AGENDA

DOWNTOWN
DEVELOPMENT
AUTHORITY

Board Members:

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

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Wednesday, August 12, 2026
9:00 a.m. Meeting
29 Pearl Street, NW, Suite #1

1.	Call to Order		Winn
2.	Approve June 10, 2026 Minutes (9:00) (enclosure)	Motion	Winn
3.	975 Ottawa Avenue Passthrough Agreement (9:02) (enclosure)	Motion	Kelly
4.	Downtown Retail Innovation Program Funding (9:05) (enclosure)	Motion	Eledge
5.	Mel Trotter Storage Program Request (9:15) (enclosure)	Motion	Bohatch
6.	Downtown Master Plan Update (9:25)	Info	Miller
7.	Executive Director Report (9:35)	Info	Kelly
8.	Public Comment (9:40)		
9.	Board Discussion (9:43)	Info	Board
10.	Adjournment (9:45)		

DDA
Downtown
Development
Authority

MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY
June 9, 2026

1. Call to Order – This meeting was called to order at 9:00 AM by Chair Winn.

Attendance

Members Present: Luis Avila, Rosalynn Bliss, Kayem Dunn, Greg McNeilly, Jen Schottke, and Rick Winn.

Members Absent: Ryan Foley, Mayor David LaGrand, and Al Vanderberg.

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Mandy McDaniel (Recording Secretary), Melvin Eledge, Andy Guy, James Peacock III, Lauren Suidgeest, and Kimberly VanDriel (DGRI Staff).

2. Approve Meeting Minutes from May 13, 2026
Motion: Member McNeilly, supported by Member Dunn, moved to approve the May 13, 2026, Meeting Minutes as presented. Motion carried unanimously.

3. Accept May 31, 2026, Financials
Motion: Member McNeilly, supported by Member Bliss, motioned to accept Statement D: for the May 31, 2026, Expenditures. Motion carried unanimously.

4. FY2027 Budget Adoption
Kelly stated that the City Commission approved the FY2027 budget with no changes. A summary sheet was included in the packet. The new fiscal year begins July 1, 2026.

Motion: Member McNeilly, supported by Member Dunn, motioned to adopt the FY2027 Budget. Unanimous approval.

5. Downtown Ambassador Funding
Eledge requested approval of the second one-year extension of the Block by Block contract, following a 2024 RFP that received three qualified proposals and selected Block by Block as the preferred vendor. The contract includes a nominal cost increase to support a $0.50/hour wage increase and new equipment purchases; however, the DDA contribution remains flat at $400,000, with the remaining contract costs funded by the Downtown Improvement District.

Member Dunn asked about hiring challenges. Eledge reported no recent issues, citing proactive wage increases and annual wage reviews.

Member Schottke asked whether Ambassador services remain effective as Downtown evolves and discussed adjusting deployments for the amphitheater and expanded district.

Member Bliss commended the Ambassador team and asked whether staffing should increase with district growth and future riverfront activity. Kelly encouraged evaluating services during this transition period and making adjustments as needs become clearer.

Member McNeilly asked about funding sources, encouraged expanding the Ambassador team to maintain service quality, and suggested exploring TIF and other core city funding.

Motion: Member Schottke, supported by Member McNeilly, to authorize DDA funding of up to $400,000 for FY27 Hospitality, Beautification, Maintenance, and Placemaking contractual services.

6. Downtown Flower Planting

Eledge reviewed the Downtown Flower Planting contract and stated that the scope and pricing have not changed significantly. MiCandy is the current provider and partner. Eledge highlighted that approximately 48,000 flowers were planted in 2024, with an additional 10,000 flowers added this past year, along with 11 new locations. The program's total amount is $204,000, with the DDA request of $63,150; the DID and TIFA cover the remaining amount.

Member Bliss asked about spring tree planting. Eledge stated that spring planting was wrapping up and is less intensive than in previous years, with approximately 50 to 70 trees per season and locations to be finalized. Eledge stated that the City does not assist with tree replacement.

Member Winn asked about the arena barrels. Eledge responded that the barrels are difficult for trees, and staff is intervening to stabilize them. Avila commented that the plantings provide aesthetic value and can also serve as a security function.

Motion: Member Avila, supported by Member McNeilly, moved to approve the Downtown Flower Planting item. Motion carried unanimously

7. Heartside Historic Mural Funding

Kim Vandriel (DGRI), Latricia and Harmony (Dwelling Place) and Emily Loeks (Studio C) presented a proposal for the next phase of the Heartside Historic Mural Series, a partnership with Dwelling Place that has funded 17 murals since 2020. The proposed mural, in partnership with Studio C, would transform the alley between Studio Park and the 100 Cherry Street parking ramp into "Entertainment Way," celebrating Grand Rapids' entertainment history through a large-scale public art installation.

Minutes taken by:
Mandy McDaniel
Recording Secretary

Motion: Member Dunn, supported by Member Avila, authorizes DDA funding for an amount not to exceed $50,000 for planning and execution of the Heartside Historic Mural Series.

8. World of Winter

VanDriel presented a recap video for World of Winter 2026 and reviewed new elements from the year. Highlights included expanded artist connections, a tour for traveling and local artists, Drag Story Hour in partnership with a local bookstore, Bret Bolton projection mapping in partnership with HopCat and Van Andel Alley, the Luminary Bike Ride, and the expansion of Rapid Art Movement to two days.

VanDriel added that the impact report was included in the packet and that downtown visits increased this year.

Member McNeilly commented that World of Winter provides strong return on investment for Downtown.

VanDriel discussed planning for next year, including the potential for a projection mapping cast call in Lyon Square, additional proposed installations, and more interactive installations.

Member Bliss asked about security and the safety of installations. VanDriel stated that there tends to be less vandalism in the winter and that weather is the more common concern. Staff considers material durability during the selection process and use fencing around installations that should not be touched.

Motion: Member Avila supported by Member McNeilly, approve an amount not to exceed $420,000 to support winter art installations for World of Winter 2027. Motion carried unanimously.

9. Downtown Retail Partnership Review

Rich App, highlighted the significant progress made in downtown Grand Rapids over the past six and a half years, including the recruitment of approximately 67 new businesses across the Hotel District, Heartside, Bridge Street/Stockbridge, and River North neighborhoods. App also noted the growth of the Hotel District Business Association, which now attracts 40 to 50 attendees to monthly meetings, and highlighted several new and upcoming businesses, including Wild Roast Coffee and the 1850 Room. Heartside has seen the largest concentration of new businesses, including arts-focused and experiential destinations such as Arts Marketplace, The Crow's Nest, Big Mini Putt Club, and Aroma Labs.

In addition, App stated that Bridge Street continues to thrive as a restaurant destination with 13 new openings and several more on the way. App also emphasized the importance of supporting existing businesses through the challenges of the pandemic, noting that much of the early work focused on helping businesses remain open. Looking ahead, downtown continues to attract entrepreneurs, retailers, artists, and businesses from across the Midwest, while improvements in walkability, public art, and vibrant business corridors are helping strengthen downtown as a destination for residents and visitors alike.

10. Mel Trotter Storage Program Review

Connie Bohatch, from the City of Grand Rapids presented a review of the storage program and related funding request. The program began as a pandemic response through a partnership between the City and Mel Trotter Industries. The program helps people living unsheltered store personal belongings and supports cleaner public spaces.

The storage facility is located at 40 Williams and is open Monday through Friday. The program began with 158 bins and has grown to 265 bins, all of which are in use. The program is on track for close to 800 users in 2026 and stores an estimated 10,000 pounds of personal property off the street.

The annual program cost is approximately $200,000. The City has funded the program for the past five years, with Mel Trotter covering basic supplies. Federal funding previously supported the program, but ARPA funds are no longer available, creating a $100,000 funding gap for FY2027. The current contract ends September 30, and a new contract begins October 1.

Member Bliss discussed how the program complements the ordinance and helps people remain in compliance without enforcement action.

Member McNeilly expressed reservations about using TIF dollars for this type of subsidy. Winn asked who else had been approached for funding; there had been soft asks to philanthropic entities but no commitments.

11. Executive Directors Report

Kelly presented the following updates:

- Celebrated several major project milestones, including the openings of 111 Lyon, the Central Station Child Care Facility, and the Grand Rapids Amphitheater.
- Construction continues on the Amway Soccer Stadium, Riverwalk, and upcoming Leonard & Ann Trail projects.
- The Riverwalk has added trees, paving, and a new pocket park, with additional sections opening later this year.
- Summer programming remains active at Las Canchas, Westside Wednesdays, and Relax at Rosa, bringing ongoing community events and activities downtown.

12. Public Comment

None.

13. Board Member discussion

None.

Adjournment

Minutes taken by:
Mandy McDaniel
Recording Secretary

The meeting adjourned at 10:00 AM.

Minutes taken by:
Mandy McDaniel
Recording Secretary

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY

DDA

Agenda Item #03
August 12, 2026
DDA Meeting

DATE: August 7, 2026

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

SUBJECT: 975 Ottawa Avenue Passthrough Agreement

The Brownfield Plan Amendment for 975 Ottawa Ave (the project also known as "SILVA") was approved September 25, 2024 (the "Project"). This Project, like many others that will soon be advanced for this Board's consideration, is located within several overlapping tax capture districts. As you know, the Brownfield Redevelopment Authority Act, Public Act 381 of 1996, (the "Act"), was amended recently, in part to authorize TIF reimbursement for certain eligible expenditures related to housing. Another aspect of the amendment expressly authorized TIF sharing agreements between Authorities so long as any pre-existing Authorities agree to allow the Brownfield Authority to capture.

This Project is located within the Monroe North Tax Increment Financing Authority (the "MNTIFA"), (District established in 1985), the Local Development Finance Authority SmartZone (the "LDFA") District (established in 2001), and within the Downtown Development (the "DDA") District as of its 2016 boundary amendment.

The Project also received an Obsolete Property Rehabilitation Act ("OPRA") certificate. The OPRA incentive abates all local taxes, but not school taxes. This Project's OPRA certificate excluded 50% of school taxes for 6 years (12 mills) and then levied 24 mills for the remainder of the 12 years.

Because of the chronological order of the establishment of the various tax capture authorities, and the statutory definition of "specific local taxes" that pertains to each one, the MNTIFA, the LDFA, and the DDA, must all consider whether to permit the Brownfield Authority to capture tax increment revenues in order for reimbursement to occur as projected.

Accordingly, to permit the tax increment revenues to flow through for purposes of Project reimbursement, three Interlocal Agreements (one with each existing Authority and the Brownfield Authority) to share tax increment revenues are necessary.

In summary, to permit the Project to capture the tax increment revenues authorized under the Act and as anticipated by the Plan Amendment, this DDA Board must consider:

1. A Resolution to permit the DDA to enter an Interlocal Agreement with the Brownfield Authority. Contingent upon other needed Board approvals, this will simply authorize the Brownfield Authority to capture what the DDA would otherwise capture.
2. The Interlocal Agreement authorized by #1.

Recommendation: Approve the Resolution and Agreement for 975 Ottawa Avenue.

CITY OF GRAND RAPIDS
DOWNTOWN DEVELOPMENT AUTHORITY

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF GRAND RAPIDS BROWNFIELD REDEVELOPMENT AUTHORITY AND THE CITY OF GRAND RAPIDS DOWNTOWN DEVELOPMENT AUTHORITY

Boardmember ____________ supported by Boardmember ___________, moved the adoption of the following resolution:

WHEREAS, MWS Ottawa LLC ("Developer") submitted a Brownfield Plan Amendment (the "Brownfield Plan Amendment") for the redevelopment project located at 975 Ottawa Avenue NW, Grand Rapids, MI 49503 (the "Project"); and

WHEREAS, the City of Grand Rapids Brownfield Redevelopment Authority (the "BRA") approved the Brownfield Plan Amendment on September 25, 2024, and recommended the Brownfield Plan Amendment to the Grand Rapids City Commission; and

WHEREAS, the City Commission held a public hearing on October 22, 2024, for the Brownfield Plan Amendment in accordance with Act 381 of the Public Acts of 1996, as amended ("Act 381"); and

WHEREAS, the City Commission adopted a resolution approving the Brownfield Plan Amendment for the Project on December 3, 2024; and

WHEREAS, certain tax increment revenues generated by the Project would potentially be subject to capture by the City of Grand Rapids Downtown Development Authority (the "DDA"), in the absence of other pre-existing tax capture districts, all in accordance with Part 2 of Act 57 of the Public Acts of 2018, as amended ("Act 57"); and

WHEREAS, certain tax increment revenues generated by the Project are currently subject to capture by the SmartZone Local Development Finance Authority (the "LDFA"), all in accordance with Part 4 of Act 57 and the Monroe North Tax Increment Finance Authority (the "TIFA"), all in accordance with Part 3 of Act 57; and

WHEREAS, the BRA and the DDA wish to enter into an interlocal agreement (the "Interlocal Agreement") to share and/or transfer the power (currently prohibited by the existence of pre-existing tax capture districts) to capture all or a portion of the tax increment revenues generated by the Project from the DDA to the BRA, subject to the statutory impact of any other applicable economic incentives obtained, for the limited purpose of reimbursing "Eligible Activities" as set forth in the approved Brownfield Plan Amendment and subject to the terms set forth in a binding development and reimbursement agreement between Developer and the BRA ("Development and Reimbursement Agreement"); and

WHEREAS, it is anticipated that the LDFA and TIFA will also enter into interlocal agreements similarly addressing the allocation of tax increment revenues for the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT:

1. The DDA authorizes an Interlocal Agreement between the BRA and the DDA, with such terms and conditions not inconsistent with this Resolution, the Brownfield Plan Amendment and the Development and Reimbursement Agreement, to be approved as to content by the DDA's Executive Director and Chairperson, and as to form by the DDA's legal counsel, is hereby approved, and the Chairperson is authorized to execute the Interlocal Agreement for and on behalf of the DDA.

2. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

YEAS: Boardmembers: ____
____

NAYS: Boardmembers: ____

ABSTAIN: Boardmembers: ____

ABSENT: Boardmembers: ____

RESOLUTION DECLARED ADOPTED.

Dated: _________________ 2026 __________________________________
_______________________, Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the City of Grand Rapids Downtown Development Authority (the "DDA"), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the DDA at a meeting held on _________________ and that public notice of said meeting was given pursuant to and in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: _________________ 2026 __________________________________
_______________________, Secretary

CITY OF GRAND RAPIDS
DOWNTOWN DEVELOPMENT AUTHORITY

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF GRAND RAPIDS BROWNFIELD REDEVELOPMENT AUTHORITY AND THE CITY OF GRAND RAPIDS DOWNTOWN DEVELOPMENT AUTHORITY

Boardmember ____________ supported by Boardmember ___________, moved the adoption of the following resolution:

WHEREAS, MWS Ottawa LLC ("Developer") submitted a Brownfield Plan Amendment (the "Brownfield Plan Amendment") for the redevelopment project located at 975 Ottawa Avenue NW, Grand Rapids, MI 49503 (the "Project"); and

WHEREAS, the City of Grand Rapids Brownfield Redevelopment Authority (the "BRA") approved the Brownfield Plan Amendment on September 25, 2024, and recommended the Brownfield Plan Amendment to the Grand Rapids City Commission; and

WHEREAS, the City Commission held a public hearing on October 22, 2024, for the Brownfield Plan Amendment in accordance with Act 381 of the Public Acts of 1996, as amended ("Act 381"); and

WHEREAS, the City Commission adopted a resolution approving the Brownfield Plan Amendment for the Project on December 3, 2024; and

WHEREAS, certain tax increment revenues generated by the Project are currently subject to capture by the City of Grand Rapids Downtown Development Authority (the "DDA"), all in accordance with Part 2 of Act 57 of the Public Acts of 2018, as amended ("Act 57"); and

WHEREAS, certain tax increment revenues generated by the Project are also currently subject to capture by the SmartZone Local Development Finance Authority (the "LDFA"), all in accordance with Part 4 of Act 57 and the Monroe North Tax Increment Finance Authority (the "TIFA"), all in accordance with Part 3 of Act 57; and

WHEREAS, the BRA and the DDA wish to enter into an interlocal agreement (the "Interlocal Agreement") to share and/or transfer the power to capture all or a portion of the tax increment revenues generated by the Project from the DDA to the BRA, subject to the statutory impact of any other applicable economic incentives obtained, for the limited purpose of reimbursing "Eligible Activities" as set forth in the approved Brownfield Plan Amendment and subject to the terms set forth in a binding development and reimbursement agreement between Developer and the BRA ("Development and Reimbursement Agreement"); and

WHEREAS, it is anticipated that the LDFA and TIFA will also enter into interlocal agreements similarly addressing the allocation of tax increment revenues for the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT:

1. The DDA authorizes an Interlocal Agreement between the BRA and the DDA, with such terms and conditions not inconsistent with this Resolution, the Brownfield Plan Amendment and the Development and Reimbursement Agreement, to be approved as to content by the DDA's Executive Director and Chairperson, and as to form by the DDA's legal counsel, is hereby approved, and the Chairperson is authorized to execute the Interlocal Agreement for and on behalf of the DDA.

2. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

YEAS: Boardmembers: ____

____

NAYS: Boardmembers: ____

ABSTAIN: Boardmembers: ____

ABSENT: Boardmembers: ____

RESOLUTION DECLARED ADOPTED.

Dated: _________________ 2026

____

________________________, Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the City of Grand Rapids Downtown Development Authority (the "DDA"), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the DDA at a meeting held on _________________ and that public notice of said meeting was given pursuant to and in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: _________________ 2026

____

________________________, Secretary

INTERLOCAL AGREEMENT

BETWEEN THE CITY OF GRAND RAPIDS BROWNFIELD REDEVELOPMENT AUTHORITY AND THE CITY OF GRAND RAPIDS DOWNTTOWN DEVELOPMENT AUTHORITY

THIS INTERLOCAL AGREEMENT (the "Agreement") dated ________, 2026, is entered into between the GRAND RAPIDS BROWNFIELD REDEVELOPMENT AUTHORITY (the "BRA") an a public authority and body corporate created pursuant to Public Act 381 of 1996, as amended, whose address is 300 Monroe Ave. NW, Grand Rapids, Michigan, 49503; and the CITY OF GRAND RAPIDS DOWNTOWN DEVELOPMENT AUTHORITY (the "DDA"), an a public authority and body corporate pursuant Part 2 of Public Act 57 of 2018, as amended, whose address is 29 Pearl St NW Suite 1 Grand Rapids, MI 49503. The BRA and the DDA shall be referred to, collectively, as the "Parties."

RECITALS

WHEREAS, the Urban Cooperation Act, Public Act 7 of 1967, as amended ("Act 7"), provides that a public agency, which includes any public authority, may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share in common and that each might exercise separately, to allow for the allocation of certain taxes or money received from tax increment financing plans as revenues, and to permit tax sharing; and

WHEREAS, the BRA is a public authority established and operating pursuant to Public Act 381 of 1996, as amended ("Act 381"); and

WHEREAS, the DDA is a public authority operating pursuant to Part 2 of the recodified Public Act 57 of 2018, as amended ("Act 57"); and

WHEREAS, the BRA and the DDA as public authorities are each considered a "public agency" under Act 7; and

WHEREAS, the BRA has the authority to reimburse the cost of "Eligible Activities" and other reimbursable costs through the capture of "Tax Increment Revenues" on "Eligible Property" pursuant to and as described in Act 381; and

WHEREAS, the DDA has the authority to pay for certain eligible activities and capture tax increment revenues generated by the levy of certain taxes on eligible property pursuant to and as described in Act 57 and the DDA's tax increment financing and development plan; and

WHEREAS, MWS Ottawa LLC ("Developer") submitted a Brownfield Plan Amendment (the "Brownfield Plan Amendment"), the terms of which are incorporated herein by reference, for the redevelopment project located at 975 Ottawa Avenue NW, Grand Rapids, MI 49503 (the "Project"); and

WHEREAS, the BRA approved the Brownfield Plan Amendment on September 25, 2024 and recommended the Brownfield Plan Amendment to the City Commission; and

WHEREAS, the City Commission, following a public hearing, adopted a resolution approving the Brownfield Plan Amendment for the Project on December 3, 2024; and

WHEREAS, if other pre-existing tax capture districts were not in place, the DDA would be positioned to capture certain tax increment revenues generated by the Project in accordance with Act 57; and

WHEREAS, certain tax increment revenues generated by the Project are subject to capture by the City of Grand Rapids SmartZone Local Development Finance Authority (the "LDFA"); and

WHEREAS, the DDA acknowledges and understands that the tax increment revenues which could otherwise have been captured in the absence of pre-existing tax capture districts and which are shared and/or transferred under this Agreement will benefit the DDA by incentivizing property improvements within the DDA District; and

WHEREAS, it is anticipated that the LDFA will enter an interlocal agreement addressing the allocation of tax increment revenues for the Project; and

WHEREAS, the BRA and the DDA now wish to enter into this Agreement to share and/or transfer any contingent power to capture tax increment revenues generated by the Project from the DDA to the BRA for the limited purpose of reimbursing "Eligible Activities" as set forth in the approved Brownfield Plan and subject to the terms set forth in a binding development and reimbursement agreement between Developer and the BRA ("Development and Reimbursement Agreement").

NOW THEREFORE, the BRA and DDA agree to the following:

1. **Transfer and Use of Tax Increment Revenues.** Upon the execution of this Agreement by the BRA and the DDA, and for the term of and as otherwise limited by this Agreement, additional tax increment revenues actually generated by the Project which might otherwise subject to capture by the DDA in the absence of pre-existing tax capture districts shall be transferred to the BRA within thirty (30) days of receipt, so that the BRA can reimburse approved costs pursuant to the Brownfield Plan Amendment and in accordance with Act 381.

2. **Limitation to Tax Increment Revenues from the Property**. Being third in line to capture as the last tax capture district, the DDA recognizes that it does not currently capture; nonetheless, the DDA concedes any right it may have had in the absence of pre-existing capture districts, to capture in relation to the Project, and agrees to transfer to the BRA one-hundred percent (100%) of the DDA's new tax increment revenues generated by the Project to reimburse approved eligible costs identified in the approved Brownfield Plan Amendment and any further

amendments, which are authorized by Act 381. Upon conclusion or dissolution of the Brownfield Plan Amendment, and depending upon the continued existence of any overlapping pre-existing tax capture districts, all tax increment revenues generated by the Project shall be captured by the DDA as authorized by Act 57.

3. **BRA as Agent under this Agreement and Development or Reimbursement Agreements**. The Parties designate the BRA as the agent to enforce the terms under this Agreement, any development or reimbursement agreement, and disbursement of all tax increment revenues generated by the Project until such time as all obligations and terms of the approved Brownfield Plan Amendment have been satisfied.

4. **Limitation to Tax Increment Revenues from Property**. The BRA shall only use tax increment revenues actually generated by the Property to pay for approved costs of Eligible Activities and as authorized by Act 381, the approved Brownfield Plan, and the Development and Reimbursement Agreement. This Agreement does not affect those tax increment revenues that the BRA can receive, if any, which are not subject to capture by the DDA.

5. **Term.** This Agreement shall terminate upon the earliest of: (a) termination of the Brownfield Plan under Act 381, as amended; (b) termination of the DDA's tax increment financing plan; (c) final payment of all costs for Eligible Activities required by the Development and Reimbursement Agreement; or (d) [BRA PLAN DURATION] years following its Effective Date.

6. **Effective Date.** The Agreement shall take effect upon when fully executed and filed with the Kent County Clerk and Secretary of State of the State of Michigan, as required by Act 7 ("Effective Date").

7. **Severability.** To the extent that any provisions contained in this Agreement are deemed unenforceable, to the extent possible, the remaining terms shall remain in effect.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS THEREOF, the BRA and DDA, by their authorized representatives, have executed this Interlocal Agreement on the dates set forth below.

CITY OF GRAND RAPIDS BROWNFIELD REDEVELOPMENT AUTHORITY

By: ______________________________________

Title: ___________________________

Date: ___________________________

CITY OF GRAND RAPIDS DOWNTOWN DEVELOPMENT AUTHORITY

By: ______________________________________

Title: ___________________________

Date: ___________________________

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY

DDA

Agenda Item #04
August 12, 2026
DDA Meeting

DATE: August 12, 2026

TO: Downtown Development Authority

FROM: Melvin Eledge Jr., LPM
Director of Operations

SUBJECT: Micro-entrepreneur Incubator Program

Among the goals established for Downtown by the GR *Forward* plan are:

- Address store front vacancies and increase soft goods retail density in and around Center City
- Create, support and preserve space for job creation and economic growth
- Employee strategies to attract and develop a diverse retail mix

Historically, the DDA has addressed these goals through the Retail Innovation Grant which has disbursed funds totaling over $900,000 and supported 37 businesses since the program's launch in 2018.

Despite the success of this program, more could be done to attract, cultivate and elevate undercapitalized entrepreneurs in the local Downtown economy. With that in mind, in 2025 DGRI, in partnership with Arts Marketplace (AMP), launched the Downtown Retail Incubator Program (DRIP) housed at Studio Park.

In its first year DRIP welcomed 12 micro-entrepreneurs, provided monthly workshops in partnership with People First Economy on a wide range of topics related to branding, marketing and storefront leasing and procurement. Additionally, the cohort has monthly check-ins with the AMP executive director, routine 1:1 mentoring sessions tailored to each participant's needs and access to asynchronous workshops provided by People First Economy, in partnership with the MEDC.

In year two the program will focus on filling the remaining micro-entrepreneur spots, conducting one-year evaluations of the current micro-entrepreneurs, continuing to establish partnerships and working toward graduating ready participants into their own storefronts.

Recommendation: Authorize DDA funding for an amount not to exceed $185,000 to support the continuation of the micro-entrepreneur incubation program in partnership with the Arts Marketplace supported by additional previously identified economic support organizations.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY

DDA

Agenda Item #05
August 12, 2026
DDA Meeting

DATE: August 12, 2026

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

SUBJECT: FY 2027 Personal Belongings Storage Program

The City of Grand Rapids and Mel Trotter Ministries launched the Personal Belongings Storage Program in November 2021 as part of the community's response to the COVID-19 pandemic. Since that time, the pilot has evolved into an important resource for people experiencing homelessness and a complementary component of Downtown health, safety, and cleanliness efforts.

The program operates at 40 Williams Street and is open Monday through Friday from 8:30 a.m. to 3:30 p.m. Participation is voluntary and available at no cost to individuals who are homeless, whether or not they reside at Mel Trotter. Participants receive a secure bin for personal belongings and must access the bin at least once every 21 days. Bins that remain inactive are considered abandoned, allowing the space to be reassigned to another eligible participant.

Secure storage helps participants protect identification, medications, and other items needed to access shelter and supportive services, pursue employment, and secure housing. The program also benefits the broader Downtown community by reducing the amount of personal property stored in parks, along sidewalks, and within other public spaces, supporting cleaner and more accessible business corridors and public areas.

Since its launch, the program has served more than 2,800 unique individuals. Capacity has increased from 158 to 265 bins, and demand has remained consistently strong. The City estimates that approximately 10,000 pounds of personal property is currently being stored through the program rather than kept on streets and in public spaces.

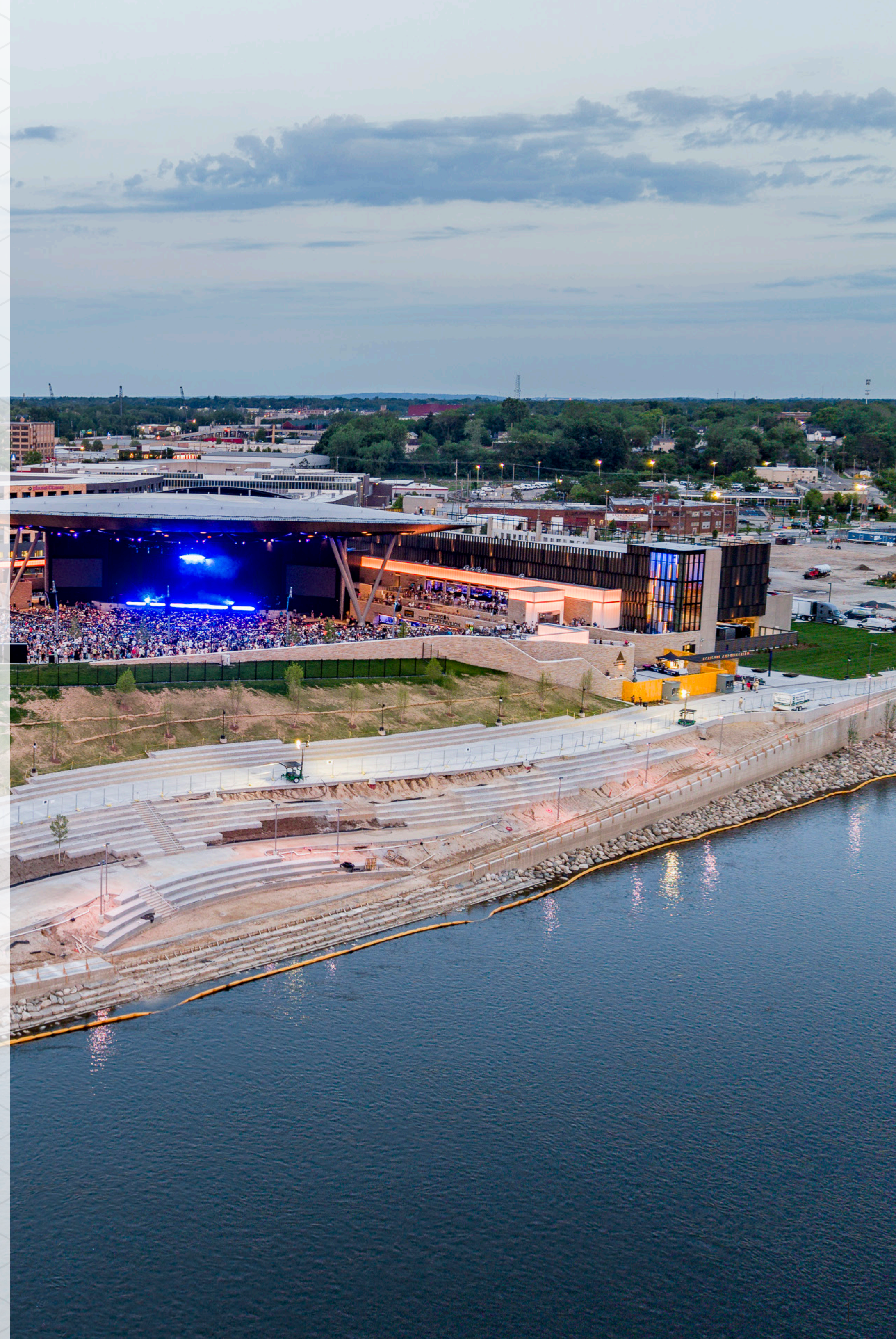
The program's annual operating cost exceeds $200,000. The City currently funds approximately $200,000, including $182,000 for two staff positions, $18,000 for the facility lease, and the cost of storage bins. Mel Trotter contributes approximately $10,000 annually through utilities, supplies, and administrative and operational support. For FY 2027, the City has committed $100,000 and Mel Trotter intends to continue its operating contribution, leaving a $100,000 funding gap. The current agreement expires September 30, 2026, and a new agreement is expected to begin October 1, 2026.

Staff recommend that the DDA provide up to $50,000 in FY 2027 support for the Program. The proposed contribution would help maintain existing staffing, hours of operation, and participant service levels while directly advancing the DDA's interest in clean, safe, welcoming, and accessible Downtown public spaces. Funding would be provided pursuant to an agreement that establishes the scope of services, payment terms, and program reporting requirements.

Recommendation: Approve an amount not to exceed $50,000 in FY2027 funding for the Personal Belongings Storage Program and authorize the Executive Director to finalize and execute an Agreement with the City of Grand Rapids and/or Mel Trotter Ministries, approved as to form by DDA counsel, for operation of the program.

Downtown Vitals Report

DOWNTOWN
GRAND RAPIDS INC



A show at the Acrisure Amphitheater & the riverwalk

Published August 2026

NEW STOREFRONT BUSINESS
0
in July
10 storefronts filled this year to date
p.3

STOREFRONT VACANCY
22%
in July
10 storefronts vacated this year to date
p.4

CURRENT INVESTMENT IN CORE
$245M
in building renovations, housing developments & entertainment venues
p.5

CURRENT GREENWAY INVESTMENT
$68M
in parks renovations, trail construction & in-water work
p. 7

DASH CIRCULATOR RIDERSHIP
+3%
vs. last month (June 2026)
-57% vs. this time last year
p.12

HOTEL OCCUPANCY
+12%
vs. last month (May 2026)
+2% vs. this time last year
p. 13

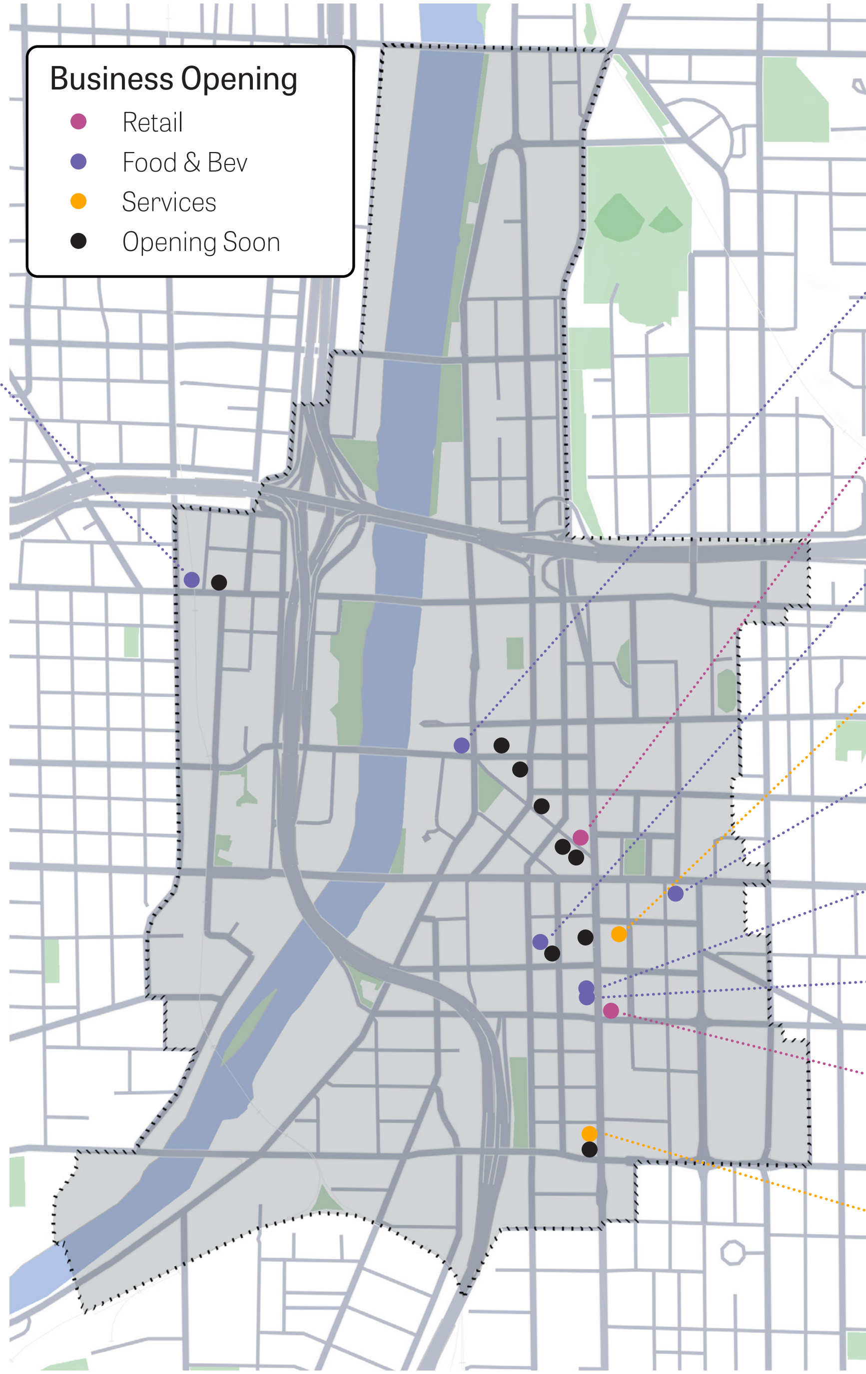
OFFICE VACANCY
7.8%
in Q2 2026
vs. 11% this time last year
p. 14

HOUSING OCCUPANCY
-3%
vs. last quarter (Q1 2026)
-1% vs. this time last year
p. 15

CONSUMER SPENDING
+0.2%
vs. last month (May 2026)
vs. +14% this time last year
p. 16

VISITOR ACTIVITY
+0.4%
vs. last month (May 2026)
-5% vs. this time last year
p. 17

Business Openings | *Updated July 2026*



DDA Retail Innovation Grant

Fiscal Year	# of Businesses	Total Spent
FY2018	1	$60,000.00
FY2019	1	$45,000.00
FY2020	5	$133,385.70
FY2021	5	$109,333.00
FY2022	1	$18,448.17
FY2023	6	$167,894.00
FY2024	5	$105,433.59
FY2025	8	$213,067.00
FY2026	4	$92,536.00
Total	**32**	**$945,107.46**

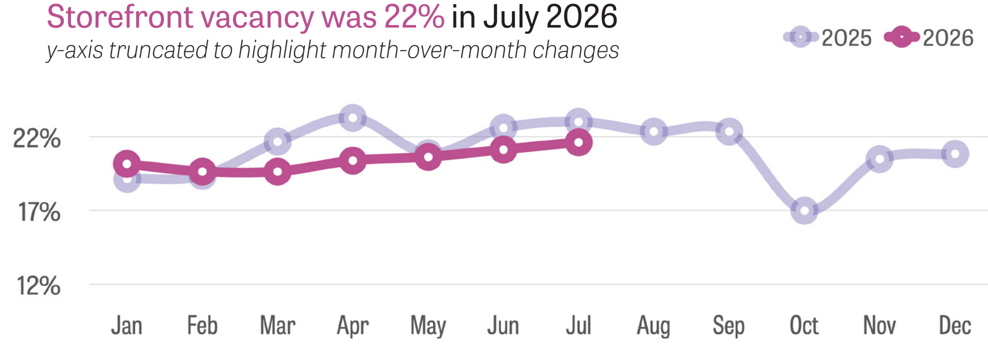
10 storefronts vacated

Downtown in 2026 to date

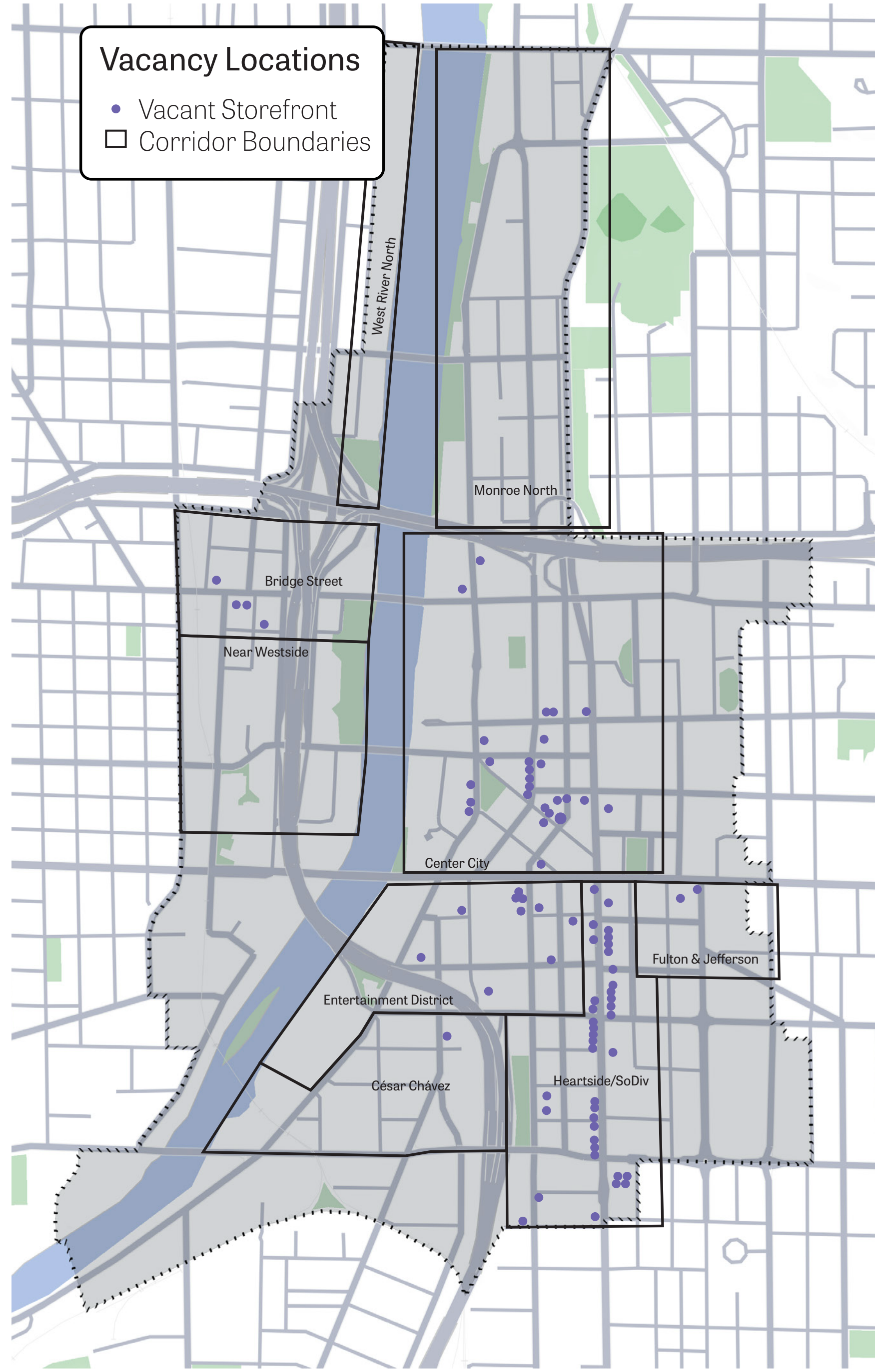
30% Food & Bev - 50% Retail - 20% Services

Storefront vacancy was 22% in July 2026

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



Corridor	Storefronts	Vacancies	Vacancy %
Bridge Street	24	4	17%
Center City	128	30	23%
Monroe Center[1]	*55[1]*	*10[1]*	*18%[1]*
César Chávez	9	1	11%
Entertainment District	65	11	17%
Fulton & Jefferson	21	3	14%
Heartside/SoDiv	110	38	35%
River North	29	0	0%
Near Westside	14	1	7%
West River North	3	0	0%
DISTRICT TOTALS:	402	87	22%



1 - Monroe Center is a subset of Center City and is not included in District Totals

Source: Downtown Grand Rapids Inc

1 Verne Barry Place Renovation
anticipated completion: 2026
$12,600,000 investment

2 Amway Soccer Stadium
anticipated completion: Spring 2027
+104 jobs
$175,000,000 investment

3 Karl & Patricia Betz Living Center
anticipated completion: June 2027
+118 housing units
+6,000 sq ft of commercial space
$46,000,000 investment

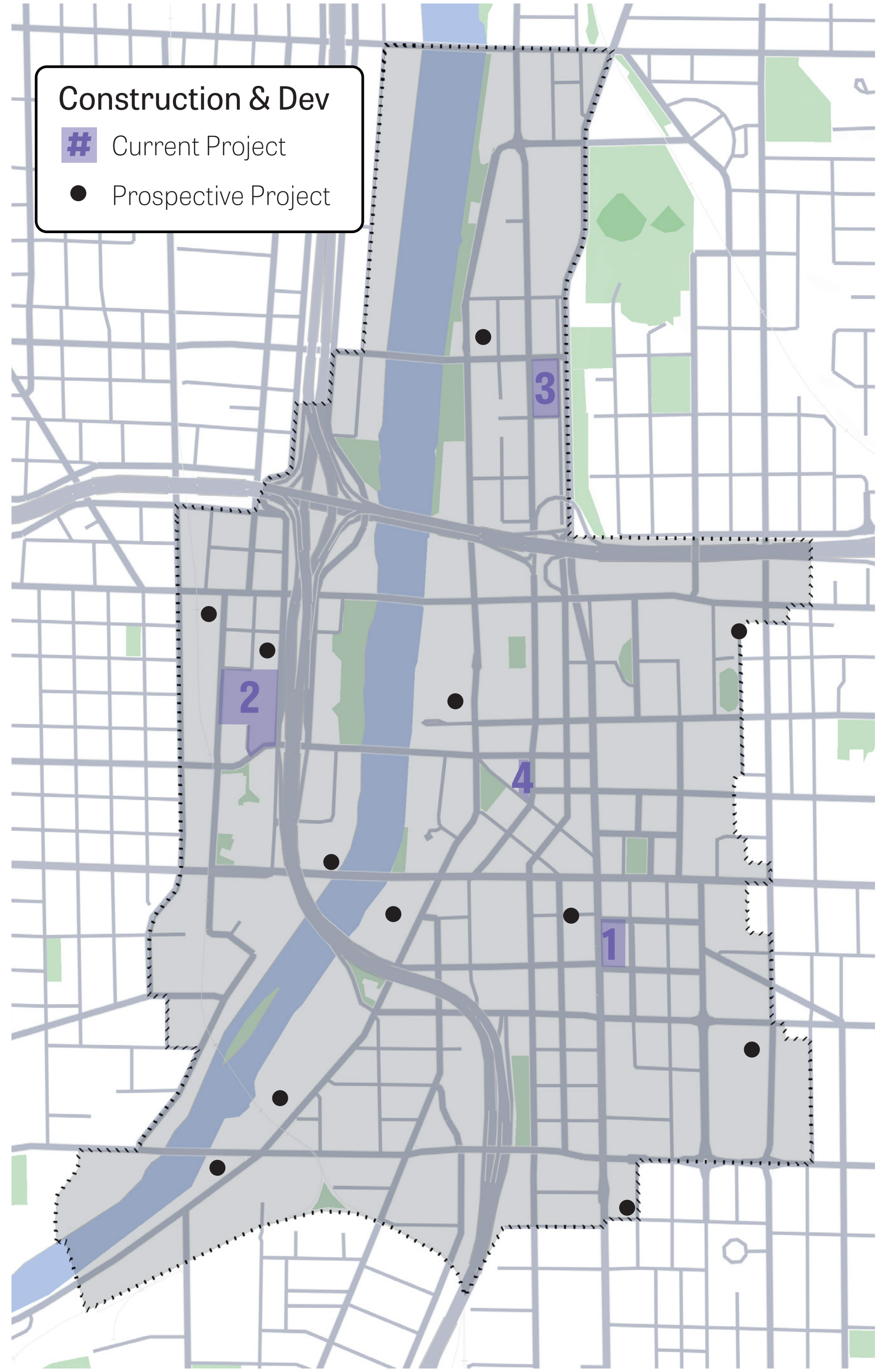
4 Ledyard Building Conversion
anticipated completion: July 2027
+36 housing units
$11,400,000 investment

$245M
current active investment

6k
sq ft of commercial space

104
new jobs

154
housing units



Source: Downtown Grand Rapids Inc

Current Construction & Development - Area Adjacent | *Updated July 2026*

1 555 Leonard
anticipated completion: 2026

+28 housing units
+2,025 sq ft of commercial space
$3,900,000 investment

2 Verdant
anticipated completion: Summer 2026

+148 housing units
$31,700,000 investment

3 Adobe West Fulton
anticipated completion: June 2027

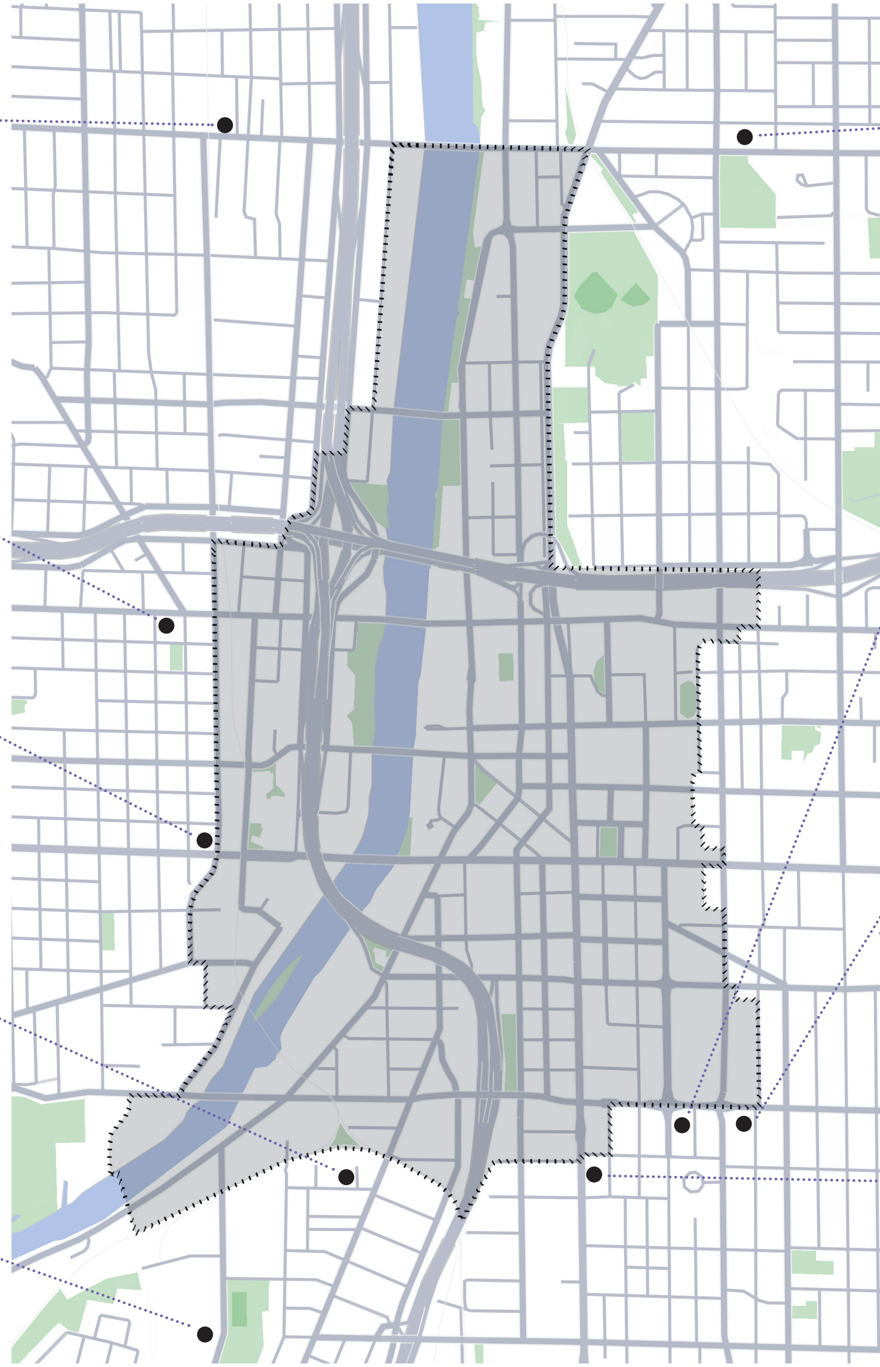
+109 housing units
+6,550 sq ft of commerical space
+70 car parking spaces
$24,500,000 investment

4 Pleasant Hills
anticipated completion: June 2027

+27 housing units
$10,000,000 investment

5 Factory Yards
anticipated completion: 2027

+467 housing units
+7,000 sq ft of commercial space
+31,000 sq ft of office space
+825 car parking spaces
$147,000,000 investment



6 The Horizon
anticipated completion: Summer 2027

+171 housing units
+626 sq ft of commercial space
+79 car parking spaces
$40,000,000 investment

7 Joan Secchia Children's Rehab
anticipated completion: 2026

+383 car parking spaces
$70,000,000 investment

8 Wealthy & Prospect
anticipated completion: TBD

+18 housing units
+4,000 sq ft of office space

9 GR University Prep Academy
anticipated completion: May 2027

+10,000 sq ft expansion
$7,400,000 investment

Source: Downtown Grand Rapids Inc

Grand River Greenway Progress - Local | *Updated July 2026*

***198 total acres** of park improvements*

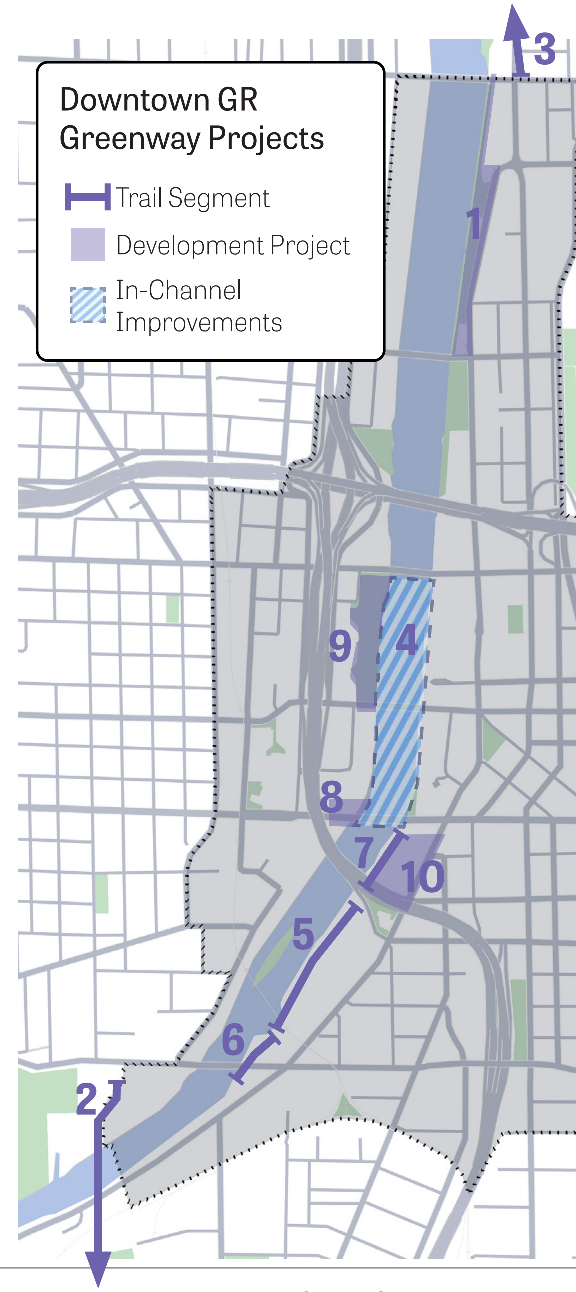
***20 total miles** of trail improvements[1]*

***$332M** in total public space investment*

***$1.7B** in private river-adjacent investment[2]*

***$70M** in DGRI investment[3] (DDA, MNTIFA, ARPA) in 2025*

	Project						
1	Canal Park *$9,800,000*	Planning	Design	Permitting	Bidding	**Construction**	Completion est. October 2026
2	Oxford Trail *$9,000,000*	Planning	Design	Permitting	Bidding	**Construction**	Completion est. October 2026
3	Edges Trail, Leonard To Ann *$9,100,000*	Planning	Design	Permitting	Bidding	**Construction**	Completion est. November 2026
4	Lower Reach In-Channel Improvements *$20,000,000*	Planning	Design	Permitting	Bidding	**Construction**	Completion est. Fall 2027
	Edges Trail						
5	*US-131 to Railroad $19,800,000*	Planning	Design	Permitting	Bidding	**Construction**	Completion est. Oct 2026
6	*Railroad to Wealthy $ TBD*	Planning	Design	**Permitting**	Bidding TBD	Construction	Completion
7	*Fulton to US-131 $ TBD*	**Planning**	Design TBD	Permitting	Bidding	Construction	Completion
8	Blue Dot *$ TBD*	Planning	Design	**Permitting**	Bidding TBD	Construction	Completion
9	Ah-Nab-Awen Park *$10,300,000*	Planning	**Design**	Permitting TBD	Bidding	Construction	Completion
10	Fulton & Market *$797,000,000*	Planning	**Design**	Permitting TBD	Bidding	Construction	Completion



DOWNTOWN GRAND RAPIDS INC

Grand River Network

1 - Includes 16 miles of ARPA-funded Kent County greenway trail, White Pine Trail to Ada
2 - Completed since 2023 & currently in development pipeline
3 - Includes 2025 completed projects Lyon Square & Lower Riverwalk

Source: Grand River Network
For more information, visit:
https://grandriver.network/upcoming-projects

Grand River Greenway Progress - Regional | *Updated July 2026*

The urban core of Grand Rapids is the hub of West Michigan's outdoor recreation system. Beyond Downtown, partners across the region continue progress to establish the ***Grand River Greenway*** *- an 80+ mile network of public parks and trails connecting Lowell to the Lakeshore.*

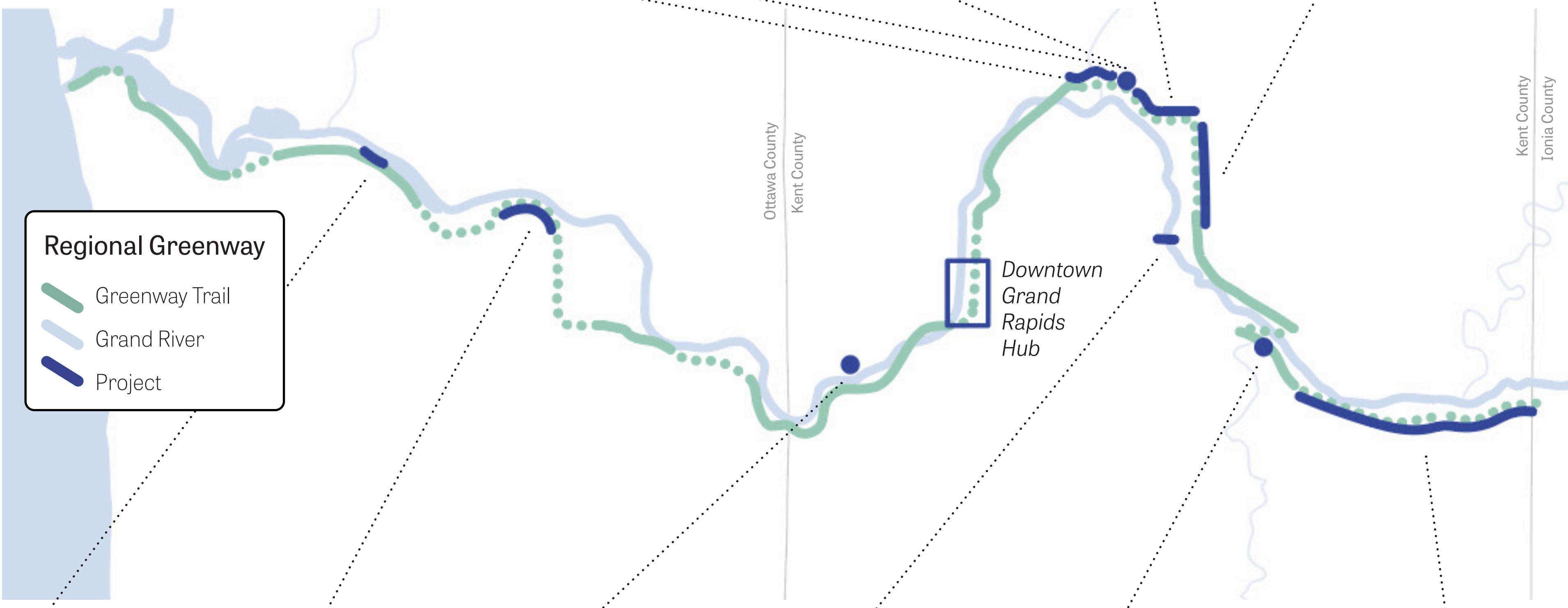
South Rogue River Trail
Complete in July 2026
Scope: New trail
$2,500,000

Northland Tunnel
Under Construction
Scope: New nonmotorized tunnel underneath Northland Drive
Est. Fall 2026 Completion
$9,000,000

Northland Trail
Under Construction
Scope: New trail
Est. Fall 2026 Completion
$1,000,000

Cannonsburg Trail
Under Construction
Northland to Pettis
Scope: New trail
Est. Fall 2026 Completion
$4,000,000

Pettis Trail
Under Construction
Cannonsburg to Knapp
Scope: New trail
Est. Fall 2026 Completion
$5,200,000



Bass River Segment
Under Construction
Scope: New trail
Est. Fall 2026 Completion
$1,500,000

Eastmanville Connector
Pre-Construction
Scope: New trail
Est. Winter 2026 Completion
$3,000,000

Johnson Park
Under Construction
Scope: Park improvements
Est. September 2026 Completion
$2,500,000

Knapp Bridge
Under Construction
Scope: New separated pedestrian bridge
Est. Winter 2026 Completion
$10,000,000

Ada Covered Bridge Park
Under Construction
Scope: Park improvements
Est. August 2026 Completion
$8,000,000

Ada to Lowell
In Planning: Design
Scope: New trail
Est. 2031 Completion
Investment $ TBD

DOWNTOWN GRAND RAPIDS INC
Grand River Network

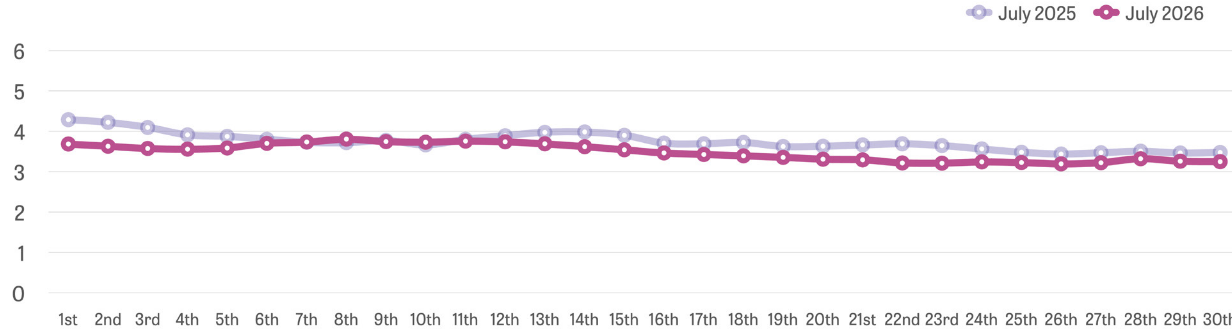
Source: Grand River Network
For more information, visit: https://grandriver.network/upcoming-projects

What is gage height? *Gage height is the distance (or height) of the water surface above the streamgage datum reference point. Gage height is often observed as it relates to landmarks as well as historical data.*[2]

Why it matters: *Gage height is a parameter used to measure water quantity. It is a key indicator in predicting floods, determining flow and informing decisions around infrastructure and water management.*

Learn more here: https://waterdata.usgs.gov/blog/gage_height/

Gage height decreased -0.26 feet on average vs. July 2025 / -0.64 feet vs. June 2026

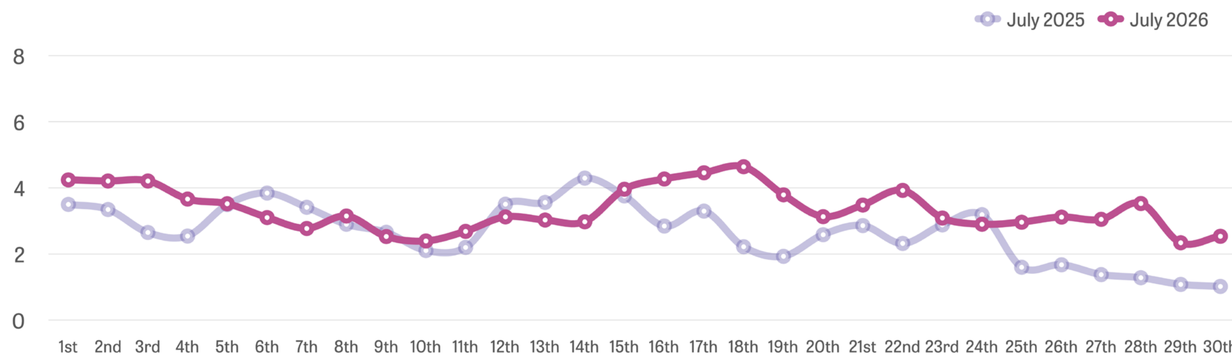


What is turbidity? *Turbidity is the measure of relative clarity of a liquid. The higher the intensity of scattered light, the higher the turbidity.*[2]

Why it matters: *Increased sedimentation and siltation can occur, which can result in harm to habitat areas for fish and other aquatic life. Particles also provide attachment places for other pollutants, notably metals and bacteria. Thus, turbidity readings can be used as an indicator of potential pollution in a water body.*[2]

Learn more here: https://www.usgs.gov/water-science-school/science/turbidity-and-water

Turbidity increased +27% FNU[3] on average vs. July 2025 / -43% vs. June 2026

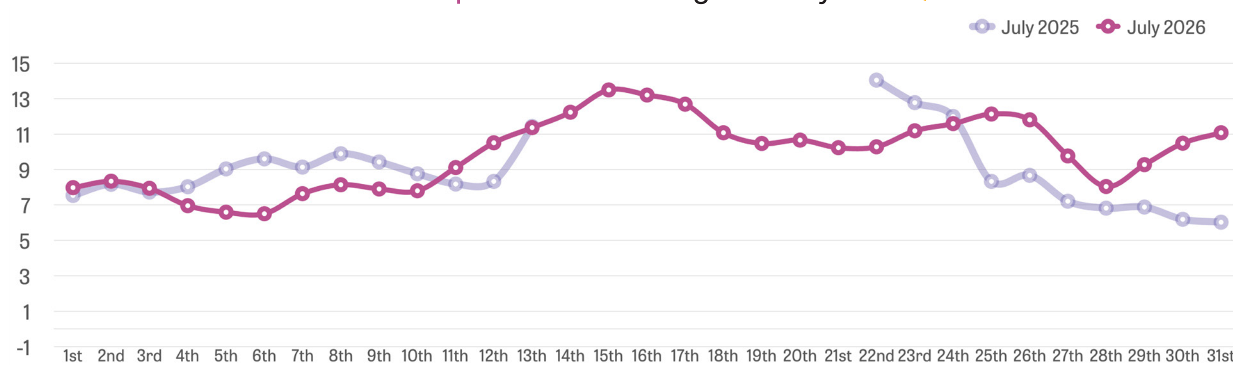


What is dissolved oxygen? *Dissolved oxygen is a measure of how much oxygen is dissolved in the water - the amount of oxygen available to living aquatic organisms.*[2]

Why it matters: *Fast-moving streams and rivers hold more oxygen, while stagnant waters hold less. When excess organic matter decays, bacteria use up oxygen, leading to eutrophication, i.e. low-oxygen conditions that can kill aquatic life.*

Learn more here: https://www.usgs.gov/water-science-school/science/dissolved-oxygen-and-water

Dissolved O2 increased +11% ml per liter on average vs. July 2025 / +7% vs. June 2026*



DOWNTOWN GRAND RAPIDS INC

USGS science for a changing world

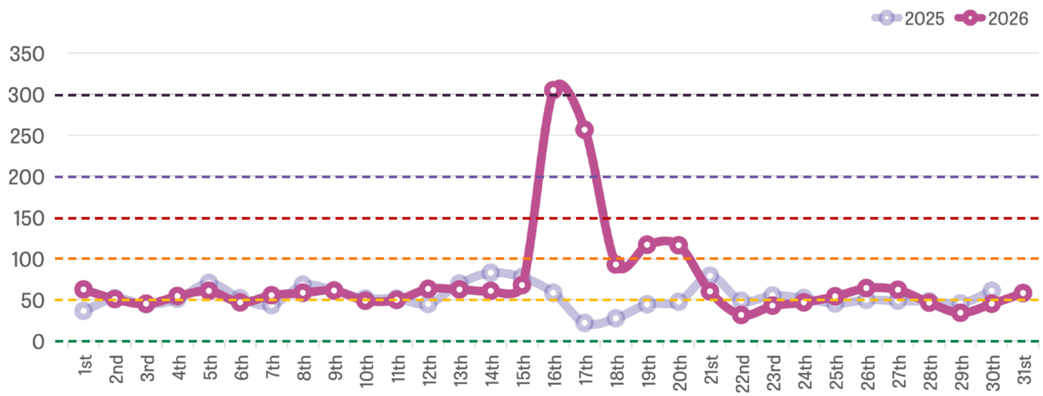
1 - Measurements made at North Park St NE Bridge
2 - Definitions provided by United States Geological Survey (USGS)
3 - FNU = Formazin nephelometric units

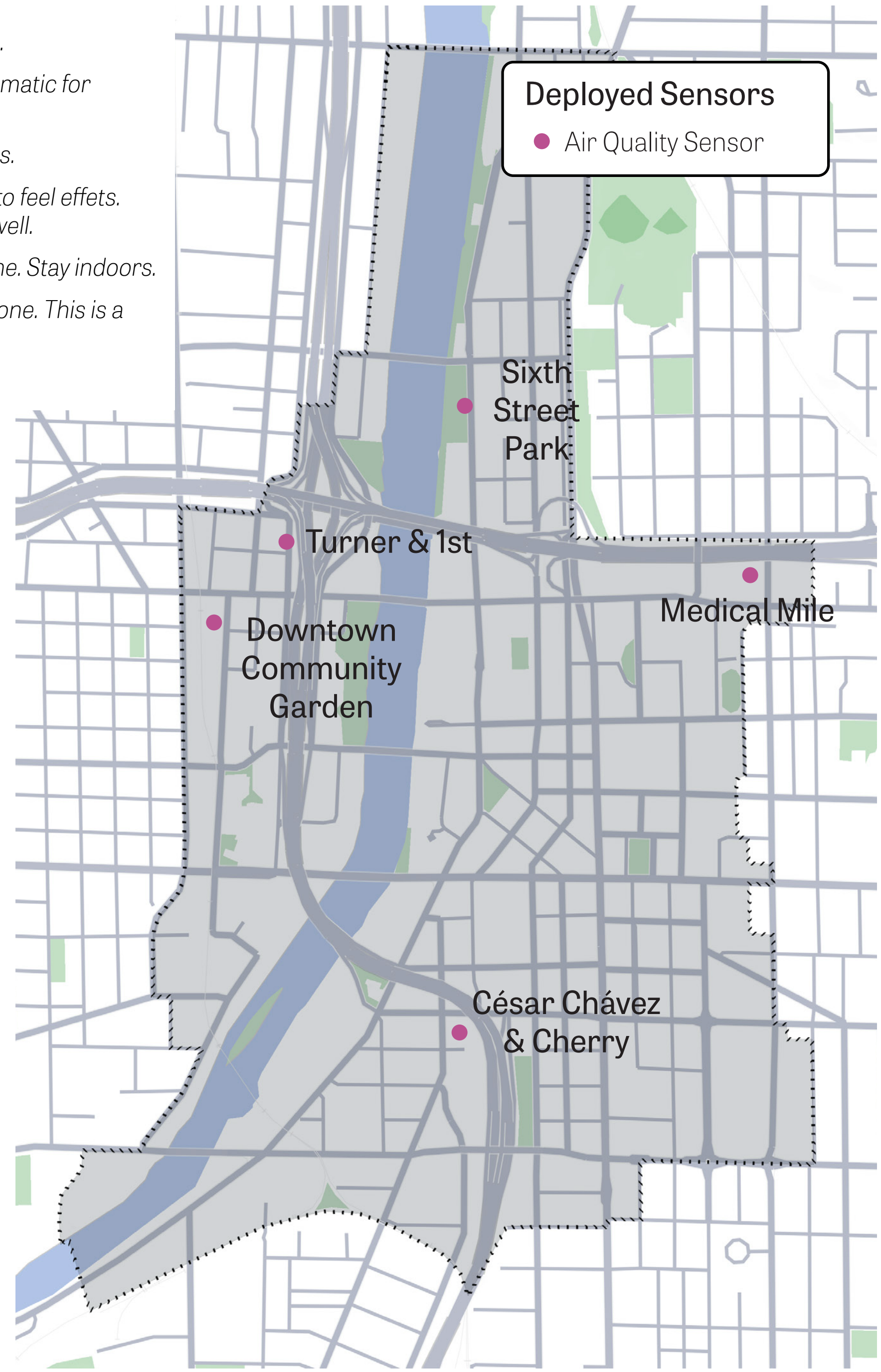
Data partner & source: USGS interpreted by DGRI
Learn more at https://waterdata.usgs.gov/nwis
** Data missing for 7/14/2025 - 7/21/2025*

What is AQI? *The US Environmental Protection Agency (EPA) uses the Air Quality Index (AQI) to measure air pollution levels of both ozone and particulate materials. You'll sometimes see air quality issues described on your local news using AQI, which measures five major air pollutants know to be hazardous to our health: ground-level ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, and particule pollution.*[1]

0 - 50	*Perfect. Poses no health risks.*
51 - 100	*Acceptable but can be problematic for at-risk individuals.*
101 - 150	*Unhealthy for sensitive groups.*
151 - 200	*Healthy individuals will begin to feel effets. Sensitive groups may feel unwell.*
201 - 300	*Very unhealthy air for everyone. Stay indoors.*
301 - 500	*Highly unhealthy air for everyone. This is a dangerous situation.*

Average daily average maximum AQI increased 34% vs. July 2025





July 2026 Recap

July 22
Sixth Street Park
26.02
Best AQI Day

Medical Mile
70.36 avg
Best Average AQI

July 16
Turner & 1st
336.45
Worst AQI Day

Turner & 1st
75.77 avg
Worst Average AQI

1 - Data partner & source: JustAir interpreted by Downtown Grand Rapids Inc. Learn more at https://justair.co/

Source: JustAir interpreted by DGRI

Downtown Ambassador Statistics | *Updated July 2026*

	July 2026	2026 YTD	2025 YTD	2019 YTD
Graffiti Removals	215	1,256	2,720	897
Lbs of Trash Removed	39,025	179,450	166,000	243,175
Snow Removals	0	5,217	6,402	8,036
Weeds Abated	19,485	111,871	106,030	46,223
Business Contacts	639	4,865	2,603	1,242
Pedestrian Assists	17,135	106,028	93,833	122,050
Mobility Assists	50	539	365	991
Residents Engaged	39	172	408	*N/A*

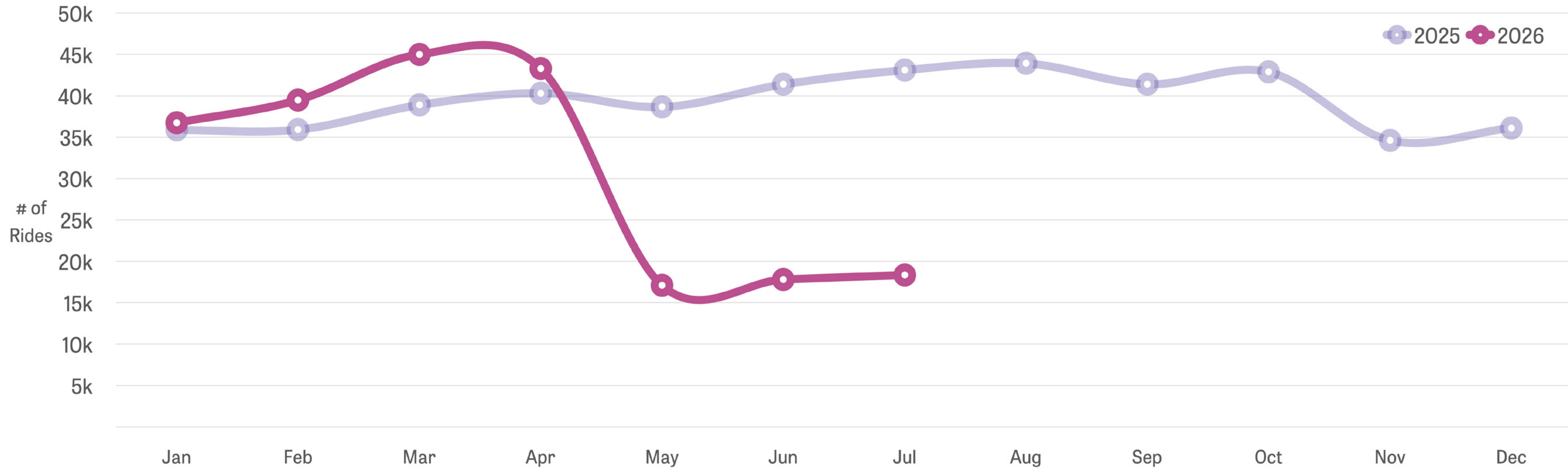
Total Ambassador Banked Hours[1] *as of June 2026:*	524.00

1 - Banked hours reflect underspent Ambassador hours. Negative hours reflect overspent Ambassador hours.

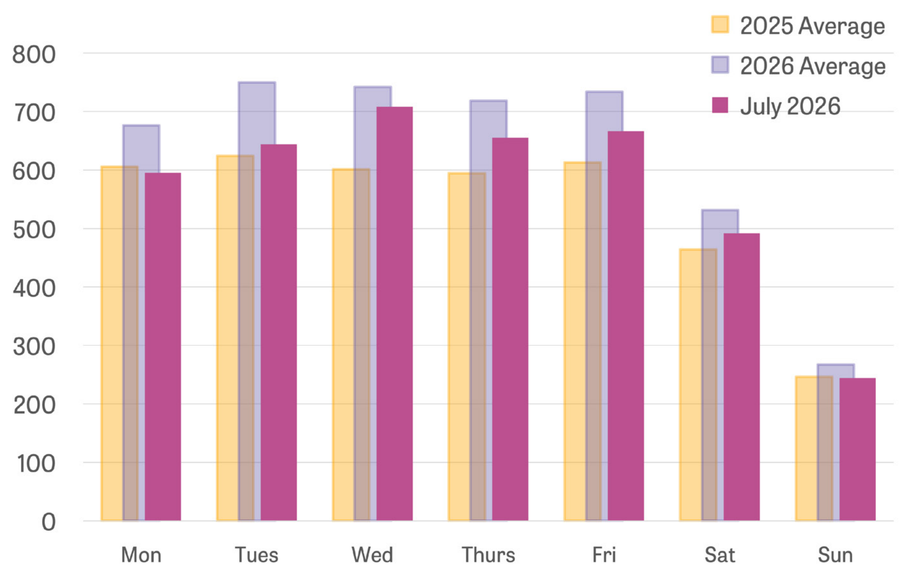
Source: Downtown Grand Rapids Inc via Block by Block

DASH Circulator ridership increased +3% vs. June 2026 / -57% vs. July 2025 / -69% vs. July 2019

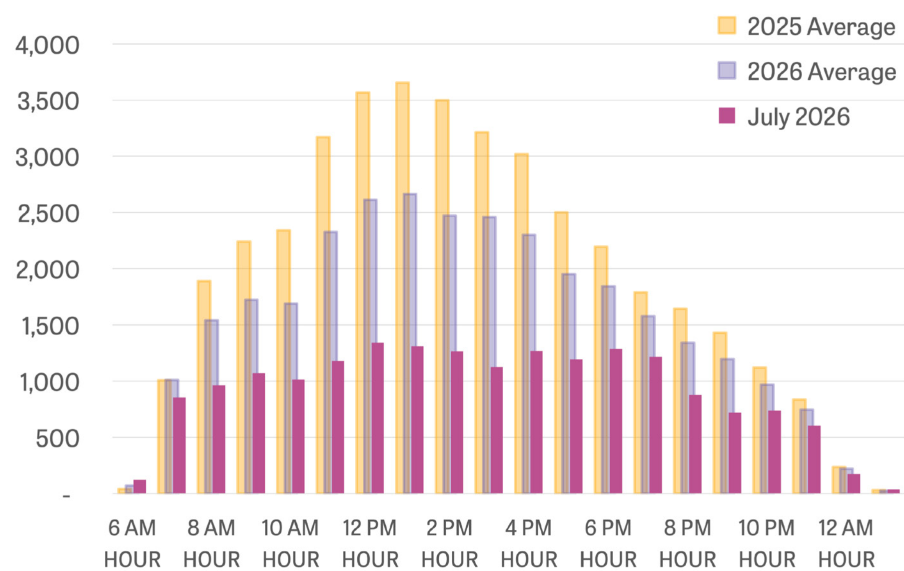
Note: DASH Circulator changed routes, removed Counterclockwise and Work routes on May 4, 2026.



Wednesday average DASH Circulator ridership increased the most:+24% vs. 2025



63% of DASH Circulator ridership occured before 5 PM in July

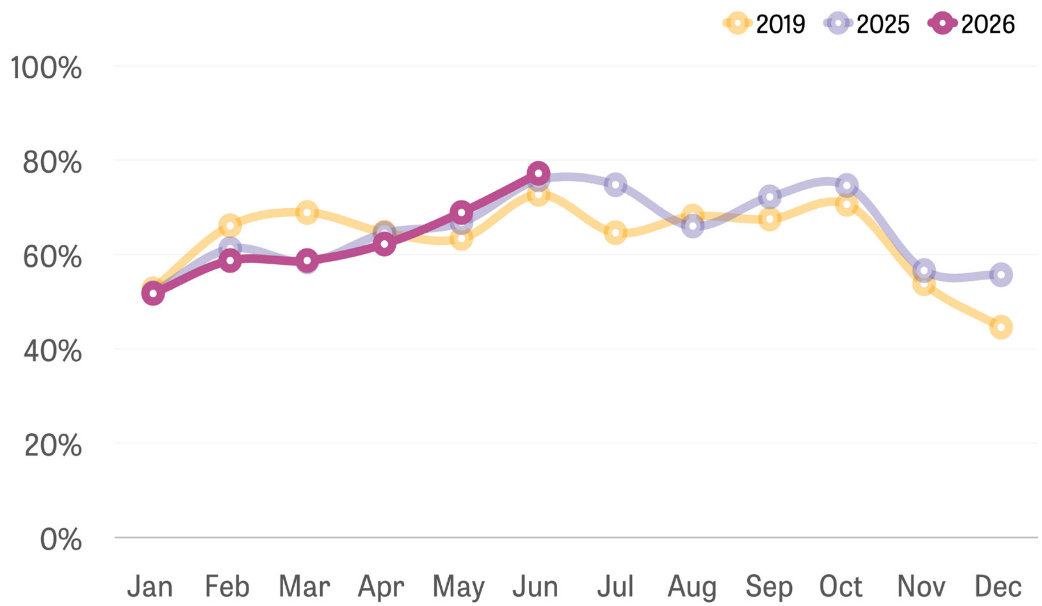


Number of operating days: Jan: 30; Feb: 28; Mar: 31; Apr: 30; May: 30; June: 30

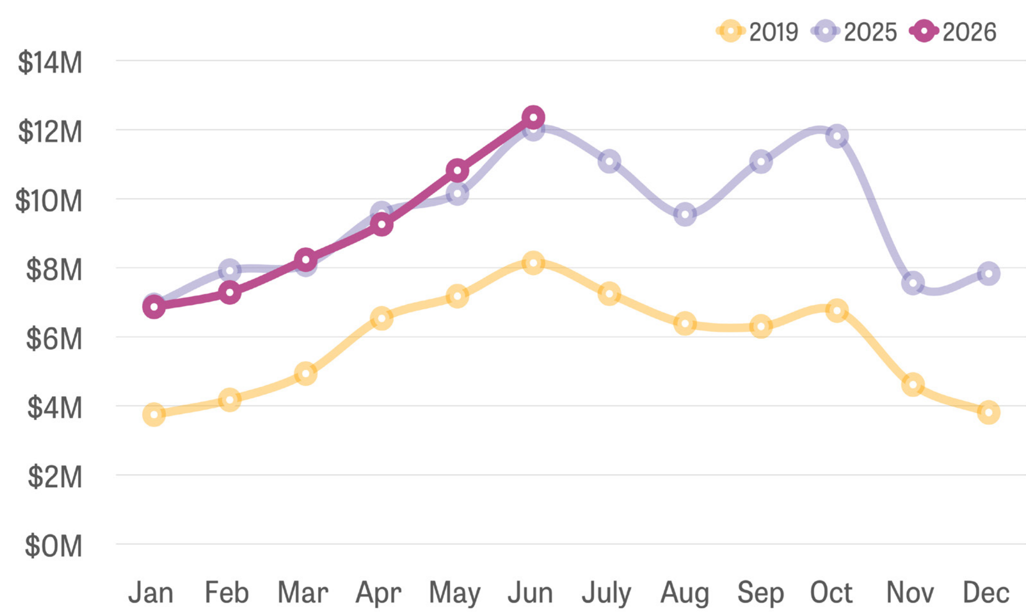
Source: The Rapid interpreted by DGRI

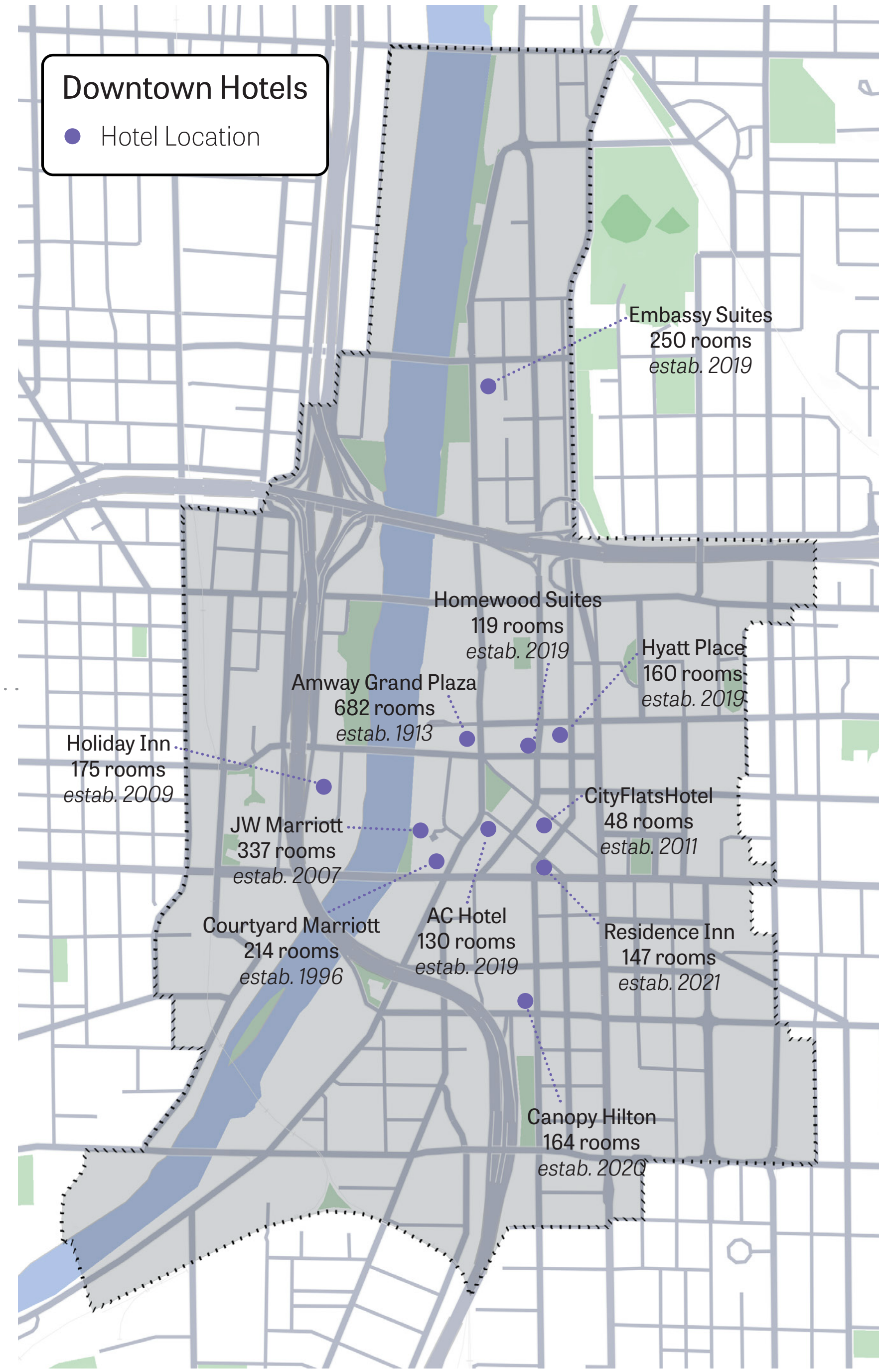
Hotel Occupancy | *Updated June 2026*

Occupancy increased +12% vs. May 2026 / +2% vs. June 2025 / +6% vs. June 2019



Revenue increased +14% vs. May 2026 / +3% vs. June 2025 / +52% vs. June 2019

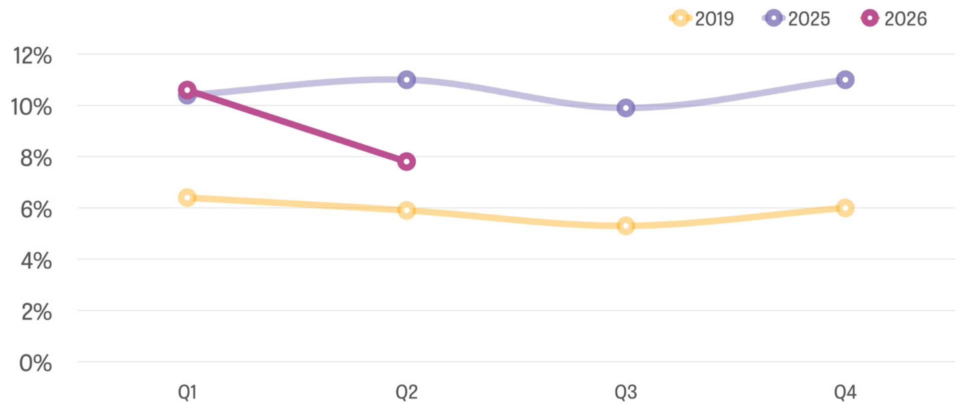




Source: CoStar Analytics interpreted by DGRI

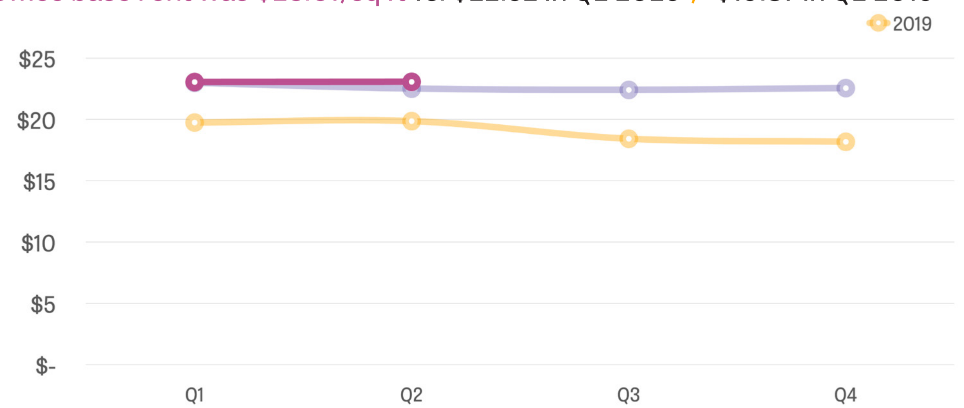
Source: Downtown Grand Rapids Inc

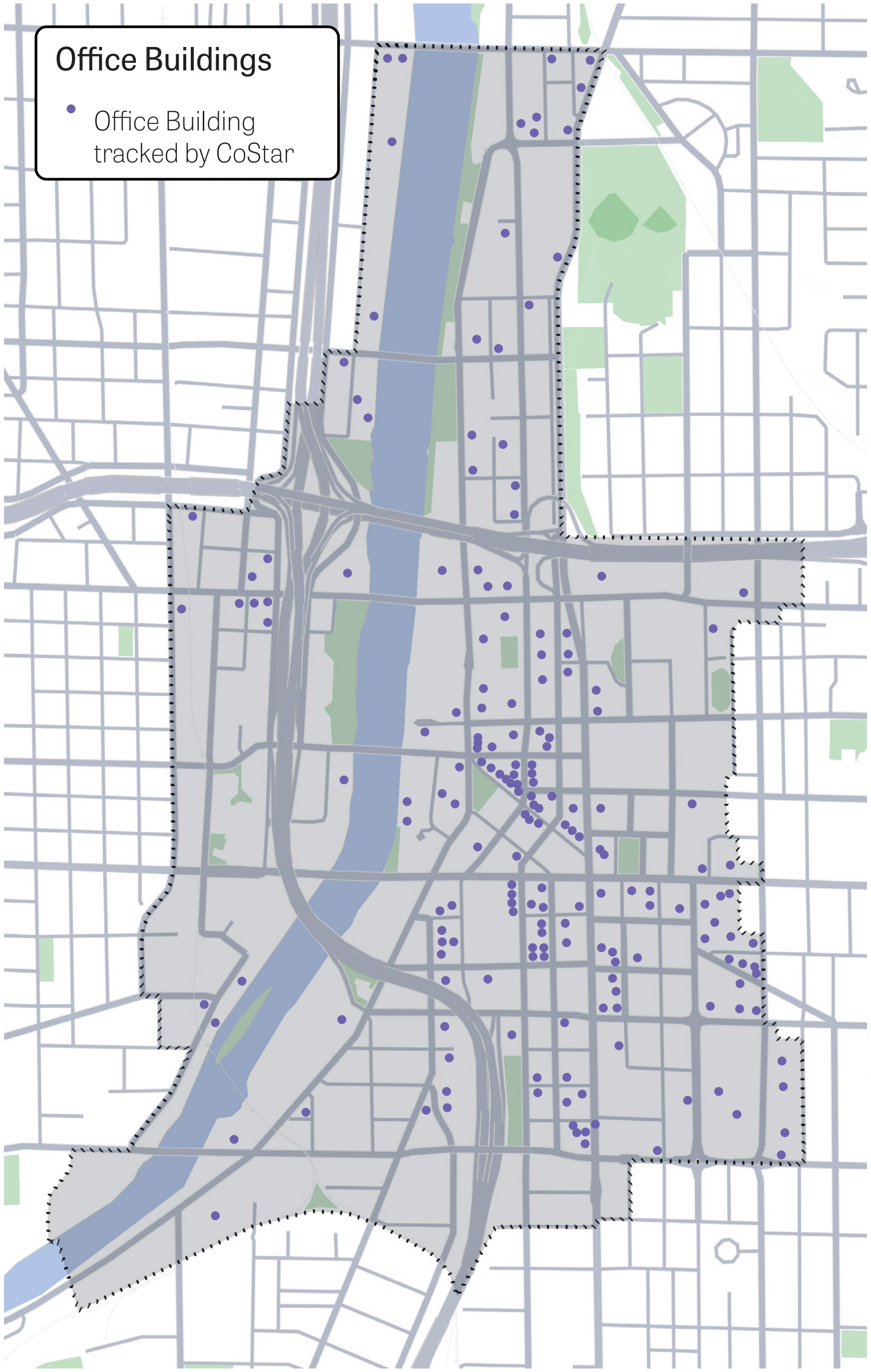
Office vacancy was 7.8% vs. 11% in Q2 2025 / 5.9% in Q2 2019



Office vacancy for Class A buildings was +30% vs. the average vacancy[1]

Office base rent was $23.07/sq ft vs. $22.52 in Q2 2025 / $19.87 in Q2 2019



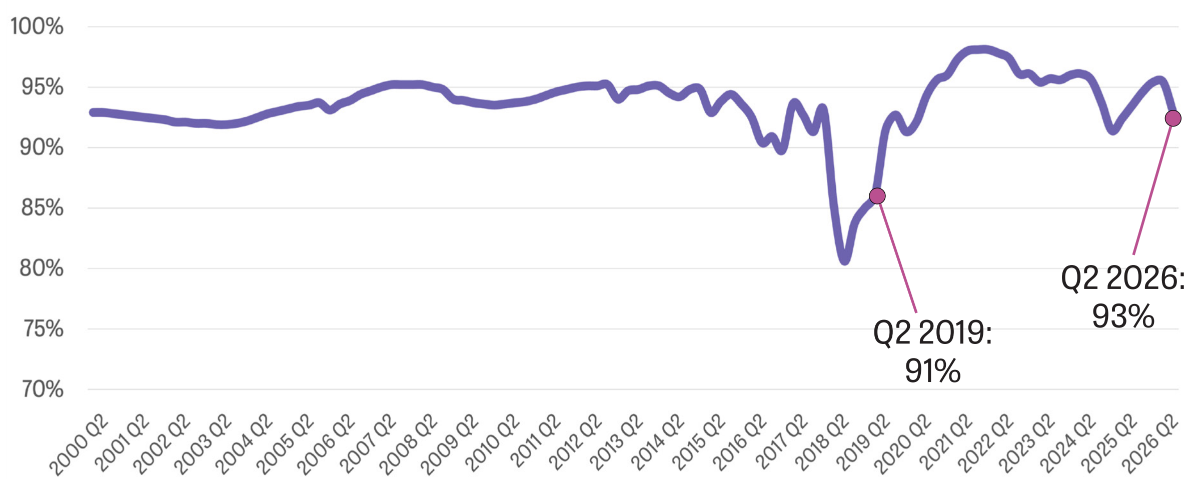


1 - Overall vacancy average is weighted while per class is the true average of each rate

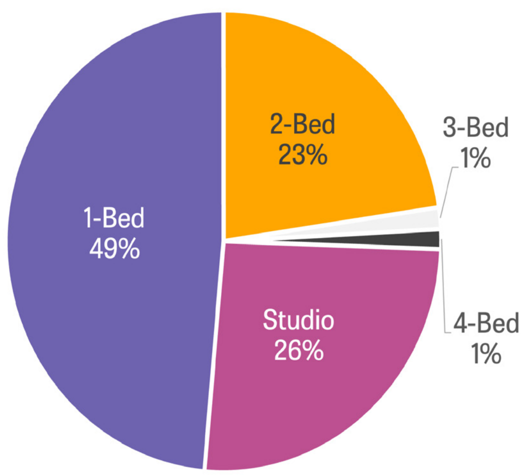
Source: CoStar Analytics interpreted by DGRI

Housing occupancy decreased -3% vs. Q1 2026 / -1% vs. Q2 2025 / +2% vs. Q2 2019

y-axis truncated to highlight year-over-year changes

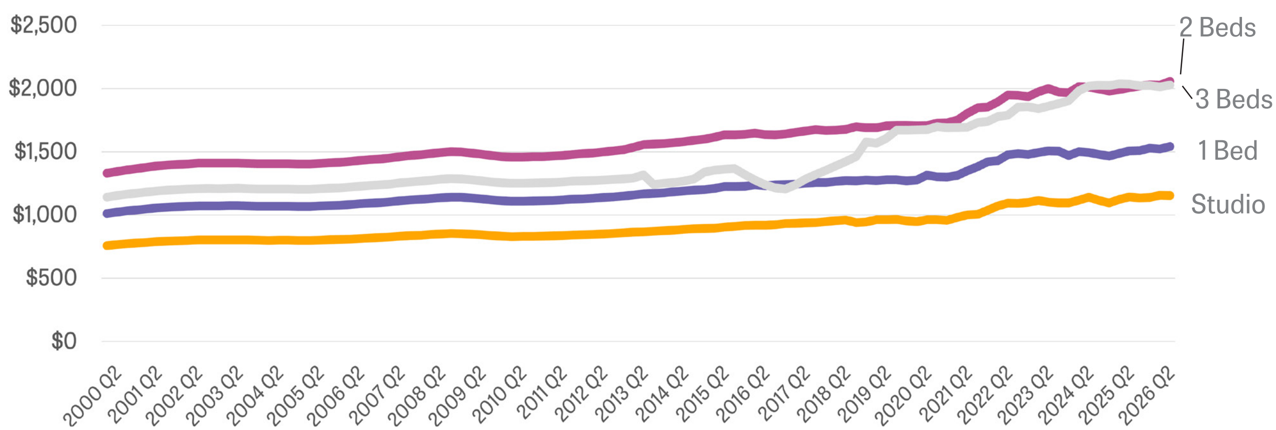


Distribution of Units by # of Rooms

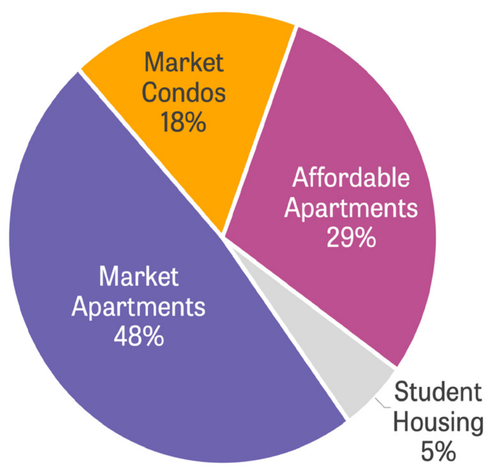


There are **129** units currently under construction and **1,898** in the planning & development pipeline

Average asking rent per unit increased +1% vs. Q1 2026 / +1% vs. Q2 2025 / +21% vs. Q2 2019



Distribution of Units by Rate Type



Source: CoStar Analytics interpreted by DGRI

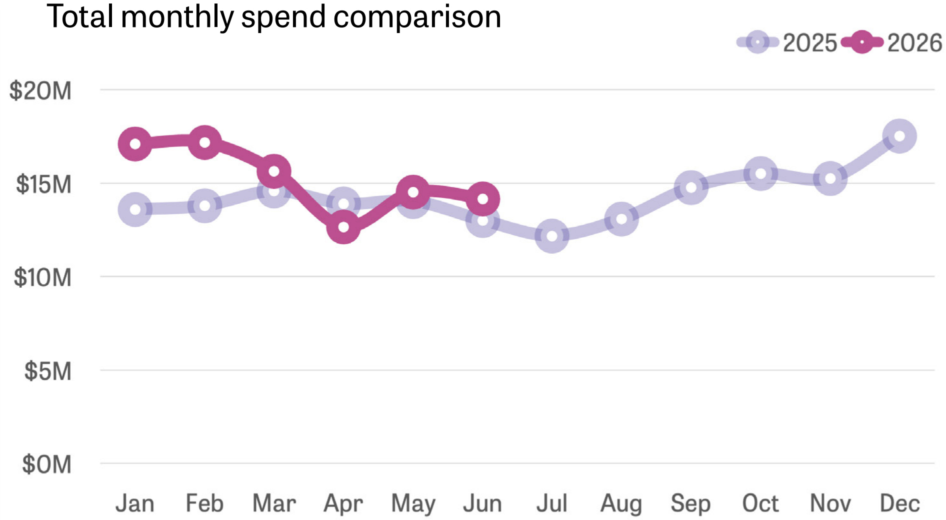
Source: Downtown Grand Rapids Inc

Total spend was approximately $14,998,079 vs. $14,974,900 in May 2026 / $13,161,289 in June 2025

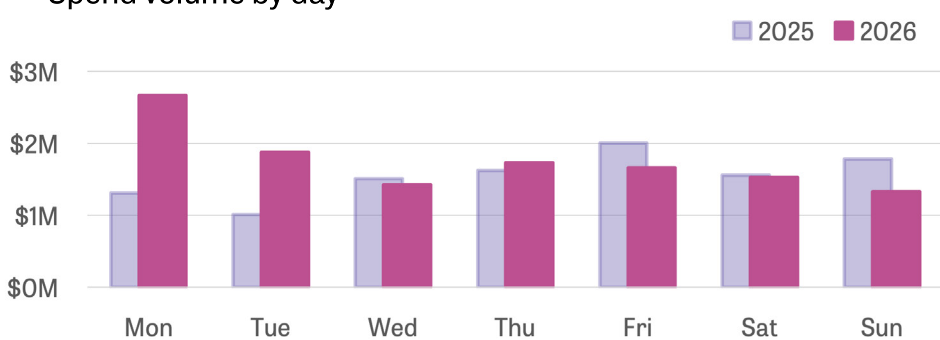
Avg. transaction size was $79.49 vs. $74.00 in May 2026 / $60.66 in June 2025

Spending was 18% local (origin 0-5 miles) vs. 82% visitor (origin 5+ miles)

Total monthly spend comparison



Spend volume by day

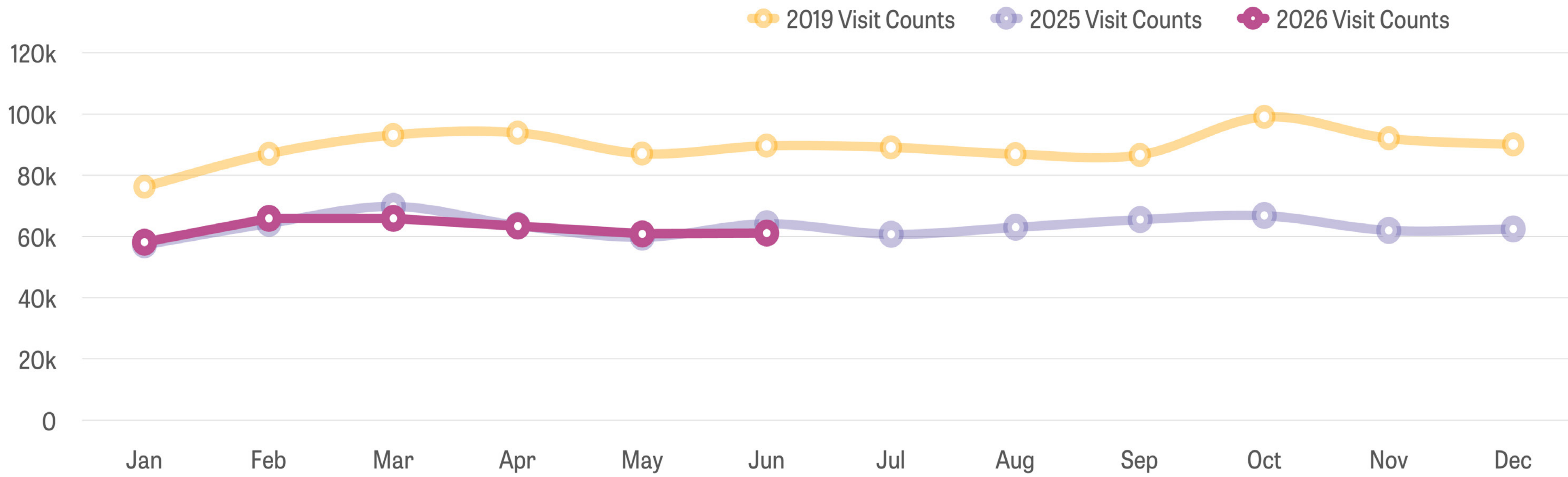


Spending by Category	Share of Spend	Avg. Spend
Dining and Nightlife	31%	$73.74
Accommodations	29%	$529.81
Others	17%	$390.07
Fast Food Restaurants	12%	$65.45
Leisure, Rec. and Entertainment	4%	$99.85
Clothing and Accessories	2%	$48.17
Specialty Retail	2%	$27.05
Personal Care and Services	2%	$88.19
Transportation	1%	$23.51
Grocery and Dept Stores	0.2%	$20.10

Spending by Origin Zip Code (Top 10)	Share of Spend	Avg. Spend
Grand Rapids, MI	36%	$184.32
Holland, MI	6%	$150.66
Wyoming, MI	5%	$180.72
Lowell, MI	4%	$359.29
Hudsonville, MI	3%	$146.47
Grandville, MI	3%	$184.81
Ada, MI	2%	$277.88
Rockford, MI	2%	$61.66
Kalamazoo, MI	3%	$120.68
Allendale, MI	2%	$167.13

Total spending: 83% in-state vs. 17% out-of-state

Daily average visit counts increased +0.4% vs. May 2026 / -5% vs. June 2025 / -32% vs. June 2019*

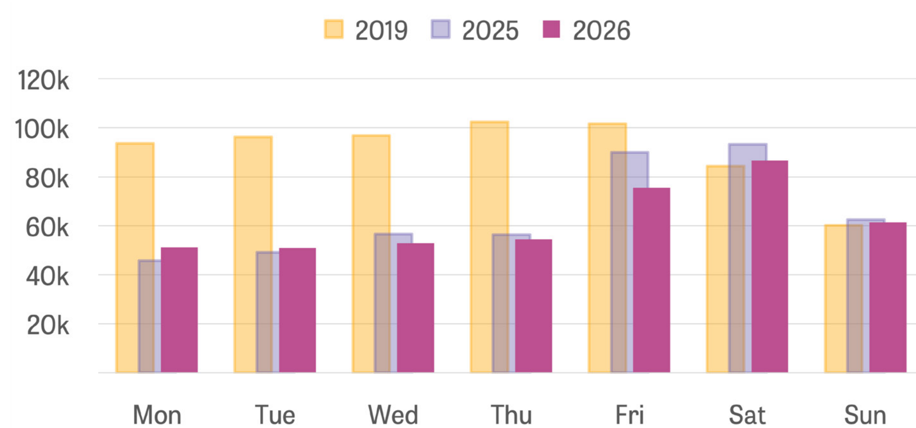


96% of visits are repeat visits in 2026 to date vs. 96% in 2025 / 95% in 2019.

6.6% of visits are out-of-state visits in 2026 to date vs. 6.6% in 2025 / 6.5% in 2019.

9.1% of visitor days are overnight trips in 2026 to date vs. 9% in 2025 / 8.4% in 2019.

Average daily weekday activity decreased -4% vs. June 2025 / -42% vs. June 2019



** June 2026 numbers are still under revision. Check back monthly for updated data.*
May Update: Daily average visit counts decreased -0.3% in May 2026 vs. Apr 2026 / +2% vs. May 2025 / -30% vs. May 2019

Source: Datafy interpreted by DGRI