

# AGENDA



DOWNTOWN  
DEVELOPMENT  
AUTHORITY

## Board Members:

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

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Wednesday, March 13, 2024  
8:30 a.m. Meeting  
29 Pearl Street, NW Suite #1

- |   |        |         |
|---|--------|---------|
| 1. Call to Order  | Info   | Winn    |
| 2. Approve February 14, 2024 Minutes (8:31)<br>(enclosure)                | Motion | Winn    |
| 3. Approve Preliminary February 29, 2024 Financials (8:35)<br>(enclosure) | Motion | Chapman |
| 4. Calder Plaza Design Funding (8:40)<br>(enclosure)                      | Motion | Miller  |
| 5. Grand Action 2.0 Project Updates (8:50)                                | Info   | Wood    |
| 6. FY25 Budget Discussion (9:10)  | Info   | Kelly   |
| 7. Executive Director Report (9:20)                                       | Info   | Kelly   |
| 8. Public Comment (9:25)  |        |         |
| 9. Adjournment (9:30)   |        |         |



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY  
Wednesday, February 14, 2024

1. Call to Order—Vice Chair Kayem Dunn called this meeting to order at 8:31 AM.

Attendance

Members Present: Luis Avila, Mayor Rosalynn Bliss, Kayem Dunn, Greg McNeilly, Diana Sieger (arrived at 8:35), Jen Schottke, Al Vanderberg

Members Absent: Ryan Foley and Rick Winn.

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Lauren Suidgeest (Recording Secretary), Megan Catcho, Melvin Eledge, Bill Kirk, Mark Miller, Kim Van Driel, Catherine Zietse (DGRI Staff).

2. Approve Meeting Minutes from December 13, 2023  
*Motion: Member McNeilly, supported by Mayor Bliss, moved to approve the December 13, 2023, Meeting Minutes with no corrections. The motion carried unanimously.*
3. Accept Preliminary January 31, 2024, Financials  
*Motion: Member McNeilly, supported by Mayor Bliss, motioned to accept Statement D: January 31, 2024, Expenditures. Motion carried unanimously.*
4. FY2023 Audit Presentation  
Stiegel from Plante Moran reviewed the audit included in the agenda packet. Plante Morane issued the Downtown Development Authority a clean, unmodified audit, which is the highest rating possible from an external auditor.  
  
*Motion: Member Avila, supported by Mayor Bliss, motioned to accept the audit report. Motion carried unanimously.*
5. DDA Development and TIF Plan Amendment  
Kelly stated that to update the Plans and align them with the vision outlined in GR Forward and ongoing community planning activities, staff has recommended a boundary amendment and the addition of two new tax capture districts. The proposed expansion areas, which are attached, aim to achieve the goals of GR Forward by bringing the DDA tools and tax increment revenues to areas along and adjacent to the Grand River that are likely to be redeveloped in the coming years. Specific projects that could be supported in the expansion

## UNAPPROVED MINUTES

areas include the Grand River Greenway (District Q), a new Downtown amphitheater (District Q), and the future redevelopment of the Post Office (District R). This is the 17<sup>th</sup> time a recommendation has been made for DDA boundary adjustments.

As part of the boundary amendment, the DDA has committed to sharing the tax increment revenues with the local taxing jurisdictions to ensure they benefit from Downtown's growth. Since the approval of these plans in 2016, the DDA has returned more than \$5 million to local jurisdictions via gainsharing. These plans are projected to return an additional \$100 million over their entire life.

This is the first step in the approval process. Once the DDA Board approves this amendment, it will advance the proposal to the City Commission for a public hearing. The current timeline goal is to have the public hearing in April and adopt the ordinance by the end of April.

*Motion: Member McNeilly, supported by Member Vanderberg, motioned to approve the Resolution Recommending the Expansion of the Grand Rapids Development Area No. 1 and Amending the Tax Increment Financing and Development Plan for Grand Rapids Development Area No. 1. Motion carried unanimously.*

6. Resolution and MOU Approving Funding Support for Acrisure Amphitheater  
Kelly presented the resolution and MOU in the agenda packet for the redevelopment of 201 Market Avenue. The aim is to create a connected and equitable Grand River Corridor, including continuous multi-use trails, new housing, supporting uses, and extending downtown south along the river. The proposed project is an outdoor amphitheater that would include 10 acres of riverfront redevelopment and a 12,000-seat venue. The project's estimated cost is \$184 million, with funding coming from private and public sources. The next steps for the project include design development and bidding, with construction mobilization and demolition scheduled to begin in May 2024 and the completion and opening in May 2026.

Once District Q has been adopted into the DDA boundary, the ask is to pledge \$20,500,000 plus interest in tax increment revenue to cover debt service payments for the Acrisure Amphitheater over 20 years. The current estimate is that the debt service payments would be about \$1.5 million per year, depending on the bonds and interest rates. We expect to have an exact amount sometime this spring.

Kelly stated that the 201 Market site has been challenging to redevelop. GR Forward stated 201 Market as an opportunity site for a large-scale project, and while many ideas have been proposed over the years, none have been able to happen. Kelly highlighted that there has been lots of community engagement around the amphitheater project and listed the estimated details of the amphitheater – 300,000 visitors per year, 50+ events, 450+ jobs, and an economic impact of \$500 million over the amphitheater's lifespan. Beyond the success of the theater, we will be able to create a continuous path along the river's edge. The project also opens the ability for 1100 and 1300 housing units. The land transaction that the CAA is making will put \$10 million into the City's affordable housing fund.

McNeilly stated that the capital plan for this MOU includes additional tax revenue that is not yet legal to capture. He asked that if that tax revenue is not captured, does this MOU obligate

## UNAPPROVED MINUTES

us to move forward or is it all contingent together? Mayor Bliss explained that the revenue streams are separate, and for the project to move forward, they still need these funds and the support of the DDA. Wood explained that the DDA's commitment is just regarding the amount and is not contingent on future funding.

McNeilly asked if the City would continue to move forward even without the additional funds. Mayor Bliss stated that the project is continuing to move forward regardless.

*Motion: Member Vanderberg, supported by Member Avila, motioned to approve the Resolution and Memorandum of Understanding, committing the DDA to support annual debt service payments to the Acrisure Amphitheater. Motion carried unanimously.*

### 7. Resolution Accepting Donation of Property

Kelly presented that the owner of 407 Pearl Street NW is donating the title for the property to the DDA at no charge. Staff requests approval of the Resolution included in the agenda packet to finalize the transfer and authorize them to maintain the property until it is redeveloped. The current owners want to see the space help continue the development of Downtown. The site is being considered for a new Downtown soccer stadium, but no final decision has been made yet. Grand Action 2.0 will make the decision in the coming months, and the DDA will remain part of the ongoing discussions.

*Motion: Member McNeilly, supported by Mayor Bliss, motioned to approve the Resolution accepting the donation of 407 Pearl Street NW to the Downtown Development Authority and authorizing the Executive Director to coordinate the site's ongoing maintenance and operation. Motion carried unanimously.*

### 8. 2 East Fulton TIF Reimbursement Assignment

Kelly presented a request to approve the assignment of tax increment revenue. The DDA Board signed a Development Agreement with Fulton Property Holding, LLC on October 13, 2011, to redevelop 2 East Fulton and 12 South Division Avenue. The project was completed, delivering a \$4 million renovation to Tower Pinkster's Grand Rapids office. Eligible expenses were approved in 2017, but reimbursement could not begin until 2023 due to the approval of a Brownfield Plan. The Developer has since transferred ownership to 2ETIF, LLC, requesting an assignment of approved reimbursement of \$189,925, as permitted in Section 11 of the Agreement. This assignment does not affect any other obligations of the Developer or DDA.

*Motion: Member Mayor Bliss, supported by member Avila, moved to approve the Resolution authorizing the Assignment of Tax Increment Revenues for 2 East Fulton. Motion carried unanimously.*

### 9. Downtown Community Garden

Channing and Mathein, DGRI staff members, presented the plan for a Downtown Community Garden. Downtown's GR Forward Plan aims to promote fresh food access and green infrastructure for residents and increase the activation of public spaces year-round with inclusive programming. To achieve this, a Downtown Community Garden will be created at the North end of Las Canchas courts by May 2024. The garden will be built by program staff, neighbors, volunteers, and sponsors, with container plots due to the lack of porous ground. Irrigation services will be required for growing healthy plants. The project funding will come from a combination of Goal 2: Neighborhood Engagement and Goal 5: Public Realm Improvements. The DDA is being asked to approve \$87,000 to support the Downtown

## UNAPPROVED MINUTES

Community Garden, which will cover utilities, building supplies, tools, and programming for the garden.

Member Dunn inquired if this would be a one-time ask and would sustain the garden. Channing responded that they view this as a pilot project and would love to see it replicated in other areas around Downtown. But for this garden site, this is a one-time ask, and we plan to use things built this year for many years.

*Motion: Member McNeilly, supported by member Mayor Bliss, motioned to approve funding in an amount not to exceed \$87,000, which includes a 10% contingency, for the programming and supplies to support the Downtown Community Garden project. Motion carried unanimously.*

### 10. Executive Director Report

Kelly presented the following updates:

- World of Winter is not over and continues through March 10<sup>th</sup>.
- Visitor counts are down slightly from 2023, primarily due to difficult weather at the beginning of the month.
- Activate this Place Grants are currently out. DGRI hosted a learning session so community members could learn about the program. There will be another session online later this month.
- Shinola storefront opened on Monroe Center in January.
- Monroe Center benches have been deployed.
- Lyon Square construction is continuing to move along on schedule and is going great.
- GRPM construction site has a live project feed of their renovations.
- The Grand River Network Board is meeting later today.
- Public meetings about the Oxford Trail started in January.
- The handouts given to board members were about to the Black History walking tour of Downtown GR

Mayor Bliss inquired about our progress on the VanAndel alleyway project. Kelly stated that we are working through an MOU and hope to have it ready for bid in the spring or summer. The plan is to start construction this calendar year.

Mayor Bliss inquired if the Leonard to Ann trail is moving along. Berkman explained that now that they have the EGLE Permit, they hope to start later this year.

Mayor Bliss asked if the trail work on the river's edge of the 201 Market site is slated to be finished by May 2026. Kelly said, yes, the trail part will be complete by then. We need to have the project done by then because we are using ARPA money.

### 11. Public Comment

None.

### 12. Board Member Discussion

None.

### 13. Adjournment

The meeting adjourned at 9:13 AM.

# UNAPPROVED MINUTES

Minutes taken by:  
Lauren Suidgeest  
Recording Secretary

# MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: March 6, 2024

TO: Rick Winn  
Chairman

FROM: Tricia Chapman  
Administrative Services Officer II

**Agenda Item 3  
March 13, 2024  
DDA Meeting**

**SUBJECT: Interim Financial Statements as of February 29, 2024**

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

The attached statements include:

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

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

The Authority has spent approximately 73.3% and 63.7% of its budgeted appropriations in the Non-Tax and Local Tax funds respectively.

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

Attachments

**STATEMENT A**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Balance Sheet**  
**February 29, 2024**

	<b>Non-Tax Funds</b>	<b>Local Tax Increment</b>	<b>TOTAL</b>
<b>ASSETS</b>			
Pooled Cash and Investments	\$ 2,489,535	\$ 8,808,410	\$ 11,297,945
Petty Cash	-	500	500
Misc Receivable	870	300	1,170
General Fixed Assets	-	87,651,535	87,651,535
Accumulated Depreciation on Fixed Assets	-	(67,512,579)	(67,512,579)
<b>TOTAL ASSETS</b>	<b>\$ 2,490,405</b>	<b>\$ 28,948,166</b>	<b>\$ 31,438,571</b>
 <b>LIABILITIES AND FUND EQUITY</b>			
<b>Liabilities</b>			
Current Liabilities	\$ 191	\$ 20,046	\$ 20,237
Parking Revenue Payable	70,998	-	70,998
Deposit - Area 4 Developer Damage	1,000	-	1,000
<b>TOTAL LIABILITIES</b>	<b>72,189</b>	<b>20,046</b>	<b>92,235</b>
 <b>Fund Balance / Equity:</b>			
Investments in General Fixed Assets, net of Accumulated Depreciation	-	20,138,956	20,138,956
Non-Tax Increment Reserve	2,357,532	-	2,357,532
Reserve for Authorized Projects	-	8,535,948	8,535,948
Reserve for Compensated Absences	-	8,964	8,964
Reserve for Encumbrances	60,684	244,252	304,936
<b>TOTAL FUND EQUITY</b>	<b>2,418,216</b>	<b>28,928,120</b>	<b>31,346,336</b>
 <b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	 <b>\$ 2,490,405</b>	 <b>\$ 28,948,166</b>	 <b>\$ 31,438,571</b>



## STATEMENT B

### DOWNTOWN DEVELOPMENT AUTHORITY Comparison of FY2023 Budget vs Actual Results July 1, 2023 - February 29, 2024

	Non-Tax Funds		Local Tax Increment		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
<b>REVENUES</b>						
Property Tax Increment - General	\$ -	\$ -	\$ 9,373,994	\$ 10,122,934	\$ 9,373,994	\$ 10,122,934
Property Tax Increment - Prior Year Appeals	-	-	(15,000)	-	(15,000)	-
Property Tax Increment - Gainsharing Rebates	-	-	(1,403,849)	-	(1,403,849)	-
State Grants	-	-	-	25,000	-	25,000
Interest - General	124,204	317,061	222,662	715,176	346,866	1,032,237
Property Rental - Buildings and Facilities	72,000	48,000	-	-	72,000	48,000
Property Rental - DASH Parking Lots	687,740	347,373	-	-	687,740	347,373
Contributions - Lyon Square Reconstruction	-	-	400,000	815,000	400,000	815,000
Reimbursements and Miscellaneous Revenues	88,500	58,194	5,000	15,335	93,500	73,529
<b>TOTAL REVENUES</b>	<b>\$ 972,444</b>	<b>\$ 770,628</b>	<b>\$ 8,582,807</b>	<b>\$ 11,693,445</b>	<b>\$ 9,555,251</b>	<b>\$ 12,464,073</b>
<b>EXPENDITURES</b>						
<b><i>GR Forward Projects:</i></b>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 10,000	\$ 227	\$ 3,300,000	\$ 615,329	\$ 3,310,000	\$ 615,556
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	175,000	41,820	1,675,000	1,686,407	1,850,000	1,728,227
Goal #3: Implement a 21st Century Mobility Strategy	-	-	2,100,000	1,732,820	2,100,000	1,732,820
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	4,800	550,000	409,098	600,000	413,898
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	2,456,000	1,925,137	2,665,000	1,186,344	5,121,000	3,111,481
<b>Total GR Forward Projects</b>	<b>\$ 2,691,000</b>	<b>\$ 1,971,984</b>	<b>\$ 10,290,000</b>	<b>\$ 5,629,998</b>	<b>\$ 12,981,000</b>	<b>\$ 7,601,982</b>
Administration	-	-	1,650,000	2,142,491	1,650,000	2,142,491
Debt Service for Bond Issues	-	-	751,500	316,200	751,500	316,200
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,691,000</b>	<b>\$ 1,971,984</b>	<b>\$ 12,691,500</b>	<b>\$ 8,088,689</b>	<b>\$ 15,382,500</b>	<b>\$ 10,060,673</b>
<b>EXCESS / (DEFICIT)</b>	<b>\$ (1,718,556)</b>	<b>\$ (1,201,356)</b>	<b>\$ (4,108,693)</b>	<b>\$ 3,604,756</b>	<b>\$ (5,827,249)</b>	<b>\$ 2,403,400</b>
<b>BEGINNING FUND BALANCE</b>		3,619,572		25,323,364		28,942,936
<b>ENDING FUND BALANCE</b>		<b>\$ 2,418,216</b>		<b>\$ 28,928,120</b>		<b>\$ 31,346,336</b>

**STATEMENT C**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Statement of FY2024 Project Expenditures**  
**As of February 29, 2024**

Project Name	%	FY2024	Expenditures		Remaining	% of
		Project Budgets	Feb	Fiscal Year	FY2024 Budgets	Budget spent
River Governance		250,000	52,563	174,491	75,509	69.80%
Lyon Square Improvements		850,000	-	23,568	826,432	2.77%
River Edge Improvements		2,200,000	24,382	417,270	1,782,730	18.97%
<b>GRForward Goal # 1 - Local Tax Increment</b>	<b>25.42%</b>	<b>\$ 3,300,000</b>	<b>\$ 76,945</b>	<b>\$ 615,329</b>	<b>\$ 2,684,671</b>	<b>18.65%</b>
Downtown Speakers Series		10,000	-	-	10,000	0.00%
River Economic Opportunity Initiative		-	-	227	(227)	0.00%
<b>GRForward Goal # 1 - Non-Tax Increment</b>	<b>0.08%</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 227</b>	<b>\$ 9,773</b>	<b>2.27%</b>
Development Project Guidance		25,000	4,000	27,164	(2,164)	108.66%
Development Project Reimbursements		1,600,000	-	1,659,243	(59,243)	103.70%
Downtown Enhancement Grants		50,000	-	-	50,000	0.00%
<b>GRForward Goal # 2 - Local Tax Increment</b>	<b>12.90%</b>	<b>\$ 1,675,000</b>	<b>\$ 4,000</b>	<b>\$ 1,686,407</b>	<b>\$ (11,407)</b>	<b>100.68%</b>
Heartside Quality of Life Implementation		75,000	-	-	75,000	0.00%
Neighborhood Engagement Programs		100,000	2,440	41,820	58,180	41.82%
<b>GRForward Goal # 2 - Non-Tax Increment</b>	<b>1.35%</b>	<b>\$ 175,000</b>	<b>\$ 2,440</b>	<b>\$ 41,820</b>	<b>\$ 133,180</b>	<b>23.90%</b>
Accessibility and Mobility Repairs		130,000	9,515	50,954	79,046	39.20%
DASH North Shuttle Services		400,000	-	150,000	250,000	37.50%
Streetscape Improvements		1,100,000	7,859	1,063,010	36,990	96.64%
Wayfinding System Improvements		470,000	37,542	468,856	1,144	99.76%
<b>GRForward Goal # 3 - Local Tax Increment</b>	<b>16.18%</b>	<b>\$ 2,100,000</b>	<b>\$ 54,916</b>	<b>\$ 1,732,820</b>	<b>\$ 367,180</b>	<b>82.52%</b>
Economic Development and Innovation		550,000	74,434	409,098	140,902	74.38%
<b>GRForward Goal # 4 - Local Tax Increment</b>	<b>4.24%</b>	<b>\$ 550,000</b>	<b>\$ 74,434</b>	<b>\$ 409,098</b>	<b>\$ 140,902</b>	<b>74.38%</b>
Downtown Workforce Programs		50,000	-	4,800	45,200	9.60%
<b>GRForward Goal # 4 - Non-Tax Increment</b>	<b>0.39%</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 4,800</b>	<b>\$ 45,200</b>	<b>9.60%</b>
Downtown Marketing and Inclusion Efforts		420,000	41,550	295,749	124,251	70.42%
Downtown Tree Plantings		150,000	16,604	140,227	9,773	93.48%
Public Realm Improvements		2,050,000	248,462	735,952	1,314,048	35.90%
Urban Recreation Improvements		45,000	520	14,416	30,584	32.04%
<b>GRForward Goal # 5 - Local Tax Increment</b>	<b>20.53%</b>	<b>\$ 2,665,000</b>	<b>\$ 307,136</b>	<b>\$ 1,186,344</b>	<b>\$ 1,478,656</b>	<b>44.52%</b>
DGRI Event Production		876,000	107,783	581,132	294,868	66.34%
Downtown Ambassador Program		400,000	96	402,982	(2,982)	100.75%
Project and Fixed Asset Maintenance		50,000	1,157	47,950	2,050	95.90%
Public Space Activation		1,000,000	157,015	841,520	158,480	84.15%
Rosa Parks Circle Skating Operations		50,000	-	-	50,000	0.00%
Special Events - Office of		75,000	25,000	50,000	25,000	66.67%
Winter Avenue Building		5,000	330	1,553	3,447	31.06%
<b>GRForward Goal # 5 - Non-Tax Increment</b>	<b>18.92%</b>	<b>\$ 2,456,000</b>	<b>\$ 291,381</b>	<b>\$ 1,925,137</b>	<b>\$ 530,863</b>	<b>78.39%</b>
<b>TOTAL</b>	<b>100.00%</b>	<b>\$ 12,981,000</b>	<b>\$ 811,252</b>	<b>\$ 7,601,982</b>	<b>\$ 5,379,018</b>	<b>58.56%</b>

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

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	2/19/2024	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Disability Advocates FY24	\$ 5,700.00
Local	2/11/2024	Landscape Forms Inc	Accessibility & Mobility Repairs	Landscape Forms trash cans 02/24	3,815.00
					<b>9,515.00</b>
Local	2/29/2024	Paychex	Administration	DDA Payroll Wages, 401, Taxes- Feb 2024	297,185.64
Local	2/27/2024	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	13,344.42
Local	2/12/2024	Selective Insurance Company of America	Administration	Selective Insurance Workers Comp Policy 02/24	8,851.92
Local	2/19/2024	McAlvey Merchant & Associates	Administration	Governmental Consulting 01/24	5,500.00
Local	2/8/2024	Federal Square Building Co. #1, LLC	Administration	Office Space Lease Feb 2024	4,952.81
Local	2/25/2024	Intrntl Downtown Assn	Administration	2024 IDA Nonprofit membership 11/23	2,895.00
Local	2/11/2024	American United Life-Group Div	Administration	OneAmerica Life Insurance 01/24	2,388.68
Local	2/17/2024	City of Grand Rapids	Administration	Staff services - payroll period ended 02/17/2024	2,267.71
Local	2/3/2024	City of Grand Rapids	Administration	Staff services - payroll period ended 02/03/2024	2,265.21
Local	2/15/2024	US Bank National Association	Administration	DGRI Admin: Supplies (DDA)	1,869.15
Local	2/12/2024	Worksighted, Inc.	Administration	Worksighted IT software 02/24	1,862.63
Local	2/11/2024	American United Life-Group Div	Administration	OneAmerica Life Insurance 02/24	1,722.97
Local	1/31/2024	City Treasurer - Risk Mgmt	Administration	Monthly General Insurance Allocation	1,027.92
Local	2/27/2024	City Treasurer - Risk Mgmt	Administration	Monthly General Insurance Allocation	1,027.92
Local	2/1/2024	Catherine Jane Zietse	Administration	Tuition Reimbursement #2 01/24	962.50
Local	2/19/2024	Blue Cross Blue Shield of Mich	Administration	DDA Dental Insurance Premiums 11.01.23 - 06.30.24	921.46
Local	2/12/2024	Fusion Financial Services, LLC	Administration	Fusion Accounting services 01/24	865.67
Local	2/15/2024	US Bank National Association	Administration	DGRI Admin: Furniture (DDA)	641.41
Local	2/16/2024	Mark Miller	Administration	M. Miller CNU 32 Conference & Tour Reg reimbursem	623.69
Local	2/15/2024	US Bank National Association	Administration	Admin: Service (DDA)	542.45
Local	2/12/2024	Worksighted, Inc.	Administration	Worksighted IT monthly subscription 02/24	537.77
Local	2/8/2024	Federal Square Building Co. #1, LLC	Administration	Office Space Lease Feb 2024 Mezz	485.38
Local	2/29/2024	Paychex	Administration	DDA Payroll Processing Fee - Feb 2024	453.00
Local	2/29/2024	Paychex	Administration	DDA Payroll HRS Processing Fees-Feb 2024	380.00
Local	2/15/2024	US Bank National Association	Administration	DDA Admin: Conference & Travel	339.86
Local	2/11/2024	GreatAmerica Financial Services Corp	Administration	Great America Copier Lease 02/24	279.55
Local	2/15/2024	US Bank National Association	Administration	Admin: Food/Bev (DDA)	239.47
Local	2/20/2024	West MI Hispanic Chamber of Commerce	Administration	WM Hispanic Chamber 2024 membership	192.50
Local	2/15/2024	US Bank National Association	Administration	DDA Admin: Memberships	125.00
Local	2/12/2024	Staples Contract and Commercial Inc.	Administration	Staples office supplies 02/24	124.42
Local	2/4/2024	Littlefoot Coffee Roasters	Administration	Office Supply coffee 01/24	108.57
Local	2/1/2024	Pure Water Partners LLC	Administration	Pure Water Partners water cooler lease 01/24	97.02
Local	2/19/2024	JobMatch LLC	Administration	HR software 02/24	83.93
Local	2/8/2024	City Treasurer - Mobile GR	Administration	Parking validation Invoices Jan 2024	74.69
Local	2/22/2024	Mandy McDaniel	Administration	M. McDaniel lantern kit supplies 02/24	62.29
Local	2/15/2024	US Bank National Association	Administration	DGRI Admin: Subscriptions (DDA)	38.79
Local	2/22/2024	Mandy McDaniel	Administration	M. McDaniel Lauren 90 day review 02/24	29.05
Local	2/12/2024	Kadi Smith	Administration	K. Smith - Staff appreciation week treats 02/24	27.56
					<b>355,398.01</b>
Local	2/13/2024	M Retail Solutions LLC	Development Project Guidance	M Retail Soutlions Real Estate Consulting 11/23-02/24	1,000.00
Local	2/20/2024	M Retail Solutions LLC	Development Project Guidance	M Retail Soutlions Real Estate Consulting 12/23-02/24	1,000.00
Local	2/20/2024	M Retail Solutions LLC	Development Project Guidance	M Retail Soutlions Real Estate Consulting 12/23-02/24	1,000.00
Local	2/21/2024	M Retail Solutions LLC	Development Project Guidance	M Retail Soutlions Real Estate Consulting 12/23-02/24	1,000.00
					<b>4,000.00</b>
Local	2/13/2024	Grand Rapids Downtown Market	Dntn Marketing & Inclusion Efforts	Christkindl Markt - Yuletide Sponsorship 2024	10,000.00
Local	2/4/2024	Promotional Impact	Dntn Marketing & Inclusion Efforts	World of Winter beanies 01/24	7,122.33
Local	2/25/2024	LINC Up Nonprofit Housing Corporation	Dntn Marketing & Inclusion Efforts	CSA 2024 Sponsor & Rock the Block 2024 Sponsorshi	5,000.00
Local	2/12/2024	Townsquare Media Inc	Dntn Marketing & Inclusion Efforts	Townsquare WoW marketing 02/24	4,719.50
Local	2/11/2024	Edgar Omar Arredondo	Dntn Marketing & Inclusion Efforts	AVES Films general photography 102/24	2,810.00
Local	2/15/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions & Publication	2,612.52
Local	2/4/2024	Friends of Grand Rapids Parks	Dntn Marketing & Inclusion Efforts	Friends of GR Parks, Corporate Donation	2,500.00
Local	2/4/2024	Literacy Center of West Mich	Dntn Marketing & Inclusion Efforts	Literacy of WMich Spellebration sponsorship 2024	2,000.00
Local	2/22/2024	City Treasurer - Executive	Dntn Marketing & Inclusion Efforts	DGRI-DDA sponsorship of Mayor's State of the City ad	1,500.00
Local	2/15/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	590.99
Local	2/12/2024	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Velasco WoW photography 02/24	570.00
Local	2/25/2024	West Grand Neighborhood Orgn	Dntn Marketing & Inclusion Efforts	West Grand Neighborhood Org community clean up sp	500.00
Local	2/11/2024	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	DGRI - January 2024 Photo Shoots	451.25
Local	2/20/2024	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Velasco WoW photography 02/24	441.00
Local	2/12/2024	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Velasco WoW photography 02/24	380.00

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

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	2/12/2024	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Business support grant palmcard 02/24	164.88
Local	2/12/2024	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	WoW labels 02/24	162.79
Local	2/15/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Supplies	25.00
					<b>41,550.26</b>
Local	2/25/2024	Stout Creek Landscapes, Inc.	Downtown Tree Plantings	Zone 6 & 7 invoice 1 of 3 02/24	16,603.95
					<b>16,603.95</b>
Local	2/23/2024	125 Ottawa LLC	Economic Development & Innovator Incubator Business Support: Road to Revitalize LLC		11,479.59
Local	2/25/2024	OUTFRONT Media	Economic Development & Innovator Outfront Media Billboards Digital Impressions 02/24		9,000.00
Local	2/20/2024	OUTFRONT Media	Economic Development & Innovator Outfront Media Billboards Digital Impressions 02/24		8,999.97
Local	2/5/2024	Grand Rapids Area Chamber of Commerce	Economic Development & Innovator Retail Retention & Attraction Contract FY24		4,583.34
Local	2/1/2024	Tower Pinkster Titus Associates, Inc	Economic Development & Innovator TowerPinkster Window Activation Grant 01/24		4,500.00
Local	2/25/2024	Gazelle Sports Downtown GR LLC	Economic Development & Innovator Gazelle Sports - WoW window installation 02/24		4,050.63
Local	2/11/2024	kelly Roper	Economic Development & Innovator SHOW Salon Window Activation Grant 01/24		3,879.45
Local	2/20/2024	McKay on Monroe LLC	Economic Development & Innovator WoW artwork installation (Pearl St Stairwell) 02/24		3,705.12
Local	2/26/2024	Dwelling Place of Grand Rapids NPHC	Economic Development & Innovator 106 Gallery - WoW window installation 01/24		3,650.00
Local	2/1/2024	GRNoir, LLC	Economic Development & Innovator GR NOIR Window Activation Grant 01/24		3,442.97
Local	2/20/2024	Soho Sushi LLC	Economic Development & Innovator Soho Sushi Window Activation Grant 02/24		2,960.36
Local	2/20/2024	Old World Olive Press	Economic Development & Innovator Old World Olive Oil Window Activation Grant 02/24		2,936.24
Local	2/4/2024	Oh Hello Companies LLC	Economic Development & Innovator Oh Hello 2024 Window Activation 01/24		2,286.19
Local	2/1/2024	Blue Cross Blue Shield of Mich	Economic Development & Innovator Blue Cross Window Activation Grant 01/24		2,250.00
Local	2/11/2024	Cocoon Art Space	Economic Development & Innovator Cocoon Art Space WOW Winter Art Display 01/24		2,182.59
Local	2/20/2024	San Chez Inc.	Economic Development & Innovator Beacon Corner Bar Window Activation Grant 02/24		1,801.33
Local	2/12/2024	Costar Realty Information Inc	Economic Development & Innovator CoStar commercial real estate analytics 02/24		978.25
Local	2/1/2024	Matthew Rothenberg	Economic Development & Innovator ARTRAT Gallery Window Activation Reimb invoice 2 0		768.19
Local	2/12/2024	James Forrest Hughes	Economic Development & Innovator Triumph Music AV support Shinola ribbon cutting 02/24		500.00
Local	2/12/2024	Costar Realty Information Inc	Economic Development & Innovator CoStar commercial real estate analytics 02/24		455.00
Local	2/15/2024	US Bank National Association	Economic Development & Innovator Professional Development		25.00
					<b>74,434.22</b>
Local	2/11/2024	Landscape Forms Inc	Public Realm Improvements	Landscape Forms Monroe Center benches 02/24	83,370.00
Local	2/25/2024	SmithGroup, Inc.	Public Realm Improvements	SmithGroup Hill and River Network Design 02/24	38,273.00
Local	2/25/2024	Site Design Solutions, LLC	Public Realm Improvements	Ah-Nab-Awen Park Indian Mounds (Viridis-2233-16)	33,840.00
Local	2/25/2024	Fishbeck, Thompson, Carr & Huber, Inc	Public Realm Improvements	Ionia & Division (FTCH-429131)	23,097.88
Local	2/25/2024	Kevin Karsten	Public Realm Improvements	Monroe Center benches 01/24	16,900.00
Local	2/25/2024	Fishbeck, Thompson, Carr & Huber, Inc	Public Realm Improvements	Ionia & Division (FTCH-429669)	12,777.23
Local	2/25/2024	Site Design Solutions, LLC	Public Realm Improvements	Ah-Nab-Awen Park Indian Mounds (Viridis-2233-17)	9,100.00
Local	2/29/2024	Fishbeck, Thompson, Carr & Huber, Inc	Public Realm Improvements	Ionia & Division (FTCH-432105)	8,508.01
Local	2/25/2024	Fishbeck, Thompson, Carr & Huber, Inc	Public Realm Improvements	Ionia & Division (FTCH-430920)	7,347.48
Local	2/11/2024	Grand Rapids Nehemiah Project	Public Realm Improvements	Building Bridges Prof Serv: snow removal 02/24	6,461.17
Local	2/29/2024	Fishbeck, Thompson, Carr & Huber, Inc	Public Realm Improvements	Ionia & Division (FTCH-433401)	4,998.10
Local	2/25/2024	Katerberg Co., Inc	Public Realm Improvements	Grapids Irrigation community garden 02/24	1,716.00
Local	2/28/2024	MKSK INC	Public Realm Improvements	Van Andel Plaza Construction Phase 2 8/23	1,035.00
Local	2/1/2024	Bazen Electric	Public Realm Improvements	Bazen GFI receptacle Ah-Nab-Awen 01/24	478.04
Local	2/1/2024	Bazen Electric	Public Realm Improvements	Bazen receptacle inspection pavilion in park 01/24	225.84
Local	2/1/2024	Bazen Electric	Public Realm Improvements	Bazen disconnect power Gillett Bridge tunnel 01/24	177.38
Local	2/1/2024	Bazen Electric	Public Realm Improvements	Bazen receptacle inspection labor 01/24	157.13
					<b>248,462.26</b>
Local	2/25/2024	Site Design Solutions, LLC	River Edge Improvements	Grand River E River Front (Viridis-2325-8)	14,840.00
Local	2/12/2024	Fishbeck, Thompson, Carr & Huber, Inc	River Edge Improvements	Riverwalk at Grand River (FTCH-432124)	6,416.55
Local	2/25/2024	US Geological Survey (USGS)	River Edge Improvements	USGS-91132368	3,125.00
					<b>24,381.55</b>
Local	2/5/2024	Grand Valley Metropolitan Council	River Governance	LGROW contract work state water trail designation 01/	37,500.00
Local	2/25/2024	Interface Studio LLC	River Governance	Interface Grand River Greenway Mapping consultant 0	9,160.00
Local	2/20/2024	Guidehouse Inc.	River Governance	Guidehouse DGRI ARPA Consult & Labor Services 02	4,875.00
Local	2/15/2024	US Bank National Association	River Governance	River Governance: Food/Bev	479.33
Local	2/11/2024	Holland Litho Service Inc	River Governance	Holland Litho GRN palm cards 02/24	466.35
Local	2/4/2024	Hispanic Center of W Mich	River Governance	Hispanic Center of W. Michigan - room rental 01/24	75.00
Local	2/15/2024	US Bank National Association	River Governance	River Governance: Subscriptions	7.20
					<b>52,562.88</b>

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

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	2/29/2024	Rowe Professional Services Company, In	Streetscape Improvements	RFB at Var Locs 2023-1 (Rowe-0111994)	6,353.00
Local	2/15/2024	City Treasurer - Public Services	Streetscape Improvements	DGRI Monthly Trash Disposal	1,249.75
Local	2/11/2024	Prestige Products	Streetscape Improvements	Prestige Little Bird install/repair 02/24	225.00
Local	2/15/2024	US Bank National Association	Streetscape Improvements	Streetscape Improvements Contractual Services	30.90
					<b>7,858.65</b>
Local	2/20/2024	Mydatt Service Inc	Urban Recreation Improvements	Block by Block Loo Supplies 02/24	326.83
Local	2/29/2024	City Treasurer - Water System	Urban Recreation Improvements	WS2179082 24/02 Heartside Restroom	159.04
Local	2/20/2024	Mydatt Service Inc	Urban Recreation Improvements	Block by Block Supplies 02/24	34.30
					<b>520.17</b>
Local	2/12/2024	Universal Sign, Inc.	Wayfinding System Improvements	Universal Sign System 02/24	29,000.00
Local	2/12/2024	Universal Sign, Inc.	Wayfinding System Improvements	Universal Sign System 02/24	8,150.00
Local	2/25/2024	Progressive Architecture	Wayfinding System Improvements	Progressive AE DT Wayfinding Professional Services (	392.50
					<b>37,542.50</b>
Non-Tax	2/25/2024	LiveSpace, LLC	DGRI Event Production	Live Space WoW Silent Disco 02/24	13,988.75
Non-Tax	2/20/2024	LiveSpace, LLC	DGRI Event Production	LiveSpace World of Winter Winter's A Drag 02/24	8,916.40
Non-Tax	2/20/2024	Frostyboyz Entertainment LLC	DGRI Event Production	Frostyboyz Ent LLC World of Winter 02/24	7,845.00
Non-Tax	2/13/2024	Daniel Stanek	DGRI Event Production	Castle Party LED furniture rental 01/24	7,785.00
Non-Tax	2/4/2024	Gregory Lighton	DGRI Event Production	Greg Lighton - install & setup of art exhibits WoW 01/2	4,275.00
Non-Tax	2/11/2024	Seth Michael Haut	DGRI Event Production	Seth Haut Contract Employee WoW 02/24	4,225.00
Non-Tax	2/15/2024	US Bank National Association	DGRI Event Production	Events: contractual services	3,856.08
Non-Tax	2/1/2024	Front Street LLC	DGRI Event Production	February Storage Facility Rent	3,462.84
Non-Tax	2/12/2024	James Forrest Hughes	DGRI Event Production	Triumph Music AV support Fire & Ice Event 01/24	3,452.50
Non-Tax	2/1/2024	Grand Rapids Swing Dance Inc	DGRI Event Production	GR Swing Dance Mardi Gras WoW Parade 2024	3,200.00
Non-Tax	2/25/2024	Grand Rapids Running Tours	DGRI Event Production	GR Running Tours WoW 2024 tours	3,000.00
Non-Tax	2/15/2024	US Bank National Association	DGRI Event Production	Events: Supplies	2,691.17
Non-Tax	2/11/2024	Amnestie Lillian-Tate VerDuin	DGRI Event Production	Silent Disco Performers 01/24	2,500.00
Non-Tax	2/1/2024	Centurion Security Solutions LLC	DGRI Event Production	Centurion Security World of Winter Ah-Nab-Awen 01/2	2,470.00
Non-Tax	2/20/2024	Centurion Security Solutions LLC	DGRI Event Production	Centurion Security services World of Winter 02/24	2,470.00
Non-Tax	2/25/2024	Centurion Security Solutions LLC	DGRI Event Production	Centurion Security services World of Winter 02/24	2,470.00
Non-Tax	2/25/2024	Centurion Security Solutions LLC	DGRI Event Production	Centurion Security services World of Winter 02/24	2,470.00
Non-Tax	2/12/2024	Global Equipment Company Inc.	DGRI Event Production	Global Industrial WoW stanchions 02/24	2,239.10
Non-Tax	2/12/2024	Swift Printing & Communications	DGRI Event Production	WoW Valent ICE signage 02/24	2,164.30
Non-Tax	2/20/2024	Amnestie Lillian-Tate VerDuin	DGRI Event Production	VerDuin Stargate Popup WoW 02/24	1,980.00
Non-Tax	2/12/2024	Global Equipment Company Inc.	DGRI Event Production	Global Industrial WoW stanchions 02/24	1,952.30
Non-Tax	2/11/2024	Baker Tent Rental	DGRI Event Production	Equip Rental: WoW 02/24	1,922.70
Non-Tax	2/11/2024	Romeo Cornejo	DGRI Event Production	Romeo Cornejo Contract Employee WoW 02/24	1,910.00
Non-Tax	2/20/2024	Centurion Security Solutions LLC	DGRI Event Production	Centurion Security services World of Winter 02/24	1,512.50
Non-Tax	2/20/2024	Mydatt Service Inc	DGRI Event Production	Block by Block event radios 02/24	1,442.10
Non-Tax	2/12/2024	Mid America Rink Services	DGRI Event Production	Mid America Rink Services Ice Paint 2024	1,243.93
Non-Tax	2/20/2024	Olivia Haines	DGRI Event Production	Olivia Grace & Co princesses Paint the Park WoW 02/	967.00
Non-Tax	2/15/2024	US Bank National Association	DGRI Event Production	Events: food & bev	922.36
Non-Tax	2/11/2024	Giovanni Cornejo	DGRI Event Production	Giovanni Cornejo Contract Employee WoW 02/24	800.00
Non-Tax	2/12/2024	Centurion Security Solutions LLC	DGRI Event Production	Centurion Security services World of Winter 02/24	770.00
Non-Tax	2/12/2024	Adrian Butler	DGRI Event Production	DJ Services WoW '24 01/24	750.00
Non-Tax	2/20/2024	Swift Printing & Communications	DGRI Event Production	WoW A Frame Signs Printing 02/24	743.40
Non-Tax	2/12/2024	Trevor Straub	DGRI Event Production	MI Drag Brunch hotel reimbursement 02/24	663.55
Non-Tax	2/13/2024	Ivy Marie-Ann Orth	DGRI Event Production	Lunosol Artwork, Install, & Hotel Winter's A Drag 01/24	660.50
Non-Tax	2/20/2024	Evan Roy	DGRI Event Production	E. Roy Popup WoW 02/24	600.00
Non-Tax	2/20/2024	Savon Tillman	DGRI Event Production	S. Tillman performance WoW 02/24	600.00
Non-Tax	2/12/2024	Danae Twigg	DGRI Event Production	WoW DJ Services 11/23	500.00
Non-Tax	2/9/2024	Megan Catcho	DGRI Event Production	M. Catcho reimb for Winter's a Drag Meijer purchase 0	402.12
Non-Tax	2/20/2024	Hannah Laine Schroeder	DGRI Event Production	H. Laine Ice Piano WoW 02/24	400.00
Non-Tax	2/13/2024	Olivia Vargas	DGRI Event Production	O. Vargas ice piana performance WoW 02/24	400.00
Non-Tax	2/20/2024	Baker Tent Rental	DGRI Event Production	Baker Tent equip rental WoW 2024 02/24	351.12
Non-Tax	2/11/2024	Frostyboyz Entertainment LLC	DGRI Event Production	Frostyboyz Ent LLC WoW workers 01/24	300.00
Non-Tax	2/20/2024	Joseph Mark Consolla	DGRI Event Production	J. Consolla Silent Disco performance WoW 02/24	300.00
Non-Tax	2/11/2024	Kerkstra Portable Restroom Service Inc	DGRI Event Production	Kerkstra Portable Restrooms silent disco 02/24	300.00
Non-Tax	2/11/2024	Ronald Christian Rivera	DGRI Event Production	R.Rivera Silent Disco DJ Set 2024	300.00
Non-Tax	2/15/2024	US Bank National Association	DGRI Event Production	Events: Local Business Expense	249.79
Non-Tax	2/4/2024	Swift Printing & Communications	DGRI Event Production	WoW Swift Sintra A-Frame Signs 01/24	249.50
Non-Tax	2/15/2024	City Treasurer - Mobile GR	DGRI Event Production	Meter Reservation 4075 - silent disco food trucks	240.00
Non-Tax	2/12/2024	Swift Printing & Communications	DGRI Event Production	WoW Sintra Sign 2 02/24	231.54
Non-Tax	2/25/2024	Grand Rapids Running Tours	DGRI Event Production	GR Running Tours WoW 2024 tours	200.00

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

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Non-Tax	2/13/2024	Rafael De Jesus Cornejo	DGRI Event Production	Rafael Cornejo Contract Employee WoW 02/24	140.00
Non-Tax	2/8/2024	City Treasurer - Mobile GR	DGRI Event Production	Blue Bridge Camera Repairs paid by MobileGR	123.50
Non-Tax	2/4/2024	Kerkstra Portable Restroom Service Inc	DGRI Event Production	World of Winter restrooms - cleaning 01/24	100.00
Non-Tax	2/11/2024	Curtis Laundry and Dry Cleaners, Inc.	DGRI Event Production	Dry Cleaning services 01/24	73.50
					<b>107,782.55</b>
Non-Tax	1/31/2024	City Treasurer - Mobile GR	Downtown Ambassador Program	Monthly Parking Billing Jan 2024	48.00
Non-Tax	2/21/2024	City Treasurer - Mobile GR	Downtown Ambassador Program	Monthly Parking Billing Feb 2024	48.00
					<b>96.00</b>
Non-Tax	2/1/2024	Alita Kelly	Neighborhood Engagement	Jade Rabbit Urban Agriculture Education Series 2024 (	2,100.00
Non-Tax	2/15/2024	US Bank National Association	Neighborhood Engagement	Neighborhood Engagement Program: Books	149.90
Non-Tax	2/20/2024	West Grand Neighborhood Orgn	Neighborhood Engagement	West Grand Neighborhood Org 2024 dues	100.00
Non-Tax	2/22/2024	Mandy McDaniel	Neighborhood Engagement	M. McDaniel DNN Holiday Party supplies 02/24	65.04
Non-Tax	2/15/2024	US Bank National Association	Neighborhood Engagement	Neighborhood Engagement Program: Food/Bev	25.55
					<b>2,440.49</b>
Non-Tax	2/20/2024	Mydatt Service Inc	Project & Fixed Asset Maint	Block by Block 331 Winter Ave backflow 02/24	1,085.00
Non-Tax	2/20/2024	Mydatt Service Inc	Project & Fixed Asset Maint	Block by Block ambassador supplies 02/24	35.94
Non-Tax	2/8/2024	City Treasurer - Water System	Project & Fixed Asset Maint	WS2028692 24/01 Wealthy St Roundabout Irrigation	35.92
					<b>1,156.86</b>
Non-Tax	2/20/2024	Art House Live, LLC	Public Space Activation	Art House Live WoW Installations 2024 invoice 2 of 2 (	46,771.00
Non-Tax	2/21/2024	Fisheye	Public Space Activation	Fisheye Permafrost WoW 2024	17,886.50
Non-Tax	2/19/2024	Liquid PXL	Public Space Activation	Liquid PXL WoW Stargate installation invoice 1 of 2 11	11,164.00
Non-Tax	2/12/2024	Stratford Tourism Alliance	Public Space Activation	Lights on Stratford WoW 2024 installations 02/24	9,815.64
Non-Tax	2/12/2024	Stratford Tourism Alliance	Public Space Activation	Lights on Stratford WoW 2024 installations 02/24	9,148.99
Non-Tax	2/20/2024	LiveSpace, LLC	Public Space Activation	LiveSpace World of Winter DJ Popup 02/24	6,336.00
Non-Tax	2/4/2024	Creos Experts-Conseils Inc	Public Space Activation	Creos Mi Casa Rental Fee (2 of 3)	6,114.93
Non-Tax	2/15/2024	US Bank National Association	Public Space Activation	PSA: Supplies	5,344.68
Non-Tax	2/11/2024	Avery Lawrence	Public Space Activation	World of Winter activation (invoice 2 of 2) 01/24	5,000.00
Non-Tax	2/11/2024	Brandon Dante Copeland	Public Space Activation	WoW Activation Grant Ghost Town invoice 2of2 01/24	5,000.00
Non-Tax	2/12/2024	Lucid Aesthetic LLC	Public Space Activation	WoW Retro Rapids activation grant 2 of 2 02/24	5,000.00
Non-Tax	2/12/2024	Mackenzie Goss	Public Space Activation	Kenzie Goss - 2 of 2, WoW Activate Grant 02/24	5,000.00
Non-Tax	2/4/2024	Creos Experts-Conseils Inc	Public Space Activation	Creos Mi Casa Rental Fee (2 of 3)	4,506.22
Non-Tax	2/15/2024	US Bank National Association	Public Space Activation	PSA: Equipment Rental	4,079.59
Non-Tax	2/12/2024	Michigan Landscape Services	Public Space Activation	DeVries Installation of Holiday Decor 01/24	3,550.00
Non-Tax	2/15/2024	US Bank National Association	Public Space Activation	PSA Food & Bev	3,282.81
Non-Tax	2/21/2024	United Rentals (North America), Inc.	Public Space Activation	United Rentals WoW art install equipment 02/24	2,382.80
Non-Tax	2/21/2024	United Rentals (North America), Inc.	Public Space Activation	United Rentals WoW art install equipment 02/24	1,564.91
Non-Tax	2/15/2024	City Treasurer - Mobile GR	Public Space Activation	Meter Reservation 4156 - WoW dandelion install	930.00
Non-Tax	2/1/2024	ACO Inc	Public Space Activation	ACO Ace Hardware World of Winter 01/24	637.40
Non-Tax	2/25/2024	ACO Inc	Public Space Activation	ACO Ace Hardware WoW 02/24	574.74
Non-Tax	2/20/2024	Kerkstra Portable Restroom Service Inc	Public Space Activation	Kerkstra Portable Restrooms WoW - cleaning 02/24	420.00
Non-Tax	2/20/2024	Two Eagles Marcus	Public Space Activation	Two Eagles Marcus PSA 101 presenter 02/24	300.00
Non-Tax	2/20/2024	Valerie Wahna	Public Space Activation	Valeria Wahna PSA 101 presenter 02/24	300.00
Non-Tax	2/1/2024	ACO Inc	Public Space Activation	ACO Ace Hardware World of Winter 01/24	265.81
Non-Tax	2/1/2024	ACO Inc	Public Space Activation	ACO Ace Hardware World of Winter 01/24	252.26
Non-Tax	2/1/2024	ACO Inc	Public Space Activation	ACO Ace Hardware World of Winter 01/24	206.70
Non-Tax	2/12/2024	Swift Printing & Communications	Public Space Activation	WoW Sintra Sign 02/24	189.60
Non-Tax	2/11/2024	Kerkstra Portable Restroom Service Inc	Public Space Activation	Kerkstra Portable Restrooms skate 02/24	180.00
Non-Tax	2/4/2024	Samantha E Gucwa	Public Space Activation	Return to the River performer 01/24	180.00
Non-Tax	2/15/2024	US Bank National Association	Public Space Activation	PSA: Local Business Expense	132.50
Non-Tax	2/20/2024	ACO Inc	Public Space Activation	ACO Ace Hardware WoW 02/24	88.56
Non-Tax	2/1/2024	ACO Inc	Public Space Activation	ACO Ace Hardware World of Winter 01/24	75.94
Non-Tax	2/20/2024	ACO Inc	Public Space Activation	ACO Ace Hardware WoW 02/24	45.97
Non-Tax	2/1/2024	ACO Inc	Public Space Activation	ACO Ace Hardware World of Winter 01/24	39.98
Non-Tax	2/20/2024	ACO Inc	Public Space Activation	ACO Ace Hardware WoW 02/24	38.34
Non-Tax	2/1/2024	ACO Inc	Public Space Activation	ACO Ace Hardware World of Winter 01/24	35.98
Non-Tax	2/20/2024	ACO Inc	Public Space Activation	ACO Ace Hardware WoW 02/24	27.79
Non-Tax	2/25/2024	ACO Inc	Public Space Activation	ACO Ace Hardware WoW 02/24	26.99
Non-Tax	2/1/2024	ACO Inc	Public Space Activation	ACO Ace Hardware World of Winter 01/24	23.98
Non-Tax	2/1/2024	ACO Inc	Public Space Activation	ACO Ace Hardware World of Winter 01/24	19.98
Non-Tax	2/20/2024	ACO Inc	Public Space Activation	ACO Ace Hardware WoW 02/24	13.99
					<b>157,014.58</b>

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

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>continued from previous page</i>					
Non-Tax	2/1/2024	City Treasurer - Special Events	Special Events - Office of, Grants, T	DGRI FY24 Special Event Billing-2 of 3 Installment	25,000.00
					<u>25,000.00</u>
Non-Tax	2/1/2024	DTE Energy	Winter Ave NW Building	9100 258 89908 24/01 Winter DDA share	139.40
Non-Tax	2/29/2024	DTE Energy	Winter Ave NW Building	9100 258 89908 24/02 Winter DDA share	130.29
Non-Tax	2/29/2024	Consumers Energy	Winter Ave NW Building	1030 2027 1245 24/02 Winter DDA share	60.37
					<u>330.06</u>

**TOTAL EXPENDITURES \$ 1,166,649.99**

# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



DATE: March 06, 2024  
TO: Downtown Development Authority  
FROM: Mark F. Miller, Managing Director of Planning and Design  
SUBJECT: **Calder Plaza Deck Replacement and Enhancement Project**

Agenda Item #04  
March 13, 2024  
DDA Meeting

In February 2017, Downtown Grand Rapids, Inc. (DGRI), in collaboration with the City of Grand Rapids and Kent County finalized a Master Plan for Calder Plaza. This Master Plan envisioned enhancements to the plaza that included increased landscape and greening; improved access and connections; gathering places and a pavilion; and programming opportunities that could activate the space throughout the year. These improvements were intended to respect and complement the historic aspect of Alexander Calder’s monumental sculpture while aligning with the goals and priorities established by the community.

In 2018, Progressive AE was selected to implement the first phase of these plaza enhancements. During 2018 and 2019 the project steering committee collaborated with Progressive AE to create a preferred design that included a two-story pavilion building that included an elevator connecting all parking deck levels to the plaza, café space, public restrooms, and a covered stage. This structure was in the southeast corner of the plaza and included new steps and ramps from the public sidewalk. As progress continued, a worldwide pandemic ensued and DGRI elected to pause the project.

Following the pandemic, the project team realized that the amplified importance of public spaces and parks, along with a City-funded elevator that was built in the southwest corner of the plaza (negating the need to incorporate an elevator in the DDA enhancements) changed the original implementation project enough to justify a reset of the design process. In 2022, DGRI reengaged the steering committee and Progressive AE to begin a fresh start on the project and determine a new course of design action for phase 1.

As this design work evolved and further discussions ensued, it became apparent that the plaza enhancement project timeline could align with a planned City deck replacement project starting in 2025. This ambitious project includes the removal of the existing plaza deck and related construction, the installation of a new waterproofing membrane, and the reconstruction of the plaza deck. DGRI elected to stop work on the plaza design and incorporate the planned plaza enhancements into the City’s deck replacement project to achieve better coordination and increased design flexibility, while also better leveraging project funding sources.



To this end, the City of Grand Rapids issued an RFQ for design services for the plaza deck replacement and enhancement project in December 2023. After reviewing proposals and conducting consultant interviews, the client team (representatives from the City of Grand Rapids and DGRI) selected Progressive AE as the design and engineering consultant. Because of the complexities associated with the project, the client team has elected to enter into a phase 1 design contract with the selected consultant. This initial work will include alignment of scope, stakeholder engagement, concept design and renderings, initial cost estimating, and construction manager selection assistance. After completing this first phase, in approximately 12 to 14 weeks, the client team will work with Progressive AE to determine the scope and fees for design development and construction/bidding documents.

The total fee for the first phase of design work is \$140,980. The City will hold the professional services contract with Progressive AE and present the proposal to the City Commission on March 19 for approval. The fee for the first phase will be shared amongst the various project funders as follows:

DDA (Plaza Enhancements): \$49,343

City of Grand Rapids Facilities Department (Deck and Waterproofing Replacement): \$70,490

City of Grand Rapids Mobile GR Department (Structural Investigation): \$21,147

This will be funded from the Goal 5 Public Realm Improvements (LTI) in the FY24 DDA budget.

**Recommendation:** Authorize an amount not-to-exceed \$49,343 for the DDA share of phase 1 design services for the Calder Plaza Deck and Enhancement Project.

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Downtown Vitals Report  
Downtown Development Authority



Produced for the month of February 2024

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Summary of Downtown Vital Signs | Vitals Collected: February 2024

NEW BUSINESSES

**+1**

in February

**+4**

year-to-date

STOREFRONT VACANCY RATES

**-7%**

vs. Jan 2024

**-4%**

vs. 2-yr avg.

OFFICE SPACE VACANCY RATES

**8.3%**

in Q4 2023 vs. 9.5% in Q3 2023

OFFICE SPACE RENTAL RATES

**\$22.28**

per square foot  
in Q4 2023 vs. \$22.12 in Q3 2023

HOUSING OCCUPANCY

**-.2%**

vs. Q3

**+1%**

vs. 5-yr avg.

**+1%**

vs. 15-yr avg.

(JAN) HOTEL OCCUPANCY

**+6%**

vs. Dec 2023

**+6%**

vs. Jan 2023

**-7%**

vs. 5-yr avg.

VISITOR ACTIVITY COUNTS

**+20%**

vs. Jan 2024

**+8%**

vs. Feb 2023

EMPLOYEE ACTIVITY COUNTS

**+10%**

vs. Jan 2024

**+10%**

vs. Feb 2023

RESIDENT ACTIVITY COUNTS

**+8%**

vs. Jan 2024

**+40%**

vs. Feb 2023

(DEC) DASH WORK RIDES

**-34%**

vs. Nov 2023

(DEC) DASH CIRCULATOR RIDES

**+8%**

vs. Nov 2023

(OCT) CITY EMPLOYMENT

**+2%**

vs. Sep 2023

**+6%**

vs. Oct 2022

**+6%**

vs. 5-yr avg.

# Storefront Business Openings | Updated February 2024

## Retail

Shinola Detroit\*  
Grammotones\*

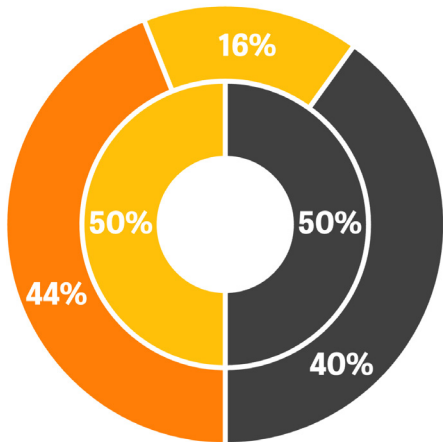
## Food & Beverage

## Services

D'Vine Nails & Spa  
Euphoria Wellness

### Business Mix of Storefronts

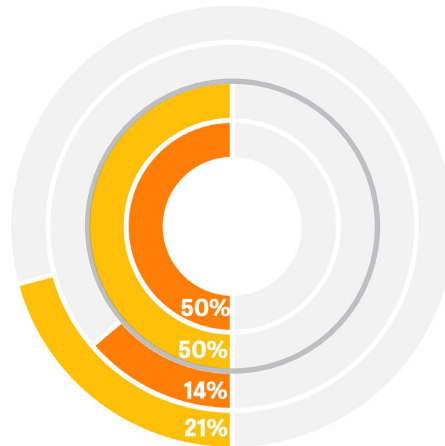
Overall: Outer Ring  
New in 2024: Inner Ring



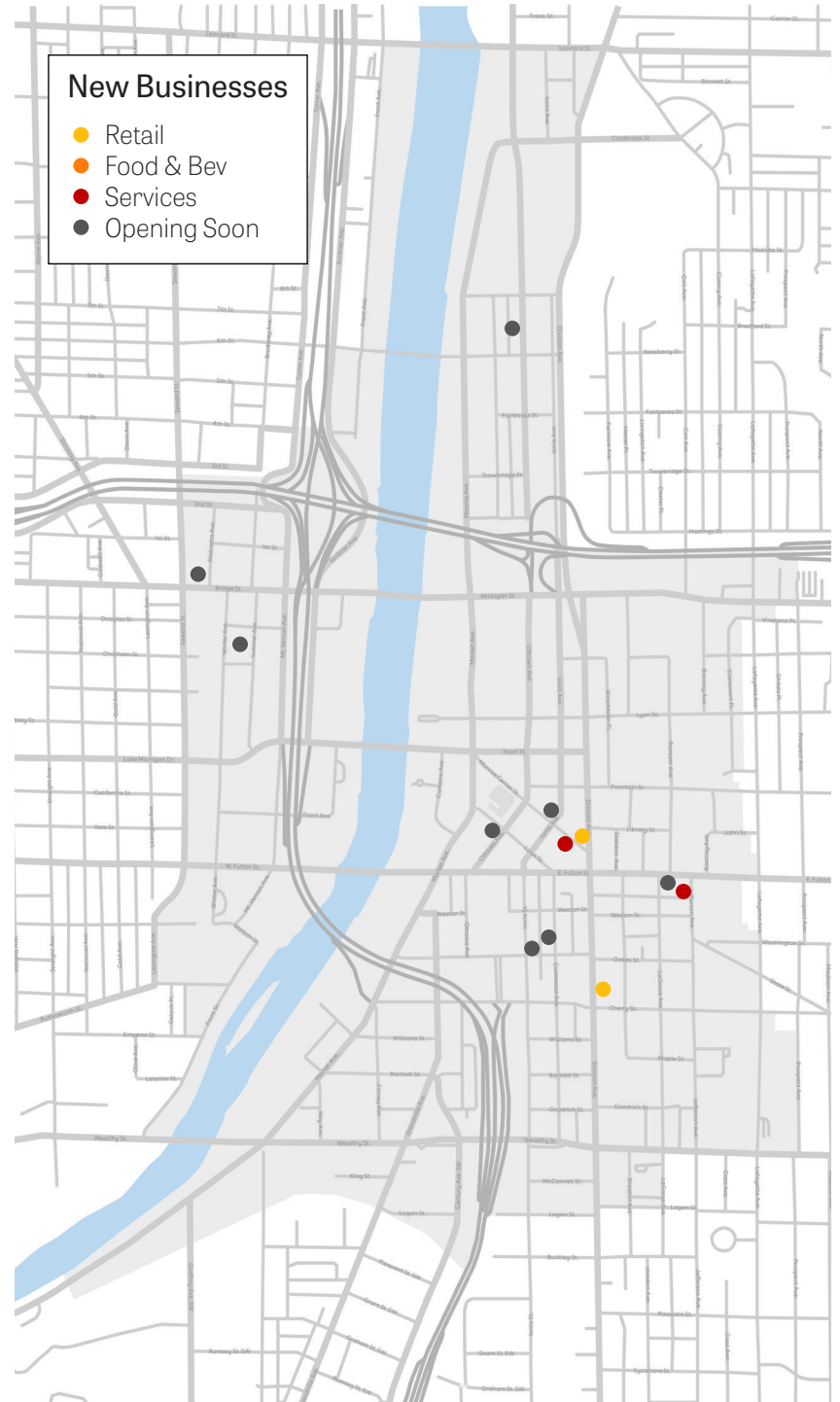
- Food & Bev
- Retail
- Services

### Business Ownership of Storefronts

Overall: Outer Rings  
New in 2024: Inner Rings



- BIPOC Ownership
- Women Ownership

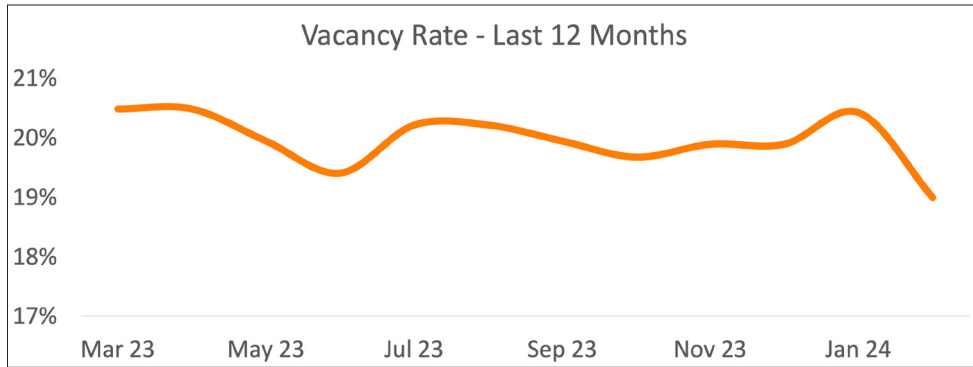


# Storefront Vacancies & Recent Closures | Updated Feb 2024

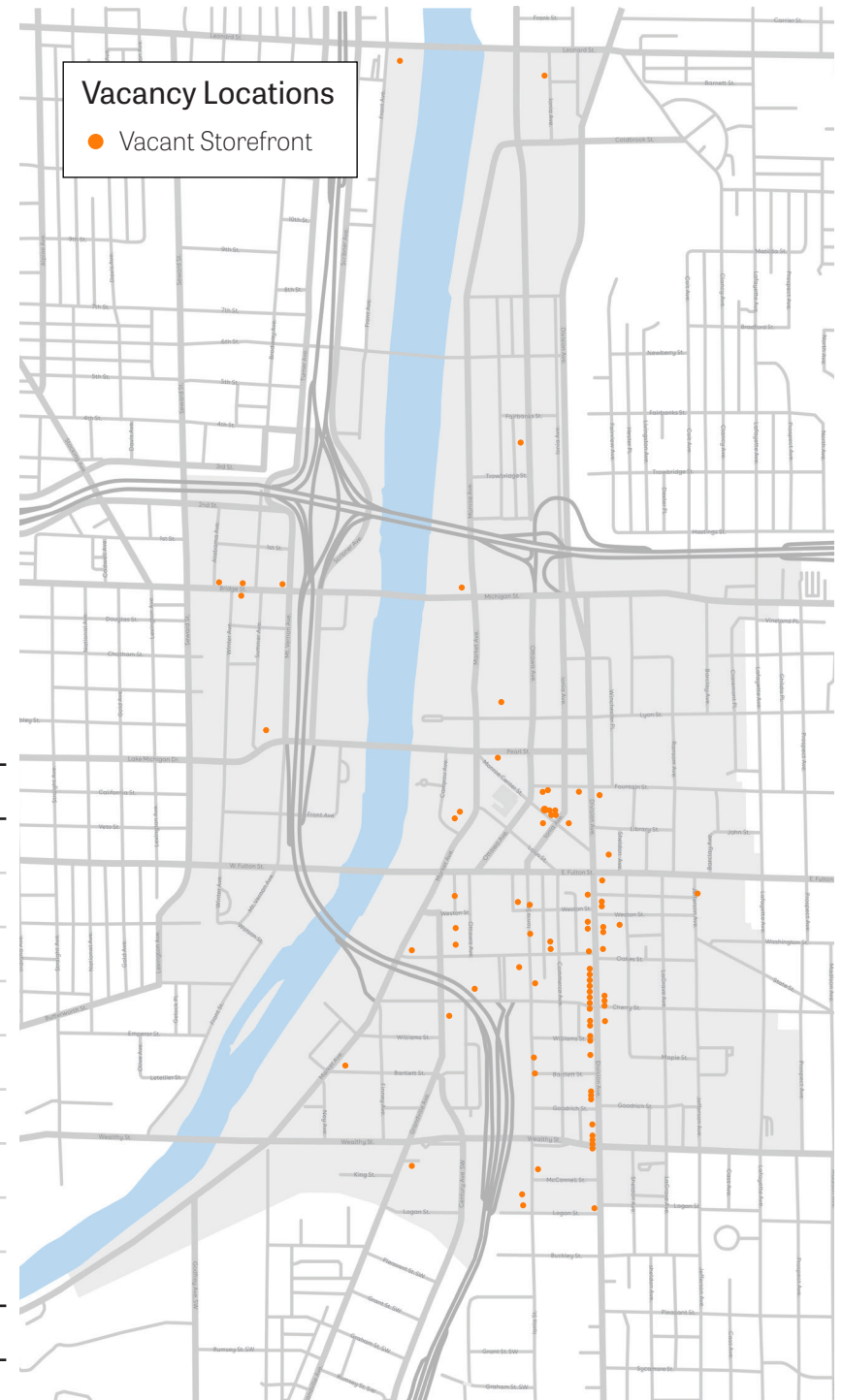
**3**  
storefront  
businesses have  
closed in 2024

**2024 Closures:**  
**67%** Food & Bev  
**33%** Retail  
**0%** Services

**20%**  
vacancy rate



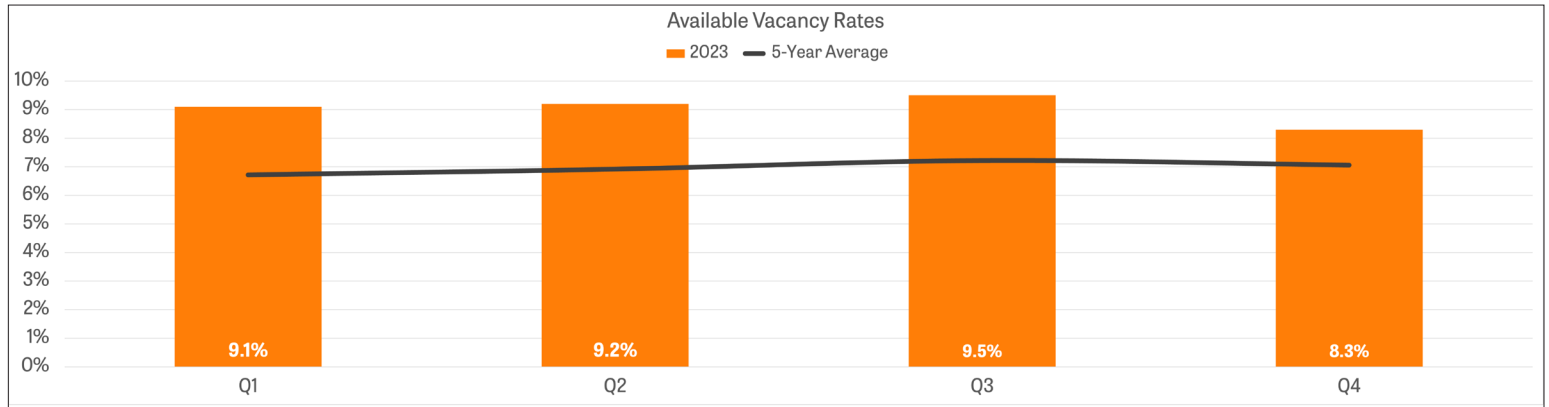
	Storefronts	Vacancies	Vacancy %	Sq Ft Available
Bridge Street	22	3	14%	6,335 sq ft
Center City	121	21	20%	98,609 sq ft
Monroe Center*	53*	8*	15%*	55,388 sq ft*
Fulton & Jefferson	21	0	0%	0 sq ft
Heartside: Division	100	32	32%	~87,997 sq ft
Heartside: Ionia	68	8	12%	38,312 sq ft
Heartside: C. Chavez	13	3	23%	12,087 sq ft
Monroe North	28	2	7%	3,280 sq ft
Other	6	2	40%	4,460 sq ft
<b>DISTRICT TOTALS:</b>	<b>379</b>	<b>72</b>	<b>19%</b>	<b>~251,080 sq ft</b>



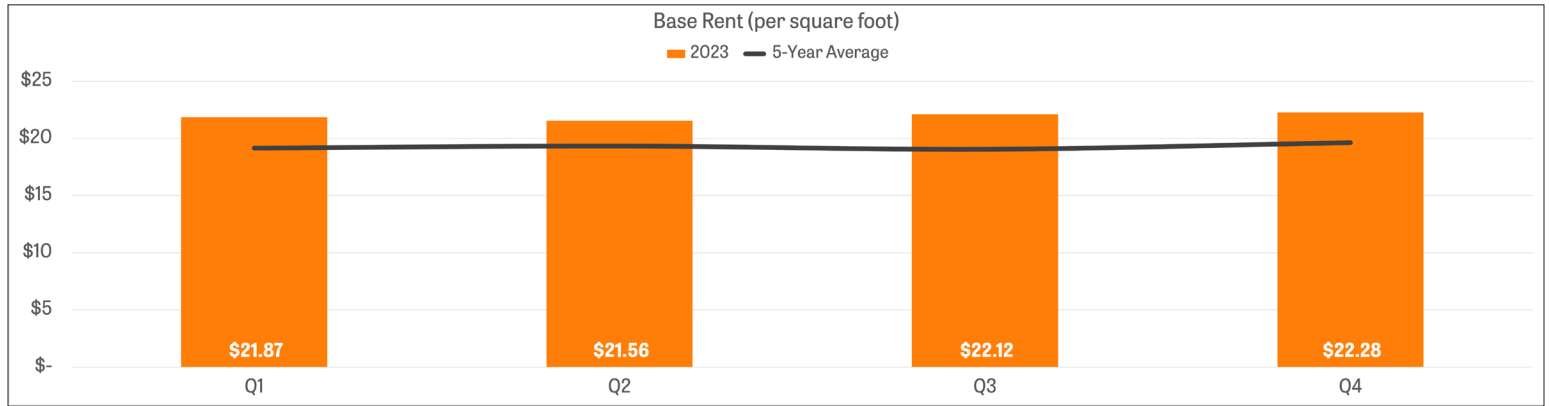
\*Monroe Center is a subset of Center City and is not included in District Totals  
†truncated y-axis to highlight month-over-month changes

Source: Downtown Grand Rapids Inc.

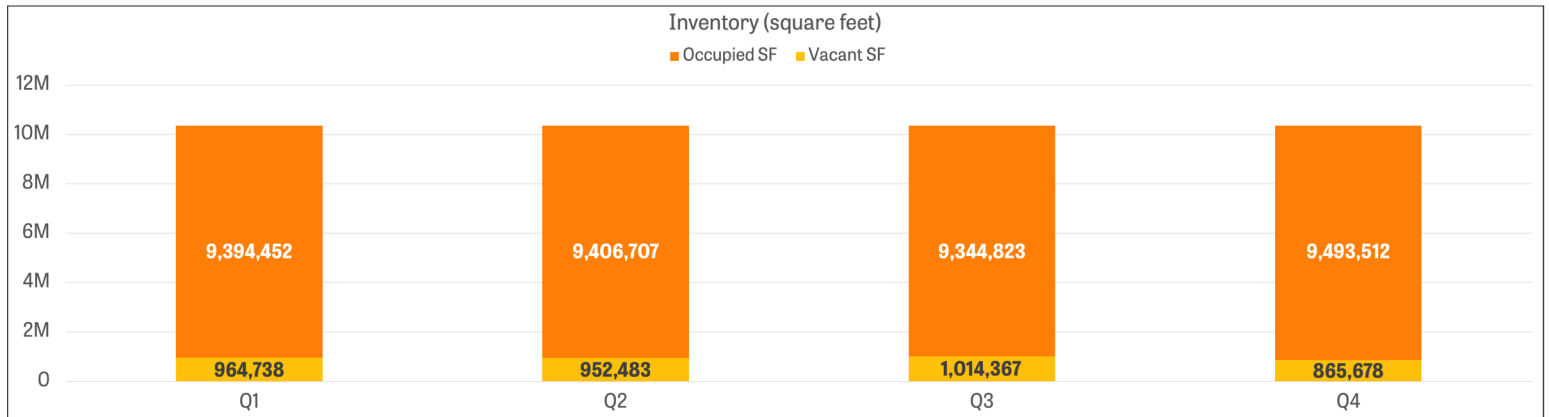
**8.3%**  
vacancy in Q4 2023  
vs. 9.5% in Q3 2023



**\$22.28**  
per sq ft in Q4 2023  
vs. \$22.12 in Q3 2023



**10.4M**  
square feet of office  
space inventory

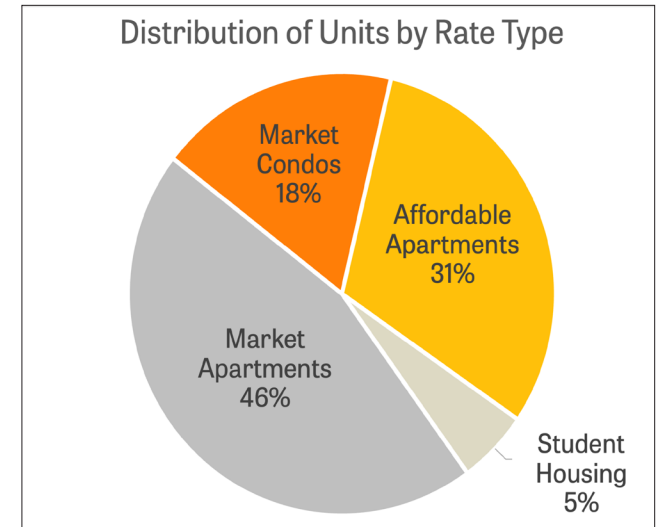
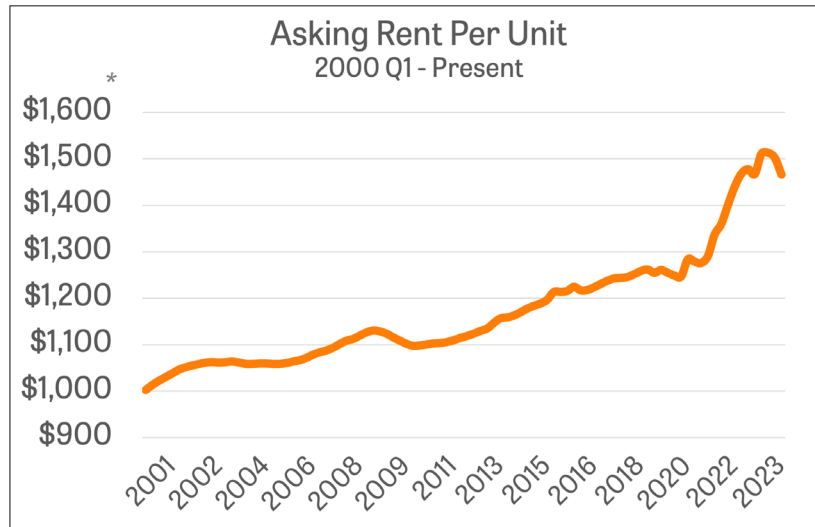
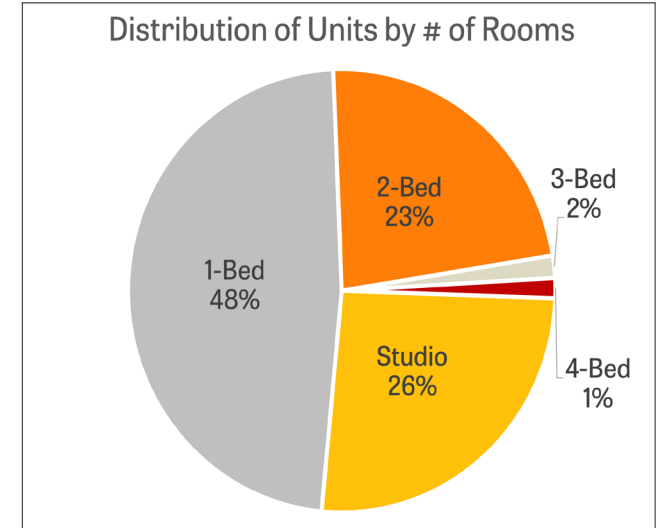
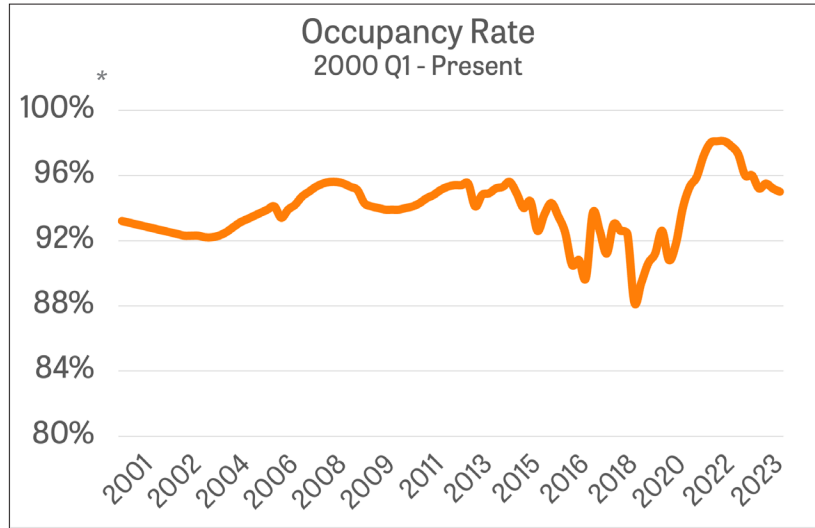


95%  
occupancy  
in Q4 2023

\$1,466  
asking rent rate  
in Q4 2023

248  
units under  
construction

1,033  
units in planning



\*truncated y-axis to highlight changes

Source: CoStar & Downtown Grand Rapids Inc.

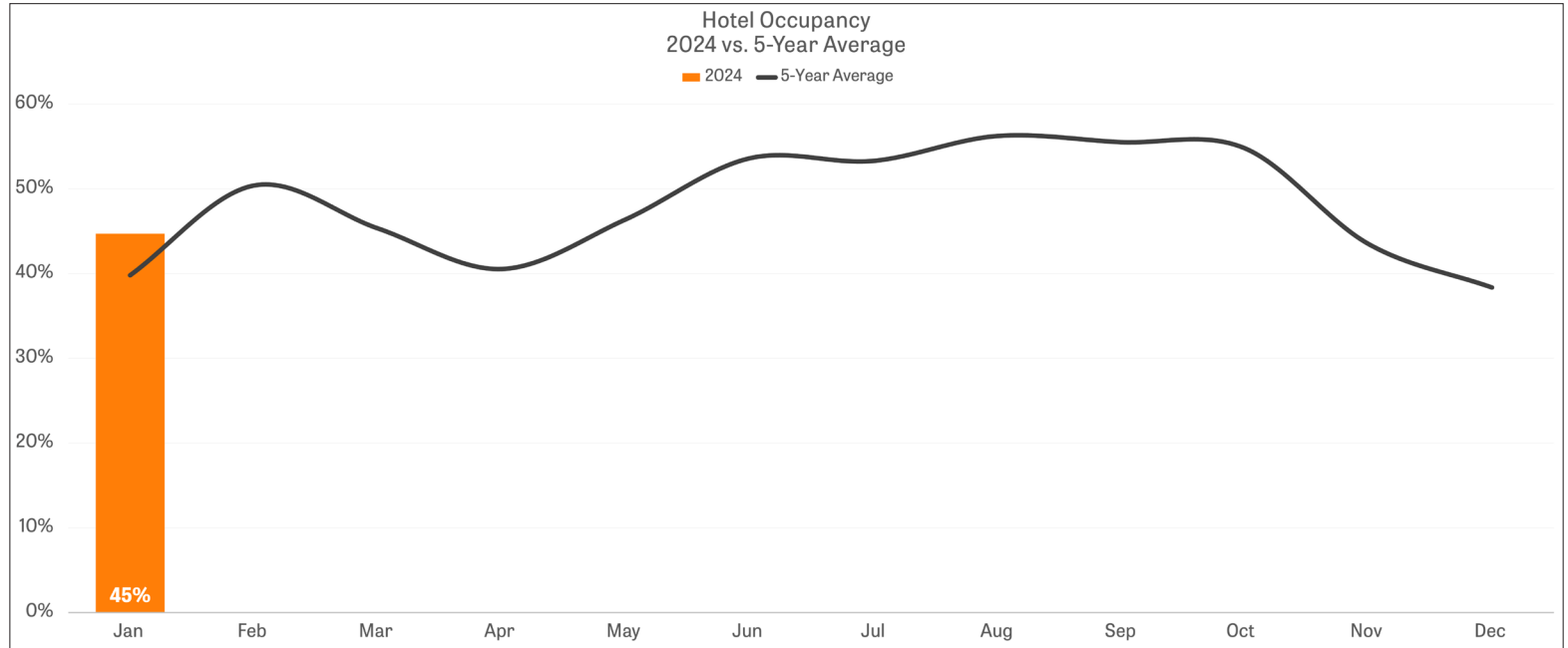
**Hotel Occupancy** | Updated January 2024

45%

hotel occupancy in  
January 2024

57%

average hotel  
occupancy in 2023

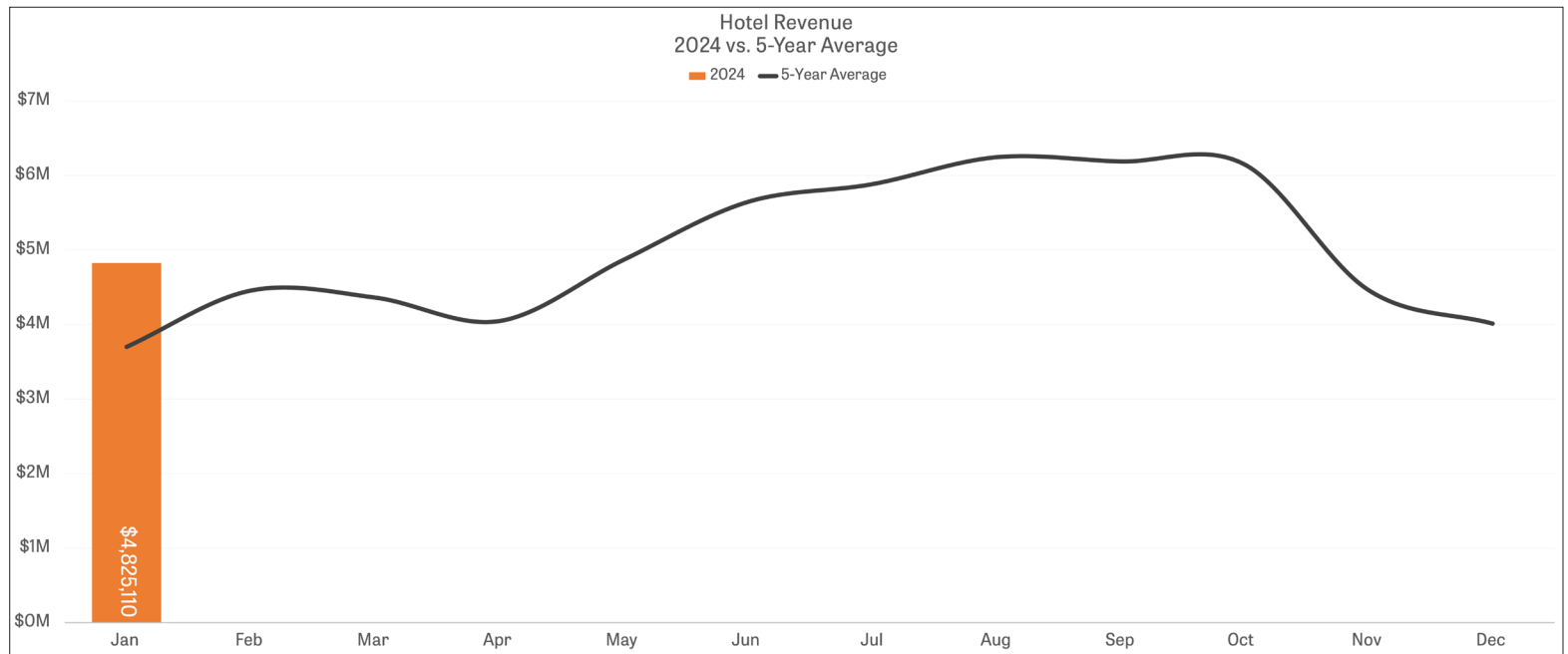


\$4.8M

hotel revenue in  
January 2024

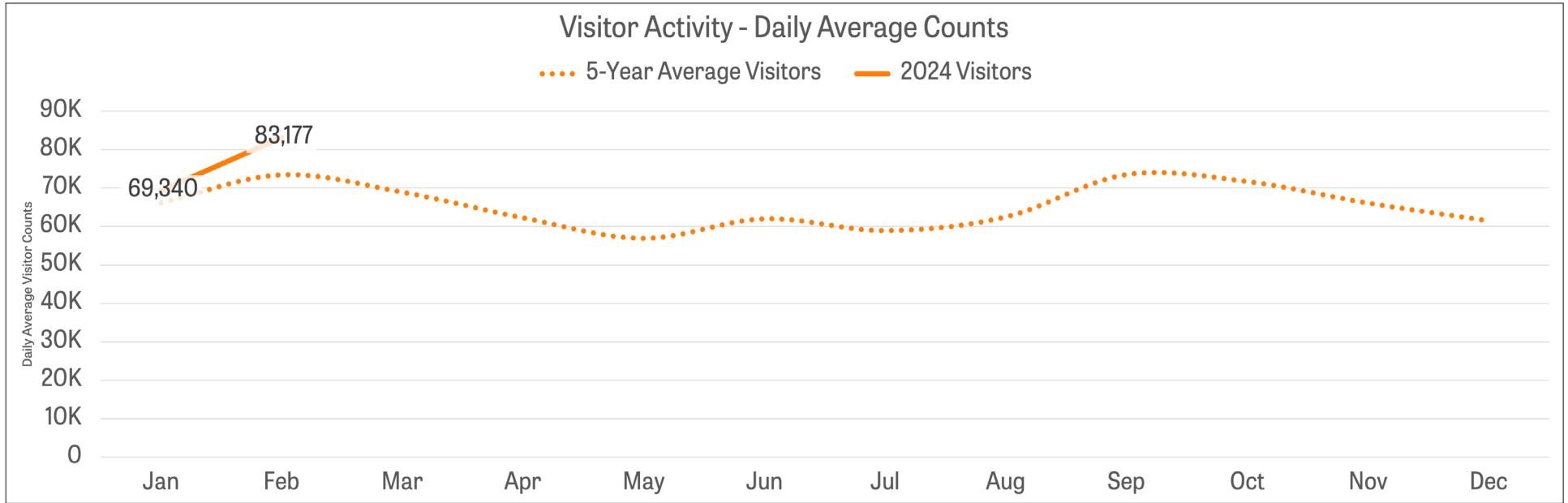
\$82M

hotel revenue  
in 2023



Source: Smith Travel Research via CoStar



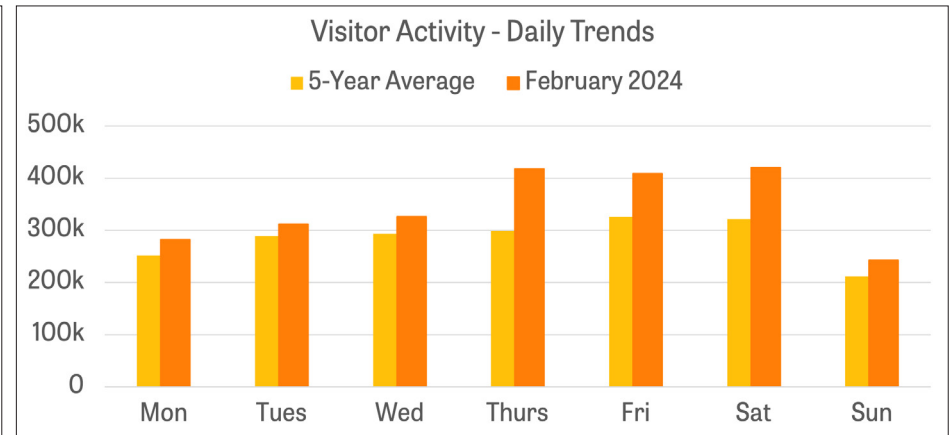
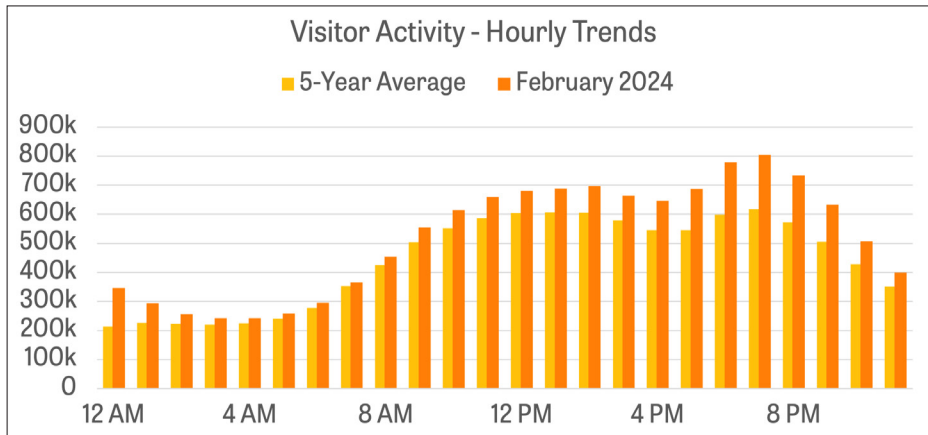


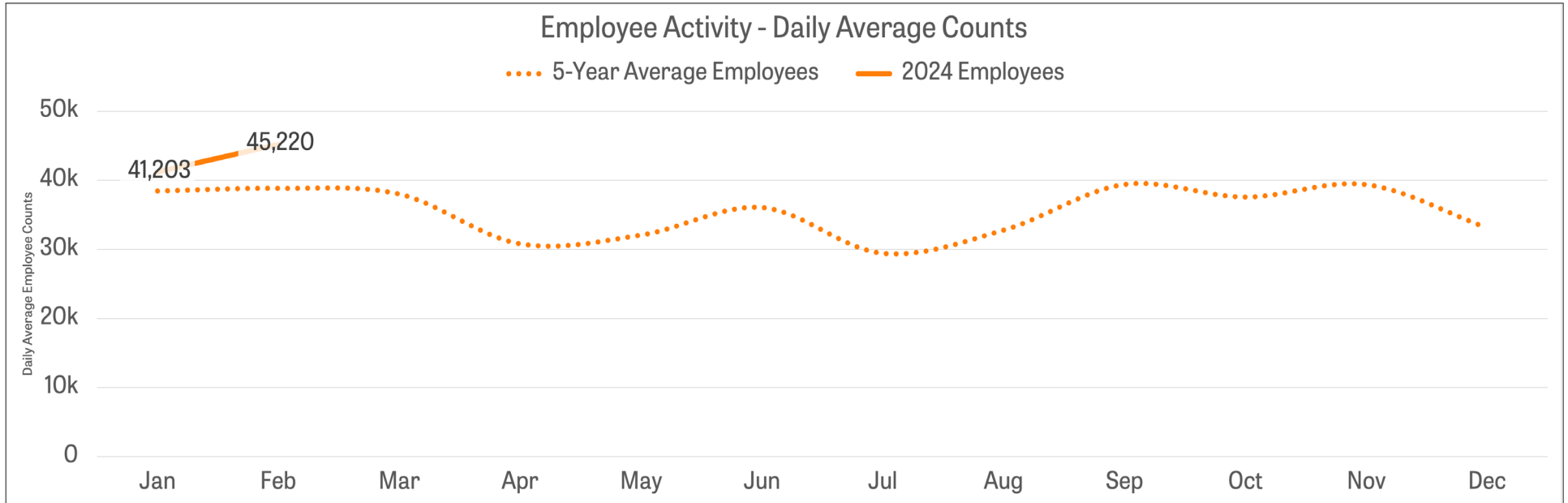
**20%**  
**increase** in  
 Feb 2024 vs. Jan 2024

**9%**  
**increase** in Feb 2024  
 vs. 2024 average

**13%**  
**increase** in Feb 2024  
 vs. Feb 5-year average

**8%**  
**increase** in  
 Feb 2024 vs. Feb 2023



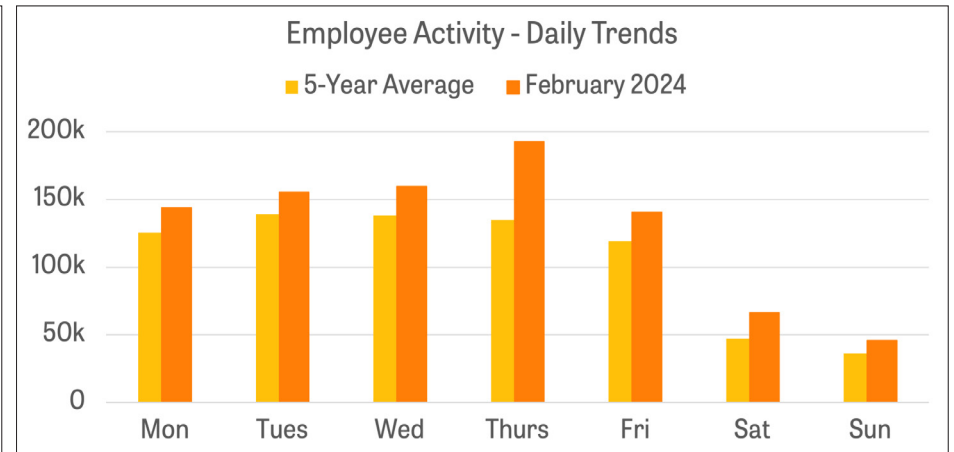
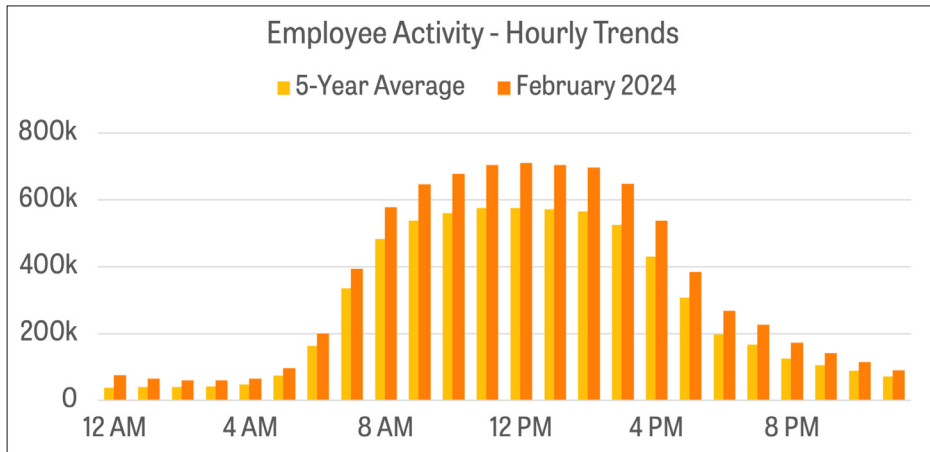


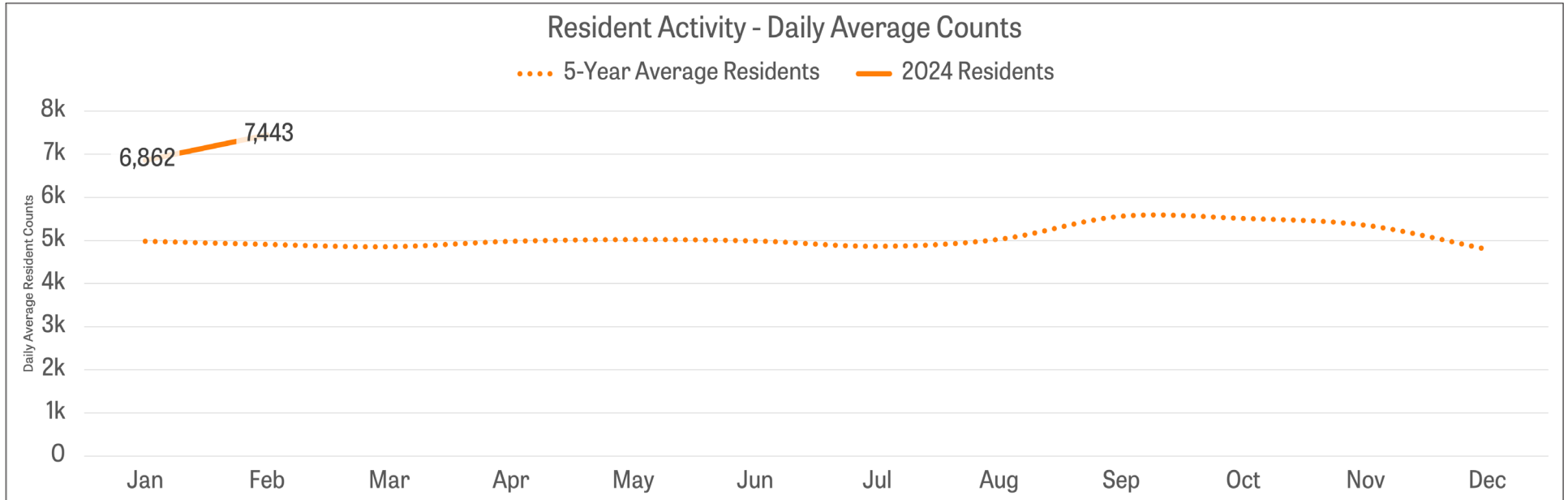
**10%**  
**increase** in  
 Feb 2024 vs. Jan 2024

**5%**  
**increase** in Feb 2024  
 vs. 2024 average

**16%**  
**increase** in Feb 2024  
 vs. Feb 5-year average

**10%**  
**increase** in  
 Feb 2024 vs. Feb 2023



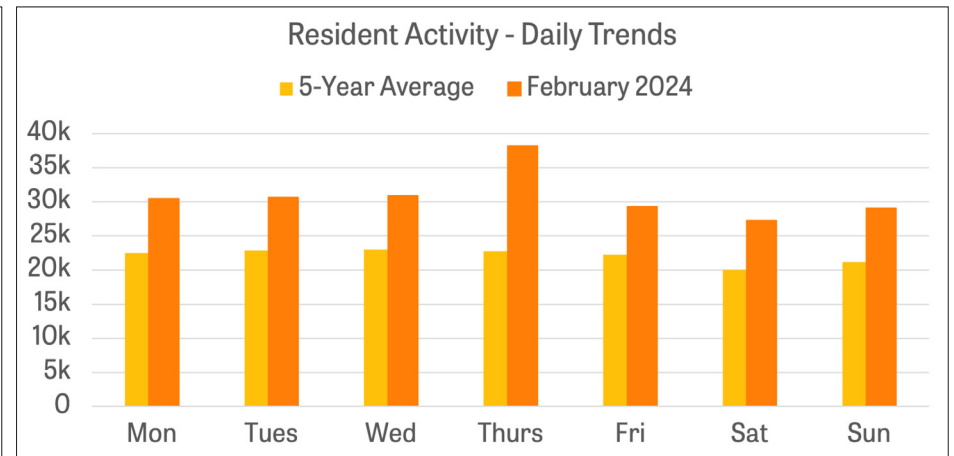
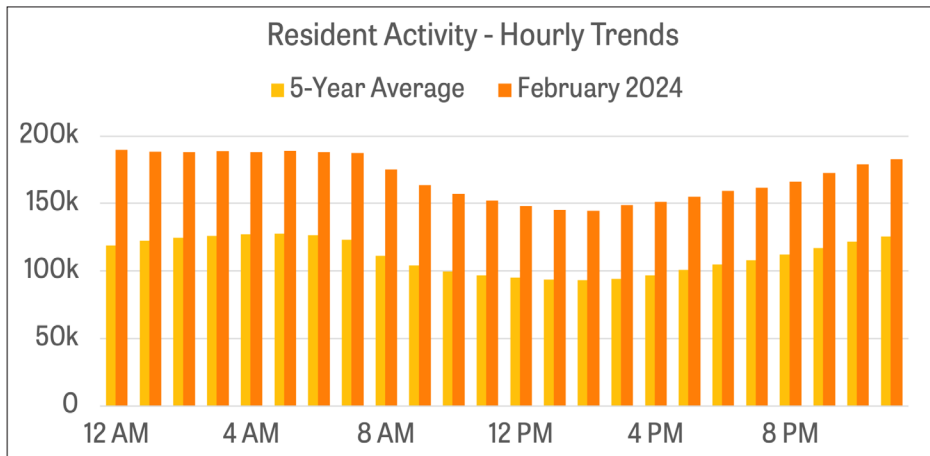


**8%**  
**increase** in  
 Feb 2024 vs. Jan 2024

**4%**  
**increase** in Feb 2024  
 vs. 2024 average

**52%**  
**increase** in Feb 2024  
 vs. Feb 5-year average

**40%**  
**increase** in  
 Feb 2024 vs. Feb 2023



# Current Construction & Development | Updated February 2024

## 1 Corewell Health Ambulatory Building

anticipated completion: Spring 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 Studio Park Residential Tower

anticipated completion: End 2024

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

## 4 Wealthy & Sheldon Lofts

anticipated completion: End 2024

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

## 5 Corewell Health Parking Structure

## 6 Lyon Square Reconstruction

anticipated completion: Fall 2024

\$12,000,000 investment

## 7 GRPM River's Edge Work

anticipated completion: 2025

\$12,000,000 investment

# 543k

square feet of  
office space

# 2,400

square feet of  
commercial space

# 248

housing units

# 1,200

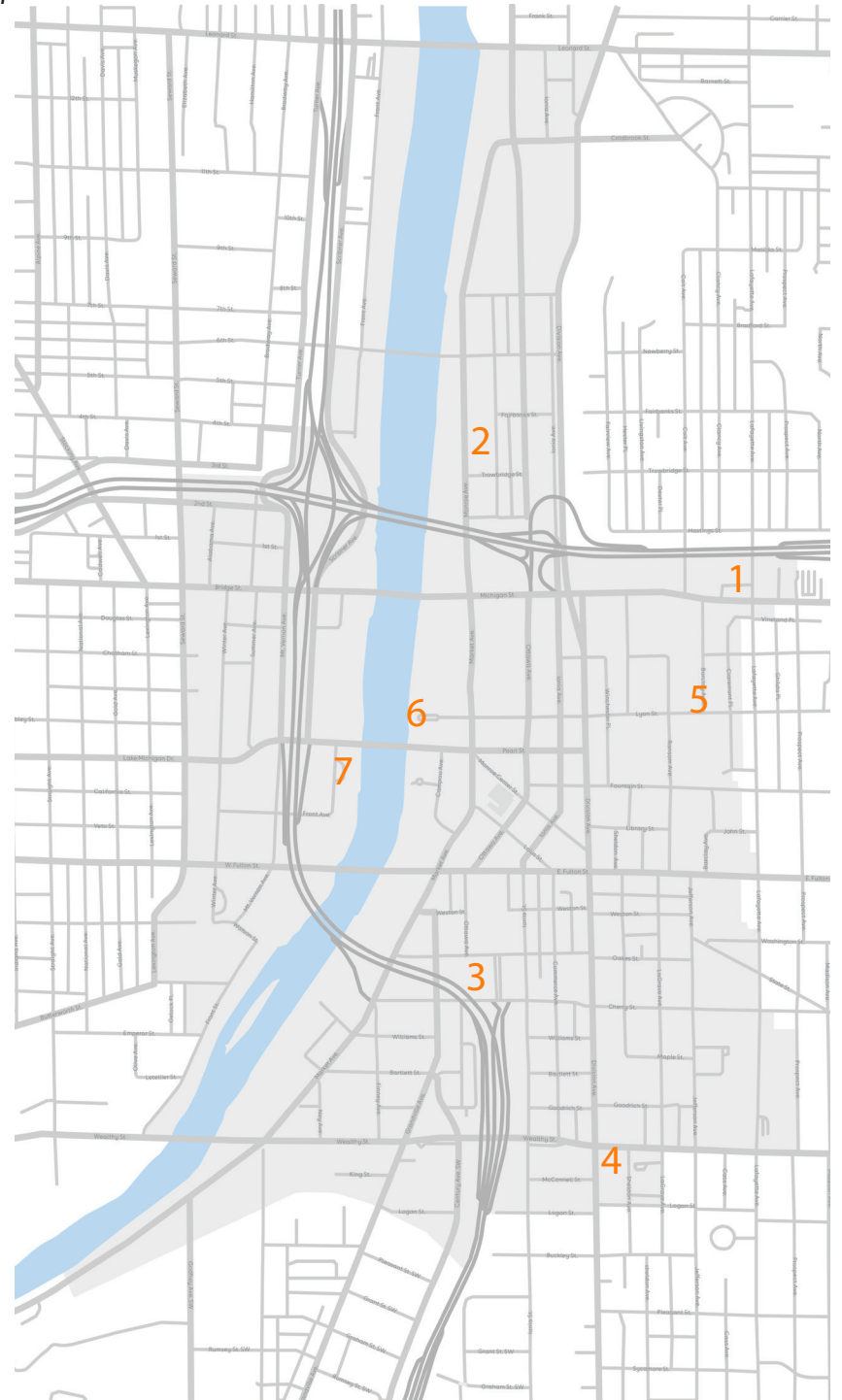
new jobs

# 1,120

parking spaces

# \$224M

in investment



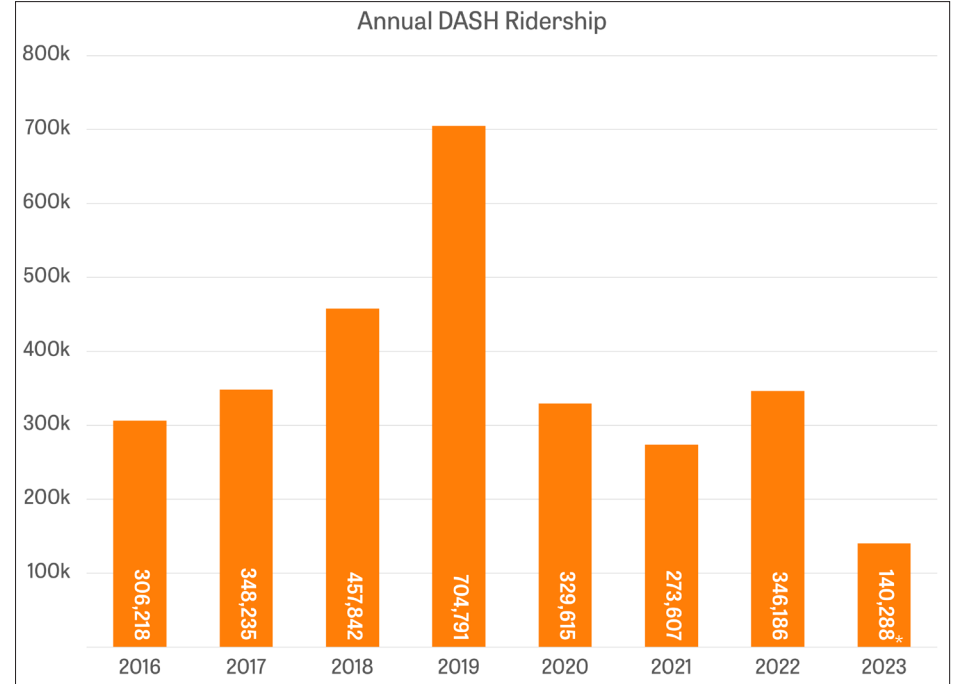
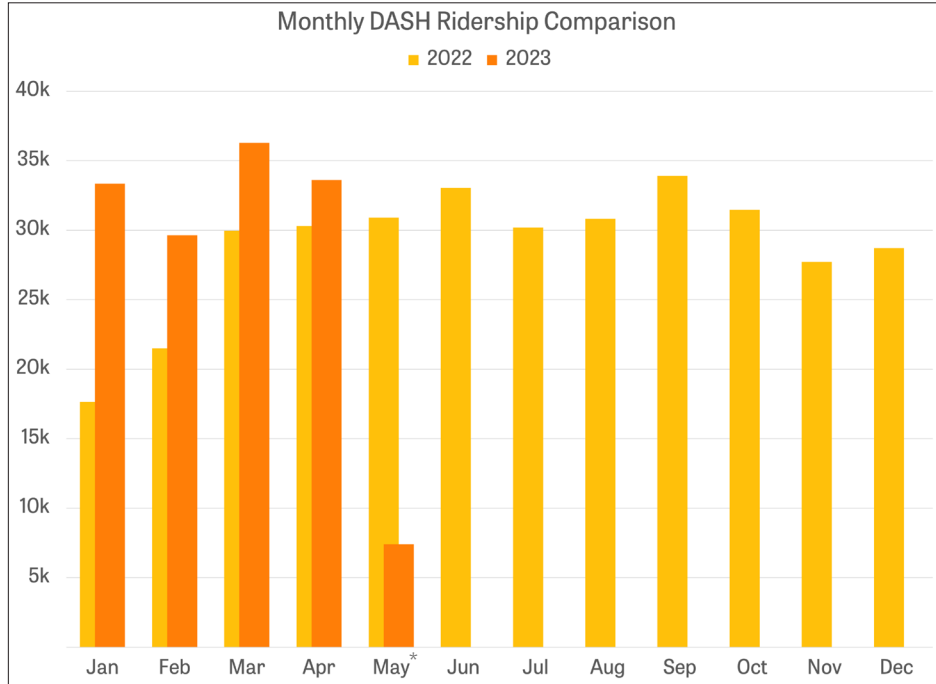
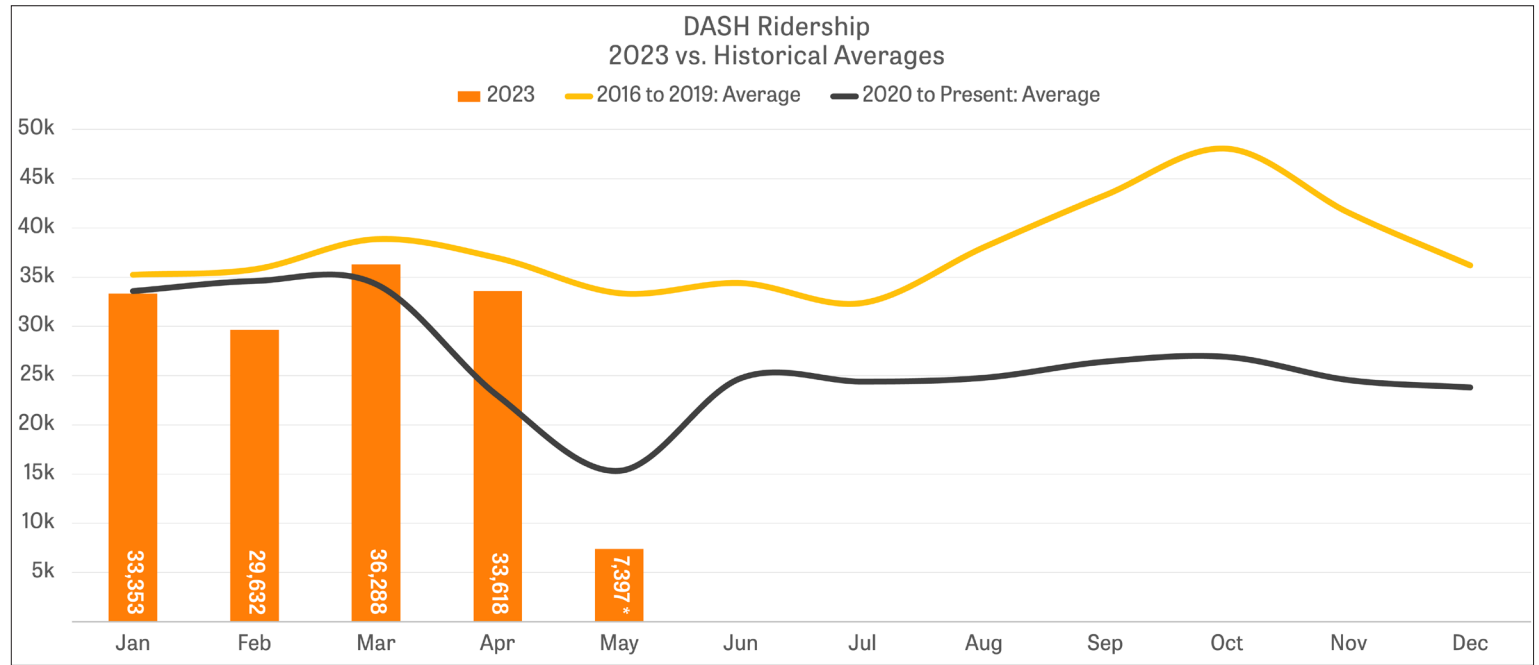
Source: Downtown Grand Rapids Inc.

7%

decrease in average ridership Jan - Apr 2023 vs. 7-year average

34%

increase in ridership in Jan - Apr 2023 vs. Jan - Apr 2022

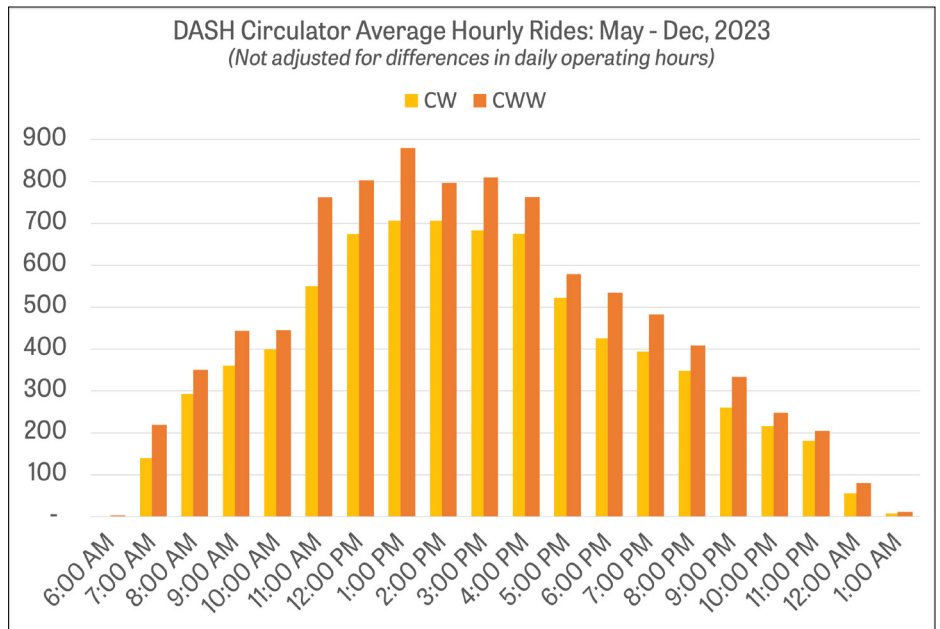
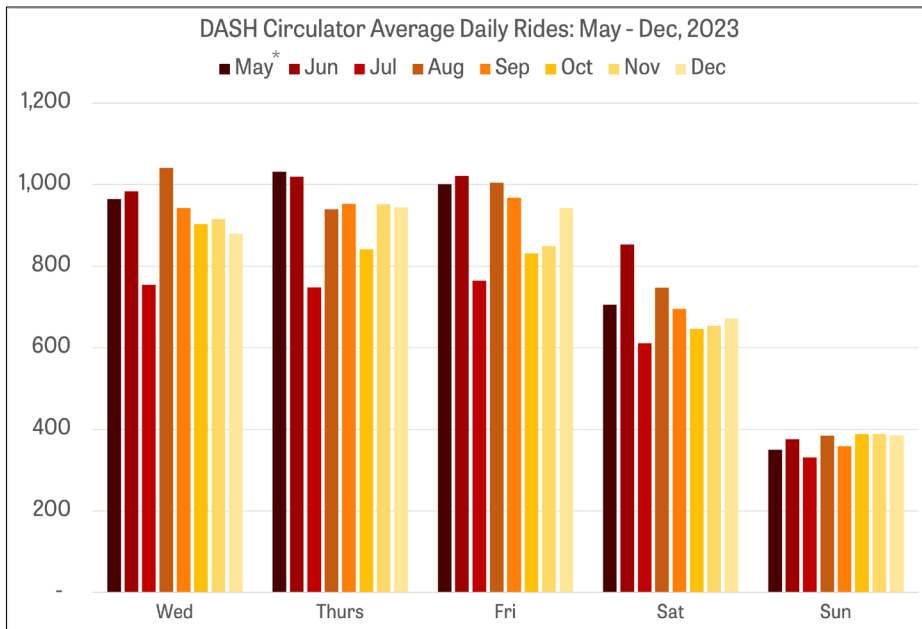
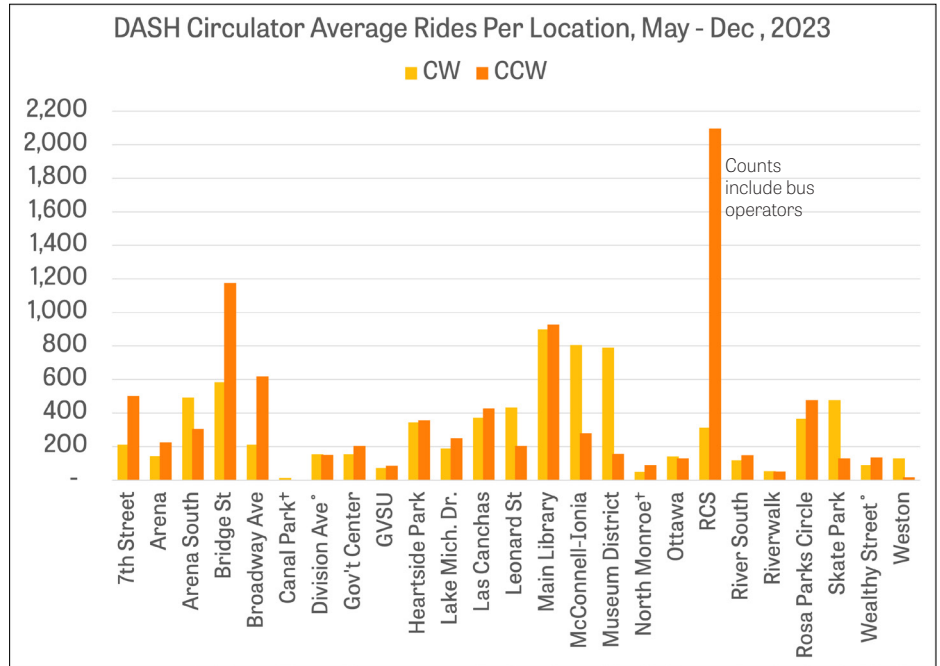
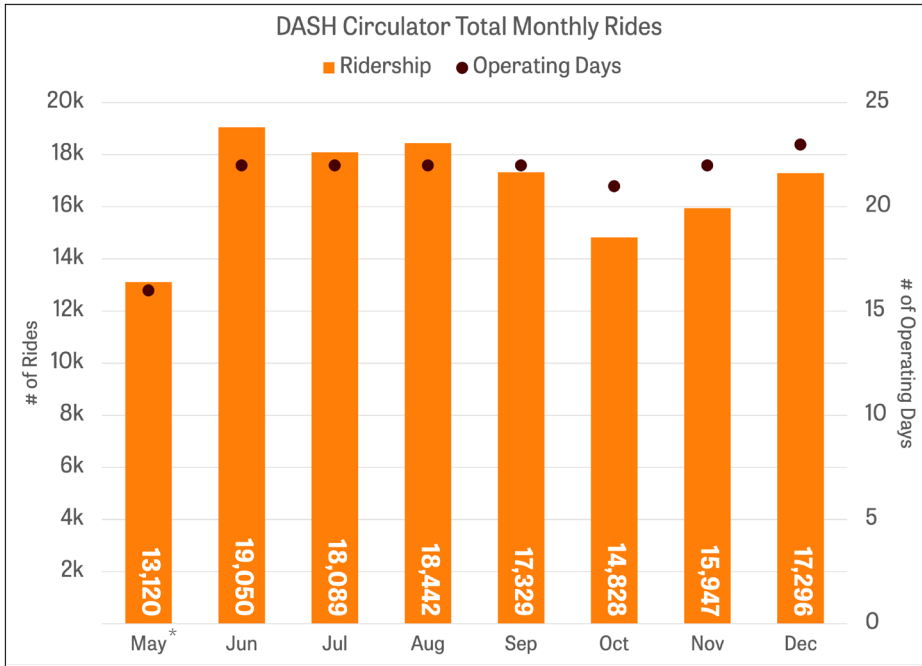


\*incomplete year & month

Source: The Rapid

# DASH 3.0: Circulator Ridership | Updated December 2023

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



\* May service started on 5/10/23

\*Service to Canal Park & North Monroe stops was disrupted due to Ottawa & Coldbrook construction

\*Division Avenue & Wealthy Street stops were added (8/30/23)

N.B.: No service on Thanksgiving Day (11/23/23)

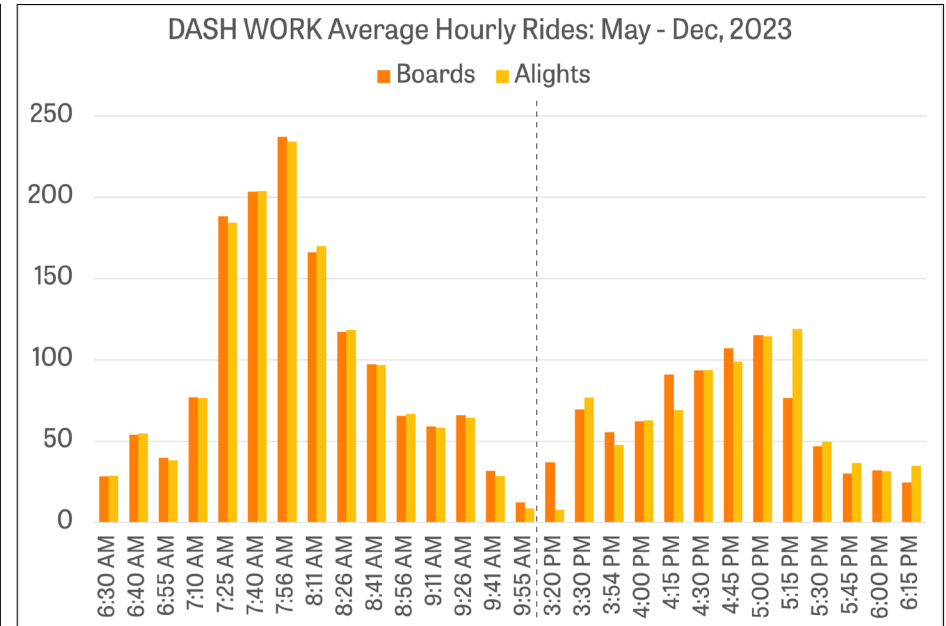
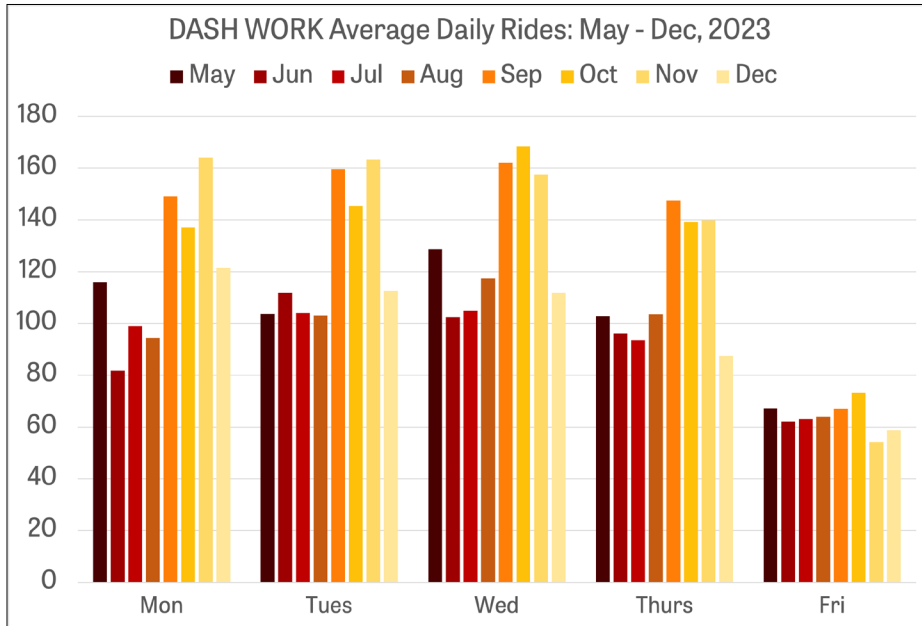
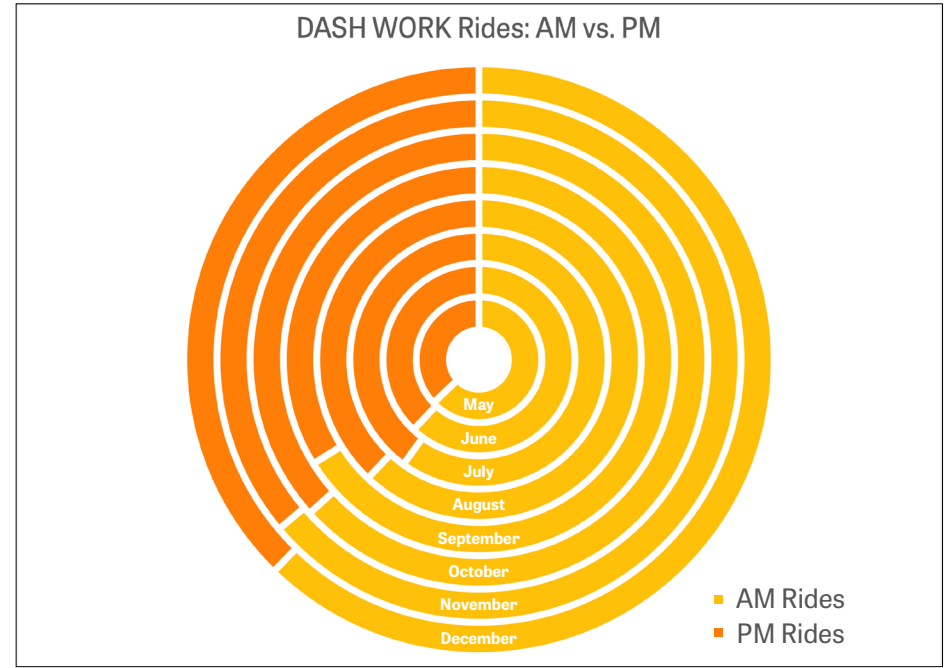
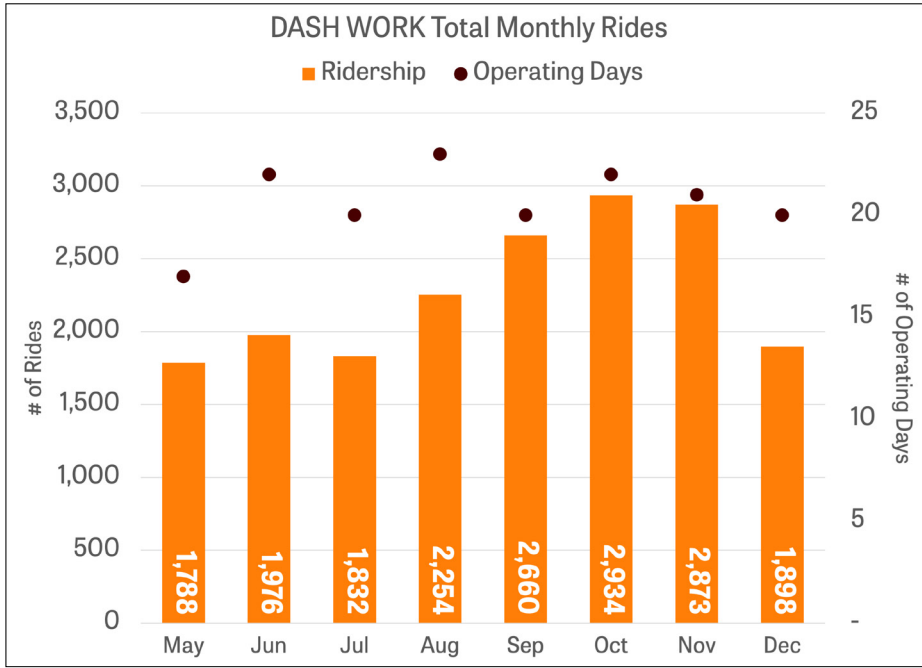
Number of operating days: May: 16; Jun: 22; Jul: 22; Aug: 22; Sep: 22; Oct: 21; Nov: 21; Dec: 23

Source: The Rapid



# DASH 3.0: WORK Ridership | Updated December 2023

DASH WORK operates Monday - Friday, 6:30 AM - 9:30 AM & 3:30 PM - 6:30 PM, primarily servicing Downtown employees that park in Area 7 & 9.



Source: The Rapid

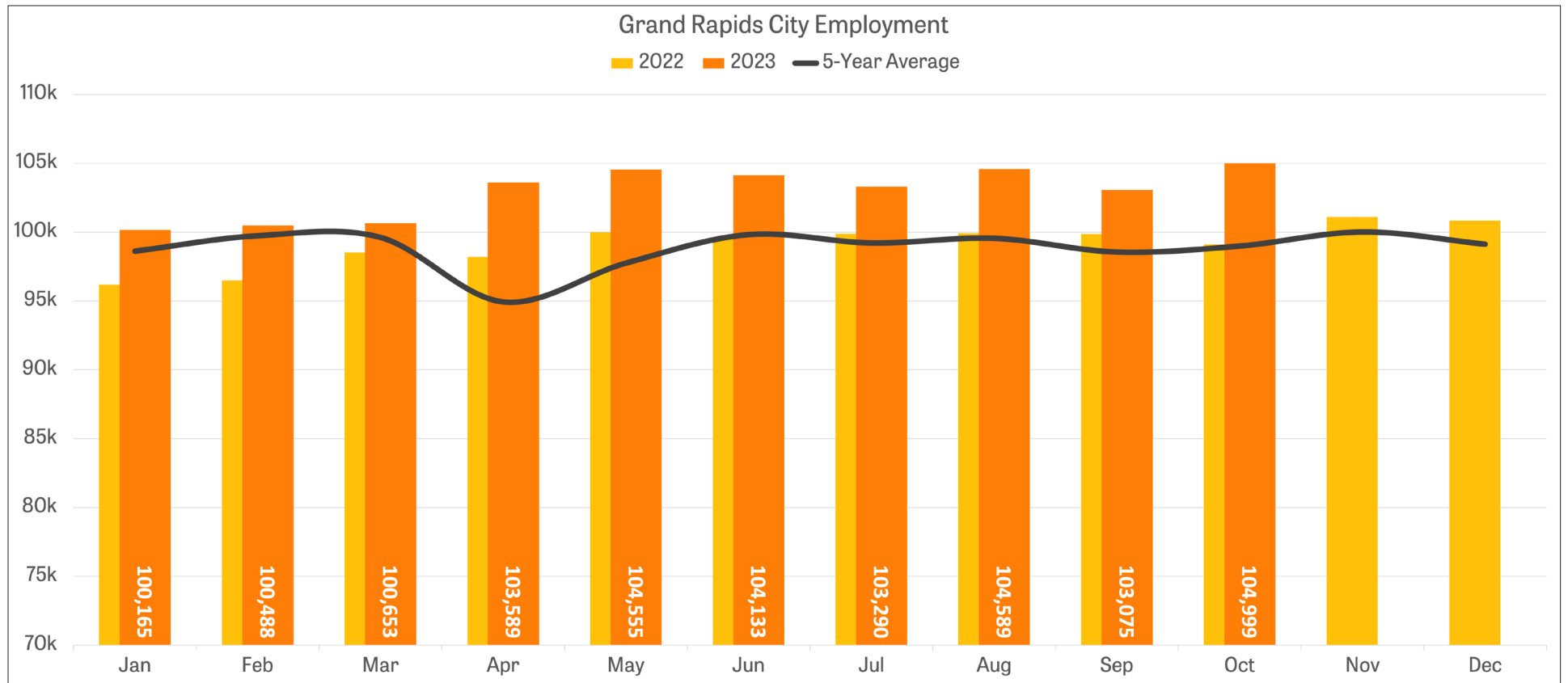


\* May service started on 5/10/23

N.B.: No service on Memorial Day (5/29/23), July 4th (7/4/23), Thanksgiving Day (11/23/23), Christmas Day (12/24/23)

Number of ride days: May: 17; Jun: 22; Jul: 20; Aug: 23; Sep: 20; Oct: 22; Nov: 21; Dec: 20

# Grand Rapids City Employment | Updated October 2023



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

Source: BLS

**2%**  
**increase**  
 in Oct 2023  
 vs. Sep 2023

**2%**  
**increase**  
 in Oct 2023 vs.  
 2023 average so far

**6%**  
**increase**  
 in Oct 2023  
 vs. 5-year average

**6%**  
**increase**  
 in Oct 2023  
 vs. Oct 2022