

AGENDA



DOWNTOWN DEVELOPMENT AUTHORITY

Board Members:

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

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

- | | | |
|--|--------|---------------|
| 1. Call to Order | | Winn |
| 2. Approve May 8, 2024 Minutes (8:31)
(enclosure) | Motion | Winn |
| 3. MDOT Agreement Approval (8:35)
(enclosure) | Motion | Kelly |
| 4. Downtown Summer Security (8:40)
(enclosure) | Motion | Eledge |
| 5. Downtown Flower Planting (8:45)
(enclosure) | Motion | Eledge |
| 6. DDA Liquor License: 45 Ottawa Avenue NW (8:50)
(enclosure) | Motion | Eledge |
| 7. Grand River Greenway Public Art Plan Consultant (8:55)
(enclosure) | Motion | Van Driel |
| 8. World of Winter Funding Approval (9:05)
(enclosure) | Motion | Van Driel |
| 9. Early Childhood Center Presentation (9:25) | Info | Coffman/Lewis |
| 10. Executive Director Report (9:45) | Info | Kelly |
| 11. Public Comment (9:50) | | |
| 12. Adjournment (9:55) | | |



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY
Wednesday, May 08, 2024

1. Call to Order – This meeting was called to order at 8:30 AM by Chair Rick Winn.

Attendance

Members Present: Mayor Rosalynn Bliss, Luis Avila, Kayem Dunn, Ryan Foley, Jen Schottke, Diana Sieger, Al Vanderberg, and Rick Winn.

Members Absent: Greg McNeilly

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Mandy McDaniel (Recording Secretary), Jenn Schaub, Maddie Chaffer (Dwelling Place), Sam Cummings (CDW Real Estate), Ace Marasigan (GRAPF), Marion Bonneaux, Kendsie Channing, Melvin Eledge, Bill Kirk, Mark Miller, Kim Van Driel, Catherine Zietse (DGRI Staff).

2. Approve Meeting Minutes from April 10, 2024
Motion: Member Dunn, supported by Mayor Bliss, moved to approve the April 10, 2024, Meeting Minutes with correction to attendance, adding Ryan Foley as present and removing former board member Jermale Eddie. The motion carried unanimously.
3. Accept Preliminary April 30, 2024, Financials
Motion: Member Vanderberg, supported by Member Dunn, motioned to accept Statement D: April 30, 2024, Expenditures. Motion carried unanimously.
4. FY25 Budget Adoption
Kelly stated that the budget recommendation, approved at our April meeting for advancement to the City Commission, was approved with no changes. Today, we seek approval for adoption, the final step in the budget process.

Motion: Member Dunn, supported by Member Avila, motioned to approve adopting the FY25 budget. Motion carried unanimously.
5. River Edge Improvements
Zietse, DGRI Grand River Greenway Program Manager, stated that the East Riverwalk from Blue Bridge to Louis Street is ready for construction. The walkway has been closed for years due to washout and erosion. The project includes replacing the walkway, and adding an accessible connection to the water's edge, concrete seat steps, lighting, and plantings. Bids

UNAPPROVED MINUTES

for the project were received, and Katerberg-Verhage, Inc. submitted the winning bid of \$1,190,789. The city plans to share 50% of project costs and hold the construction contract with Katerberg-Verhage, Inc., which will be presented for City Commission approval on May 21st. Construction is anticipated to begin later this summer.

Member Vanderberg inquired about the timeline and project completion. Tim Burkman, from the City Engineering department, confirmed next spring is a reasonable completion date.

Motion: Mayor Bliss, supported by Member Avila, moved to approve an amount not to exceed \$850,000 for the construction of the River Edge Improvement Project. Motion carried unanimously.

6. 111 Lyon Brownfield Resolution

Kelly stated the request before you is to approve a resolution with the City of GR Brownfield Authority to support the redevelopment of 111 Lyon Street. Tim introduced Sam Cummings from CWD to give more information regarding the project.

Cumming presented several renderings and stated the 111 Lyon Street project is ideal and one of the first major office-to-residential conversions. CWD acquired the Vanderberg Center in 2016 with the goal of restoring it with a 21st-century design. The plan is to activate the ground floor with retail space. Last year's approval of PA 92 and 93 expanded eligible activities for nonresidential activities on non-agricultural land. The restoration will include 140 units, at or less than 120% of the area's median income. The construction is set to begin in the fall and will take about 12-14 months to complete.

Chari Winn inquired about the square footage, approximately 100k square feet of office space converted to residential.

Kelly added the owner is seeking up to \$15.25 million in reimbursement from the City of Grand Rapids Brownfield Redevelopment Authority (BRA) for eligible activities. The DDA is requested to "pass-through" their capture to the BRA to allow for maximum reimbursement and make the project feasible. The DDA would retain 10 percent of the increment generated from the project over 20 years.

Motion: Mayor Bliss, supported by Member Seiger, moved to Approve the Resolution authorizing the Assignment of Tax Increment Revenues to the City of Grand Rapids Brownfield Redevelopment Authority to support renovations to 111 Lyon Street. Motion carried unanimously.

7. Wayfinding Implementation Funding

Eledge stated that today's request is for Wayfinding Phases E and F, which consist of the outer core of the city center and are also the end of the scope of work. With construction in Monroe North, we will need to implement more in the Monroe North neighborhood, Fulton, and the market because of the amphitheater later. We continue to work with Progressive AE and Universal Signs. Today's request is for 395k, which includes a 12% contingency.

Winn inquired about the digital kiosk integration. Eledge stated that it is tied to DGRI's website and is something they are actively working on updating.

Motion: Member Avila, supported by Mayor Bliss, moved to approve an amount not to exceed \$395,778, which includes a 12% contingency for the deployment of new Downtown wayfinding signs, removal of existing signs, and site remediation. Motion carried unanimously.

8. Heartside Historic Mural Funding

Van Driel stated that we have funded this project for the last few years and completed 14 murals in the Heartside neighborhood. This year, we are proposing to fund two murals, one of which will be the largest-scale mural we have ever undertaken.

Schaub, the Director of Community Engagement, provided an overview and recap of last year's mural program. The program continues to collaborate with local artists, creating art inspired by individuals and themes chosen by the community. Schaffer highlighted the expansion of the program to include topics such as immigration, local history, and historic eateries.

In addition to larger murals, the Heartside Historic Mural program also involves panel murals created in collaboration with local artists and neighbors. There is also an apprentice program for young students and emerging artists, allowing them to work alongside experienced muralists to develop their skills while contributing to larger mural projects.

This year, the program plans to create a large-scale mural near Peppinos in Heartside, which will be their biggest mural to date. Additionally, they are working on a mural for GR Noir with engagement activities planned for the community.

The proposed timeline includes training for future mural coordinators and the commencement of the mural projects in June or July. The total funding request for the two murals and apprenticeship program is \$60,000.

Motion: Member Dunn, supported by Member Sieger, motioned to approve the expenditure not to exceed \$60,000 out of FY25 Public Space Activation for the planning and execution of the 2024 Heartside Historic Mural Series. Motion carried unanimously.

9. Global Water Festival Support

Van Driel presented a request for a Major Event Sponsorship request for the Global Water Festival and introduced Ace Marasigan from the Grand Rapids Asian Pacific Foundation.

Marasigan presented a recap of last year's event and plans for this year's Global Water Festival. The goal for 2024 is to expand to 25 teams, add more sponsors, and reduce fees for local teams. There will be additional activities like night paddling, kayaking, paddleboarding, and environmental conversations. The festival is scheduled for July 25th – 28th at Canal Park, featuring cultural programming, dragon boat races, and diverse activities.

The sponsorship request is for \$35,000 to support a unique event in our community. The DGRI Goal 5 committee and stakeholders want to see more water and cultural events, and The Global Water Festival fulfills both.

Motion: Member Dunn, supported by Member Sieger, motioned to approve Major Event sponsorship in the amount of \$35,00 for the Global Water Festival. Motion carried unanimously.

UNAPPROVED MINUTES

10. Executive Director Report

Kelly presented the following updates:

- Relax at Rosa series is back every Thursday for the duration of the summer.
- Reboot of the Summer Movie Series: Sunset Cinema at Studio Parks Piazza. The lineup is to be announced soon.
- Free events are listed on our website and social media.
- Continue to track the TIF plan update, which will be at the City Commission in June
- Lyon Square construction continues and anticipate it to be done this calendar year.
- The Acrisure Amphitheater site construction has begun. Groundbreaking May 21st.
- Las Canchas Futsal courts received the IDA Award of Excellence.
- Kendsie Channing, from the DGRI team, is moving to Oregon. Her last day is May 17th, and we appreciate her work for the DNN and as the Manager of Neighbor Experience and wish her and her family as they move west.

11. Public Comment

None.

12. Board Member Discussion

None.

13. Adjournment

The meeting adjourned at 9:20 AM.

Minutes taken by:
Mandy McDaniel
Recording Secretary

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: July 10, 2024
TO: Downtown Development Authority
FROM: Tim Kelly, AICP
Executive Director
SUBJECT: MDOT Access Agreement

Agenda Item #03
July 10, 2024
DDA Meeting

The Michigan Department of Transportation (MDOT) has scheduled an upcoming project to upgrade the lighting along the US-131 "S-Curve". To access the area and complete the work, MDOT is requesting approval to use a portion of the DDA owned property at 150 Cherry Street SW which is currently used as surface parking.

The area MDOT has requested would use 14 parking spaces, and in exchange MDOT has agreed to pay the DDA \$24,100 for access (\$143/month/space). If approved, MDOT will have rights to use the space from January 1, 2025 – December 31, 2025. However, it is expected the space will only be needed for a portion of that period, likely during the spring/summer.

As the schedule is finalized, staff will work with the City to ensure there is minimal disruption for users of the lot and communicate the plan more broadly to the Downtown community.

Recommendation:

Authorize the Executive Director to execute the Agreement with the Michigan Department of Transportation providing access to a portion of DDA-owned property.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: July 10, 2024

TO: Downtown Development Authority

FROM: Melvin Eledge Jr., LPM
Director of Operations

SUBJECT: Downtown Security Renewal

Agenda Item #04
July 10, 2024
DDA Meeting

In 2022 DGRI and the City of Grand Rapids partnered on a pilot project to provide uniformed security patrols in and around Center City as an added measure to increase the perception of safety Downtown. This successful pilot project was again implemented in the summer of 2023 and was met with excitement from Downtown residents, property and business owners.

The patrols consisted of a team of two security personnel conducting foot patrols throughout Center City and coordinated their efforts with the Downtown Ambassador program, the Homeless Outreach Team and served as additional eyes and ears to alert GRPD of any potential issues that needed to be addressed.

Given the continued success of these services, DGRI is again partnering with the City to deliver enhanced safety patrols throughout Downtown. Staff obtained three quotes to perform this work and is recommending Phenix Security Services, LLC, who has provided this service in the past. As proposed, the DDA will be the contract holder and is seeking approval for the full contract amount. The City will reimburse the DDA for 50% of the overall amount.

Recommendation: Authorize DDA Executive Director to enter into a contract with Phenix Security, LLC for an amount not exceeding \$60,000, which includes a small contingency, to provide uniformed security patrols in Downtown.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: July 10, 2023

TO: Downtown Development Authority

FROM: Melvin Eledge Jr., LPM
Director of Operations

SUBJECT: FY 25 Downtown Flower Planting

Agenda Item #05
July 10, 2023
DDA Meeting

In February 2022 DGRI staff issued an RFP for its Beautification, Maintenance and Placemaking services program. The RFP was sent directly to established, known firms that typically provide these kinds of services as well as publicly listed on the International Downtown Association (IDA) website. DGRI received one (1) qualified proposal from Block by Block with local greenhouse Micandy Gardens as a sub-contractor to provide flower planting and maintenance.

In January of 2024, Micandy provided staff with a new proposal to cover all existing plantings in the Downtown as well as add several new planting beds developed in the last year, namely Ottawa Ave.

The total cost of the services is \$185,300, which includes a small contingency to cover unexpected needs. The total request to the DDA is for an amount not to exceed \$64,300 which is budgeted in Goal 3 Streetscape Improvement line item. The remainder of the cost will be covered by the Downtown Improvement District which approved \$115,000 at their June meeting and the Monroe North TIFA, which will cover \$6,000.

Recommendation: Authorize DDA funding for an amount not to exceed \$64,300 for Flower planting and Beautification contractual services in FY25.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: July 10, 2024
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations

Agenda Item #06
July 10, 2024
DDA Meeting

SUBJECT: DDA Liquor License – Gimme's Par & Grill (45 Ottawa Ave NW)

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

Gimme's Par & Grill is requesting DDA Board consent to the issuance of a Development District liquor license for their location at 45 Ottawa NW. The projected opening date for Gimme's is October 1, 2024, with a soft opening and training for staff to begin in early September. This project is estimated to create 60 new jobs in Downtown.

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

Recommendation: Approve the resolution for the issuance of a development area liquor license for Gimme's Par & Grill located at 45 Ottawa NW Grand Rapids, MI 49503.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: July 7, 2024

TO: Downtown Development Authority

FROM: Kimberly VanDriel, Director of Public Space Management

SUBJECT: **Grand River Greenway Public Art Plan Consultant Funding Authorization**

Agenda Item #07
July 7, 2024
DDA Meeting

The Grand River is a significant and prominent feature within Grand Rapids and West Michigan. Grand Rapidsians envision a revitalized 'River For All' that can enhance quality of life and equitable opportunities through river restoration, beautification, activation, and connection.

The Grand River Greenway is an emerging network of public parks and other civic amenities linked together by 80 miles of multi-use trails following the Grand River corridor from Kent County's eastern border, through the City of Grand Rapids, to Lake Michigan in Ottawa County. Within the urban core of Grand Rapids, the Greenway encompasses 10 miles of trail and 230 acres of public parks anchored by Riverside Park to the north and Millennium Park to the south. Additional river corridor projects in Downtown Grand Rapids include dam removal and habitat restoration of the river channel, mixed use redevelopment of legacy industrial properties, and new civic spaces like the 12,000-seat riverfront outdoor amphitheater.

Grand Rapids has an exceptional tradition of world-renowned art that began in 1969 with the installation of Calder's *La Grand Vitesse* in a central downtown plaza. Since then, public art has provided distinction, identity, and a sense of place for the city. Along with Calder's piece, Grand Rapids' reputation for thoughtful permanent art pieces includes Robert Indiana's *Love*, Maya Lin's *Ecliptic*, and di Suvero's *Motu Viget*. Each has contributed to building an important legacy of art in Downtown Grand Rapids from public, private, and institutional contributions.

Even with such meaningful investment, there has not been a cohesive community-wide arts strategy in Grand Rapids, and while many civic plans in the last decade have identified the need for a public art strategy specific to the river corridor, no substantive progress has been made. Community partners are now at a pivotal point of action to capitalize on opportunities to incorporate public art alongside other pending investments in the corridor.

In February 2024, DGRI staff put together a steering committee to help guide staff to put forward a plan on this effort. They created goals and a scope of work for the future consultant, and issued an RFP that was issued on March 20, 2024 to select a consultant. The committee will be heavily engaged throughout the process with the selected consultant during the planning phase to help guide all efforts and to formally recommend a plan to the DDA, and later recommended to the City Commission.

As a next step towards implementation of the community's vision of a River For All, project partners seek consultant support services to create a Public Art Implementation Plan for the Grand River Greenway that will:

- Create a cohesive identity and sense of place for the corridor by celebrating the river's historical and cultural landscape and creative identity of the community while preserving creative freedom for individual artists.
- Advance the community's vision for a beautiful, accessible and equitable river through alignment with the Grand River Equity Framework, River For All, and other relevant plans.
- Integrate existing river corridor art with opportunities for new installations and experiences.
- Create strategies that balance supporting local artists while also working with notable national and international artists.
- Identify opportunities to promote partnership, coordination, and collaboration among public landowners, adjacent private property owners, and other community partners.
- Inform and build support for a plan to secure adequate, ongoing funding to commission and steward public art investments consistent with community expectations.
- Provide recommendations for ongoing communication, promotion and awareness of river corridor public art collections.

The consultant scope of work for this project includes:

- Define a common curatorial vision and guiding principles for public art in the Downtown river corridor (loosely defined as Riverside Park to Millennium Park).
- Define types of art (temporary, permanent), realms of art (public, quasi-public, private), and other useful terminology for public art within the Downtown river corridor.

DOWNTOWN DEVELOPMENT AUTHORITY

- Identify and prioritize sites for existing and future permanent art along and throughout the greenway including, but not limited to commissions, rotating art, exhibits, artistic/interpretive infrastructure enhancements, lighting, etc.
- Create a selection process and criteria for art installations that can be utilized by all partners and property owners going forward.
- Inclusive outreach to and engagement of the Grand Rapids community, building upon past public engagement and citizen dialogue around river corridor plans. The process will also plan to coordinate with parallel, broader community efforts such as the emerging Arts & Culture Collective of Grand Rapids, the Grand River Greenway Regional Interpretation Plan, etc.
- Assess any existing policies, procedures and standards for public art along the river corridor and recommend new policies or revisions to existing policies where appropriate.
- Identify funding models and public/private partnership strategies for implementation and long-term management of public art.
- Draft a comprehensive final report that includes, among other things, a plan of action for implementation with strategies for near-term (1-3 years) and long-term opportunities (5-10 years) and

In May, the Steering Committee subgroup reviewed 17 proposals from consultants all over the US. The team narrowed the proposals down to three companies and conducted interviews and collectively decided to go with MIG because of their impressive proposal, creative vision and implementation strategy, understanding of our goals, and a clear emphasis on the importance of inclusivity – including specifically with our first peoples and tribal community.

MIG was established in 1982 and specializes in improving, adapting, and creating organizations, environments, and tools for human development. As a diverse community of designers, planners, engineers, scientists, and storytellers, they engage people in creative problem-solving and collective action.

Next steps for this process are to finalize an agreement with MIG, work with our Steering Committee to go through their proposal in depth for a final plan of action with visits, stakeholder engagement strategy, branding, communications and focus group interviews. The next nine months, our team will work closely with the consultant, steering committee

DOWNTOWN DEVELOPMENT AUTHORITY

and key stakeholders to further this plan and effort to create an inclusive and creative vision for our Grand River greenway.

Recommendation: Approve expenditures not to exceed \$150,000 MIG for contractual service in support of creating a Grand River Greenway Public Art Plan.



DOWNTOWN GRAND RAPIDS

GRAND RIVER PUBLIC ART PLAN

Presented by MIG in partnership with Cultural Planning Group

April 20, 2024



401 W A Street, Suite 200, San Diego, California 92101
(858) 254-3031 | www.migcom.com

**MIG, Inc.**

401 W A Street, Suite 200,
San Diego, CA 92101
P (858) 254-3031
www.migcom.com

CALIFORNIA

BERKELEY,
FULLERTON,
KENWOOD, LOS
ANGELES, PASADENA,
RIVERSIDE,
SACRAMENTO, SAN
DIEGO, AND SAN JOSE

COLORADO

DENVER

OREGON

PORTLAND

TEXAS

SAN ANTONIO

WASHINGTON

SEATTLE

**Kimberly Van Driel & Catherine
Zietse**

Downtown Grand Rapids
29 Pearl St. NW, #1
Grand Rapids MI, 49503

RE: RFP Grand River Public Art Plan

April 20, 2024

Dear Kimberly and Catherine,

I am reaching out to express MIG's strong interest in spearheading the development of a transformative Public Art Plan for the Grand River. With a steadfast commitment to nurturing vibrant community spaces and a proven track record in urban and waterfront revitalization, our multidisciplinary team is ready to craft a cohesive curatorial vision and action plan for public art along the Grand River Greenway. Drawing from our extensive experience—having designed and adopted over 100 successful Public Art Plans—we are well-positioned to ensure success.

The objectives outlined in the Public Art Implementation Plan—such as developing a cohesive identity and sense of place; advancing a vision for a beautiful, accessible, and equitable river; integrating existing and new art; balancing local and global artists; promoting partnership; securing funding; and enhancing communication—align closely with our expertise. Collaborating with the Cultural Planning Group further amplifies our ability to deliver impactful outcomes. With over 40 years of collective experience in inter-agency projects, strategic cultural planning, and community engagement, we are committed to excellence and have a proven track record of activating communities nationwide.

Our holistic approach integrates public art planning with broader social, economic, and urban development goals. With a focus on fostering collaboration and partnership among stakeholders, we aim to ensure the sustainable development and promotion of cultural resources, enhancing cultural vitality, social cohesion, and economic prosperity while preserving and celebrating local heritage and diversity.

Grand Rapids boasts a rich tradition of world-renowned art and cultural programming, contributing to a significant legacy of downtown art. Now is the opportune moment to develop a cohesive communitywide arts strategy to enhance the riverfront's allure as a tourism, recreation, and economic hub. Thank you for considering our proposal. We are eager to contribute to this transformative initiative and leave a lasting imprint on the Grand River Greenway.

Sincerely,

Ann Berchtold

Director of Public Art & Placemaking

UNDERSTANDING AND APPROACH

GRAND RIVER PUBLIC ART PLAN: FOSTERING CREATIVITY AND COMMUNITY

Amidst the vibrant tapestry of Grand Rapids' cultural landscape lies a vision that transcends the ordinary—the Grand River Public Art Plan. Spearheaded by Downtown Grand Rapids Inc. alongside local stakeholders, this initiative aims to invigorate the riverfront experience along the Grand River Greenway in Downtown Grand Rapids, Michigan. Recognizing the river's profound significance to the city and West Michigan, our approach prioritizes inclusivity, cultural enrichment, and community engagement.

KEY ELEMENTS OF OUR APPROACH

- Enhanced Riverfront Experience:** Our plan focuses on activating the 10-mile stretch of the Grand River Greenway, integrating 230 acres of parks and trails within the urban core. This revitalization effort is part of a larger 80-mile network along the river, emphasizing river restoration and community activation. We envision a transformed space, bustling with public art installations, outdoor performances, and festivals—a recreational and cultural destination for locals and tourists alike.
- Cultural Enrichment through Public Art:** Building upon Grand Rapids' rich artistic heritage, which includes iconic installations like Calder's *La Grand Vitesse*, our plan integrates permanent artworks along the riverfront. These installations will serve as landmarks, enriching the city's identity and cultural vibrancy. Moreover, we propose temporary and rotating exhibitions, ensuring there's always something new to discover.
- Community Collaboration and Engagement:** Embracing a decentralized implementation model, our approach prioritizes broad community collaboration. We seek to foster equitable economic development, accessibility, inclusivity, and environmental health along the riverfront. Through community-driven placemaking initiatives, we empower residents to shape their own cultural landscape, ensuring its longevity and relevance.
- Leveraging Arts Events and Initiatives:** Leveraging Grand Rapids' vibrant arts scene, including events like the Festival of the Arts and ArtPrize, our plan aims to engage diverse voices in both the creation and appreciation of public art. These events serve as platforms for showcasing local talent and fostering dialogue among residents. By building upon existing events and creating new iconic ones, we aim to draw visitors from far and wide, solidifying Grand Rapids' reputation as a cultural epicenter.
- Strategic Investments for Growth:** Despite past achievements, there has been a lack of a cohesive arts strategy specific to the river corridor. Our plan seizes upcoming investments as an opportunity to embed public art in the city's growth trajectory, ensuring its integration into future developments. We recognize the potential of unused spaces along the riverfront, proposing repurposing these areas into mixed-use cultural spaces, operated as co-ops by local nonprofit organizations.

In summary, the Grand River Public Art Plan presents a holistic approach to revitalizing the riverfront, rooted in community collaboration, cultural enrichment, and strategic investments. By weaving art into the very fabric of the city, we celebrate its past, enrich its present, and lay the groundwork for a vibrant future—one where the riverfront becomes a stage for inclusivity, culture, and connection.

FIRM OVERVIEW

MIG, INC. (MIG), specializes in improving, adapting, and creating organizations, environments, and tools for human development. As a diverse community of designers, planners, engineers, scientists, and storytellers, we engage people in creative problem-solving and collective action. Our firm is driven by the belief that the physical and social environment profoundly impacts our lives, guiding our work principles.

Established in 1982, MIG is renowned as a leading planning and design firm on the West Coast, with unparalleled national expertise across various disciplines. Our services encompass urban planning and design, streetscapes, placemaking, master planning, universal design, public engagement, stakeholder facilitation, visioning, strategic planning, and graphic design. With 260 professionals in 14 locations nationwide, MIG collaborates with clients of all sizes and jurisdictions, ranging from cities and counties to regulatory agencies, developers, and nonprofits, offering comprehensive planning and design solutions tailored to their needs.

In the realm of public art master planning, MIG's expertise lies in fostering inclusive and engaging environments that reflect community values and aspirations. Through participatory processes and strategic visioning, we facilitate the development of vibrant and equitable public art initiatives, enriching the cultural fabric of communities while promoting accessibility and environmental stewardship.

CAPABILITIES

- Strategic and Master Planning
- Public Art Planning
- Adaptive Planning
- Creative Placemaking
- Community Engagement
- Project Management
- Policy & Regulation Development
- Financial Management
- Art Curation
- Public Relations & Marketing

PRACTICE AREAS

- Public Art & Creative Placemaking
- Cultural and Leisure Master Planning
- Park, Recreation, Open Space & Trail Planning
- Downtown Revitalization Planning
- Streets & Multimodal Mobility
- Community Outreach & Engagement
- Museums & Visitor Centers
- Environmental Graphic Design & Wayfinding

MIG is poised to strategically collaborate with the Cultural Planning Group (CPG) for this initiative, leveraging their robust background in funding analysis and the formation of public/private partnerships. With its inception dating back to 1998, CPG operates as a California LLC with a dedicated team of partners and associates spread across different regions.

CPG's extensive experience includes the preparation of over 100 arts-related master plans for communities across the nation. From major metropolitan regions like Washington, DC and Houston to smaller towns such as Healdsburg and Joshua Tree, CPG's practice is deeply rooted in real-world engagement and a thorough understanding of local arts communities. By combining MIG's expertise in planning and design with CPG's funding analysis and community engagement prowess, this partnership aims to deliver a comprehensive and impactful public art plan for the Grand River Greenway.

TEAM PROFILES

ANN BERCHTOLD

MIG, Director of Public Art & Placemaking, Project Manager, Stakeholder Engagement, Public Art Siting

Ann Berchtold brings over 20 years of experience as an art curator, gallery director, and arts program advisor. Ann works to build alliances among urban development, branding, placemaking, artists, and creatives to advance big-picture projects, bringing the community voice and stakeholder vision intimately into the visual and performing art plan to create inclusive and meaningful contributions to private and public spaces.

EDUCATION

- BA, Business Administration, minor in Fine Art and Marketing, San Diego State University

EXPERIENCE

- 20 years

SELECT CLIENTS

- Boston, Fenway Center
- San Diego, RaDD Project
- City of Woodinville, WA
- City of Bakersfield

MARCO HINOJOSA, AICP

MIG, Community Engagement

Marco Hinojosa is an urban planner dedicated to empowering people to take part in planning and placemaking through inclusive engagement and education.

EDUCATION

- BA, Public Administration, University of Texas at San Antonio
- MS, Urban and Regional Planning, University of Texas at San Antonio

EXPERIENCE

- 10 years

SELECT CLIENTS

- City of San Antonio, TX
- Texas Trees Foundation
- Downtown Madison, Inc.
- City of Kent, WA

DAVID PLETTNER-SAUNDERS

CPG Partner, Stakeholder Engagement & Strategic Planning

David Plettner-Saunders is Co-Founder of Cultural Planning Group. A consultant for 30 years, David has prepared arts and cultural plans for more than 40 communities. His arts and cultural planning work reflects many of the pressing and complex issues facing communities, such as advancing equity, affordable spaces, and creative placemaking. In addition, his plans often address arts funding, creating public/private partnerships, and identifying appropriate roles for local government.

EDUCATION

- J.D., University of North Carolina School of Law, Chapel Hill
- B.A., Wesleyan University, Middletown, Connecticut
- Special Student in Dance, University of North Carolina School of the Arts, Winston-Salem

EXPERIENCE

- 30 years

SELECT CLIENTS

- City of Boston
- Salt Lake City
- City of Laguna Beach
- City of San Diego

LINDA T. FLYNN, PH.D.

CPG Partner, Stakeholder Engagement & Strategic Planning

Linda Flynn is a partner with Cultural Planning Group, joining the group in 2014. She is a planner who contributes nationally to best practices in planning, research, civic learning, and engagement for the creative sector. Linda has developed innovative cultural plans, public art master plans, and cultural tourism plans for diverse cities and counties across the country.

EDUCATION

- Ph.D., Social Sciences/ Conflict Resolution, Nova Southeastern University
- Bachelor of Science, Psychology, Florida Atlantic University

EXPERIENCE

- 20 years

SELECT CLIENTS

- Greensboro, NC
- Sacramento, CA
- Portland, OR
- Washington State

EXPERIENCE

MIG and CPG have extensive experience in completing projects with similar scopes to the envisioned public art plan for the Grand River Greenway. Our collaborative efforts have consistently delivered impactful results, drawing upon our combined expertise in urban planning, design, community engagement, and funding analysis. With a focus on inclusivity, creativity, and sustainability, we have successfully navigated diverse community landscapes to develop tailored solutions that celebrate heritage, foster connectivity, and enhance quality of life. Below are a list of similar projects with references:



Title: IQHQ-RADD Waterfront Campus Public Art

Location: San Diego, California

Contract Term: June 2021–May 2024

Scope: MIG is working with IQHQ for the IQHQ-RADD Waterfront Campus, a new development project in San Diego focusing on life science and tech tenants. The project comprises five urban blocks with mixed-use lab, office, retail, and F&B spaces. MIG's role includes strategically procuring and managing the commission of approximately 20 permanent artworks, including sculptures, murals, streetscape art, and digital works. Responsibilities encompass artist contracting, project management of fabrication and installation, and establishing a maintenance plan to ensure the longevity and vibrancy of the art installations.

Client Reference: Ashley Simpson, Sr., Design Director, (607) 329-9562, Asimpson@iqhqreit.com



Title: Washington District Public Art Plan

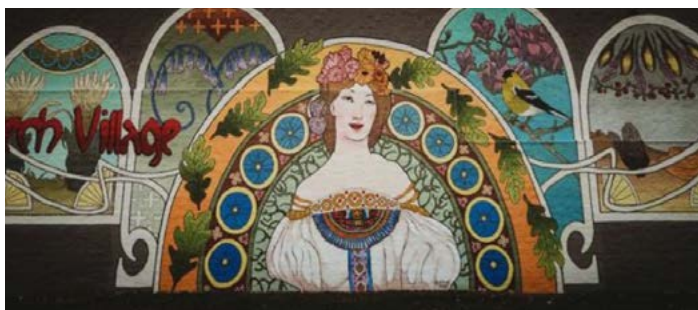
Location: City of West Sacramento, CA

Contract Term: Feb. 2019–Dec 2019

Scope: The Washington District is West Sacramento's historic riverfront, described as the "region's best kept secret." The goal of the public art plan is placemaking: to help create a more beautiful, sustainable, and vibrant Washington District and better connect the community to the river. This plan will also guide the City's placement and selection of public art to highlight the Riverfront, gateway corridors, and transportation pathways and nodes. Partnerships include nearby cities, the Army Corps of Engineers and regional flood protection agency.

(CPG) Client Reference: Mark Polhemus, Senior Program Manager Economic Development & Housing Department, (916) 617-5053, markp@cityofwestsacramento.org

[Link to Plan](#)



Title: City of Cedar Rapids Public Art Plan

Location: Cedar Rapids, Iowa

Contract Term: June 2021–April 2022

Scope: The City of Cedar Rapids is a riverfront town that experienced a catastrophic flood in 2008. The community's resilience and recovery has become a central part of its identity. The public art master plan builds on the foundation of the city's resourcefulness, existing collection, practices and Visual Arts Commission. Thorough community and artist engagement led to development of a shared vision, strategies for advancement of the collection, locations for artworks, partnerships, funding, management, staffing, and collection maintenance and conservation.

(CPG) Client Reference: Jennifer Pratt, Director, Community Development, (319) 286-5047, j.pratt@cedar-rapids.org

[Link to Plan](#)



Title: Zona Cultural Streetscape Master Plan

Location: San Antonio, Texas

Contract Term: 2016 – present

Scope: MIG is working with Centro San Antonio, City staff, and stakeholders to develop a comprehensive Streetscape Master Plan for the Zona Cultural, a vibrant 44-block district in downtown San Antonio. The plan aims to revitalize the area through strategic street design and placemaking initiatives, public art, and prioritizing pedestrian-friendly elements to improve the overall experience while preserving its historic fabric and cultural integrity.

[Link to Plan](#)



Title: Laguna Beach Cultural Arts Master Plan & Public Art Ordinance Update

Location: Laguna Beach, California

Contract Term: 2023–Present

Scope: CPG undertook two interconnected initiatives for the City of Laguna Beach. The "Arts Evolution" project seeks to revitalize the city's artistic community amidst real estate pressures and changing arts landscapes. The second initiative focuses on updating the "Public Art Ordinance and Policies" to align with evolving community needs.

Client Reference: Sian Poeschl, Cultural Arts Director, (949) 497-0727, spoeschl@lagunabeachcity.net

Plan: In Progress



Title: Fulton County Arts & Culture Master

Location: Fulton County, Georgia

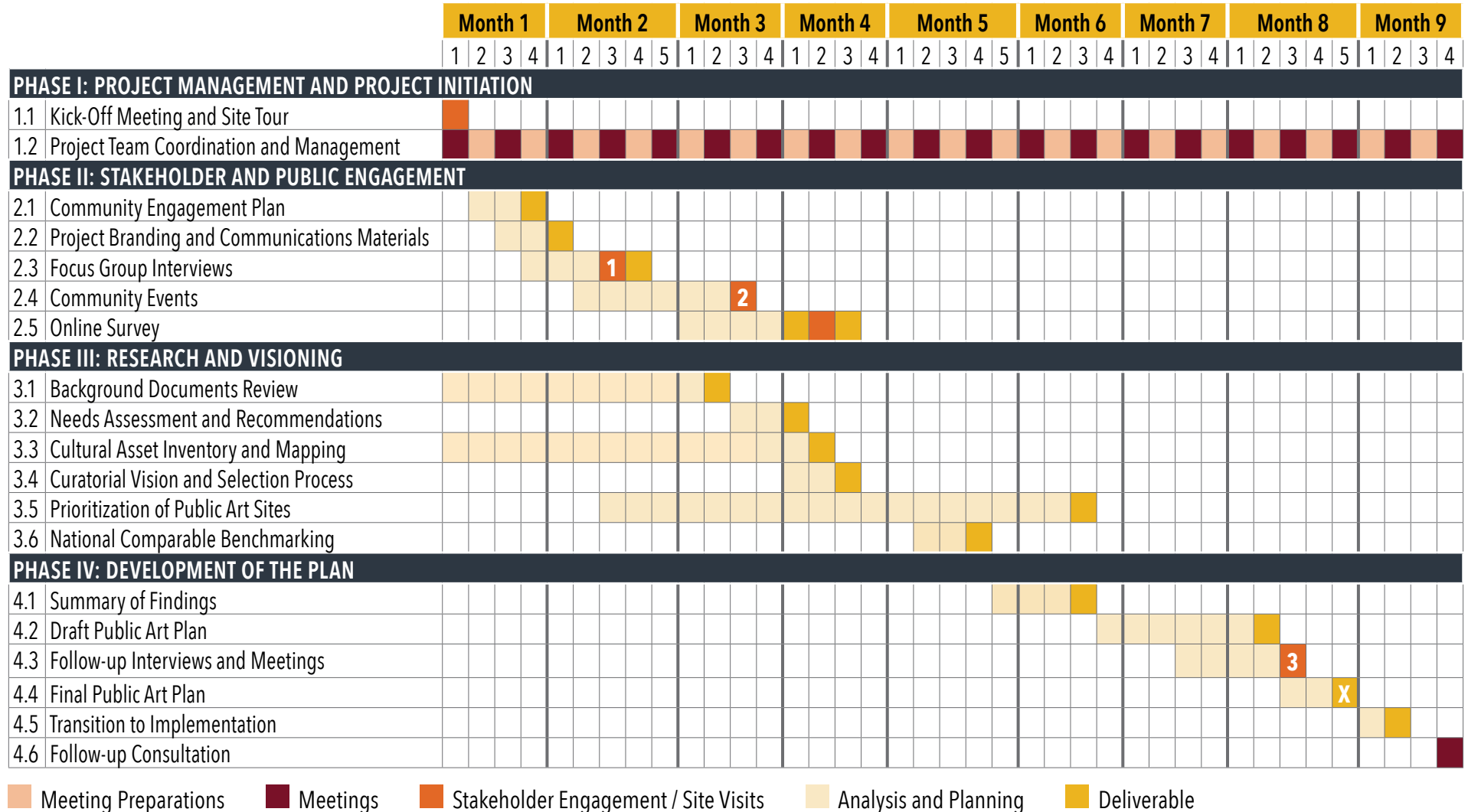
Contract Term: January 2019–October 2020

Scope: CPG collaborated with Fulton County Arts & Culture to develop comprehensive Cultural Action and Public Art Plans. These plans aimed to enrich the cultural landscape of Fulton County through strategic initiatives and public art installations. The project encompassed the creation of a countywide cultural master plan, a Cultural Action Plan, and a Public Art Master Plan.

[Link to Plan](#)

PROJECT SCHEDULE

The Grand River Public Art Plan's project schedule emphasizes seamless coordination, timely deliverables, and proactive communication, reflecting MIG's commitment to transparent, collaborative project management. Bi-weekly teleconferences facilitate ongoing communication and coordination with the project team, enabling us to address challenges promptly and meet milestones effectively. Monthly invoicing includes comprehensive updates to track progress and adjust as needed. This scheduled approach aligns with the proposed engagement strategy outlined on the next page.



KICK-OFF MEETING: VIRTUAL | Project Kick- Off

SITE VISIT #1: 2 CONSULTANTS FOR 3 DAYS | Interviews, Community Familiarization Tour, Small Group Discussions, Public Art Tour & Siting

SITE VISIT #2: 3 CONSULTANTS FOR 4 DAYS | Work Session with Advisory Committee, Public Engagement, Interviews, Focus Group Interviews, Community Pop-Up

SITE VISIT #3: 3 CONSULTANTS FOR 2 DAYS | Work Session with Advisory Committee To Review Full Draft Plan, Possible Small Community Town Hall to Review Draft for Input, Funding Discussions

PROPOSED ENGAGEMENT STRATEGY

PHASE 1: PROJECT MANAGEMENT AND PROJECT INITIATION

TASK 1.1 KICK-OFF MEETING AND SITE TOUR

The project will commence with a Kick-Off Meeting involving key project staff to establish goals, priorities, and community engagement strategies. This meeting will also entail discussions on project coordination, roles, communication preferences, and meeting schedules. Subsequently, a Detailed Project Work Plan and Timeline will be developed, outlining the project's scope, objectives, milestones, resource allocation, and communication plan. Concurrently, a review of Background Documents will be conducted to identify and summarize pertinent studies, reports, and plans. Additionally, a tour of the city will be organized to explore key communities, neighborhoods, and cultural assets. Lastly, efforts will be made to convene the Advisory Committee, defining its role and advising on its formation to ensure informed guidance throughout the process.

TASK 1.2 PROJECT TEAM COORDINATION AND MANAGEMENT

MIG and CPG prioritize effective project coordination and management to ensure timely delivery of high-quality services. We establish clear communication channels and expectations at the onset of the project, emphasizing transparency and accountability. Our approach includes thorough research, led by principals within our firms, to provide an evidence-based foundation for planning. We maintain an open and transparent planning process, fostering consensus and client satisfaction.

Deliverables: *Workplan and schedule, Communications Plan, Advisory Committee overview of process*

PHASE 2: STAKEHOLDER AND PUBLIC ENGAGEMENT

TASK 2.1 COMMUNITY ENGAGEMENT PLAN

Our approach begins with developing a comprehensive Community Engagement Plan, aligning with the RFP's emphasis on inclusivity and representation. This plan will outline engagement goals, key stakeholder groups, messaging strategies, and a timeline for activities. Priority will be given to typically underrepresented and underserved community members, ensuring their voices are heard. Strategies will include tailored approaches to engage youth, low-income households, people with disabilities, and communities of color, fostering meaningful participation in the planning process.

TASK 2.2 PROJECT BRANDING AND COMMUNICATION MATERIALS

We will collaborate with the Advisory Committee to establish a distinct visual identity for the project, ensuring consistency across all communication channels. This includes creating graphics, documents, and outreach materials that reflect the project's objectives and resonate with the community. Initial materials will include a graphic project timeline, project overview document, Webpage design and content, and summaries of proposed engagement activities.

TASK 2.3 FOCUS GROUP INTERVIEWS

Up to eight focus group interviews will be conducted with local community groups and boards. Working closely with the Advisory Committee, we will schedule, prepare for, and conduct these meetings. We'll assist in drafting interview questions, preparing informational materials, facilitating discussions, and summarizing key observations and themes. Topics covered will include community interests, needs, challenges, and opportunities related to public art along the Grand River Greenway.

TASK 2.4 COMMUNITY EVENTS

MIG will support the preparation and attendance of two communitywide, in-person events, selected collaboratively to ensure representation across different groups within the community. We will work closely with the Advisory Committee to determine the format of these events and create materials to promote and encourage attendance.

TASK 2.5 ONLINE SURVEY

We will develop an open access online survey for community members, available through various channels including City email lists, website, social media, newsletters, and local papers. This survey will gather feedback on community needs and support for capital improvement projects.

Deliverables: *Community engagement plan, Stakeholder engagement summary, Public engagement summary, Survey implementation and reporting*

PHASE 3: RESEARCH & VISIONING

TASK 3.1 BACKGROUND DOCUMENTS REVIEW

This task involves a comprehensive review of existing documents, studies, reports, and plans pertinent to the Grand River Public Art Plan. These documents will provide crucial insights into past initiatives, community aspirations, and relevant data essential for informing the development of the public art plan.

TASK 3.2 NEEDS ASSESSMENT AND RECOMMENDATIONS

A thorough needs assessment will be conducted to identify the key requirements and priorities for public art along the Grand River Greenway. Based on this assessment, recommendations will be formulated to address identified needs and enhance the cultural landscape of the area.

TASK 3.3 CULTURAL ASSET INVENTORY AND MAPPING

This task will involve compiling lists and creating maps of nonprofit organizations, cultural venues, events, and existing public artworks along the Grand River Greenway. By mapping these assets, we can better understand the existing cultural ecosystem and identify opportunities for integrating public art into the landscape.

TASK 3.4: ESTABLISH CURATORIAL VISION

This task will establish a unified curatorial vision and guiding principles for public art. This task involves defining types of art (temporary, permanent) and realms (public, quasi-public, private) for clarity. Additionally, a transparent selection process and criteria will be developed to accommodate both established and emerging artists, locally and nationally, while allowing for temporary activations, rotating exhibitions, and community-driven placemaking initiatives. The process will be designed to be adaptable and evergreen, fostering continuous improvement, and will be suitable for adoption by all partners and property owners within the Downtown river corridor.

TASK 3.5: PRIORITIZATION OF PUBLIC ART SITES

The focus of this task is to create a system and make recommendations for the prioritization of public art. Criteria such as public visibility, accessibility, and safety will guide site selection, with preliminary visits targeting potential locations like gateways, parks, plazas, and pedestrian paths along the river. Evaluation factors include visibility, foot traffic, community relevance, safety, site conditions, and compliance with regulations, leading to the creation of a shortlist of at least 20 sites. The assessment will explore various public art mediums such as sculptures, murals, interactive installations, and digital art, evaluating their appropriateness for selected sites and desired artistic expression while considering technical aspects like structural integrity and maintenance requirements. The resulting Medium Assessment will prioritize sites for review by the City's project team, ensuring the implementability of Plan strategies.

TASK 3.6 NATIONAL COMPARABLE BENCHMARKING

Through comparative analysis with similar communities, best practices and successful strategies for public art implementation will be identified. This benchmarking exercise will provide valuable insights and inspiration for the development of the Grand River Public Art Plan.

Additionally, this phase will involve reviewing existing policies, procedures, and funding models relevant to public art. Opportunities to support local artists will be explored, along with potential partnerships with public and private landowners, community organizations, and other stakeholders. Analysis of prior background materials related to planning, design, events, and public art will inform the formulation of strategies and recommendations for the Plan.

Deliverables: *Summary of background documents, Needs assessment and recommendations, Cultural asset inventory and maps, Curatorial Vision and Selection Process, Prioritized List of Art Sites and System, Benchmarking findings*

PHASE 4: DEVELOPMENT OF THE PLAN

4.1 SUMMARY OF FINDINGS

During this phase, the research findings from previous phases will be synthesized into a comprehensive draft plan document. This document will summarize key insights, data analysis, and community feedback gathered throughout the planning process.

4.2 DRAFT PUBLIC ART PLAN

Subsequently, the draft plan will articulate the vision, mission, and goals for the Grand River Public Art Plan. It will incorporate strategies aimed at enhancing arts and cultural opportunities along the Grand River Greenway, aligning with the overarching objectives of the project.

4.3 FOLLOW-UP INTERVIEWS AND MEETINGS

The draft plan will undergo vetting with key stakeholders and decision-makers through follow-up interviews and meetings. This process ensures that the plan reflects the input and perspectives of diverse stakeholders, helping to refine and strengthen its content.

4.4 FINAL PUBLIC ART PLAN

Based on feedback received during the vetting process, a revised final document will be developed. This final plan will incorporate any suggested edits or revisions, ensuring that it accurately reflects the goals and priorities of the Grand River Public Art Plan.

4.5 TRANSITION TO IMPLEMENTATION

Following completion of the final plan, the MIG Team will advise on next steps for plan implementation. This may include identifying early wins and actionable strategies to kick-start the implementation process effectively.

4.6 FOLLOW-UP CONSULTATION

To support the successful implementation of the plan, six months of follow-up consultation will be provided by the MIG Team. During this period, ongoing support and guidance will be offered to the Advisory Committee, helping to address any challenges and facilitate the execution of the plan's strategies.

Deliverables: *The key project deliverable will be a comprehensive final report. This report will outline a plan of action for implementation, detailing strategies for near-term (1–3 years) and long-term (5–10 years) opportunities. Associated budgets, priorities, and sequencing will also be provided to guide the implementation process effectively.*

OPTIONAL TASK

VISITOR EXPERIENCE AND WAYFINDING

MIG will develop an integrated experience and wayfinding system to seamlessly connect the public art program along the Grand River Greenway, creating a cohesive and immersive journey. Through the strategic use of technology and branding, MIG aims to enhance visitor engagement while complementing public art installations. Interactive installations and augmented reality experiences will offer contextual information and opportunities for interaction with nearby artworks. Additionally, improved wayfinding will simplify navigation to various art sites, enriching visitors' exposure to the curated cultural landscape. This holistic approach will result in a dynamic and memorable experience, elevating the cultural journey for residents and visitors alike.

Not included in project budget.

PROJECT BUDGET

ESTIMATED PROJECT COST

		MIG, Inc.										Sub-consultants	Direct Costs	Professional Fees Totals
		Ann Berchtold Project Manager		Ray Bullard Web/Survey Design		Marco Hinojosa Community Engagement		Fran Carillo Project Admin		MIG Totals		CPG		
		Hrs@	\$210	Hrs@	\$125	Hrs@	\$125	Hrs@	\$160					
PHASE I PROJECT MANAGEMENT AND PROJECT INITIATION														
1.1	Kick-Off Meeting and Site Tour	10	\$2,100		\$0		\$0	1	\$160	11	\$2,260	\$2,100		\$4,360
1.2	Project Team Coordination and Management	50	\$10,500		\$0		\$0		\$0	50	\$10,500			\$10,500
Subtotal		60	\$12,600	0	\$0	0	\$0	1	\$160	61	\$12,760	\$2,100	\$0	\$14,860
PHASE II STAKEHOLDER AND PUBLIC ENGAGEMENT														
2.1	Community Engagement Plan	10	\$2,100		\$0		\$0	1	\$160	11	\$2,260			\$2,260
2.2	Project Branding and Communications Materials	10	\$2,100	10	\$1,250		\$0		\$0	20	\$3,350			\$3,350
2.3	Focus Group Interviews	30	\$6,300		\$0		\$0		\$0	30	\$6,300	\$6,300	\$1,000	\$13,600
2.4	Community Events	30	\$6,300		\$0	20	\$2,500		\$0	50	\$8,800	\$2,100	\$2,500	\$13,400
2.5	Online Survey	10	\$2,100	10	\$1,250	10	\$1,250		\$0	30	\$4,600			\$4,600
Subtotal		90	\$18,900	20	\$2,500	30	\$3,750	1	\$160	141	\$25,310	\$8,400	\$3,500	\$37,210
PHASE III RESEARCH AND VISIONING														
3.1	Background Documents Review	10	\$2,100		\$0		\$0	1	\$160	11	\$2,260			\$2,260
3.2	Needs Assessment and Recommendations	10	\$2,100		\$0		\$0		\$0	10	\$2,100	\$2,100		\$4,200
3.3	Cultural Asset Inventory and Mapping	10	\$2,100		\$0		\$0		\$0	10	\$2,100	\$2,100		\$4,200
3.4	Curatorial Vision and Selection Process	20	\$4,200		\$0		\$0		\$0	20	\$4,200			\$4,200
3.5	Prioritization of Public Art Sites	30	\$6,300		\$0		\$0		\$0	30	\$6,300			\$6,300
3.6	National Comparable Benchmarking	10	\$2,100		\$0		\$0		\$0	10	\$2,100			\$2,100
Subtotal		90	\$18,900	0	\$0	0	\$0	1	\$160	91	\$19,060	\$4,200	\$0	\$23,260
PHASE IV DEVELOPMENT OF THE PLAN														
4.1	Summary of Findings	20	\$4,200		\$0		\$0	1	\$160	21	\$4,360	\$4,200		\$8,560
4.2	Draft Public Art Plan	20	\$4,200		\$0		\$0		\$0	20	\$4,200	\$4,200		\$8,400
4.3	Follow-up Interviews and Meetings	10	\$2,100		\$0		\$0		\$0	10	\$2,100	\$2,100		\$4,200
4.4	Final Public Art Plan	20	\$4,200	5	\$625		\$0		\$0	25	\$4,825	\$2,100		\$6,925
4.5	Transition to Implementation	5	\$1,050		\$0		\$0		\$0	5	\$1,050	\$1,000		\$2,050
4.6	Follow-up Consultation	5	\$1,050		\$0		\$0		\$0	5	\$1,050	\$1,000		\$2,050
Subtotal		80	\$16,800	5	\$625	0	\$0	1	\$160	86	\$17,585	\$14,600	\$0	\$32,185
SUBTOTAL		320	\$67,200	25	\$3,125	30	\$3,750	4	\$640	379	\$74,715	29300	\$3,500	\$107,515
Contingency/Administrative														\$5,000
TOTAL PROJECT COSTS														\$112,515

River Corridor Public Art Recommendations (2012-2023)

GR FORWARD (2015)

[Link to Online Plan](#)

1.1 Integrate art, education, infrastructure, and ecology (p. 57)

Recommendation: Create a landscape gallery of public art along the River corridor

- Recruit a leadership team including knowledgeable, respected local members of the arts community to oversee fundraising, selection process, permitting, maintenance and liability responsibilities, etc. and to guide the curating along the trail/corridor
- Hire a conservation/restoration consultant to advise on installation details
- Design and implement a community engagement component to allow Grand Rapidsians opportunities to participate in decision-making. Ensure that the Native American population is represented and their history and culture are recognized as part of the river restoration.
- Develop interpretive materials – an “art trail” guide.

RIVER FOR ALL (2019)

[Link to Online Plan](#)

2.5 Public Art (p. 65)

Intent

- Commission new, permanent works of art for the corridor that are profound and important and that move Grand Rapids into the 21st century art conversation, as well as establish identity and a sense of place.
- Identify strategic locations for iconic work that mark gateways and/or important places along the corridor.
- Focus on the quality of public art over quantity.
- Design or acquire work for longevity. Should not be maintenance driven.
- Identify locations for temporary, and semi-permanent installation work for ArtPrize and Project by ArtPrize.
- Incorporate the corridor public art sites into the City-wide Outdoor Art Master Plan currently being developed by the Arts Advisory Committee.

Concepts

- Identify appropriate public art through a 3-phase process starting with 1) Site Selection, 2) Artist Selection, and lastly 3) Budget
- Place public art in 3 locations within the corridor
 - North Gateway (Water Dept Storage Site)
 - Central Plaza (555 Monroe)
 - South Gateway (Oxford Trail/Butterworth intersection)
- Make a statement with the first selected public work for the corridor; it should be on the scale to become iconic and of significant importance for the City.
- Use public art to create an identity for the corridor. The art should pay homage to place and history and celebrate the



river and the connections that it provides without being prescriptive. Allow the artist creative freedom.

2.4. Signage, Identity & Wayfinding (p. 55-57)

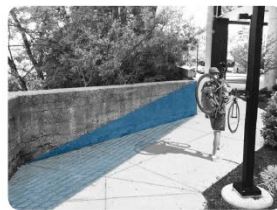
- Recommends primary monuments/architectural features that reflect the identity and history of the corridor
 - “Locate at important city and corridor entry points as single elements, in groupings, or in combination with other landmark elements such as public art.” – see Sect. 2.5, Public Art
 - Suggested locations on map (p. 55): Leonard-Ann Trail at railroad, 555 Monroe/downtown entry, and Oxford Trail/River Edges Trail intersection
- Recommends secondary gateway monuments at all street crossings and regional trail intersections
 - Double-faced with Grand River Corridor identity; incorporated with ‘Welcome Mats’
- Establish corridor identity through ‘Welcome Mats’ and ‘Bread Crumbs’ (p. 62-63)



‘Welcome Mat’ - Primary Street Crossing
Conceptual image for Grand River Corridor | Credit: Weisk Associates



‘Welcome Mat’ - Secondary Street Crossing
Conceptual image for Grand River Corridor | Credit: Weisk Associates



‘Bread crumbs’ Trail Markings
Conceptual image for Grand River Corridor | Credit: Weisk Associates



Temporary Example of ‘Bread Crumb’ Trail Marking Area
‘River For All’ Public Outreach, ArtPace 2017 - Michigan Street Bridge, Grand Rapids
Image Credit: Williams & Wells

GRAND RIVER EQUITY FRAMEWORK (2023)

[Link to Online Plan](#)

Goal 2: An Accessible River (p. 39)

Strategy 2.2: Develop vibrant and open public spaces

- Action 2.2.11 – Establish a river public art fund to hire local artists and community volunteers to develop art projects along the river corridor, in the downtown core, and other designated river areas throughout Kent County
 - Metrics:
 - Amount of funding allocated to and spent on public art projects
 - # public art projects
 - # local artists, volunteers, or youth etc. engaged in public art projects

Goal 3: An Inviting, Inclusive River (p. 43)

Strategy 3.2: Create and sustain a safe, welcoming river

- Priority Outcome – 35 new educational, art, and safety installations along the shoreline by 2025
- Action 3.2.1. – As part of a River Communications Plan, develop a strategy to create public stanchions, art installations, and other structures that provide permanent, multilingual information about the river inclusive of local Indigenous and Black communities’ relationships to the river, and environmental justice.

GREEN GRAND RAPIDS (2012)

[Link to Online Plan](#)

Ch.3, A City That Enriches Our Lives

- “The riverfront’s recreational appeal could also be enhanced by public art and interpretive displays that describe the historic, cultural and environmental importance of the river in the life of the city, as well as wayfinding signs that identify locations of, and distance to, attractions along the river, in Downtown and nearby neighborhood business areas.” (p. 46)

CITY OF GRAND RAPIDS STRATEGIC PLAN (2022)

[Link to Online Plan](#)

Goal: Economic Prosperity and Affordability

Objective 5: Support development and placemaking efforts that contribute to making Grand Rapids a destination City (p. 20)

Strategies

- Create partnership opportunities to enhance and promote activation of public spaces.
- Collaborate with business and community partners to use activations and events to promote Grand Rapids for economic development and tourist attraction opportunities as well as brand Grand Rapids as a destination city
- Permit, produce, and/or financially support a variety of special events and activations that highlight and celebrate the arts, music, cultural diversity, innovation, outdoor recreation, and local cuisine and beverages options

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: July 7, 2024
TO: Downtown Development Authority
FROM: Kimberly VanDriel, Director of Public Space Management
SUBJECT: World of Winter Art Activation Funding Authorization

Agenda Item #08
July 7, 2024
DDA Meeting

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 or icy weather forecasts for activities.

For the last four years, DGRI has been able to bring in millions of people to our city. Last year 4.8 million people visited Downtown during the World of Winter (WoW) Festival. During last year's event, we had over 55 events, 70 art installations, 81 ice sculptures, supported 57 grants, and teamed up with over 100+ artists, businesses, programmers and organizations all for 60 days of activation. With the continued success of this event, the Citizen Alliance has prioritized this program again for FY 25.

In March of 2024 a worldwide RFP was issued seeking winter art installations to be hosted here in Grand Rapids utilizing effects of lighting and interactive design. With 115 proposals received from 36 separate companies and or artists, the Citizen Alliance members, River Activation Committee Members, Grand River Greenway Public Art Committee and City of Grand Rapids Arts Advisory Council members, were able to vote on what installations they would like to bring to Grand Rapids for the upcoming festival. After voting and careful deliberation, we are recommending nine interactive art installations from local, national and international artists this coming WoW. 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 nine installations, the DGRI team will curate, purchase and program additional works and events for the festival. We will continue to work with local event planners, placemakers and programmers through curated programming and events for

the festival. We will also continue our Activate grant program by offering up to \$10,000 per grant for local artists and programmers.

If approved, each installation will be placed in various locations within the Downtown footprint during the two-month period of the festival happening from January 10 through March 2, 2025. Additional programming, partnerships, and winter activities will take place throughout Downtown as part of the annual World of Winter festival.

The total request for up to ten installations is for an amount not to exceed \$400,000 that would help to cover rental fees, insurance, equipment, and logistics. This amount is budgeted in the approved DDA FY25 budget and is included as part of the Public Space Activation and DGRI Events line item.

Recommendation: Approve expenditures not to exceed \$400,000 to support up to ten winter art installations for World of Winter 2025.



DOWNTOWN GRAND RAPIDS WoW 2025 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 from January 10, 2025, through March 2, 2025. We are particularly interested in installations that incorporate light and sound as well as being able to allow citizens to interact with the installations.

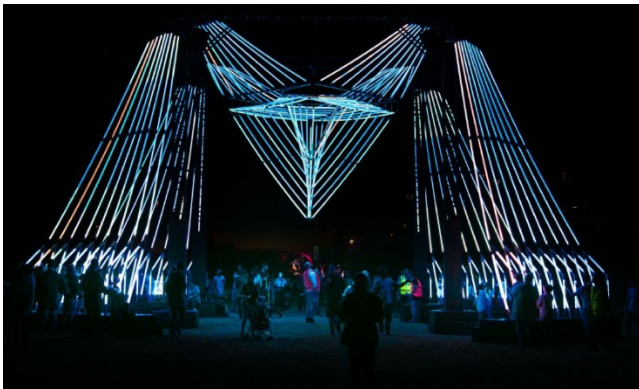


INSTALLATION # 1 – Bon(d)fire By 27 June Studio from Thailand

Location: 555 - 7 Weeks

[VIDEO](#)

"Bon{d}fire" is an interactive light installation inspired by the traditional bonfire experience. This installation features a bonfire-like LED structure, where participants can share their stories at surrounding stations equipped with microphones. As each story is told, the voice is converted into unique rhythms and colors that illuminate the bonfire. The more stories shared, the more vibrant and dynamic the bonfire becomes, creating a living, evolving artwork that embodies the collective spirit of the community. By merging technology with the tradition of gathering around a fire, "Bon{d}fire" celebrates the diversity and connection of festivalgoers, bringing warmth and joy to the cold winter nights.



INSTALLATION # 2 – ChronoHARP By Amigo & Amigo from Australia

Location: Calder Plaza - 7 Weeks

[VIDEO](#)

ChronoHARP interprets and extends the beauty of the traditional harp into a visual experience. This new instrument of light and color is a delicate and precisely woven triangular form which reacts to human movement by sending light animations resonating throughout its structure. Unlike its inspiration which is designed to be played by a single person ChronoHARP invites all to take part in this accessible experience. As the audience interacts with the work the light will transform from a white prism to a colorful spectacle. When the ChronoHARP reaches full capacity the prism will fill with light animation to a pre designed light and sound show.



INSTALLATION # 3 – Soloveiko Songbird By Amigo & Amigo from Australia

Location: Ah-Nab-Awen Park - [7 Weeks](#)

[VIDEO](#)

The Soloveiko Songbird, known as the Nightingale in English, is the national bird of Ukraine. It is a symbol of song and happiness. 12 Soloveiko from different regions of Ukraine have travelled to Liverpool to contribute their song to the audiences. Each Soloveiko will be placed in a unique location around Liverpool. The public are invited to follow the Soloveiko Songbird map to discover the songs and stories each nightingale has come to share about their homeland. Soloveiko are colorful during the day and illuminate at night providing both a day and nighttime presence. There is a interactive button next to each bird, when people press the unique song from the region will play.

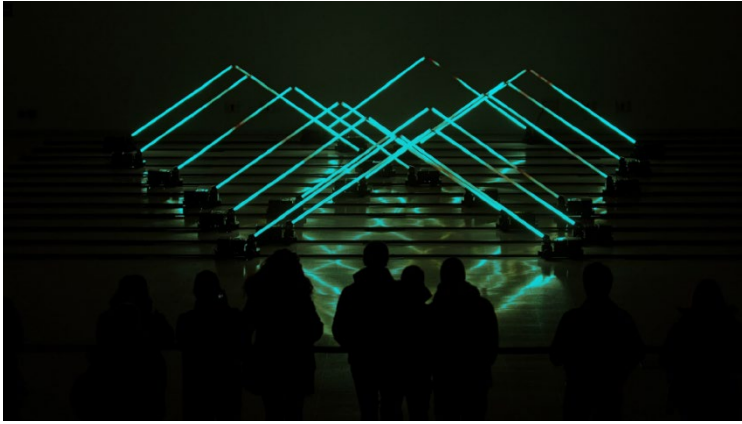


INSTALLATION # 4 – The Hive By Beam Hacker Designs from Australia

Location: Ah-Nab-Awen Park stage - [7 Weeks](#)

[VIDEO](#)

The Hives repeating hexagonal structure ebbs and flows with color and movement synced with an original 10 min musical composition by Perth electronic musician Mike Midnight. Repetition and uniformity are not often found in nature but one of the most incredible examples of it has to be that of the honeycomb. The Hive will mesmerize onlookers as the repeating hexagonal structure ebbs and flows with color, movement and sound. Built as a homage to the often underappreciated yet vitally important bee, The Hive serves to shed some light on the importance of bees and the issues they are facing worldwide. Bee populations are in decline due to climate change, pesticide use and the deadly Varroa mite which is currently spreading through Australia, in turn impacting food crops and ecological biodiversity.



INSTALLATION # 5 – Waves

By Juan Fuentes Studio from Spain

Location: GR Presidential Museum Plaza - 7 Weeks

[VIDEO](#)

The main concept of the proposal is to create an installation inspired by the waves, a landscape characterized by the beauty of its constant movement and variation in shape. Abstractly, a wave can be simplified as the superposition of two lines that converge at a point, and the flow of water causes these lines to move subtly. The idea is to capture the essence of the waves by creating an abstract representation of them. The subtlety with which the lines move, thanks to the flow of water, is key to conveying the dynamics and harmony that characterize this natural phenomenon.

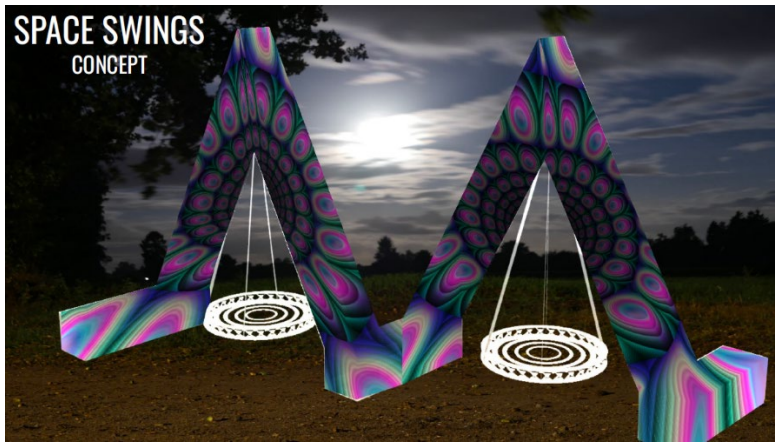


INSTALLATION # 6 – Kinetic Perspective By Juan Fuentes Studio from Spain

Location: Blue Bridge - 7 Weeks

[VIDEO](#)

Inspired by the Optical Art illusions of the 1960s, The artwork takes a simple piece as its starting point: an ever-spinning circle moving outwards and its illusory effect. In this way, the artist creates an abstract, immersive geometric shape, playing with the perspective of visitors by giving the impression of movement. A row of sixteen illusions, each composed of two circles spinning in sync, gives the impression of a vanishing point at the eye level of visitors. Invited to actively participate and observe, the audience must move around to uncover the patterns, glimmers, and distortion, in which a hidden geometry will be revealed.



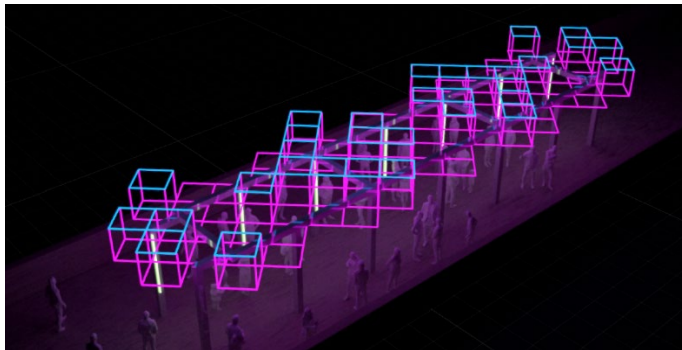
INSTALLATION # 7 – Space Swings

By Chalk River Labs from Canadian artist Jay Tettamanti living in Australia

Location: Studio Park Piazza - 7 Weeks

[VIDEO](#)

Space Swings is a projection sculpture as well as a cool place to relax and swing or pose for a photo on the benches while taking in the hypnotic visuals and spacey soundtrack. The 25ft x 15 ft structure is 12 ft tall, made from aluminum and projection mapped from a tower on both sides. The two swings are made from woven rope material withstanding cold wintery weather conditions and can also be detached to accommodate live performances with dancers, DJ's, etc.



INSTALLATION # 8 – Alarum

By Two Eagles Marcus from Grand Rapids, Michigan

Location: Gillett Bridge - 7 Weeks with nightly showings

[VIDEO](#)

Alarum, which means wing in Latin, is an immersive interactive light and sound installation constructed of geometrically arranged LED Pixel Tubes, to take the shape of a colossal sized wingspan of a Bald Eagle. To me and my people the Bald Eagle is a sacred animal, with the closest relationship to the Creator. Soaring high into the sky, traveling from the physical and into the spiritual world carrying our prayers on its wings. Alarum has two modes, Performance Mode and Attraction mode. When in Attraction Mode Alarum will display a calm cycle of undulating colors and soundwaves, with moments of energetic color patterns and auditory embellishments to

spark curiosity and invite exploration. While in Attraction Mode guests will be able to interact with Alarum by activating touch sensors that will produce outbursts of color and sound. When Alarum is in Performance Mode, viewers will be taken on an audio visual journey of light animation of light and sound. Performance Mode will activate every 15 minutes for a 2-3 minute duration.



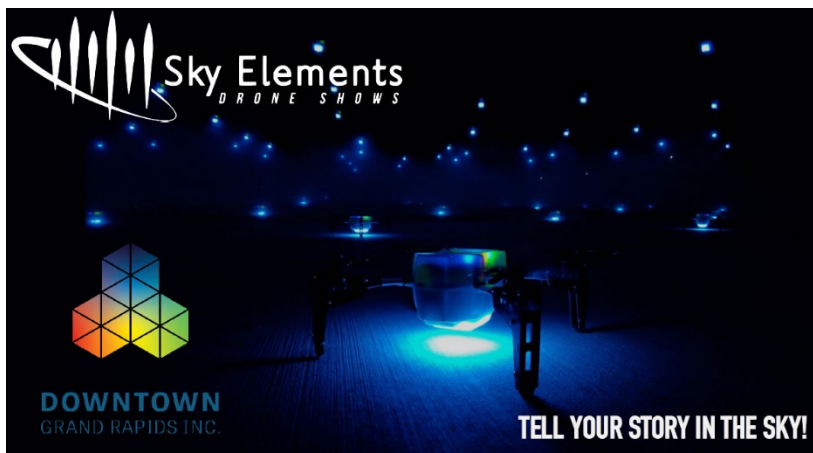
INSTALLATION # 9 – Seasonal Wonders Projection Show

By LiveSpace from Grand Rapids, Michigan

Location: Lyon Square Civic Auditorium - 7 Weeks with multiple shows nightly

[VIDEO](#)

Bringing back the 2021 Seasonal Wonders Projection Show now that the new infrastructure will be permanently in place at the newly developed Lyon Square for us to show nightly performances of the show without closing the roads, staffing, and bringing in equipment. This custom-made projection mapping show is a 20min projection highlight of local Grand Rapids history and the 4-seasons we all know and love here in Michigan.



INSTALLATION # 10 – Drone Show

By Sky Elements and DGRI from Fort Worth Texas and Grand Rapids Michigan

Location: —7 Weeks Location: Fish Ladder Park & 555 – 1 night with 2 shows

[VIDEO](#)

A first time ever DGRI project teaming up with Sky Elements to create a custom drone show of 250 drones for two 20 minute shows highlighting some of the biggest icons of Grand Rapids that will be launched from Fish Ladder Park synchronizing with a local DJ performance at 555 and opening event at the first Saturday of the WoW festival.

Installation	Company	
ChronoHARP	Amigo & Amigo	100,000
Soloveiko Songbird	Amigo & Amigo	
Alarum	Two Eagles Marcus	\$35,000.00
The Hive	Beam Hacker Designs	\$50,000.00
Kinetic Perspective	Juan Fuentes Studio	\$70,000.00
Waves	Juan Fuentes Studio	
Bon(d) Fire	27 Studios	\$35,000
Seasonal Wonders	LiveSpace	\$2,160
Space Swings	Chalk River Labs	\$40,000
Logistics/Equipment/Help	LiveSpace	\$18,240
Drone Show	Sky Elements/DGRI	\$39,600
Contingency		\$10,000.00
Total:		\$400,000.00

Downtown Vitals Report



DOWNTOWN
GRAND RAPIDS INC.

Published July 2024

NEW BUSINESSES

+0

in June

+8

year-to-date

STOREFRONT VACANCY RATES

-3%

vs. May 2024

-4%

vs. 2-yr avg.

Q2 OFFICE VACANCY RATES

10.5%

in Q2 2024 vs. 10.3% in Q1 2024

Q2 OFFICE RENTAL RATES

\$23.19

per square foot
in Q2 2024 vs. \$23.00 in Q1 2024

Q2 HOUSING OCCUPANCY

+0.4%

vs. Q1 2024

-1%

vs. Q2 2023

-0.1%

vs. Q2 2019

+0.2%

vs. Apr 2024

+14%

vs. May 2023

-1%

vs. May 2019

MAY HOTEL OCCUPANCY

VISITOR ACTIVITY COUNTS

+2%

vs. May 2024

-1%

vs. Jun 2023

-5%

vs. Jun 2019

EMPLOYEE ACTIVITY COUNTS

+4%

vs. May 2024

+6%

vs. Jun 2023

-6%

vs. Jun 2019

RESIDENT ACTIVITY COUNTS

+18%

vs. May 2024

+27%

vs. Jun 2023

+40%

vs. Jun 2019

MAY DASH WORK RIDES

-27%

vs. Apr 2024

MAY DASH CIRCULATOR RIDES

-5%

vs. Apr 2024

CURRENT ACTIVE INVESTMENT

\$417M



Storefront Business Openings | Updated June 2024

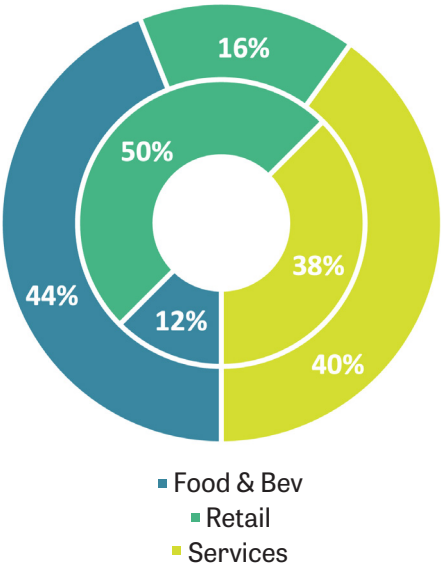
Retail
Shinola Detroit*
Grammotones*
GVSU Laker Store*
Rewind Vintage

Food & Beverage
Gin Gin's

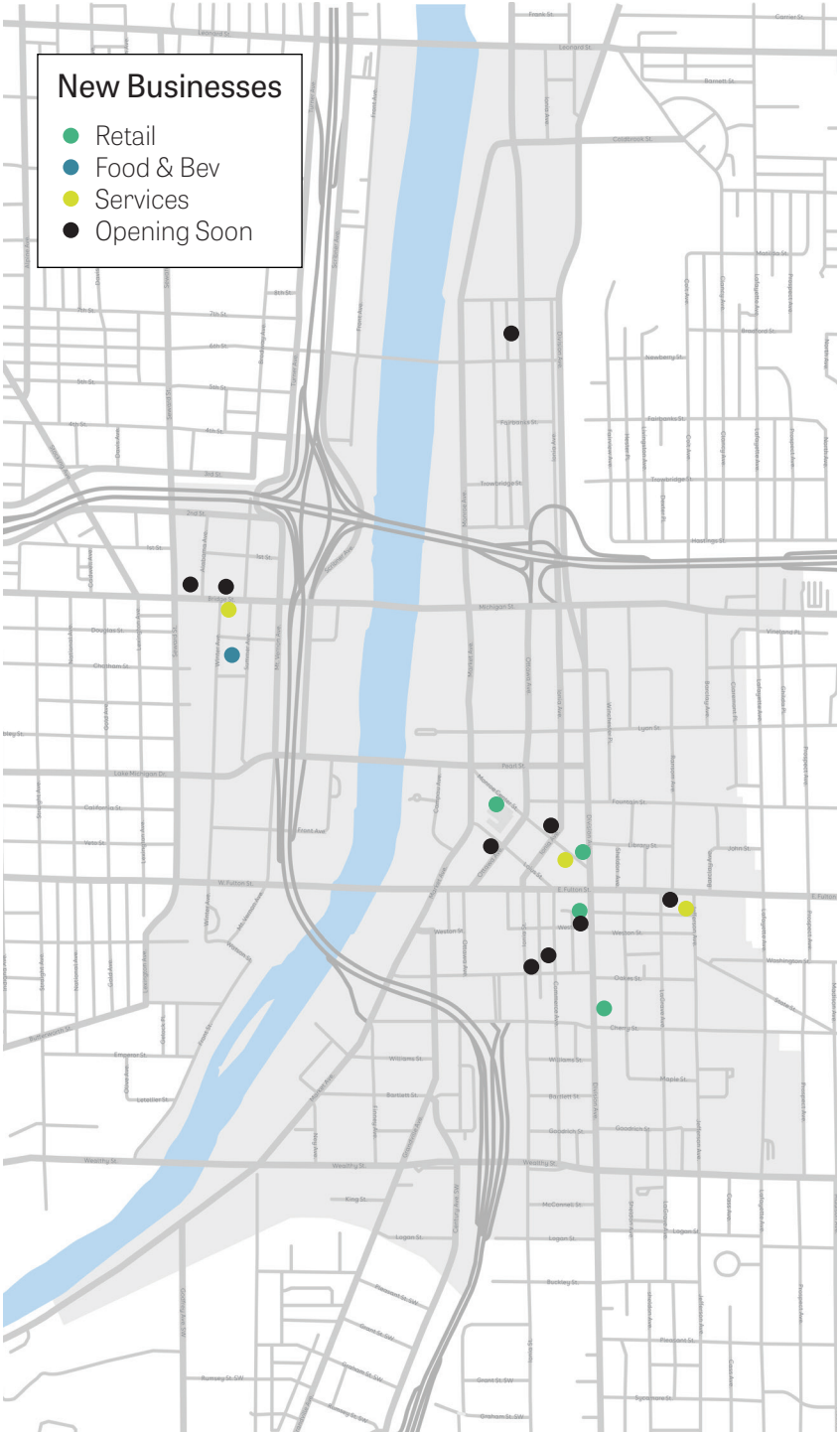
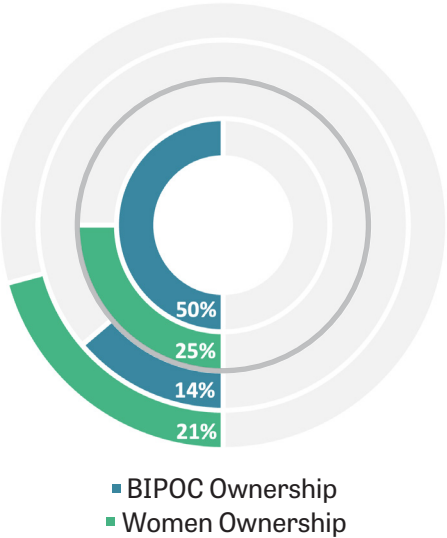
Services
D'Vine Nails & Spa
Euphoria Wellness
Mane Society

8
storefront businesses
opened in 2024

Business Mix of Storefronts
Overall: Outer Ring
New in 2024: Inner Ring



Business Ownership of Storefronts
Overall: Outer Rings
New in 2024: Inner Rings



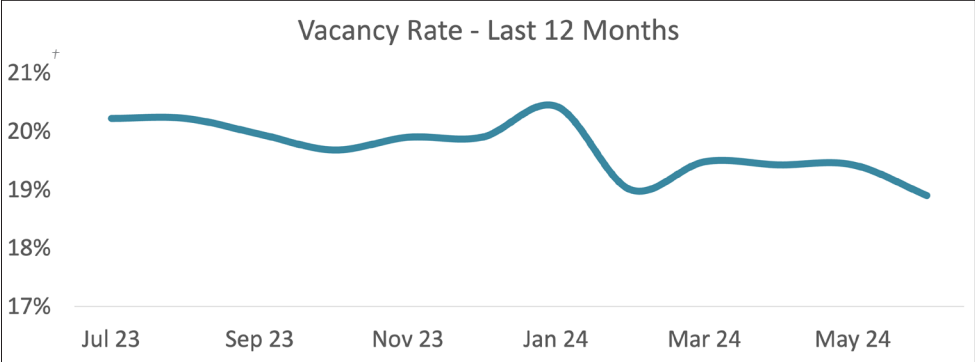
* received DDA Retail Innovation Grant

Storefront Vacancies & Recent Closures | Updated June 2024

7
storefront
businesses
closed in 2024

2024 Closures:
72% Food & Bev
14% Retail
14% Services

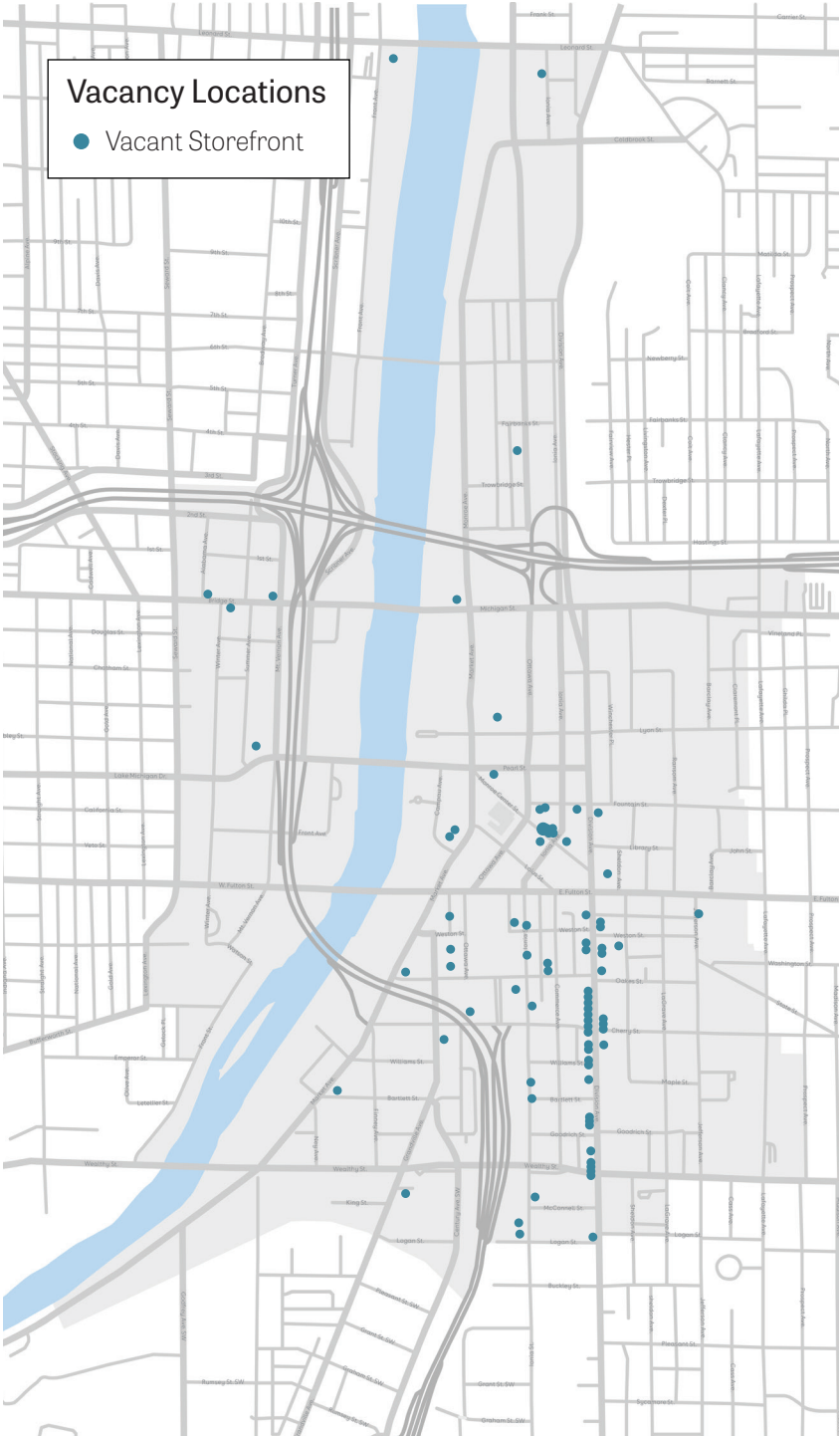
19%
storefront
vacancy rate



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

	Storefronts	Vacancies	Vacancy %	Sq Ft Available
Bridge Street	23	2	9%	3,835 sq ft
Center City	122	21	17%	98,609 sq ft
Monroe Center*	53*	8*	15%*	55,388 sq ft*
Fulton & Jefferson	21	0	0%	0 sq ft
Heartside: Division	100	32	32%	~87,997 sq ft
Heartside: Ionia	68	10	15%	42,223 sq ft
Heartside: C. Chavez	13	3	23%	12,087 sq ft
Monroe North	28	2	7%	3,280 sq ft
Other	6	2	33%	4,460 sq ft
DISTRICT TOTALS:	381	72	19%	~2522,491 sq ft

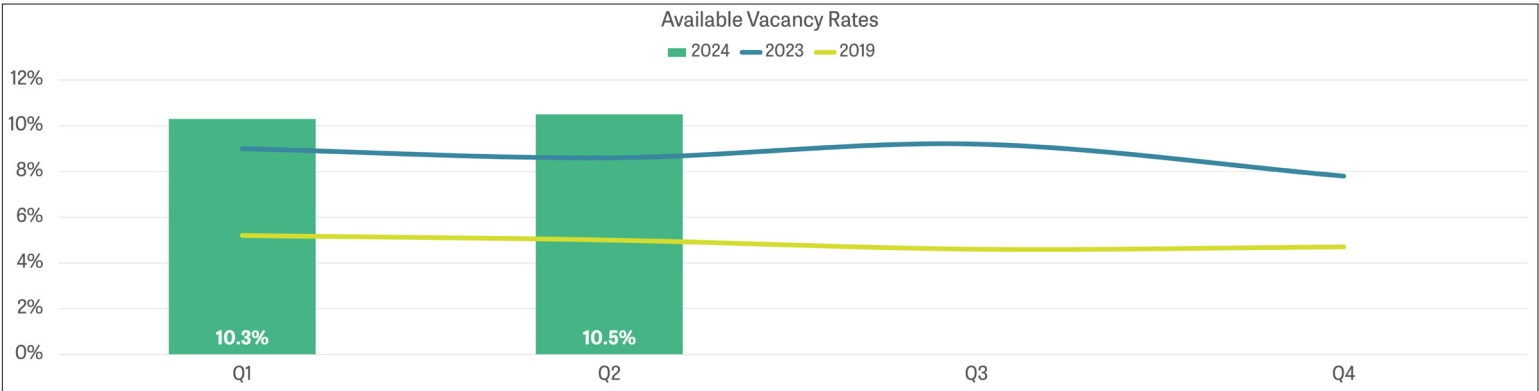
Source: Downtown Grand Rapids Inc.



Source: Downtown Grand Rapids Inc.

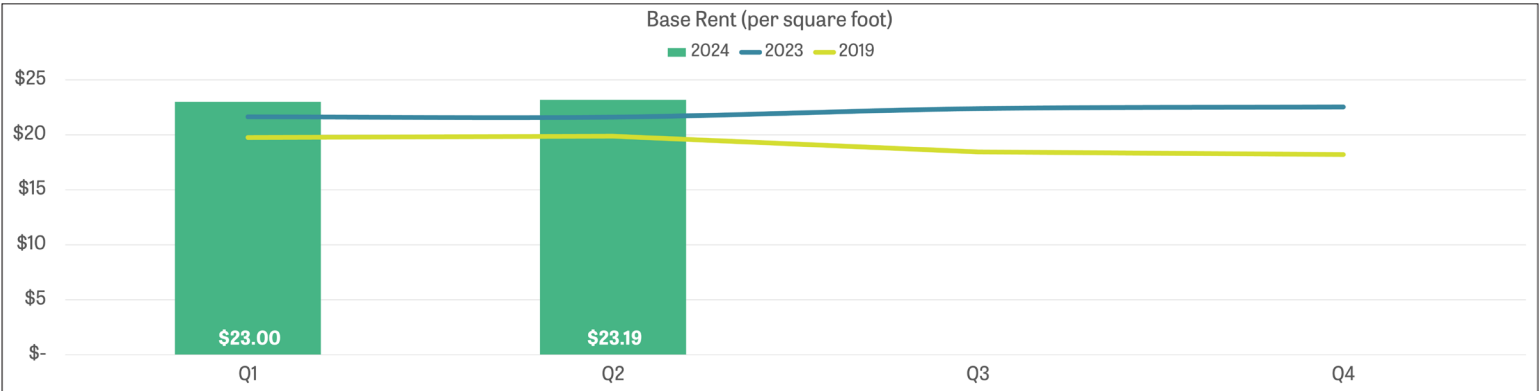
*Monroe Center is a subset of Center City and is not included in District Totals

10.5%
vacancy in Q2 2024
vs. 10.3% in Q1 2024



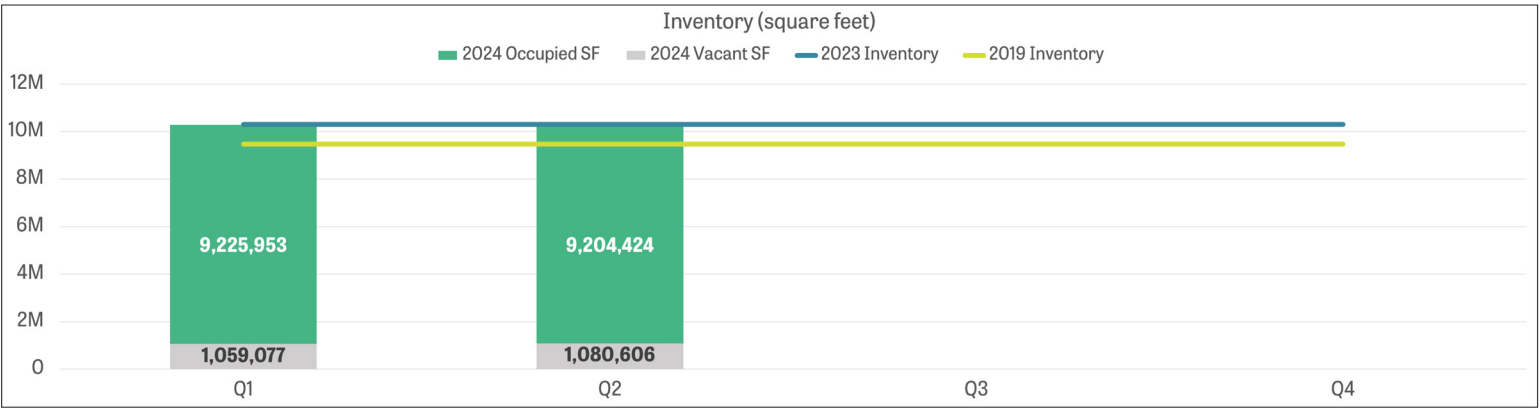
Source: CoStar

\$23.19
per sq ft in Q2 2024
vs. \$23.00 in Q1 2024



Source: CoStar

10.3M
square feet of office
space inventory

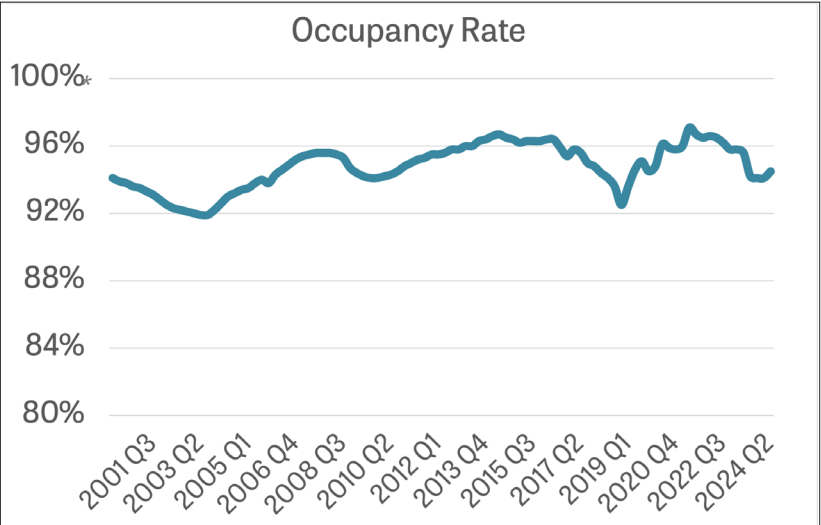


Source: CoStar

96%
occupancy
Q2 2024

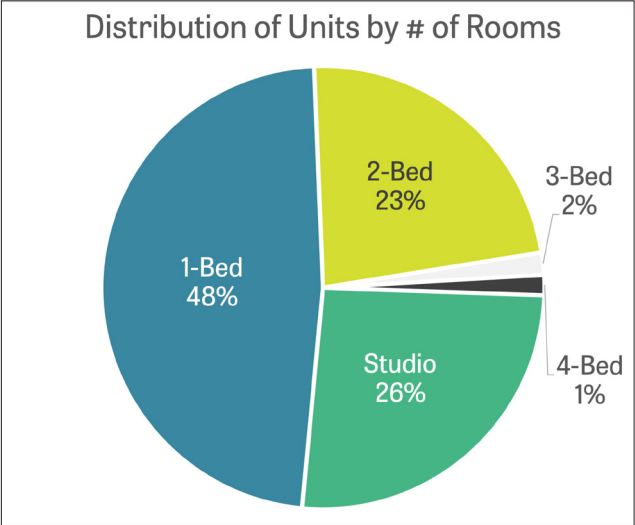
248
units under
construction

1,218
units in pipeline

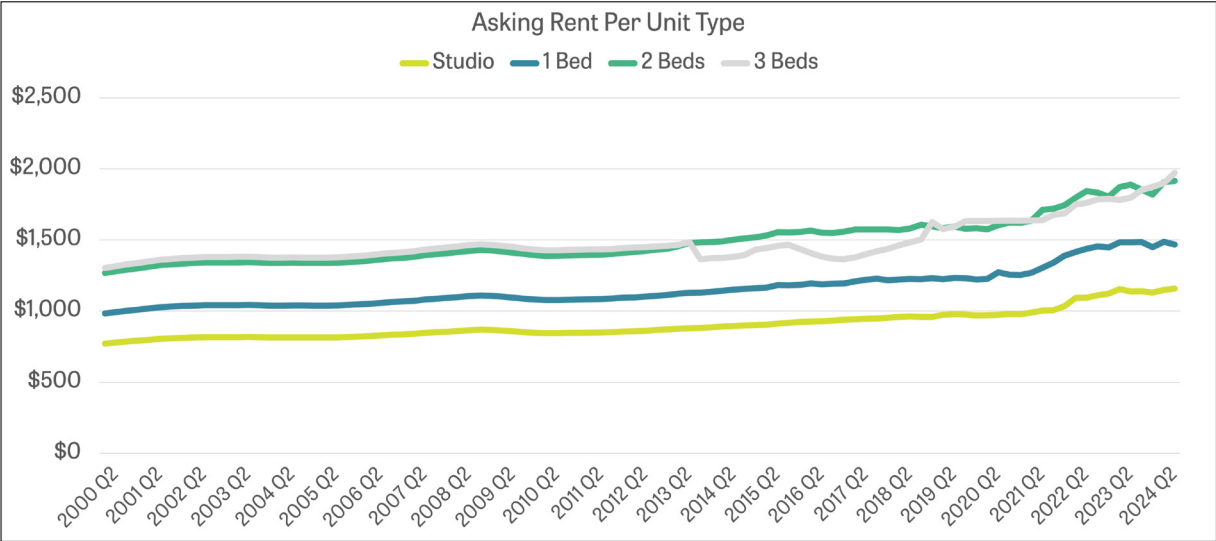


*truncated y-axis to highlight changes

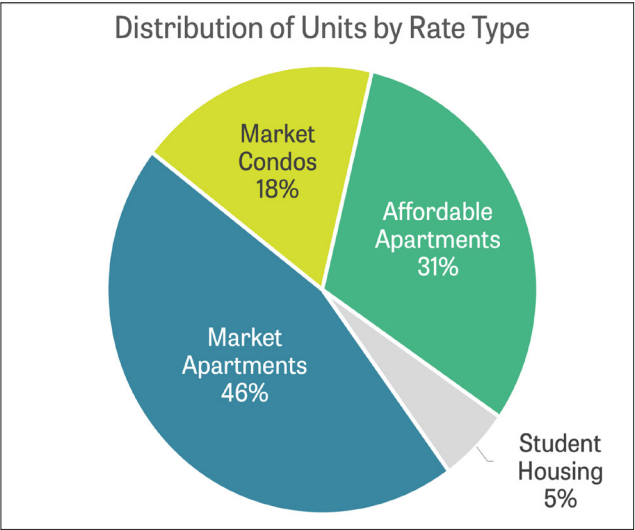
Source: CoStar



Source: CoStar



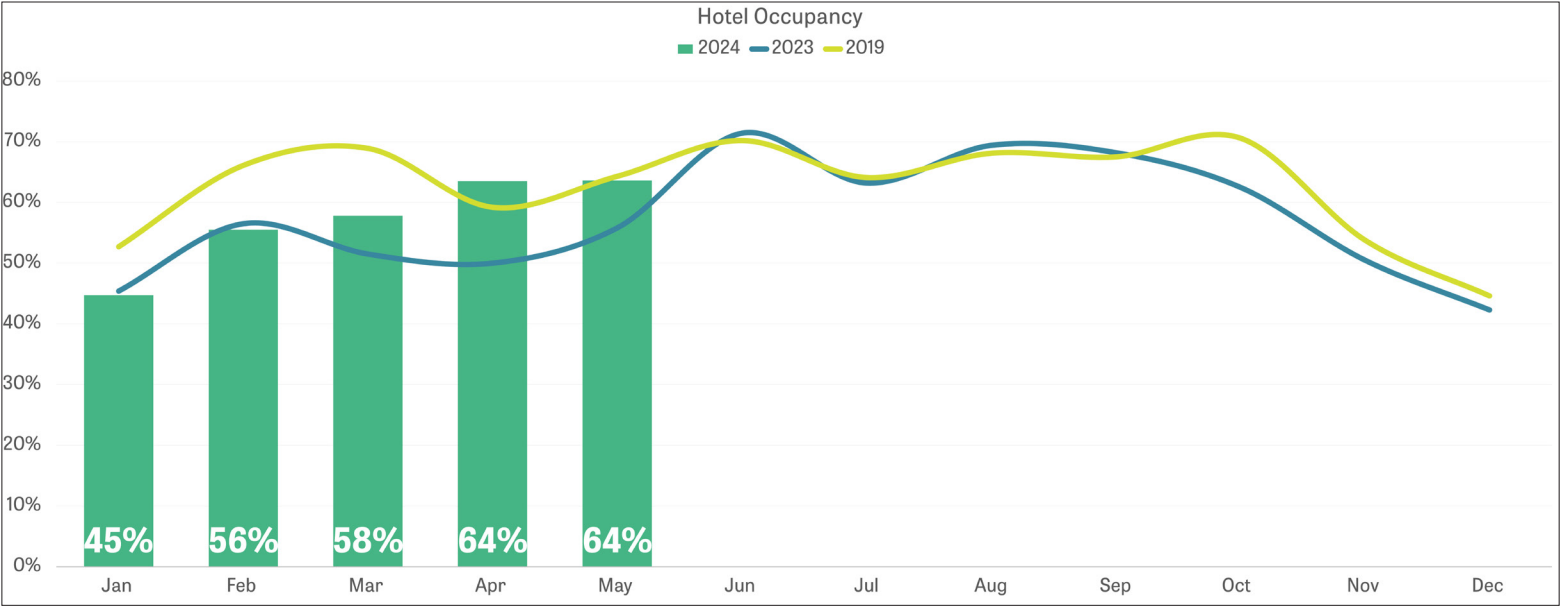
Source: CoStar



Source: Downtown Grand Rapids Inc.

64%
hotel occupancy
May 2024

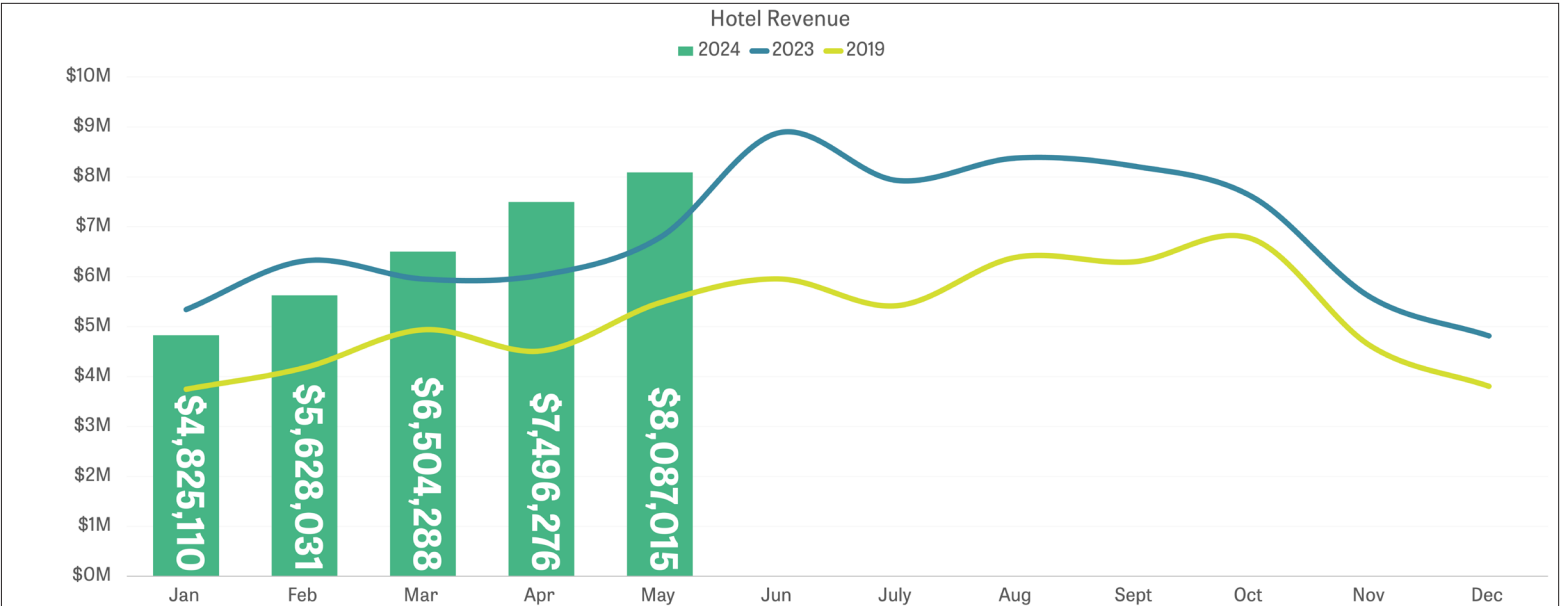
57%
average hotel
occupancy
2024 to date



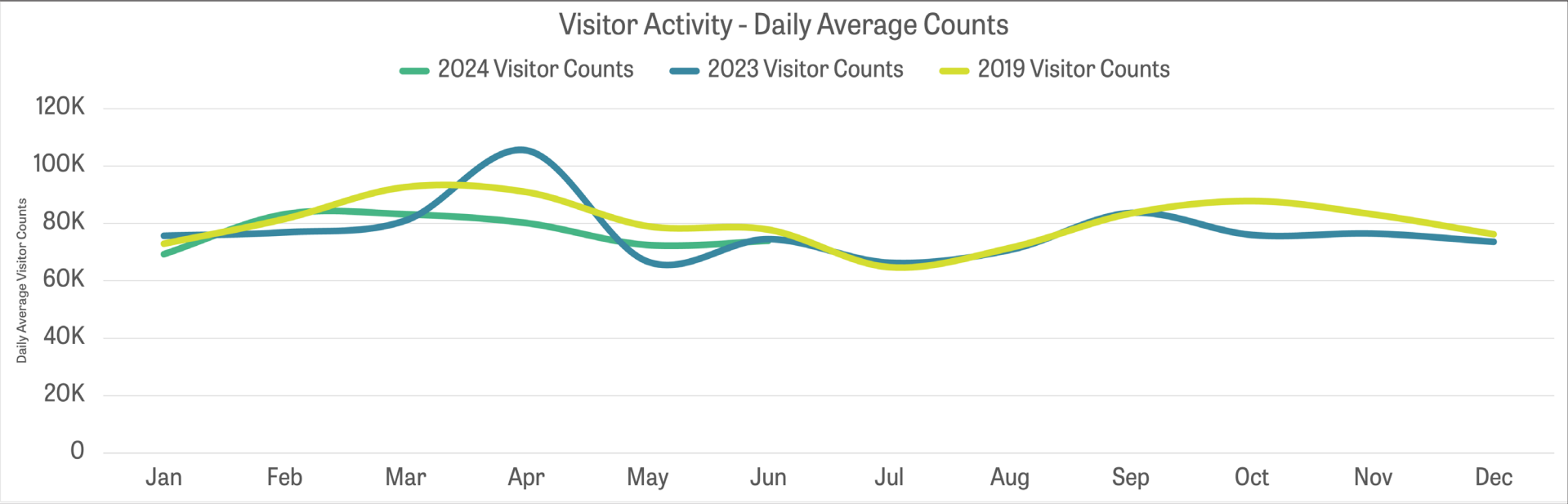
Source: Smith Travel Research via CoStar

\$8.1M
hotel revenue
May 2024

\$33M
hotel revenue
2024 to date



Source: Smith Travel Research via CoStar



Source: Placer.ai

2%

increase

June 2024 vs. May 2024

1%

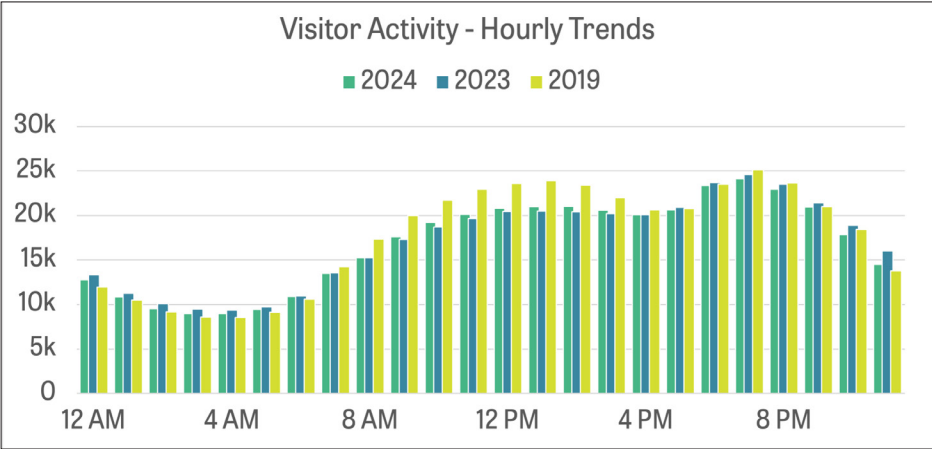
decrease

June 2024 vs. June 2023

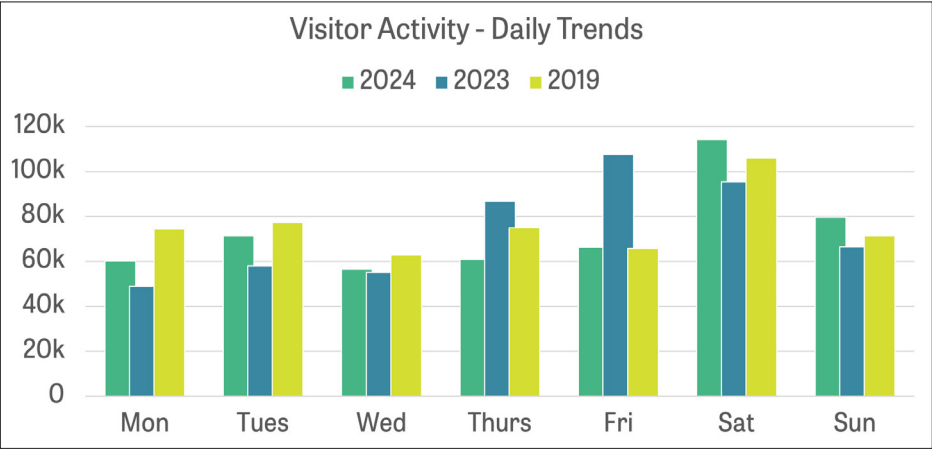
5%

decrease

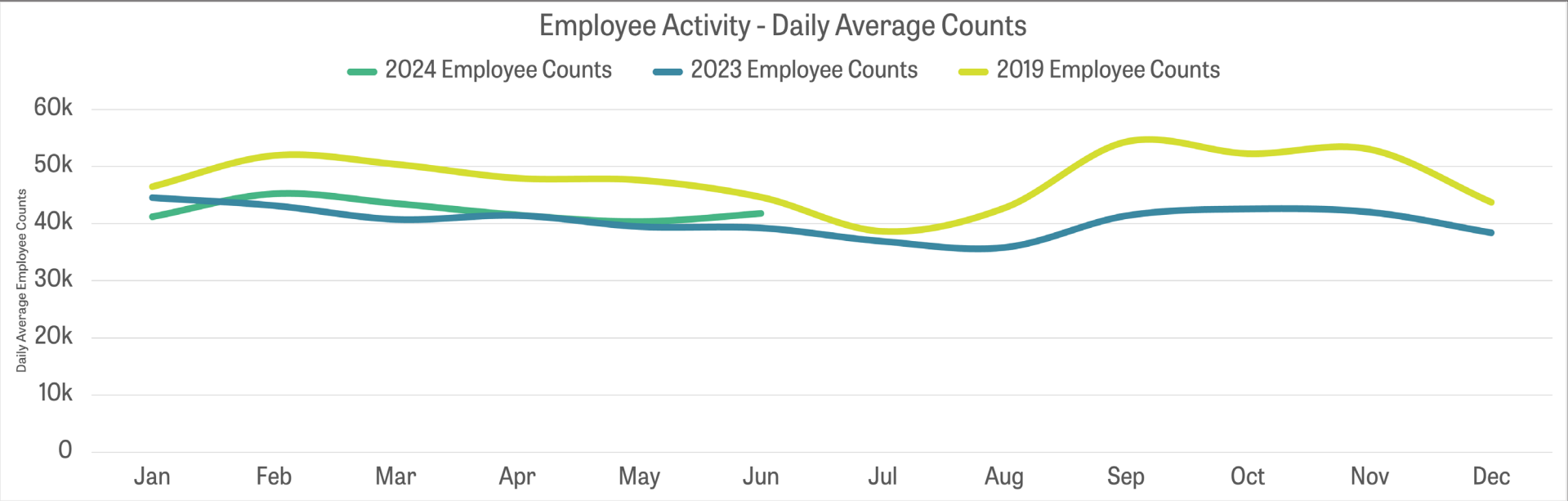
June 2024 vs. June 2019



Source: Placer.ai



Source: Placer.ai

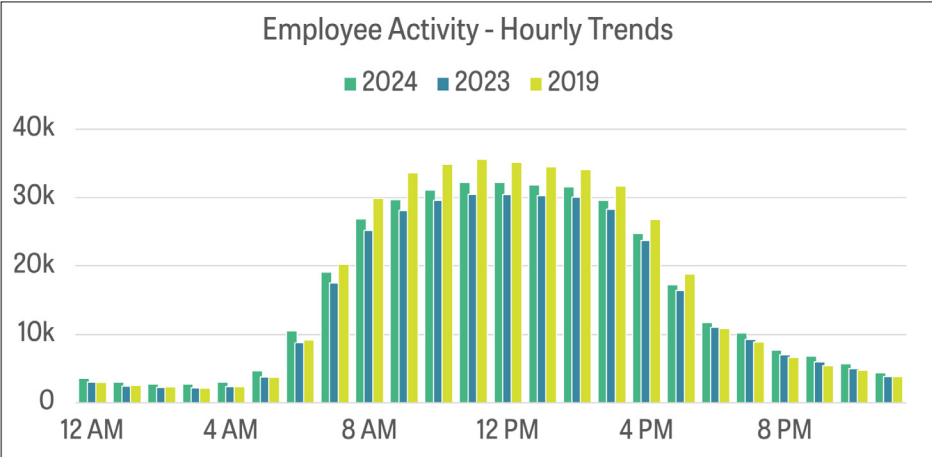


Source: Placer.ai

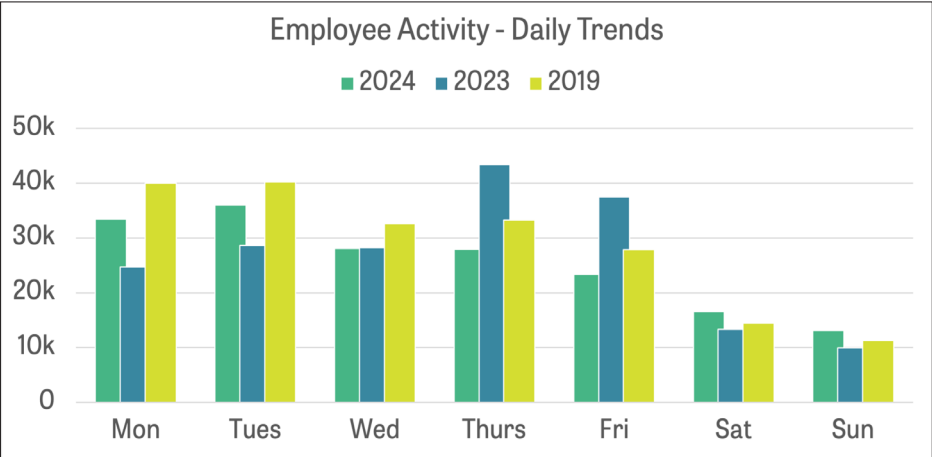
4%
increase
June 2024 vs. May 2024

6%
increase
June 2024 vs. June 2023

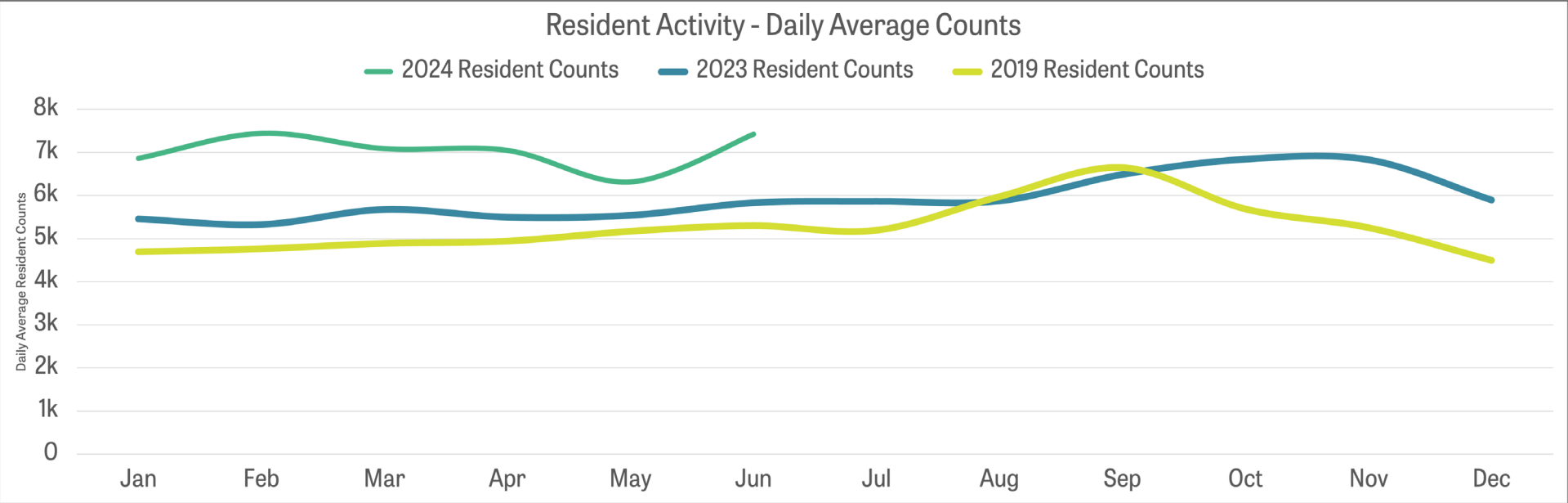
6%
decrease
June 2024 vs. June 2019



Source: Placer.ai



Source: Placer.ai



Source: Placer.ai

18%

increase

June 2024 vs. May 2024

27%

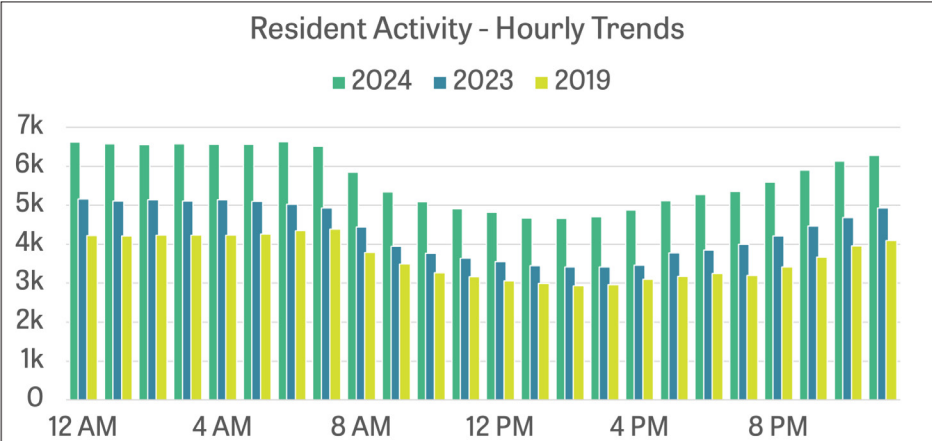
increase

June 2024 vs. June 2023

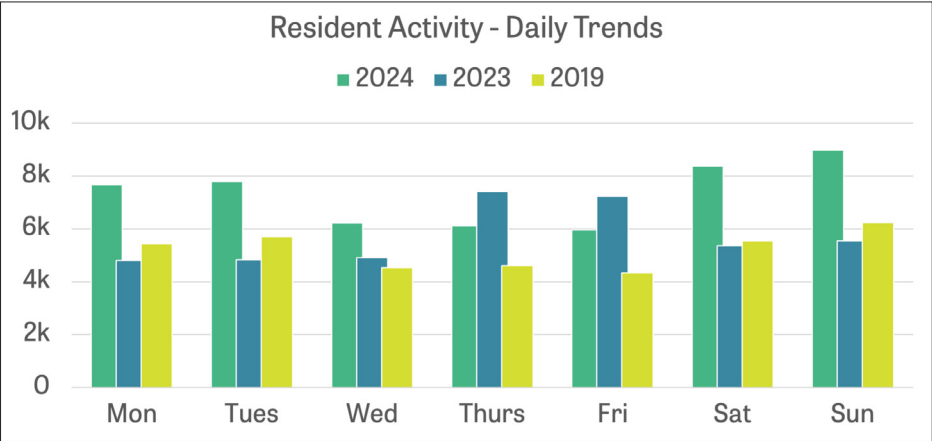
40%

increase

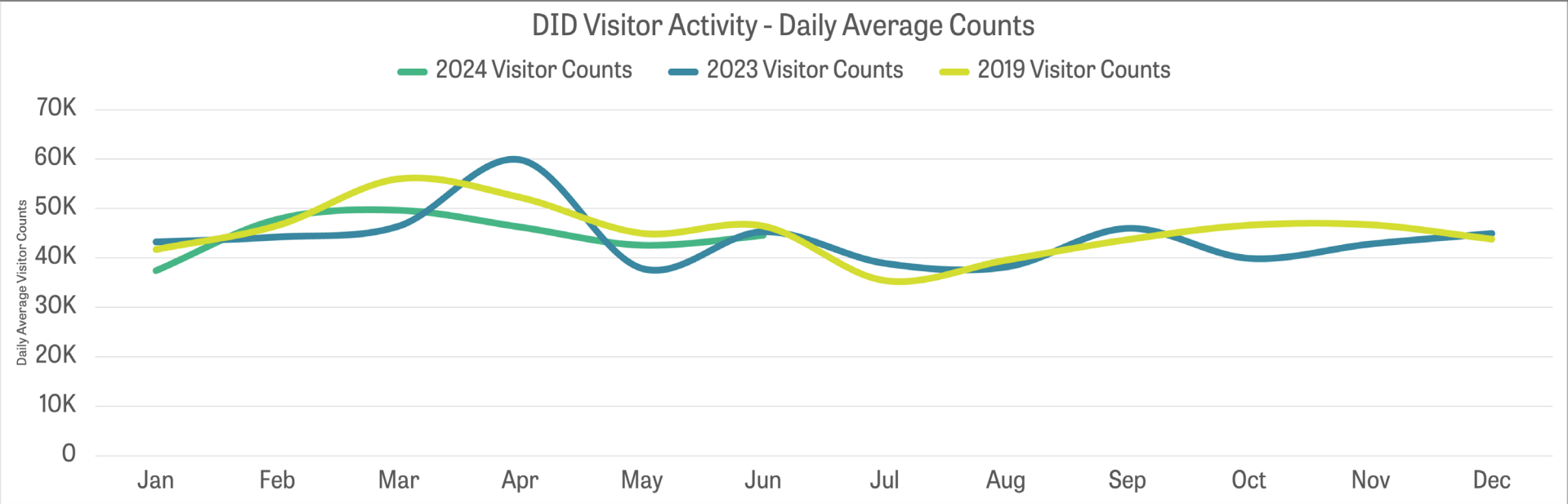
June 2024 vs. June 2019



Source: Placer.ai



Source: Placer.ai

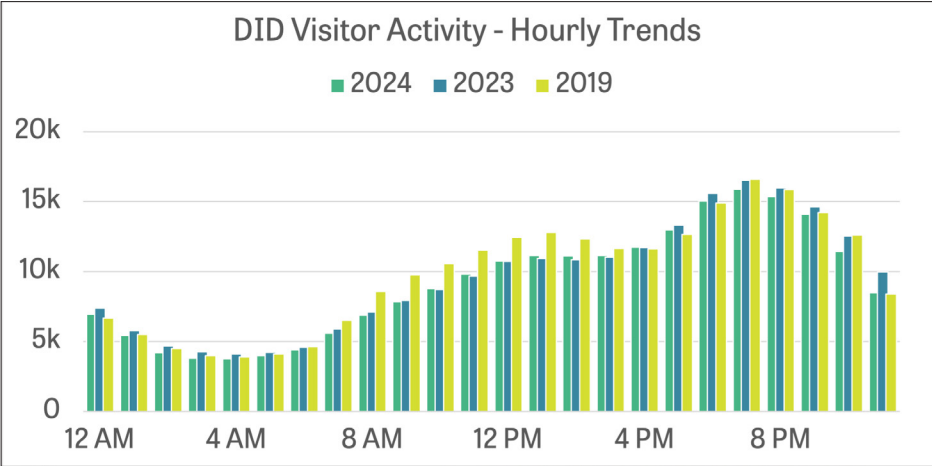


Source: Placer.ai

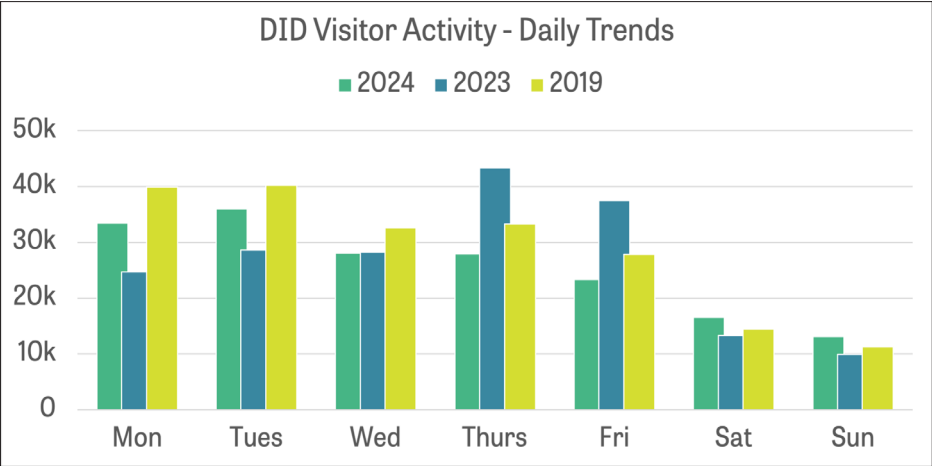
5%
increase
June 2024 vs. May 2024

2%
decrease
June 2024 vs. June 2023

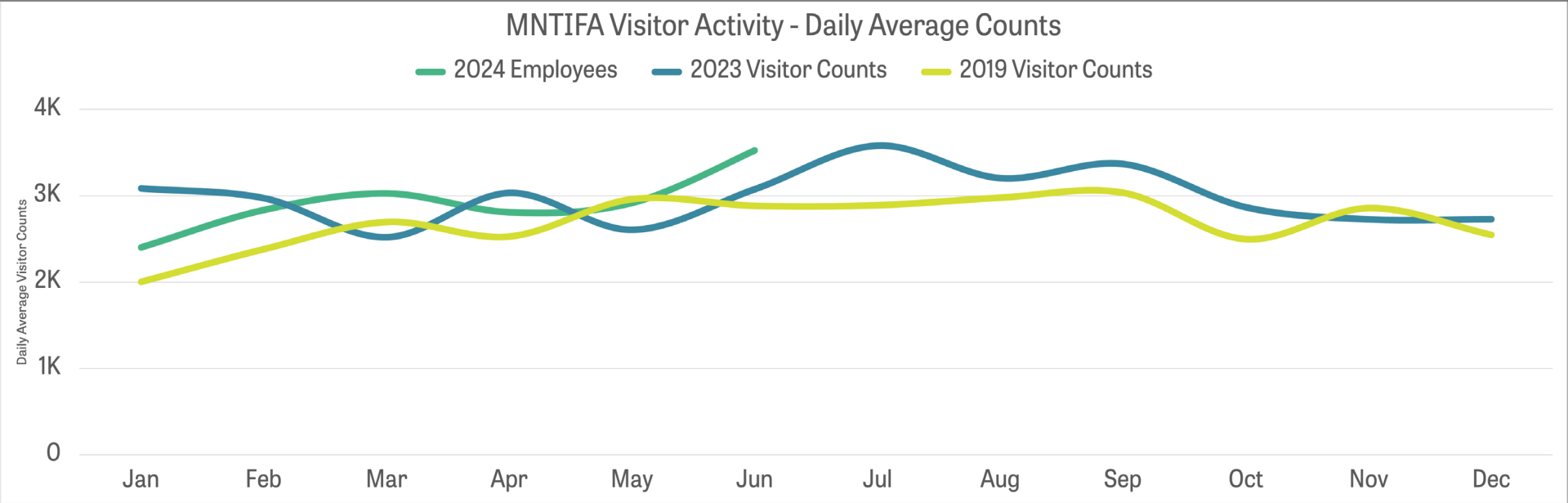
5%
decrease
June 2024 vs. June 2019



Source: Placer.ai



Source: Placer.ai

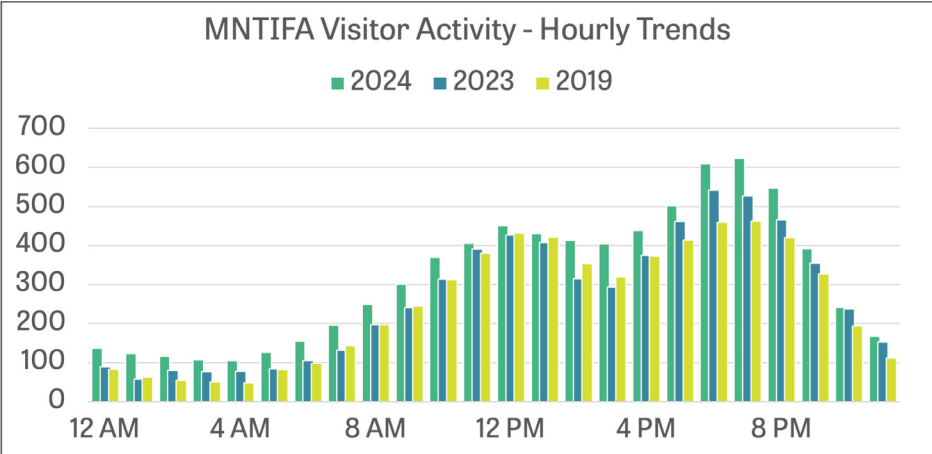


Source: Placer.ai

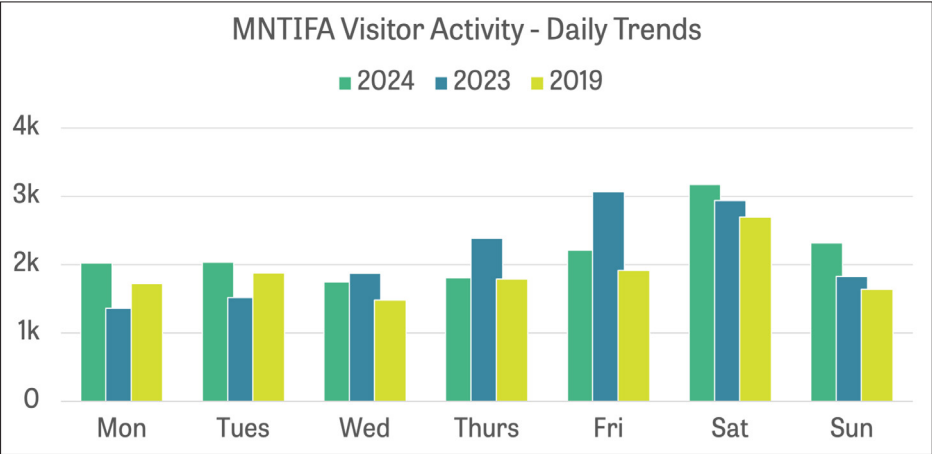
21%
increase
June 2024 vs. May 2024

15%
increase
June 2024 vs. June 2023

22%
increase
June 2024 vs. June 2019



Source: Placer.ai



Source: Placer.ai

Downtown Ambassador Statistics | Updated June 2024

	June 2024	2024 YTD	2023 YTD	2019 YTD
Graffiti Removals	680	2,795	22,432	689
Lbs of Trash Removed	31,975	156,725	216,625	189,725
Snow Removals	-	5,569	3,718	8,036
Weeds Abated	58,728	150,820	119,706	27,325
Business Contacts	679	4,108	4,514	1,118
Pedestrian Assists	21,808	185,823	169,816	110,081
Mobility Assists	828	2,311	1,719	875
Total Ambassador Banked Hours as of May:				100.25
Total Resident Ambassador Banked Hours as of May:				-118.25

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

Source: Downtown Grand Rapids Inc.



Current Construction & Development | Updated June 2024

1 Corewell Health Ambulatory Building

anticipated completion: Fall 2024

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

2 Center for Transformation & Innovation

anticipated completion: Summer 2024

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

3 Wealthy & Sheldon Lofts

anticipated completion: Fall 2024

+58 housing units
+2,400 square feet of commercial space
+30 parking spaces
\$16,500,000 investment

4 Studio Park Residential Tower

anticipated completion: End September 2024

+190 housing units
\$62,000,000 investment

5 Corewell Health Parking Structure

6 Lyon Square Reconstruction

anticipated completion: Q4 2024

\$12,000,000 investment

7 GRPM River's Edge Work

anticipated completion: 2025

\$12,000,000 investment

8 Acrisure Amphitheater

anticipated completion: Spring 2026

+116 parking spaces
+825 jobs
\$184,000,000 investment

543k

square feet of
office space

2,400+

square feet of
commercial space

248

housing units

2,025+

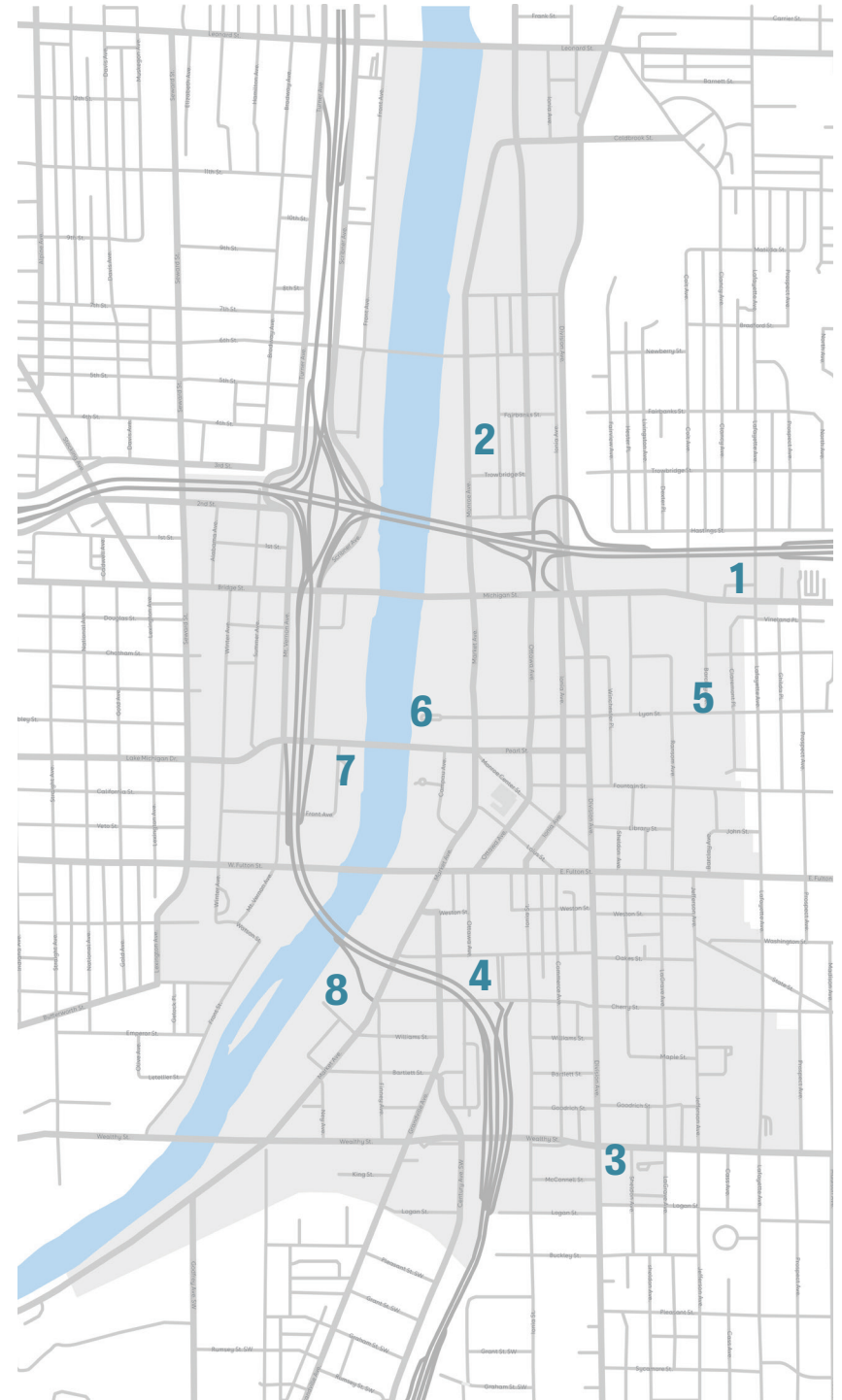
new jobs

1,236

parking spaces

\$417M

in investment



Source: Downtown Grand Rapids Inc.

Grand River Corridor Revitalization Progress | Updated June 2024

48

acres of park improvements

20

miles of trail improvements*

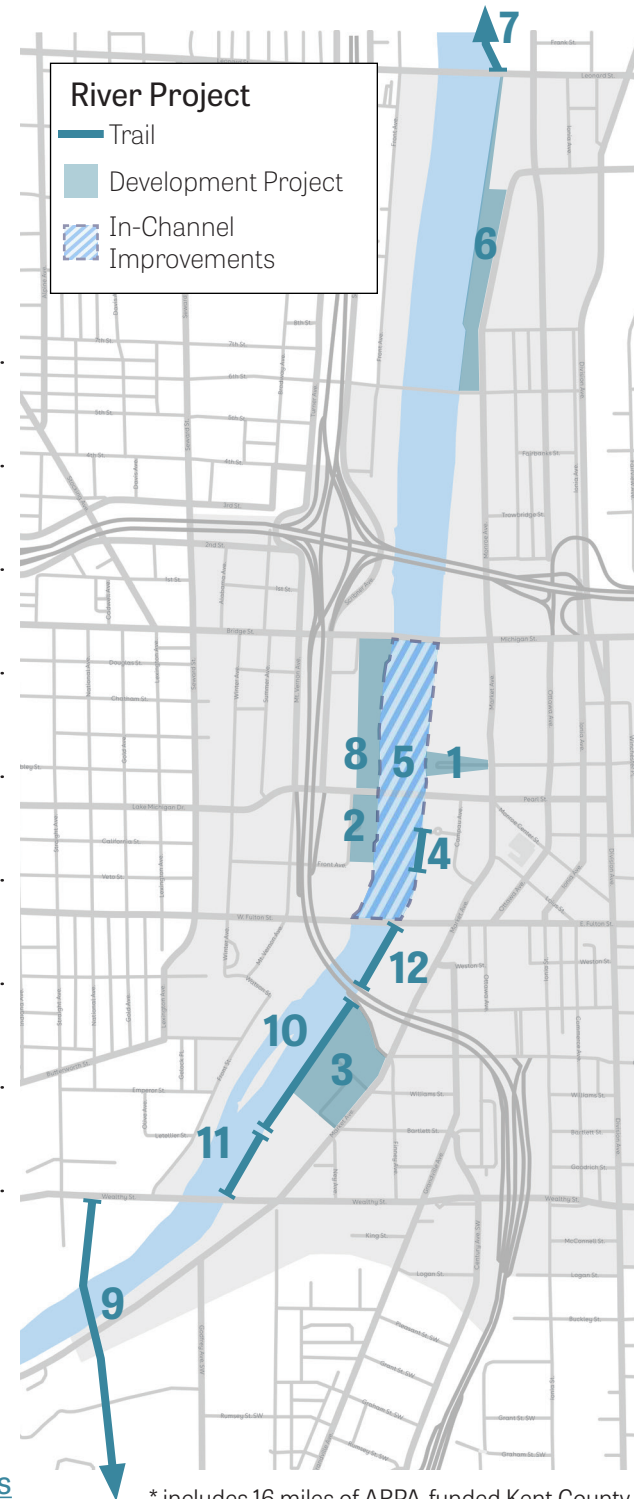
\$62M

total DGRI investment (DDA, MNTIFA, ARPA)

\$961M

total private river-adjacent investments

1	Lyon Square	Planning	Design	Permitting	Bidding	Construction	Completion est. Q4 2024
2	GRPM River Edge Improvements	Planning	Design	Permitting	Bidding	Construction	Completion est. Fall 2025
3	Acrisure Amphitheater	Planning	Design	Permitting	Bidding	Construction	Completion est. Spring 2026
4	Edges Trail, Blue Bridge to JW	Planning	Design	Permitting	Bidding	Construction	Completion est. Summer 2024
5	Lower Reach In-Channel Improvements	Planning	Design	Permitting	Bidding	Construction	Completion est. Winter 2025
6	Canal Park	Planning	Design	Permitting	Bidding	Construction	Completion est. Summer 2024
7	Edges Trail, Leonard To Ann	Planning	Design	Permitting	Bidding	Construction	Completion est. Fall 2024
8	Ah-Nab-Awen Park Phase 1 (Indian Mounds)	Planning	Design	Permitting	Bidding	Construction	Completion est. Spring 2025
9	Oxford Trail	Planning	Design	Permitting	Bidding	Construction	Completion est. Fall 2024
	Edges Trail, Fulton to Wealthy	Planning	Design	Permitting	Bidding	Construction	Completion
10	US-131 to Railroad						est. Fall 2024
11	Railroad to Wealthy						TBD
12	Fulton to US-131						TBD



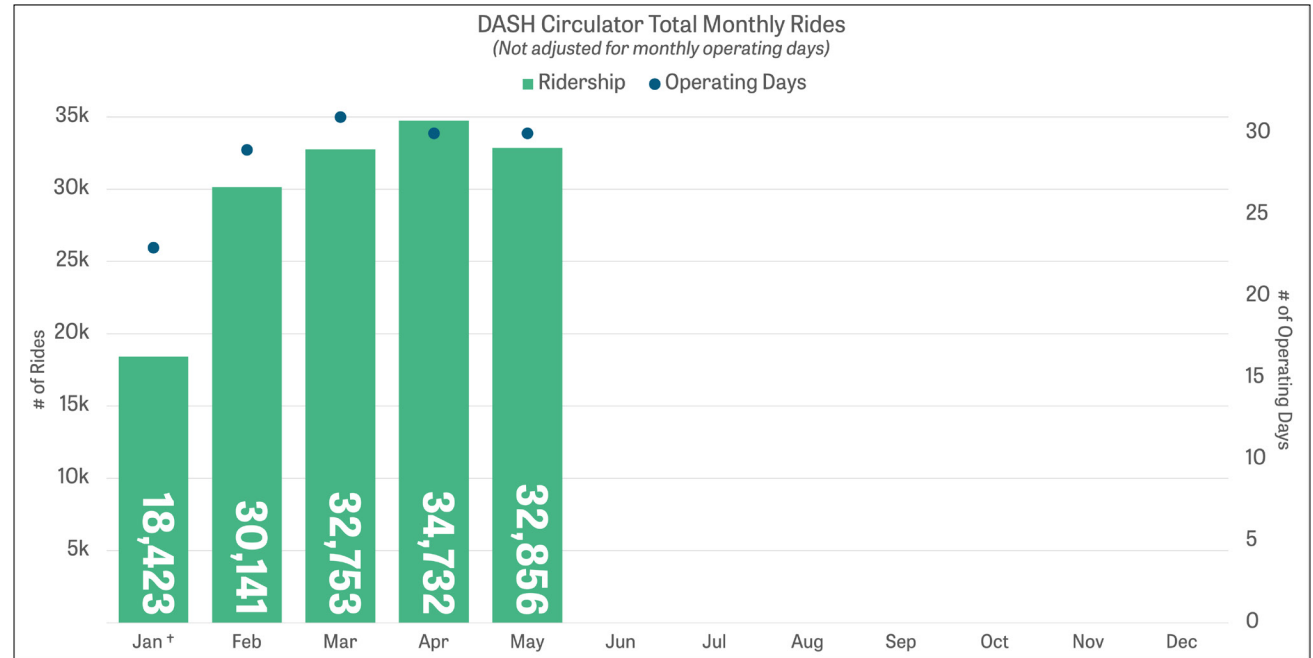
DASH 3.0: Circulator Ridership | Updated May 2024

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

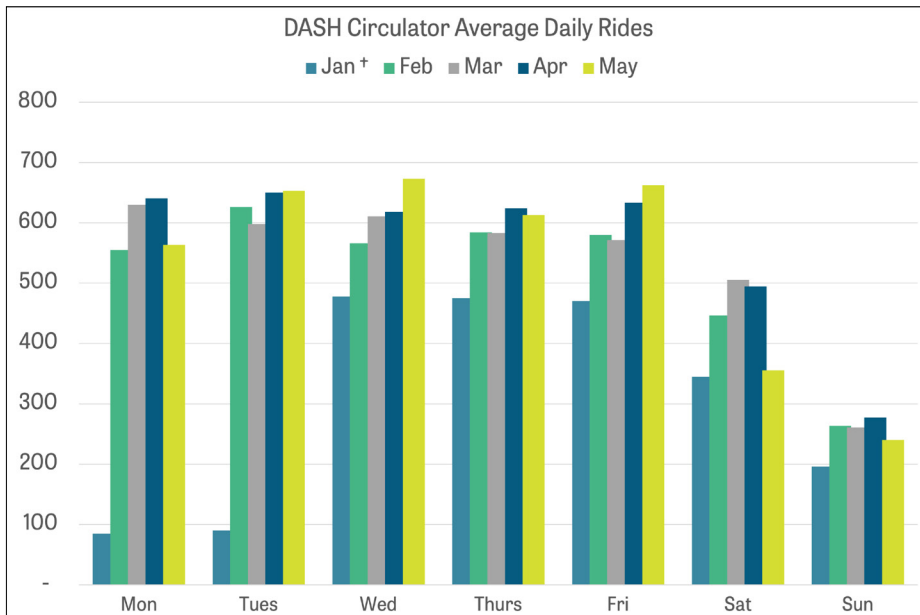
5%
decrease in rides
May 2024 vs. Apr 2024*

65%¹
increase in rides
May 2024 vs. May 2023*

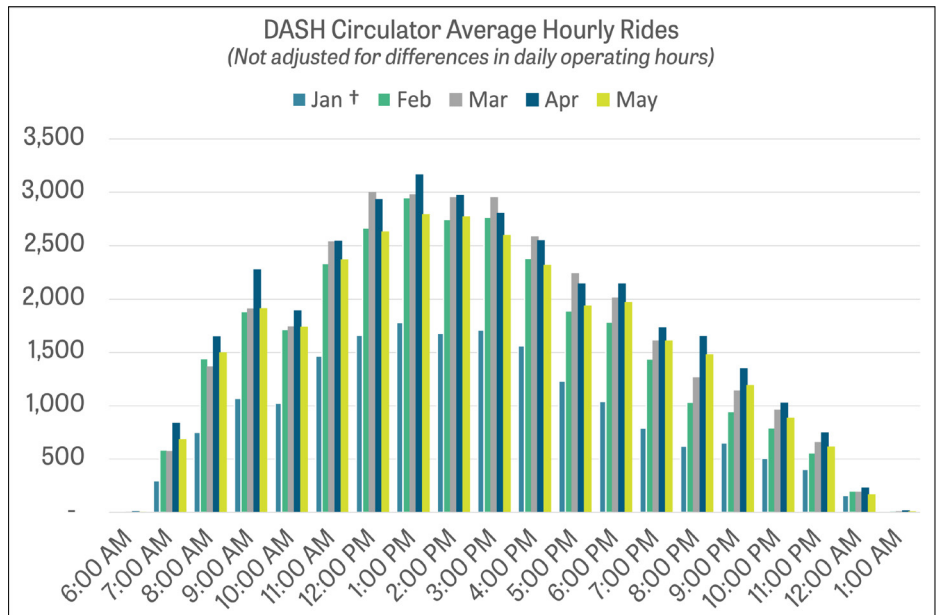
38%
decrease in rides
May 2024 vs. May 2019*



Source: The Rapid



Source: The Rapid



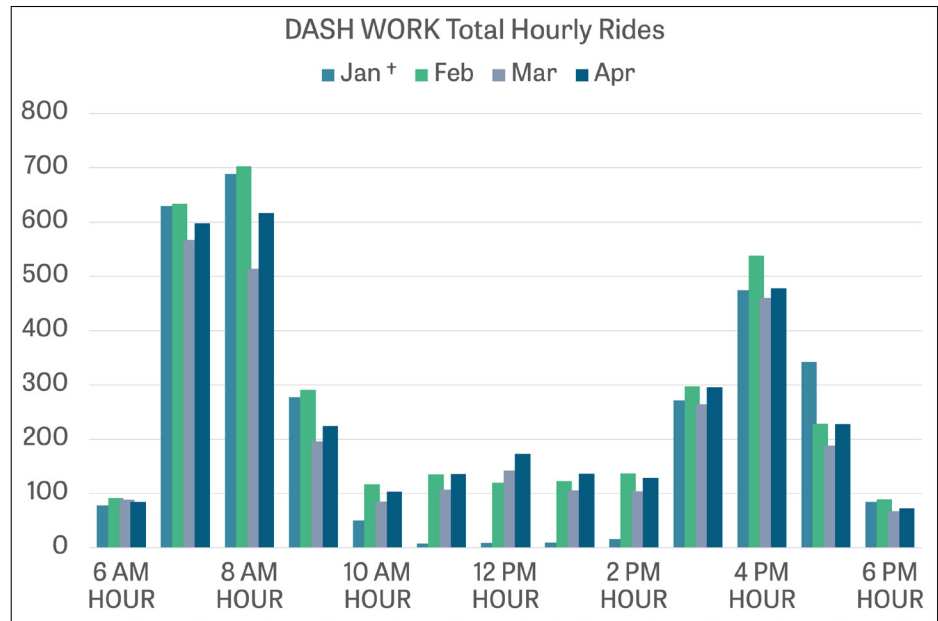
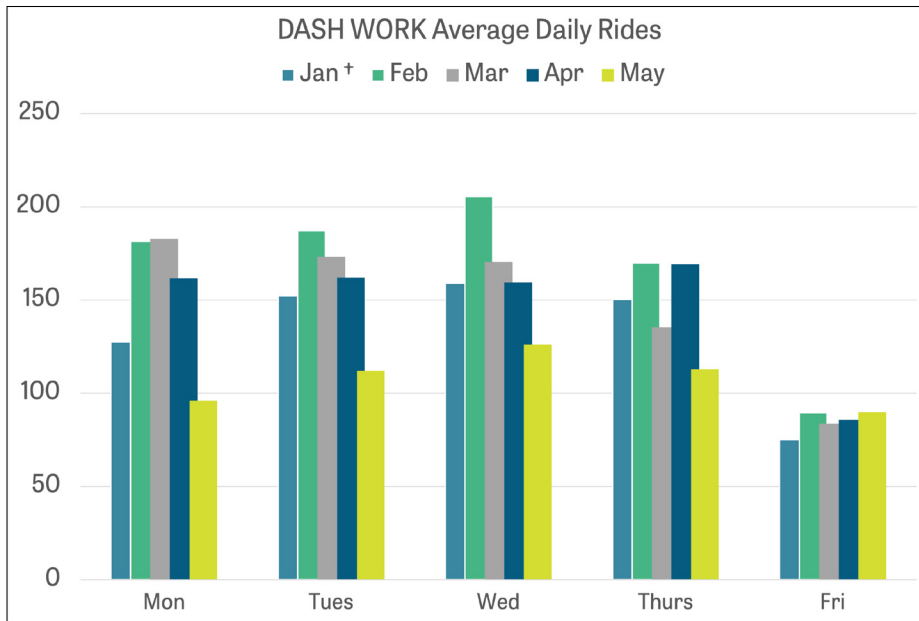
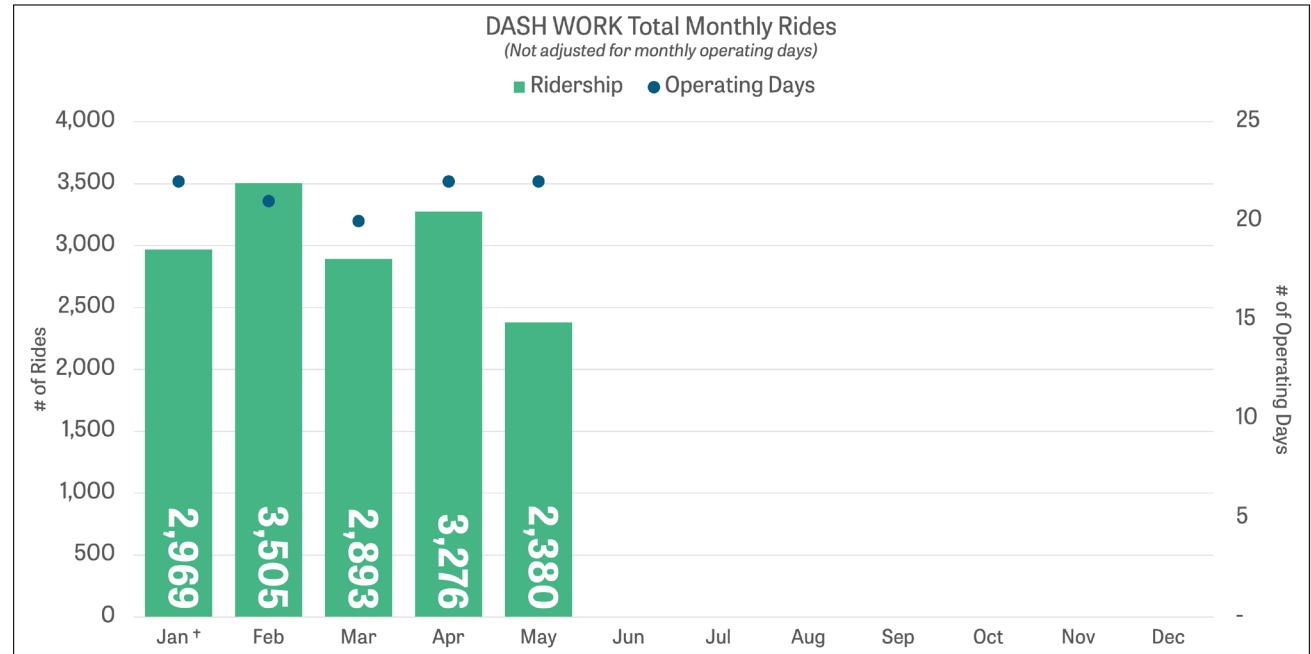
Source: The Rapid

DASH 3.0: WORK Ridership | Updated May 2024

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

27%
decrease in rides
May 2024 vs. Apr 2024*

54%
of rides in 2024
occur in the AM



May DASH WORK hourly numbers under review.

Source: The Rapid