AGENDA

DOWNTOWN
DEVELOPMENT
AUTHORITY

DDA

Board Members:

Luis Avila • Mayor Rosalynn Bliss • Kayem Dunn • Jermale Eddie • Greg McNeilly • Jen Schottke • Diana Sieger • Jim Talen
Rick Winn

Wednesday, July 13, 2022
8:00 a.m. Meeting
29 Pearl Street NW

1.	Call to Order		
2.	Approve Meeting Minutes from June 8, 2022 (8:01) (enclosure)	Motion	Winn
3.	Westside Futsal Courts (8:05) (enclosure)	Motion	Mathein
4.	World of Winter Re-Cap and FY23 Funding Authorization (8:15) (enclosure)	Motion	Van Driel
5.	City Water Quality Monitoring Update (8:30)	Info	Staal
6.	DDA and TIF Plan Amendment (8:40)	Info	Kelly
7.	Executive Director Report (8:50)	Info	Kelly
8.	Public Comment (8:55)		
9.	Closed Session to Discuss a Privileged Legal Opinion Pursuant to MCL 15.269(h) (9:00)	Info	Board
10.	Adjournment (9:30)		

DOWNTOWN
GRAND RAPIDS INC.

UNAPPROVED MINUTES

MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY

June 08, 2022

1. Call to Order – This meeting was called to order at 8:02 a.m. by Chair Rick Winn.

   Attendance

   Members Present: Diana Sieger, Kayem Dunn, Jen Schottke, Jim Talen, Rick Winn, Mayor Rosalynn Bliss, Jermale Eddie and Greg McNeilly

   Members Absent: Luis Avila

   Others Present: Rich App (GR Chamber), Kyle Monk (Nonla Burger), Michael Hyacinthe (Wimmee TV), Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Mandy McDaniel (Recording Secretary), Mark Miller, Bill Kirk, Kim Van Driel, Marion Bonneaux, Kendsie Channing, Melvin Eledge, Katie Moore, Andy Guy (DGRI Staff).

2. Approve Meeting Minutes from May 30, 2022
   Motion: Ms. Dunn, supported by Mr. Talen, moved approval of the May 30, 2022, Meeting Minutes as presented. Motion carried unanimously.

3. Accept May 30, 2022, Financials
   Motion: Mr. Talen, supported by Ms. Dunn*, motioned to accept Statement D: May 30, 2022, Expenditures. Motion carried unanimously.*

4. DGRI Service Agreement
   Tim Kelly presented a request to extend the service agreement between the DDA and DGRI. The initial agreement began in September 2013 to help improve the operational efficiencies for downtown organizations (DDA, TIFA, DID). The initial term of the Agreement was extended in May 2015 and again in February 2019. Given the success of the organizational relationship to date, it is suggested the term be renewed for an additional three years commencing July 1, 2022, through June 30, 2025, with no changes from original agreement.

   Motion: Mr. McNeilly, supported by Ms. Dunn, motioned to approve the attached resolution, and authorized the DDA Board Chair to execute the attached services agreement addendum on behalf of the DDA. Motion carried unanimously.

5. Retail Retention

Tim Kelly stated retail has been a key priority for DGRI and for our downtown community. DGRI partnered with the City of Grand Rapids and Chamber to initiate a Retail Retention and Attraction Initiative. Today's request is to change the term of the contract to coordinate with the partners fiscal year (July 1st – June 30th), and to allocate funding for FY2023 and FY2024.

Motion: Ms. Sieger, supported by Mr. Talen, motioned to approve allocation of funding not to exceed $52,500 in fiscal year 2023 and $55,000 in fiscal year 2024 for a total amount not to exceed $107,500 for the Retail Retention and Attraction Initiative. Motion carried unanimously.

6. Retail Grant - Wimage

Rich App presented a retail grant request for Wimage TV,a children's entertainment company centered around the character Wimee. It was established in 2016 by Michael Hyacinthe. The company started with workshops and school visits and has now grown into a multi-media organization with a show on PBS that reaches 8 million homes, books centered around the Wimee character and into an online retail presence with Wimee branded toys, clothes and books. The retail store aligns with GR Forward Masterplan by offering a unique soft good storefront in the downtown area. Michael Hyacinthe, owner, stated the funds will help grow Wimage TV franchise and make Grand Rapids home of Wimee.

Mayor Bliss expressed her support and asked for an opening date. Michael Hyacinthe stated the location is already in use and the official retail opening date is July 1st.

Motion: Ms. Sieger, supported by Mayor Bliss motioned to authorize the Executive Director to execute a contract, for an amount not to exceed $ $18,448.17, for a Retail Innovation Grant to support the opening WIMAGE at 125 Ottawa Ave Suite 150. Motion carried unanimously.

7. Liquor License

Rich App introduced Nonla Burger, which originated in Kalamazoo, Michigan in 2017 and with great success opened a second location. It is now looking to expand to the Grand Rapids area on Bridge Street next to Condado. Kyle Monk, owner, stated Nonla Burger is a family-owned restaurant operating for the last 5 years in southwest Michigan. The restaurant is known for its hamburgers with a Vietnamese twist. The space will be family-friendly and will offer fast-casual dining.

Motion: Ms. Schottke, supported by Mayor Bliss, motioned to approve the resolution supporting issuance of a Downtown Development District liquor license for Nonla Burger LLC at 449 Bridge Street NW. Motion carried unanimously.

8. Pedestrian Safety Improvements

Mark Miller presented a series of pedestrian safety enhancements which were introduced earlier this year as info items. The City recently received bids for five pedestrian crossing enhancements in Downtown and is seeking investment support from the DDA for implementation. Mr. Miller reviewed the 5 locations and the improvements for each crossing. The following locations will receive a Rapid Flashing Beacon (RFB), Lafayette at Mary Free Bed, South Division Avenue and McConnell Street, and Monroe Avenue and Campau Avenue. Cherry Street and Ottawa Avenue intersection will receive

an RFB and new crosswalk. The location on Monroe Avenue between City Hall and the Convention Center includes consolidation of two existing crosswalks, the installation of a raised center median, and the installation of a pedestrian hybrid beacon (PHB) on a mast arm over Monroe. The total project cost for all five enhancements is $ 725,952.00 with the requested DDA share not to exceed $407,172.

Mr. Eddie asked if the RFBs will have solar panels. Mr. Miller stated some will include solar panels, but it is dependent upon location and how much sunlight is received.

Motion: Mr. McNeilly, supported by Mayor Bliss motioned to authorize funding, in an amount not to exceed $407,172 to install five enhanced crosswalks at Lafayette at Mary Free Bed, South Division Avenue and McConnell Street, Monroe Avenue and Campau Avenue, Cherry Street and Ottawa Avenue, and on Monroe Avenue. Motion carried unanimously.

9. Wayfinding

Melvin Eledge presented two requests regarding Wayfinding. The 1st request is to enter a contract with L+H Companies for an amount not to exceed $35,764 for the implementation phase. After reviewing the responses to the RFQ released in May, L+H Companies was selected as the preferred fabricator for this phase of the project. This contractor proposed a progressive timeline to have all signs fabricated and installed by end of September. The individual property managers will install their own signage.

Motion: Ms. Sieger, supported by Ms. Dunn, motioned to authorize the Executive Director to enter into a contract with L+H Companies for an amount not to exceed $35,764 for implementation of the Skywalk portion (Phase A) of the Downtown Wayfinding project. Motion carried unanimously.

Mr. Eledge stated several months ago Progressive AE developed the wayfinding implementation plan to be completed in 6 phases (A-F). Due to internal work at Mobile GR, they have requested to have the parking signage (Phase E) moved up on the timeline. This will start the process to implement parking signage to match the wayfinding signage. Additional design work will be required, which will be paid for by Mobile GR requiring no additional funding from the DDA. However, as the contract holder, the DDA must agree to this amendment to allow for the additional work to proceed. Today's 2nd request is to expand the task force scope of work to include the design work which will be reimbursed to the DDA from Mobile GR.

Motion: Ms. Dunn, supported by Mr. Eddie, motioned to authorize an amendment to increase the total contract by an amount not to exceed $43,245 to complete design for new parking structure wayfinding to be paid for by Mobile GR. Motion carried unanimously.

10. FY23 Funding Authorization for Downtown Plantings

Melvin Eledge stated historically we have contracted with MiCandy, a local greenhouse based in Hudsonville, for Downtown plantings. Traditionally the contract is held by Block by Block, however, this year we have moved the funds to have a singular contract with MiCandy. This proposal covers all existing planting services Downtown and will also encompass additional plantings and services previously requested as part of placemaking efforts outside of the original scope of work. The total cost of the services is $159,000 with the DDA share not to exceed $46,385 with the DID paying the

remaining portion of the scope of work. Mr. McNeilly asked for the duration of the contract. Mr. Eledge stated the scope of work is for the full year with 4 season plantings.

Motion: Ms. Dunn, supported by Ms. Sieger, motioned to authorize DDA funding for an amount not to exceed $46,385.00 for Flower Planting and Beautification contractual services in FY23. Motion carried unanimously.

11. Holiday Décor

Kim Van Driel stated last year the board approved a lighting expansion for Bridge Street and Monroe North, updated décor and all new lighting at Rosa Parks. Today's request is an amount not to exceed $48,000 to fund the installation of this year's proposal for all pre-existing lighting and décor with the approved expansion of streets from FY22. The remaining funds would go towards ordering lights and décor for expansion of at least one new area in the downtown for 2023. With the delay in manufacturing, orders must be placed well in advance to be able to procure in time for next year's installation.

Motion: Mr. McNeilly, supported by Mayor Bliss, motioned to approve the expenditure not to exceed $48,000 to Christmas Décor by DeVries for the provision, installation, de-installation, and storage of holiday decorations for FY23. Motion carried unanimously.

12. Executive Report

Tim Kelly introduced new hire Katie Moore, Activation Manager, working with DGRI events team. The tree RFP is live with bids due on June 22nd with hopes to present a request to the board for funding authorization at the July meeting. This week, public meetings are being held around the Hill and River Network initiative. The Grand River Incorporated Board continues to meet and organize around the river corridor and $55 million grant DGRI is to receive from the state of Michigan. Rosa Park Circle is open now with the ribbon cutting planned for the June 17th. Relax at Rosa series begins July 30th and will continue through the summer. Lastly, in regard to the shooting Saturday night, DGRI is working closely with city and stakeholders to take proactive steps to make sure downtown remains safe and welcoming.

Mr. McNeilly asked about the reduction of downtown residents in the vitals report from the 1st of the year to the current month. Ms. Bonneaux stated that some platform updates affected data collection and staff is working with our vendor to remedy the issue.

13. Public Comment

None.

14. Board Member Discussion

Adjournment

The meeting adjourned at 8:47 am.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY

DDA

Agenda Item # 3
July 13, 2022
DDA Meeting

DATE: July 11, 2022

TO: Downtown Development Authority

FROM: Corey Mathein
Project Manager

SUBJECT: Request for Funding Authorization to Build 3 Futsal Courts

DGRI has identified a great opportunity for Downtown residents and avid soccer/futsal players to pilot 3 temporary futsal courts. As more people live and play in Downtown, a greater demand for urban amenities is also a priority. The temporary futsal courts have multiple benefits to both residents and visitors as a community-driven project, that creates a health and recreation space while reactivating an underutilized parking lot in Downtown Grand Rapids. The project also responds to the growing movement and increased demand of futsal and soccer in West Michigan.

The site is located at 250 Seward Avenue NW and is a DDA owned surface parking lot, commonly referred to as area 9. The 3 futsal courts will be in the northern section of the parking lot (refer to attached map). The southern section will remain unaffected and still operate as a parking lot. Mobile GR and Parking Services have confirmed that, the northern section has less utilization as compared to the southern section and the courts would not negatively impact the availability of parking spaces to the public.

The project proposes 3 temporary/pop-up futsal courts, each enclosed with 12ft fencing and double gates for each court. This will prevent soccer balls from entering Seward Avenue and the adjacent parking lot, thus limiting potential car and/or pedestrian conflicts. The plan has been approved by the Grand Rapids Traffic Safety Department and also has an approved LUDs permit from the City. Each futsal court playing area is 90ft by 50ft with an additional 5 ft fence surrounding each playing area to help separate the courts and the spectator area. This fence will help with the safety of the public from stray balls and help with the flow of the game with reduced stopping to retrieve the ball. DGRI will maintain the futsal courts, similar to the way that the 555 lot and pop-up skate park are maintained.

The courts will be open 24/7/365 to the public with periodic tournaments/day events to be organized by DGRI. DGRI will also be in charge of maintenance of the courts and may collaborate with local organizations such as Soccer Rebellion for future event organization and promotion.

As proposed, the project is a pilot and will provide learning opportunities for a future permanent installation. Among the benefits of completing a temporary installation is the opportunity to gather community input and feedback that can inform future improvements, or construction of more permanent facilities.

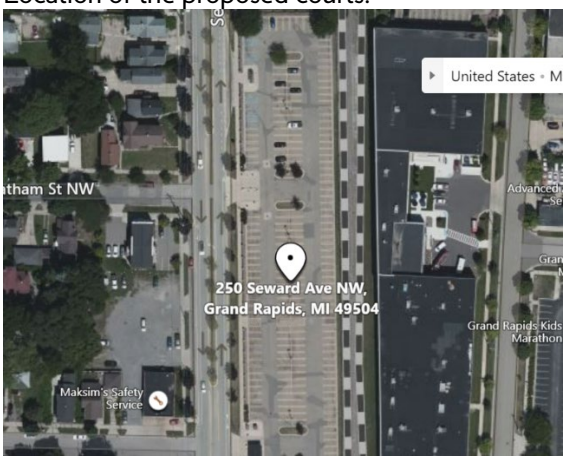
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GRAND RAPIDS INC.

The project scope consists of installation of the previously referenced fencing (which will be black chain-link fence) and removal of existing asphalt and installation of new asphalt (at the court locations) to create a smoother, more usable surface. The new pavement will be marked with appropriate lines for futsal play. Goal nets, seating, trash, and portable restrooms will also be provided at the futsal courts. After the courts are completed, DGRI intends to collaborate with local artists to paint murals to showcase the soccer and futsal culture that is embraced by the world.

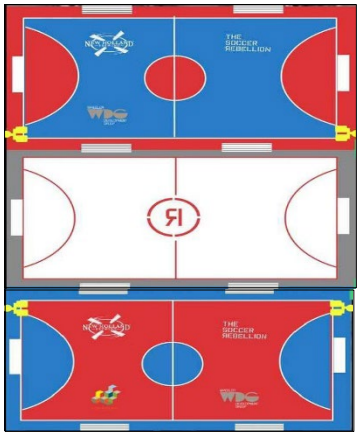
DGRI has worked with the Wheeler Development Group to solicit bids for the project and to act as a construction manager for the project. Bids were received on July 1 with an overall cost of $296,345.07 for asphalt removal and resurfacing, fencing, mobilization and soil erosion control. DGRI is recommending allocating additional investment for goal nets seating, trash cans, temporary restrooms, court striping, a future mural, operational budget and a construction contingency for an additional amount of $40,700, bringing the overall request to a total of $337,000. This project is included in the FY23 budget under Goal 5, Public Realm Improvements (LTI).

Recommendation: Authorize funding in an amount not to exceed $337,000 for pop-up futsal courts at Seward Avenue.

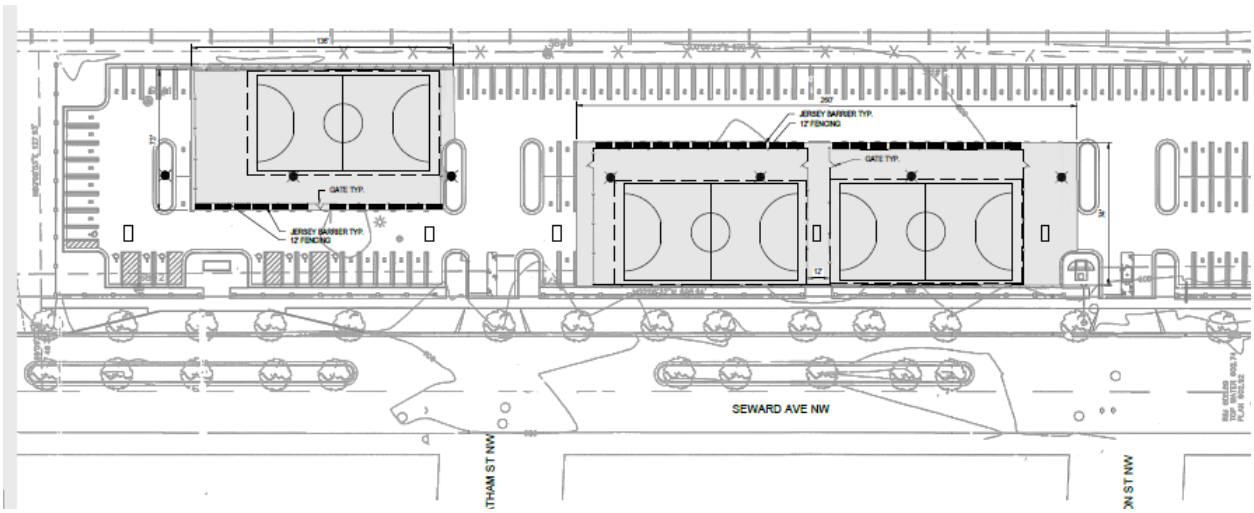
Location of the proposed courts:



Design colors for the courts:



Proposed Court Layouts:


JERSEY BARRIER TYP.
12' FENCING
GATE TYP.
GATE TYP.
JERSEY BARRIER TYP.
12' FENCING
SEWARD AVE NW

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY

DDA

Agenda Item #04
July 13, 2022
DDA Meeting

DATE: July 11, 2022

TO: Downtown Development Authority

FROM: Kimberly VanDriel, Director of Public Space Management

SUBJECT: World of Winter Art Activation Funding Authorization

Goal 5 of GR Forward advocates for public space activation during the winter months. Events are an important way of encouraging foot traffic in Downtown with a range of initiatives for festive winter programming and activities. Best practices around the world emphasize illumination and color during the darkest months of the year, an innovative strategy that does not need to rely on snowy weather forecasts for activities.

For the last two years, DGRI was able to bring in over 400,000 attendees to Downtown during the World of Winter Festival. For this effort, we were awarded the International Downtown Association (IDA) Pinnacle Award in 2021. During last year's event, DGRI hosted 77 events, 37 art installations, 100+ ice sculptures, supported 39 grants, and teamed up with over 80+ organizations all for 60 days of activation. With the continued success of this event, the Citizen Alliance has prioritized this program again for FY 23.

In April of 2022 a worldwide RFP was issued seeking winter art installations to be hosted here in Grand Rapids utilizing effects of lighting. With over 67 submissions received, Citizen Alliance members and River Activation Committee Members were able to vote on what submissions they would like to bring to Grand Rapids for the upcoming festival. After voting and careful deliberation, we are recommending six traveling international interactive art installations. These installations include a range of their own unique opportunities for interaction, programming, and activities that will help rejuvenate Downtown during this winter season.

In addition to these six traveling installations the DGRI team will curate, purchase and program additional works for the festival. We will also continue to work with local event planners, placemakers, artists, and programmers to create more public art through curated programming and our grant program as done in the past.

If approved, each installation will be placed in various locations within the Downtown footprint during the two-month period during January 6 through March 5, 2023. Additional programming, partnerships, and winter activities will take place throughout Downtown as part of the annual World of Winter festival.

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The total request for the six installations is for an amount not to exceed $250,000 that would cover rental fees, insurance, equipment, and logistics. This amount equals the budgeted amount in the approved DDA NTI FY23 budget and is included as part of the Public Space Activation line item.

Recommendation: Approve expenditures not to exceed $250,000 to support six winter art installations for World of Winter 2023.



DOWNTOWN GRAND RAPIDS
WORLD OF WINTER 2023
INTERNATIONAL ART INSTALLATIONS

PROJECT SUMMARY

Our goal is to remind our citizens that we are a 4-season city. In an effort to activate the downtown during the cooler months of the year, we invest in various initiatives through art, placemaking and events to get people to come downtown and experience all our city has to offer.

Downtown Grand Rapids Inc. (DGRI) sought proposals from qualified vendors on ideas for public space and placemaking art installations for the months of January 6, 2023, through March 5, 2023. We are particularly interested in installations that incorporate light and sound as well as being able to allow citizens to interact with the installations.

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INSTALLATION # 1 – House of Cards
By OGE Group from Israel

https://www.oge-group.com/light/House-of-Cards

Rental: 2 months

House of Cards is a beautiful light art installation that is slick and joyful daytime and turns into a fulminant lightshow at nighttime. It consists of 128 light boxes in the form of playing cards, which in turn (or all at once) appear according to a preconfigured choreography. The ingenious structure has several levels; it looks like a modern church from one side and from the other like a classical structure of building blocks. This light and Sound installation works on several layers and will be literally built up like a city or a large building, layer by layer, until taking the form of a house. The card house also refers to a less tangible but equally important structure in society – a structure that is built by people and their relationships. We may desire to put our own interests first, but at the end of the day, we should expect (or rather, hope) that we all pursue a common goal: the creation of a safe, enjoyable and creative environment. It's a subtle and fragile network. If someone pulls a card from the deck, it's up to the rest of the structure to absorb the blow and remain upright. Every card of House of Cards has a different design. For this we collaborated with over 35 internationally acclaimed street and visual artists from all over the world – creating one big joint art exhibition, carefully curated and crafted.



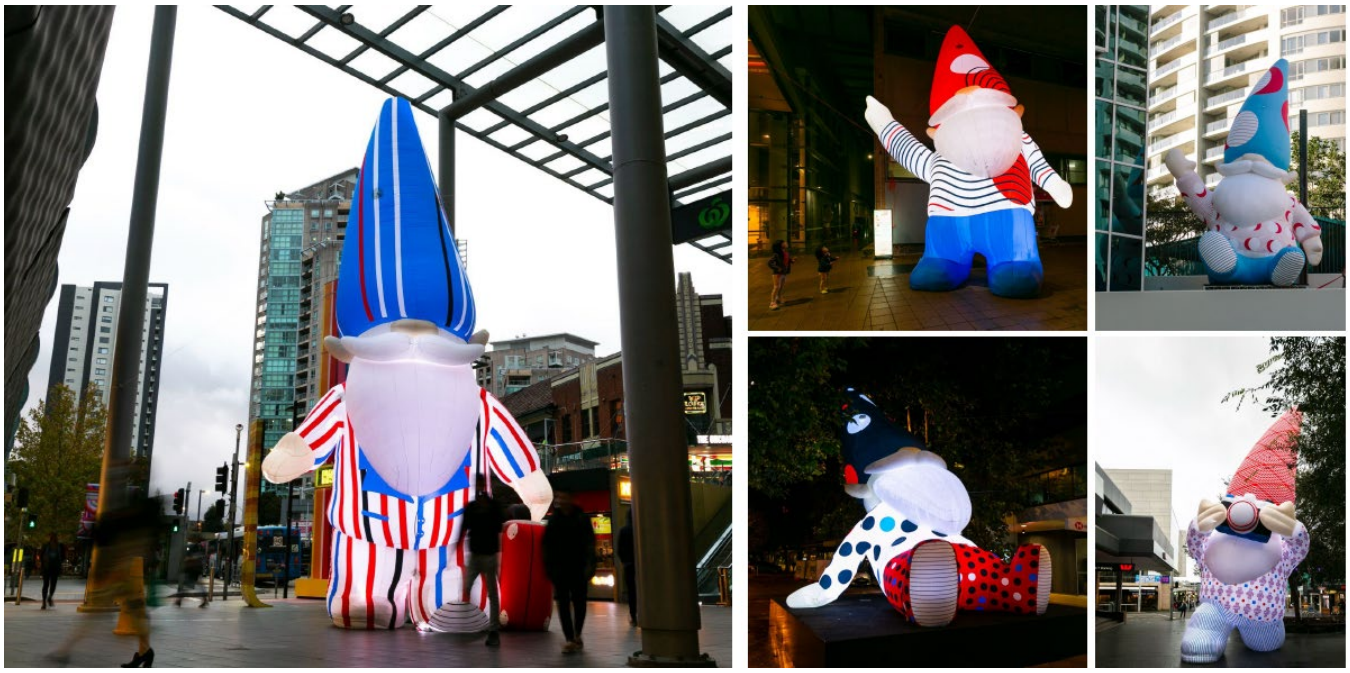
INSTALLATION # 2 – Angels of Freedom
By OGE Group from Israel

https://www.oge-group.com/light/Angels-of-Freedom

Rental: 2 Months

The Angels of Freedom consist of several social sculptures that reveal the inner beauty of every one of us by turning you visually into angels. They animate the visitors to interact and to take photos and selfies with it and to be shared throughout social media. Giant colorful wings with a white halo are inviting the people to come close and to turn into an angel in a few simple steps. The idea of the Angels of Freedom is not so much about turning into an angel, but rather to reveal our inner qualities: We often take the people in our environment for granted, put them in some sort of drawers or categories, and in by doing so, often overlook their qualities and beauty. We are so busy, stressed and or sometimes even mad, so we don't really show our true feelings and love towards others. These pairs of wings are there to remind us, that we are all angels and that everybody is loved and should be loved. Everyone, no matter what age, sex, background, beauty, story in life and so on. Angels can be found in all cultures as symbols of higher beings, or for aspirations, higher moral and to be better, or beyond the daily life. Without being blasphemous, we connect to this notion and aim to show that we are all having these qualities in us. They are there, maybe just hidden or we don't have eyes to see them - it is up to us all to reveal them and to shine together.

OGE Group Costs: $80,000.00



INSTALLATION # 3 – Roaming Gnomes

By Amigo & Amigo from Australia

https://www.amigoandamigo.com/

Rental: 1 month

Roaming Gnoming is a playful activity that involves an individual taking a gnome on a trip and photographing the gnome in front of different landmarks or locations. This wonderful game celebrates international travel and is the inspiration for the artwork. Each gnome has a different personality and theme, inviting the public to go on an adventure around the precinct discovering the location of each gnome.



INSTALLATION # 4 – Affinity
By Amigo & Amigo from Australia
https://iregular.io/work/control-no-control/
Rental: 1 month

Affinity is an immersive interactive light and sound installation inspired by the human brain. Each light globe represented a neuron and connection in the brain. When people touch the light globe the color changes, the more people that interact the further their light travels throughout the sculpture. Affinity features 62 different color combinations and 112 points of interaction.

Amigo & Amigo Costs: $70,000.00



INSTALLATION # 5 – Talking Heads
By Light Art Collection from Netherlands
https://www.lightart-collection.com/light-collection Talking Heads
Rental: 2 months

These two spectacular heads by the Hungarian artist Viktor Vicsek show countless emotions. People use muscles for facial expressions, these Heads through all the possibilities of light. Per head some 4000 individually controllable LEDs provide different facial expressions.



INSTALLATION # 6 – Starry Night
By Light Art Collection from Netherlands

https://www.lightart-collection.com/light-collection/starry-night

Rental: 2 months

The sight of stars makes me dream," wrote Vincent van Gogh (1853-1890). This is how one of his most famous paintings came about: The Starry Night (1889). What in turn inspired the Serbian Ivana Jelic and Pavle Petrovic. We unfortunately don't get to see a starry night much in a city like Amsterdam due to light pollution. The artists present us with a radiant but artificial version of the painting. The cypresses and town in the original painting have been replaced by canal houses and trees; and Van Gogh's brushstrokes by nearly 1,400 illuminated acrylic tubes. Now, we're able to dream as well.

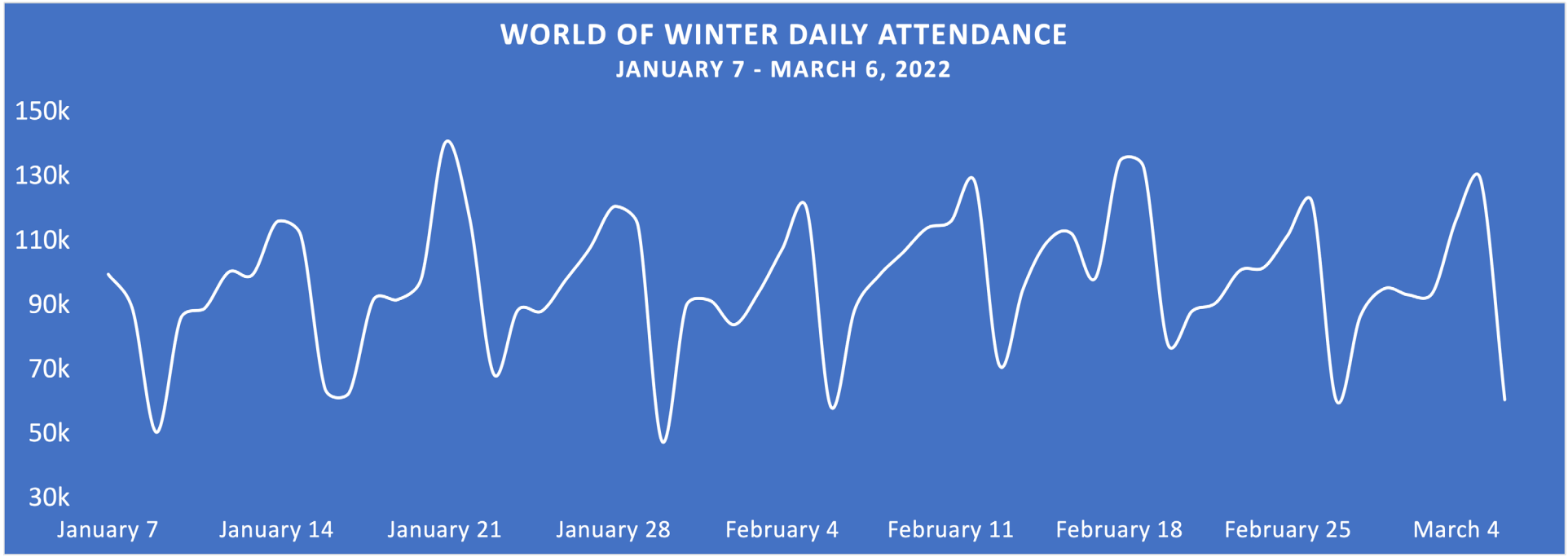
Light Art Collection Costs: $91,500.00

World of Winter 2022



Downtown Visitor Activity Report

Downtown District

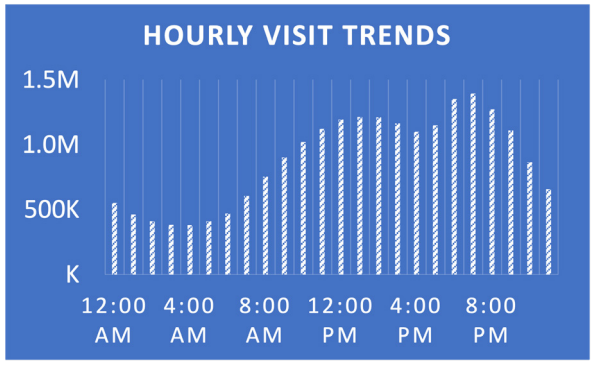


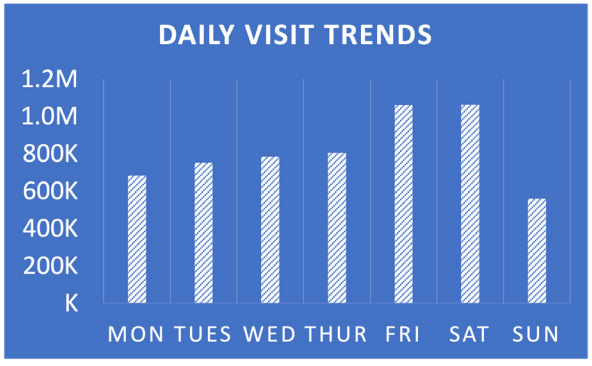
Visitor Counts
4,415,429

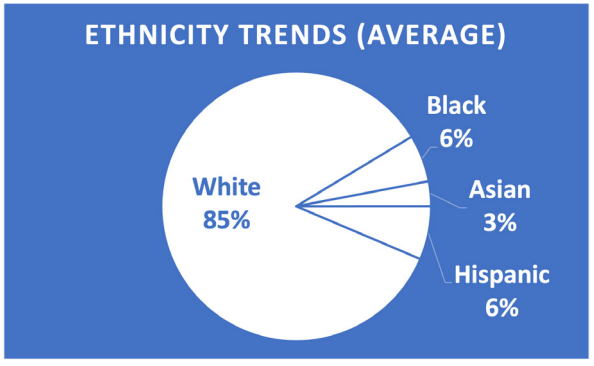
+20%
Busier than same period prior

Average Duration
183 mins

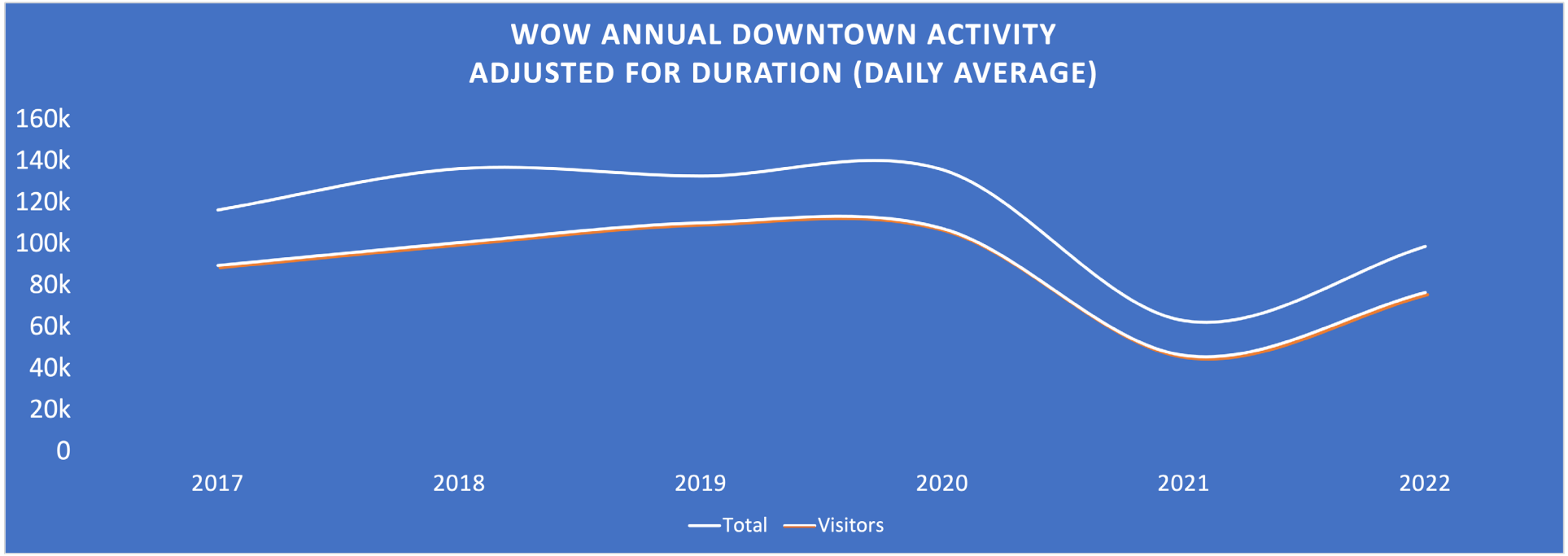
Busiest Day
Friday January 21st





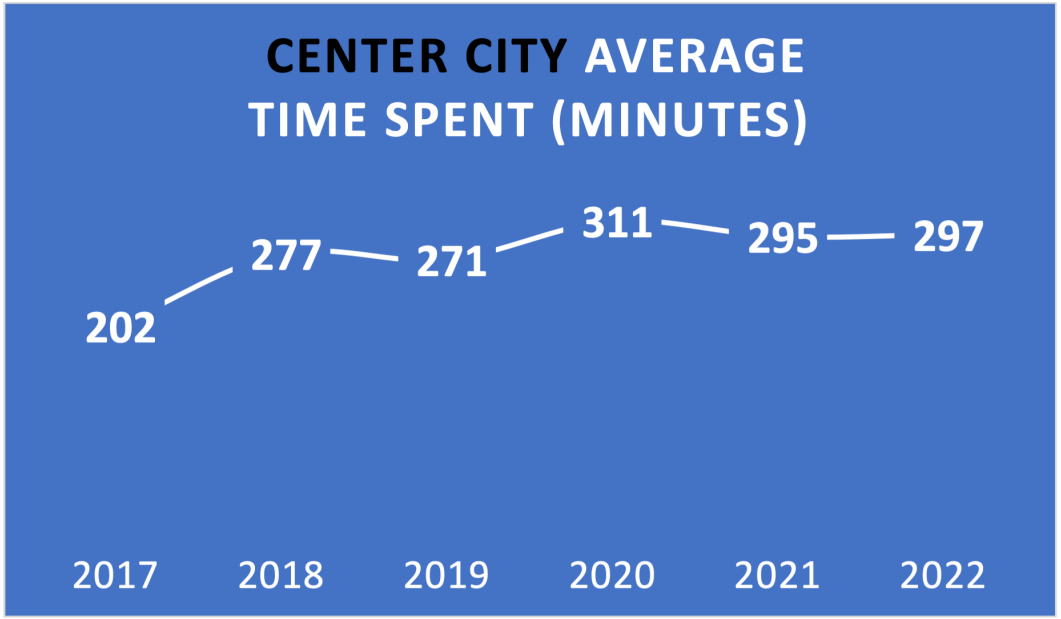


Year over Year Comparison



2022 WoW Compared

vs. 2017	-15%
vs. 2018	-24%
vs. 2019	-31%
vs. 2020	-29%
vs. 2021	66%



Winter's A Drag

January 15 • 4 PM - 8 PM • Calder Plaza

approx. 1,866 counts



Silent Disco

January 29 • 7 PM - 10 PM • 555 Lot

approx. 963 counts



Noodle Fest

February 26 • 12 PM - 5 PM • 6th St Park

approx. 1,499 counts



Last DJ Night

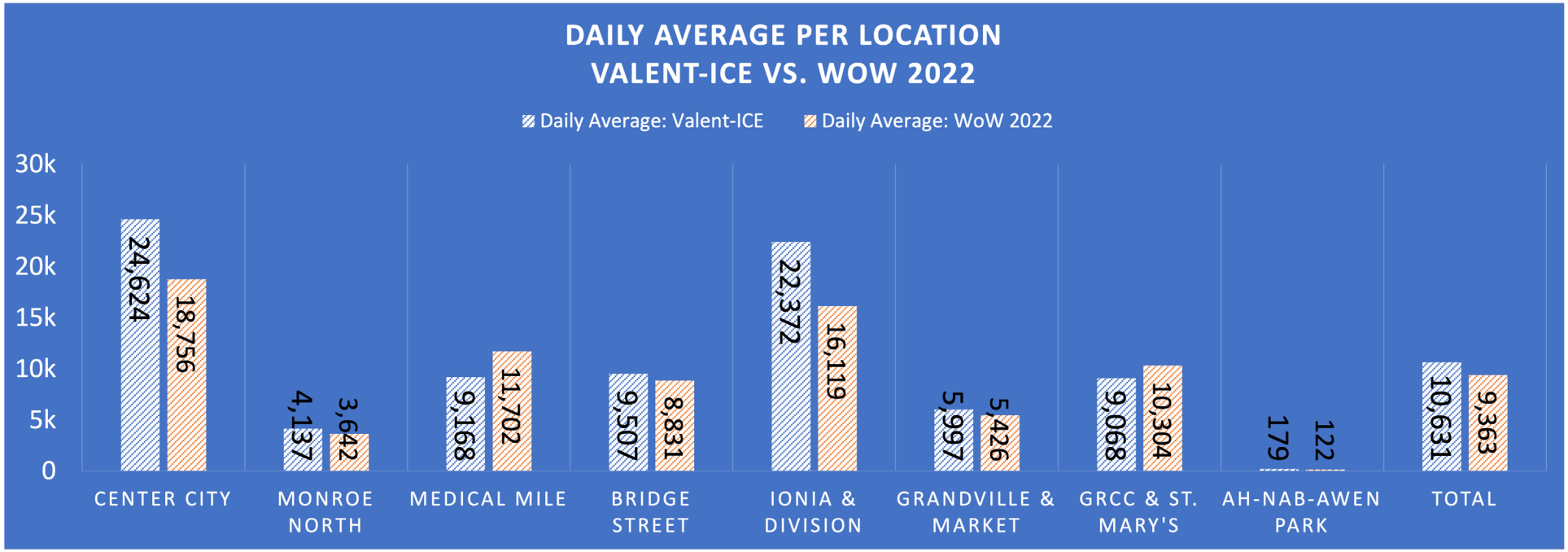
March 5 • 7 PM - 10 PM • 555 Lot

approx. 1,307 counts

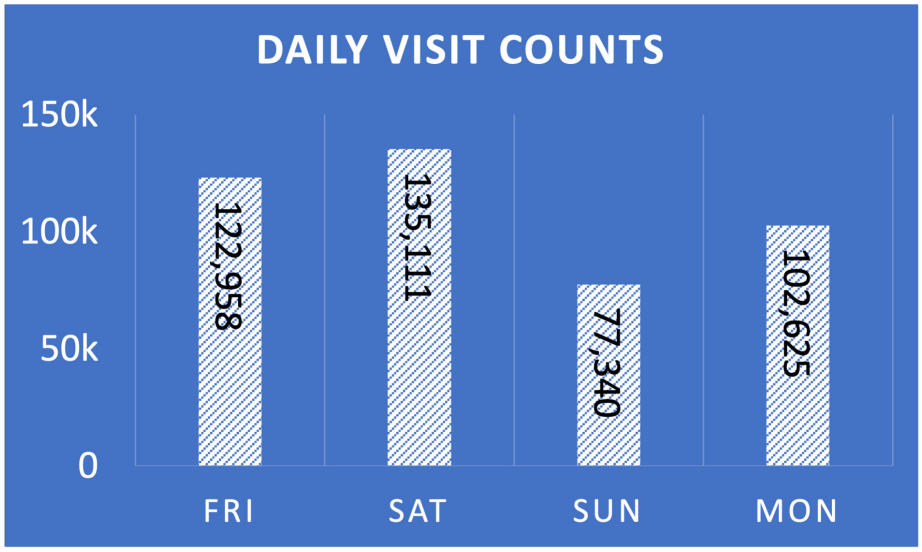


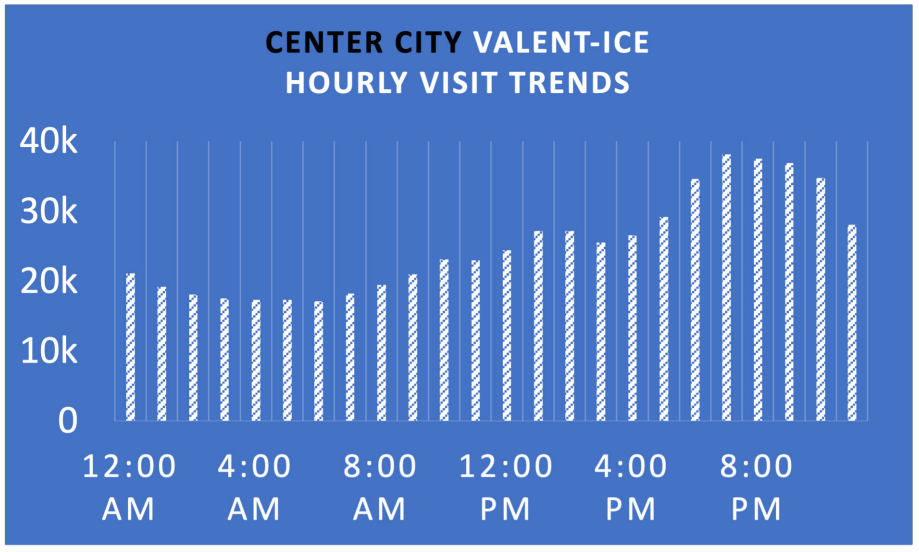
Valent-ICE

February 11 - 14, 2022



+31%	+14%	-22%	+8%	+39%	+11%	-12%	+46%	+14%





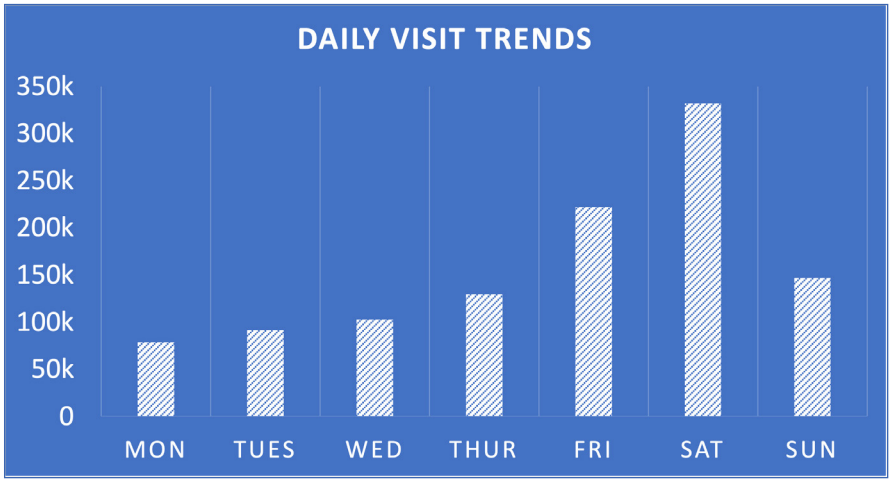
District Breakdown:
Center City

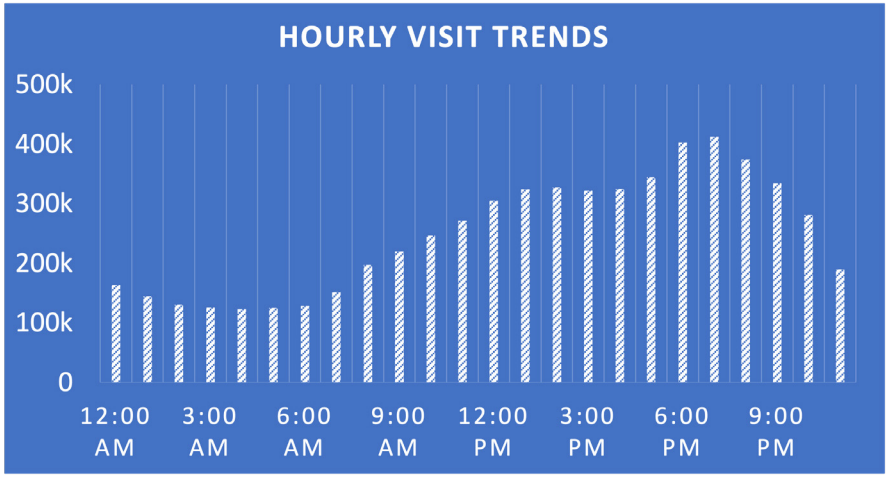
Visitor Counts
1,106,591

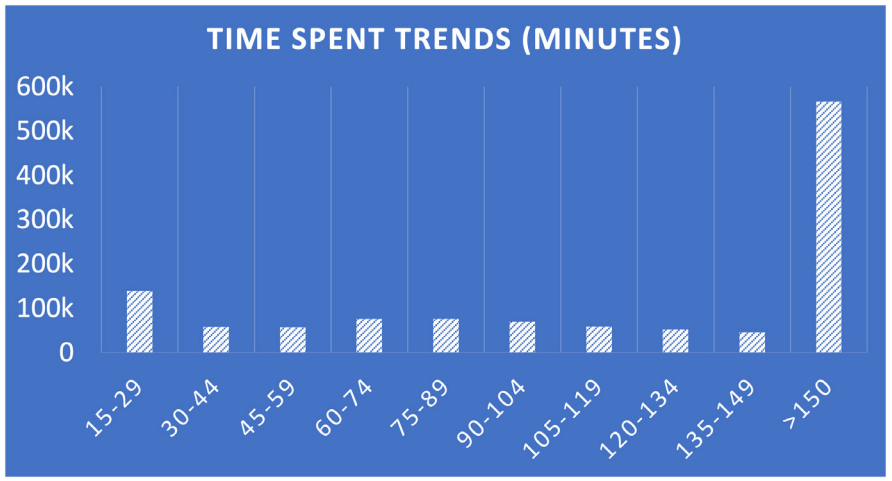
+34%
Busier than same period prior

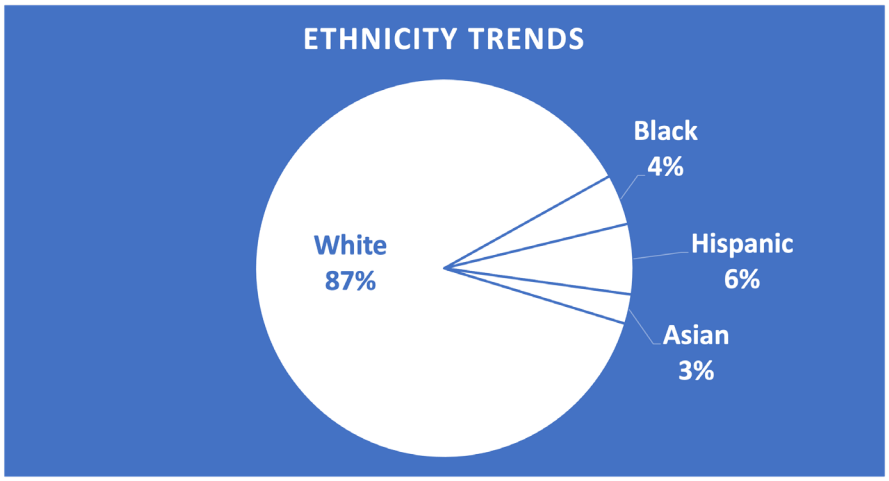
Average Duration
297 mins

Busiest Day
Saturday February 19th









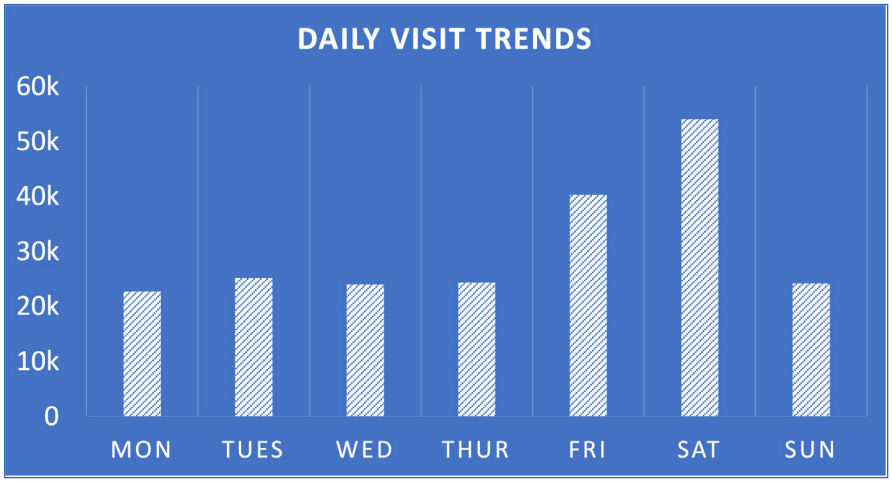
District Breakdown:
Monroe North

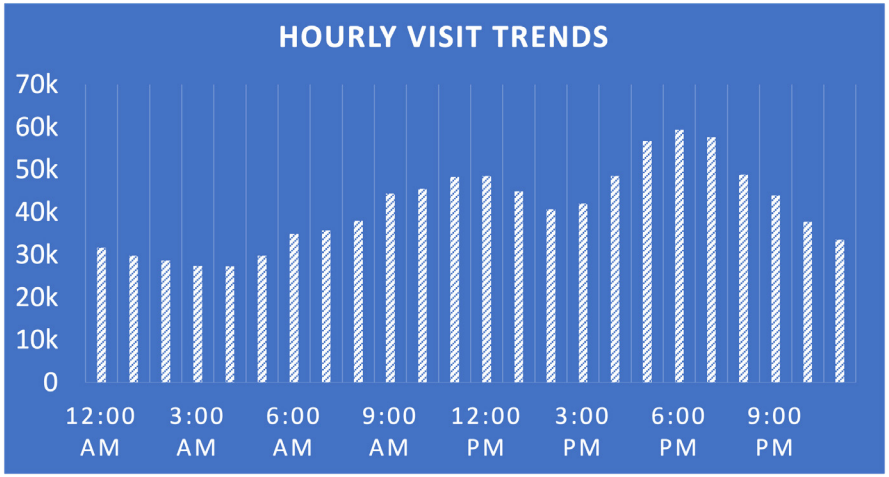
Visitor Counts
214,868

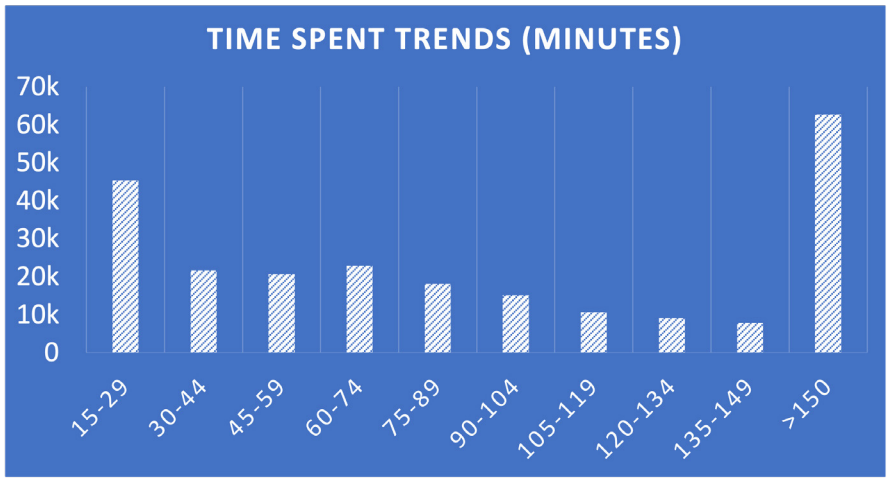
+16%
Busier than same period prior

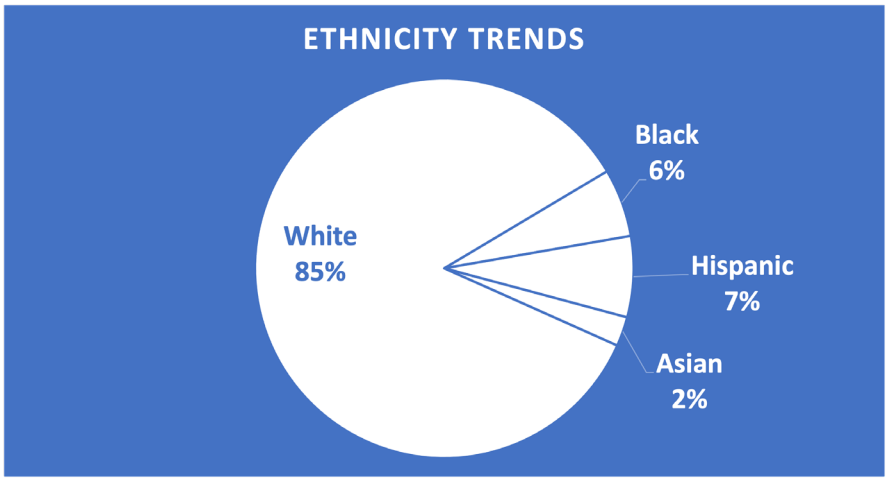
Average Duration
256 mins

Busiest Day
Saturday February 26th









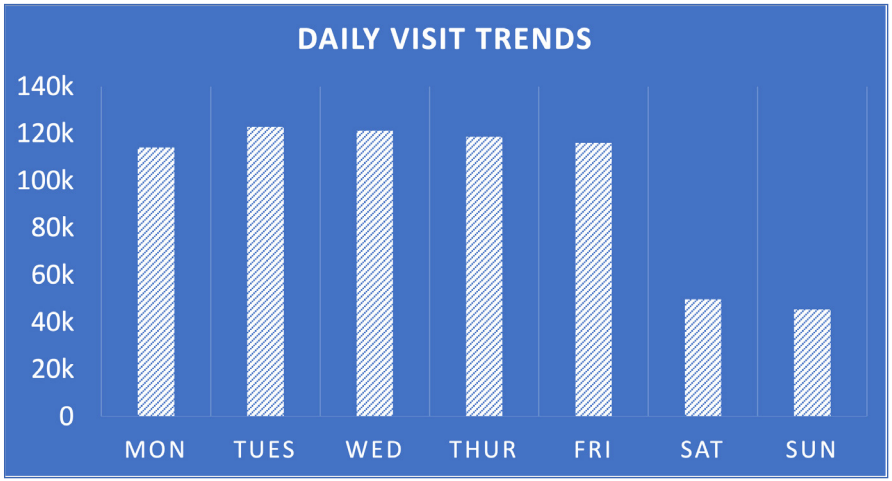
District Breakdown:
Medical Mile

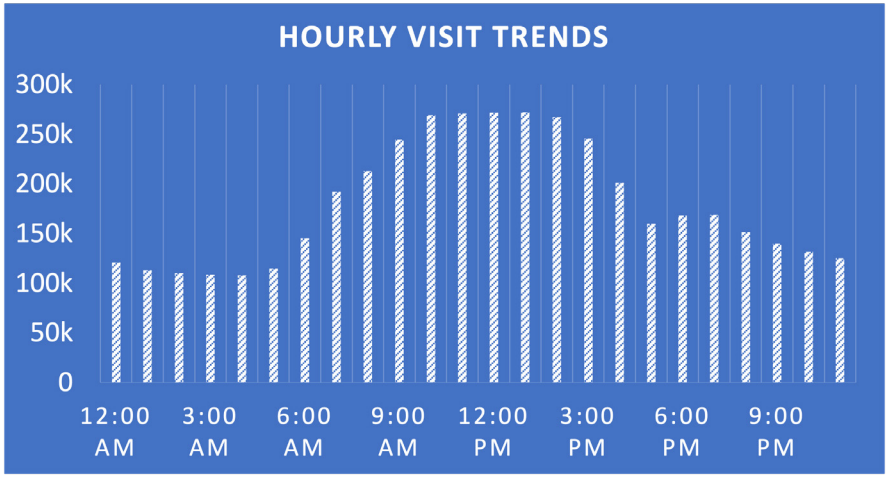
Visitor Counts
690,444

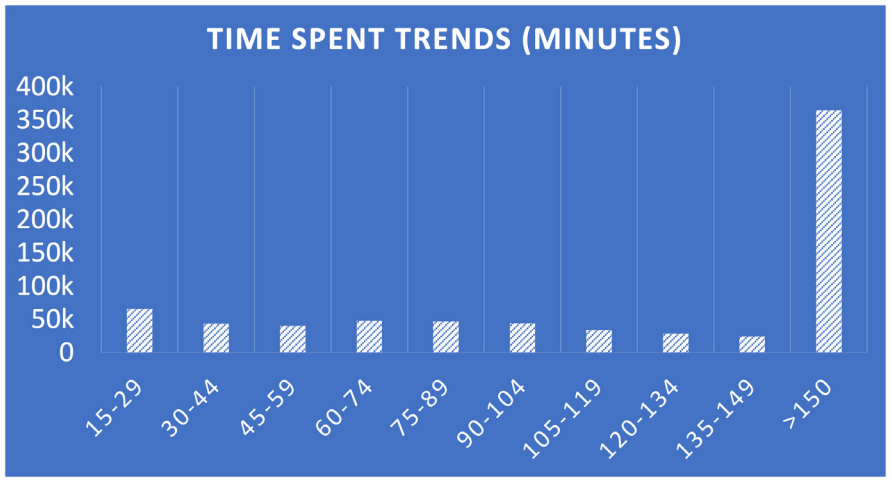
+12%
Busier than same period prior

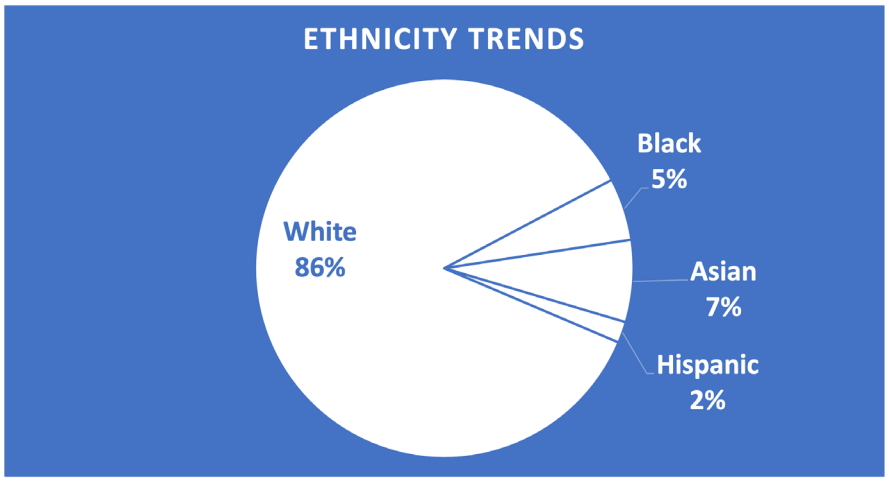
Average Duration
289 mins

Busiest Day
Wednesday February 9th









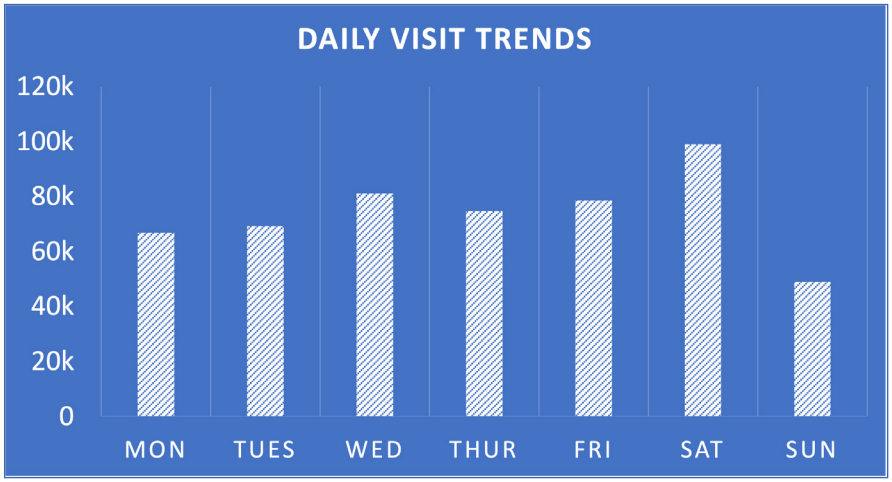
District Breakdown:
Bridge Street

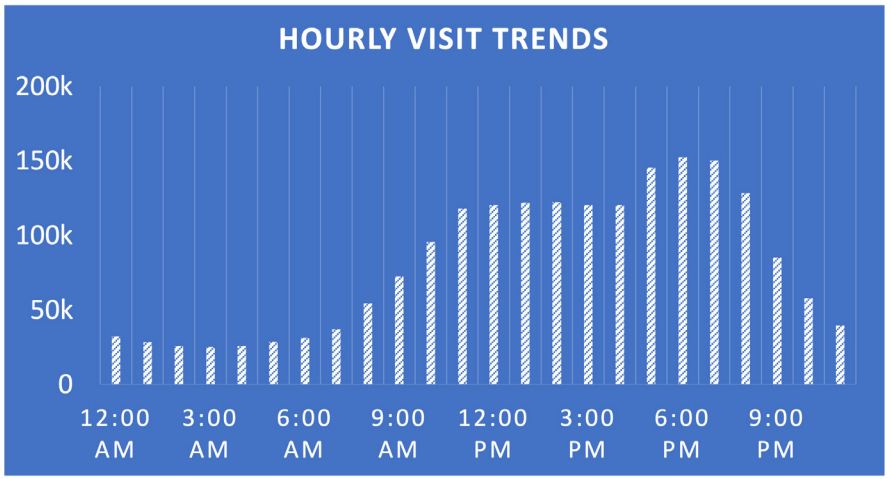
Visitor Counts
521,022

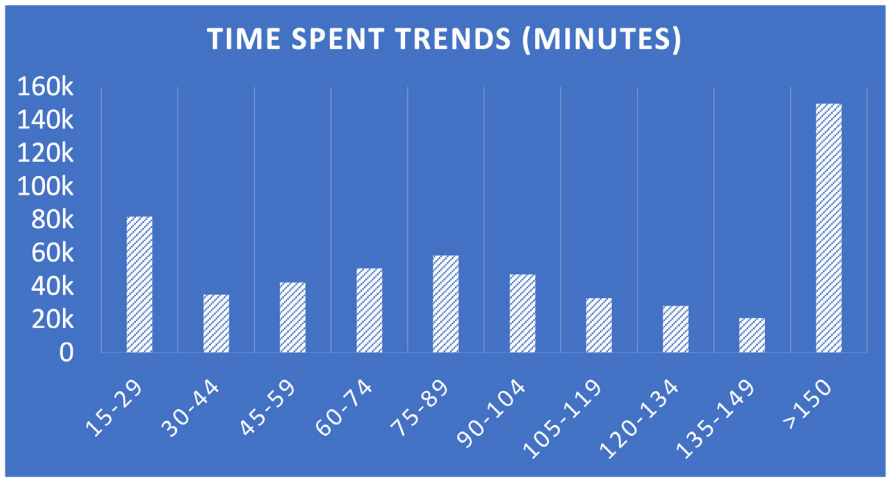
+34%
Busier than same period prior

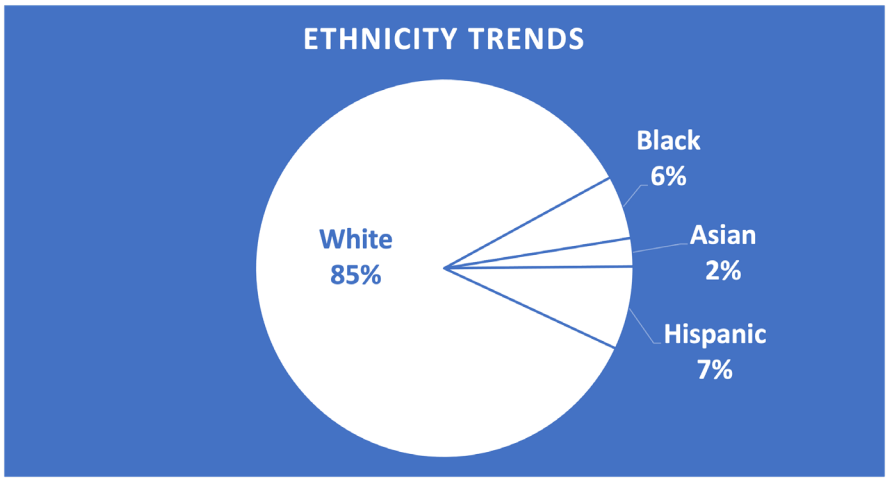
Average Duration
152 mins

Busiest Day
Wednesday February 12th









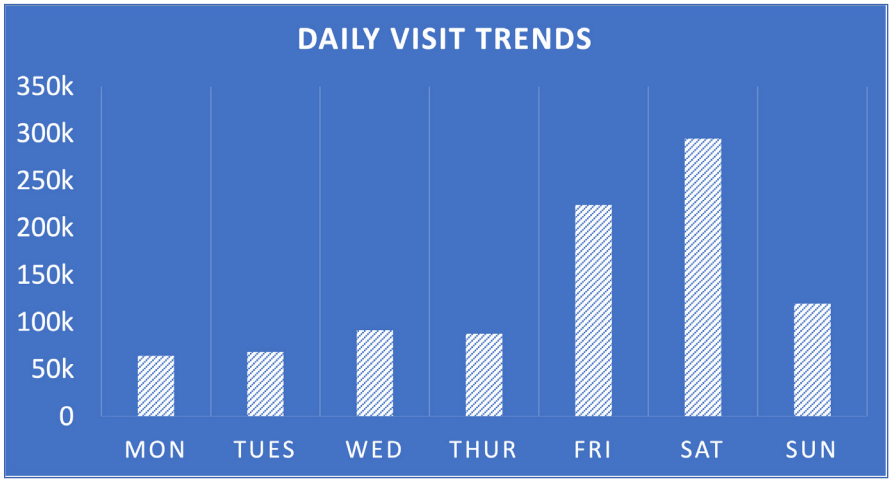
District Breakdown:
Heartside: Ionia & Division

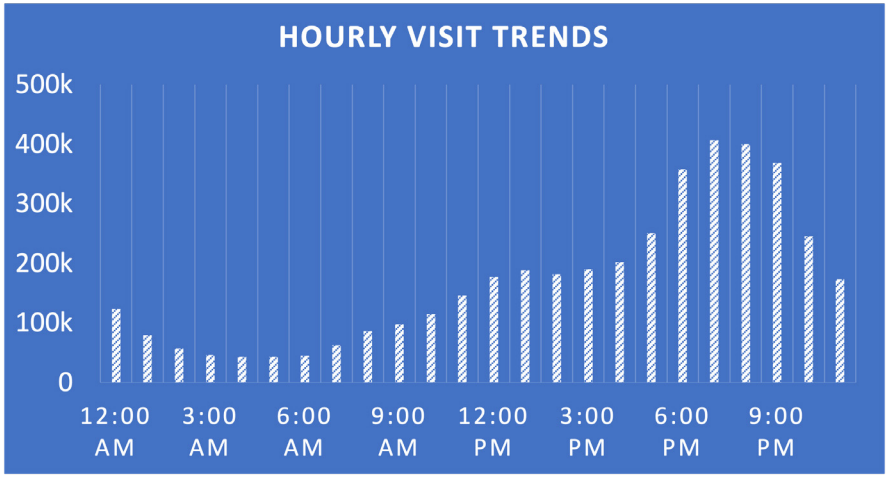
Visitor Counts
951,011

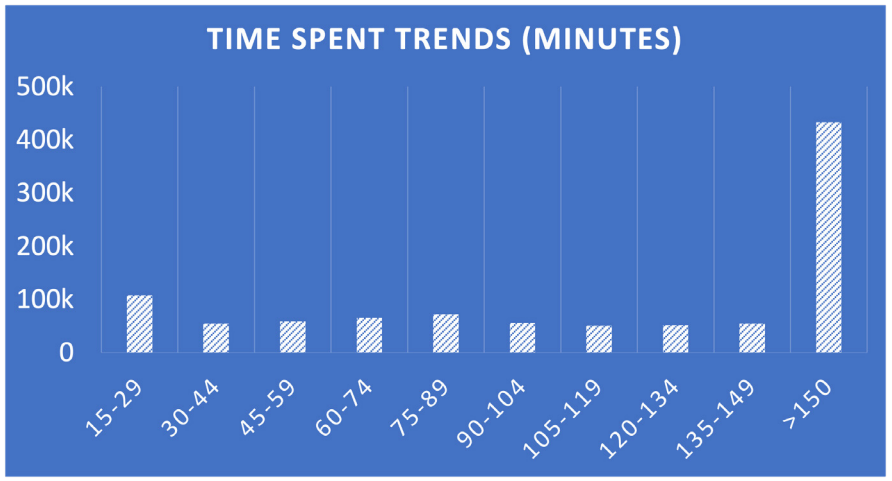
+14%
Busier than same period prior

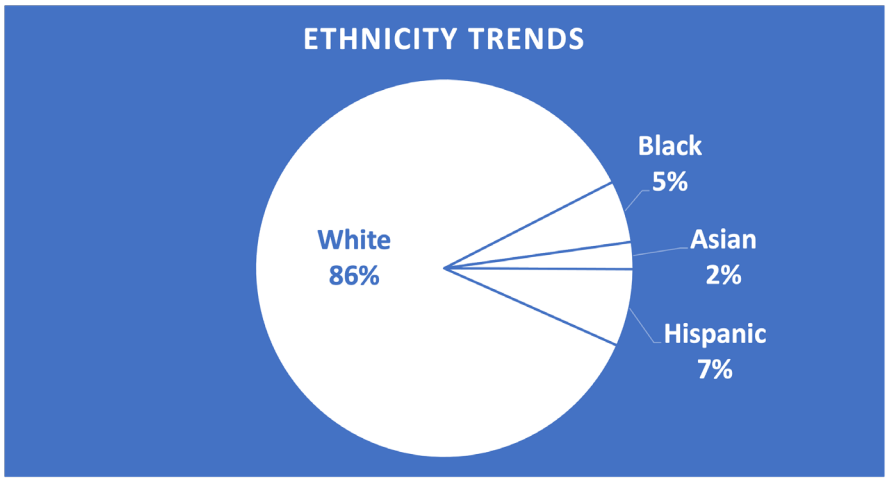
Average Duration
183 mins

Busiest Day
Friday January 21st









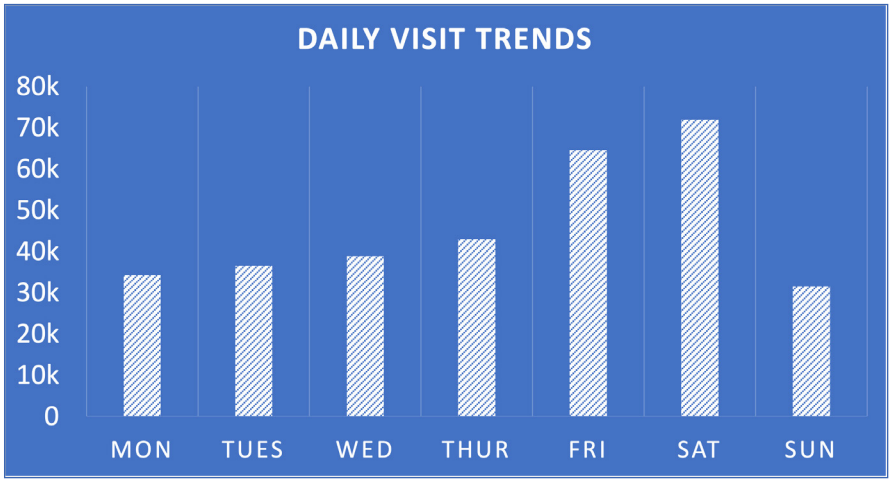
District Breakdown:
Heartside: Grandville & Market

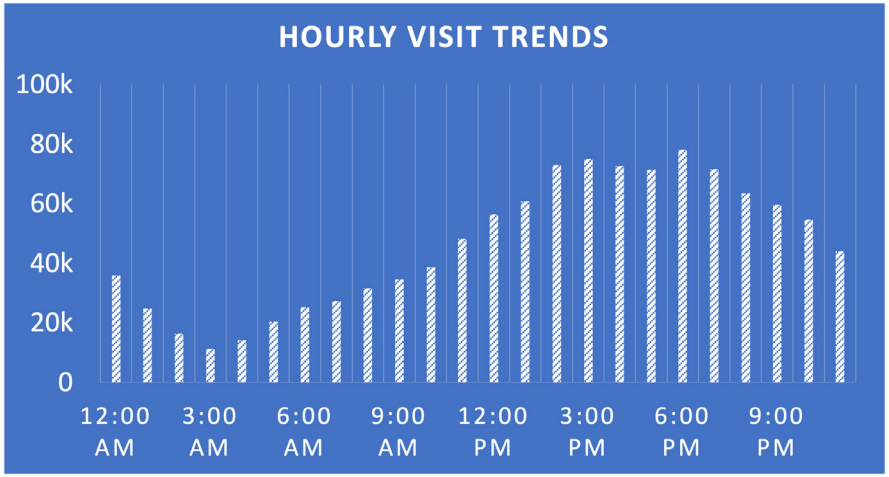
Visitor Counts
320,124

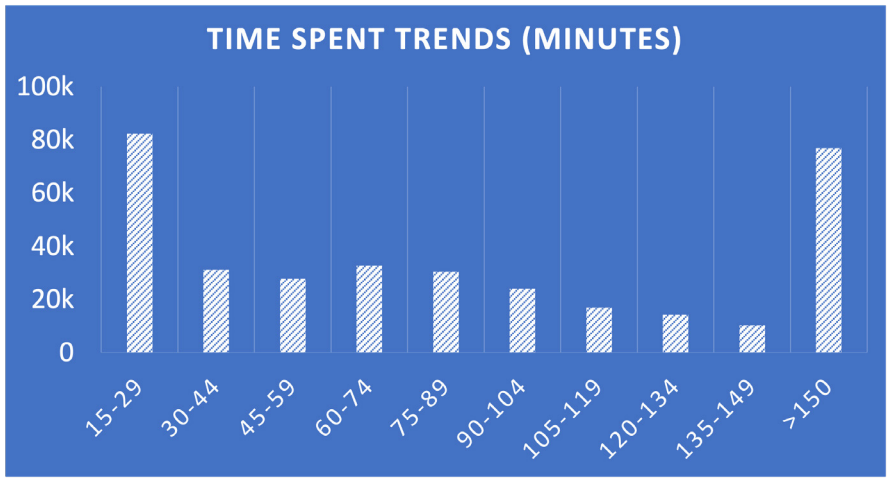
+17%
Busier than same period prior

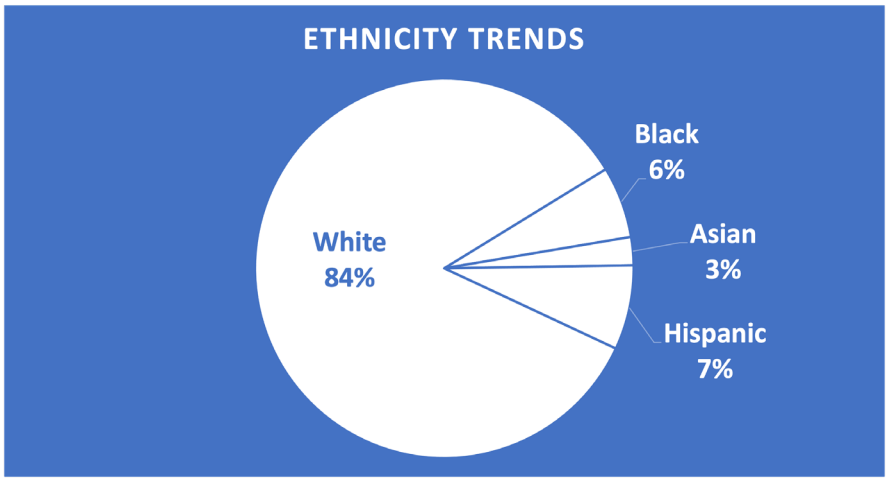
Average Duration
132 mins

Busiest Day
Saturday March 5th









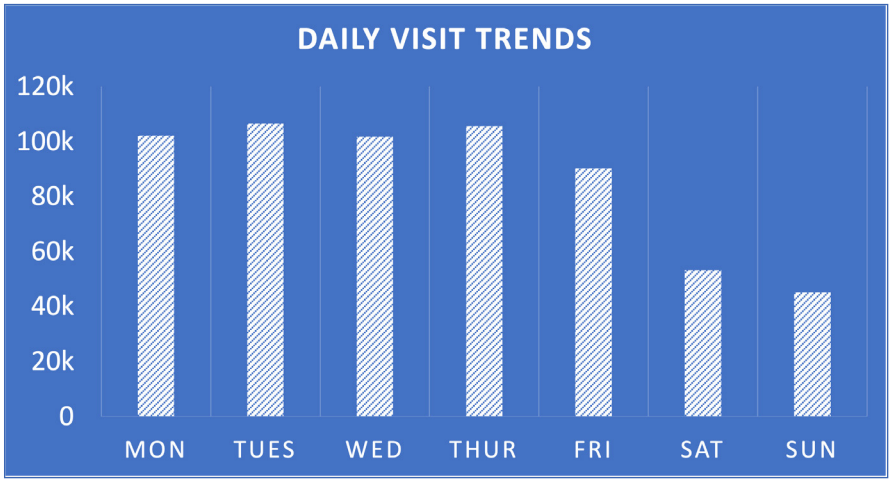
District Breakdown:
GRCC & Saint Mary's

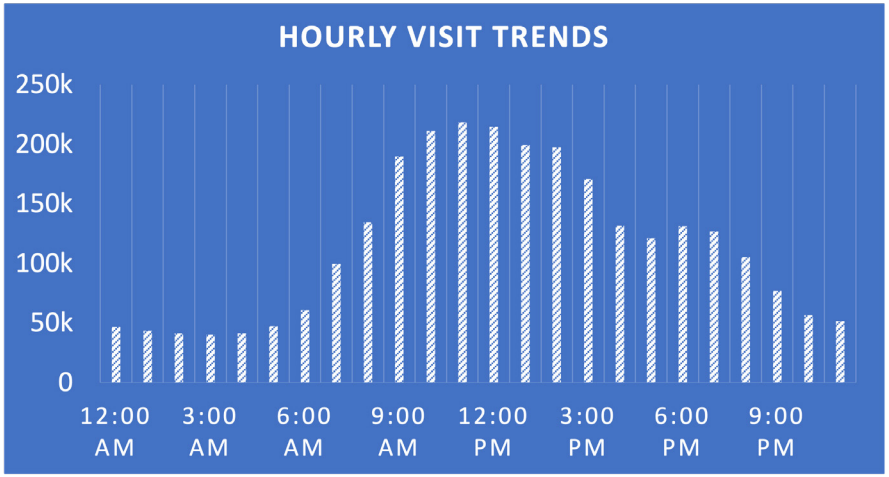
Visitor Counts
607,945

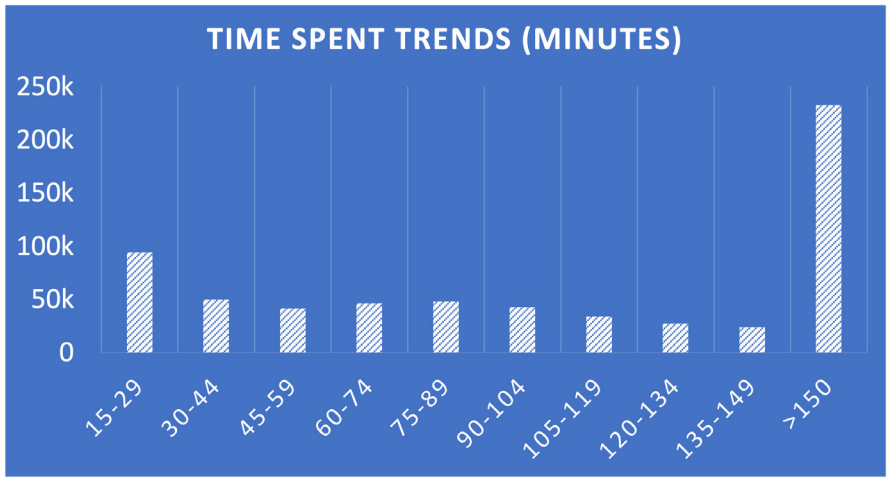
+17%
Busier than same period prior

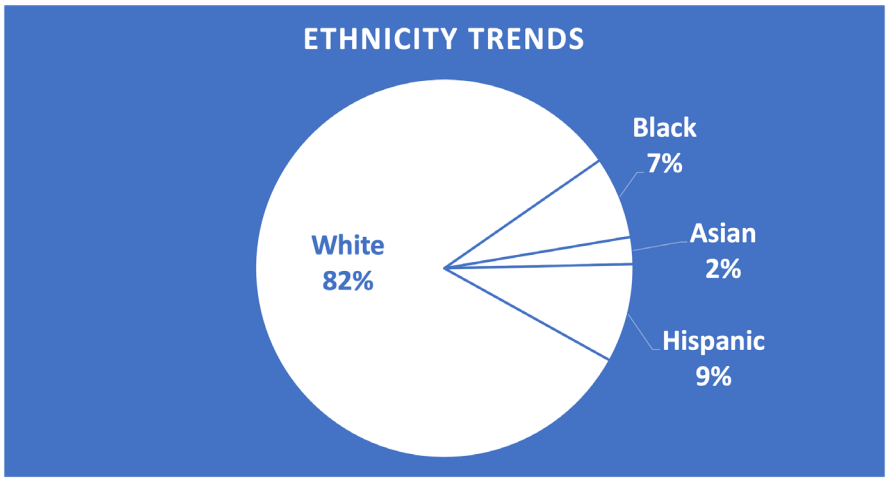
Average Duration
200 mins

Busiest Day
Tuesday
February 15th









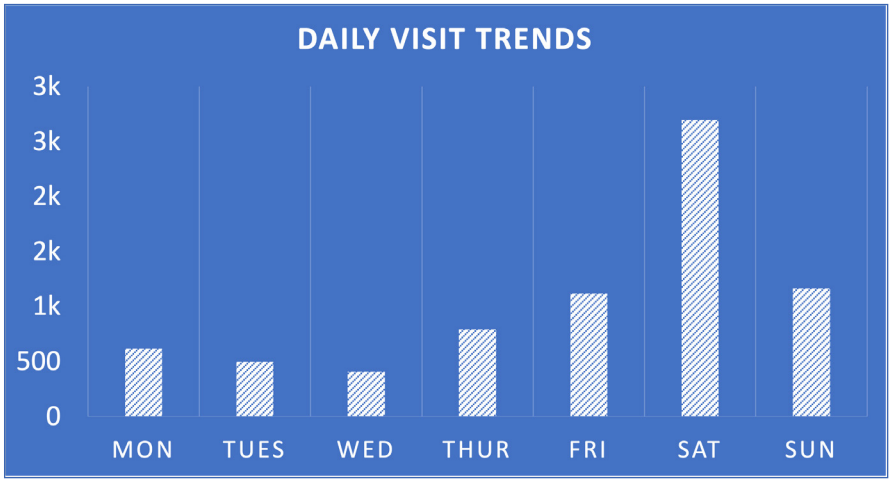
District Breakdown:
Ah-Nab-Awen Park

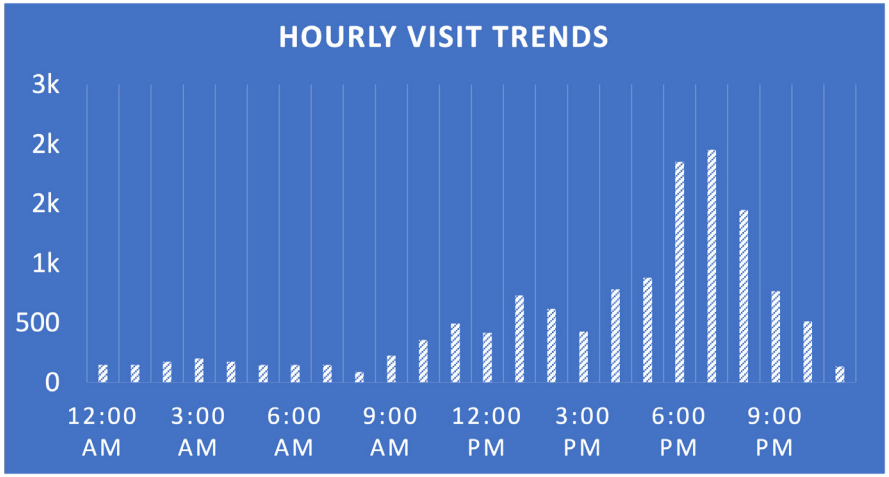
Visitor Counts
7,207

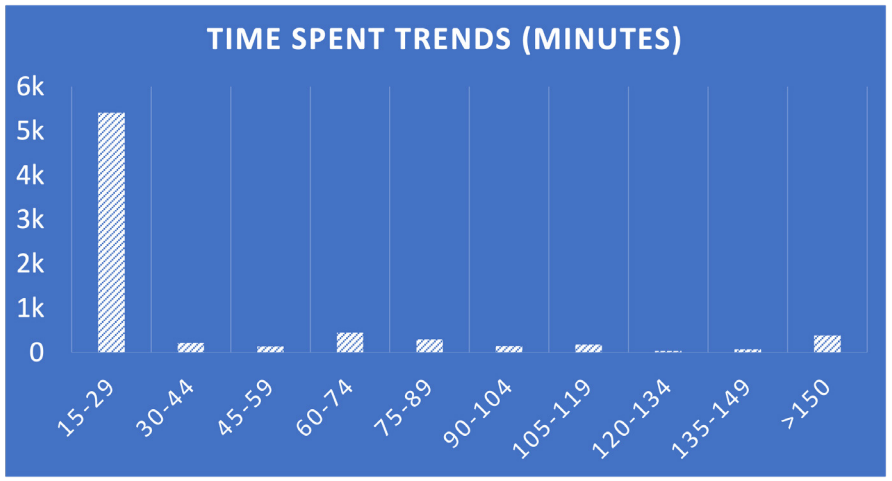
+287%
Busier than same period prior

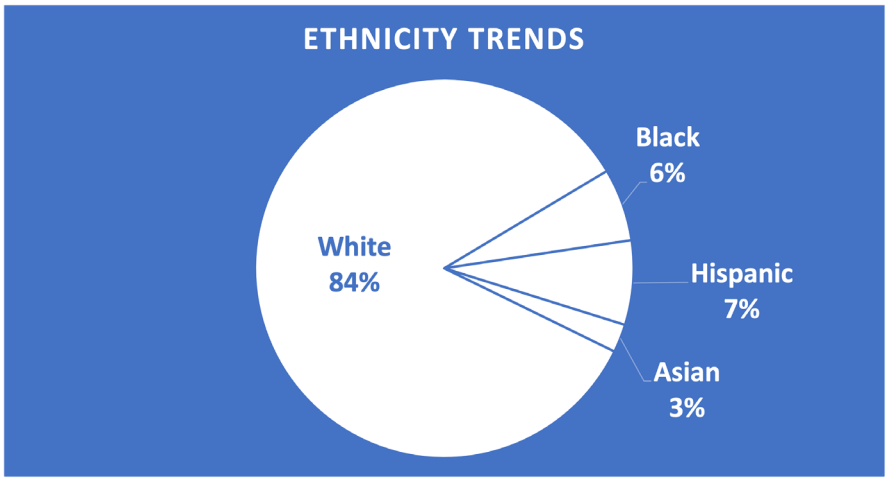
Average Duration
46 mins

Busiest Day
Saturday January 8th









Downtown Vitals Report
Downtown Development Authority

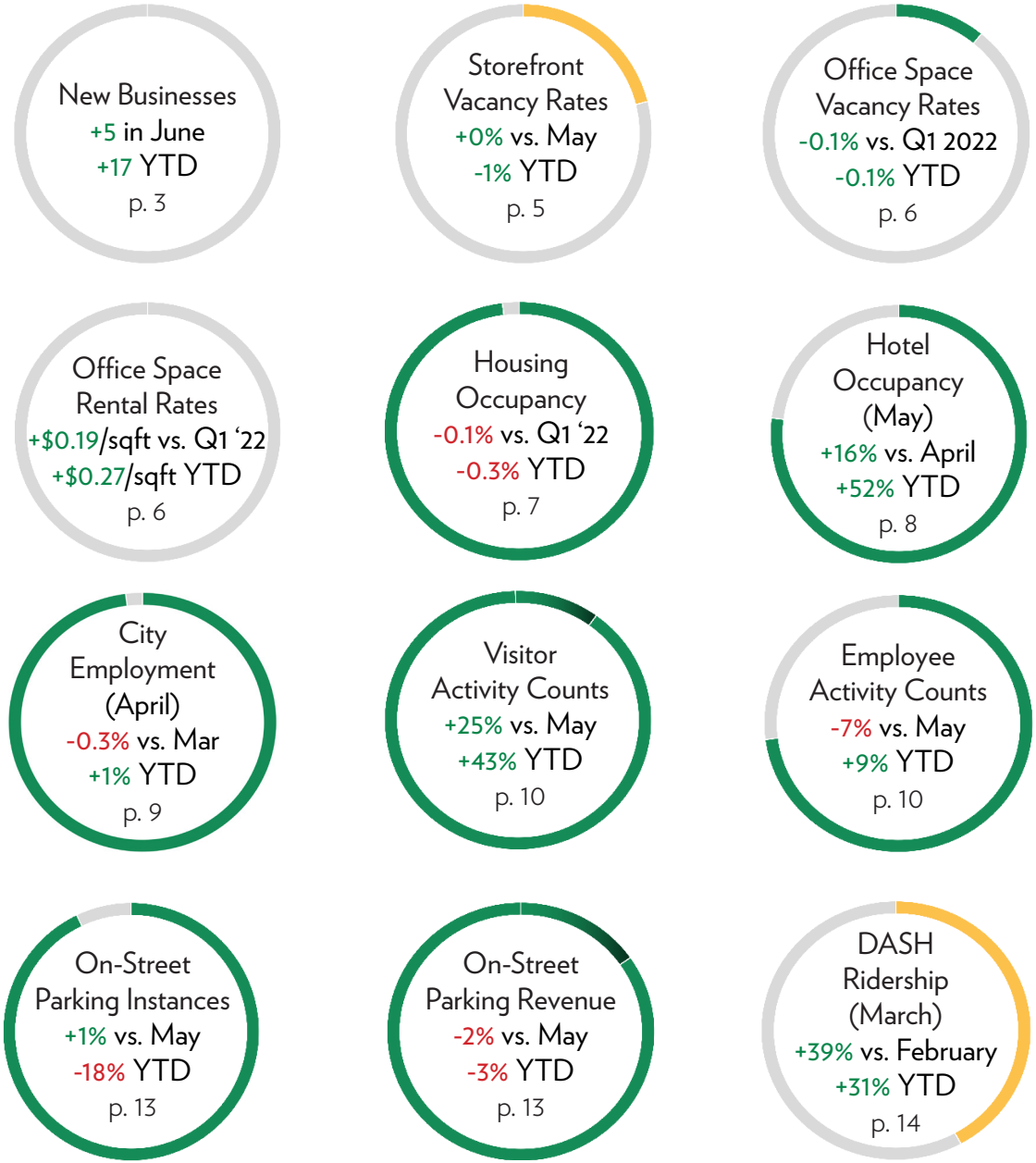


DOWNTOWN
GRAND RAPIDS INC.

Produced July 8, 2022
for the month of June, 2022

Summary of Downtown Vital Signs

Month over Month & Year to Date Changes
Most Recently Completed Month: ***June 2022***



Editorial Notes

This month, you will notice many changes made to the DDA vitals report, including the recurring addition of this notes section to better help you understand notable changes for the month's report. Other than many new formatting changes or data additions, the following are of note:

Activity Tracking:

- *Placer.ai has recently created a DDA polygon, which allows us to look at the DDA activity as a whole rather than as a sum of its parts. Moving forward, this will be how we report on Downtown activity.*
- *The Medical Mile polygon is temporarily unavailable due to privacy issues. We are currently working with the vendor to fix this problem.*

Storefront Businesses:

- *We are shifting toward including only the year-to-date changes in storefront businesses, but including some new data concerning overall comparisons.*

Lastly...

- *Consumer Spending, due to a large data lag, has been removed. We are working on finding a new data source for this information, specifically a Downtown-focused stream.*

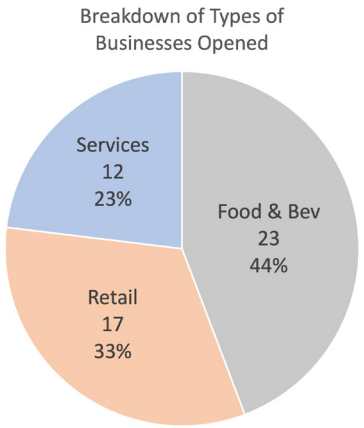
Business Openings

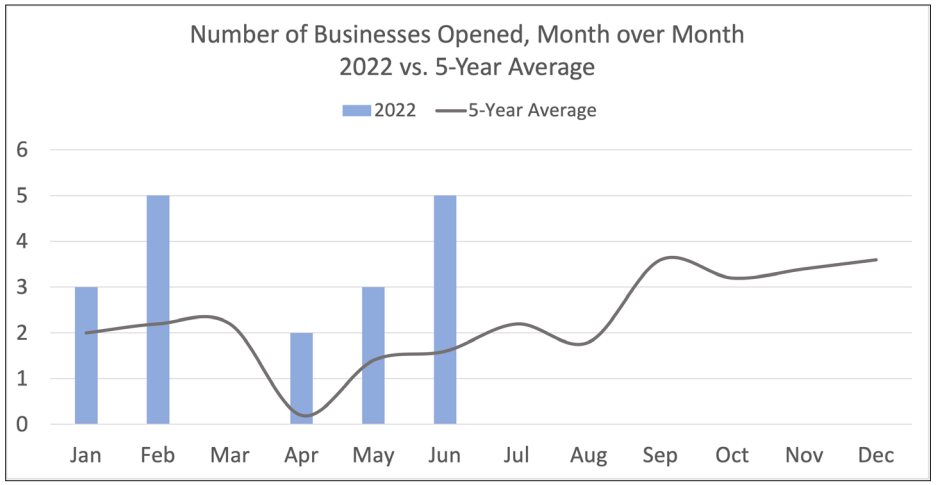
2022

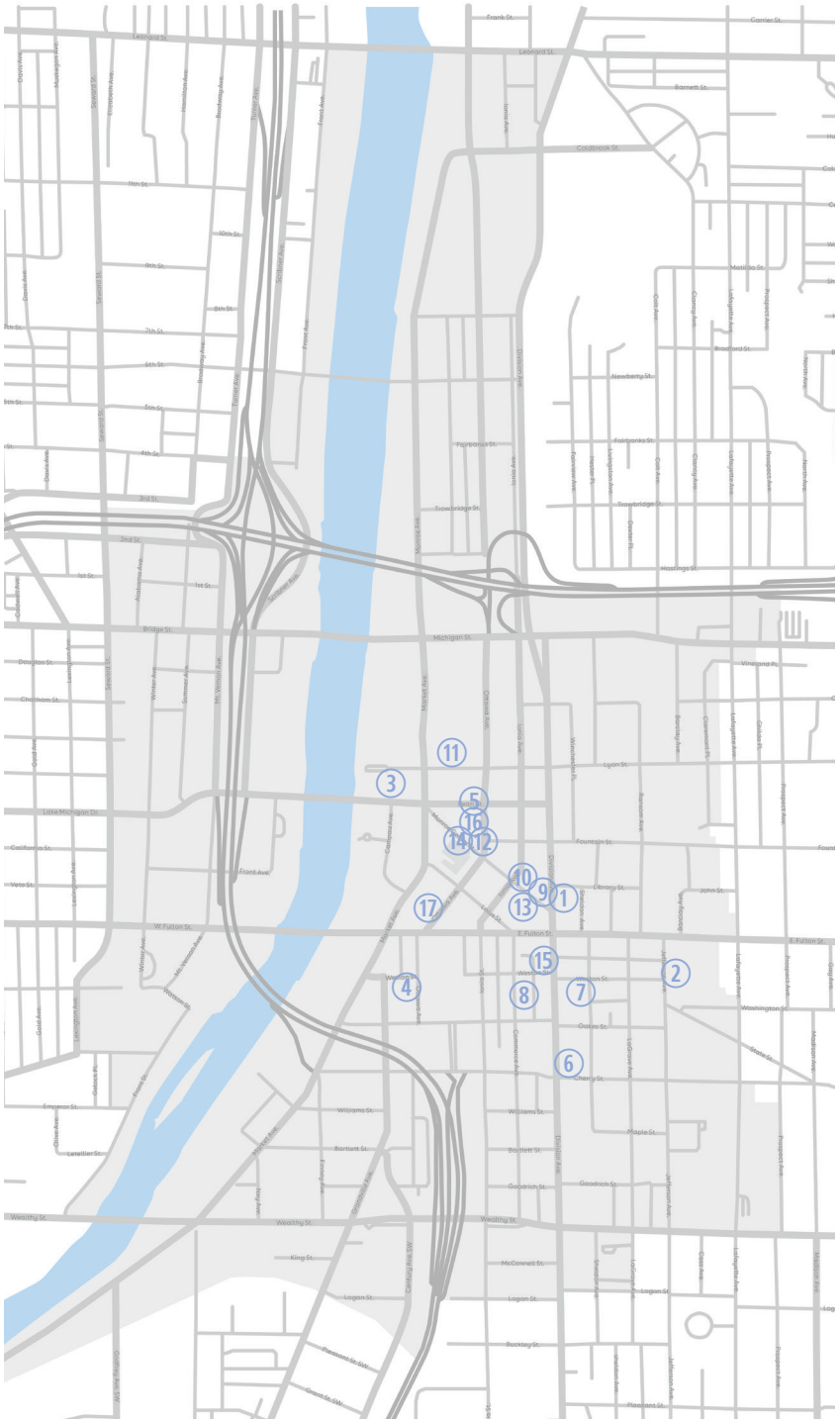
① Grand Rapids Voice Collective (January 10)
② Brooklyn Bodega Bagel & Deli (January 26)
③ Woodrow's (January 27)
④ Stellar Broadband (February)
⑤ Periwinkle Fog (February 9)
⑥ Thrift on Div (February 14)
⑦ Hëmd (February 26)
⑧ Vivid IV Health (April 15)
⑨ Courage & Soar (April 21)*
⑩ Gazelle Sports (May 1)*
⑪ Real Seafood Co. (May 24)
⑫ Taste of Cairo (May 31)
⑬ Monsoon Vietnamese Kitchen (June 2)
⑭ Le Macaron (June 3)
⑮ Angel Face Academy (June 3)
⑯ WIMAGE (June 3)*
⑰ Barrio Tacos (June 16)

16%
BIPOC-Owned
14% Overall

44%
Women-Owned
20% Overall







*received DDA Retail Incubation Grant

Source: Downtown Grand Rapids Inc.

Business Closings

2022

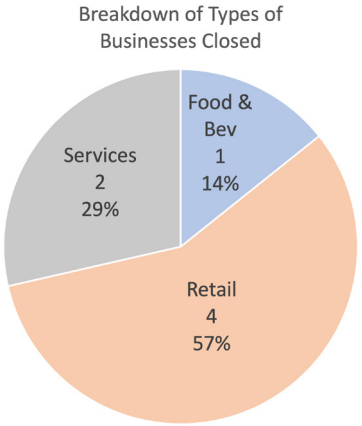
① Be Nice Foundation (January)
② Menna's Joint (January 17)
③ CerteDrive (February)
④ Ali Nicole Bridal (February 26)
⑤ boldSOCKS (March)
⑥ GR City Kicks (April 13)
⑦ Pack Elephant (May 18)

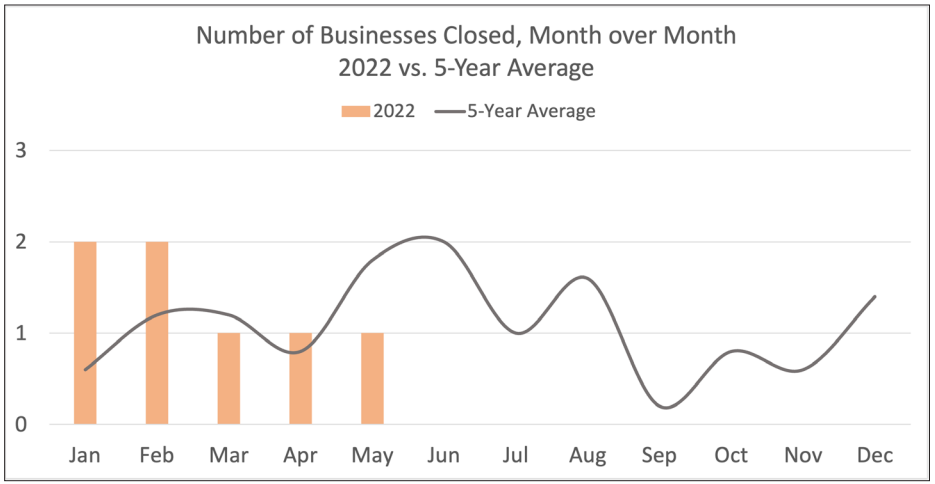
businesses opening

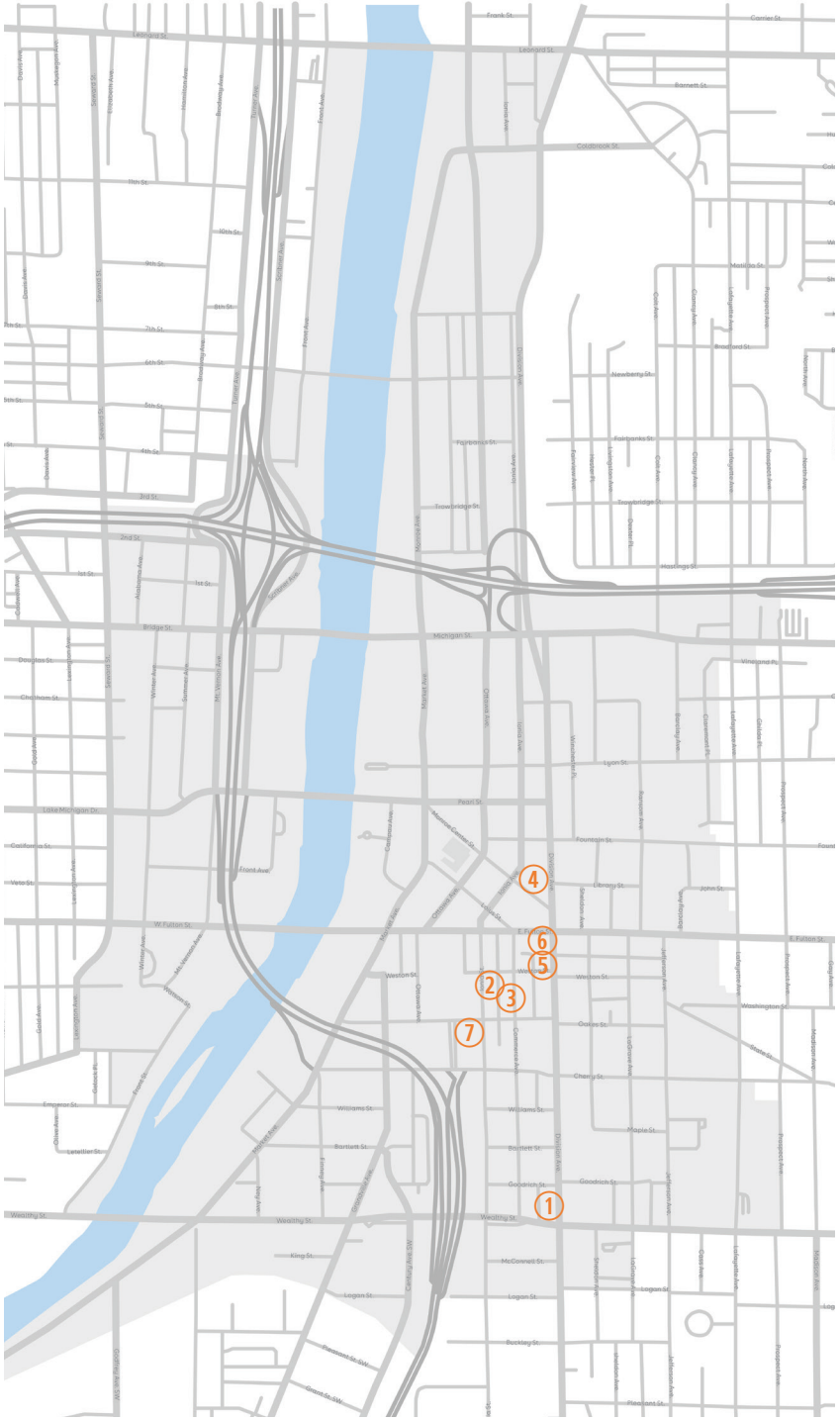
2.4x

faster than closing in 2022

2021: 1.65x
2020: 1.55x

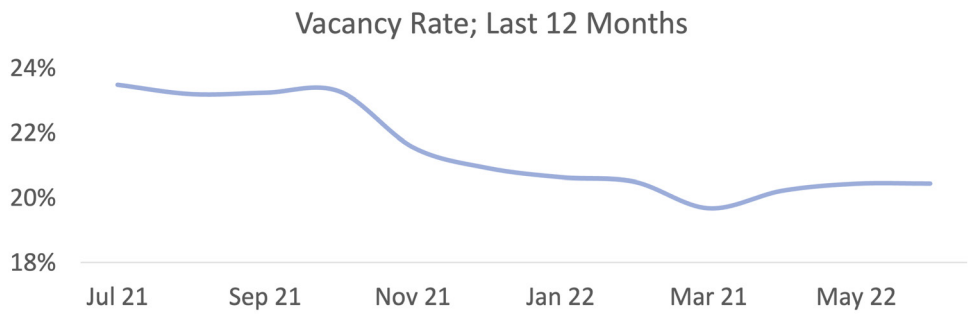






Source: Downtown Grand Rapids Inc.

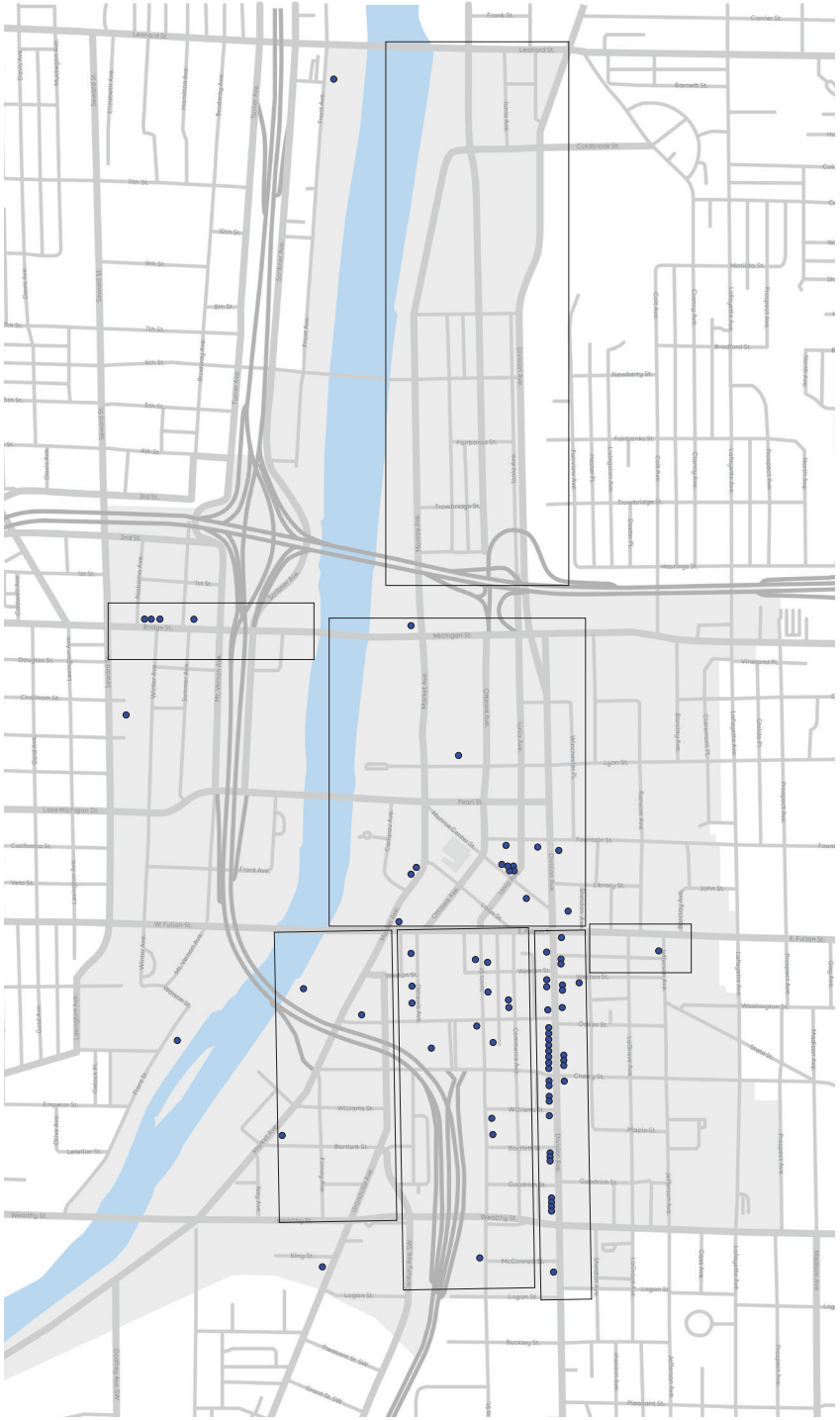
Ground-Floor Storefront Vacancies



	# of Storefronts	# of Vacancies	Vacancy %
Bridge Street	22	3	14%
Center City	112	15	13%
Monroe Center	50	7	14%
Fulton & Jefferson	20	1	5%
Heartside: Division	99	37	37%
Heartside: Ionia	70	14	20%
Heartside: Grandville	14	3	21%
Monroe North	26	0	0%
Other	4	2	50%
DISTRICT TOTALS:	367	75	20%

2.5 yrs
average vacancy duration

This equates to
457k
square feet of available space

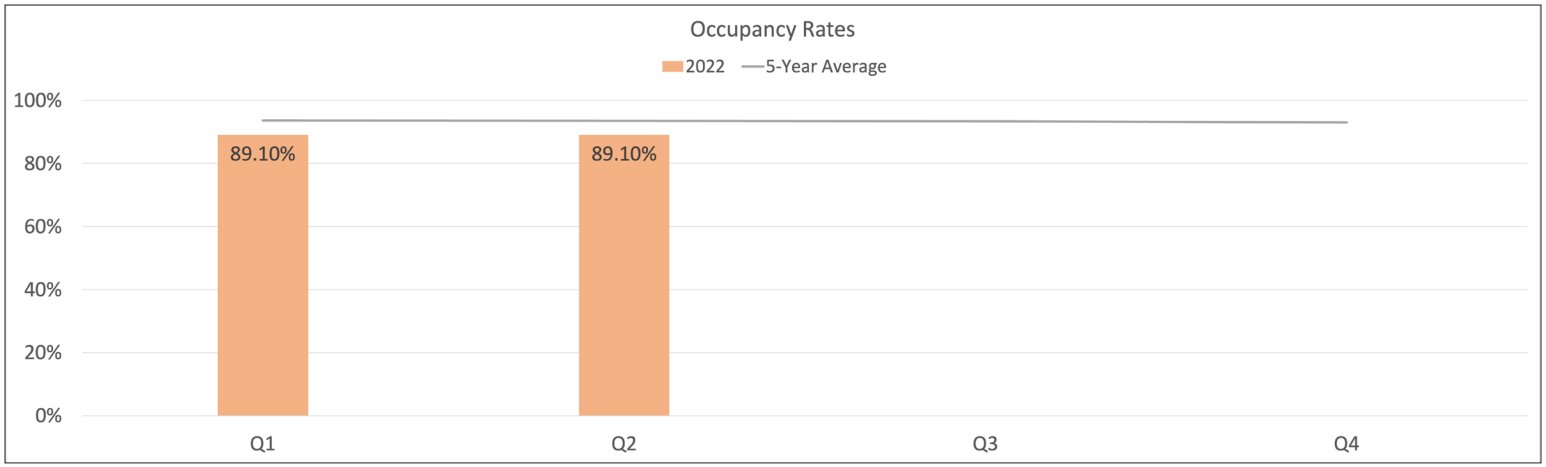


Source: Downtown Grand Rapids Inc.

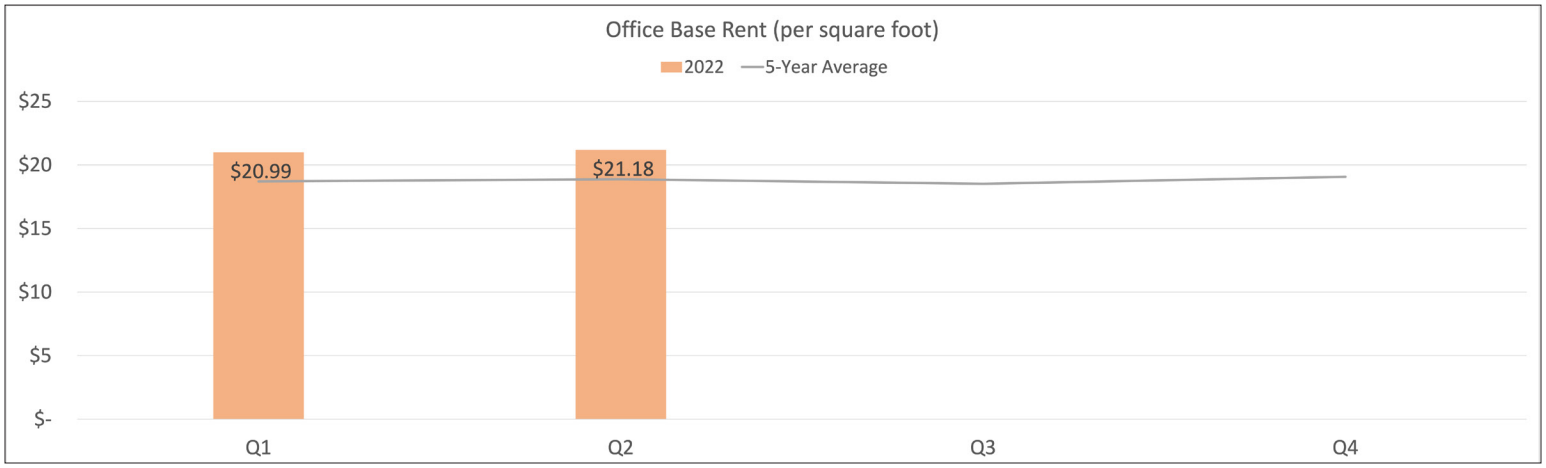
Office Space
Updated Quarterly

9.8M sq ft of occupied space in Q2 2022

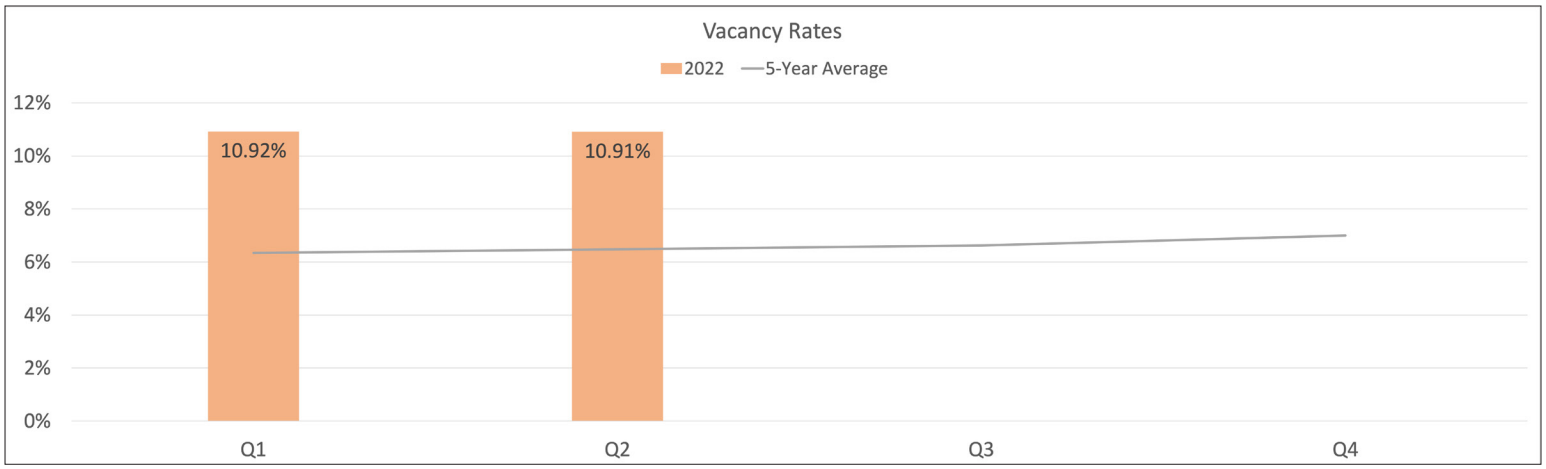
5%
average decrease in occupancy in 2022 compared to 5-year average



13%
average increase in rental rates in 2022 compared to 5-year average ($2.39/sq ft)



65%
average increase in vacancy in 2022 compared to 5-year average



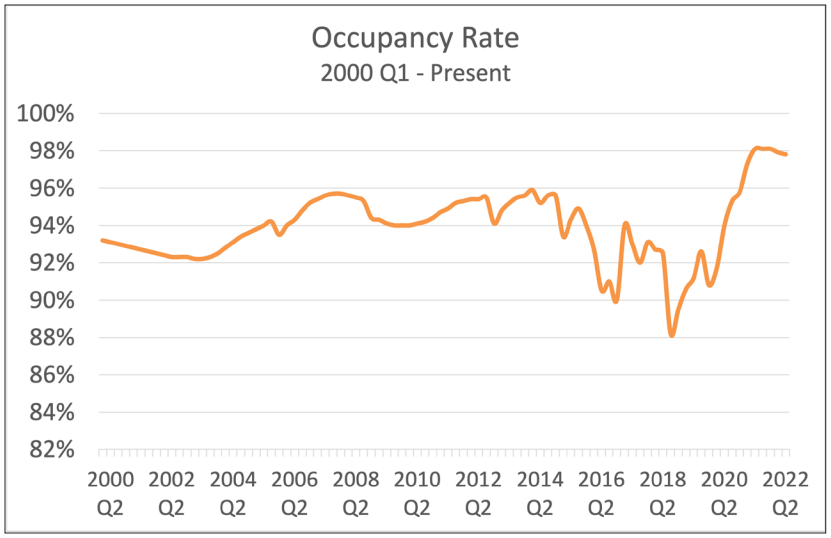
Source: CoStar

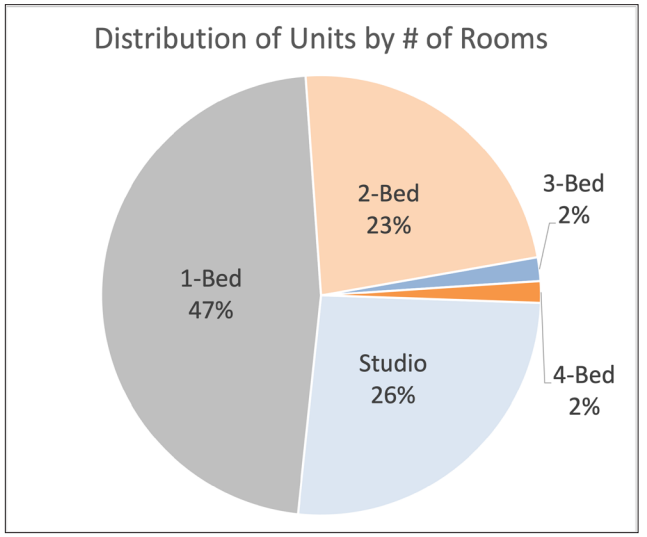
Housing Overview
Updated Quarterly

1,420 units in the development pipeline

5%
increase in occupancy rate vs. 5-year average (98% vs. 93%)

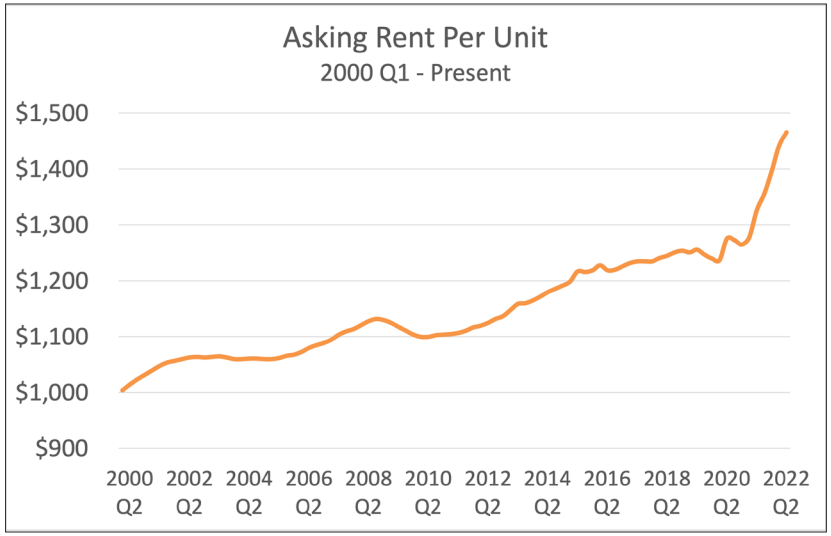
0.1%
decrease in occupancy rate vs. Q1 2022

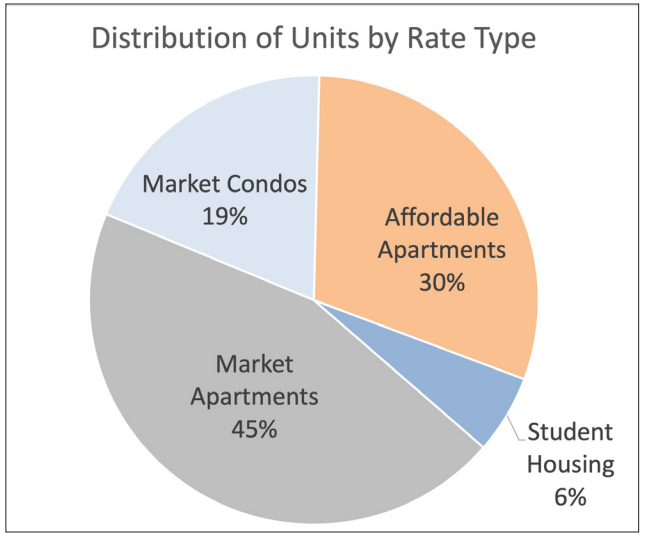




16%
increase in asking rent rate vs. 5-year average

2%
increase in asking rent rate vs. Q1 2022



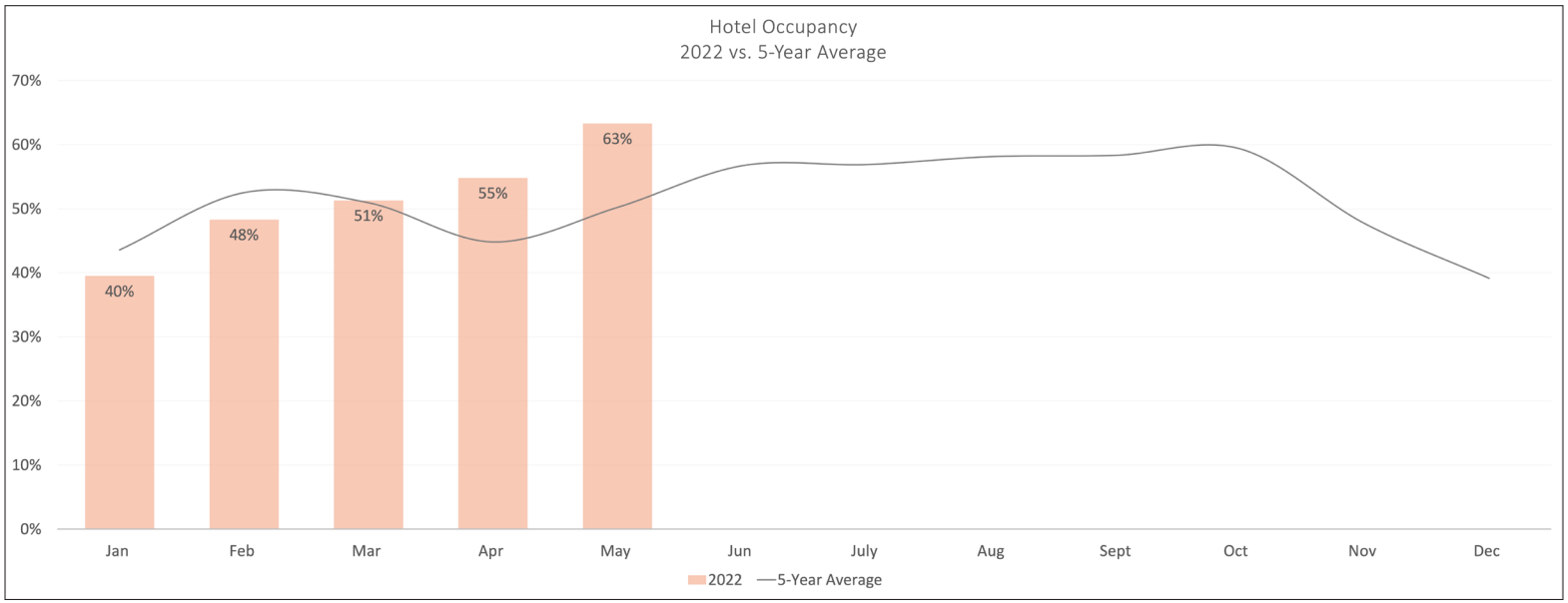


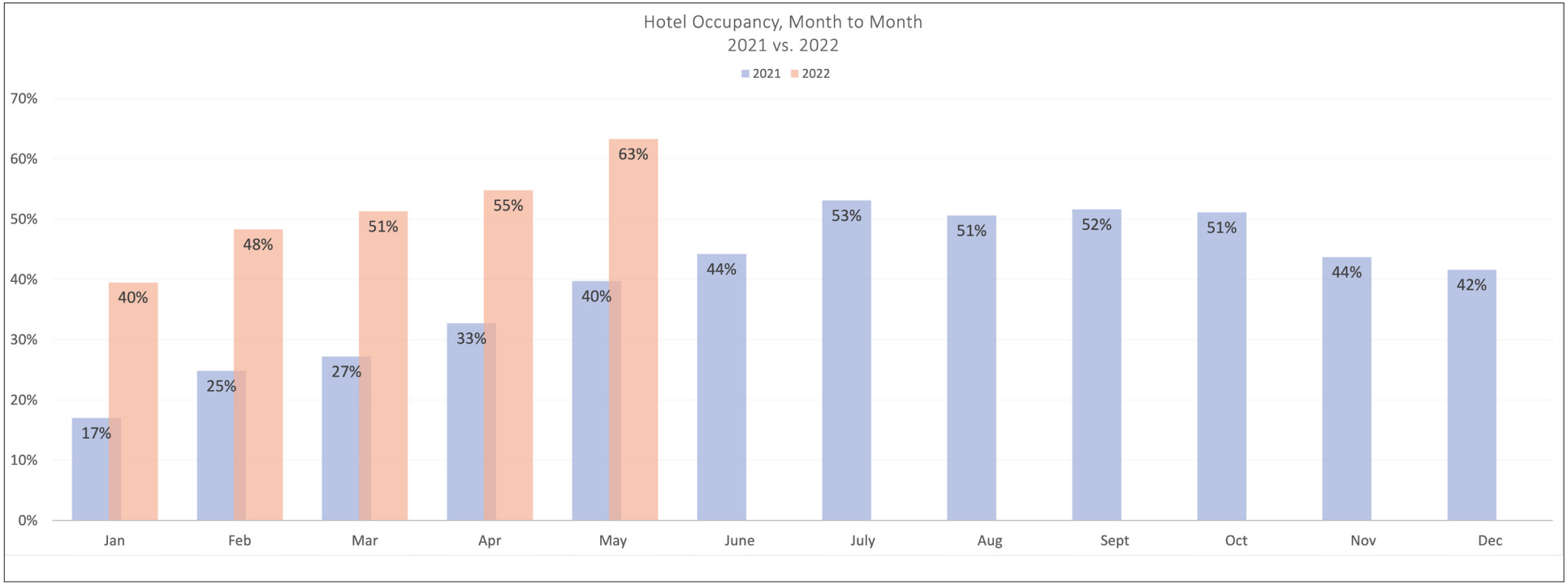
Source: CoStar

Hotel Occupancy

29%
average increase in hotel occupancy in 2022 vs. 2021

0.1%
average decrease in hotel occupancy in 2022 compared to 5-year average



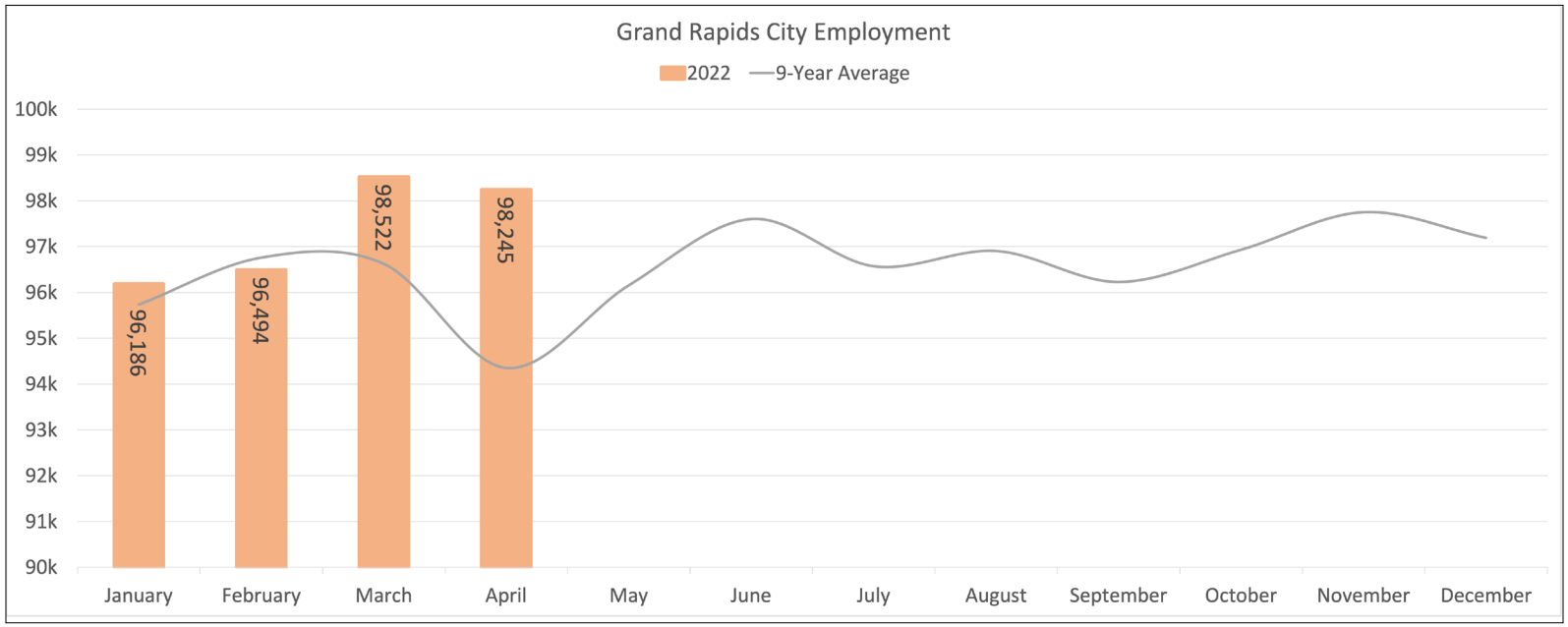


Source: Smith Travel Research via CoStar

City Employment

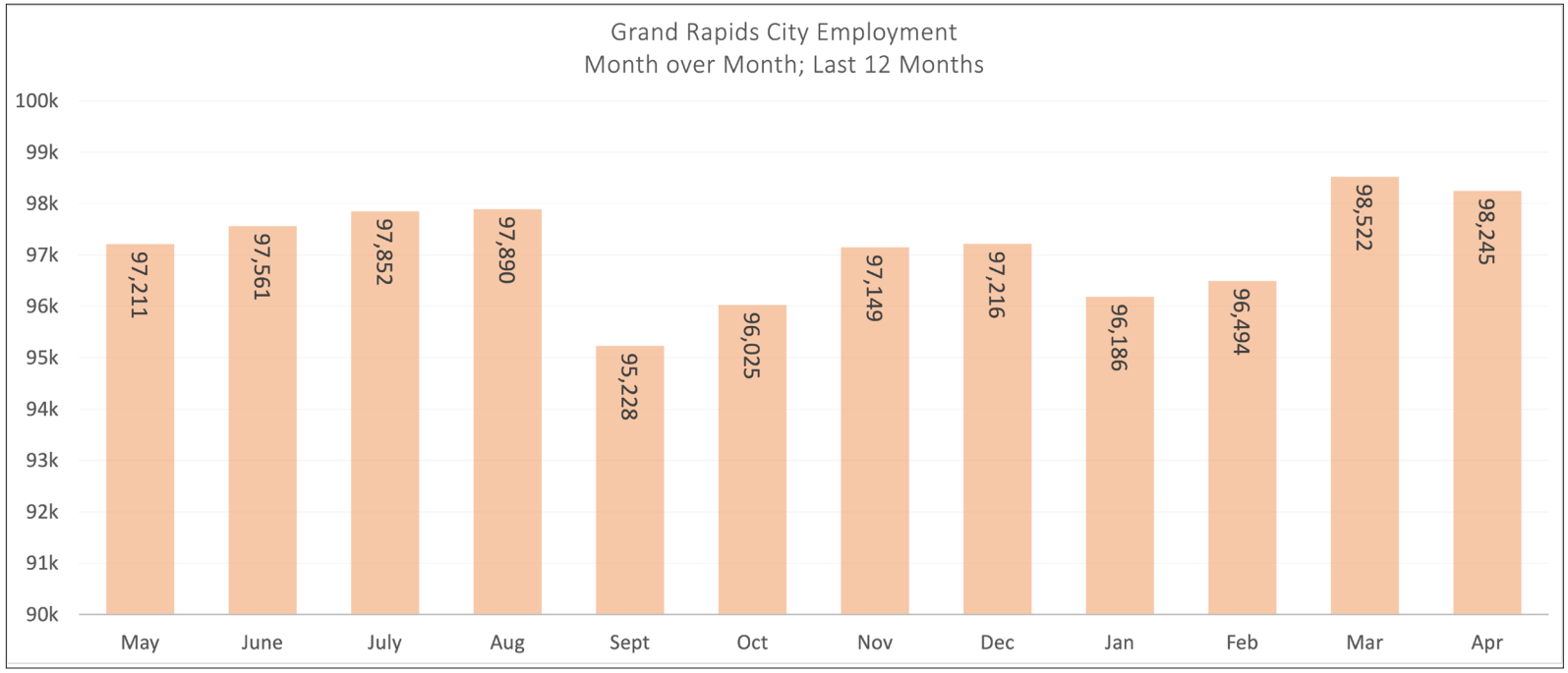
0.3%
decrease compared to March 2022

0.9%
increase compared to 2022 average



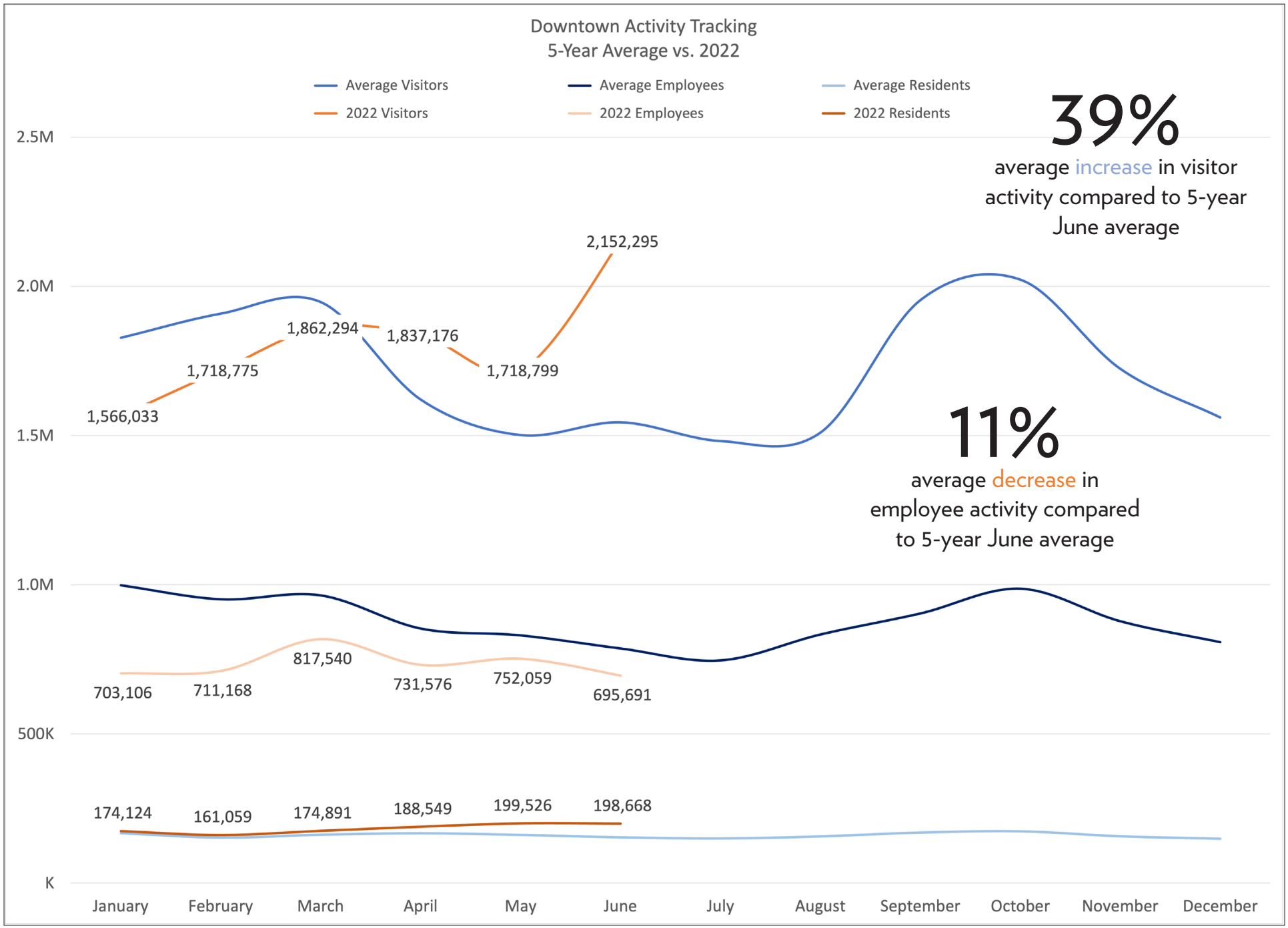
2%
increase compared to overall average

2%
increase compared to April 2021



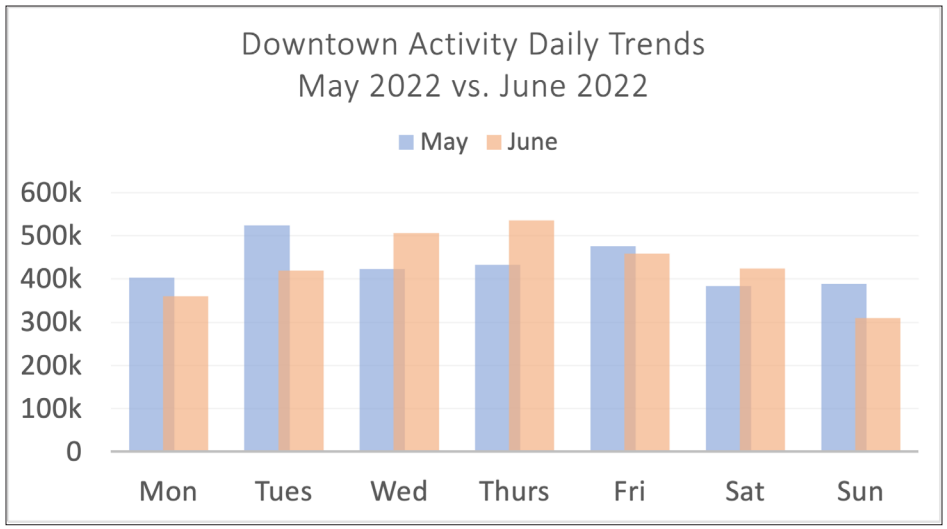
Source: U.S. Bureau of Labor Statistics

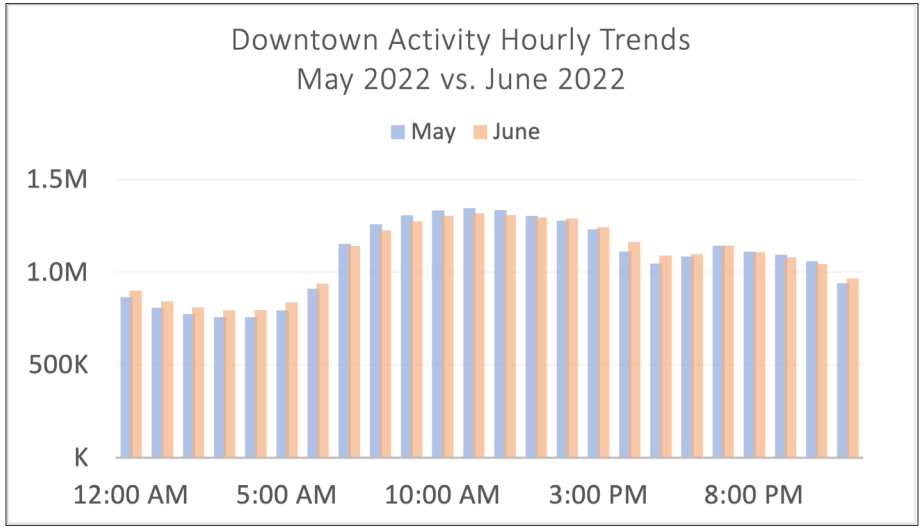
Downtown Activity Tracking

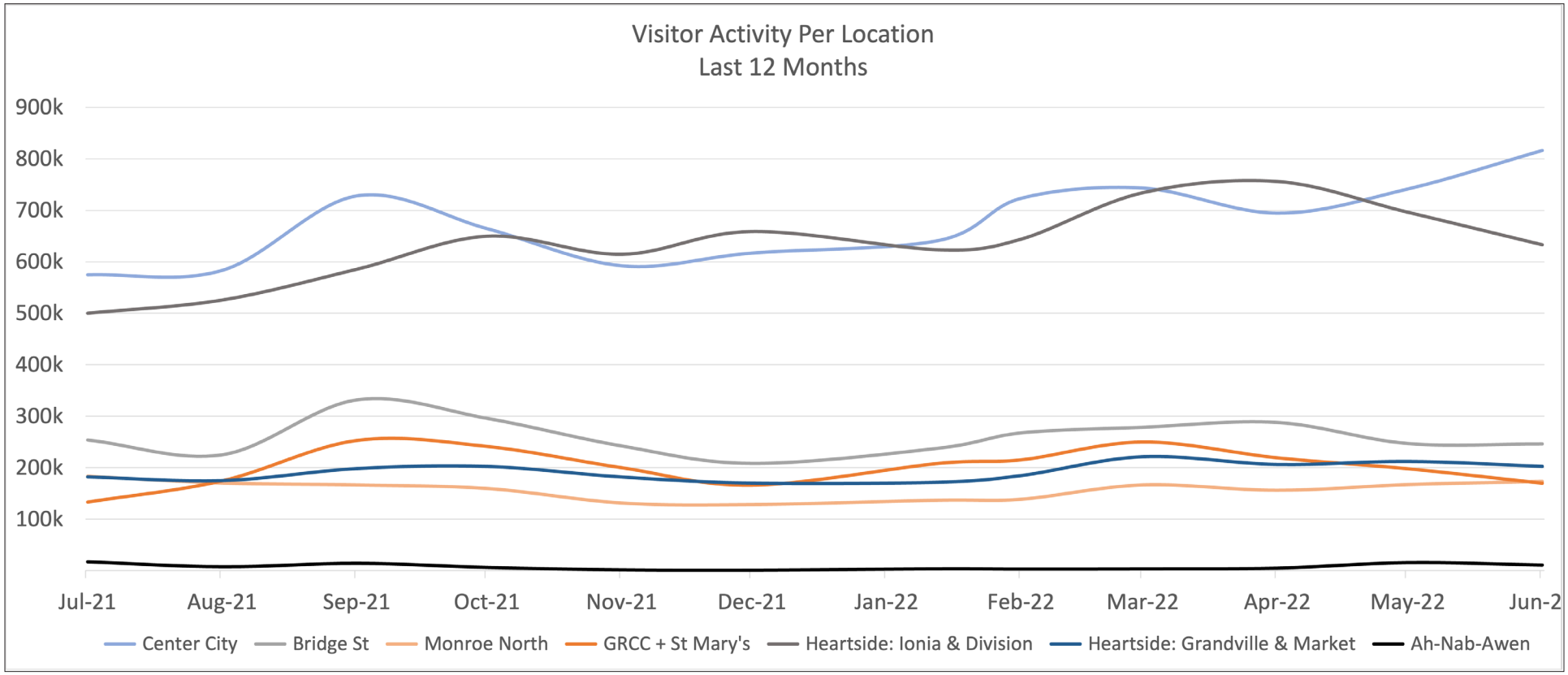


Source: Placer.ai

Downtown Activity Tracking, continued







Source: Placer.ai

Current Downtown Construction & Development

① **MSU Innovation Park** - *anticipated completion: Summer 2022*

+200,000 square feet of office space
+4,000 square feet of commercial space
+600 parking spaces
+450 jobs

② **Box Board Lofts at 470 Market Ave Redevelopment** - *anticipated completion: July 2022*

+173 housing units

③ **Dégagé Ministries Redevelopment** - *anticipated completion: Summer 2022*

+4,000 square feet of commercial space

④ **ICCF Tapestry Square** - *anticipated completion: Q4 2022*

+10,000 square feet of commercial space
+56 housing units

⑤ **Spectrum Transformation & Innovation Center** - *anticipated completion: Summer 2023*

+303,000 square feet of office space
+1,200 jobs
+1,090 parking spaces

⑥ **Spectrum Health Ambulatory Building** - *anticipated completion: Spring 2024*

+240,000 square feet of office space

Totals:

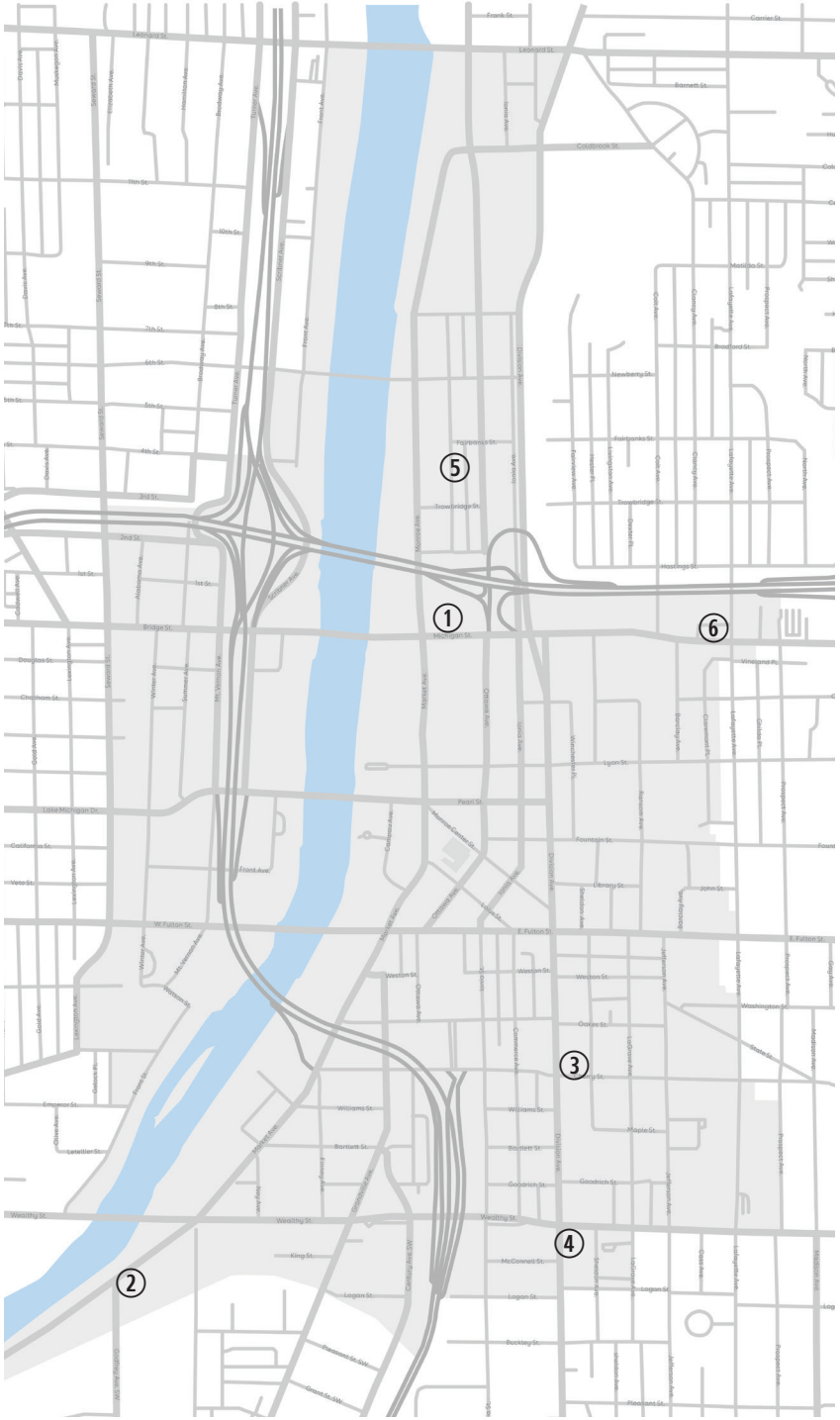
503k
square feet of office space

18k
square feet of commercial space

1,650
new jobs

1,690
parking spaces

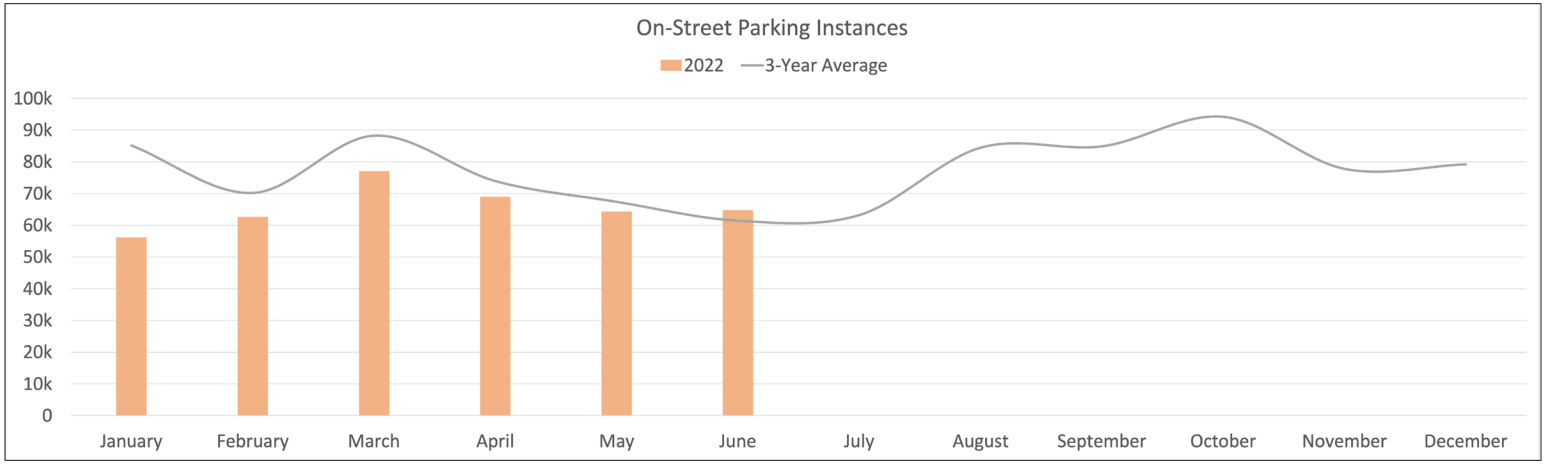
229
housing units



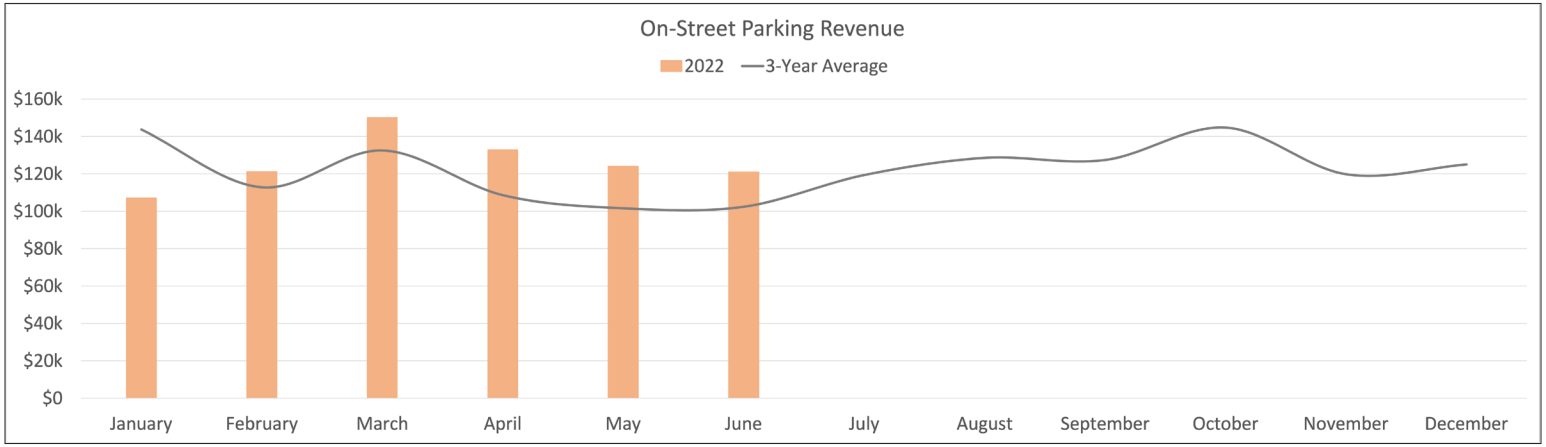
Source: Downtown Grand Rapids Inc.

On-Street Parking

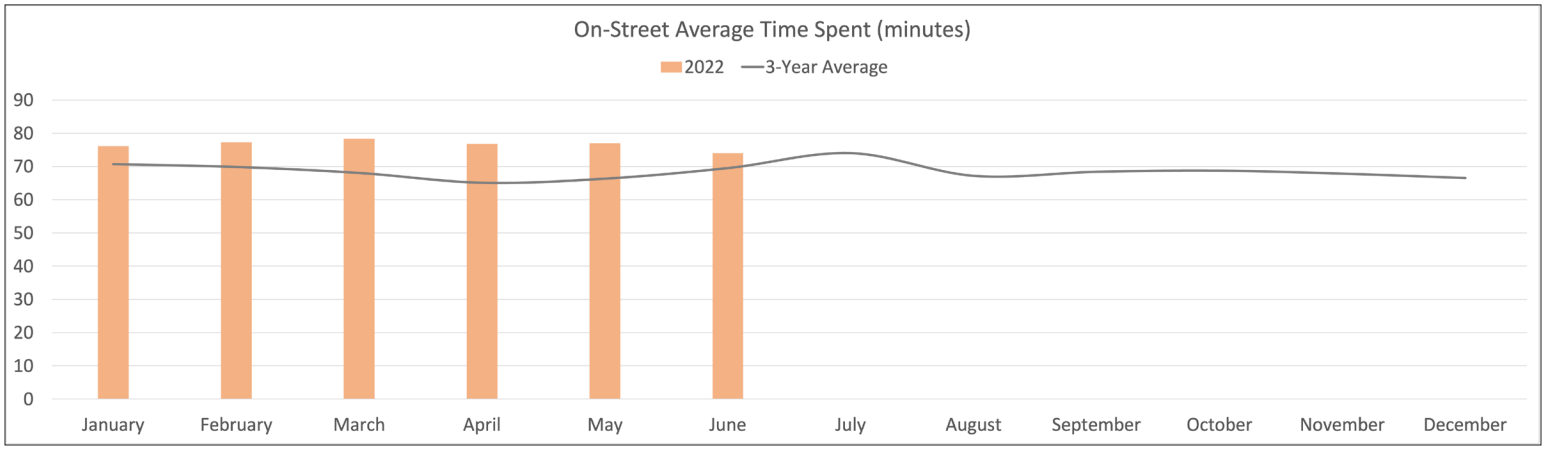
15%
average decrease in # of instances in 2022 compared to 3-year average



3%
average increase in revenue in 2022 compared to 3-year average



7-minute
longer sessions in 2022 compared to 3-year average

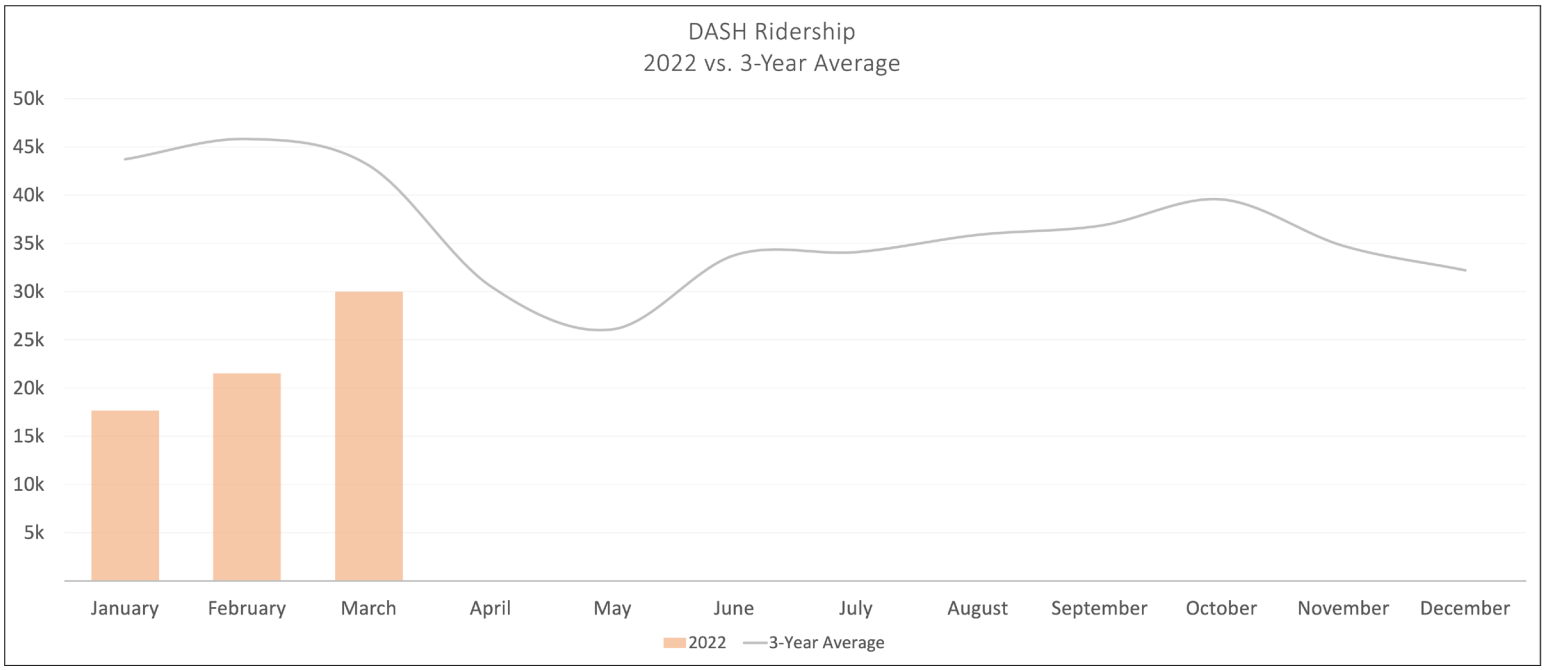


Source: MobileGR

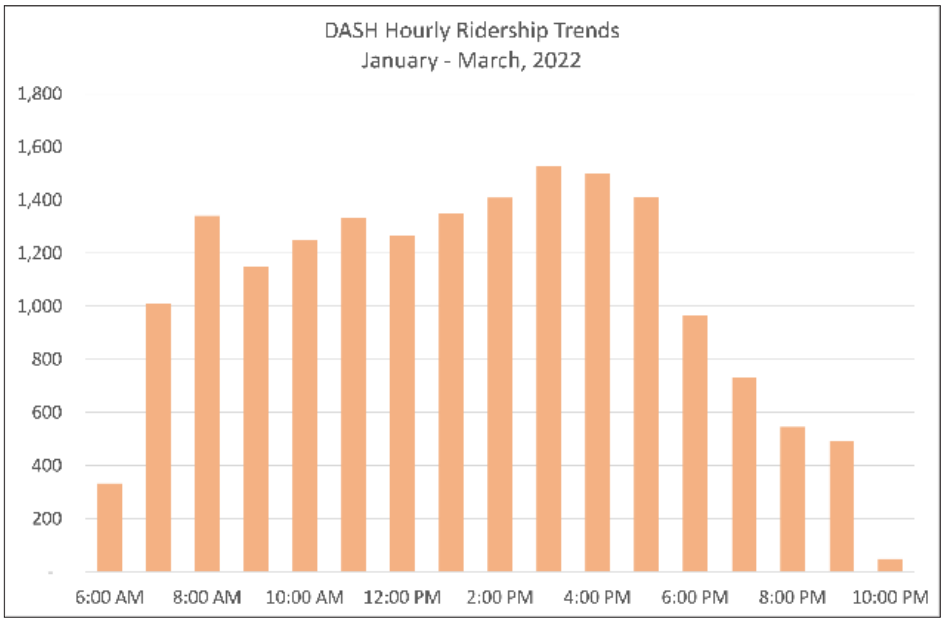
DASH Ridership
Updated Quarterly

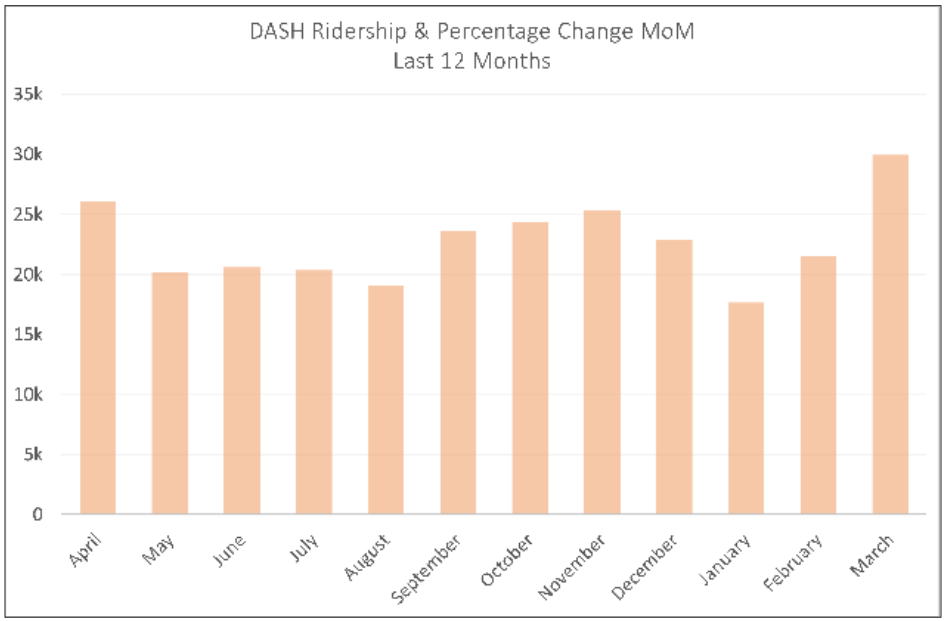
37%
average decrease in ridership in 2022 vs. 3-year average

39%
increase in ridership in March vs. February



Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
-60%	-53%	-30%	-	-	-	-	-	-	-	-	-





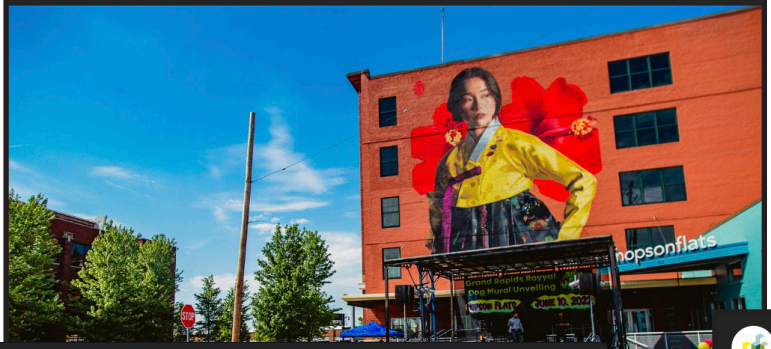
Source: The Rapid

Downtown Social Media Engagement Look-In

Downtown Grand Rapids Inc.
June 17 at 4:02 PM ·

Last weekend, there was an unveiling celebration for the Royyal Dog GR Mural 2022 by Chris Chanyang Shim on the southern wall of the Hopson Flats building across Founders Taproom - Grand Rapids.

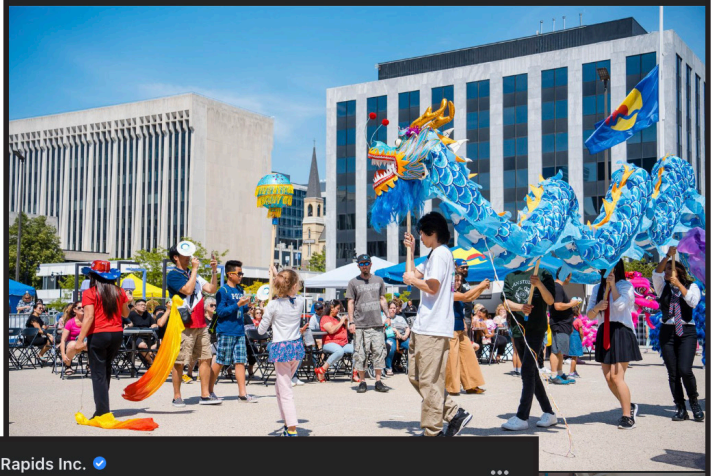
The 30′ x 35′ mural features a Korean woman in a traditional hanbok dress accented with hibiscus flowers. #DowntownGR

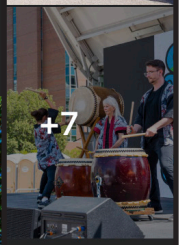


Downtown Grand Rapids Inc.
June 11 at 12:05 PM ·

Stop by the Grand Rapids Asian-Pacific Festival at Calder Plaza! The event began yesterday and ends tonight at 11 PM.

Enjoy authentic food, cultural demonstrations, live performances, and more. #DowntownGR.





Comments 21 Shares

City Built Brewing Company updated their cover photo.
June 14 at 4:26 PM ·

Bridge Blast 2022 at City Built was an EPIC success! Thank you to the thousands of supporters that showed up for beer, music and food!
Cheers to the Grand Rapids Public Schools Foundation and our sponsors Downtown Grand Rapids Inc. & KeyBank! 💚



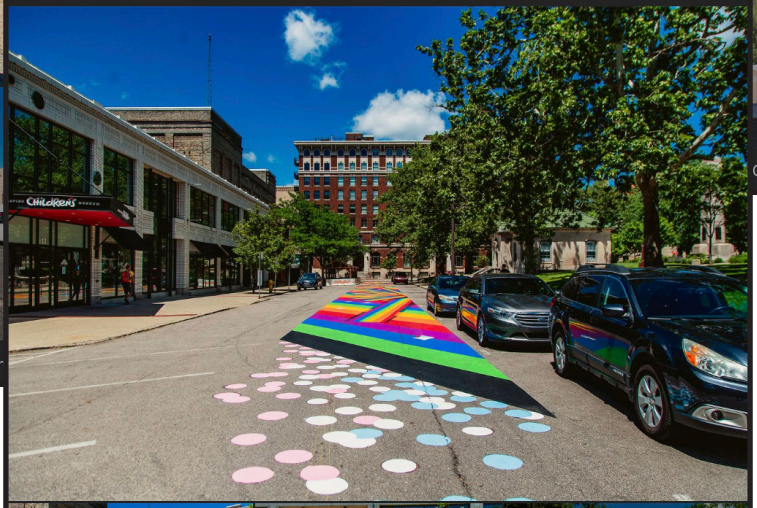


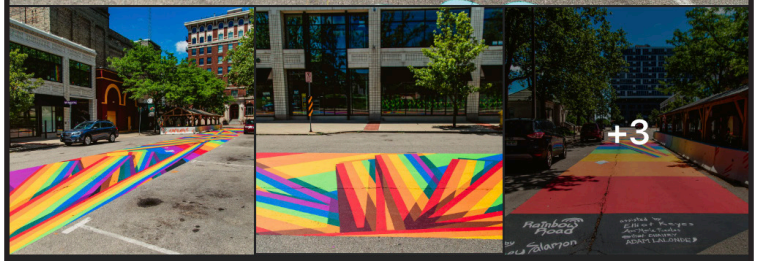
You, Stephanie Adams Andrews and 145 others

4 Comments 1 Share

Downtown Grand Rapids Inc.
June 8 at 5:54 PM ·

The restoration of the iconic "Rainbow Road" street mural by artist Joey Salamon along Sheldon Blvd is now complete! 🌈 #DowntownGR #PrideMonth





You, Daniel Paul Drent, Katherine Williams and 1K others

29 Comments 80 Shares