Kirt Ojala, Kevin Patterson, Sarah Rainero, Mark Roys, Art Sebastian, Phil Skaggs, Lori Staggs, Jay Steffen, Roberto Torres, Brainna Vasquez de Pereira, Rick Winn

Others Present: Tim Kelly, Jennie Kovalcik, Annamarie Buller, Wes Steer, Ben Rambadt, Breese Stam, Kristin Bennett

3. Approval of November Meeting Minutes:
Motion: Moved to approve November 8th, 2016 minutes as presented. Motion carried unanimously.
4. Downtown Enhancement Grant Approval:
Kelly asked the alliance to take a final look at the enhancement program before it is put before the DDA tomorrow. Kelly said DGRI's Graphic Designer, Brian Hedrick, helped create a digestible format for developers to view that highlights the focus on public space investment. Kelly stressed that in order to be eligible, developments must be within the DDA boundary and are presented prior to construction to allow input from stakeholders. Kelly said next steps include advertising, increased website presence, collaboration with the City Development Center, reconvening the review committee, and formalizing agreements. Kelly said he met with numerous developers to discuss this program, and also sent the draft to anyone who has applied for the program in the last four (4) years to receive feedback. Kelly asked the group if they were comfortable with the changes made to the draft. Riley asked why developers have to apply before breaking ground. Kelly said this allows DGRI and stakeholders to provide input and express priorities that could influence plans. Monoyios asked for a

motion to endorse the program. Ted Lott, supported by Kara Wood moved to endorse the Downtown Enhancement Grant Program. Motion passed unanimously.

5. Sheldon Avenue:

Kelly said the alliance will have the opportunity to participate and fund this project in the next budget cycle. Kelly welcomed Wes Steer back from the City Engineering Department to present the Sheldon Avenue concepts. Steer updated the group on the project, stating there have been two (2) public engagement meetings thus far. Steer said the project will extend from Wealthy to the intersection near Veteran's Park and the Children's Museum. Steer provided an overview of what the alliance discussed the last time they met and changes that were made to the concepts. Steer said at the last public engagement meeting neighbors expressed that they did not want to lose the free parking on the inside of the boulevard, around fifty (50) spots. Steer said the developer Karl Chew said angled parking could work in that space, and residents seem excited about keeping those spots. Steer continued, however, voices from the City, DGRI, and other developers say angled parking is not a good idea. Steer said neighbors also supported a bike facility, but thought the cycle track was overkill in this section and could more appropriate on a busier street. Steer went over the reconfigured concepts, included a new concept inspired by Mark Miller's input. Lott asked who was against the cycle track. Steer said there were comments gathered from the public engagement meetings against the cycle track. Bennett said a location with such low volume, it might not make sense to put such high investment in that area. Lott said in the absence of a facility plan, we should honor the plan we have and build facilities according to that plan. Lott continued, he is open to solving the bike facility issue in a different way, but the asymmetry and goals of concepts 1a and 5 specifically are more closely related to what we wanted. Kelly said GR Forward does not say there has to be a cycle track, but instead advocates for a linear park. Winn asked if there is a reason we cannot make concept 3a symmetrical. Steer said that adjustment could be made to increase the linear park idea. Miller said the intention was to add green space between Veteran's Park and the church, and I think some concepts create a linear park and others speak to the theme. Miller continued I tend to agree that a cycle track may not be needed; however, if we are trying to encourage biking in our community this is a great space to accomplish that. Monoyios asked what the timeline for this project was, along with what kind of feedback Steer wanted from this group. Steer responded the goal is to start the first block of this project next summer. Steer asked if the group could support any of these concepts moving forward. Kelly said the alliance could continue discussing the concepts and then provide a preferred concept at the next meeting. Breese Stam said it is possible to look into more options and bring them to the group at the next meeting. Miller said the amount of public outreach done through GR Forward was much more expansive than the two (2) public engagement meetings with the adjacent properties for this project. Miller said, we sometimes miss the point that we already have a solution through the GR Forward plan and the research has already been done. Monoyios said we do not want to approve any projects that do not align with our plan, and more discussion will have to take place.

6. Calder Plaza Update:

Kelly said last time the alliance met, three (3) different concepts were presented on Calder Plaza. Kelly said the concepts were reviewed and aspects of each were put together to create a preferred concept. Kelly presented the preferred alternative, noting this was not the final plan as some minor changes needed to be made. Kelly added budget conversations have started. Kelly presented highlights of the preferred alternative, including: converting Ottawa into a two way street; additional event space (event street) created from steps leading into the plaza with no curb; temporary furniture; adjustable water feature; café and dining near the proposed stage; and access ramps included on either edge. Kelly said there are concerns about taking away event space with the addition of the stage, but explained that it only extends 4-5 feet more than the existing lawn space. Kelly said the elevated lawn space is not used right now, and stairs will add additional seating and connect to the green space. Kelly said Monroe Avenue will see major changes; including adding elevator access, retail, and a pedestrian bridge over Monroe Avenue. Kelly said there will be more dialogue about the pedestrian bridge to discuss private funding and a connection to the convention center. Kelly said the County has pushed back on having a playground in the proposed area, so it may be moved near the tire swing. Kelly stated that Calder endorsed the project, which means a lot to the goal of the overall project. Kelly added materials and planning are next steps. Kelly said the budgeting discussion will occur in winter of 2017. Monoyios said, in light of the destination asset presentation that included an expansion of DeVos Place across Monroe Avenue, at what point after the implementation of the Calder updates will this next phase begin. Kelly said the expansion would occupy a portion of the plaza, but not bleed into the event space. Kelly continued we would have insurance that our projects and construction were going to stay before those changes happen, within three (3) years or so after completion.

7. TIF Plan Update:

Kelly said the TIF Plan was approved, and presented the new boundary and districts. Kelly said the DDA will not capture money in some of the new districts, but DDA funds can still be spent in those districts. Kelly noted this as a big milestone that helps drive GR Forward projects.

8. Work Plan Overview:

Kelly presented Alliance for Investment work plan that outlines goals for the group. Kelly said the document helps the alliance stay on track, adding he updated it with the TIF Plan and ULI Rose Fellowship program. Kelly explained the ULI Rose Fellowship, saying Grand Rapids was selected along with three (3) other cities across the nation to participate. Kelly said Grand Rapids will pick a land use challenge facing the community, and professionals from across the country will convene to discuss best practices. Kelly said a panel of professionals will also come to Grand Rapids during this project. Kelly said the land use project being considered for Grand Rapids is the DASH lots on the west side of the city, using a framework to use enhancement funds in the best way. Winn asked about progress on the Weston Street project. Kelly said there was a meeting with MDOT last week, adding the project was assigned a new contact at MDOT. Kelly said this will be a priority moving forward. Kelly said the Michigan Street improvements project is on the DDA agenda for tomorrow, as well. Kelly continued the Studio C! movie theatre project is still working on their development agreement,

with negotiations aiming to be complete in January. Kelly said the alliance will look into policy issue prioritization next meeting.

9. Public Comment:

None

10. Adjournment:

Monoyios adjourned the meeting at 4:58pm

Minutes taken by:

Jennie Kovalcik

Administrative Assistant

Downtown Grand Rapids Inc.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DDA

DATE: February 3, 2017

TO: Downtown Development Authority

FROM: Tim Kelly, AICP 
Vice President

Agenda Item #8
February 8, 2017
DDA Meeting

SUBJECT: Development Support for 50 Monroe Avenue

CWD 50 Monroe, L.L.C (Developer) is requesting utilization of the Downtown Development Authority's (DDA) Development Support Program to reimburse eligible expenses associated with the rehabilitation of the existing buildings at 50 Monroe Avenue (Project).

Construction of the Project is planned to begin in the spring of 2017, and be complete in 18 months. The rehabilitation includes significant interior and exterior improvements at an estimated cost of \$42 M. Among those improvements is the removal of the existing façade and atrium that will result in the separation of the structure into two separate buildings, both of which will be restored to their historic form. Once finished, the Project will include a new 120-130 room boutique hotel along Monroe Avenue, and a new office tower along Ottawa Avenue. The Project is expected to create and preserve more than 100 jobs.

To assist in the Project completion, the Developer is requesting reimbursement of 75 percent of the tax increment generated to pay for eligible activities, which are currently estimated at \$894,850. The requested reimbursement period is for 13 years. The funds will be used to improve public infrastructure, including sidewalks, brick pavers, street furniture, landscaping and lighting. There will also be improvements associated with bringing the Project into compliance with the American with Disabilities Act, including new doors, ramps, and an elevator in each building. In addition to the Development Support request, the Project is also seeking approval of a Brownfield Plan to assist with the rehabilitation.

The proposed Project provides an opportunity to revitalize historic assets in Downtown, and continue to grow the Downtown employee population and available hotel rooms, both important elements in growing the City's tax base. Further, given the number of eligible activities proposed in the public right-of-way, Downtown Grand Rapids Inc.'s Alliance for Investment will participate in the final design of the streetscape to ensure that the DDA's investment helps to drive the community goals for activated and inviting public spaces.

Recommendation:

Approve up to \$894,850 in Development Support for the project at 50 Monroe.



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