

# AGENDA



DOWNTOWN  
DEVELOPMENT  
AUTHORITY

## Board Members:

Luis Avila • Mayor Rosalynn Bliss • Kayem Dunn • Ryan Foley • Greg McNeilly • Jen Schottke • Diana Sieger  
Al Vanderberg • Rick Winn

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Wednesday, April 10, 2024  
8:30 a.m. Meeting  
29 Pearl Street, NW, Suite #1

- |  |        |          |
|--|--------|----------|
| 1. Call to Order   |        | Winn     |
| 2. Approve March 13, 2024 Minutes (8:31)<br>(enclosure)                | Motion | Winn     |
| 3. Approve Preliminary March 31, 2024 Financials (8:35)<br>(enclosure) | Motion | Chapman  |
| 4. Retail Innovation Grant: Big Mini Putt Club (8:40)<br>(enclosure)   | Motion | Eledge   |
| 5. DDA Liquor License: Big Mini Putt Club (8:50)<br>(enclosure)        | Motion | Eledge   |
| 6. JustAir Funding Support (9:00)<br>(enclosure)                       | Motion | Bonneaux |
| 7. FY25 Budget Recommendation (9:10)<br>(enclosure)                    | Motion | Kelly    |
| 8. Executive Director Report (9:35)                                    | Info   | Kelly    |
| 9. Public Comment (9:40)   |        |          |
| 10. Adjournment (9:45)   |        |          |



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY  
Wednesday, March 13, 2024

1. Call to Order – This meeting was called to order at 8:31 AM by Chair Rick Winn.

Attendance

Members Present: Kayem Dunn, Diana Sieger, Jermale Eddie, Greg McNeilly, Al Vanderberg, Rick Winn, Luis Avila (arrived at 8:34 am), and Ryan Foley (remote).

Members Absent: Mayor Rosalynn Bliss and Jen Schottke.

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Mandy McDaniel (Recording Secretary), Kara Wood (Grand Action 2.0), Megan Catcho, Melvin Elledge, Bill Kirk, Mark Miller, Kim Van Driel, Catherine Zietse (DGRI Staff).

2. Approve Meeting Minutes from February 14, 2024  
*Motion: Member McNeilly, supported by Member Dunn, moved to approve the February 14, 2024, Meeting Minutes with no corrections. The motion carried unanimously.*
3. Accept Preliminary February 29, 2024, Financials  
*Motion: Member Dunn, supported by Member McNeilly, motioned to accept Statement D: February 29, 2024, Expenditures. Motion carried unanimously.*

4. Calder Plaza Design Funding  
Miller stated that DGRI collaborated with the City of Grand Rapids and Kent County to finalize a Master Plan for Calder Plaza in 2017. The plan proposed enhancements to the plaza, including improved access and connections, gathering places, a pavilion, and programming opportunities. In 2018, Progressive AE was selected to implement the first phase of these plaza enhancements. However, due to the pandemic, DGRI paused the project and reengaged the steering committee and Progressive AE in 2022 to begin a fresh start on the project.

The plaza enhancement project will be incorporated into the City's planned deck replacement project in 2025. The City issued an RFQ for design services for the plaza deck replacement and enhancement project, and Progressive AE was selected as the design and engineering consultant. The total fee for the first phase of the design work is \$140,980, shared among various project funders:

- DDA (Plaza Enhancements): \$49,343

## UNAPPROVED MINUTES

- City of Grand Rapids Facilities Department (Deck and Waterproofing Replacement): \$70,490
- City of Grand Rapids Mobile GR Department (Structural Investigation): \$21,147

Chair Winn asked for clarification about the project's timing. Miller confirmed construction will begin in the Spring of 2025.

Member McNeilly encouraged considering the western wall as a potential commercial opportunity. Miller confirmed that it was included in the original plan and will be explored during the design phase. Member Dunn agreed.

*Motion: Member Vanderberg, supported by Member Avila, moved to approve an amount not to exceed \$49,343 for the DDA's share of phase 1 design services for the Calder Plaza Deck and Enhancement Project. Motion carried unanimously.*

### 5. Grand Action 2.0 Project Updates

Kara Wood, Executive Director of Grand Action 2.0, shared renderings of the soccer stadium. The project was recommended in the CSL study (2017) and is a mixed-use development with a community-accessible facility intended for multi-use. The stadium is designed to draw soccer clubs from youth to professional levels and will have connections to adjacent neighborhoods. It is intended to seat 8500 people initially, with a capacity to grow to 11k over time. The stadium will be programmed as much as possible throughout the year.

Community engagement has been a top priority for this project. Over 60 attendees, including neighborhood and business associations, attended various meetings and forums. We discussed parking concerns and are continuing conversations with Rapid. Currently, over 16,000 parking spots are available within a 15-minute walk, with the majority to the east, away from the neighborhood. We are also looking into other options, such as shuttles.

A sound study by consultants has indicated two points where sound levels were tightly constrained to the site.

We are continuing design and land assembly, securing private and public funding, and wrapping up the final stages of community engagement.

Member McNeilly inquired about the operating and maintenance costs. Wood confirmed the CAA has completed projections, and although there won't be abundant revenue, it will be sustainable.

### 6. FY25 Budget Discussion

Kelly stated there are no actions today to address, but feedback and discussion are welcome. As in years past, we started the budget process at the beginning of the year by working with our Citizen Alliance. In April, we will return to this board seeking your approval and recommendation to advance the budget to the City Commission on May 7th for bottom-line funding authorization.

The five-year Local Tax Increment (LTI) has grown steadily, with an average annual growth rate of 8%. Overall revenue has remained constant for the last 10 years. Parking revenue drives the Non-Tax Increment (NTI) fund, and the revenue spikes are due to land sales.

## UNAPPROVED MINUTES

For FY25 projections, we typically budget for a 2%-3% increase and may bump that to 5% for the new fiscal year. In total, we will be looking at \$14-15 million in revenues to target our expenditures.

Some of our committed obligations for FY25 include: Gainsharing at 15% and TIF reimbursements from our development support agreements, which will total \$1,885,000. Also, our debt service obligations, totaling \$2,152,020, include Devos Place, Ionia South of Wealthy, Lyon Square, and Acrisure Amphitheater. Beyond our obligations, we are still working on many projects, including the riverfront trail, the Hill and River network, Division Avenue, Van Andel Arena Alley, Wayfinding, street furnishings, and ongoing events and activation.

McNeilly inquired about a long-term, 5-year forecast of revenues and obligations and whether planning efforts are underway for the next 10-year plan as GR Forward ends. Kelly stated that a 5-year projection will be presented at next month's meeting. Regarding the next plan, the team will organize a scope of work this year for the next update.

### 7. Executive Director Report

Kelly presented the following updates:

- The World of Winter Festival is officially over. We will present visitor counts in the spring/summer. Overall, we saw increased activity throughout downtown.
- Wayfinding signage for parking has been deployed.
- New benches are deployed along Monroe Center.
- Lyon Square construction progresses.
- The GRPM project also continues. However, the remnants of an old flour mill were discovered during excavation, which may ultimately increase time and construction costs.
- Oxford Trail project – planning initiative ongoing and a community meeting on Thursday at 5 pm.
- The City Commission set a public hearing on April 9th. We hope to have approval later in April. The mailer is going out next week.

### 8. Public Comment

None.

### 9. Board Member Discussion

Member Vanderberg inquired about a real-time traffic map.

### 10. Adjournment

The meeting adjourned at 9:05 AM.

Minutes taken by:  
Mandy McDaniel  
Recording Secretary

# MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: April 3, 2024

TO: Rick Winn  
Chairman

**Agenda Item 3  
April 10, 2024  
DDA Meeting**

FROM: Tricia Chapman  
Administrative Services Officer II

**SUBJECT: Interim Financial Statements as of March 31, 2024**

Attached are the Authority's interim financial statements for the first nine months of the Authority's fiscal year ending June 30, 2024.

The attached statements include:

- Statement A: Balance Sheet
- Statement B: Comparison of FY2024 Budget vs Actual Results
- Statement C: Statement of FY2024 Project Expenditures
- Statement D: Schedule of Expenditures

The Authority's balance sheet on Statement A indicates the Authority is in a strong position financially with sufficient Pooled Cash to support development plan expenditures for FY2024 and beyond.

In March, gainsharing rebates were sent to the [City](#), County, ITP, and GRCC reducing tax revenue by approximately \$1.5 million.

The Authority has spent approximately 83.0% and 69.1% of its budgeted appropriations in the Non-Tax and Local Tax funds respectively.

Please contact me at 616-456-3848 or at [tchapman@grcity.us](mailto:tchapman@grcity.us) if you have any questions.

Attachments

**STATEMENT A**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Balance Sheet**  
**March 31, 2024**

	<b>Non-Tax Funds</b>	<b>Local Tax Increment</b>	<b>TOTAL</b>
<b>ASSETS</b>			
Pooled Cash and Investments	\$ 2,233,660	\$ 6,621,186	\$ 8,854,846
Petty Cash	-	500	500
Misc Receivable	450	600	1,050
General Fixed Assets	-	87,651,535	87,651,535
Accumulated Depreciation on Fixed Assets	-	(67,512,579)	(67,512,579)
<b>TOTAL ASSETS</b>	<b>\$ 2,234,110</b>	<b>\$ 26,761,242</b>	<b>\$ 28,995,352</b>
 <b>LIABILITIES AND FUND EQUITY</b>			
<b>Liabilities</b>			
Current Liabilities	\$ 3,294	\$ 20,524	\$ 23,818
Parking Revenue Payable	70,998	-	70,998
Deposit - Area 4 Developer Damage	1,000	-	1,000
<b>TOTAL LIABILITIES</b>	<b>75,292</b>	<b>20,524</b>	<b>95,816</b>
 <b>Fund Balance / Equity:</b>			
Investments in General Fixed Assets, net of Accumulated Depreciation	-	20,138,956	20,138,956
Non-Tax Increment Reserve	2,134,004	-	2,134,004
Reserve for Authorized Projects	-	6,463,191	6,463,191
Reserve for Compensated Absences	-	8,964	8,964
Reserve for Encumbrances	24,814	129,607	154,421
<b>TOTAL FUND EQUITY</b>	<b>2,158,818</b>	<b>26,740,718</b>	<b>28,899,536</b>
 <b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$ 2,234,110</b>	<b>\$ 26,761,242</b>	<b>\$ 28,995,352</b>

**STATEMENT B**

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Comparison of FY2024 Budget vs Actual Results**  
**July 1, 2023 - March 31, 2024**

	Non-Tax Funds		Local Tax Increment		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
<b>REVENUES</b>						
Property Tax Increment - General	\$ -	\$ -	\$ 9,373,994	\$ 10,122,933	\$ 9,373,994	\$ 10,122,933
Property Tax Increment - Prior Year Appeals	-	-	(15,000)	-	(15,000)	-
Property Tax Increment - Gainsharing Rebates	-	-	(1,403,849)	(1,501,381)	(1,403,849)	(1,501,381)
State Grants	-	-	-	25,000	-	25,000
Interest - General	124,204	317,061	222,662	715,176	346,866	1,032,237
Property Rental - Buildings and Facilities	72,000	48,000	-	-	72,000	48,000
Property Rental - DASH Parking Lots	687,740	347,373	-	-	687,740	347,373
Contributions - Lyon Square Reconstruction	-	-	400,000	815,000	400,000	815,000
Reimbursements and Miscellaneous Revenues	88,500	61,518	5,000	15,635	93,500	77,153
<b>TOTAL REVENUES</b>	<b>\$ 972,444</b>	<b>\$ 773,952</b>	<b>\$ 8,582,807</b>	<b>\$ 10,192,363</b>	<b>\$ 9,555,251</b>	<b>\$ 10,966,315</b>
<b>EXPENDITURES</b>						
<b><i>GR Forward Projects:</i></b>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 10,000	\$ 1,462	\$ 3,300,000	\$ 682,249	\$ 3,310,000	\$ 683,711
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	175,000	44,407	1,675,000	1,997,289	1,850,000	2,041,696
Goal #3: Implement a 21st Century Mobility Strategy	-	-	2,100,000	1,758,244	2,100,000	1,758,244
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	4,800	550,000	483,153	600,000	487,953
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	2,456,000	2,184,037	2,665,000	1,399,209	5,121,000	3,583,246
<b>Total GR Forward Projects</b>	<b>\$ 2,691,000</b>	<b>\$ 2,234,706</b>	<b>\$ 10,290,000</b>	<b>\$ 6,320,144</b>	<b>\$ 12,981,000</b>	<b>\$ 8,554,850</b>
Administration	-	-	1,650,000	2,138,665	1,650,000	2,138,665
Debt Service for Bond Issues	-	-	751,500	316,200	751,500	316,200
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,691,000</b>	<b>\$ 2,234,706</b>	<b>\$ 12,691,500</b>	<b>\$ 8,775,009</b>	<b>\$ 15,382,500</b>	<b>\$ 11,009,715</b>
<b>EXCESS / (DEFICIT)</b>	<b>\$ (1,718,556)</b>	<b>\$ (1,460,754)</b>	<b>\$ (4,108,693)</b>	<b>\$ 1,417,354</b>	<b>\$ (5,827,249)</b>	<b>\$ (43,400)</b>
<b>BEGINNING FUND BALANCE</b>		3,619,572		25,323,364		28,942,936
<b>ENDING FUND BALANCE</b>		<b>\$ 2,158,818</b>		<b>\$ 26,740,718</b>		<b>\$ 28,899,536</b>

**STATEMENT C**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Statement of FY2024 Project Expenditures**  
**As of March 31, 2024**

Project Name	%	FY2024	Expenditures		Remaining	% of
		Project Budgets	March	Fiscal Year	FY2024 Budgets	Budget spent
River Governance		250,000	4,101	178,592	71,408	71.44%
Lyon Square Improvements		850,000	-	23,568	826,432	2.77%
River Edge Improvements		2,200,000	62,819	480,089	1,719,911	21.82%
<b>GRForward Goal # 1 - Local Tax Increment</b>	<b>25.42%</b>	<b>\$ 3,300,000</b>	<b>\$ 66,920</b>	<b>\$ 682,249</b>	<b>\$ 2,617,751</b>	<b>20.67%</b>
Downtown Speakers Series		10,000	-	-	10,000	0.00%
River Economic Opportunity Initiative		-	1,235	1,462	(1,462)	0.00%
<b>GRForward Goal # 1 - Non-Tax Increment</b>	<b>0.08%</b>	<b>\$ 10,000</b>	<b>\$ 1,235</b>	<b>\$ 1,462</b>	<b>\$ 8,538</b>	<b>14.62%</b>
Development Project Guidance		25,000	-	27,164	(2,164)	108.66%
Development Project Reimbursements		1,600,000	265,382	1,924,625	(324,625)	120.29%
Downtown Enhancement Grants		50,000	45,500	45,500	4,500	91.00%
<b>GRForward Goal # 2 - Local Tax Increment</b>	<b>12.90%</b>	<b>\$ 1,675,000</b>	<b>\$ 310,882</b>	<b>\$ 1,997,289</b>	<b>\$ (322,289)</b>	<b>119.24%</b>
Heartside Quality of Life Implementation		75,000	-	-	75,000	0.00%
Neighborhood Engagement Programs		100,000	2,587	44,407	55,593	44.41%
<b>GRForward Goal # 2 - Non-Tax Increment</b>	<b>1.35%</b>	<b>\$ 175,000</b>	<b>\$ 2,587</b>	<b>\$ 44,407</b>	<b>\$ 130,593</b>	<b>25.38%</b>
Accessibility and Mobility Repairs		130,000	4,850	55,804	74,196	42.93%
DASH North Shuttle Services		400,000	-	150,000	250,000	37.50%
Streetscape Improvements		1,100,000	11,787	1,074,797	25,203	97.71%
Wayfinding System Improvements		470,000	8,787	477,643	(7,643)	101.63%
<b>GRForward Goal # 3 - Local Tax Increment</b>	<b>16.18%</b>	<b>\$ 2,100,000</b>	<b>\$ 25,424</b>	<b>\$ 1,758,244</b>	<b>\$ 341,756</b>	<b>83.73%</b>
Economic Development and Innovation		550,000	74,055	483,153	66,847	87.85%
<b>GRForward Goal # 4 - Local Tax Increment</b>	<b>4.24%</b>	<b>\$ 550,000</b>	<b>\$ 74,055</b>	<b>\$ 483,153</b>	<b>\$ 66,847</b>	<b>87.85%</b>
Downtown Workforce Programs		50,000	-	4,800	45,200	9.60%
<b>GRForward Goal # 4 - Non-Tax Increment</b>	<b>0.39%</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 4,800</b>	<b>\$ 45,200</b>	<b>9.60%</b>
Downtown Marketing and Inclusion Efforts		420,000	56,180	351,929	68,071	83.79%
Downtown Tree Plantings		150,000	10,596	150,823	(823)	100.55%
Public Realm Improvements		2,050,000	145,990	881,942	1,168,058	43.02%
Urban Recreation Improvements		45,000	99	14,515	30,485	32.26%
<b>GRForward Goal # 5 - Local Tax Increment</b>	<b>20.53%</b>	<b>\$ 2,665,000</b>	<b>\$ 212,865</b>	<b>\$ 1,399,209</b>	<b>\$ 1,265,791</b>	<b>52.50%</b>
DGRI Event Production		876,000	123,785	704,917	171,083	80.47%
Downtown Ambassador Program		400,000	-	402,982	(2,982)	100.75%
Project and Fixed Asset Maintenance		50,000	-	47,950	2,050	95.90%
Public Space Activation		1,000,000	135,066	976,586	23,414	97.66%
Rosa Parks Circle Skating Operations		50,000	-	-	50,000	0.00%
Special Events - Office of		75,000	-	50,000	25,000	66.67%
Winter Avenue Building		5,000	49	1,602	3,398	32.04%
<b>GRForward Goal # 5 - Non-Tax Increment</b>	<b>18.92%</b>	<b>\$ 2,456,000</b>	<b>\$ 258,900</b>	<b>\$ 2,184,037</b>	<b>\$ 271,963</b>	<b>88.93%</b>
<b>TOTAL</b>	<b>100.00%</b>	<b>\$ 12,981,000</b>	<b>\$ 952,868</b>	<b>\$ 8,554,850</b>	<b>\$ 4,426,150</b>	<b>65.90%</b>



**STATEMENT D**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Schedule of FY2024 Expenditures**  
**March 2024**

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	3/14/2024	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Disability Advocates FY24	\$ 4,850.00
					4,850.00
Local	3/26/2024	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	13,344.42
Local	3/13/2024	McAlvey Merchant & Associates	Administration	Governmental Consulting 02/24	5,500.00
Local	3/13/2024	Federal Square Building Co. #1, LLC	Administration	Office Space Lease March 2024	4,952.81
Local	3/2/2024	City of Grand Rapids	Administration	Staff services - payroll period ended 03/02/2024	2,845.67
Local	3/16/2024	City of Grand Rapids	Administration	Staff services - payroll period ended 03/16/2024	2,269.52
Local	3/6/2024	American United Life-Group Div	Administration	OneAmerica Life Insurance 03/24	1,863.74
Local	3/12/2024	Worksighted, Inc.	Administration	Worksighted IT software 03/24	1,862.63
Local	3/5/2024	American United Life-Group Div	Administration	OneAmerica Life Insurance 04/24	1,799.75
Local	3/31/2024	American United Life-Group Div	Administration	OneAmerica Life Insurance 04/24	1,799.75
Local	3/26/2024	City Treasurer - Risk Mgmt	Administration	Monthly General Insurance Allocation	1,027.92
Local	3/14/2024	Blue Cross Blue Shield of Mich	Administration	Dental Insurance Premiums 11.01.23 - 06.30.24	886.95
Local	3/18/2024	Lisa M Cooper	Administration	HR Consultant services 01/24	870.87
Local	3/18/2024	Lisa M Cooper	Administration	HR Consultant services 02/24	617.92
Local	3/18/2024	Federal Square Building Co. #1, LLC	Administration	Office Space Lease March 2024 Mezz	485.38
Local	3/12/2024	Worksighted, Inc.	Administration	Worksighted IT monthly subscription 03/24	398.86
Local	3/7/2024	City Treasurer - Mobile GR	Administration	Parking Validation Invoices - Feb 2024	394.20
Local	3/19/2024	Cellco Partnership	Administration	Verizon Cell Phone Service 03/24	390.81
Local	3/18/2024	Lisa M Cooper	Administration	HR Consultant services (ArtPrize) 02/24	375.00
Local	3/11/2024	AccuSourceHR, Inc.	Administration	Criminal Background Check services 02/24	280.00
Local	3/4/2024	Professional Maintenance of Michigan Inc	Administration	Janitorial Services Feb 24	265.65
Local	3/11/2024	GreatAmerica Financial Services Corp	Administration	Great America Copier Lease 03/24	263.99
Local	3/6/2024	Metro FiberNet, LLC	Administration	Metornet phones 02/24-6/24	243.57
Local	3/28/2024	Metro FiberNet, LLC	Administration	Metornet phones 02/24-6/24	243.57
Local	3/11/2024	Fusion Financial Services, LLC	Administration	Fusion Accounting services 02/24	222.53
Local	3/14/2024	US Bank National Association	Administration	DGRI Admin: Supplies (DDA)	219.42
Local	3/24/2024	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric 02/24	202.36
Local	3/14/2024	US Bank National Association	Administration	Admin: Service (DDA)	178.18
Local	3/14/2024	US Bank National Association	Administration	DDA Admin Subscriptions	147.34
Local	3/14/2024	US Bank National Association	Administration	DGRI Admin: Software (DDA)	132.79
Local	3/29/2024	City Treasurer - Petty Cash	Administration	Admin: Food/Bev	115.30
Local	3/14/2024	US Bank National Association	Administration	DGRI Admin: Memberships (DDA)	110.07
Local	3/21/2024	Littlefoot Coffee Roasters	Administration	Office Supply coffee 3/24	107.80
Local	3/14/2024	US Bank National Association	Administration	DGRI Admin: Subscriptions (DDA)	102.15
Local	3/3/2024	Pure Water Partners LLC	Administration	Water cooler maintenance work 02/24	99.33
Local	3/14/2024	JobMatch LLC	Administration	HR software 03/24	83.93
Local	3/14/2024	US Bank National Association	Administration	Admin: Food/Bev (DDA)	79.11
Local	3/6/2024	Metro FiberNet, LLC	Administration	Metornet internet 02/24-6/24	76.96
Local	3/28/2024	Metro FiberNet, LLC	Administration	Metornet internet 02/24-6/24	76.96
Local	3/24/2024	ACO Inc	Administration	ACO Ace Hardware - DGRI office supplies 03/24	74.87
Local	3/29/2024	City Treasurer - Petty Cash	Administration	Admin: Postage	50.60
Local	3/29/2024	City Treasurer - Petty Cash	Administration	DGRI Events: Postage	42.90
Local	3/6/2024	Metro FiberNet, LLC	Administration	Metornet fees 02/24-6/24	38.60
Local	3/28/2024	Metro FiberNet, LLC	Administration	Metornet fees 02/24-6/24	38.60
Local	3/14/2024	US Bank National Association	Administration	DDA Admin Professional Development	31.68
Local	3/14/2024	Model Coverall Service Inc	Administration	Floor Mat Rental Model Coverall 10/23-06/24	31.53
Local	3/11/2024	Model Coverall Service Inc	Administration	Floor Mat Rental Model Coverall 10/23-06/24	31.52
Local	3/11/2024	Fusion Financial Services, LLC	Administration	Fusion Accounting services - 1099 filing service	24.06
Local	3/14/2024	Lauren Suidgeest	Administration	L. Suidgeest Mileage Reimb 03/24	16.87
Local	3/29/2024	City Treasurer - Petty Cash	Administration	Admin: Supplies	15.83
Local	3/14/2024	US Bank National Association	Administration	DGRI Admin: Fees (DDA) credit	(19.80)
Local	3/8/2024	ArtPrize	Administration	ArtPrize January payroll 02282024AP	(49,140.67)
					(3,826.20)
Local	3/6/2024	21 Monroe Building Company Limited Par	Development Projects	Developer Reimbursement FY2024	91,599.59
Local	3/6/2024	20 Monroe Building Company Limited Par	Development Projects	Developer Reimbursement FY2023	49,147.56
Local	3/8/2024	Jackson Entertainment LLC	Development Projects	Developer Reimbursement FY2024-Winter	39,254.74
Local	3/6/2024	150 Ottawa Development, LLC	Development Projects	Developer Reimbursement FY2024-Winter	17,508.92
Local	3/8/2024	Arena Place Development LLC	Development Projects	Developer Reimbursement FY2024-Winter	13,341.81
Local	3/8/2024	CWD Vandenberg Center LLC	Development Projects	Developer Reimbursement FY2024-Winter	12,411.45
Local	3/8/2024	55 Ionia Partners LLC	Development Projects	Developer Reimbursement FY2024-Winter	9,108.37
Local	3/6/2024	CWD 50 Monroe II LLC	Development Projects	Developer Reimbursement FY2024-Winter	9,017.02
Local	3/1/2024	10 Ionia LLC	Development Projects	Developer Reimbursement FY2024-Winter	8,465.34

*continued on the next page*

**STATEMENT D - continued**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Schedule of Expenditures - FY2024**

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	3/6/2024	Waters Building LLC	Development Projects	Developer Reimbursement FY2024-Winter	8,275.98
Local	3/1/2024	Venue Tower, LLC	Development Projects	Developer Reimbursement FY2024-Winter	5,851.01
Local	3/6/2024	CWD Urban Fund LLC	Development Projects	Developer Reimbursement FY2024-Winter	1,399.94
					<b>265,381.73</b>
Local	3/24/2024	Adtegrity.com, Inc.	Dntn Marketing & Inclusion Efforts	Media Place Partners February impressions 03/24	6,085.12
Local	3/18/2024	James Forrest Hughes	Dntn Marketing & Inclusion Efforts	Triumph Music AV support Q1 2024	5,789.96
Local	3/24/2024	Meurry Yely Romero Munoz	Dntn Marketing & Inclusion Efforts	Yely, World of Winter advertising 3/24	5,500.00
Local	3/3/2024	Andy Siradakis	Dntn Marketing & Inclusion Efforts	Cars & Coffee Sponsorship 2024	5,000.00
Local	3/12/2024	Grand Rapids Urban League	Dntn Marketing & Inclusion Efforts	2024 MLK breakfast sponsorship	5,000.00
Local	3/31/2024	Festival of the Arts	Dntn Marketing & Inclusion Efforts	Festival of the Arts 2024 Sponsorship	5,000.00
Local	3/21/2024	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	DGRI - World of Winter 3/24	4,122.50
Local	3/5/2024	Daniel Quinn Mathews	Dntn Marketing & Inclusion Efforts	Quinn Mathews & DGRI Partnership 02/24	4,000.00
Local	3/25/2024	State of Michigan	Dntn Marketing & Inclusion Efforts	Hispanic/Latino Commission Summit Sponsor	4,000.00
Local	3/3/2024	Iota Pi Chapter - OPPF	Dntn Marketing & Inclusion Efforts	Sponsorship of Omega Psi Phi - 50th Anniversary 02/2	2,500.00
Local	3/12/2024	John Sinkevics	Dntn Marketing & Inclusion Efforts	Sponsorship for Local Spins Fest 2024	2,000.00
Local	3/14/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions & Publication	1,199.97
Local	3/4/2024	Vias, LLC	Dntn Marketing & Inclusion Efforts	Translation Services 02/24	1,150.00
Local	3/31/2024	Advance Local Media LLC	Dntn Marketing & Inclusion Efforts	DDA Public Notice 03/24	1,003.08
Local	3/21/2024	Serendipity Publishing LLC	Dntn Marketing & Inclusion Efforts	Serendipity Media Revue Ad 03/24	829.00
Local	3/24/2024	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Velasco photography 03/24	760.00
Local	3/14/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Supplies	655.50
Local	3/3/2024	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Velasco DGRI photography 02/24	570.00
Local	3/3/2024	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Velasco WoW photography 02/24	522.50
Local	3/3/2024	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	WoW Swift Sintra Signs 02/24	384.20
Local	3/14/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	58.21
Local	3/29/2024	City Treasurer - Petty Cash	Dntn Marketing & Inclusion Efforts	Marketing: Supplies	50.00
					<b>56,180.04</b>
Local	3/1/2024	Degage Ministries	Downtown Enhancement Grants	DEG: Degage Ministries 03/24	45,500.00
					<b>45,500.00</b>
Local	3/3/2024	Friends of Grand Rapids Parks	Downtown Tree Plantings	Planting/maintenance (1 of 2)	10,596.00
					<b>10,596.00</b>
Local	3/18/2024	Local First West Michigan	Economic Development & Innovator	Local First Sponsorships & Advertising 02/24	11,000.00
Local	3/3/2024	Aiky E Amoros	Economic Development & Innovator	Caribbean Bite advertising reimb grant 02/24	9,518.80
Local	3/12/2024	Outfront Media	Economic Development & Innovator	Outfront Media Billboards Digital Impressions 02/24	9,000.00
Local	3/18/2024	Cocoon Art Space	Economic Development & Innovator	Cocoon Art Space event sponsorship 02/24	6,160.00
Local	3/3/2024	Dvine Nails Downtown LLC	Economic Development & Innovator	D'Vine Window Activation Grant 02/24	5,000.00
Local	3/12/2024	Mario A Cascante	Economic Development & Innovator	Downtown Window Activation: Luna 64 LLC 02/24	5,000.00
Local	3/14/2024	The August Connection	Economic Development & Innovator	August Connection window activation grant 03/24	5,000.00
Local	3/21/2024	Keltic Liquors, LLC	Economic Development & Innovator	House of Wine Window enhancements 3/24	4,614.66
Local	3/14/2024	GR Area Chamber of Commerce	Economic Development & Innovator	Retail Retention & Attraction Contract FY24	4,583.34
Local	3/3/2024	Thomas Grimm	Economic Development & Innovator	Grand Vin WOW Winter Art Display 01/24	3,438.43
Local	3/3/2024	Wimage	Economic Development & Innovator	Wimee Window Activation Grant 02/24	3,051.16
Local	3/12/2024	Yum Story LLC	Economic Development & Innovator	Soho Sushi Window Activation Grant 02/24	2,960.36
Local	3/18/2024	Local First West Michigan	Economic Development & Innovator	Local First Sponsorships & Advertising 02/24	2,000.00
Local	3/11/2024	Emmanuel Ibarra	Economic Development & Innovator	DBA OTONO WoW Winter Art Display 02/24	1,719.47
Local	3/11/2024	Ice Sculptures Ltd	Economic Development & Innovator	Ice Sculptures WoW sculptures 2024	1,450.00
Local	3/31/2024	Oh Hello Companies LLC	Economic Development & Innovator	Oh Hello - reorder outdoor signage 03/24	1,021.25
Local	3/6/2024	Second Vibess LLC	Economic Development & Innovator	Second Vibess March popup grant 02/24	800.00
Local	3/25/2024	GR Area Chamber of Commerce	Economic Development & Innovator	Rich App SXSW	697.50
Local	3/5/2024	Soho Sushi LLC	Economic Development & Innovator	Soho Window Grant Void Ck Wrg Vendor	(2,960.36)
					<b>74,054.61</b>
Local	3/3/2024	Friends of Grand Rapids Parks	Public Realm Improvements	DDA planting/maintenance (1 of 2)	79,404.00
Local	3/24/2024	SmithGroup, Inc.	Public Realm Improvements	SmithGroup Hill and River Network Design 03/24	52,973.25
Local	3/11/2024	Katerberg Co., Inc.	Public Realm Improvements	Grapids Irrigation community garden 03/24	6,228.00
Local	3/27/2024	Site Design Solutions, LLC	Public Realm Improvements	Ah-Nab-Awen Park (Indian Mounds)	5,620.00
Local	3/18/2024	Fishbeck, Thompson, Carr & Huber, Inc	Public Realm Improvements	Ionia & Division from I-196-Mason	1,364.45
Local	3/21/2024	Kerkstra Portable Restrooms Service Inc	Public Realm Improvements	Kerkstra Portable Restrooms WoW - service 3/24	400.00
					<b>145,989.70</b>
Local	3/18/2024	Site Design Solutions, LLC	River Edge Improvements	Grand River from Fulton-Wealthy	62,819.51
					<b>62,819.51</b>

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**STATEMENT D - continued**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Schedule of Expenditures - FY2024**

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	3/18/2024	Guidehouse Inc.	River Governance	DGRI ARPA Consult & Labor Services 03/24	4,495.00
Local	3/14/2024	US Bank National Association	River Governance	River Governance: Food/Bev	497.08
Local	3/14/2024	US Bank National Association	River Governance	River Governance: Subscriptions	7.20
Local	3/14/2024	US Bank National Association	River Governance	Simply Sweet-move exp to River Econ Opp	(100.00)
Local	3/14/2024	US Bank National Association	River Governance	Condado Taco-move exp to River Econ Opp	(399.00)
Local	3/14/2024	Michael Demetrius Buxton	River Governance	Lyon Sq, load a spud-move exp to River Econ Opp	(399.26)
					<b>4,101.02</b>
Local	3/18/2024	Grand Rapids Nehemiah Project	Streetscape Improvements	Building Bridges Prof Serv: snow removal 03/24	6,461.17
Local	3/21/2024	City Treasurer - Public Services	Streetscape Improvements	DGRI Monthly Trash Disposal Feb 2024	1,249.75
Local	3/31/2024	Katerberg Co., Inc	Streetscape Improvements	Grapids Irrigation 3/24	1,083.88
Local	3/31/2024	Katerberg Co., Inc	Streetscape Improvements	Grapids Irrigation 3/24	432.50
Local	3/31/2024	Katerberg Co., Inc	Streetscape Improvements	Grapids Irrigation 3/24	372.60
Local	3/31/2024	Katerberg Co., Inc	Streetscape Improvements	Grapids Irrigation 3/24	300.00
Local	3/31/2024	Katerberg Co., Inc	Streetscape Improvements	Grapids Irrigation 3/24	272.50
Local	3/31/2024	Katerberg Co., Inc	Streetscape Improvements	Grapids Irrigation 3/24	232.50
Local	3/31/2024	Katerberg Co., Inc	Streetscape Improvements	Grapids Irrigation 3/24	232.50
Local	3/31/2024	Katerberg Co., Inc	Streetscape Improvements	Grapids Irrigation 3/24	232.50
Local	3/31/2024	Katerberg Co., Inc	Streetscape Improvements	Grapids Irrigation 3/24	232.50
Local	3/31/2024	Katerberg Co., Inc	Streetscape Improvements	Grapids Irrigation 3/24	232.50
Local	3/18/2024	Bazen Electric	Streetscape Improvements	Bazen GFI receptacle in front of Bigby 02/24	220.00
					<b>11,787.40</b>
Local	3/18/2024	Mydatt Service Inc	Urban Recreation Improvements	Block by Block ambassador supplies 02/24	73.19
Local	3/18/2024	Mydatt Service Inc	Urban Recreation Improvements	Block by Block Loo Supplies 02/24	25.45
					<b>98.64</b>
Local	3/31/2024	Progressive Architecture	Wayfinding System Improvements	Wayfinding Professional Services 03/24	7,568.50
Local	3/18/2024	RLR Associates, Inc.	Wayfinding System Improvements	RLR Dash Maps Updates 02/24	1,218.75
					<b>8,787.25</b>
Non-Tax	3/11/2024	Ice Sculptures Ltd	DGRI Event Production	Ice Sculptures WoW sculptures 2024	35,050.00
Non-Tax	3/14/2024	Creos Experts-Conseils Inc	DGRI Event Production	Los Trompos WoW admin & production fee (1 of 3)	14,414.57
Non-Tax	3/21/2024	Amnestie Lillian-Tate VerDuin	DGRI Event Production	VerDuin Circus Wonderland WoW 02/24	10,000.00
Non-Tax	3/21/2024	Beer Me Bro LLC	DGRI Event Production	Mason Street Blast Grant 3/24	5,000.00
Non-Tax	3/12/2024	Opera Grand Rapids	DGRI Event Production	WoW - Hip Opera 02/24	5,000.00
Non-Tax	3/14/2024	US Bank National Association	DGRI Event Production	Events: Supplies	4,415.91
Non-Tax	3/13/2024	Front Street LLC	DGRI Event Production	March Storage Facility Rent	3,462.84
Non-Tax	3/14/2024	Creos Experts-Conseils Inc	DGRI Event Production	Los Trompos WoW rental fee (1 of 3)	3,192.58
Non-Tax	3/14/2024	US Bank National Association	DGRI Event Production	Events: contractual services	2,933.10
Non-Tax	3/12/2024	James Forrest Hughes	DGRI Event Production	Triumph Music AV support OperaGRevent 03/24	2,632.50
Non-Tax	3/3/2024	Centurion Security Solutions LLC	DGRI Event Production	Centurion Security services World of Winter 02/24	2,470.00
Non-Tax	3/11/2024	Centurion Security Solutions LLC	DGRI Event Production	Centurion Security services World of Winter 03/24	2,470.00
Non-Tax	3/18/2024	Centurion Security Solutions LLC	DGRI Event Production	Centurion Security services World of Winter 03/24	2,470.00
Non-Tax	3/21/2024	Grand Rapids Crane Company, LLC	DGRI Event Production	Truck/Crane rental WoW deinstall 3/24	2,394.00
Non-Tax	3/24/2024	Centurion Security Solutions LLC	DGRI Event Production	Centurion Security services World of Winter 02/24	2,275.00
Non-Tax	3/11/2024	Grand Rapids Public Museum	DGRI Event Production	SOOD Room Rental (remaining balance)	2,250.00
Non-Tax	3/24/2024	Ricky Clarkson	DGRI Event Production	R.B. Clarkson WoW Performances 03/24	1,800.00
Non-Tax	3/14/2024	US Bank National Association	DGRI Event Production	Events: Equipment Rental	1,761.50
Non-Tax	3/11/2024	Romeo Cornejo	DGRI Event Production	Romeo Cornejo Contract Employee WoW 02/24	1,565.00
Non-Tax	3/11/2024	Amnestie Lillian-Tate VerDuin	DGRI Event Production	WoW Dandelion DJ Pop-up - fire performers 02/24	1,500.00
Non-Tax	3/6/2024	SowHope.org	DGRI Event Production	International Women's Day Event Grant 24	1,500.00
Non-Tax	3/21/2024	Romeo Cornejo	DGRI Event Production	Romeo Cornejo Contract Employee WoW 03/24	1,450.00
Non-Tax	3/11/2024	Hub International Midwest Limited	DGRI Event Production	Event endorsement event policy 02/24	1,355.00
Non-Tax	3/11/2024	Gregory Lighton	DGRI Event Production	Gregory Lighton - install & setup of art exhibits WoW 0	1,350.00
Non-Tax	3/3/2024	United Rentals (North America), Inc.	DGRI Event Production	United Rentals DGRI events forklift rental 02/24	1,325.60
Non-Tax	3/31/2024	Giovanni Cornejo	DGRI Event Production	Giovanni Cornejo Contract Employee WoW 3/24	1,260.00
Non-Tax	3/14/2024	US Bank National Association	DGRI Event Production	Events: food & bev	1,182.97
Non-Tax	3/31/2024	Centurion Security Solutions LLC	DGRI Event Production	Centurion Security services 03/24	1,105.00
Non-Tax	3/21/2024	Grand River Bands of Ottawa Indians	DGRI Event Production	WoW Snowsnake Tournament winners 3/24	1,100.00
Non-Tax	3/21/2024	Andrea Wallace	DGRI Event Production	DJ Service; World of Winter 3/24	850.00
Non-Tax	3/11/2024	Dezarae E Begay	DGRI Event Production	Epik Productions:WoW facepainter 02/24 & 03/24	600.00
Non-Tax	3/18/2024	Kerkstra Portable Restrooms Service Inc	DGRI Event Production	Kerkstra Portable Restrooms Paint the Park 02/24	560.00
Non-Tax	3/4/2024	United Rentals (North America), Inc.	DGRI Event Production	United Rentals DGRI events forklift rental 02/24	518.05
Non-Tax	3/11/2024	Dezarae E Begay	DGRI Event Production	Epik Productions:WoW facepainter 02/24 & 03/24	500.00

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**STATEMENT D - continued**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Schedule of Expenditures - FY2024**

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Non-Tax	3/11/2024	Curtis Laundry and Dry Cleaners, Inc.	DGRI Event Production	Dry Cleaning services 02/24	468.32
Non-Tax	3/12/2024	Kollin P Houghtaling	DGRI Event Production	WoW DJ Performance 02/24	350.00
Non-Tax	3/24/2024	Centurion Security Solutions LLC	DGRI Event Production	Centurion Security services World of Winter 02/24	330.00
Non-Tax	3/11/2024	Frostyboyz Entertainment LLC	DGRI Event Production	Frostyboyz Ent LLC World of Winter 02/24	300.00
Non-Tax	3/13/2024	Ana Maria Santillanes	DGRI Event Production	DJ Performance WoW Silent Disco 02/24	250.00
Non-Tax	3/21/2024	Jacob Buck	DGRI Event Production	WoW DJ Performance 3/24	200.00
Non-Tax	3/3/2024	Swift Printing & Communications	DGRI Event Production	Swift Sintra Michigan First Signs 02/24	173.50
					<b>123,785.44</b>
Non-Tax	3/4/2024	Alita Kelly	Neighborhood Engagement	Urban Agriculture Education Series 2024 (1 of 6)	2,100.00
Non-Tax	3/21/2024	Peppino's Grille & Pizzeria Downtown	Neighborhood Engagement	Peppino's DNN event deposit 03/24	250.00
Non-Tax	3/14/2024	US Bank National Association	Neighborhood Engagement	Neighborhood Engagement: Prof Development	195.00
Non-Tax	3/29/2024	City Treasurer - Petty Cash	Neighborhood Engagement	Neighborhood Engagement Programs: Food/Bev	42.20
					<b>2,587.20</b>
Non-Tax	3/18/2024	Michigan Landscape Services	Public Space Activation	DeVries reinstallation of christmas decor 12/23	73,869.00
Non-Tax	3/14/2024	Creos Experts-Conseils Inc	Public Space Activation	WOW '24 Art Installation - Sonic Rental Fee	20,432.93
Non-Tax	3/18/2024	LiveSpace, LLC	Public Space Activation	LiveSpace WoW hardware rental 02/24	13,992.32
Non-Tax	3/12/2024	LiveSpace, LLC	Public Space Activation	LiveSpace WoW labor/setup 02/24	6,814.44
Non-Tax	3/12/2024	Creos Experts-Conseils Inc	Public Space Activation	Creos Mi Casa Rental Fee (2 of 3)	6,114.93
Non-Tax	3/21/2024	The ArtRanger	Public Space Activation	WoW 2024 The Conservatory of Dreams	5,000.00
Non-Tax	3/12/2024	Creos Experts-Conseils Inc	Public Space Activation	Creos Mi Casa Rental Fee (3 of 3)	4,566.22
Non-Tax	3/6/2024	Jeff Ockerse	Public Space Activation	Ticket Booth Mural invoice 2 of 2 02/24	900.00
Non-Tax	3/31/2024	Icon Sign Company, LLC	Public Space Activation	Women's Way sign & installation 03/24	827.12
Non-Tax	3/11/2024	Michigan Landscape Services	Public Space Activation	Installation new module on WoW Singing tree 02/24	685.00
Non-Tax	3/14/2024	US Bank National Association	Public Space Activation	PSA: Supplies	642.28
Non-Tax	3/14/2024	US Bank National Association	Public Space Activation	Public Space Activation: Supplies	226.23
Non-Tax	3/18/2024	Kerkstra Portable Restrooms Service Inc	Public Space Activation	Kerkstra Portable Restrooms skate 02/24	180.00
Non-Tax	3/14/2024	US Bank National Association	Public Space Activation	PSA Food & Bev	169.61
Non-Tax	3/14/2024	US Bank National Association	Public Space Activation	PSA: Vehicles Repair	150.01
Non-Tax	3/3/2024	Anthony P Lubenow	Public Space Activation	A. Lubenow Pop Up Performance 02/24	120.00
Non-Tax	3/14/2024	US Bank National Association	Public Space Activation	Public Space Activation: Subscriptions	107.89
Non-Tax	3/14/2024	US Bank National Association	Public Space Activation	PSA: Books	73.90
Non-Tax	3/18/2024	ACO Inc	Public Space Activation	ACO Ace Hardware WoW 03/24	62.90
Non-Tax	3/24/2024	ACO Inc	Public Space Activation	ACO Ace Hardware WoW 03/24	41.97
Non-Tax	3/31/2024	ACO Inc	Public Space Activation	ACO Ace Hardware WoW 03/24	34.99
Non-Tax	3/24/2024	ACO Inc	Public Space Activation	ACO Ace Hardware WoW 03/24	25.99
Non-Tax	3/5/2024	ACO Inc	Public Space Activation	Supplies 02/24	13.99
Non-Tax	3/18/2024	ACO Inc	Public Space Activation	ACO Ace Hardware WoW 03/24	13.99
					<b>135,065.71</b>
Non-Tax	3/14/2024	Michael Demetrius Buxton	River Economic Opportunity Initiative	Lyon sq, load a spud-move exp to River Econ Opp	399.26
Non-Tax	3/14/2024	US Bank National Association	River Economic Opportunity Initiative	Condado Taco-move exp to River Econ Opp	399.00
Non-Tax	3/14/2024	US Bank National Association	River Economic Opportunity Initiative	River Econ: Food/Bev	256.35
Non-Tax	3/14/2024	US Bank National Association	River Economic Opportunity Initiative	Simply Sweet-move exp to River Econ Opp	100.00
Non-Tax	3/6/2024	James Peacock III	River Economic Opportunity Initiative	J. Peacock III - Reimbursement 02/24	55.00
Non-Tax	3/29/2024	City Treasurer - Petty Cash	River Economic Opportunity Initiative	River Econ Opportunity: Food/Bev	25.00
					<b>1,234.61</b>
Non-Tax	3/21/2024	Consumers Energy	Winter Ave NW Building	1030 2027 1245 24/03 Winter DDA share	49.43
					<b>49.43</b>
<b>TOTAL EXPENDITURES</b>					<b>\$ 949,042.09</b>

# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



DATE: April 10, 2024  
TO: Downtown Development Authority  
FROM: Melvin Eledge Jr., Director of Operations  
SUBJECT: Retail Innovation Grant: Big Mini Putt Club

Agenda Item #04  
April 10, 2024  
DDA Meeting

Among the established goals for Downtown is to address storefront vacancies and increase soft goods retail density in and around Monroe Center/Center City. In furtherance of that goal, 24 new businesses have received DDA grants totaling over \$600,000 since the program's launch in 2018.

Big Mini Putt Club currently operates two locations in Chicago, IL and have begun renovating the space located at 70 Ionia Ave SW, previously occupied by Grid 70 but has been most recently vacant.

In addition to filling a vacant ground floor space Big Mini Putt Club will add 15-20 full and part-time jobs to the Downtown workforce.

Big Mini Putt Club has executed a 10-year lease and is seeking support through the Retail Innovation Grant in an amount not to exceed \$49,186 to support their investment. Their application was reviewed and recommended by the economic support working group in March 2024.

**Recommendation: Authorize DDA funding for an amount not to exceed \$49,186 for a retail innovation grant to support the opening of Big Mini Putt Club at 70 Ionia Ave SW.**

# MEMORANDUM



DOWNTOWN  
DEVELOPMENT  
AUTHORITY

DATE: April 10, 2023  
TO: Downtown Development Authority  
FROM: Melvin Eledge Jr., Director of Operations  
SUBJECT: Downtown Liquor License – Big Mini Putt Club

Agenda Item #05  
April 10, 2024  
DDA Meeting

The City Commission policy establishing procedures for the review and approval of development area liquor licenses requires the City Clerk to forward any such requests in the DDA district to the DDA Board for review and recommendation. In evaluating a proposal, the DDA Board may consider how the issuance of a license would promote economic growth in a manner consistent with adopted goals, plans or policies of the district.

Big Mini Putt Club is requesting DDA Board consent to the issuance of a Development District liquor license for their location at 70 Ionia Ave SW. Additional information on the business is attached.

Staff has reviewed the applicant’s request and believes it meets the investment, activity and seating capacity requirements and as such it is recommending approval of the application. If approved by the DDA Board, the request will proceed to the City Commission for consideration.

**Recommendation: Approve the resolution for the issuance of a development area liquor license for Big Mini Putt Club located at 70 Ionia SW Unit 100 Grand Rapids, MI 49503.**

# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



DATE: April 05, 2024  
TO: Downtown Development Authority  
FROM: Marion Bonneaux, Data & Information Specialist  
SUBJECT: **JustAir Air Quality Monitors Subscription Renewal**

Agenda Item #06  
April 10, 2024  
DDA Meeting

JustAir (previously known as Rapids Air Quality) provides local air pollution monitoring solutions to cities to bring greater transparency into the disparities of air quality among our communities. Beyond DGRI, JustAir is locally partnered with the City of Grand Rapids, Grandville Avenue Arts & Humanities, the Community Collaboration on Climate Change (C4) and the NAACP of Greater Grand Rapids to expand monitoring and data sharing. More broadly, JustAir is engaging communities in Colorado, Dearborn, Detroit, Kalamazoo, Waterbury and Wayne County to grow their environmental justice efforts across the country. They have collaborated with local departments of transportation, public health and various environmental justice groups to push policy changes and grow public access to information.

In July 2020, the DDA Board approved \$30,000 for the installation of five air quality monitors in Downtown Grand Rapids. These monitors' subscriptions have since lapsed and JustAir has been covering the costs of keeping the monitors online to meet community requests. To ensure long-term support and engagement for this work, JustAir proposes a new two-year subscription covering the monitors and access to the data dashboard.

Both the 2002 Master Plan and GR Forward recognize the importance of and need for balancing economic development and job growth with environmental stewardship and quality. Localized community air quality monitoring creates awareness and empowers residents, employers, employees and even visitors to improve the community's breathing environment and advocate for their community. This can be achieved by simply signing up for air quality text alerts to help make daily decisions or using the data to advocate for larger community change.

Funds would be utilized from the Goal 5 Urban Rec Improvements (LTI) in the FY24 DDA budget.

**Recommendation:** Authorize an amount not-to-exceed \$33,250 for two-year project subscription renewal for five air quality monitoring sensors in Downtown, and their data, in partnership with JustAir.



# JustAir & Downtown Grand Rapids Inc. Community Air Quality Monitoring

*February 26, 2024*

## **Summary**

Downtown Grand Rapids Inc. (DGRI) wishes to provide residents in and around downtown Grand Rapids with localized community air quality monitoring to create awareness around air quality and to empower residents and stakeholders to utilize this information to improve the community's breathing environment.

DGRI previously funded a pilot for these purposes, under which JustAir installed five monitors in and around downtown Grand Rapids. These monitors' subscriptions have lapsed and JustAir has been covering the costs of keeping the monitors online to meet community requests. To ensure long-term support and engagement for this work, JustAir proposes a two-year subscription to air quality monitors and data, detailed below, from March 2024 - March 2026.

## **Scope Detail**

### **A. Monitor Installation & Maintenance**

JustAir will manage subscription renewal and maintain five stationary air quality monitors in downtown Grand Rapids.

### **B. JustAir Air Quality Data Dashboard**

JustAir will manage the data integration of air quality monitoring monitors into a data dashboard. JustAir's platform consists of:

1. A public-facing air quality dashboard for residents to access real time, hyper-local, and easy-to understand air quality information and resources that can be hosted on JustAir's website
2. An administrator dashboard for DGRI administrators to manage the monitor network, implement quality assurance, analyze data, generate weekly and monthly reports, share data with partner organizations, manage text alert settings, and more.

### **C. Air Quality Text Alerts**

DGRI can establish thresholds for real-time air quality alerts, which can be utilized for increasing local safety and community engagement. Residents sign up for text alerts to stay updated on air quality and make personal decisions on how to keep themselves and their family safe. Up to 200 phone numbers can be added to the opt-in text alert system at no additional cost (monthly or annual costs increase slightly per 100 phone numbers added after 200).

### **D. Technical Assistance and Strategy Support**





GDRI and other administrator-level stakeholders may receive up to 5 hours of technical assistance and program strategy support per month to support the project, as needed.

## Project Costs

**The cost for this two-year project is \$33,250**, which includes a 5% multi-year discount. Additional services, like an AQI Light network, specialized air quality reports, or community engagement activities can be added for additional costs throughout the project lifecycle.

Item	Year 1	Year 2
<b>Community Air Quality Monitoring</b> <ul style="list-style-type: none"><li>• Five air quality monitors measuring particulate matter (PM 2.5) and nitrogen dioxide (NO<sub>2</sub>)</li><li>• Monitor installation and maintenance</li><li>• JustAir public and administrator dashboard</li><li>• Opt-in text alerts</li><li>• Project management and technical assistance</li></ul>	\$17,500	\$17,500
<b>Two-year Project Total</b> <i>Includes 5% multi-year discount</i>	<b>\$33,250</b>	

## Next Steps

Once the proposal is approved, JustAir will create a final scope of work and contract agreement.

## Contact

Sarah Craft, Head of Partnerships  
JustAir Solutions  
2050 15th St, Detroit, MI 48216  
Sarah@JustAir.co

# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



DATE: April 10, 2024  
TO: Downtown Development Authority  
FROM: Tim Kelly, AICP  
Executive Director

Agenda Item #07  
April 10, 2024  
DDA Meeting

**SUBJECT: FY25 Budget and Priority Plan Recommendation**

Each year the Downtown Development Authority (DDA) recommends an annual budget to the Grand Rapids City Commission. With the approval of GR Forward in December 2015, the DDA and DGRI have clearly defined objectives and this proposed budget was built to reflect and implement the community priorities for Downtown.

For fiscal year 2025 (FY25), the DDA budgets consist of both new projects from GR Forward and carry forward priorities that span multiple fiscal years. The attached 5-year priority plans provide further detail, and staff will be on hand to present additional information during the April 10 Board meeting.

Some highlights for the coming year are completing Grand River public space and access improvements, continued funding to support business support and attraction, and building on the tremendous success of events such as World of Winter and Re(turn) to the River. In addition, there is also funding allocated to help complete major capital improvements to Downtown public spaces such as Lyon Square and the Van Andel Arena alley. As well as funding to support the development of the Acrisure Amphitheater.

When examined by GR Forward goal the breakdown from the LTI and NTI budgets is as follows:

- Goal 1 (Restore the River as the Draw): \$1,750,000
- Goal 2 (Create a Downtown Neighborhood Home to a Diverse Population): \$2,080,269
- Goal 3 (21<sup>st</sup> Century Mobility Strategy): \$1,625,000
- Goal 4 (Ensure Job Opportunities and Ensure Vitality of the Local Economy) \$600,000

- Goal 5 (Reinvest in Public Space, Culture and Inclusive Programming): \$4,930,000

As in previous years the Downtown Grand Rapids Inc. Alliance and various project committees played helped review the FY25 budget. Following a recommendation from the DDA Board, DGRI staff will present the recommended budget to the City Commission on May 7, 2024. The Board will then adopt their final annual budget and priority plan at the next scheduled meeting.

**Recommendation: Recommend the FY2025 DDA Budget to the City Commission to request fund appropriation.**

# Downtown Development Authority

## Local Tax Increment Only

Proposed FY2025 Revenue and Appropriation Request and FY2026 - 2029 Forecasts

Preliminary Plan - Draft 2/13/24

	FY2023 Final	FY2024			FY2025 Request	FY2026 Forecast	FY2027 Forecast	FY2028 Forecast	FY2029 Forecast	FY2025-29 TOTAL	NOTES
		Budget	Actual as of 1/31/2024	Estimate							
<b>Table 1 - Projected Revenue</b>											
Local Tax Increment	\$ 9,076,932	\$ 9,373,994	\$ 10,122,934	\$ 10,122,934	\$ 10,629,081	\$ 10,932,009	\$ 11,214,055	\$ 11,482,071	\$ 11,724,343	\$ 55,981,560	FY2024 Estimate plus 2.1-2.8% growth annually (based on City's calcs)
Gainsharing Property Tax Rebates @ 15% or 20%	(1,378,536)	(1,403,849)	-	(1,518,440)	(1,592,112)	(1,637,551)	(1,679,858)	(2,293,414)	(2,341,869)	(9,544,805)	City, County, GRCC, & The Rapid rebates. (15% FY23-27, 20% FY28-29)
Prior Year Tax Increment Adjustments	(4,420)	(15,000)	-	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(75,000)	Reserve for reductions due to assessment appeals
Sub-Total Tax Increment Revenues - Net	\$ 7,693,976	\$ 7,955,145	\$ 10,122,934	\$ 8,589,494	\$ 9,021,969	\$ 9,279,458	\$ 9,519,197	\$ 9,173,657	\$ 9,367,474	\$ 46,361,755	
Interest on Investments	73,852	222,662	691,785	281,242	257,677	252,354	257,365	257,667	253,700	1,278,763	City Treasurer's estimates - Exhibit L
Lyon Square Partner Contributions	600,000	400,000	-	815,000	-	-	-	-	-	-	Partial support for reconstruction; offset by expenditures
Reimbursements & Fees - Miscellaneous	-	5,000	105,000	105,000	1,450,000	5,000	5,000	5,000	5,000	1,470,000	Bid packet fees, incentive applications, etc
<b>TOTAL PROJECTED REVENUES</b>	<b>\$ 8,367,828</b>	<b>\$ 8,582,807</b>	<b>\$ 10,919,719</b>	<b>\$ 9,790,736</b>	<b>\$ 10,729,646</b>	<b>\$ 9,536,812</b>	<b>\$ 9,781,562</b>	<b>\$ 9,436,324</b>	<b>\$ 9,626,174</b>	<b>\$ 49,110,518</b>	
<b>Table 2 - Administration</b>											
General Administration	2,167,225	1,650,000	1,788,121	2,600,000	2,000,000	2,040,000	2,101,200	2,164,236	2,229,163	10,534,599	Fixed costs, staff, supplies, tech, legal, A-87 costs, etc.
<b>Sub-Total Administration</b>	<b>\$ 2,167,225</b>	<b>\$ 1,650,000</b>	<b>\$ 1,788,121</b>	<b>\$ 2,600,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,040,000</b>	<b>\$ 2,101,200</b>	<b>\$ 2,164,236</b>	<b>\$ 2,229,163</b>	<b>\$ 10,534,599</b>	
<b>Table 3 - Debt Service for Bond Issues</b>											
Series 2003B/2013B CCBA Bonds - DeVos Place	318,400	316,200	316,200	316,200	-	-	-	-	-	-	Debt matures 12/01/2023. Final d/s pmt is in FY2024.
Series XXXX Bonds - Acrisure Amphitheater	-	-	-	-	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000	Debt matures XX/XX/XXXX. Final d/s pmt is in FY20XX
Series 2012A BRDA Bonds - Ionia South of Wealthy	75,000	75,000	-	75,000	75,000	75,000	75,000	75,000	75,000	375,000	Debt matures 06/01/2032. Final d/s pmt is in FY2032.
Series 2023 CIB Bonds - Lyon Square Improvements	-	360,000	-	129,903	577,020	577,720	577,820	577,320	577,560	2,887,440	80% of series 2023 CIB Lyon Square
Paying Agent Fees - DeVos PI FY23-24 & Lyon Sq FY25-29	200	300	-	300	500	500	500	500	500	2,500	Paying agent fees for Bonds (Lyon Square begins in FY25)
<b>Sub-Total Debt Service</b>	<b>\$ 393,600</b>	<b>\$ 751,500</b>	<b>\$ 316,200</b>	<b>\$ 521,403</b>	<b>\$ 2,152,520</b>	<b>\$ 2,153,220</b>	<b>\$ 2,153,320</b>	<b>\$ 2,152,820</b>	<b>\$ 2,153,060</b>	<b>\$ 10,764,940</b>	
<b>Table 4 - Project Expenditures: Committed and Planned</b>											
<b>Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor</b>											
River Governance and Planning	\$ 356,459	\$ 250,000	\$ 121,928	\$ 200,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	300,000	Planning to support Grand River Corridor and Greenway initiatives
Grand River Activation	-	-	-	-	-	-	1,500,000	-	-	1,500,000	White water planning, engin, design, & implementation
Lyon Square Improvements	-	850,000	23,568	23,568	750,000	-	-	-	-	750,000	Expenditures offset by partner contributions
River Edge Improvements	220,518	2,200,000	392,888	600,000	850,000	-	-	-	+	850,000	Riverwalk improvements JW - Blue Bridge
<b>Sub-Total</b>	<b>\$ 576,977</b>	<b>\$ 3,300,000</b>	<b>\$ 538,384</b>	<b>\$ 823,568</b>	<b>\$ 1,750,000</b>	<b>\$ 150,000</b>	<b>\$ 1,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,400,000</b>	
<b>Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population</b>											
Development Project Guidance	43,281	25,000	23,164	27,164	25,000	25,000	25,000	25,000	25,000	125,000	Legal / staff-time expended on behalf of devel projects
Development Project Tax Increment Reimbursements	1,527,664	1,600,000	1,659,243	1,924,625	1,885,269	1,111,069	986,731	1,010,314	1,031,632	6,025,015	Partial reimbursements for development projects
Downtown Enhancement Grants	37,848	50,000	-	-	50,000	35,000	35,000	35,000	35,000	190,000	Downtown Enhancement Grant funding
<b>Sub-Total</b>	<b>\$ 1,608,793</b>	<b>\$ 1,675,000</b>	<b>\$ 1,682,407</b>	<b>\$ 1,951,789</b>	<b>\$ 1,960,269</b>	<b>\$ 1,171,069</b>	<b>\$ 1,046,731</b>	<b>\$ 1,070,314</b>	<b>\$ 1,091,632</b>	<b>\$ 6,340,015</b>	
<b>Goal #3: Implement a 21st Century Mobility Strategy</b>											
Accessibility and Mobility Repairs	97,802	130,000	41,439	70,000	75,000	50,000	50,000	50,000	50,000	275,000	Inclusive design implementation; collective impact plan
DASH North Shuttles Services	270,000	400,000	150,000	400,000	400,000	400,000	-	-	-	800,000	DASH service throughout downtown
Streetscape Improvements	982,237	1,100,000	1,055,151	1,100,000	800,000	300,000	100,000	-	-	1,200,000	Pedestrian safety and streetscape improvement projects
Wayfinding System Improvements	250,495	470,000	431,314	477,643	350,000	100,000	-	-	-	450,000	Continued implementation of new Downtown wayfinding system
<b>Sub-Total</b>	<b>\$ 1,600,534</b>	<b>\$ 2,100,000</b>	<b>\$ 1,677,904</b>	<b>\$ 2,047,643</b>	<b>\$ 1,625,000</b>	<b>\$ 850,000</b>	<b>\$ 150,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 2,725,000</b>	
<b>Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy</b>											
Economic Development and Innovation	454,446	550,000	334,664	500,000	550,000	450,000	400,000	400,000	400,000	2,200,000	Retail innovation, dntn biz support/recruitment/research
<b>Sub-Total</b>	<b>\$ 454,446</b>	<b>\$ 550,000</b>	<b>\$ 334,664</b>	<b>\$ 500,000</b>	<b>\$ 550,000</b>	<b>\$ 450,000</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ 2,200,000</b>	
<b>Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming</b>											
Downtown Marketing and Inclusion Efforts	436,042	420,000	254,199	400,000	420,000	400,000	400,000	400,000	400,000	2,020,000	Grow vibrancy & diversity for a more welcoming downtown
Downtown Tree Plantings	163,580	150,000	123,623	150,000	100,000	100,000	75,000	75,000	75,000	425,000	Investments in urban tree canopy
Events and Activation	-	-	-	-	1,100,000	250,000	200,000	-	-	-	LTI funding for DGRI-produced events, WoW, Re(turn) to the River, etc.
Public Realm Improvements	767,010	2,050,000	487,490	950,000	2,000,000	1,850,000	1,750,000	2,000,000	2,000,000	9,600,000	Van Andel Arena alley, Calder Plaza, Hill + River, etc.
Urban Recreation Improvements and Maintenance	12,512	45,000	13,896	45,000	45,000	45,000	45,000	45,000	45,000	225,000	Pop Up Parks and Maintenance
<b>Sub-Total</b>	<b>\$ 1,530,399</b>	<b>\$ 2,665,000</b>	<b>\$ 879,208</b>	<b>\$ 1,545,000</b>	<b>\$ 3,665,000</b>	<b>\$ 2,645,000</b>	<b>\$ 2,470,000</b>	<b>\$ 2,520,000</b>	<b>\$ 2,520,000</b>	<b>\$ 12,270,000</b>	

<b>Total Project Expenditures</b>	<b>\$ 5,771,149</b>	<b>\$ 10,290,000</b>	<b>\$ 5,112,567</b>	<b>\$ 6,868,000</b>	<b>\$ 9,550,269</b>	<b>\$ 5,266,069</b>	<b>\$ 5,566,731</b>	<b>\$ 4,040,314</b>	<b>\$ 4,061,632</b>	<b>\$ 26,935,015</b>
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<b>Total Expenditures</b>	<b>\$ 8,331,974</b>	<b>\$ 12,691,500</b>	<b>\$ 7,216,888</b>	<b>\$ 9,989,403</b>	<b>\$ 13,702,789</b>	<b>\$ 9,459,289</b>	<b>\$ 9,821,251</b>	<b>\$ 8,357,370</b>	<b>\$ 8,443,855</b>	<b>\$ 48,234,554</b>
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**Table 4 - Excess / (Deficit) of Revenues Over Expenses**

Fund Balance - Beginning	\$ 5,139,589	\$ 5,175,443	\$ 5,175,443	\$ 5,175,443	\$ 4,976,776	\$ 2,003,632	\$ 2,081,156	\$ 2,041,467	\$ 3,120,421	\$ 4,976,776
Plus: Projected Revenue	8,367,828	8,582,807	10,919,719	9,790,736	10,729,646	9,536,812	9,781,562	9,436,324	9,626,174	49,110,518
Less: Administration and Debt Service	(2,560,825)	(2,401,500)	(2,104,321)	(3,121,403)	(4,152,520)	(4,193,220)	(4,254,520)	(4,317,056)	(4,382,223)	(21,299,539)
Less: Project Expenditures	(5,771,149)	(10,290,000)	(5,112,567)	(6,868,000)	(9,550,269)	(5,266,069)	(5,566,731)	(4,040,314)	(4,061,632)	(26,935,015)
<b>Fund Balance - Ending</b>	<b>\$ 5,175,443</b>	<b>\$ 1,066,750</b>	<b>\$ 8,878,274</b>	<b>\$ 4,976,776</b>	<b>\$ 2,003,632</b>	<b>\$ 2,081,156</b>	<b>\$ 2,041,467</b>	<b>\$ 3,120,421</b>	<b>\$ 4,302,740</b>	<b>\$ 5,852,740</b>

# Downtown Development Authority

## Non-Tax Fund Only

### Proposed FY2025 Revenue and Appropriation Request and FY2026 - 2029 Forecasts

Preliminary Plan - Draft 2/13/2024

	FY2023 Final	FY2024			FY2025 Request	FY2026 Forecast	FY2027 Forecast	FY2028 Forecast	FY2029 Forecast	FY2025-29 TOTAL	NOTES
		Budget	Actual as of 1/31/2024	Estimate							
<b>Table 1 - Projected Revenue</b>											
Property Rental - DASH Lot Parking Revenue	\$ 634,238	\$ 687,740	\$ 347,373	678,390	\$ 694,617	\$ 701,564	\$ 708,579	\$ 715,665	\$ 722,822	\$ 3,543,247	FY24 Estimate plus 1% increase per year - Mobile GR bu
Property Rental - YMCA Parking Lot	72,000	72,000	42,000	72,000	72,000	72,000	72,000	72,000	72,000	360,000	YMCA lease of DDA owned lot
Interest on Investments	80,564	124,204	310,435	99,589	99,589	97,532	99,469	99,586	98,052	494,228	City Treasurer's estimates - Exhibit L
Event Sponsorships & Fees	76,618	71,500	33,500	71,500	71,500	75,075	78,829	82,770	86,909	395,083	Sponsorships and fees from vendors like food trucks
Valent-ICE Sculpture Reimbursements	25,600	15,000	13,050	14,650	15,000	15,000	15,000	15,000	15,000	75,000	Offset costs of sponsor sculptures
Miscellaneous	-	2,000	294	2,000	2,000	2,000	2,000	2,000	2,000	10,000	Fees, write-offs, reimbursements, etc.
<b>TOTAL PROJECTED REVENUE</b>	<b>\$ 889,020</b>	<b>\$ 972,444</b>	<b>\$ 746,652</b>	<b>\$ 938,129</b>	<b>\$ 954,706</b>	<b>\$ 963,171</b>	<b>\$ 975,877</b>	<b>\$ 987,021</b>	<b>\$ 996,782</b>	<b>\$ 4,877,557</b>	
<b>Table 2 - Committed and Planned Expenditures</b>											
<b>Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor</b>											
River Economic Opportunity Initiative	8,290	-	227	227	-	-	-	-	-	-	rec'd \$65,000 in FY22 and \$65,000 in FY23
<b>Sub-Total</b>	<b>\$ 8,697</b>	<b>\$ 10,000</b>	<b>\$ 227</b>	<b>\$ 227</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population</b>											
Heartside Quality of Life Implementation	21,288	75,000	-	-	50,000	50,000	50,000	50,000	50,000	250,000	Implementation of QOL recommendations
Neighborhood Engagement Programs	49,521	100,000	39,380	75,000	70,000	50,000	50,000	50,000	50,000	270,000	Resident and merchant engagement programs
<b>Sub-Total</b>	<b>70,809</b>	<b>175,000</b>	<b>39,380</b>	<b>75,000</b>	<b>120,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>520,000</b>	
<b>Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy</b>											
Downtown Workforce Program	50,930	50,000	4,800	50,000	50,000	35,000	35,000	35,000	35,000	190,000	Events & programs geared to engaging dntn workforce
<b>Sub-Total</b>	<b>50,930</b>	<b>50,000</b>	<b>4,800</b>	<b>50,000</b>	<b>50,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>190,000</b>	
<b>Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming</b>											
Event Production and Support	629,666	876,000	473,349	876,000	400,000	150,000	150,000	150,000	350,000	1,200,000	DGRI-produced events, WoW, Re(turn) to the River, etc.
Downtown Ambassadors	316,153	400,000	402,934	402,934	400,000	350,000	-	-	-	750,000	Hospitality and safety program
Experience Miscellaneous	26,423	-	-	-	-	-	-	-	-	-	Available for emerging ideas and opportunities
Project and Fixed Asset Maintenance	6,035	50,000	46,793	50,000	50,000	50,000	50,000	50,000	50,000	250,000	Asset maintenance, bridge lighting operations, etc.
Public Space Activation	855,168	1,000,000	684,505	1,000,000	300,000	150,000	150,000	150,000	350,000	1,100,000	Public art, River activation, holiday décor, etc.
Rosa Parks Circle Ice Skating Support	35,000	50,000	-	15,000	35,000	40,000	40,000	40,000	40,000	195,000	Skate rink operations
Special Events - Office of	75,000	75,000	25,000	75,000	75,000	75,000	-	-	-	150,000	Partial support for Special Events Management staff
Winter Avenue Building	2,015	5,000	1,223	1,223	5,000	-	-	-	-	5,000	Utilities, maintenance and repairs
<b>Sub-Total</b>	<b>1,945,460</b>	<b>2,456,000</b>	<b>1,633,804</b>	<b>2,420,157</b>	<b>1,265,000</b>	<b>815,000</b>	<b>390,000</b>	<b>390,000</b>	<b>790,000</b>	<b>3,650,000</b>	
<b>TOTAL PROJECTED EXPENDITURES</b>	<b>\$ 2,075,896</b>	<b>\$ 2,691,000</b>	<b>\$ 1,678,211</b>	<b>\$ 2,545,384</b>	<b>\$ 1,435,000</b>	<b>\$ 950,000</b>	<b>\$ 525,000</b>	<b>\$ 525,000</b>	<b>\$ 925,000</b>	<b>\$ 4,360,000</b>	
<b>Table 3 - Excess / (Deficit) of Revenues Over Expenses</b>											
Fund Balance - Beginning	\$ 4,806,448	\$ 3,619,572	\$ 3,619,572	\$ 3,619,572	\$ 2,012,317	\$ 1,532,023	\$ 1,545,194	\$ 1,996,071	\$ 2,458,092	\$ 2,012,317	
Plus: Projected Revenue	889,020	972,444	746,652	938,129	954,706	963,171	975,877	987,021	996,782	4,877,557	
Less: Committed & Planned Expenditures	(2,075,896)	(2,691,000)	(1,678,211)	(2,545,384)	(1,435,000)	(950,000)	(525,000)	(525,000)	(925,000)	(4,360,000)	
<b>Ending Fund Balance - Before Reserve</b>	<b>\$ 3,619,572</b>	<b>\$ 1,901,016</b>	<b>\$ 2,688,013</b>	<b>\$ 2,012,317</b>	<b>\$ 1,532,023</b>	<b>\$ 1,545,194</b>	<b>\$ 1,996,071</b>	<b>\$ 2,458,092</b>	<b>\$ 2,529,874</b>	<b>\$ 2,529,874</b>	
Reserve for Brownfield 2012A Bonds	(531,257)	(530,781)	(530,781)	(530,781)	(530,187)	(529,299)	(530,316)	(531,671)	(533,761)	(533,761)	Per Ionia Ave Improvements Repayment Agreement
<b>Ending Fund Balance - With Reserve</b>	<b>\$ 3,088,315</b>	<b>\$ 1,370,235</b>	<b>\$ 2,157,232</b>	<b>\$ 1,481,536</b>	<b>\$ 1,001,836</b>	<b>\$ 1,015,895</b>	<b>\$ 1,465,755</b>	<b>\$ 1,926,421</b>	<b>\$ 1,996,113</b>	<b>\$ 1,996,113</b>	

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# *Downtown Vitals Report*



**DOWNTOWN**  
GRAND RAPIDS INC.

*Published April 2024*

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**NEW BUSINESSES**

**+1**

in March

**+5**

year-to-date

**STOREFRONT VACANCY RATES**

**+3%**

vs. Feb 2024

**-2%**

vs. 2-yr avg.

**Q1 OFFICE VACANCY RATES**

**10.1%**

in Q1 2024 vs. 8.1% in Q4 2023

**Q1 OFFICE RENTAL RATES**

**\$23.01**

per square foot  
in Q1 2024 vs. \$22.58 in Q4 2023

**Q1 HOUSING OCCUPANCY**

**+0.1%**

vs. Q4 2023

**+1%**

vs. Q1 2023

**+12%**

vs. Q1 2019

**FEBRUARY HOTEL OCCUPANCY**

**+24%**

vs. Jan 2024

**+6%**

vs. Feb 2023

**-16%**

vs. Feb 2019

**VISITOR ACTIVITY COUNTS**

**-.01%**

vs. Feb 2024

**+3%**

vs. Mar 2023

**-10%**

vs. Mar 2019

**EMPLOYEE ACTIVITY COUNTS**

**-4%**

vs. Feb 2024

**+7%**

vs. Mar 2023

**-14%**

vs. Mar 2019

**RESIDENT ACTIVITY COUNTS**

**-5%**

vs. Feb 2024

**+25%**

vs. Mar 2023

**+45%**

vs. Mar 2019

**FEBRUARY DASH WORK RIDES**

**+24%**

vs. Jan 2024

**FEB. DASH CIRCULATOR RIDES**

**+30%**

vs. Jan 2024

**OCTOBER CITY EMPLOYMENT**

**+2%**

vs. Sep 2023

**+6%**

vs. Oct 2022

**+5%**

vs. Oct 2019



# Storefront Business Openings | Updated March 2024

## Retail

Shinola Detroit\*  
Grammotones\*  
GVSU Laker Store\*

## Food & Beverage

## Services

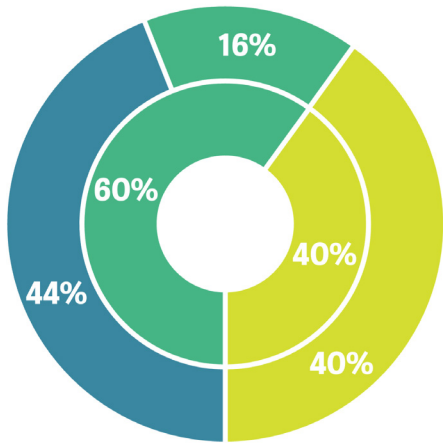
D'Vine Nails & Spa  
Euphoria Wellness

# 5

storefront businesses  
opened in 2024

### Business Mix of Storefronts

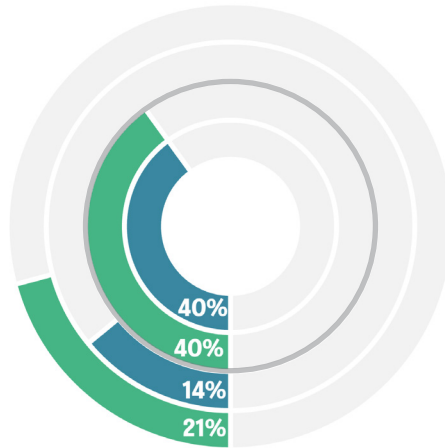
Overall: Outer Ring  
New in 2024: Inner Ring



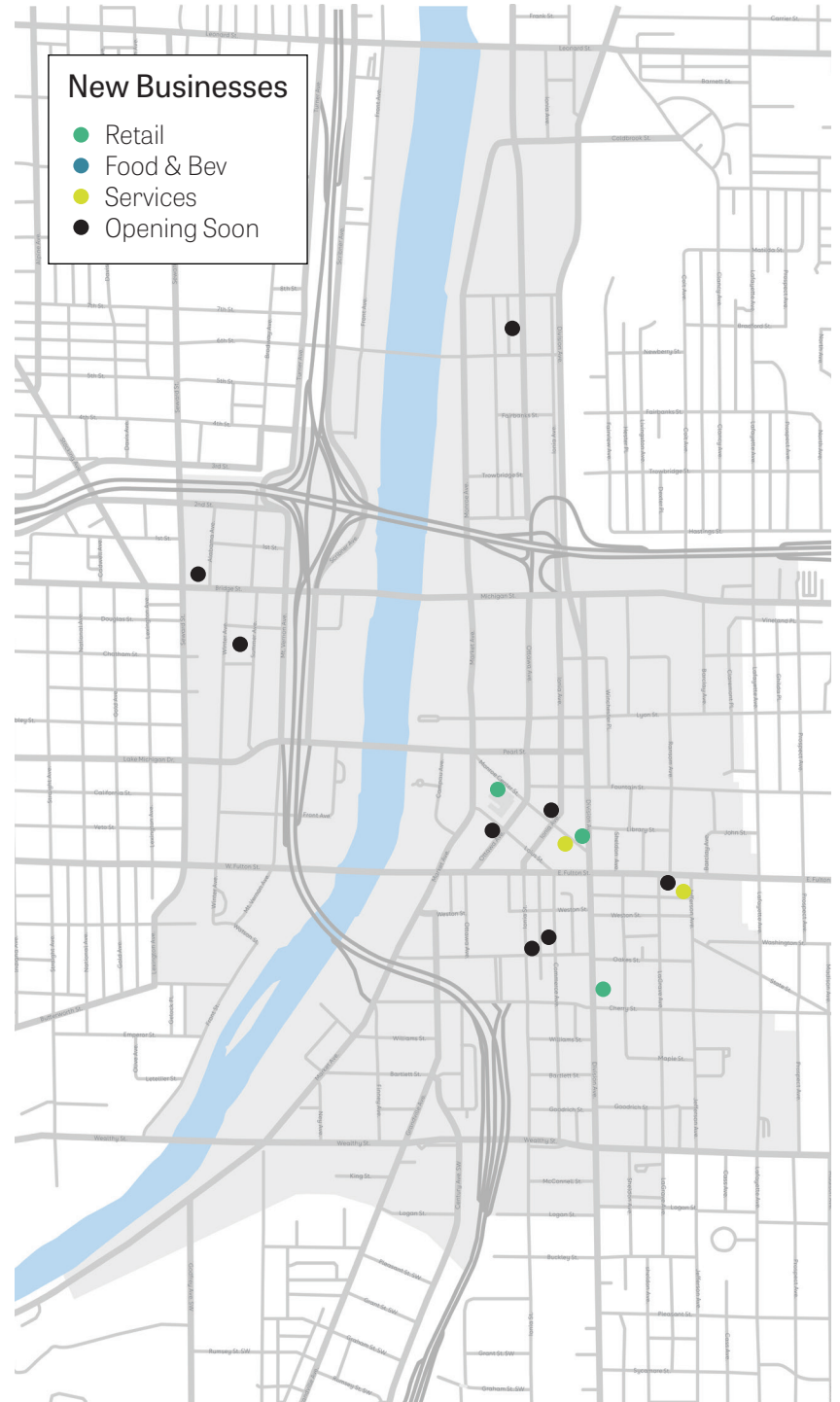
- Food & Bev
- Retail
- Services

### Business Ownership of Storefronts

Overall: Outer Rings  
New in 2024: Inner Rings



- BIPOC Ownership
- Women Ownership

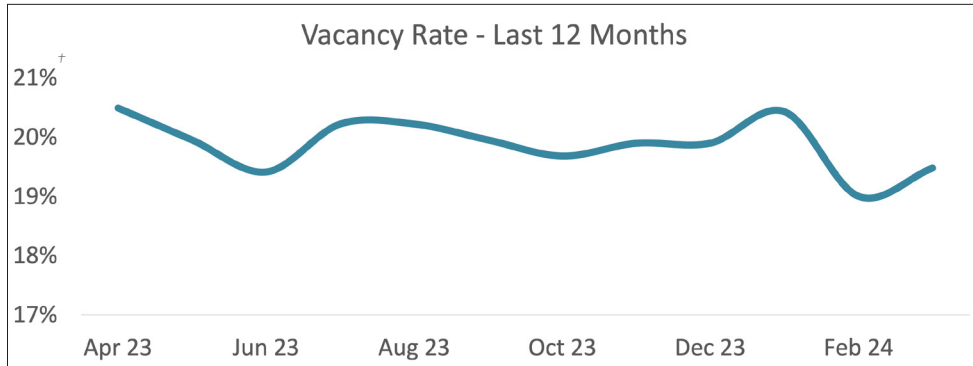


# Storefront Vacancies & Recent Closures | Updated March 2024

**5**  
storefront  
businesses  
closed in 2024

**2024 Closures:**  
**60%** Food & Bev  
**20%** Retail  
**20%** Services

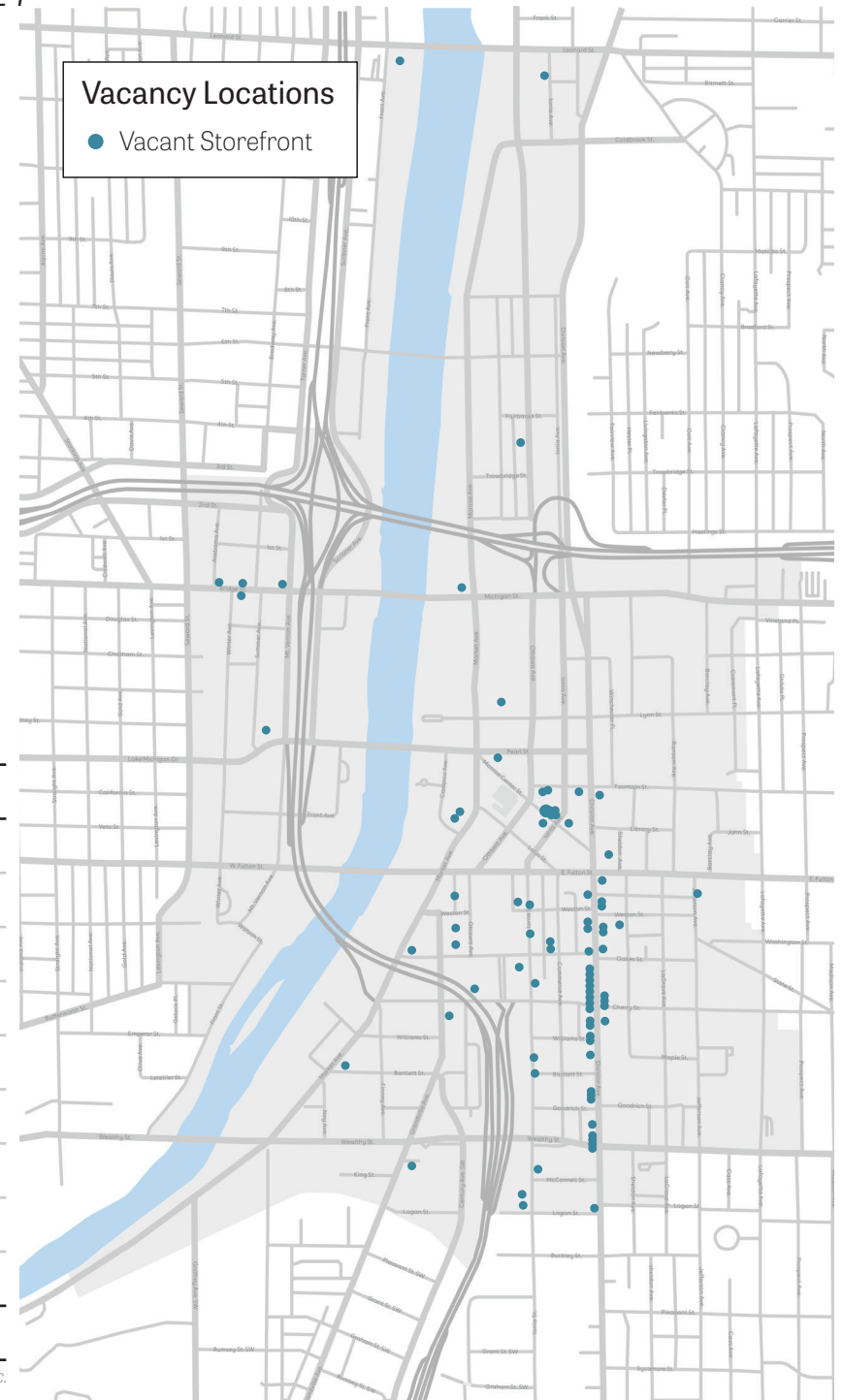
**19%**  
storefront  
vacancy rate



\*truncated y-axis to highlight month-over-month changes

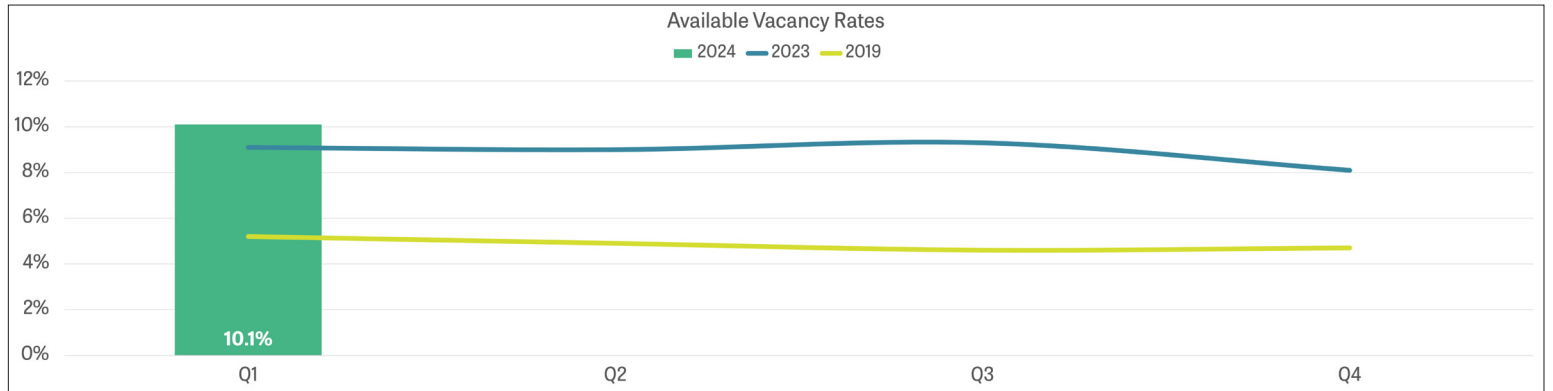
	Storefronts	Vacancies	Vacancy %	Sq Ft Available
Bridge Street	22	4	18%	9,335 sq ft
Center City	121	21	17%	98,609 sq ft
Monroe Center*	53*	8*	15%*	55,388 sq ft*
Fulton & Jefferson	21	0	0%	0 sq ft
Heartside: Division	100	32	32%	~87,997 sq ft
Heartside: Ionia	68	10	15%	42,412 sq ft
Heartside: C. Chavez	13	3	23%	12,087 sq ft
Monroe North	28	2	7%	3,280 sq ft
Other	7	2	29%	4,460 sq ft
<b>DISTRICT TOTALS:</b>	<b>380</b>	<b>74</b>	<b>19%</b>	<b>~258,180 sq ft</b>

Source: Downtown Grand Rapids Inc.



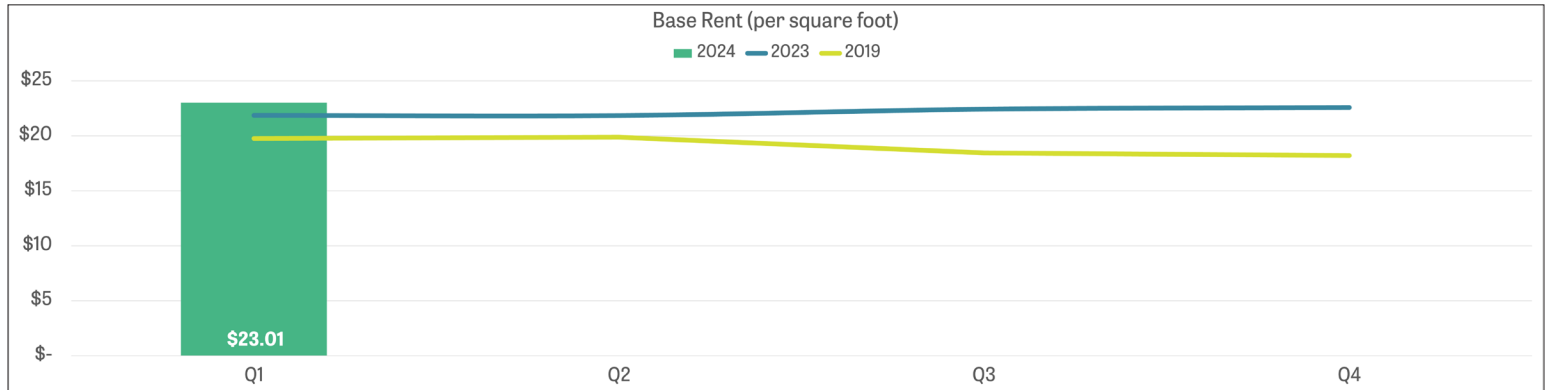
Source: Downtown Grand Rapids Inc.

10.1%  
vacancy in Q1 2024  
vs. 8.1% in Q4 2023



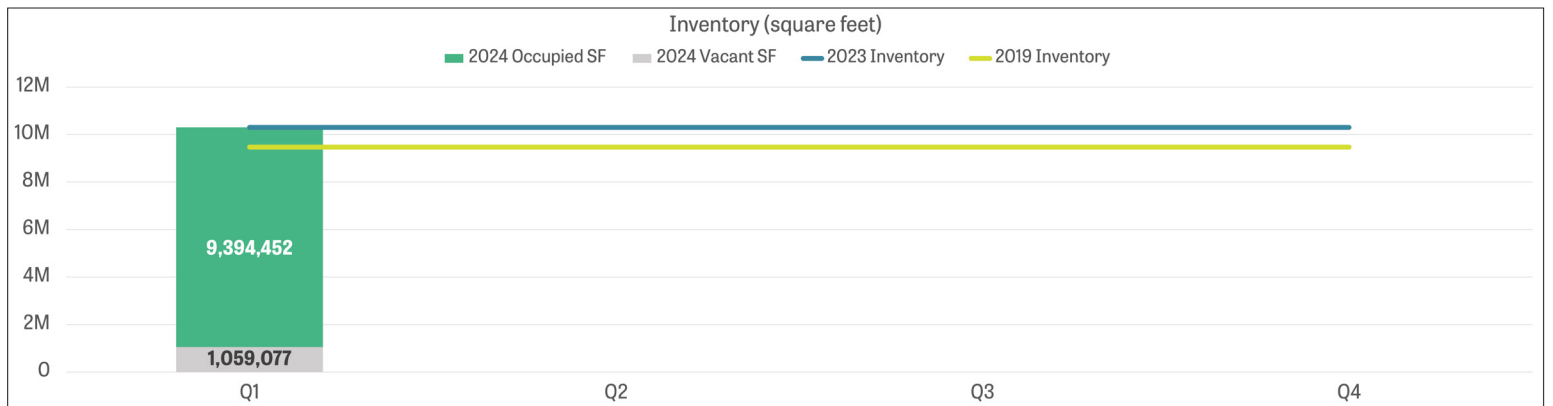
Source: CoStar

\$23.01  
per sq ft in Q1 2024  
vs. \$22.58 in Q4 2023



Source: CoStar

10.3M  
square feet of office  
space inventory

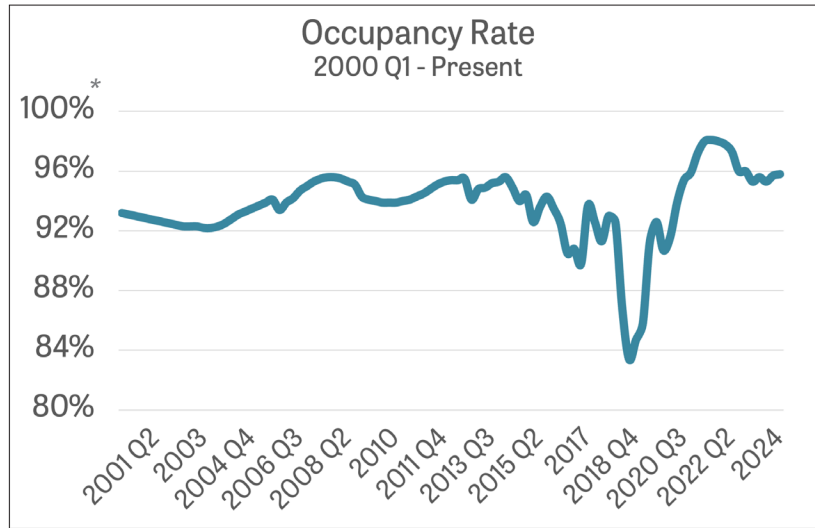


Source: CoStar

96%  
occupancy  
Q1 2024

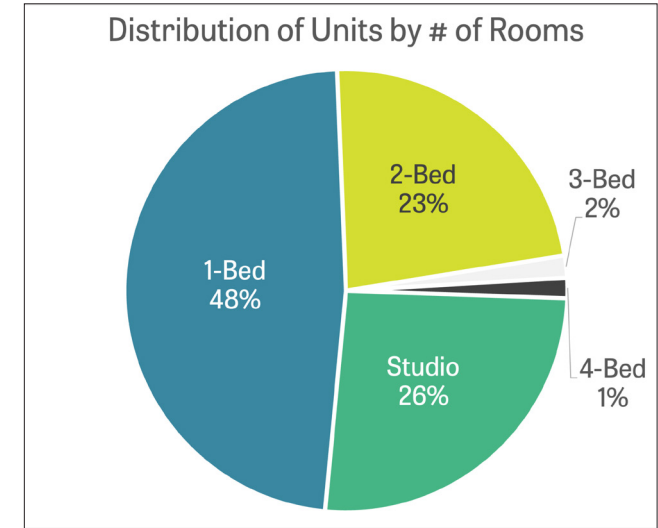
248  
units under  
construction

1,383  
units in pipeline

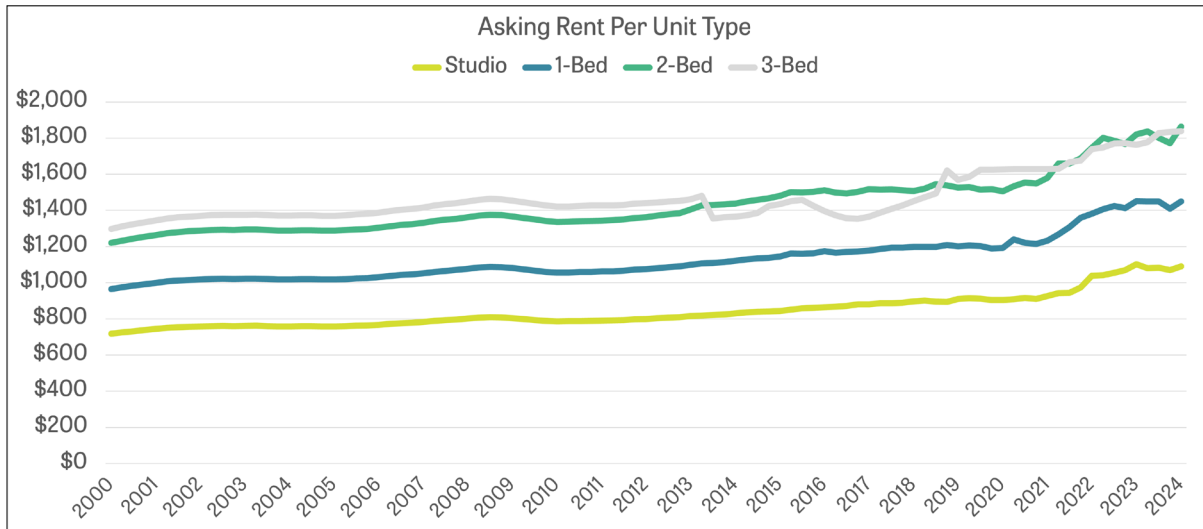


\*truncated y-axis to highlight changes

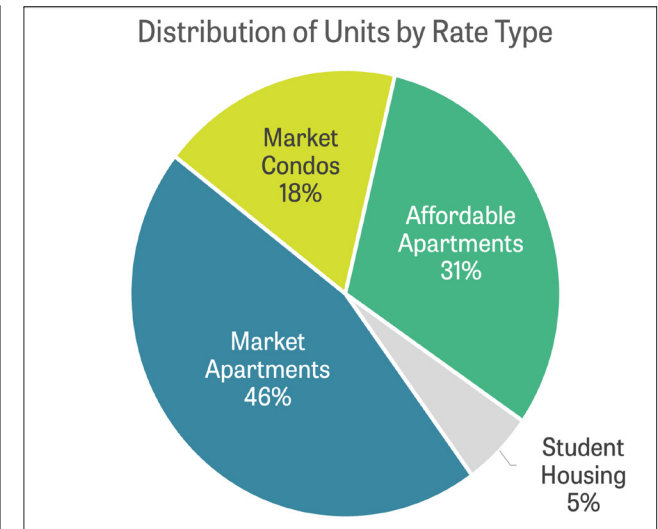
Source: CoStar



Source: CoStar



Source: CoStar

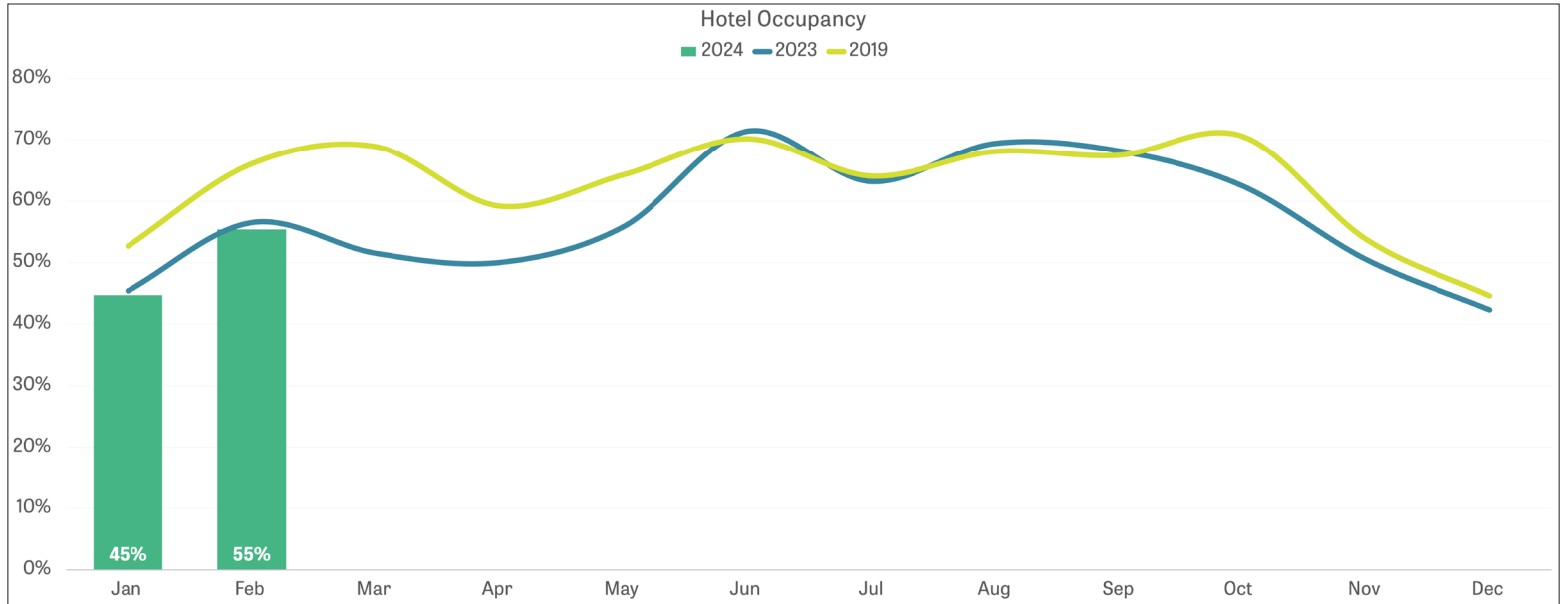


Source: Downtown Grand Rapids Inc.

**Hotel Occupancy** | Updated February 2024

**55%**  
hotel occupancy  
February 2024

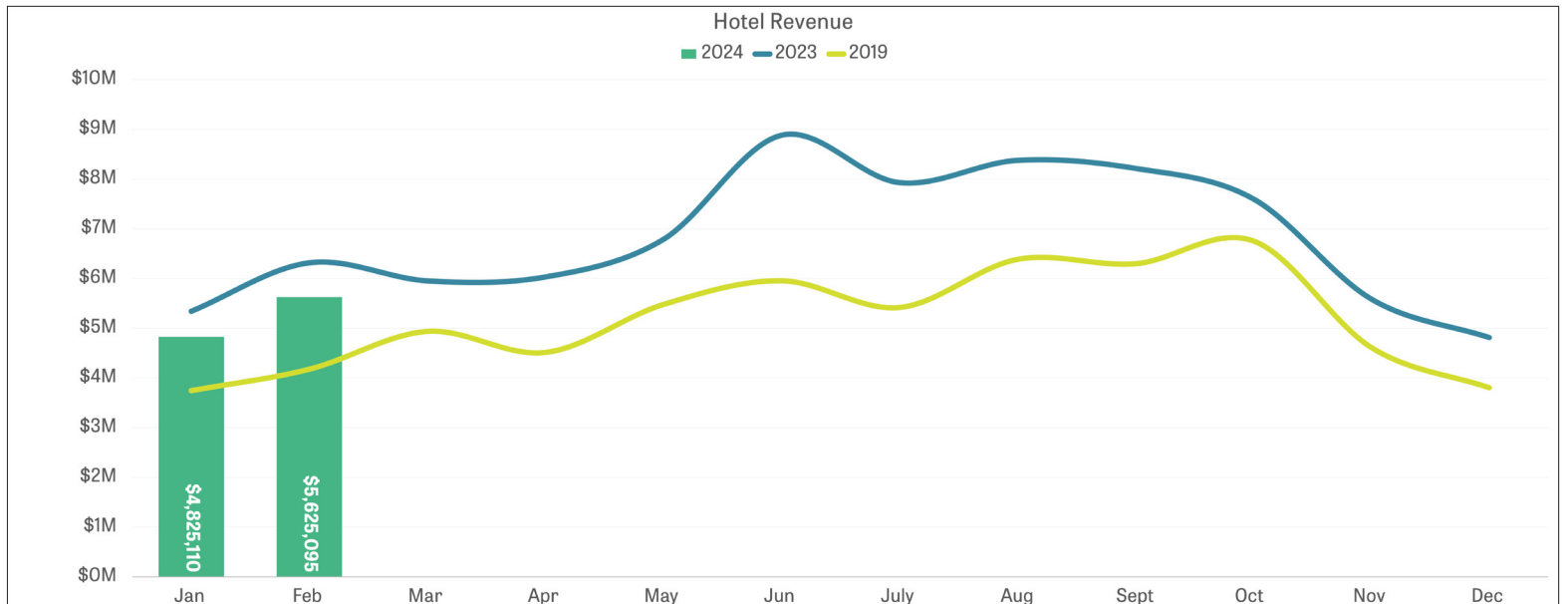
**50%**  
average hotel  
occupancy  
2024 to date



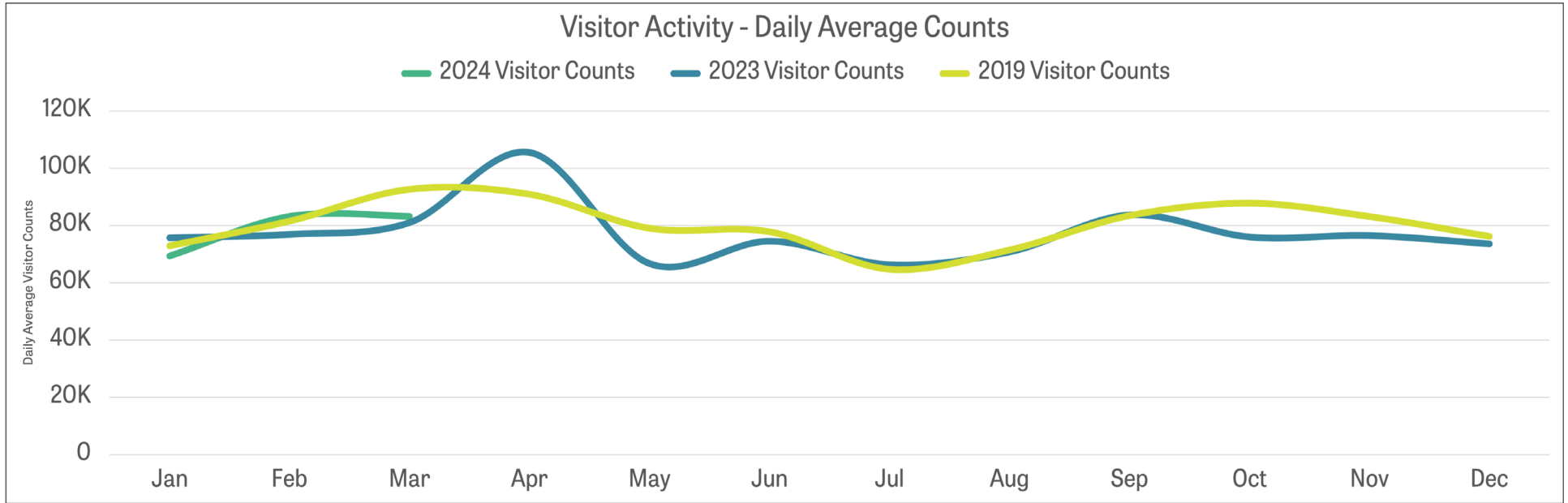
Source: Smith Travel Research via CoStar

**\$5.6M**  
hotel revenue  
February 2024

**\$10M**  
hotel revenue  
2024 to date



Source: Smith Travel Research via CoStar



Source: Placer.ai

0.01%

decrease

Mar 2024 vs. Feb 2024

3%

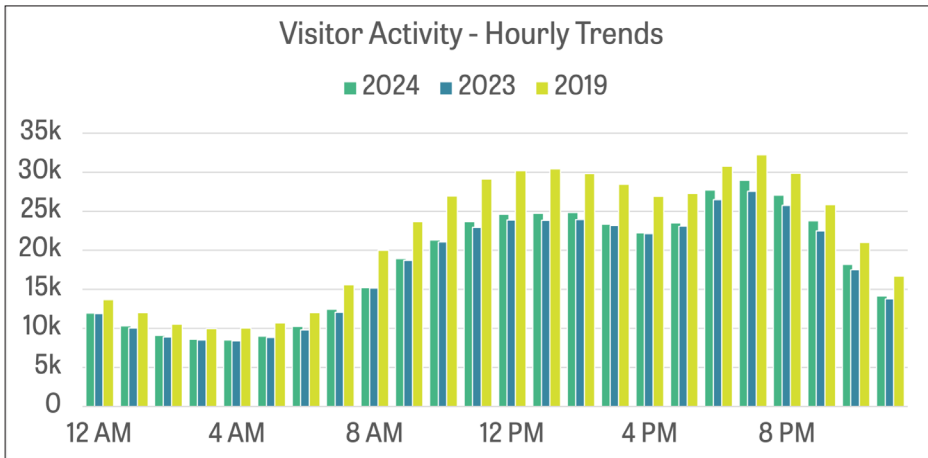
increase

Mar 2024 vs. Mar 2023

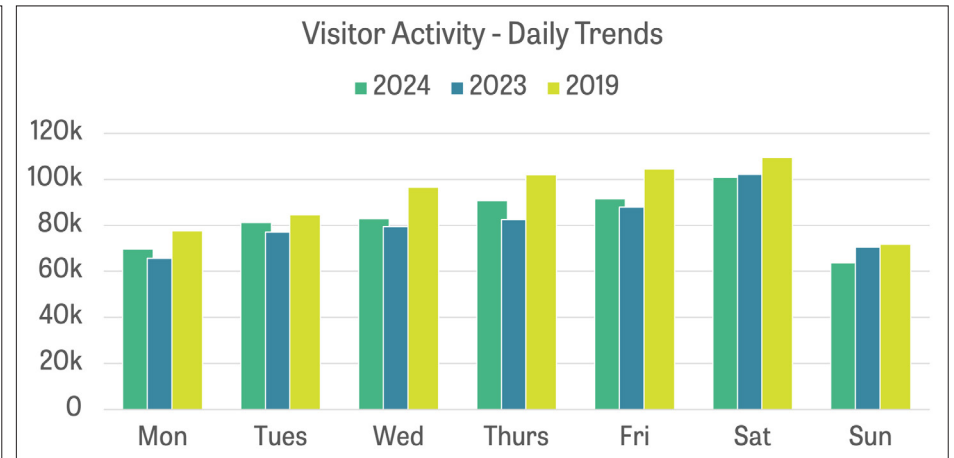
10%

decrease

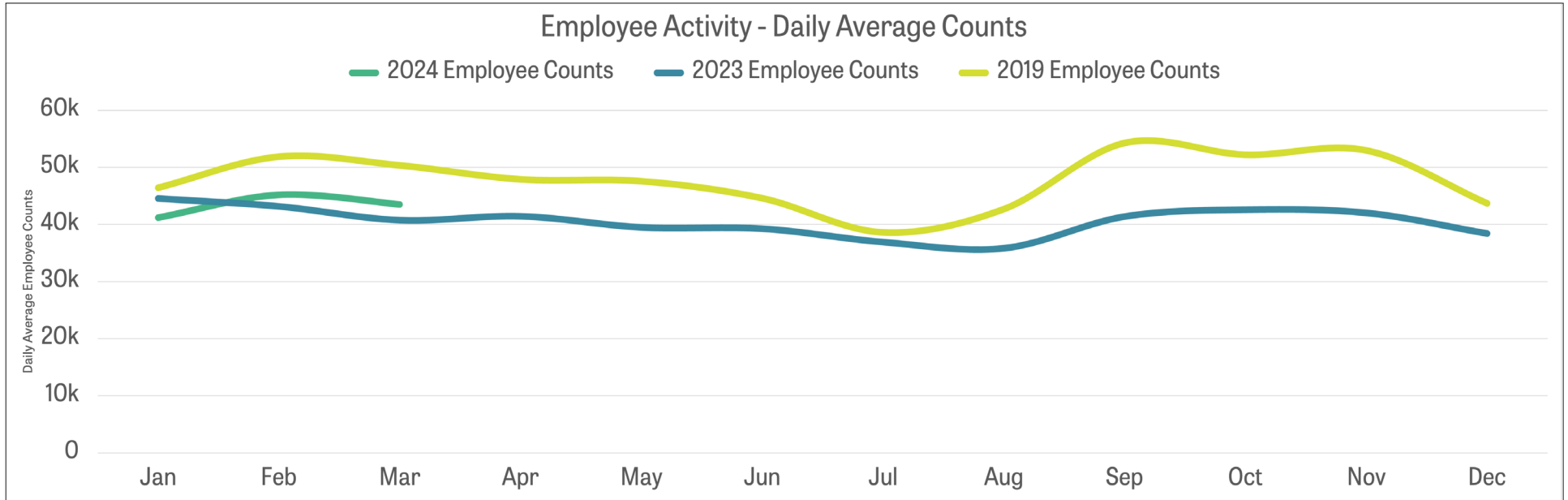
Mar 2024 vs. Mar 2019



Source: Placer.ai



Source: Placer.ai

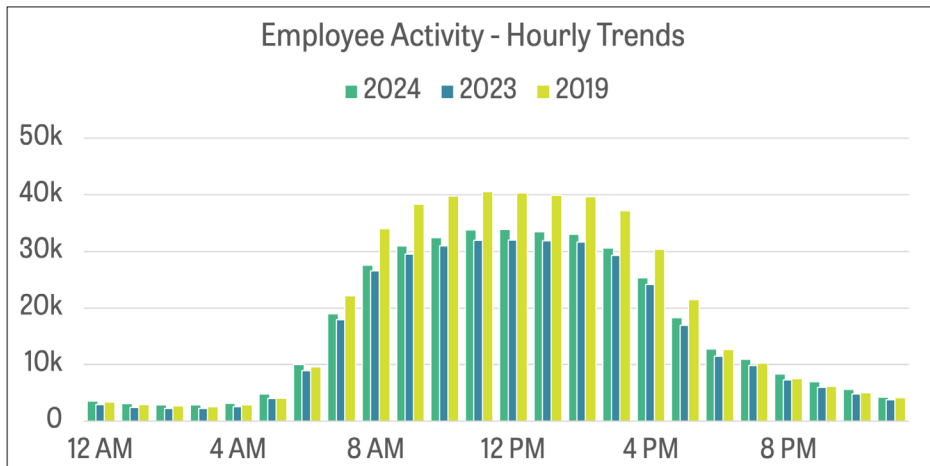


Source: Placer.ai

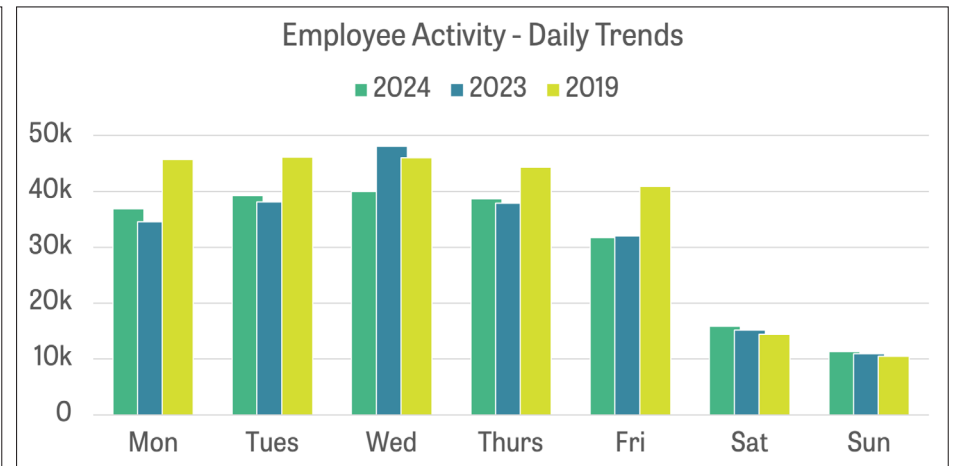
**4%**  
**decrease**  
Mar 2024 vs. Feb 2024

**7%**  
**increase**  
Mar 2024 vs. Mar 2023

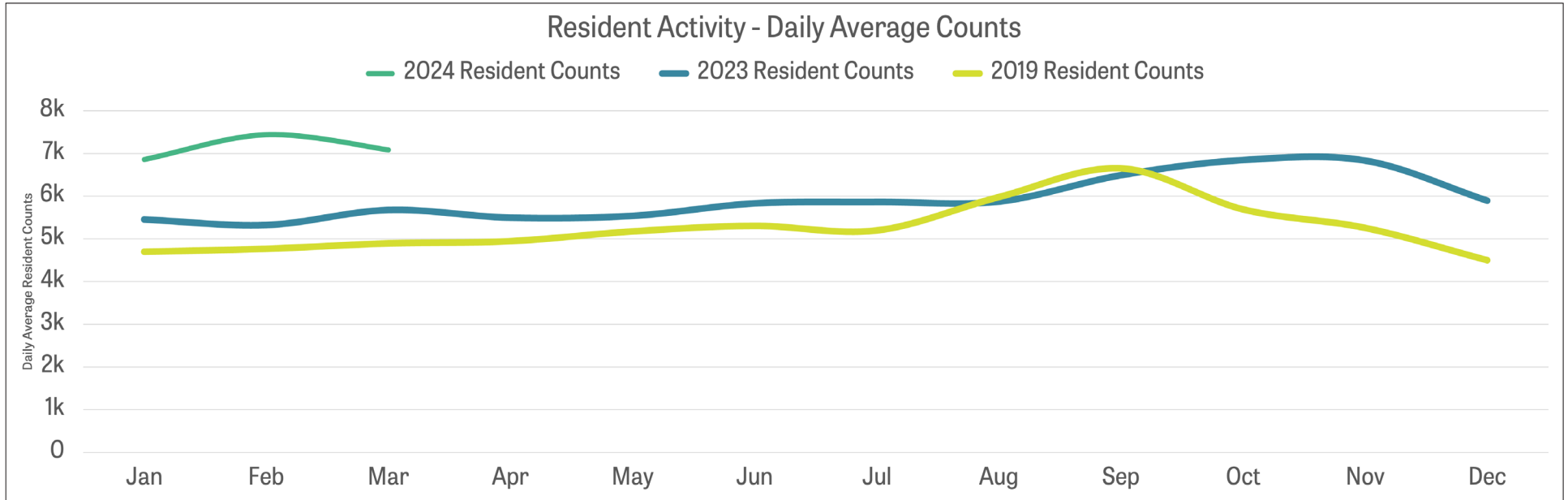
**14%**  
**decrease**  
Mar 2024 vs. Mar 2019



Source: Placer.ai



Source: Placer.ai



Source: Placer.ai

5%

decrease

Mar 2024 vs. Feb 2024

25%

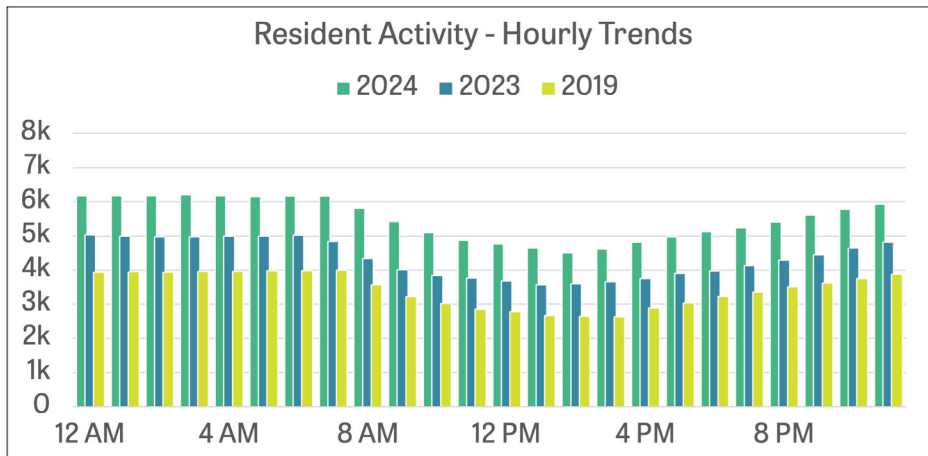
increase

Mar 2024 vs. Mar 2023

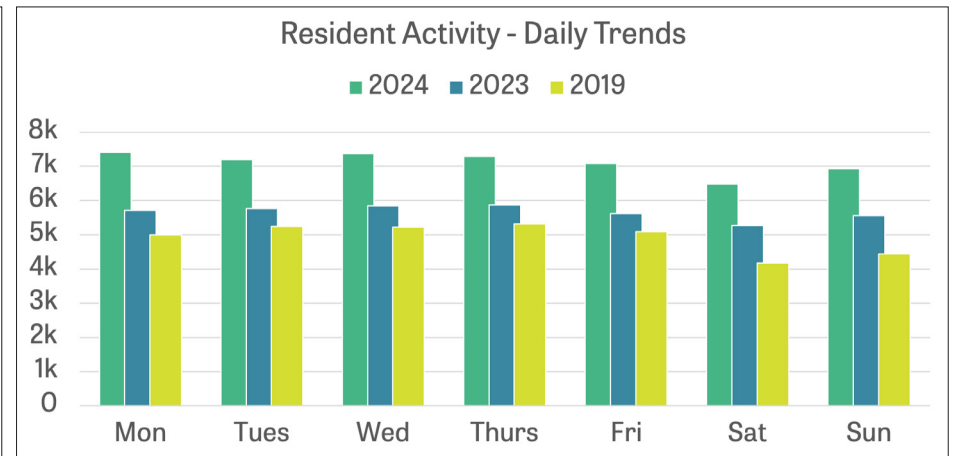
45%

increase

Mar 2024 vs. Mar 2019



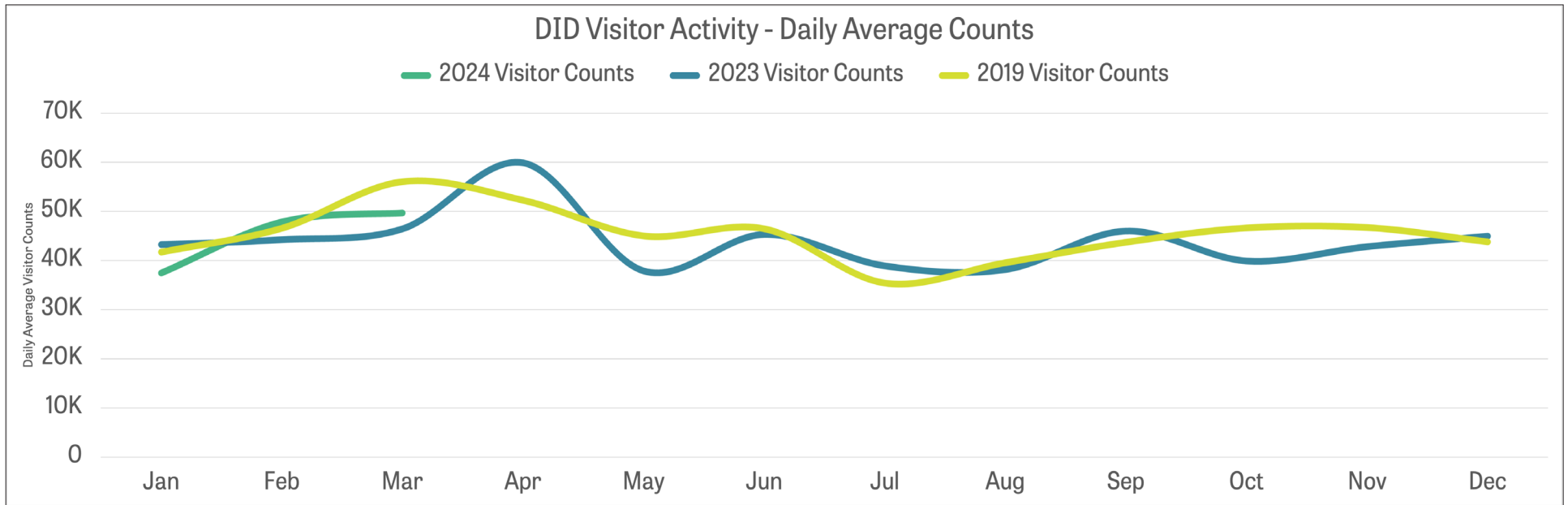
Source: Placer.ai



Source: Placer.ai



# Downtown Improvement District (DID) Visitor Activity Tracking | Updated March 2024

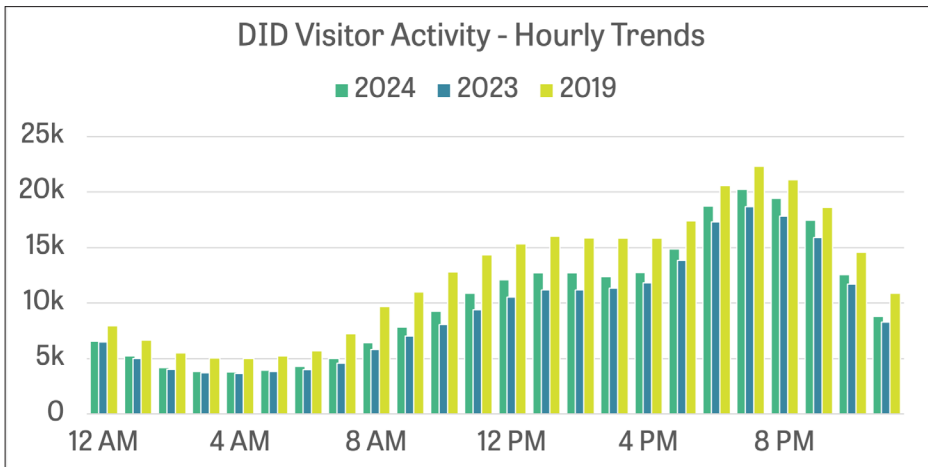


Source: Placer.ai

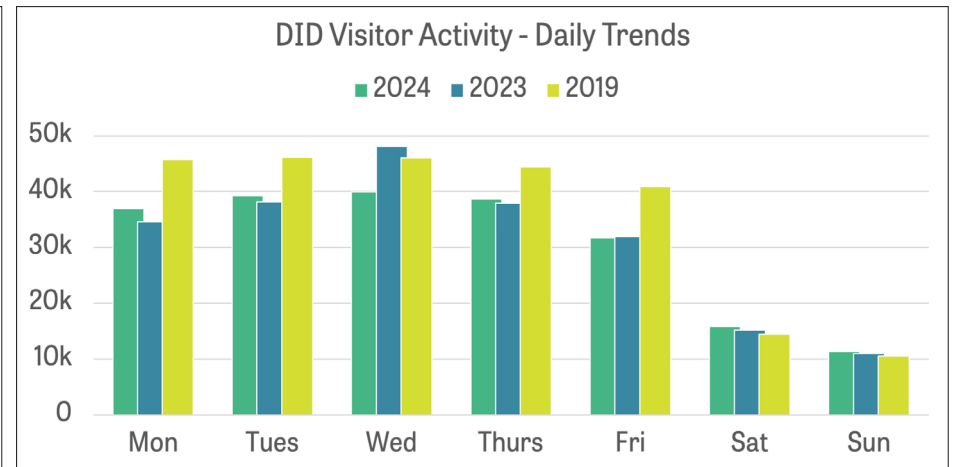
**4%**  
increase  
Mar 2024 vs. Feb 2024

**7%**  
increase  
Mar 2024 vs. Mar 2023

**1%**  
decrease  
Mar 2024 vs. Mar 2019

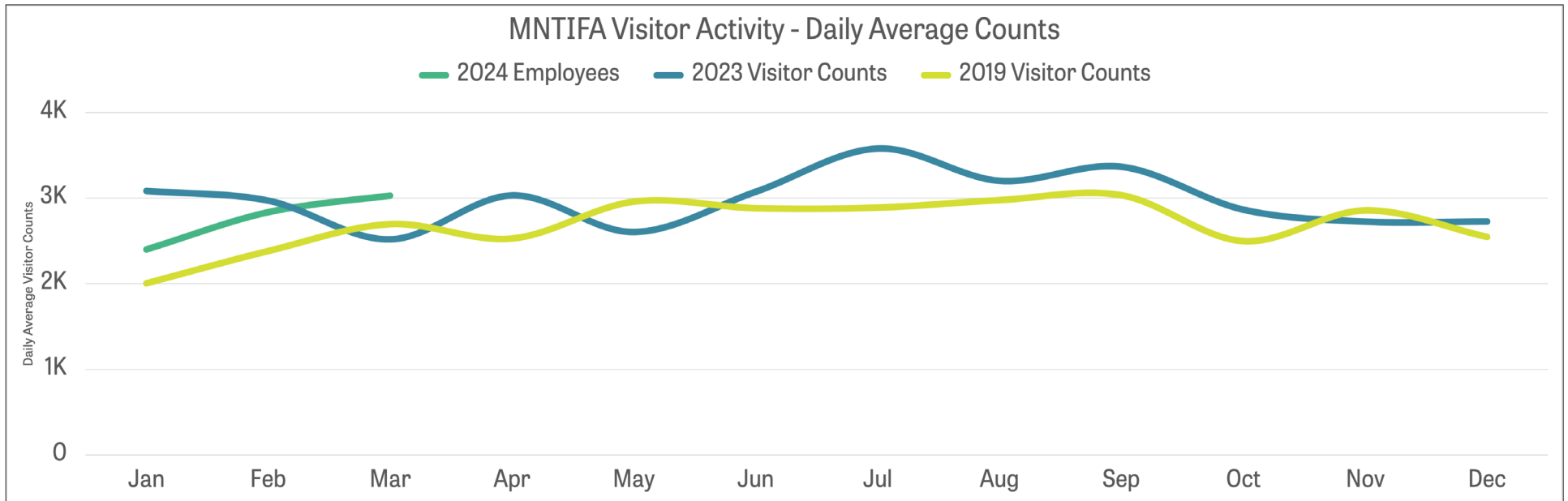


Source: Placer.ai



Source: Placer.ai

**Monroe North TIFA Visitor Activity Tracking** | Updated March 2024

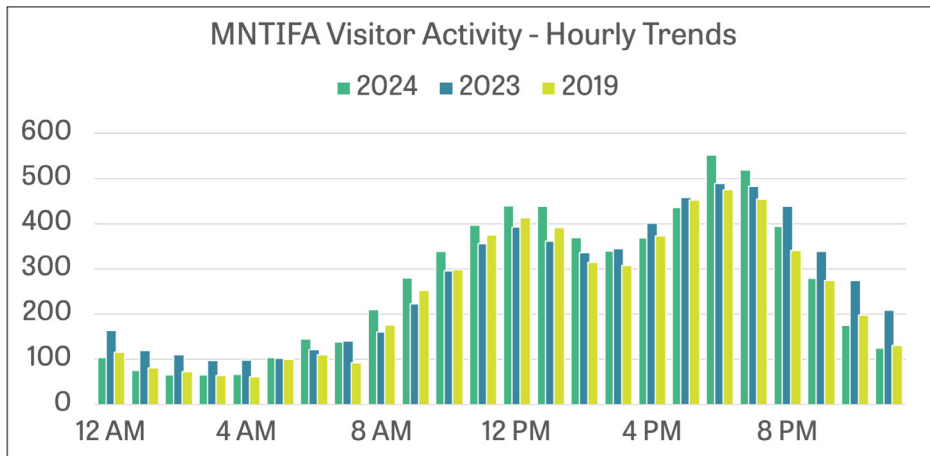


Source: Placer.ai

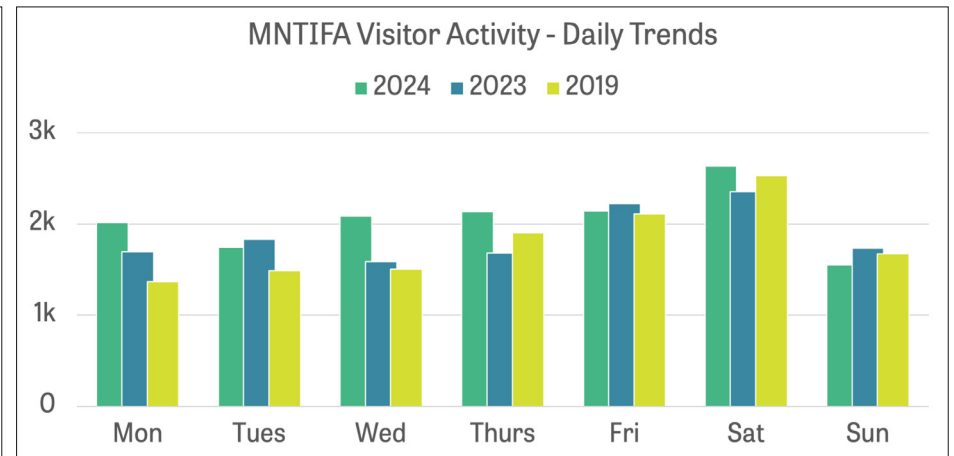
**7%**  
increase  
Mar 2024 vs. Feb 2024

**20%**  
increase  
Mar 2024 vs. Mar 2023

**12%**  
increase  
Mar 2024 vs. Mar 2019



Source: Placer.ai



Source: Placer.ai

## Downtown Ambassador Statistics | Updated March 2024

	2024 Totals	March 2024	March 2023
Graffiti Removals	1,250	608	229
Lbs of Trash Removed	63,150	25,575	30,950
Snow Removals	5,569	534	1,385
Weeds Abated	247	166	3,051
Business Contacts	1,877	629	809
Pedestrian Assists	107,675	42,035	38,643
Mobility Assists	795	334	625
Total Ambassador Banked Hours as of February:			-426.0
Total Resident Ambassador Banked Hours as of February:			-59.5

*Banked hours reflect underspent ambassador hours. Negative hours reflect overspent ambassador hours.*

### 2024 vs. 2023 Annual Total Comparisons to date:

363

**more** graffiti removals

16k

**fewer** lbs of trash removed

2k

**more** instances of snow removal

3k

**fewer** weeds abated

858

**fewer** business contacts

8k

**fewer** pedestrians assisted

439

**fewer** mobility assists



Source: Downtown Grand Rapids Inc.

# Current Construction & Development | Updated March 2024

## 1 Corewell Health Ambulatory Building

anticipated completion: Spring 2024

+240,000 square feet of office space  
\$20,000,000 investment

# 543k

square feet of  
office space

## 2 Center for Transformation & Innovation

anticipated completion: Summer 2024

+303,000 square feet of office space  
+1,200 jobs  
+1,090 parking spaces  
\$110,000,000 investment

# 2,400+

square feet of  
commercial space

## 3 Studio Park Residential Tower

anticipated completion: End 2024

+190 housing units  
\$52,000,000 investment

# 248

housing units

## 4 Wealthy & Sheldon Lofts

anticipated completion: End 2024

+58 housing units  
+2,400 square feet of commercial space  
+30 parking spaces  
\$17,500,000 investment

# 1,200+

new jobs

## 5 Corewell Health Parking Structure

## 6 Lyon Square Reconstruction

anticipated completion: Fall 2024

\$12,000,000 investment

# 1,120

parking spaces

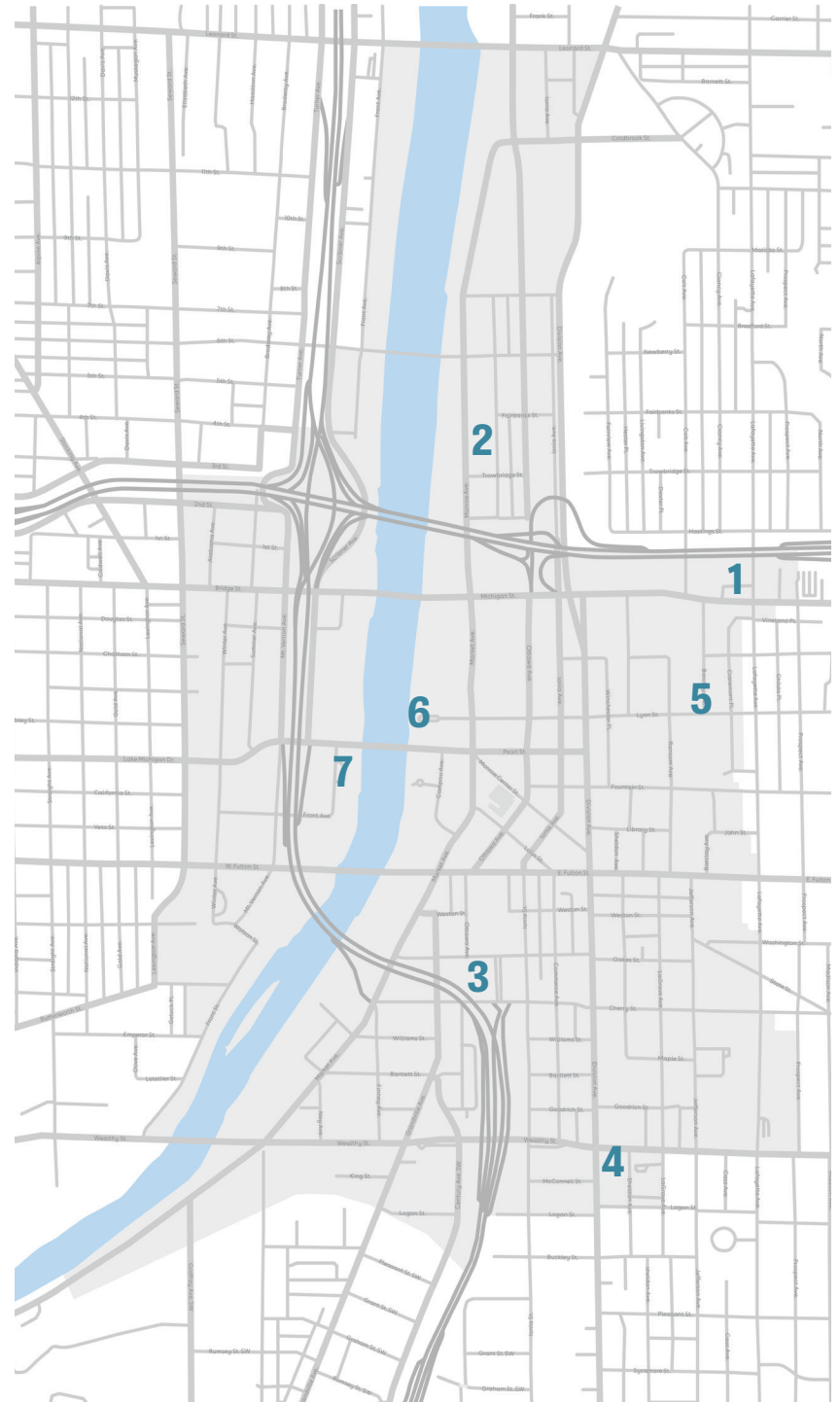
## 7 GRPM River's Edge Work

anticipated completion: 2025

\$12,000,000 investment

# \$224M

in investment



Source: Downtown Grand Rapids Inc.

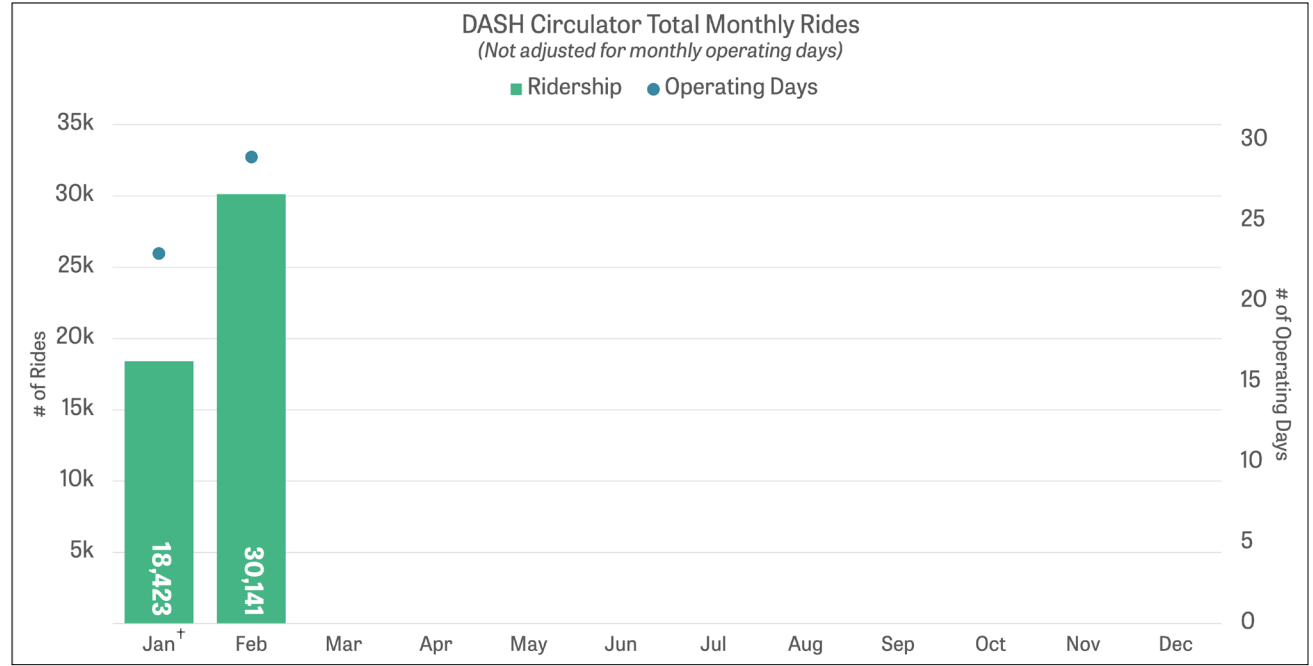
# DASH 3.0: Circulator Ridership | Updated February 2024

DASH Circulator operates Monday - Sunday on one route with two directions (Clockwise and Counterclockwise).

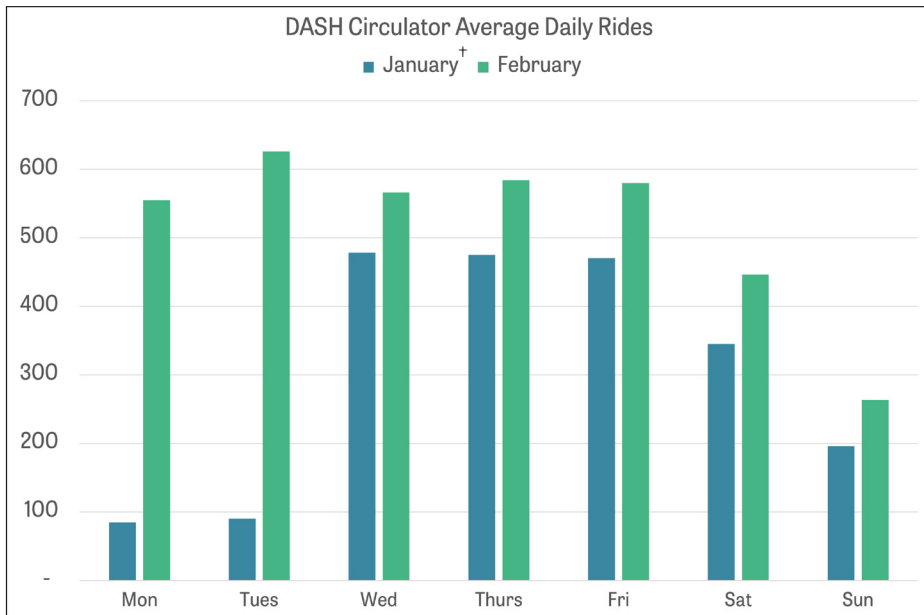
**30%**  
**increase** in rides  
 Feb 2024 vs. Jan 2024\*

**2%**  
**decrease** in rides  
 Feb 2024 vs. Feb 2023\*

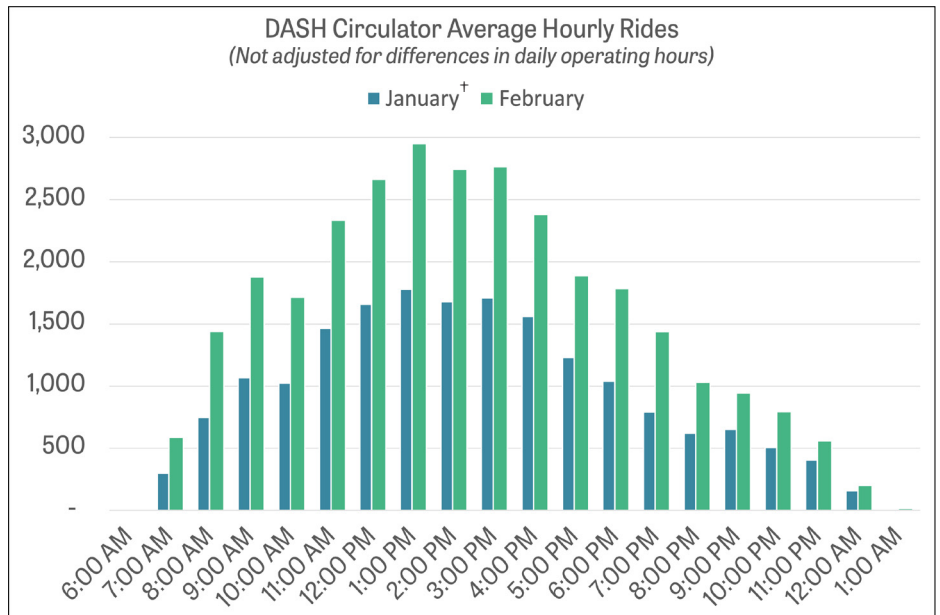
**40%**  
**decrease** in rides  
 Feb 2024 vs. Feb 2019\*



Source: The Rapid



Source: The Rapid



Source: The Rapid

\*Adjusted for monthly operating days

† Service expanded on January 29th, 2024 to include Mondays and Tuesdays.

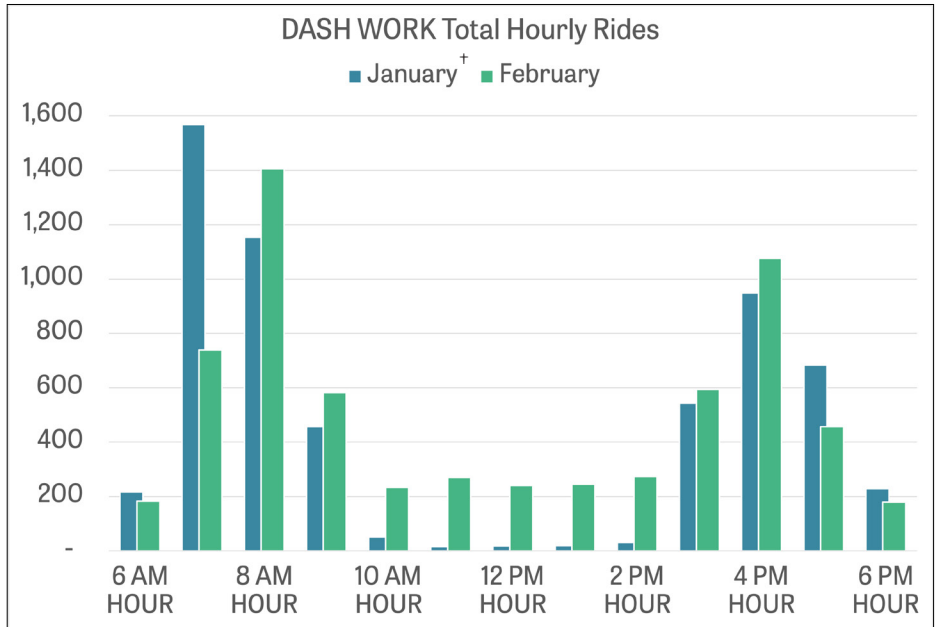
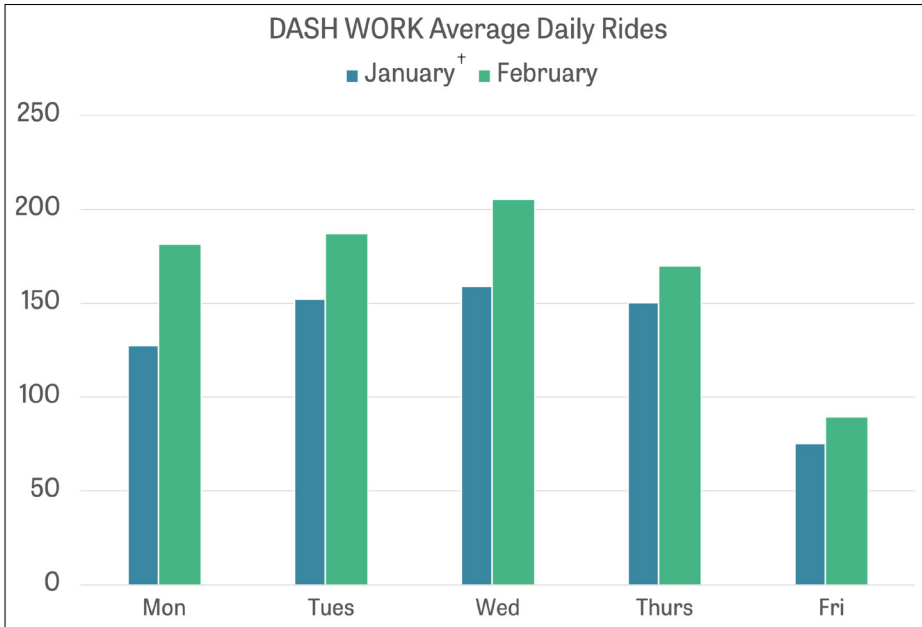
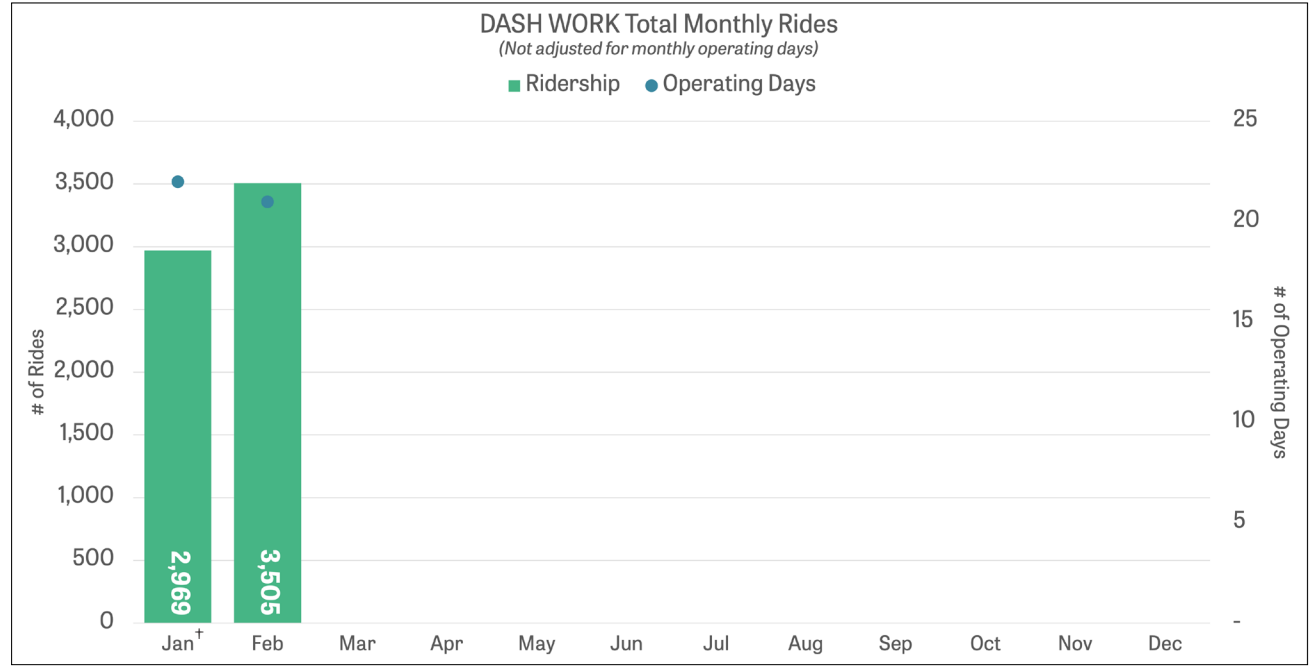
Number of operating days: Jan: 23; Feb: 29

# DASH 3.0: WORK Ridership | Updated February 2024

DASH WORK operates Monday - Friday, 6:30 AM - 6:30 PM, primarily servicing Downtown employees that park in Areas 7 & 9.

**24%**  
increase in rides  
Feb 2024 vs. Jan 2024\*

**57%**  
of rides in 2024  
occur in the AM

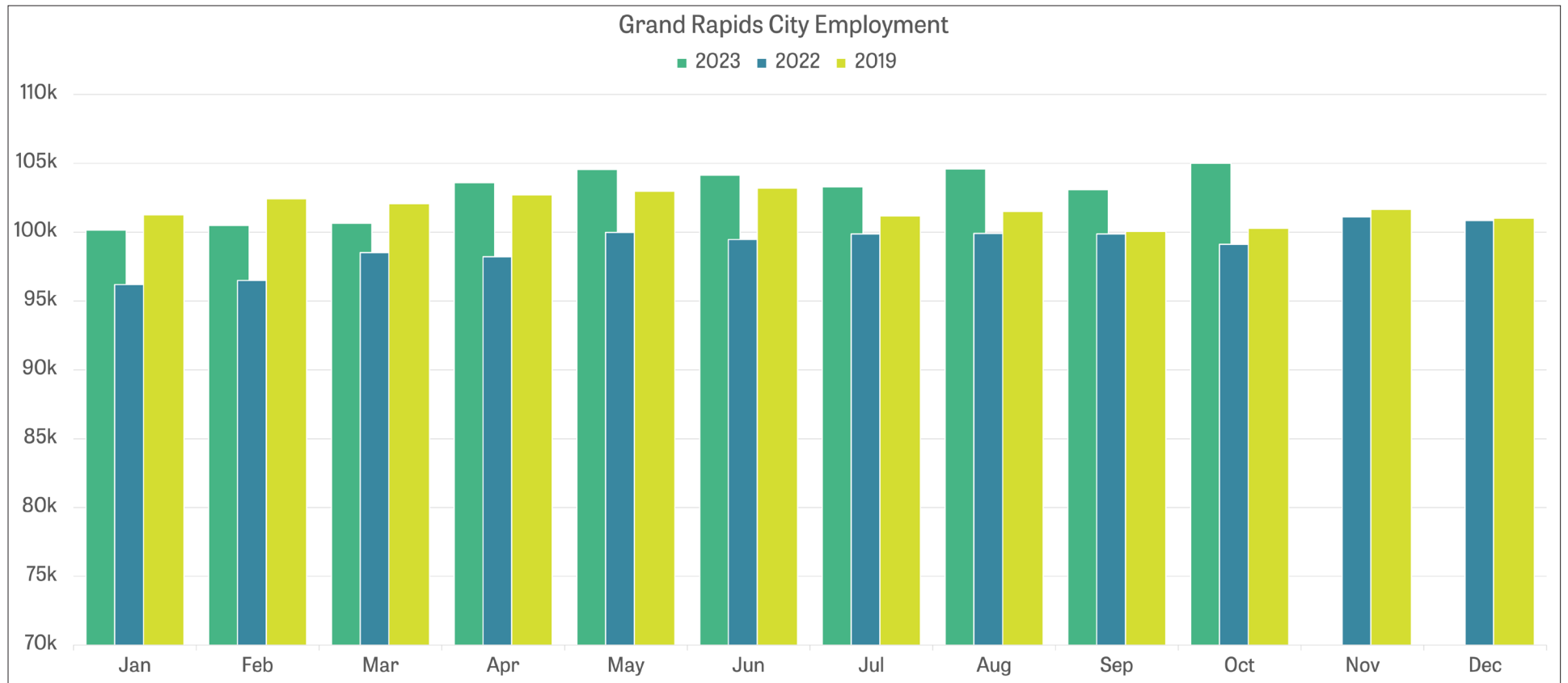


Source: The Rapid

\*Adjusted for monthly operating days

<sup>†</sup> Service expanded to full-day service on January 29th, 2024. Previously 6:30 AM - 9:30 AM & 3:30 PM - 6:30 PM.

Number of operating days: Jan: 22; Feb: 21



\*truncated y-axis to highlight month-over-month changes

Source: BLS via City of Grand Rapids

2%

increase

Oct 2023 vs. Sep 2023

6%

increase

Oct 2023 vs. Oct 2022

5%

increase

Oct 2023 vs. Oct 2019