

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

- | | | |
|--|--------|-----------|
| 1. Call to Order | | Winn |
| 2. Approve April 10, 2024 Minutes (8:31)
(enclosure) | Motion | Winn |
| 3. Approve Preliminary April 30, 2024 Financials (8:35)
(enclosure) | Motion | Chapman |
| 4. FY25 Budget Adoption (8:37)
(enclosure) | Motion | Kelly |
| 5. River Edge Improvements (8:40)
(enclosure) | Motion | Zietse |
| 6. 111 Lyon Brownfield Resolution (8:50)
(enclosure) | Motion | Kelly |
| 7. Wayfinding Implementation Funding (9:00)
(enclosure) | Motion | Eledge |
| 8. Heartside Historic Mural Funding (9:10)
(enclosure) | Motion | Van Driel |
| 9. Global Water Fest Support (9:20)
(enclosure) | Motion | Van Driel |
| 10. Executive Director Report (9:30) | Info | Kelly |
| 11. Public Comment (9:35) | | |
| 12. Adjournment (9:40) | | |



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY
Wednesday, April 10, 2024

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

Attendance

Members Present: Luis Avila, Kayem Dunn, Jermale Eddie, Greg McNeilly, Jen Schottke, Diana Sieger, and Rick Winn.

Members Absent: Mayor Rosalynn Bliss and Al Vanderberg.

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Mandy McDaniel (Recording Secretary), Darren Riley, Nate Rauh-Bieri (Just Air), Marion Bonneau, Kendsie Channing, Melvin Eledge, Bill Kirk, Mark Miller, Kim Van Driel, Catherine Zietse (DGRI Staff).

2. Approve Meeting Minutes from March 13, 2024

Motion: Member Dunn, supported by Member McNeilly, moved to approve the March 13, 2024, Meeting Minutes as presented. The motion carried unanimously.

3. Accept Preliminary March 31, 2024, Financials

Motion: Member McNeilly, supported by Member Seiger, motioned to accept Statement D: March 31, 2024, Expenditures. Motion carried unanimously.

4. Retail Innovation Grant: Big Mini Putt Club

Melvin Eledge, Director of Operations, presented the Retail Innovation Grant recommendation for Big Mini Putt Club.

Eledge stated that Big Mini Putt Club has two locations in Chicago, IL, and is renovating the space at 70 Ionia Ave SW, previously occupied by Grid 70. This space has been vacant for some time, and the new establishment will create 15-20 full and part-time jobs for the Downtown workforce.

Big Mini Putt Club has signed a 10-year lease and is seeking support through the Retail Innovation Grant. The request is for an amount not to exceed \$49,186 to support their investment. The Economic Support Working Group reviewed the application and it has been recommended for approval.

UNAPPROVED MINUTES

Motion: Member Avila, supported by Member Sieger, motioned to approve funding for an amount not to exceed \$49,186 for a retail innovation grant to support the opening of Big Mini Putt Club at 70 Ionia Ave SW. Motion carried unanimously.

5. DDA Liquor License: Big Mini Putt Club

Eledge stated Big Mini Putt Club is requesting DDA Board consent for a Development District liquor license at their location. Staff has reviewed the application and recommends approval. If approved, the request will proceed to the City Commission for consideration.

Motion: Member Schottke, supported by Member Sieger, moved approval of the resolution supporting the issuance of a Downtown Development District Liquor License for Big Mini Putt Club located at 70 Ionia SW Unit 100, Grand Rapids, MI 49503. Motion carried unanimously.

6. JustAir Funding Support

Marion Bonneaux, DGRI Data & Information Specialist, requested approval to renew our subscription with JustAir. Darren Riley, the Founder and CEO of JustAir, and Nate Rauh-Bieri, Head of Projects, gave a brief background and update on JustAir's development.

Riley stated that there is currently one reference station at Monroe and Leonard and 14 monitors in Grand Rapids, five of which are funded by DGRI. There are 200 monitors nationwide. Additionally, Google has funded five monitors and inhaler devices in the 49507 zip code.

The air quality monitoring platform includes a public-facing dashboard that provides real-time data, text alerts, quality assurance and quality control. The JustAir app is set to launch at the end of the month.

Rauh-Bieri stated air quality can differ from neighborhood to neighborhood. Users can subscribe to the monitor closest to them for the app update. JustAir partnered with the Downtown Neighbor Network (DNN) to launch an Air Quality Index (AQI) light, which will be located at Las Canchas and the community garden. This light will allow residents to check the air quality in the area by referring to the color of the light.

Finally, Riley expressed his gratitude to the board and staff for their support at the beginning of the journey. Today's request is to renew all five air quality monitors with JustAir for a two-year term from April 2024 to April 2026 for a total cost of \$33,250.

McNeilly inquired about the number of subscribers and if we had any experience with decision-makers incorporating this data into the decision-making process. Riley stated there are currently 170 subscribers to dashboard alerts. We're and conversations continue to incorporate data and insights into policy-making discussions.

Avila inquired about push alerts and how this information can be integrated. Riley stated that is a long-term strategy. However, JustAir push notifications are coming soon through the app for more localized alerts.

Motion: Member McNeilly, supported by Member Dunn, motioned to approve an amount not to exceed \$33,250 for a two-year subscription renewal for five air quality monitoring sensors in Downtown and their data, in partnership with JustAir. Motion carried unanimously.

7. FY25 Budget Recommendation

Kelly presented the FY25 budget and priority plan recommendations for approval to the City Commission. In the presentation, Kelly gave a brief overview and timeline. The GR Forward Master Plan is currently in its 8th year out of the 10-year plan. Most of the priorities for this year are major capital projects, which are progressing well, such as the Lyon Square redevelopment, Van Anel Arena Alley, Wayfinding, continuing events and activation.

Kelly provided an overview of the FY25 budget, which includes \$11 million budgeted for project expenditures, excluding debt service, administration and gainsharing rebates. There are over 100 programs, projects and initiatives, with 100% of discretionary spending dedicated to implementing the GR Forward plan. The FY25 Committed Obligations include administration, gainsharing and debt service obligations.

It was noted that gainsharing rebates are currently at 15% and will increase to 20% in FY2028. TIF reimbursements are projected to be higher this year, and the final debt service payment for DeVos Place is in FY24. The estimated cost for the Acrisure Amphitheater is \$1.5 million and will be finalized this summer. The fund balance is projected to be between \$5 - 6 million. The LTI growth has also been healthy, and the budget numbers are well over 2%, thus increasing to 5% for the year ahead.

The NTI fund is mainly for parking revenue and the city is in discussion to increase parking rates. Although there may be a land sale this year, it is not included in the budget.

Goal 1: Restore the River as a Draw

Catherine Zietse, the Program Manager of the Grand River Greenway, stated several significant capital projects outlined in the GR Forward plan are progressing well in their planning, design and construction phases. Last year's budget included funding for design support for the public museum project, which is currently under construction and expected to be completed later this year. This year's proposed budget also includes funding for the construction of the Lyon Square redevelopment, which is on track to be completed this year. Additionally, we are budgeting for river edge improvements from the JW Marriot to the Blue Bridge, which will be put out for bidding later this year. Other projects include Grand River Greenway priorities, which focus on enhancing the areas along the river's edge. Another major priority is river governance, which aims to promote ongoing support and collaboration within the Grand River network.

Goal 2: Create a True Downtown Neighborhood that is Home to a Diverse Population

Kendsie Channing, the Manager of Neighbor Experience, announced that we are planning to continue the DNN program. This includes continuing the perks card program that currently includes 56 Downtown business partners. Last year, we had 650 residents attend 36 different events, and we welcome everyone to join us for our annual pizza party. This year, we are embarking on a massive community garden project that will provide 55 plots to people who don't have yards to garden. Channing encouraged members to save the date for the Garden Ribbon Cutting ceremony on June 1st.

Goal 3: Implement a 21st-Century Mobility Strategy

Mark Miller, Managing Director of Planning & Design, discussed goal 3 priorities. Last year, the DDA authorized funding support for several pedestrian safety projects. Those projects currently in the design process anticipate bidding in FY25. To improve pedestrian safety, specifically on Jefferson, changes are proposed to create safer crossings and implement enhancements for all users. In addition, Mobile GR will further implement its bicycle action plan. Lastly, there are carryover items, including the Dash support and opportunities to add new furnishings, trash receptacles, benches, etc. The other major project included is continued Wayfinding updates.

Goal 4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy

Eledge stated Goal 4's focus is to expand job opportunities and ensure continued support to local business associations. The retail and incubator grant program will be emphasized, and plans are in place to continue these projects. Some pilot programs are anticipated for FY25. Workforce engagement for the Relax at Rosa series will continue to activate Downtown during lunch hours. Among other initiatives, communication and marketing efforts will be maintained through the 3rd Thursday collaborative shop hop and other promotional efforts. Data will be tracked through Placer.ai, and partnerships will continue with the Chamber, People First Economy and 3rd Thursdays retail group.

Goal 5: Reinvent in Public Space, Culture, and Inclusive Programming

Kim Van Driel, the Director of Space Management, stated that this goal focuses on activation through programming, events and public art. We plan to prioritize marketing, event support, public realm improvements and programming, as well as support for the second Portland Loo, Las Canchas and urban recreation efforts for the next fiscal year. In terms of events, priorities include Return to the River, World of Winter and a program to train new event organizers. Additionally, support for the Heartside historic mural program, a projection series, holiday décor, the Activate Grant program, Women's Way murals and pop-up performers will continue.

McNeilly asked what percentage of the master plan would be completed. Kelly replied by the end of FY25, we would be close to 90%. The plan is to create a scope of work internally and being updating the plan in 2025.

Schottke inquired about the fund balance policy. Kelly stated that we generally aim to maintain \$2 million in the local tax fund and \$1 million in the non-tax fund.

Motion: Member Avila, supported by Member McNeilly, motioned to recommend the FY2025 DDA Budget to the City Commission to request fund appropriation. Motion carried unanimously.

UNAPPROVED MINUTES

8. Executive Director Report

Kelly presented the following updates:

- DDA/TIF plan amendment: A public hearing occurred yesterday (04/09/2024). The amendment will move forward for final approval later this month.
- The Public Art RFP is out for coordinating and creating a cohesive, comprehensive vision for public art along the river corridor. We have received 15-20 proposals, which are being reviewed. A recommendation will be presented this summer.
- The World of Winter 2025 RFP is also out for large art installations.
- GVSU's new retail space located on Monroe within the GRAM is open.
- Lyon Square construction continues.
- Community Garden ribbon cutting is on June 1st.

9. Public Comment

None.

10. Board Member Discussion

None.

11. Adjournment

The meeting adjourned at 9:21 AM.

Minutes taken by:
Mandy McDaniel
Recording Secretary

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: May 1, 2024

TO: Rick Winn
Chairman

Agenda Item 3
May 8, 2024
DDA Meeting

FROM: Tricia Chapman
Administrative Services Officer II

SUBJECT: Interim Financial Statements as of April 30, 2024

Attached are the Authority's interim financial statements for the first ten 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 88.0% and 73.4% 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 if you have any questions.

Attachments

STATEMENT A

DOWNTOWN DEVELOPMENT AUTHORITY

Balance Sheet

April 30, 2024

	Non-Tax Funds	Local Tax Increment	TOTAL
ASSETS			
Pooled Cash and Investments	\$ 2,323,569	\$ 6,197,666	\$ 8,521,235
Petty Cash	-	500	500
Misc Receivable	100	1,848	1,948
General Fixed Assets	-	87,651,535	87,651,535
Accumulated Depreciation on Fixed Assets	-	(67,512,579)	(67,512,579)
TOTAL ASSETS	\$ 2,323,669	\$ 26,338,970	\$ 28,662,639
LIABILITIES AND FUND EQUITY			
Liabilities			
Current Liabilities	\$ 22,000	\$ 89,947	\$ 111,947
Parking Revenue Payable	82,535	-	82,535
Deposit - Area 4 Developer Damage	1,000	-	1,000
TOTAL LIABILITIES	105,535	89,947	195,482
Fund Balance / Equity:			
Investments in General Fixed Assets, net of Accumulated Depreciation	-	20,138,956	20,138,956
Non-Tax Increment Reserve	2,208,533	-	2,208,533
Reserve for Authorized Projects	-	6,011,185	6,011,185
Reserve for Compensated Absences	-	8,964	8,964
Reserve for Encumbrances	9,601	89,918	99,519
TOTAL FUND EQUITY	2,218,134	26,249,023	28,467,157
TOTAL LIABILITIES & FUND EQUITY	\$ 2,323,669	\$ 26,338,970	\$ 28,662,639

STATEMENT B

DOWNTOWN DEVELOPMENT AUTHORITY Comparison of FY2024 Budget vs Actual Results July 1, 2023 - April 30, 2024

	Non-Tax Funds		Local Tax Increment		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 9,373,994	\$ 10,122,933	\$ 9,373,994	\$ 10,122,933
Property Tax Increment - Prior Year Appeals	-	-	(15,000)	-	(15,000)	-
Property Tax Increment - Gainsharing Rebates	-	-	(1,403,849)	(1,501,381)	(1,403,849)	(1,501,381)
State Grants	-	-	-	25,000	-	25,000
Interest - General	124,204	331,579	222,662	763,779	346,866	1,095,358
Property Rental - Buildings and Facilities	72,000	54,000	-	-	72,000	54,000
Property Rental - DASH Parking Lots	687,740	519,184	-	-	687,740	519,184
Contributions - Lyon Square Reconstruction	-	-	400,000	815,000	400,000	815,000
Reimbursements and Miscellaneous Revenues	88,500	61,918	5,000	16,883	93,500	78,801
TOTAL REVENUES	\$ 972,444	\$ 966,681	\$ 8,582,807	\$ 10,242,214	\$ 9,555,251	\$ 11,208,895
EXPENDITURES						
<u>GR Forward Projects:</u>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 10,000	\$ 1,979	\$ 3,300,000	\$ 686,507	\$ 3,310,000	\$ 688,486
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	175,000	63,292	1,675,000	2,007,140	1,850,000	2,070,432
Goal #3: Implement a 21st Century Mobility Strategy	-	-	2,100,000	1,847,152	2,100,000	1,847,152
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	4,800	550,000	516,905	600,000	521,705
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	2,456,000	2,298,048	2,665,000	1,555,927	5,121,000	3,853,975
Total GR Forward Projects	\$ 2,691,000	\$ 2,368,119	\$ 10,290,000	\$ 6,613,631	\$ 12,981,000	\$ 8,981,750
Administration	-	-	1,650,000	2,386,724	1,650,000	2,386,724
Debt Service for Bond Issues	-	-	751,500	316,200	751,500	316,200
TOTAL EXPENDITURES	\$ 2,691,000	\$ 2,368,119	\$ 12,691,500	\$ 9,316,555	\$ 15,382,500	\$ 11,684,674
EXCESS / (DEFICIT)	\$ (1,718,556)	\$ (1,401,438)	\$ (4,108,693)	\$ 925,659	\$ (5,827,249)	\$ (475,779)
BEGINNING FUND BALANCE		3,619,572		25,323,364		28,942,936
ENDING FUND BALANCE		\$ 2,218,134		\$ 26,249,023		\$ 28,467,157

STATEMENT C
DOWNTOWN DEVELOPMENT AUTHORITY
Statement of FY2024 Project Expenditures
As of April 30, 2024

Project Name	%	FY2024 Project Budgets	Expenditures		Remaining FY2024 Budgets	% of Budget spent
			April	Fiscal Year		
River Governance		250,000	4,258	182,850	67,150	73.14%
Lyon Square Improvements		850,000	-	23,568	826,432	2.77%
River Edge Improvements		2,200,000	-	480,089	1,719,911	21.82%
GRForward Goal # 1 - Local Tax Increment	25.42%	\$ 3,300,000	\$ 4,258	\$ 686,507	\$ 2,613,493	20.80%
Downtown Speakers Series		10,000	-	-	10,000	0.00%
River Economic Opportunity Initiative		-	517	1,979	(1,979)	0.00%
GRForward Goal # 1 - Non-Tax Increment	0.08%	\$ 10,000	\$ 517	\$ 1,979	\$ 8,021	19.79%
Development Project Guidance		25,000	2,000	29,164	(4,164)	116.66%
Development Project Reimbursements		1,600,000	7,851	1,932,476	(332,476)	120.78%
Downtown Enhancement Grants		50,000	-	45,500	4,500	91.00%
GRForward Goal # 2 - Local Tax Increment	12.90%	\$ 1,675,000	\$ 9,851	\$ 2,007,140	\$ (332,140)	119.83%
Heartside Quality of Life Implementation		75,000	10,200	10,200	64,800	13.60%
Neighborhood Engagement Programs		100,000	8,685	53,092	46,908	53.09%
GRForward Goal # 2 - Non-Tax Increment	1.35%	\$ 175,000	\$ 18,885	\$ 63,292	\$ 111,708	36.17%
Accessibility and Mobility Repairs		130,000	13,775	69,579	60,421	53.52%
DASH North Shuttle Services		400,000	50,000	200,000	200,000	50.00%
Streetscape Improvements		1,100,000	13,872	1,088,669	11,331	98.97%
Wayfinding System Improvements		470,000	11,261	488,904	(18,904)	104.02%
GRForward Goal # 3 - Local Tax Increment	16.18%	\$ 2,100,000	\$ 88,908	\$ 1,847,152	\$ 252,848	87.96%
Economic Development and Innovation		550,000	33,752	516,905	33,095	93.98%
GRForward Goal # 4 - Local Tax Increment	4.24%	\$ 550,000	\$ 33,752	\$ 516,905	\$ 33,095	93.98%
Downtown Workforce Programs		50,000	-	4,800	45,200	9.60%
GRForward Goal # 4 - Non-Tax Increment	0.39%	\$ 50,000	\$ -	\$ 4,800	\$ 45,200	9.60%
Downtown Marketing and Inclusion Efforts		420,000	73,567	425,496	(5,496)	101.31%
Downtown Tree Plantings		150,000	-	150,823	(823)	100.55%
Public Realm Improvements		2,050,000	80,943	962,885	1,087,115	46.97%
Urban Recreation Improvements		45,000	2,208	16,723	28,277	37.16%
GRForward Goal # 5 - Local Tax Increment	20.53%	\$ 2,665,000	\$ 156,718	\$ 1,555,927	\$ 1,109,073	58.38%
DGRI Event Production		876,000	76,514	781,431	94,569	89.20%
Downtown Ambassador Program		400,000	96	403,078	(3,078)	100.77%
Project and Fixed Asset Maintenance		50,000	-	47,950	2,050	95.90%
Public Space Activation		1,000,000	12,347	988,933	11,067	98.89%
Rosa Parks Circle Skating Operations		50,000	-	-	50,000	0.00%
Special Events - Office of		75,000	25,000	75,000	-	100.00%
Winter Avenue Building		5,000	54	1,656	3,344	33.12%
GRForward Goal # 5 - Non-Tax Increment	18.92%	\$ 2,456,000	\$ 114,011	\$ 2,298,048	\$ 157,952	93.57%
TOTAL	100.00%	\$ 12,981,000	\$ 426,900	\$ 8,981,750	\$ 3,999,250	69.19%

STATEMENT D
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2024 Expenditures
April 2024

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	4/15/2024	Disability Adv Of Kent Co	Accessibility & Mobility Repairs	Disability Advocates FY24	\$ 13,775.00
					13,775.00
Local	3/31/2024	Paychex	Administration	DDA Payroll Wages, 401, Taxes- Mar 2024	222,500.03
Local	4/7/2024	Priority Health	Administration	Health Insurance Premium April - June 2024	35,907.65
Local	4/18/2024	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	13,344.42
Local	4/9/2024	McAlvey Merchant & Associates	Administration	Governmental Consulting 03/24	5,500.00
Local	4/9/2024	Federal Square Building Co. #1, LLC	Administration	Office Space Lease April 2024	4,952.81
Local	4/9/2024	Lisa M Cooper	Administration	HR Consultant services 03/24	2,643.02
Local	4/9/2024	Promotional Impact	Administration	DGRI team winter apparel 12/23	2,532.14
Local	4/13/2024	City of Grand Rapids	Administration	Staff services - payroll period ended 04/13/2024	2,279.21
Local	3/30/2024	City of Grand Rapids	Administration	Staff services - payroll period ended 03/30/2024	2,258.20
Local	4/9/2024	Worksighted, Inc.	Administration	Worksighted IT software 04/24	1,862.63
Local	4/18/2024	City Treasurer - Risk Mgmt	Administration	Monthly General Insurance Allocation	1,027.92
Local	4/21/2024	Blue Cross Blue Shield of Mich	Administration	DDA Dental Insurance Premiums 11.01.23 - 06.30.24	852.25
Local	4/15/2024	US Bank National Association	Administration	DDA Admin: Membership	790.00
Local	3/31/2024	Paychex	Administration	DDA Payroll Processing Fee - Mar 2024	705.05
Local	4/21/2024	Cellco Partnership	Administration	Verizon Cell Phone Service 04/24	699.81
Local	4/15/2024	US Bank National Association	Administration	DGRI Admin: Local Business Expense (DDA)	593.93
Local	4/15/2024	US Bank National Association	Administration	DGRI Admin: Conference/Travel (DDA)	593.92
Local	4/9/2024	Fusion Financial Services, LLC	Administration	Fusion Accounting services 03/24	584.43
Local	4/9/2024	Worksighted, Inc.	Administration	Worksighted IT monthly subscription 04/24	490.65
Local	4/9/2024	Federal Square Building Co. #1, LLC	Administration	Office Space Lease April 2024 Mezz	485.38
Local	3/31/2024	Paychex	Administration	DDA Payroll HRS Processing Fees-Mar 2024	385.00
Local	4/1/2024	Professional Maintenance of Michigan Inc	Administration	Janitorial Services March 24	346.50
Local	4/15/2024	US Bank National Association	Administration	DGRI Admin: Supplies (DDA)	326.31
Local	4/9/2024	Lisa M Cooper	Administration	HR Consultant services (ArtPrize) 03/24	322.50
Local	4/9/2024	GreatAmerica Financial Services Corp	Administration	Great America Copier Lease 04/24	307.68
Local	4/21/2024	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric 03/24	215.97
Local	4/15/2024	US Bank National Association	Administration	Admin: Food/Bev (DDA)	192.13
Local	4/18/2024	City Treasurer - Mobile GR	Administration	Parking Validation Invoices - Mar 2024	185.57
Local	4/9/2024	Corewell Health West Occupational Health	Administration	Corewell Health Occupational therapy - workers comp	183.29
Local	4/28/2024	YMCA of Greater Grand Rapids	Administration	YMCA memberships second quarter 04/24	169.40
Local	4/29/2024	Littlefoot Coffee Roasters	Administration	Office Supply coffee 04/24	162.08
Local	4/9/2024	Corewell Health West Occupational Health	Administration	Corewell Health Occupational therapy - workers comp	155.81
Local	4/15/2024	US Bank National Association	Administration	Admin: Membership (DDA)	154.42
Local	4/9/2024	Staples Contract and Commercial Inc.	Administration	Staples office supplies 03/24	118.00
Local	4/18/2024	ACO Inc	Administration	ACO Ace Hardware - DGRI office supplies 04/24	103.05
Local	4/28/2024	Pure Water Partners LLC	Administration	Pure Water Partners water cooler lease 04/24	97.02
Local	4/15/2024	US Bank National Association	Administration	DGRI Admin: Professional Development (DDA)	83.93
Local	4/21/2024	JobMatch LLC	Administration	HR software 04/24	83.93
Local	4/9/2024	Engineered Protection Sys Inc	Administration	Office Security System 05/01/24 - 07/30/24	75.74
Local	4/26/2024	Kadi Smith	Administration	K. Smith - Staff appreciation treats 04/24	42.87
Local	4/15/2024	US Bank National Association	Administration	DDA prof dev	39.60
Local	4/18/2024	ACO Inc	Administration	ACO Ace Hardware - DGRI office supplies 04/24	37.83
Local	4/15/2024	US Bank National Association	Administration	DDA Admin: Miscellaneous	34.36
Local	4/15/2024	Model Coverall Service Inc	Administration	Floor Mat Rental Model Coverall 10/23-06/24	31.52
Local	4/15/2024	US Bank National Association	Administration	DGRI Admin: Subscriptions (DDA)	22.96
Local	4/15/2024	US Bank National Association	Administration	DGRI Admin: Postage (DDA)	16.10
Local	4/4/2024	ArtPrize	Administration	ArtPrize February payroll 03012024AP	(56,438.15)
					248,058.87
Local	4/18/2024	City Treasurer - Mobile GR	DASH North Shuttle Services	Mar 2024 DDA Share of DASH North Service	25,000.00
Local	4/18/2024	City Treasurer - Mobile GR	DASH North Shuttle Services	Feb 2024 DDA Share of DASH North Service	25,000.00
					50,000.00
Local	4/16/2024	M Retail Solutions, LLC	Development Project Guidance	Real Estate Consulting 03/24-04/24	1,000.00
Local	4/16/2024	M Retail Solutions, LLC	Development Project Guidance	Real Estate Consulting 03/24-04/24	1,000.00
					2,000.00
Local	4/15/2024	City of Grand Rapids	Development Projects	Jackson Entertainment Reimbursement FY24 winter	7,850.95
					7,850.95

continued on the next page

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

Page 2

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	4/1/2024	Grand Rapids Public Museum	Dntn Marketing & Inclusion Efforts	Anishinaabe Culture Day and Cultural Heritage Festiva	13,250.00
Local	4/16/2024	CUBE84 Inc.	Dntn Marketing & Inclusion Efforts	District 360 Salesforce project 2024 (1 of 2)	7,450.00
Local	4/7/2024	Asher Legacy Group	Dntn Marketing & Inclusion Efforts	Asher Legacy Group- Summer Music Series 03/24	5,000.00
Local	4/16/2024	Julius Rogers	Dntn Marketing & Inclusion Efforts	Justice 4 All: Juneteenth Sponsorship 2024	5,000.00
Local	4/9/2024	W Michigan Hispanic Chamber of Comme	Dntn Marketing & Inclusion Efforts	WM Hispanic Chamber Awards Gala Sponsorship 04/2	5,000.00
Local	4/29/2024	Adtegrity.com, Inc.	Dntn Marketing & Inclusion Efforts	Media Place Partners January impressions 01/24	4,015.32
Local	4/9/2024	Grand Rapids Community Media Center	Dntn Marketing & Inclusion Efforts	WYCE 88.1fm Quarterly Underwriting 03/24	3,687.50
Local	4/9/2024	Townsquare Media Inc	Dntn Marketing & Inclusion Efforts	Townsquare WoW marketing 02/24	3,584.25
Local	4/9/2024	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift Keep GR Moving Forward signs 03/24	3,305.19
Local	4/15/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Contractual Services	3,000.00
Local	4/9/2024	Maria-Isabel Dinkel	Dntn Marketing & Inclusion Efforts	Dreams by Bella photography 03/24	2,242.35
Local	4/7/2024	Edgar Omar Arredondo	Dntn Marketing & Inclusion Efforts	AVES Films general photography 03/24	2,160.00
Local	4/29/2024	Ebony Road Players	Dntn Marketing & Inclusion Efforts	Loving Day Sponsorship 04/24	2,000.00
Local	4/18/2024	Adtegrity.com, Inc.	Dntn Marketing & Inclusion Efforts	Media Place Partners March impressions 03/24	1,884.30
Local	4/21/2024	Edgar Omar Arredondo	Dntn Marketing & Inclusion Efforts	AVES Films general photography 03424	1,877.00
Local	4/9/2024	Maria-Isabel Dinkel	Dntn Marketing & Inclusion Efforts	Dreams by Bella photography 03/24	1,593.90
Local	4/15/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions & Publication	1,216.60
Local	4/9/2024	The Hummingbirds, Inc.	Dntn Marketing & Inclusion Efforts	The Hummingbirds - gift card campaign for influencers	1,111.95
Local	4/16/2024	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	DGRI - General photography 3/24	1,045.00
Local	4/16/2024	Advance Local Media LLC	Dntn Marketing & Inclusion Efforts	MLive Media Group - advertising 03/24	1,003.08
Local	4/16/2024	Townsquare Media Inc	Dntn Marketing & Inclusion Efforts	Townsquare WoW marketing 03/24	896.25
Local	4/7/2024	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	DGRI - General photography 3/24	712.50
Local	4/16/2024	Maria-Isabel Dinkel	Dntn Marketing & Inclusion Efforts	Dreams by Bella photography 04/24	569.25
Local	4/9/2024	Upcycle Bikes	Dntn Marketing & Inclusion Efforts	Sponsorship Spring bike sale & collection drive 04/24	500.00
Local	4/15/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Supplies	441.00
Local	4/9/2024	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Velasco photography 02/24	285.00
Local	4/15/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Fees	275.00
Local	4/15/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	252.18
Local	4/16/2024	Mighty Co.	Dntn Marketing & Inclusion Efforts	DGRI Website Quarterly Hosting 04/24	105.00
Local	4/21/2024	Mighty Co.	Dntn Marketing & Inclusion Efforts	DGRI Website Quarterly Hosting 01/24	105.00
					73,567.62
Local	4/16/2024	Outfront Media	Economic Development & Innovator	Outfront Media Billboards Digital Impressions 03/24	9,000.00
Local	4/16/2024	Matthew Rothenberg	Economic Development & Innovator	ARTRAT Gallery Technical Assistance Grant 03/24	8,056.00
Local	4/29/2024	James Forrest Hughes	Economic Development & Innovator	Triumph Music AV support Relax at Rosa '24 (1 of 3)	4,768.50
Local	4/9/2024	GR Area Chamber of Commerce	Economic Development & Innovator	Retail Retention & Attraction Contract FY24	4,583.34
Local	4/18/2024	City Treasurer - ELC	Economic Development & Innovator	Pole Banner Permit Application Bill	3,350.00
Local	4/30/2024	Fashion Has Heart	Economic Development & Innovator	Has Heart window art supplies/signs 04/24	2,389.03
Local	4/29/2024	Second Vibess LLC	Economic Development & Innovator	Second Vibess Spring Cleaning shop hop 04/24	1,605.00
					33,751.87
Local	4/30/2024	SmithGroup, Inc.	Public Realm Improvements	SmithGroup Hill and River Network Design 04/24	67,673.50
Local	4/30/2024	Fishbeck, Thompson, Carr & Huber, Inc	Public Realm Improvements	Ionla & Divison from I-196-Mason	4,635.94
Local	4/9/2024	Thermo King Michigan	Public Realm Improvements	Community Garden storage container 03/24	3,450.00
Local	4/28/2024	Michael Hubbard	Public Realm Improvements	Birch Tree Bark & Stone - mulch/soil community garden	2,685.00
Local	4/30/2024	Sherwin Williams Co	Public Realm Improvements	Community Garden paint supplies 04/24	936.64
Local	4/24/2024	MKSK Inc	Public Realm Improvements	Van Andel Plaza Construction Phase 2 8/23	535.00
Local	4/9/2024	MKSK INC	Public Realm Improvements	Van Andel Plaza Construction Phase 2 8/23	465.00
Local	4/29/2024	Sherwin Williams Co	Public Realm Improvements	Community Garden paint supplies 04/24	310.80
Local	4/29/2024	Sherwin Williams Co	Public Realm Improvements	Community Garden paint supplies 04/24	127.07
Local	4/28/2024	ACO Inc	Public Realm Improvements	Community Garden supplies 04/24	76.92
Local	4/18/2024	ACO Inc	Public Realm Improvements	Community Garden supplies 04/24	34.98
Local	4/21/2024	ACO Inc	Public Realm Improvements	Community Garden supplies 04/24	11.96
					80,942.81
Local	4/7/2024	Interface Studio LLC	River Governance	Grand River Greenway Mapping consultant 03/24	1,430.00
Local	4/29/2024	Interface Studio LLC	River Governance	Grand River Greenway Mapping consultant 04/24	1,400.00
Local	4/29/2024	Guidehouse Inc.	River Governance	DGRI ARPA Consult & Labor Services 04/24	1,292.00
Local	4/15/2024	US Bank National Association	River Governance	River Governance: Supplies	75.00
Local	4/15/2024	US Bank National Association	River Governance	River Governance: Food/Bev	53.55
Local	4/15/2024	US Bank National Association	River Governance	River Governance: Subscriptions	7.20
					4,257.75
Local	4/18/2024	Rowe Professional Services Co, Inc.	Streetscape Improvements	23028-RFB at Var Locs 2023-1	9,459.00
Local	4/9/2024	United Rentals (North America), Inc.	Streetscape Improvements	United Rentals Monroe Center benches 03/24	1,835.00
Local	4/15/2024	City Treasurer - Public Services	Streetscape Improvements	DGRI Monthly Trash Disposal Mar 2024	1,249.75

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

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Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	4/28/2024	Bazen Electric	Streetscape Improvements	Bazen turning off power receptacles 04/24	400.00
Local	4/1/2024	Katerberg Co., Inc	Streetscape Improvements	Grapids Irrigation 03/24	323.50
Local	4/1/2024	Katerberg Co., Inc	Streetscape Improvements	Grapids Irrigation 03/24	312.50
Local	4/1/2024	Katerberg Co., Inc	Streetscape Improvements	Grapids Irrigation 03/24	292.50
					13,872.25
Local	4/29/2024	Impact Melanoma Inc	Urban Recreation Improvements	Impact Melanoma - sunscreen dispensers 04/24	2,020.50
Local	4/16/2024	Mydatt Service Inc	Urban Recreation Improvements	Block by Block ambassador supplies 04/24	188.12
					2,208.62
Local	4/30/2024	Progressive Architecture	Wayfinding System Improvements	Progressive AE DT Wayfinding Professional Services (	11,261.10
					11,261.10
Non-Tax	4/30/2024	Ice Sculptures Ltd	DGRI Event Production	Ice Sculptures WoW Silent Disco 2024	10,500.00
Non-Tax	4/1/2024	Grand Rapids Public Museum	DGRI Event Production	The Intersection of Art and Nature and Grand River	9,750.00
Non-Tax	4/29/2024	Sport & Social Group INC	DGRI Event Production	WoW Hungry Hippos Event 2024	8,700.00
Non-Tax	4/9/2024	Grand Rapids Asian-Pacific Festival	DGRI Event Production	Noodle Fest Sponsorship 2024	7,000.00
Non-Tax	4/30/2024	Ice Sculptures Ltd	DGRI Event Production	Ice Sculptures WoW Silent Disco 2024	7,000.00
Non-Tax	4/21/2024	Front Street LLC	DGRI Event Production	Revised 2023 CAM Reconciliation (storage facility) 04/	4,990.16
Non-Tax	4/7/2024	LiveSpace, LLC	DGRI Event Production	LiveSpace WoW hardware rental 03/24	4,973.75
Non-Tax	4/9/2024	Front Street LLC	DGRI Event Production	April Storage Facility Rent	3,615.81
Non-Tax	4/16/2024	Seth Michael Haut	DGRI Event Production	Seth Haut Contract Employee WoW 03/24	3,150.00
Non-Tax	4/29/2024	Gregory Lighton	DGRI Event Production	Greg Lighton - deinstallions of art exhibits WoW 03/24	3,150.00
Non-Tax	4/15/2024	US Bank National Association	DGRI Event Production	Events: food & bev	2,667.61
Non-Tax	4/15/2024	US Bank National Association	DGRI Event Production	Events: Equipment Rental	2,560.22
Non-Tax	4/29/2024	Derek Call	DGRI Event Production	World of Winter '24 Installation & support	1,560.00
Non-Tax	4/7/2024	Kerkstra Portable Restroom Service Inc	DGRI Event Production	Kerkstra Portable Restrooms Noodle Fest 03/24	1,320.00
Non-Tax	4/7/2024	Christopher Wessely	DGRI Event Production	MC Hosting Hungry Hungry Hippos 2024	1,200.00
Non-Tax	4/16/2024	Seth Michael Haut	DGRI Event Production	Seth Haut Contract Employee WoW 02/24	1,150.00
Non-Tax	4/9/2024	Romeo Cornejo	DGRI Event Production	Romeo Cornejo Contract Employee WoW 03/24	910.00
Non-Tax	4/14/2024	Grand Rapids Running Tours	DGRI Event Production	Women's History Month Walking Tours 03/24	500.00
Non-Tax	4/21/2024	Brownlee Press, LLC	DGRI Event Production	Brownlee Press WoW DGRI Stickers 03/24	445.20
Non-Tax	4/7/2024	Kerkstra Portable Restroom Service Inc	DGRI Event Production	Kerkstra Portable Restrooms -maintenance 03/24	400.00
Non-Tax	4/16/2024	Kowalski Productions LLP	DGRI Event Production	Kevin Kowalski WOW Luminary Light Night 04/24	300.00
Non-Tax	4/15/2024	US Bank National Association	DGRI Event Production	Events: Supplies	271.88
Non-Tax	4/9/2024	Curtis Laundry and Dry Cleaners, Inc.	DGRI Event Production	Dry Cleaning services 02/24	188.25
Non-Tax	4/7/2024	Baker Tent Rental	DGRI Event Production	Baker Tent equip rental WoW 2024 03/24	128.10
Non-Tax	4/12/2024	Megan Catcho	DGRI Event Production	M. Catcho Mileage Reimb 03/24	43.55
Non-Tax	4/15/2024	US Bank National Association	DGRI Event Production	Events: Professional Development	39.90
					76,514.43
Non-Tax	3/22/2024	City Treasurer - Mobile GR	Downtown Ambassador Program	Monthly Parking Billing Mar 2024	48.00
Non-Tax	4/23/2024	City Treasurer - Mobile GR	Downtown Ambassador Program	Monthly Parking Billing Apr 2024	48.00
					96.00
Non-Tax	4/29/2024	Marta Johnson	Heartside Quality of Life Implementa	Tiny Planet-Bike Rallies & Earth Fest Sponsor 04/24	5,200.00
Non-Tax	4/21/2024	Heartside Downtown Neighborhd Assn	Heartside Quality of Life Implementa	HDNA - support of engagement events 04/24	5,000.00
					10,200.00
Non-Tax	4/30/2024	JustAir Solutions Inc.	Neighborhood Engagement	JustAir AQI light at Community Garden 4/24	4,500.00
Non-Tax	4/9/2024	Alita Kelly	Neighborhood Engagement	Jade Rabbit Urban Agriculture Education Series 2024 (	2,100.00
Non-Tax	4/29/2024	Peppino's Grille & Pizzeria Downtown	Neighborhood Engagement	Peppino's DNN Pizza Party 04/24	999.87
Non-Tax	4/16/2024	Swift Printing & Communications	Neighborhood Engagement	Swift Printing - DNN perk cards 04/24	872.14
Non-Tax	4/9/2024	Grand Rapids Asian-Pacific Festival	Neighborhood Engagement	Food voucher	150.00
Non-Tax	4/15/2024	US Bank National Association	Neighborhood Engagement	Neighborhood Engagement Program: Food/Bev	62.74
					8,684.75
Non-Tax	4/29/2024	Grand Rapids Public Museum	Public Space Activation	The Intersection of Art and Nature 03/24	5,250.00
Non-Tax	4/29/2024	Grand Rapids Public Museum	Public Space Activation	Grand River Adventures 03/24	4,500.00
Non-Tax	4/16/2024	Mallory Therese Shotwell	Public Space Activation	Cultivate Arts - WoW Lantern making workshop 11/23	400.00
Non-Tax	4/15/2024	US Bank National Association	Public Space Activation	PSA: Supplies	390.17
Non-Tax	4/25/2024	City Treasurer - ELC	Public Space Activation	ELC2196635 24/03 Outlets Michigan & Ottawa	213.86
Non-Tax	4/16/2024	Kerkstra Portable Restroom Service Inc	Public Space Activation	Kerkstra Portable Restrooms skate 03/24	180.00
Non-Tax	4/9/2024	Anthony P Lubenow	Public Space Activation	A. Lubenow Pop Up Performance 03/24	160.00
Non-Tax	4/28/2024	Anthony P Lubenow	Public Space Activation	A. Lubenow Pop Up Performance 04/24	140.00
Non-Tax	4/16/2024	Chloe Fisk	Public Space Activation	C. Fisk Pop Up Performance 03/24	80.00

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

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Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Non-Tax	4/16/2024	Daniel Varga	Public Space Activation	D. Varga Pop up Performer 03/24	80.00
Non-Tax	4/16/2024	Jared Higgins	Public Space Activation	J. Higgins Pop up Performer 04/24	80.00
Non-Tax	4/16/2024	Jay McBride	Public Space Activation	J. McBride dba Intergalactic Agency - Pop up Performer	80.00
Non-Tax	4/16/2024	Kyle Dobrowolski	Public Space Activation	K. Dobrowolski Pop up Performer 03/24	80.00
Non-Tax	4/16/2024	Matthew Thomas Duff	Public Space Activation	M. Duff Pop up Performer 04/24	80.00
Non-Tax	4/16/2024	Noelle Jackson	Public Space Activation	N. Jackson dba Buddhasflow - Pop up Performer 04/24	80.00
Non-Tax	4/16/2024	Samuel Ward Granger	Public Space Activation	Chartreuse Manouche - Pop up Performer 03/24	80.00
Non-Tax	4/16/2024	Savannah Greenert	Public Space Activation	Savvywiththeflow - Pop up Performer 04/24	80.00
Non-Tax	4/28/2024	Nathan Coles	Public Space Activation	Nathan Coles Pop Up Performer 04/24	80.00
Non-Tax	4/28/2024	Samuel Ward Granger	Public Space Activation	Sam Granger dba Chartreuse Manouche - Pop up Performer	80.00
Non-Tax	4/29/2024	Cecilia Hascher	Public Space Activation	Cecilia Hascher dba CeCe Hascher - Pop up Performer	80.00
Non-Tax	4/29/2024	Maya James	Public Space Activation	Maya James Pop Up Performer 04/24	80.00
Non-Tax	4/15/2024	US Bank National Association	Public Space Activation	PSA Food & Bev	58.05
Non-Tax	4/15/2024	US Bank National Association	Public Space Activation	PSA: Vehicles	14.55
					12,346.63
Non-Tax	4/29/2024	Michael Demetrius Buxton	River Economic Opportunity Initiative City of GR 2.0 Meeting catering 04/24		517.30
					517.30
Non-Tax	4/18/2024	City Treasurer - Special Events	Special Events - Office of, Grants, T.DGRI FY24 Special Event Billing-3 of 3 Installment		25,000.00
					25,000.00
Non-Tax	4/25/2024	Consumers Energy	Winter Ave NW Building	1030 2027 1245 24/04 Winter DDA share	54.07
					54.07
TOTAL EXPENDITURES					\$ 674,960.02

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 8, 2024
TO: Downtown Development Authority
FROM: Tim Kelly, AICP
Executive Director

Agenda Item #04
May 8, 2024
DDA Meeting

SUBJECT: FY25 Budget and Priority Plan Recommendation

On April 10, 2024, the DDA Board recommended the FY2025 budget to the Grand Rapids City Commission to request fund appropriation for the fiscal year beginning July 1, 2024. That budget will be presented for approval to the Commission on May 7, 2024 (attached). The final step in the budget process is adoption by the DDA Board. Additional information, including a summary of the budget process and the priorities included in the FY2025 budget is provided below.

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

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

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

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

- Goal 1 (Restore the River as the Draw): \$1,750,000
- Goal 2 (Create a Downtown Neighborhood Home to a Diverse Population): \$2,080,269
- Goal 3 (21st Century Mobility Strategy): \$1,625,000
- Goal 4 (Ensure Job Opportunities and Ensure Vitality of the Local Economy) \$600,000
- Goal 5 (Reinvest in Public Space, Culture and Inclusive Programming): \$4,930,000

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

Recommendation: Adopt the FY2025 DDA Budget.

CITY OF GRAND RAPIDS, MICHIGAN
Downtown Development Authority
FY2025 Appropriation Requests by Fund

Recommended by the Downtown Development Authority Board on April 10, 2024

Grand Rapids City Commission Consideration on May 7, 2024

Submitting for Adoption by the Downtown Development Authority at the next meeting

	FY2025 BUDGET REQUESTS BY FUND		
	Non-Tax Fund	Local Tax Increment	TOTAL
RESOURCES			
Property Tax Increment - General	\$ -	\$ 10,629,081	\$ 10,629,081
Property Tax Increment - Gainsharing Rebates	-	(1,592,112)	(1,592,112)
Property Tax Increment - Prior Year Appeals	-	(15,000)	(15,000)
Fees / Reimbursements - Miscellaneous	88,500	1,450,000	1,538,500
Interest - General	99,589	257,677	357,266
Property Rental - Buildings and Facilities	72,000	-	72,000
Property Rental - DASH Parking Lots	694,617	-	694,617
Lyon Square Partner Contributions	-	-	-
From / (To) Fund Balance	480,294	2,973,143	3,453,437
TOTAL RESOURCES	\$ 1,435,000	\$ 13,702,789	\$ 15,137,789
APPROPRIATIONS			
<u>GR Forward Projects</u>			
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ -	\$ 1,750,000	\$ 1,750,000
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	120,000	1,960,269	2,080,269
Goal #3: Implement a 21st Century Mobility Strategy	-	1,625,000	1,625,000
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	550,000	600,000
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,265,000	3,665,000	4,930,000
Total GR Forward Expenditures	1,435,000	9,550,269	10,985,269
Administration	-	2,000,000	2,000,000
Debt Service	-	2,152,520	2,152,520
TOTAL APPROPRIATIONS	\$ 1,435,000	\$ 13,702,789	\$ 15,137,789
EXCESS / (DEFICIT)	\$ -	\$ -	\$ -

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 8, 2024
TO: Downtown Development Authority
FROM: Catherine Zietse, Grand River Greenway Program Manager
SUBJECT: River Edge Improvements

Agenda Item #05
May 8, 2024
DDA Meeting

The existing section of the East Riverwalk from Blue Bridge to Louis Street has been closed for several years due to areas of washout and erosion compromising the trail structure and stability. In 2020, the DDA Board approved \$50,000 towards professional services for design, engineering and permitting, which has been completed by Fishbeck, Thompson, Carr & Huber, Inc. (Fishbeck) and Viridis Design Group under contract with the City of Grand Rapids. All permits have been received and the project is now ready to begin construction.

The project includes replacement of the existing walkway and an accessible connection to the water's edge, along with concrete seat steps, lighting and native plantings. In addition to providing a space for pedestrians to enjoy the river's edge, the improved area will also include a put-in/take-out point for small watercraft (kayak, canoe, etc.). The River For All design guidelines were used for new lighting and site amenities.

Bids for the project were received on April 30, 2024. The engineer's estimate prepared by Fishbeck is \$1,459,250 and Katerberg-Verhage, Inc. submitted a bid of \$1,190,789. Additional costs of design, construction inspection and contingencies (19%) bring the project total to \$1,700,000.

The City will hold the construction contract with Katerberg-Verhage, Inc., which will be presented for City Commission approval on May 21. Construction will begin this summer.

Funding breakdown of the project is:

DDA (FY24 Goal 1, River Edge Improvements):	\$850,000
City of Grand Rapids (ARPA):	\$850,000
Total	\$1,700,000

Recommendation: Authorize an amount not-to-exceed \$850,000 for construction of the River Edge Improvement Project.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 6, 2024

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

SUBJECT: 111 Lyon Brownfield Agreement

Agenda Item #06
May 8, 2024
DDA Meeting

CWD 111 Lyon (Owner) is planning to undertake a significant renovation to the existing building at 111 Lyon Street NW to convert the upper seven floors of office space (95,000 square feet) into 140 residential units. As proposed, 28 units will be income restricted to households earning at or below 100 percent of the Area Median Income. Total investment in the project is estimated at \$31.7 million.

To support the renovation, the Owner is seeking a Neighborhood Enterprise Zone designation and up to \$15.25 million in reimbursement from the City of Grand Rapids Brownfield Redevelopment Authority (BRA) for eligible activities. As outlined in the attached resolution, because the DDA is in first position to receive tax increment it is requested they agree to “pass-through” their capture to the BRA to allow for maximum reimbursement and make the project feasible. As proposed the DDA would retain 10 percent of increment generated from the project over 20 years.

While there is a financial impact to the DDA the benefits brought by this project are incredibly important to the overall goals of Downtown. For starters, the addition of new housing units, and especially the addition of income restricted units, is a much-needed outcome as the entire City and County look to increase housing supply. Additionally, the transition of 95,000 square feet of underutilized commercial office space to housing units will bring new activation to Downtown via new residents. Lastly, as outlined in the attached memo to the City Commission, the Owner aims to have 15 percent of the overall construction costs go toward Micro-Local Business Enterprises (MLBE), Women-Owned Business Enterprises (WBE) and Minority-Owned Business Enterprises (MBE).

Considering these benefits, staff are recommending approval of the attached resolution. The owner has received approval by the BRA, and the City Commission will hold a public hearing on June 11, 2024. Once complete this would mark the first major conversion of office to residential in Downtown Grand Rapids. While this building is unique in terms of its floor plate and current users, it could show other property owners the potential that exists to transition underutilized space.

Recommendation: 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.

**CITY OF GRAND RAPIDS
DOWNTOWN DEVELOPMENT AUTHORITY**

**RESOLUTION APPROVING AND AUTHORIZING AGREEMENT
TO FORGO TAX INCREMENT REVENUES WITH THE CITY OF
GRAND RAPIDS BROWNFIELD REDEVELOPMENT
AUTHORITY RELATED TO 111 LYON, LETTER OF SUPPORT
FOR A NEIGHBORHOOD ENTERPRISE ZONE CERTIFICATE,
AND OTHER MATTERS RELATED THERETO**

Boardmember _____, supported by Boardmember _____, moved adoption of the following resolution:

WHEREAS, the Downtown Development Authority of the City of Grand Rapids (the “DDA”) was created by the City of Grand Rapids (the “City”) pursuant to the Downtown Development Authority Act, Act 197 of the Public Acts of Michigan of 1975, as amended (“Act 197”), since consolidated as part of the Recodified Tax Increment Financing Act, Act 57 of 2018, as amended (“Act 57”)(together the “Acts”); and

WHEREAS, the DDA has, pursuant to the Acts, established a Tax Increment Financing and Development Plan as from time to time amended (the “Plan”) for the implementation of development activities within Grand Rapids Development Area No. 1 (the “Development Area”); and

WHEREAS, the Plan provides, in part, that it is the purpose of the DDA to support the development of property in the Development Area by entering into development agreements with private parties and reimbursing said private parties the costs of public facilities as defined in Act 57, related to the development of such property from tax increment revenues, also as defined in Act 57, realized from the development of such property and available to the DDA for reimbursement; and

WHEREAS, in order to implement said provisions of the Plan, the DDA has adopted a Development Support Policy approved by the DDA Board on January 11, 2006, and amended by the DDA Board on October 13, 2010 (the “Policy”); and

WHEREAS, the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended previously, and as specifically amended by Act 90 of 2023 (together, “Act 381”), authorizes the City of Grand Rapids Brownfield Redevelopment Authority (the “BRA”) to enter into agreements with taxing jurisdictions established under Act 57 (such as the DDA) and the governing bodies of municipalities to share a portion of the taxes captured from an eligible property under Act 381 only if such taxing jurisdictions (here, the DDA) agree to forgo or transfer their tax capture for an eligible property only for a period of time not to exceed the duration of the plan for that eligible property; and

WHEREAS, CWD 111 Lyon LLC (the “Developer”) owns and plans to develop property in the City with the street address of 111 Lyon Avenue, N.W. (the “Property”); and

WHEREAS, the Property is located within the DDA Development Area and is also the subject of a First Amendment to City of Grand Rapids Brownfield Redevelopment Authority Brownfield Plan for the Vandenberg Center Redevelopment Project, recommended by the BRA on April 24, 2024, anticipated to be set for a public hearing on June 11, 2024, and to go before the City Commission for approval on July 30, 2024, followed by City Commission consideration of a Neighborhood Enterprise Zone (NEZ) Certificate on August 13, 2024; and

WHEREAS, the original plan for this project (defined below) included the proposed redevelopment of two buildings located at 111 Lyon and 200 Monroe Avenue NW, commonly known as Vandenberg Center, into commercial office retail and restaurant space and activation of the ground floor commercial and retail space within 111 Lyon (“Phase I”); and

WHEREAS, the next phase includes interior rehabilitation to attract a new anchor commercial office tenant to occupy the upper floors of the building. (“Phase 2”), and the First Amendment to the plan is intended to revise the scope of Phase 2 to add new eligible activities including the redevelopment of the upper seven floors of 111 Lyon converting the commercial space into 140 residential units, of which, 28 will be offered for income qualified households (the “Project”); and

WHEREAS, the Project will involve interior demolition activities and “housing development activities” which are now eligible activities under recent amendments to Act 381; and

WHEREAS, in order for the Project to benefit from recent amendments to Act 381, the BRA is requesting that the DDA forgo a portion of its capture in order for it to qualify for capture by the BRA; and

WHEREAS, in accordance with the Acts, the Plan and the Policy, as modified for the Project by this resolution, the DDA wishes to cooperate with the BRA by agreeing to forgo 90% of its projected TIF capture related to this Property, thereby allowing the BRA to enter into a development and reimbursement agreement with Developer; and

WHEREAS, the DDA shall retain 10% of its TIF capture related to the Property; and

WHEREAS, the Project is a unique catalyst in converting office and commercial space into much needed housing and residential space in the heart of the City.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the DDA hereby agrees to forgo 90% of its TIF capture, and retain 10% of the TIF revenue generated over twenty years, related to the Property, for Phase 2, so that the BRA may capture the TIF for development and reimbursement purposes.

2. That the DDA Executive Director is authorized to provide a letter of support for the Project for purposes of the NEZ certificate.

3. That the DDA Executive Director is authorized and directed to execute the documents necessary to implement this approval for and on behalf of the DDA.

4. That all resolutions or parts of resolutions in conflict herewithin shall be, and the same are hereby, rescinded.

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: May 8, 2024

Recording Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Recording Secretary of the City of Grand Rapids Downtown Development Authority of the City of Grand Rapids (the “DDA”), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the DDA at a regular meeting held on May 8, 2024, and that public notice of said meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: May 8, 2024

Recording Secretary



Grand Rapids Michigan

GR Agenda Item

Approved
Apr 24, 2024 8:30 AM

Resolution Approving a First Amendment to the Brownfield Plan for the Vandenberg Center Redevelopment Project at 111 Lyon Street NW

Information

Department: Econ Dev - Internal Items
Category: Agenda Action Request

Sponsors:

Attachments

Item Description

[111 Lyon - BRA Resolution Approving and Recommending a Revised BF Plan Amendment](#)

[111 Lyon - Brownfield Plan - First Amendment - FINAL](#)

[111 Lyon - Interior Rendering and Floor Plan](#)

Content A

Attached is a resolution approving a First Amendment to the Brownfield Plan ("First Plan Amendment") for the Vandenberg Center Redevelopment Project filed by CWD 111 Lyon, LLC (the "Developer") for a redevelopment project proposed at 111 Lyon Street NW (the "Property"). The Property qualifies for the Brownfield program because it is adjacent to a "facility" as defined in Part 201 of the Natural Resources and Environmental Protection Act, Act 451 of 1994, as amended. Additionally, the Property qualifies as "housing property" under Section 2(y) of Michigan Public Act 381 of 1996, as amended (the "Act").

The original Brownfield Plan Amendment (the "Plan") was approved by the Brownfield Redevelopment Authority ("BRA") and the City Commission in 2020 for the first phase of development, which included the rehabilitation of 200 Monroe Avenue NW and street-level retail along Monroe and Lyon NW with an investment of \$79.8 million. The first phase of development resulted in approximately 18,769 square feet of retail space and 101,411 square feet of commercial space. Additionally, as a result of the first phase, 145 jobs were retained, and 63 full-time and 30 part-time jobs were created. Reimbursement of brownfield eligible activities totaling \$3,398,352 was approved by the Brownfield Redevelopment Authority ("BRA") at its meeting on October 25, 2023.

The purpose of the First Plan Amendment ("First Amendment") is to revise the scope of the second phase of redevelopment of the Property to add new eligible activities. The existing building contains approximately 95,025 square feet of commercial space, and the Developer intends to redevelop the upper seven (7) floors into 140 residential units. Of the 140 units, 28 will be available to households earning at or below 100% of the Area Median Income ("AMI") in accordance with the Interim Guidelines approved by the BRA. Total investment in the project is estimated to be \$31.7 million with total construction costs of approximately \$30.7 million, which includes building amenities. Of the \$30.7 million in construction costs, approximately \$23 million is associated with the development of the housing units. As a result of the project, it is anticipated there will be forty-five (45) new full-time equivalent jobs created with average wages of \$21.50 per hour. These jobs will be associated with leasing and future amenity space.

The Developer is requesting reimbursement from the BRA of up to \$15,246,500 for brownfield eligible activities including demolition, lead and asbestos abatement, infrastructure improvements, and housing development activities. Due to the changes to the Act in 2023, "housing development activities" are now included in the definition of eligible activities. For this project, housing development activities include reimbursement to fill a financing gap associated with the development of housing units priced for income qualified households, and reimbursement for potential rent loss (PRL). The reimbursement for the financing gap and PRL is specific to the 28 units to be rented at 100% AMI.

The First Amendment is expected to remain in place for a 30-year period, of which the last five (5) years will be captured for the Local Brownfield Revolving Fund ("LBRF"). The attached First Amendment assumes approval from the Downtown Development Authority ("DDA") to forgo its tax increment revenue capture on the Property, which is now allowed due to the recent changes to the Act. It is anticipated that the DDA will consider this request at its meeting on May 8.

The 140 apartments proposed will be a mixture of one-and-two-bedroom units. Information about housing affordability and PRL is described in the tables below. According to the Housing Needs Assessment recently updated by Bowen National Research in 2022, there is demand for approximately 1,573 units for households earning between 81% and 120% AMI by 2027. For rental projects seeking Brownfield support for housing development activities, a minimum of twenty percent (20%) of all unit types must be income restricted for households earning both below 120% AMI and below market-rate. Additionally, the period of affordability for these units is the greater of ten (10) years or the length of reimbursement. For this project, twenty-eight (28) units meets the twenty percent requirement. Of those twenty-eight (28) units, twenty-one (21) are one-bedroom units and the remaining seven (7) are two-bedroom units. The term of reimbursement is expected to be twenty-five (25) years, therefore the period of time these units must be income restricted is twenty-five (25) years.

Income Restricted Units						
Number of Units	Number of Bedrooms	Household AMI Limit ¹	Est. Monthly Rent	Est. Market Rate Rent ²	Est. Annual PRL per unit ³	Est. Total PRL over 25 years ⁴

21	One	<100% AMI	\$1,481	\$2,131	\$163,800	\$4,095,000
7	Two	<100% AMI	\$1,764	\$2,559	\$66,780	\$1,669,500

¹Area Median Income (AMI) ranges are for price-point reference, do not include other housing costs, and are found in the 5/13/2023 [Income and Rent Limits](#) published by the Michigan State Housing Development Authority.

²Market rent for this project is defined as 120% AMI.

³Annual Potential Rent Loss (PRL) = (Estimated Market Rent – Estimated Monthly Rent) * (Number of Units) * 12

⁴Total PRL = Annual PRL * 25

Market Rate Units				
Number of Units	Number of Bedrooms	Household AMI Limit	Est. Avg. Monthly Rent	Avg. Square Footage
84	One	<120% AMI	\$1,759	610
28	Two	<120% AMI	\$2,288	974

Of the total \$30.7 million estimated costs, scopes are well defined for \$23 million which is related to the housing component of the project. The Developer is working towards the following subcontractor participation goals in connection with this scope for the project for Micro-Local Business Enterprises (MLBEs), Women-Owned Business Enterprises (WBE), and Minority-Owned Business Enterprises (MBE) during construction: 3.8% MBE, 3.8% WBE, and 7.5% MLBE. These levels of participation would amount to 15%, or approximately \$3,450,000 of the \$23 million in construction costs. Additionally, the Developer has approximately \$2.3 million of professional services costs and has an aspirational goal of 15% or \$345,000 for MLBE, WBE, and MBE participation for these costs.

The project also meets multiple objectives of the City's Strategic Plan and Equitable Economic Development and Mobility Strategic Plan, including:

- Prioritization of MBE, WBE, and MLBE businesses and subcontractors for projects supported by City incentives, and
- Facilitates increased housing supply through the development of a variety of housing types.

There are no known environmental concerns at the Property that will not be addressed during development, and the Developer is current on its tax liabilities to the City. The Developer is also seeking a fifteen (15) year Neighborhood Enterprise Zone exemption, which would be considered by the City Commission on the same timeline as the Amendment. If approved by the BRA, the City Commission would be asked to consider scheduling a public hearing for June 11, 2024, on the First Amendment.

Project Projections (Phase II) – 111 Lyon Street NW		
	Total Amount	City of Grand Rapids Portion
Construction Costs	\$30.7 million	
Retained Jobs (FTE)	0	
New Jobs (FTE)	45	
Average Hourly Wage	\$21.50	
Total New Taxes Generated (1 year)	\$2,094,097	\$360,286
Taxes Paid (1 year) ¹	\$1,590,957	\$273,722
Taxes Abated (1 year) ²	\$503,140	\$86,564
New City Income Taxes	-	\$70,749

¹Taxes paid only on commercial property.

²Taxes abated only on residential property due to NEZ exemption.

Attachments

JK/js



20 units / floor



MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 08, 2024
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: Wayfinding Phases E + F

Agenda Item #07
May 08, 2024
DDA Meeting

In 2015 the GR Forward plan laid out, among other priorities, the improvement of the navigation and wayfinding system throughout Downtown Grand Rapids. In June 2020 DGRI took its first steps towards realizing this goal with the hiring of Progressive AE and RLR to design a wayfinding system that:

- Focuses more on enhancing pedestrian experience.
- Appeals to a broader segment of Downtown pedestrians using inclusive design principles.
- Creates opportunities to upgrade to 21st century wayfinding strategies such as interactive kiosks and mobile applications.
- Allows for easier maintenance and updating.
- Aligns and integrates the on-street and skywalk wayfinding systems.

Work toward achieving this goal was furthered in November 2022 when Universal Sign Systems was brought onboard to fabricate and install new wayfinding signage. Since that time Phases A (Skywalk), B (Center City) + D (Outer Core) have been completed while work continues on Phase C (Parking).

Phase A (Skywalk) was completed in late Winter, Phase B (Center City) is currently in the process of being deployed and Phase C (Parking Signage) is currently accepting bids. Now that work on the previous phases is concluding we're ready to move onto Phase D (Active Work Zones and Areas Outside of Center City). Universal Sign Systems quoted the fabrication and installation to be \$353,373 which has been budgeted for FY 2025.

Recommendation: Authorize DDA funding for 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.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 5, 2024
TO: Downtown Development Authority
FROM: Kimberly Van Driel
Director of Public Space Management

Agenda Item #
May 5, 2024
DDA Meeting

SUBJECT: Heartside Historic Mural Series Funding

Public space activation and connectivity were key themes that derived from the work of the Goal 5 Alliance as a priority to continue to reinvest in public space, culture, and inclusive programming as a GR Forward effort. As a mechanism for translating the objectives into implementable interventions, DGRI staff has worked with many local artists, companies, and organizations to help further the visibility of our city through creative interventions.

Since 2020, DGRI has worked with Dwelling Place to further this effort in the Heartside neighborhood honoring local history. To date, the DDA has funded fourteen new murals in our Downtown providing jobs for local artists, education for our community, and more opportunities for placemaking moments within our downtown.

The Heartside Historic Mural Series has been wildly successful for our community and downtown. Dwelling Place organizes a robust community involvement process for new art and artists. This committee is made up of business owners, artists, residents and involved organizations. This year, we are proposing to continue the program by adding two new large-scale and highly visible murals in the Heartside district honoring local history. One is located facing the west side of the Cherry/Ionia/Commerce ramp and the other is located on the corner of Division and Weston outside of the current business of GR Noir.

DGRI staff are also working with Dwelling Place on locations to add additional murals through the Women's Way alley activation program. Further work is being done on this effort. This committee will once again be meeting to help pick topics for artists to paint, discuss artists that are interested in participating and help steer art proposals to tell our communities stories.

Recommendation:

Approve the expenditure not to exceed \$60,000 out of FY25 Public Space Activation for the planning and execution of the Heartside Historic Mural Series.

« Grand Rapids, MI »

HEARTSIDE HISTORIC MURALS

Project Overview: Based on the belief that all people can express themselves creatively, Dwelling Place's Community Arts initiatives create space for self-expression and community connection. In 2024 we are excited to propose two transformative public art projects activating two new corners of the Heartside neighborhood with large-scale murals celebrating our local history. Both murals will not only beautify our public space but also serve as a powerful educational and cultural landmark. Public art has a unique ability to activate and enrich the neighborhood environment, while fostering civic pride. We take an engagement centered approach including resident feedback in the design process, and by focusing on historic themes, this mural will connect residents and visitors alike with the rich narrative of our community's past.

In 2024 we are adding an additional mural opportunity, expanding our apprentice program to provide two new emerging artist opportunities for emerging muralists to paint alongside our commissioned artists. This project is outlined in an additional attached proposal.

Heartside Historic Mural Objectives:

1. **Celebration of Heartside & Local History:** Murals will depict significant events, figures, and landmarks from our community's history, providing a visual narrative that educates and inspires viewers.
2. **Activation of Public Space:** By transforming exterior walls into vibrant artistic displays, our projects revitalize chosen locations, turning it into a destination that attracts foot traffic and encourages community interaction. Due to the density of our murals, we are a hotspot downtown for mural tours, increasing foot traffic and improving community knowledge of neighborhood history and place.
3. **Cultural Engagement:** Both murals will serve as a catalyst for conversations about heritage, identity, and collective memory, fostering a deeper appreciation for our shared history. Stories told through the mural series may include, but are not limited to, Indigenous history, Black history, Queer history and/or Women's history told through the lens of place. Themes this year include Transportation and the Black experience.

Project Details:

- **Artistic Vision:** Working with local artists we look for people willing to incorporate community feedback while blending historical accuracy with artistic expression. Contracted artists are required to gather community input on their mural designs, and input sessions are facilitated by Dwelling Place.
- **Historical Themes:** The mural will tell a visual story, spanning pivotal moments and influential figures from our community's past. Working with local historians from The Grand Rapids African American Museum and Archive, Grand Rapids Public Library, Grand Rapids Women's History Council, GVSU and the Grand Rapids Museum, the narratives will be researched and curated in collaboration with local historians and community members to ensure accuracy and relevance.
- **Location:** In 2024 we propose two highly visible murals, one on the parking Ramp at Cherry and Ionia, and a second on GR Noir, located at Division and Weston streets. The proposed sites for the mural are strategically chosen for its visibility and accessibility to residents and visitors.

Budget Breakdown:

- Artist Commission – GR Noir: \$4,000 (\$3,500 painting fee, \$500 design fee)
 - Artist Commission – Peppino's: \$35,000
 - Materials and Equipment: \$4,000
 - Installation Costs: \$8,000
 - Contingency: \$3,000
 - Apprentice: \$5,100
- Total \$59,100

Timeline:

- Artist/ Apprentice Selection, Contracting, Concept Development: May
- Approval by Parking / Historic Commission/ City Arts Committee June
- Mural Creation and Production: July / August

Impact of Heartside Historic Murals:

- **Community Pride:** The mural will become a source of local pride, reflecting our community's history and stories for years to come.

- **Tourism and Economic Impact:** Our murals will attract visitors, boosting foot traffic to nearby businesses and contributing to the welcoming streetscape in the Heartside Neighborhood.
- **Educational Resource:** Tour, schools and community groups can use the mural as an educational tool, deepening understanding of our heritage.

Funding Request: We are seeking funding of \$60,000 to cover the costs associated with this impactful public art project. Your contribution will directly support the creation and installation of this mural, leaving a legacy in our community.

Public art, especially when centered around historic themes, has the power to transform public spaces. This mural project represents an investment in our community's future, fostering a sense of belonging and collective memory. We are excited about the potential impact of this project and invite your partnership in bringing this vision to life.

Dwelling Place is committed to engaging the community in support of our mission to improve the lives of people by creating quality affordable housing, providing essential support services, and serving as a catalyst for neighborhood revitalization. Dwelling Place has had a presence in the Heartside neighborhood for 44 years, providing affordable housing for individuals and families who are facing displacement. Dwelling Place answered the call and currently has 600 units of affordable apartments in Heartside. Today, we are hoping you can champion our neighborhood level work by contributing financially supporting this very special request.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 8, 2024

TO: Downtown Development Authority

FROM: Kimberly Van Driel
Director of Public Space Management

SUBJECT: Major Event Funding Approval for Global Water Fest

Agenda Item #
May 8, 2024
DDA Meeting

Consistent with goals established by GR Forward, DGRI staff continually works with Downtown event producers to help them market their events to diverse audiences and create inclusive experiences. Additionally, DGRI has been working towards river activation strategies particularly over the past few years focusing on how to better engage the community with the Grand River. Through Goal 5 and the River Activation Steering Committee, priorities to engage the community through education, art, events, and infrastructure has led to over dozens of new programs and projects over the past couple of years along the river corridor specifically organized by DGRI staff or funded by DGRI. One specific event idea that came out of that committee is a river festival. Since then, DGRI has worked towards helping the Global Water Festival organizers continue to expand and elevate the festival with programming, amenities, and activities.

Back for its fourth year, the Global Water Festival happening at Canal Park on July 27 and 28, honoring cultural heritage programming for all to experience specifically highlights the use of the Grand River. This unique event will host dragon boat races, kayaking, as well as showcase local talent, food, vendors, and activities from a variety of cultural community partners. This event focuses on the diversity within our community and how those communities interact historically with waterways from their countries and hometowns to how they now interact with the Grand River. With its fourth year on the horizon, the festival organizers are continuing to work to expand this cultural event's diverse programming.

Recommendation:

Approve Major Event Sponsorship to the Global Water Festival in the amount of \$35,000.

Downtown Vitals Report



DOWNTOWN
GRAND RAPIDS INC.

Published April 2024

NEW BUSINESSES

+0

in April

+5

year-to-date

STOREFRONT VACANCY RATES

-.3%

vs. Mar 2024

-2%

vs. 2-yr avg.

Q1 OFFICE VACANCY RATES

10.1%

in Q1 2024 vs. 8.1% in Q4 2023

Q1 OFFICE RENTAL RATES

\$23.01

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

Q1 HOUSING OCCUPANCY

+0.1%

vs. Q4 2023

+1%

vs. Q1 2023

+12%

vs. Q1 2019

MARCH HOTEL OCCUPANCY

+4%

vs. Feb 2024

+12%

vs. Mar 2023

-16%

vs. Mar 2019

VISITOR ACTIVITY COUNTS

-4%

vs. Mar 2024

-24%

vs. Apr 2023

-12%

vs. Apr 2019

EMPLOYEE ACTIVITY COUNTS

-5%

vs. Mar 2024

+.2%

vs. Apr 2023

-13%

vs. Apr 2019

RESIDENT ACTIVITY COUNTS

-1%

vs. Mar 2024

+28%

vs. Apr 2023

+43%

vs. Apr 2019

FEBRUARY DASH WORK RIDES

+24%

vs. Jan 2024

FEB. DASH CIRCULATOR RIDES

+30%

vs. Jan 2024

FEBRUARY CITY EMPLOYMENT

+.4%

vs. Jan 2024

+4%

vs. Feb 2022

+2%

vs. Feb 2019



Storefront Business Openings | Updated April 2024

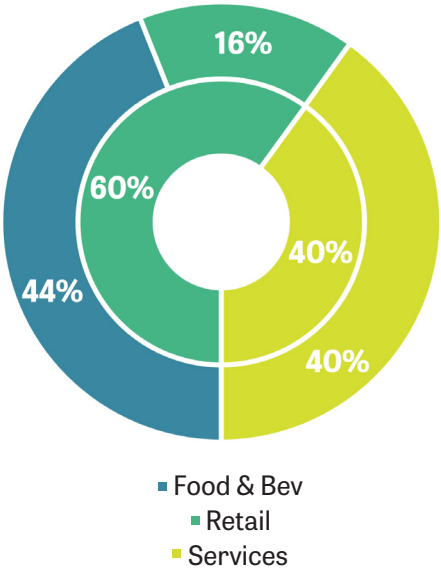
Retail
Shinola Detroit*
Grammotones*
GVSU Laker Store*

Food & Beverage

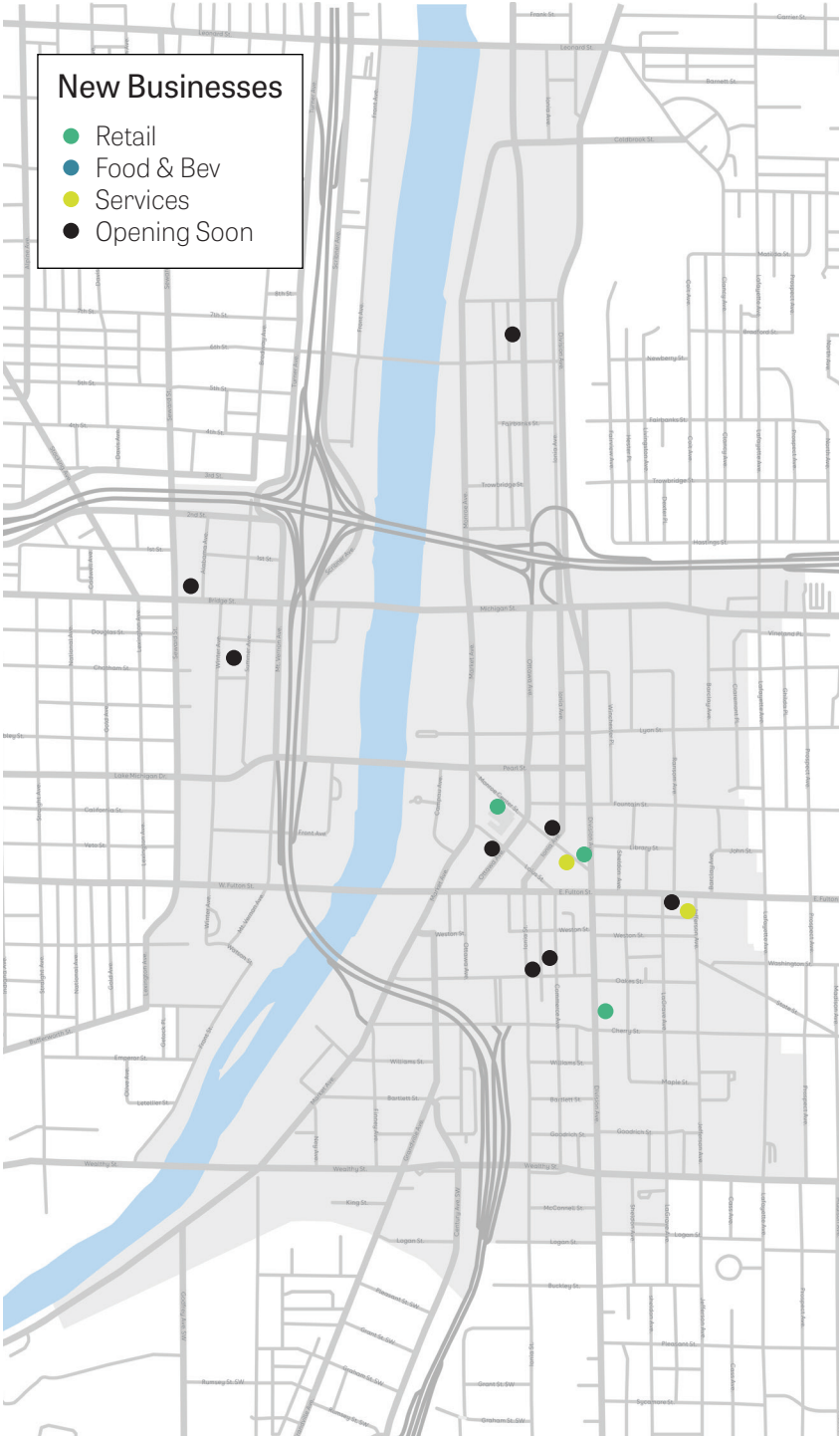
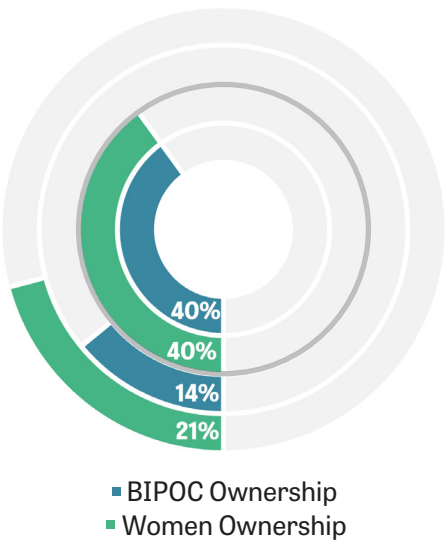
Services
D'Vine Nails & Spa
Euphoria Wellness

5
storefront businesses
opened in 2024

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



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



* received DDA Retail Innovation Grant

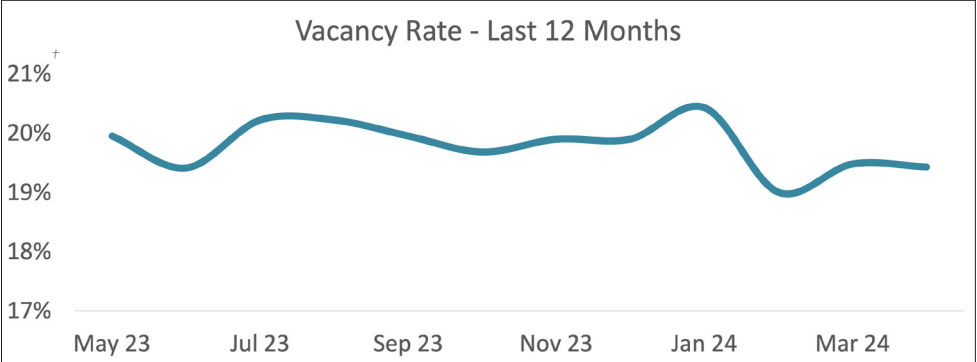
Source: Downtown Grand Rapids Inc.

Storefront Vacancies & Recent Closures | Updated April 2024

7
storefront
businesses
closed in 2024

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

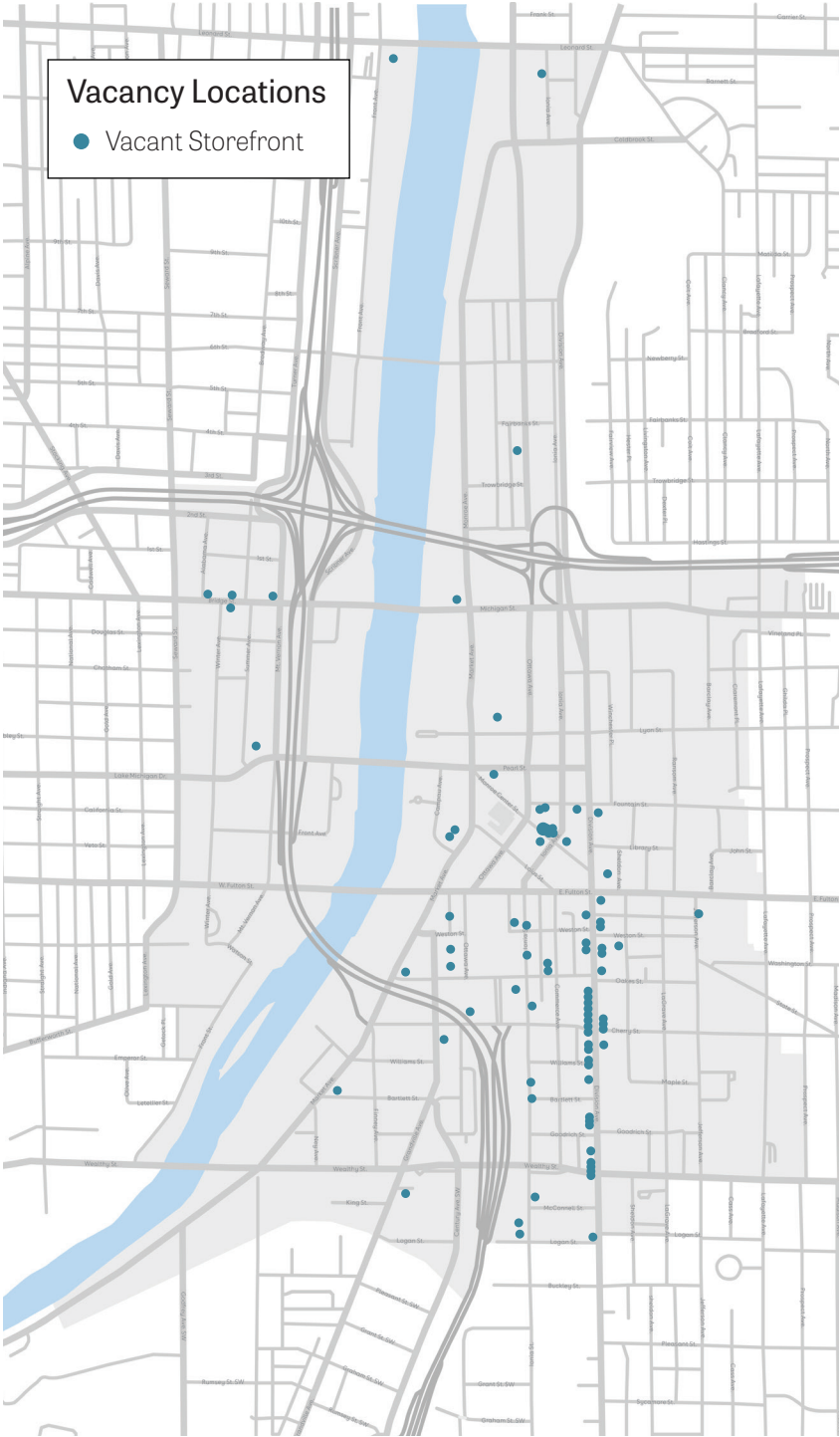
19%
storefront
vacancy rate



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

	Storefronts	Vacancies	Vacancy %	Sq Ft Available
Bridge Street	23	3	18%	6,335 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	11	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	29%	4,460 sq ft
DISTRICT TOTALS:	381	74	19%	~310,379 sq ft

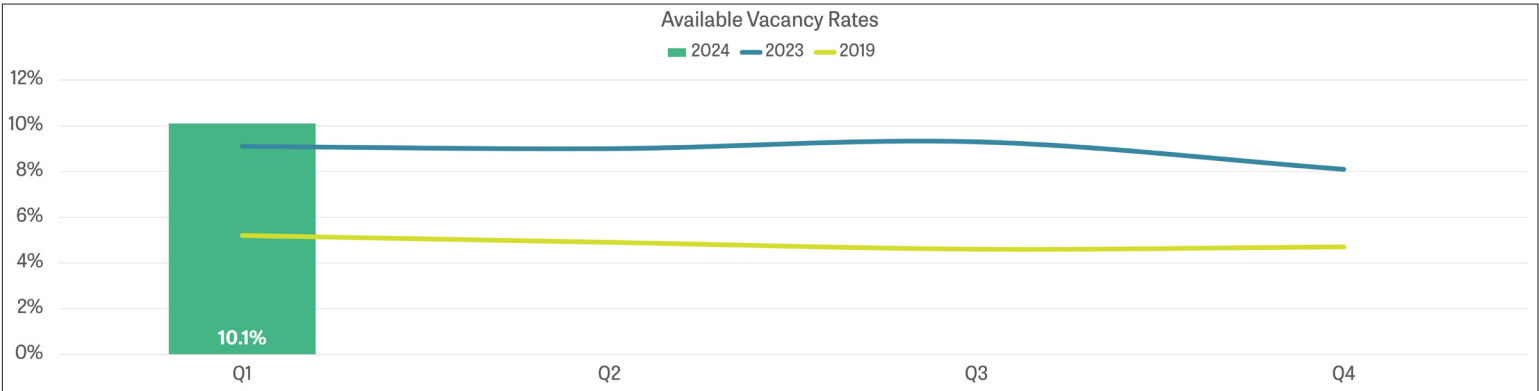
Source: Downtown Grand Rapids Inc.



Source: Downtown Grand Rapids Inc.

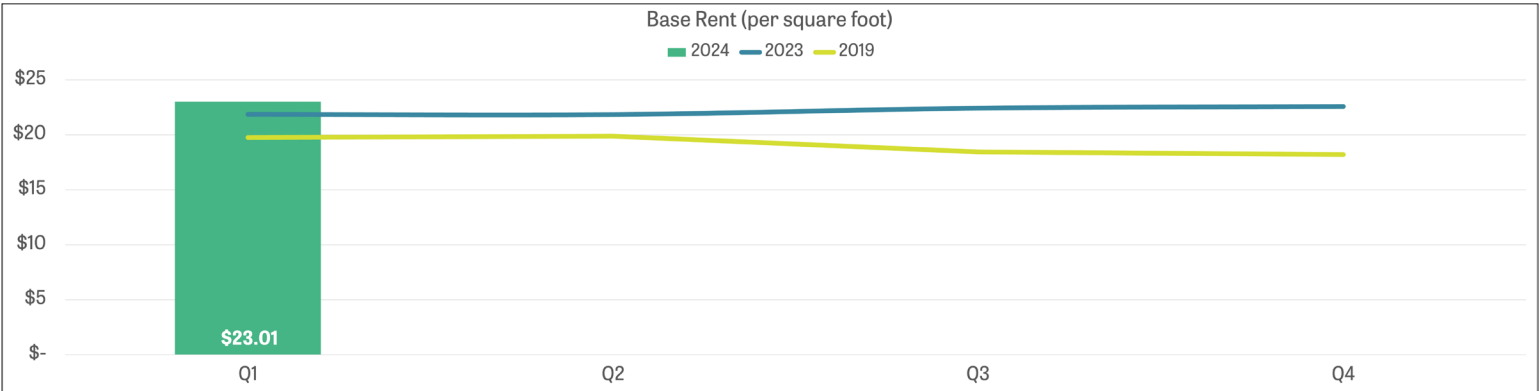
*Monroe Center is a subset of Center City and is not included in District Totals

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



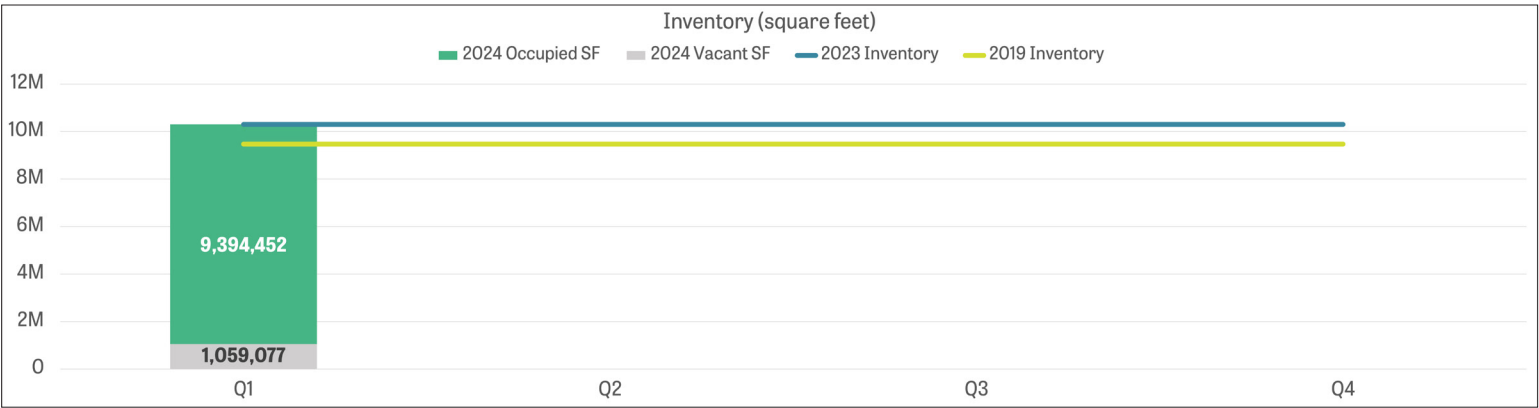
Source: CoStar

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



Source: CoStar

10.3M
square feet of office
space inventory

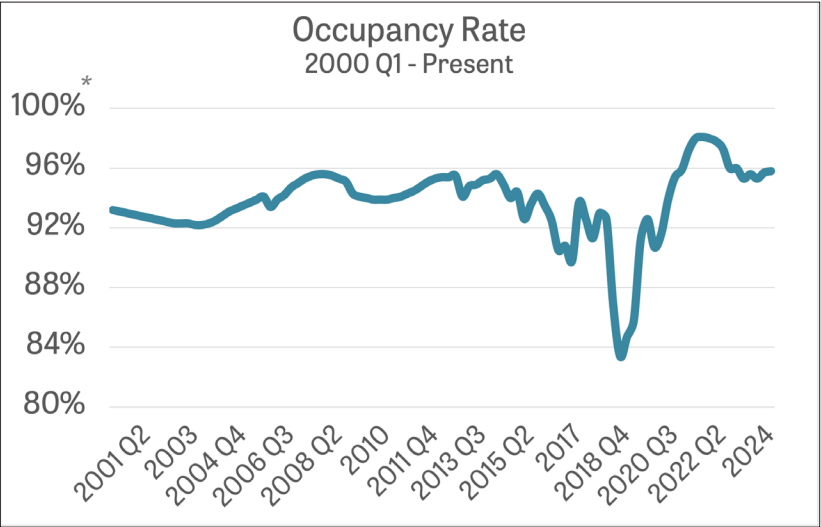


Source: CoStar

96%
occupancy
Q1 2024

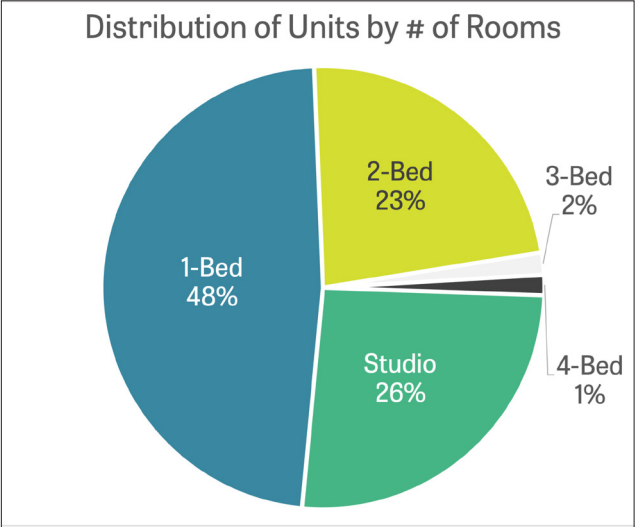
248
units under
construction

1,383
units in pipeline

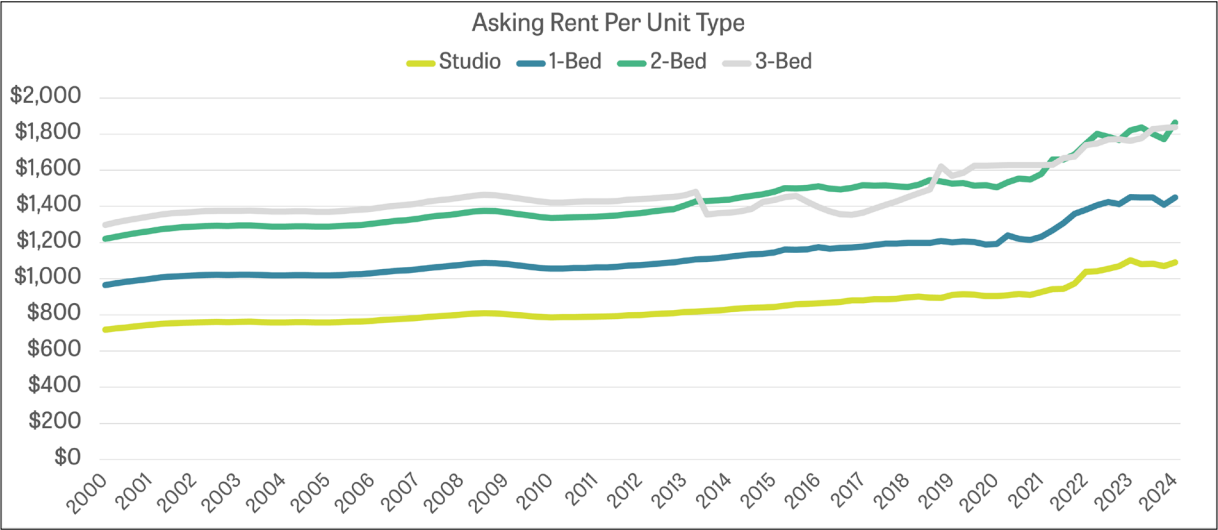


*truncated y-axis to highlight changes

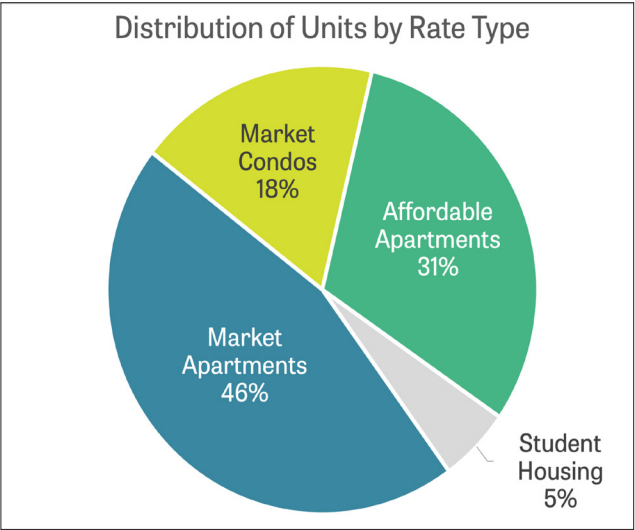
Source: CoStar



Source: CoStar



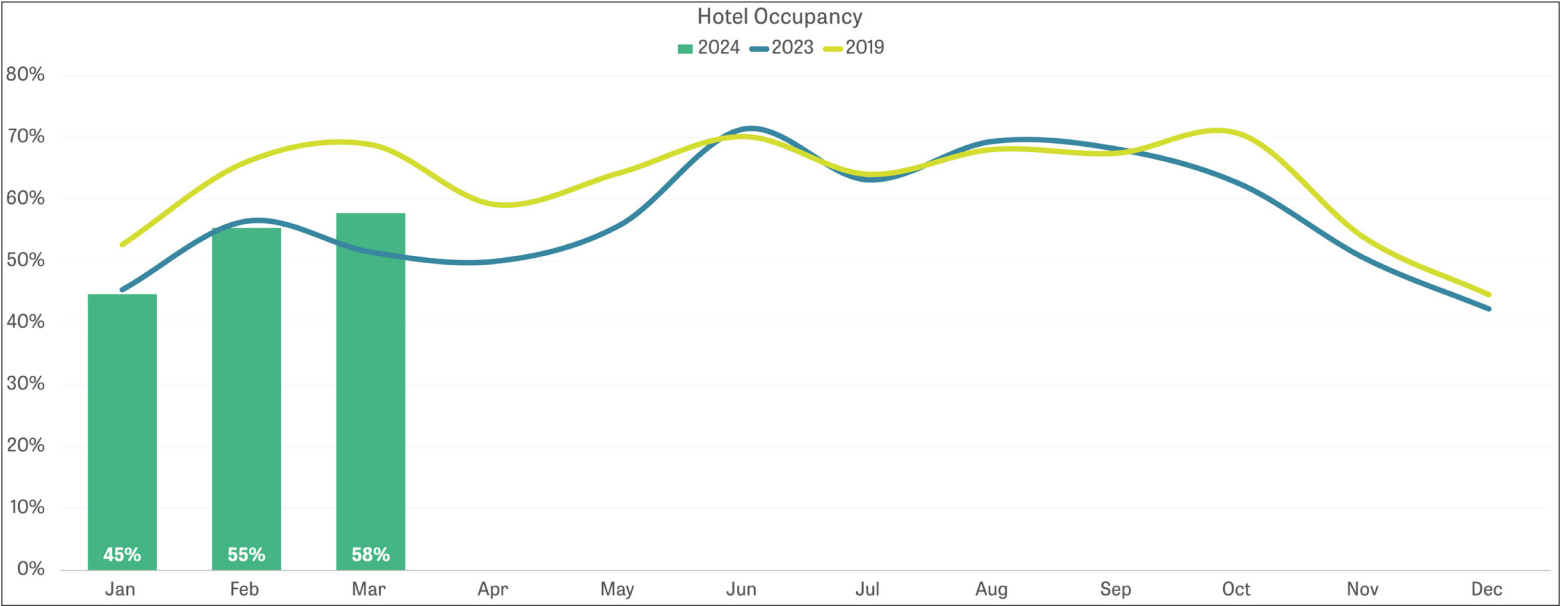
Source: CoStar



Source: Downtown Grand Rapids Inc.

58%
hotel occupancy
March 2024

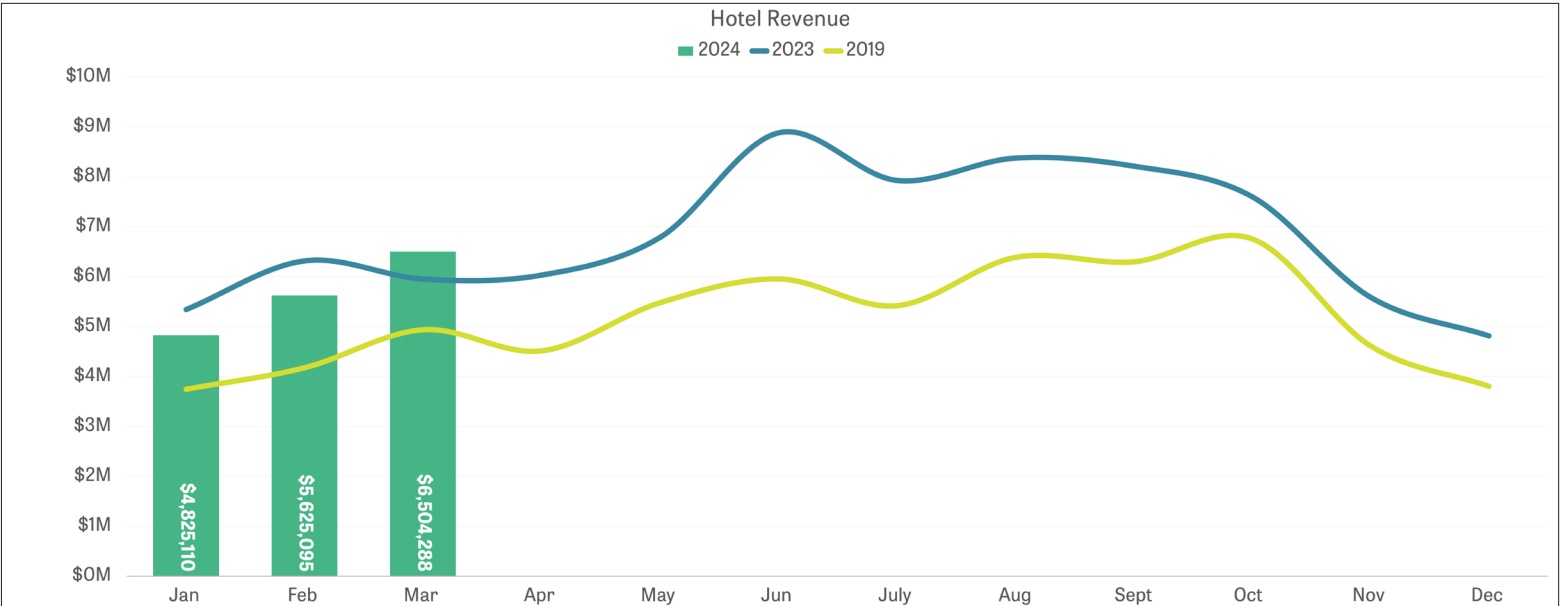
53%
average hotel
occupancy
2024 to date



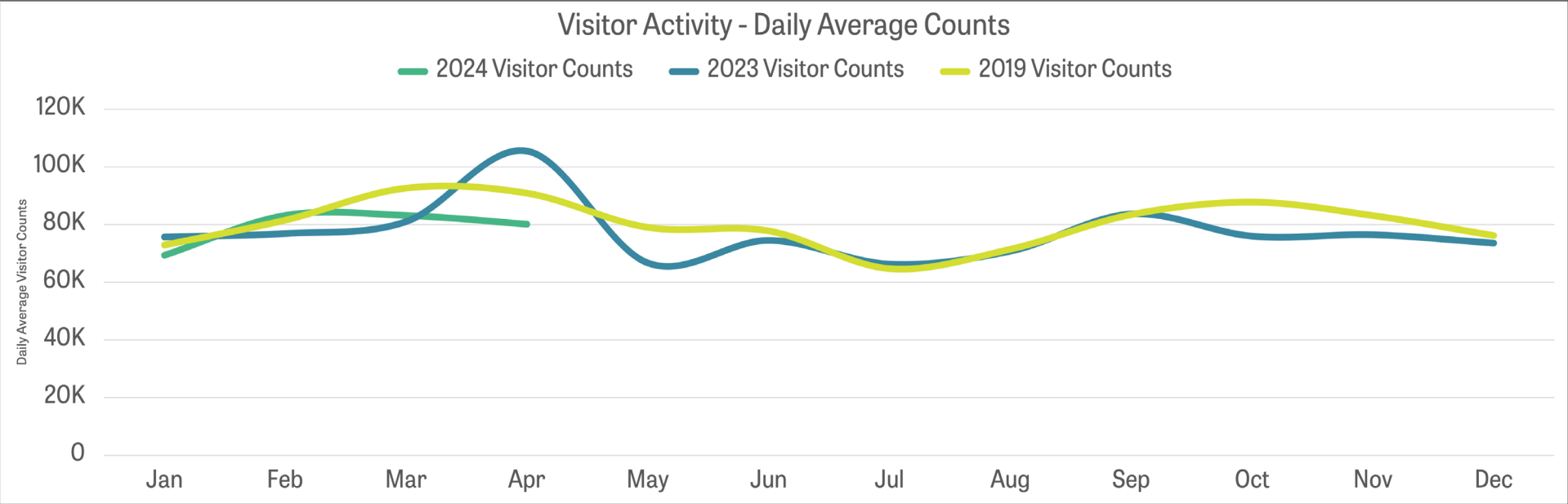
Source: Smith Travel Research via CoStar

\$6.5M
hotel revenue
March 2024

\$17M
hotel revenue
2024 to date



Source: Smith Travel Research via CoStar



Source: Placer.ai

4%

decrease

Apr 2024 vs. Mar 2024

24%

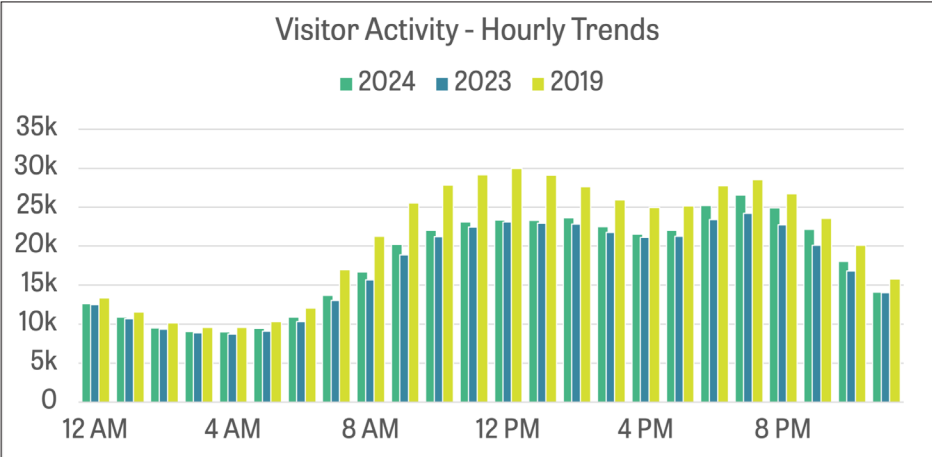
decrease

Apr 2024 vs. Apr 2023

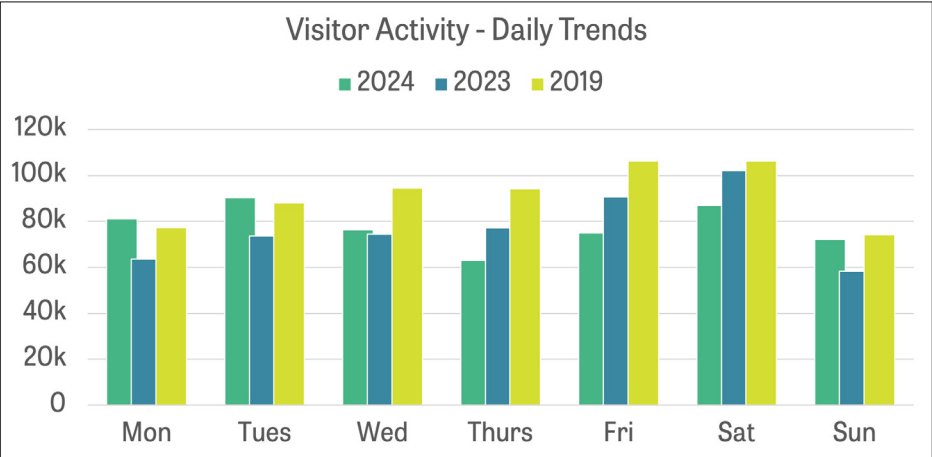
12%

decrease

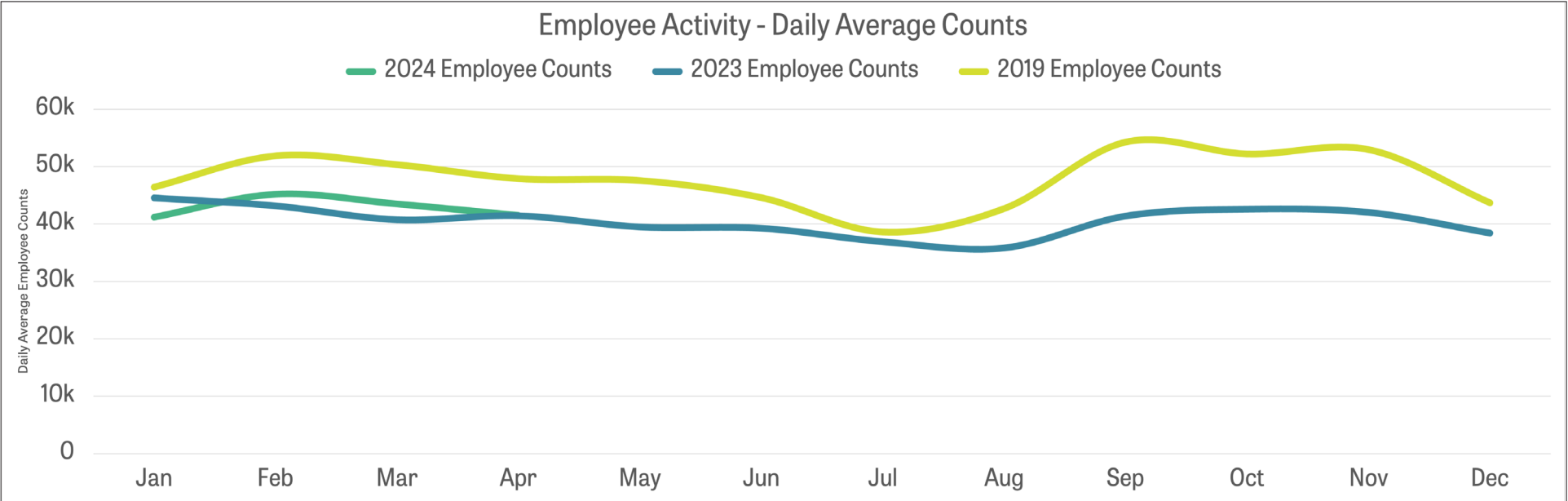
Apr 2024 vs. Apr 2019



Source: Placer.ai



Source: Placer.ai

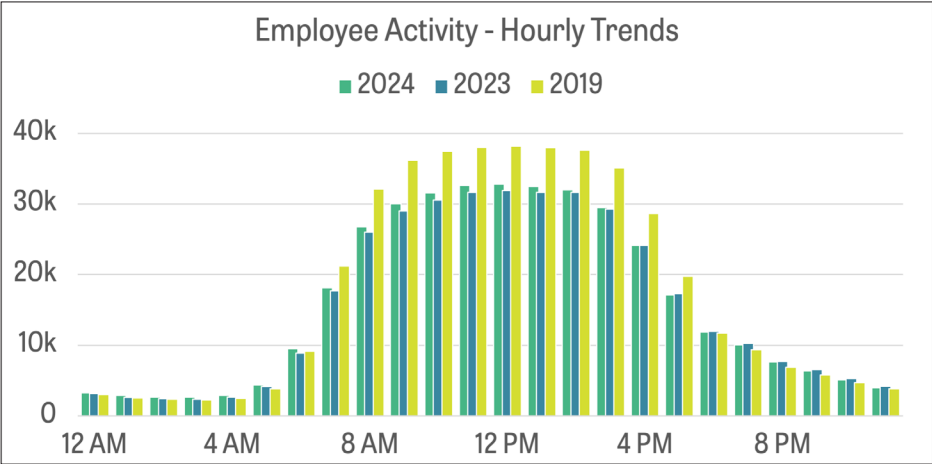


Source: Placer.ai

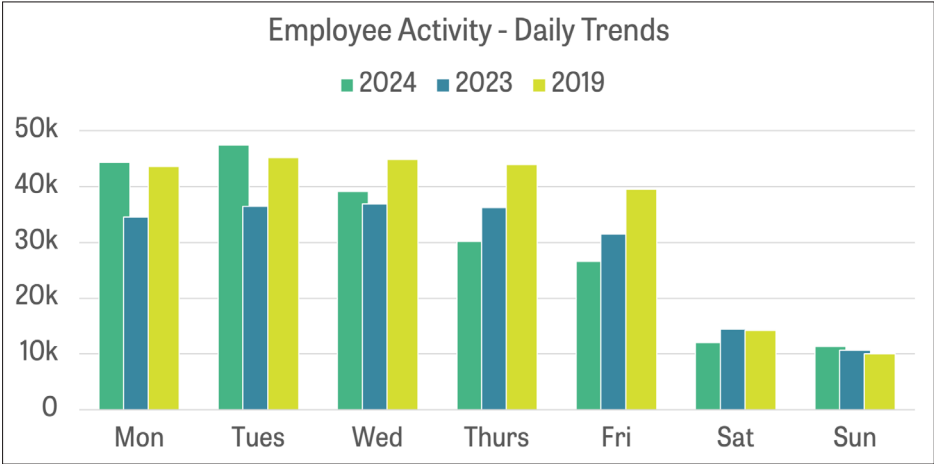
5%
decrease
Apr 2024 vs. Mar 2024

0.2%
increase
Apr 2024 vs. Apr 2023

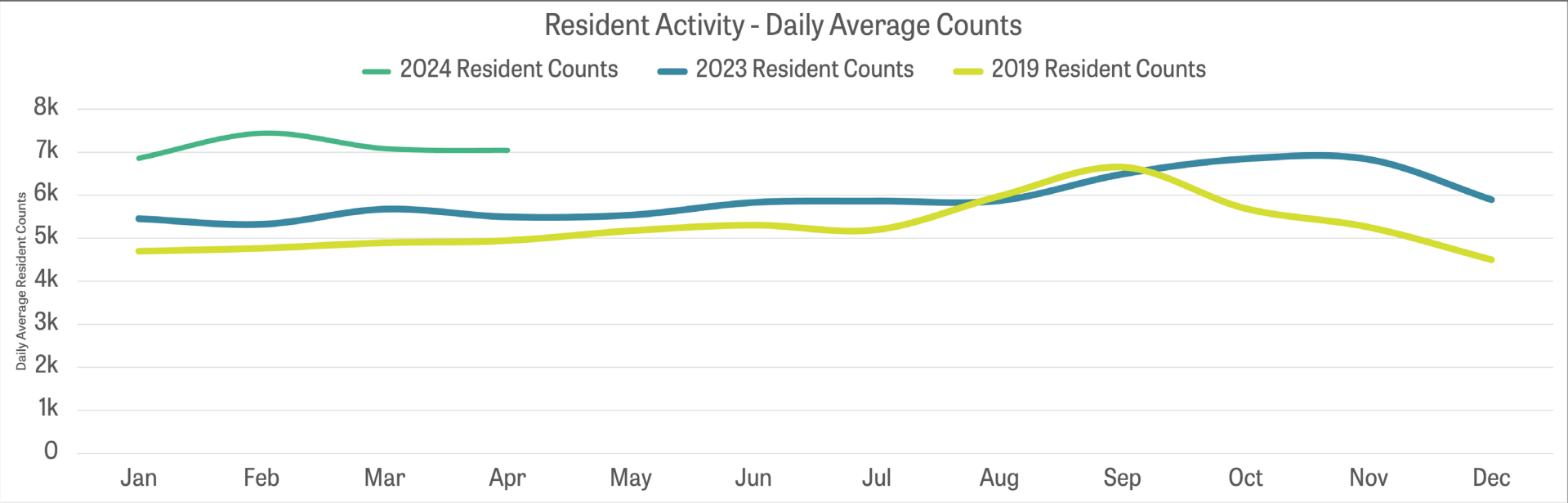
13%
decrease
Apr 2024 vs. Apr 2019



Source: Placer.ai



Source: Placer.ai

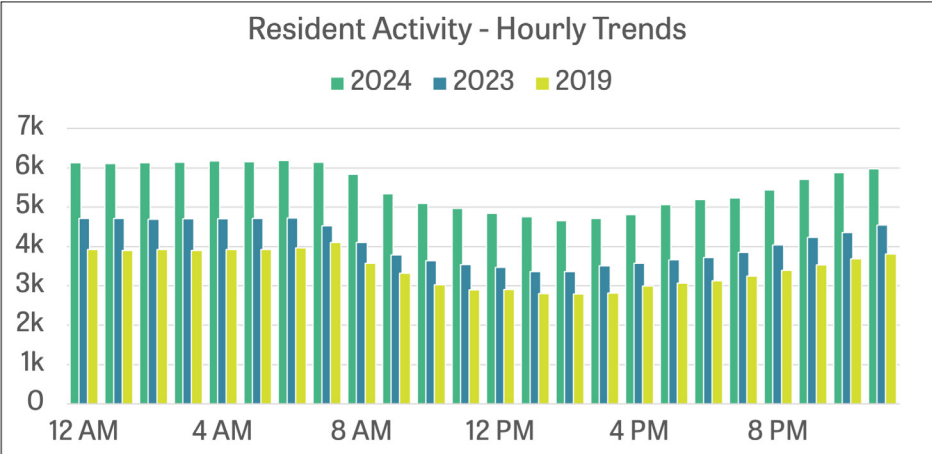


Source: Placer.ai

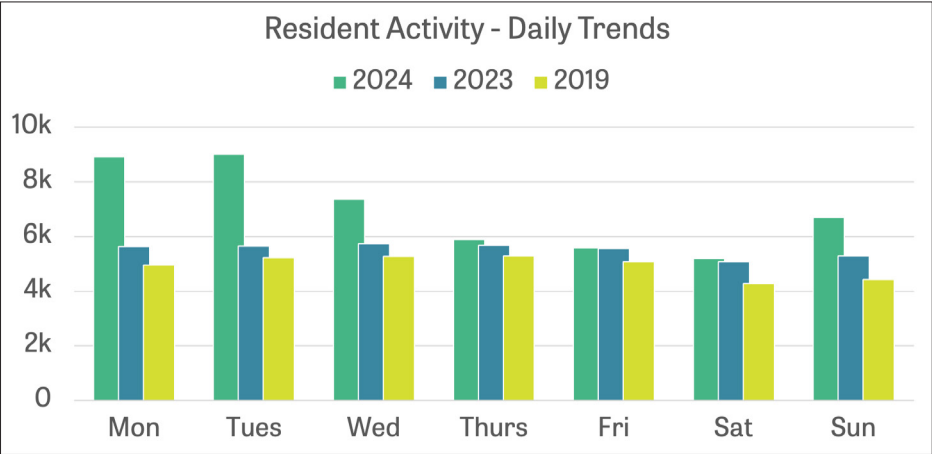
1%
decrease
Apr 2024 vs. Mar 2024

28%
increase
Apr 2024 vs. Apr 2023

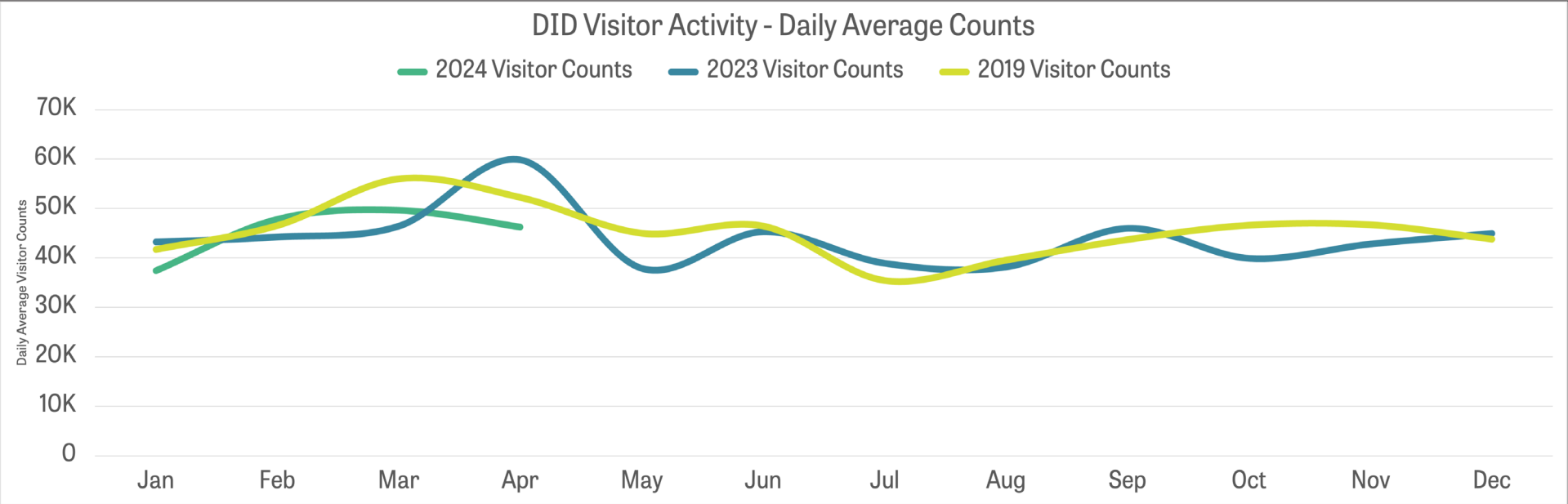
43%
increase
Apr 2024 vs. Apr 2019



Source: Placer.ai



Source: Placer.ai

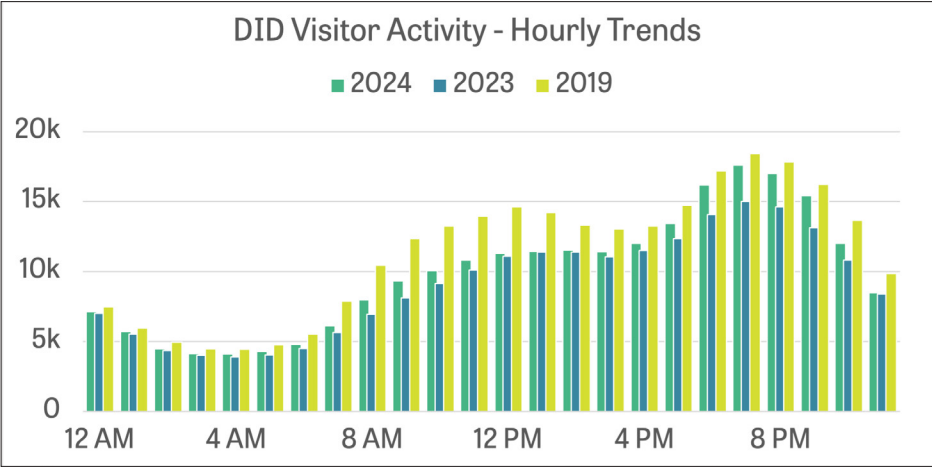


Source: Placer.ai

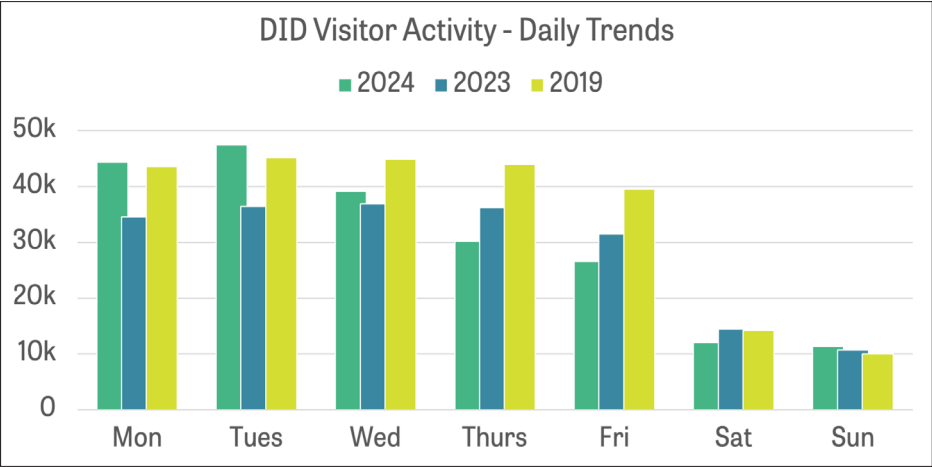
7%
decrease
Apr 2024 vs. Mar 2024

23%
decrease
Apr 2024 vs. Apr 2023

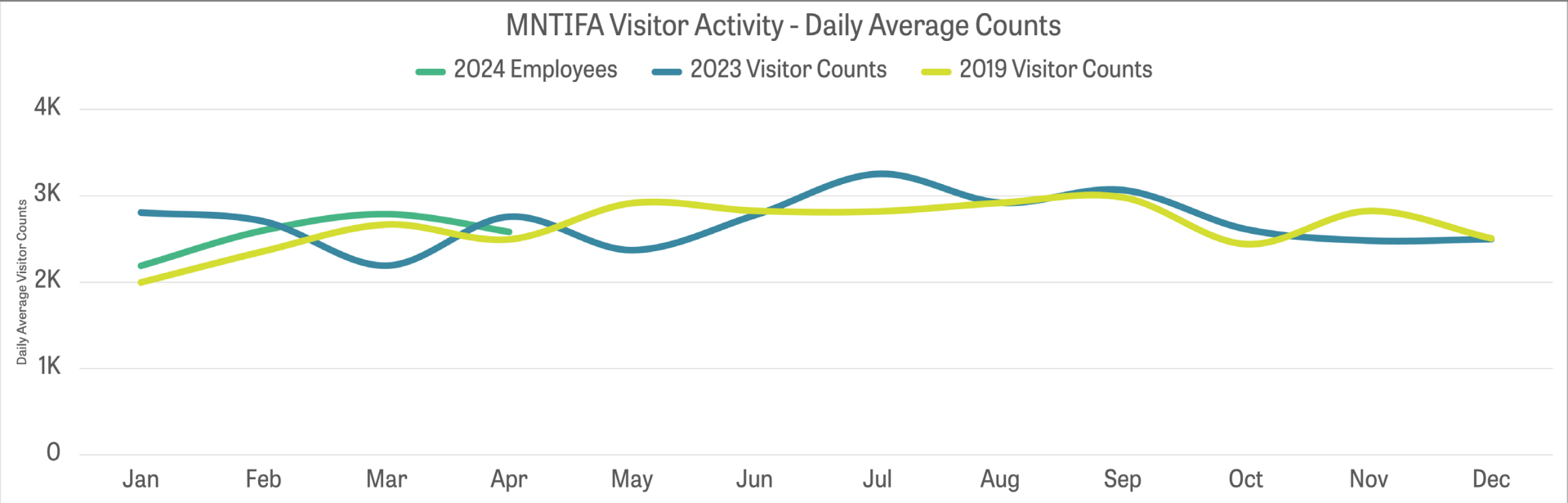
11%
decrease
Apr 2024 vs. Apr 2019



Source: Placer.ai



Source: Placer.ai

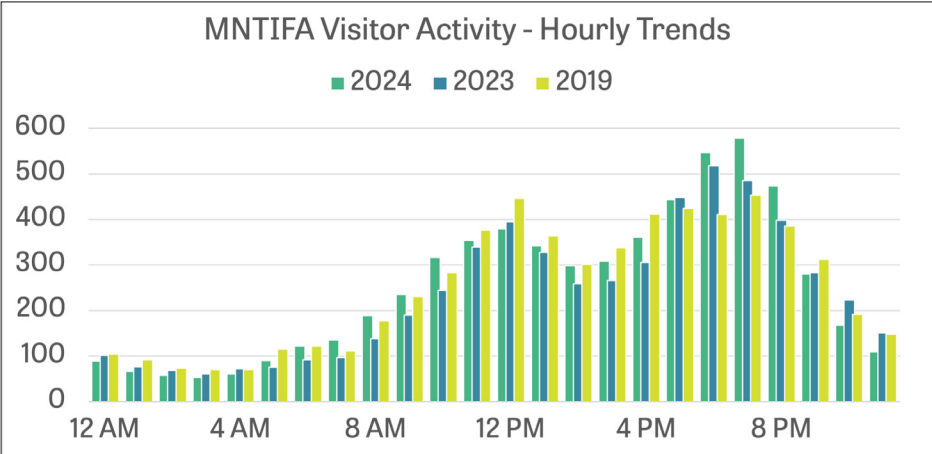


Source: Placer.ai

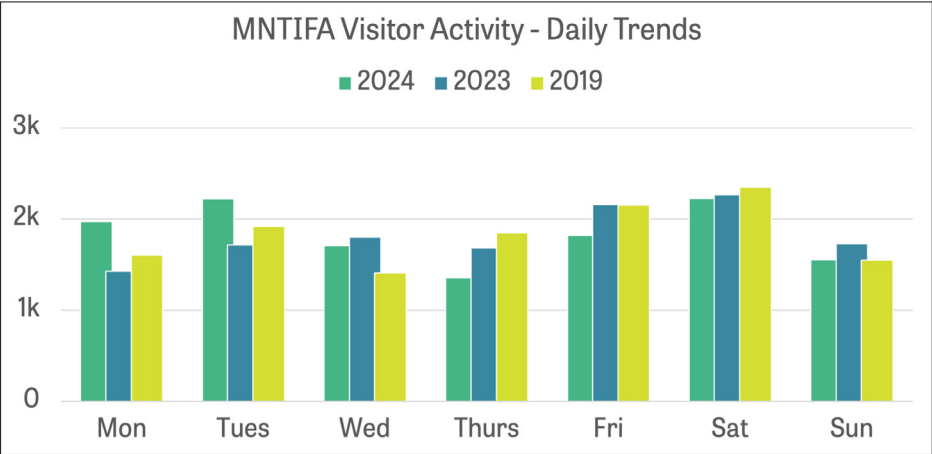
7%
decrease
Apr 2024 vs. Mar 2024

6%
decrease
Apr 2024 vs. Apr 2023

4%
increase
Apr 2024 vs. Apr 2019



Source: Placer.ai



Source: Placer.ai

Downtown Ambassador Statistics | Updated April 2024

	April 2024	2024 YTD	2023 YTD	2019 YTD
Graffiti Removals	514	1,764	1,347	439
Lbs of Trash Removed	31,050	94,200	117,975	146,175
Snow Removals	0	5,569	3,707	8,036
Weeds Abated	39,831	40,078	20,141	2,061
Business Contacts	760	2,637	3,256	733
Pedestrian Assists	31,084	138,759	128,177	86,190
Mobility Assists	284	1,079	1,315	637
Total Ambassador Banked Hours as of March:				-386.25
Total Resident Ambassador Banked Hours as of March:				-80.5

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

Source: Downtown Grand Rapids Inc.



Current Construction & Development | Updated April 2024

1 Corewell Health Ambulatory Building

anticipated completion: Fall 2024

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

543k

square feet of
office space

2 Center for Transformation & Innovation

anticipated completion: Summer 2024

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

2,400+

square feet of
commercial space

3 Studio Park Residential Tower

anticipated completion: End 2024

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

248

housing units

4 Wealthy & Sheldon Lofts

anticipated completion: End 2024

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

1,200+

new jobs

5 Corewell Health Parking Structure

6 Lyon Square Reconstruction

anticipated completion: Fall 2024

\$12,000,000 investment

1,120

parking spaces

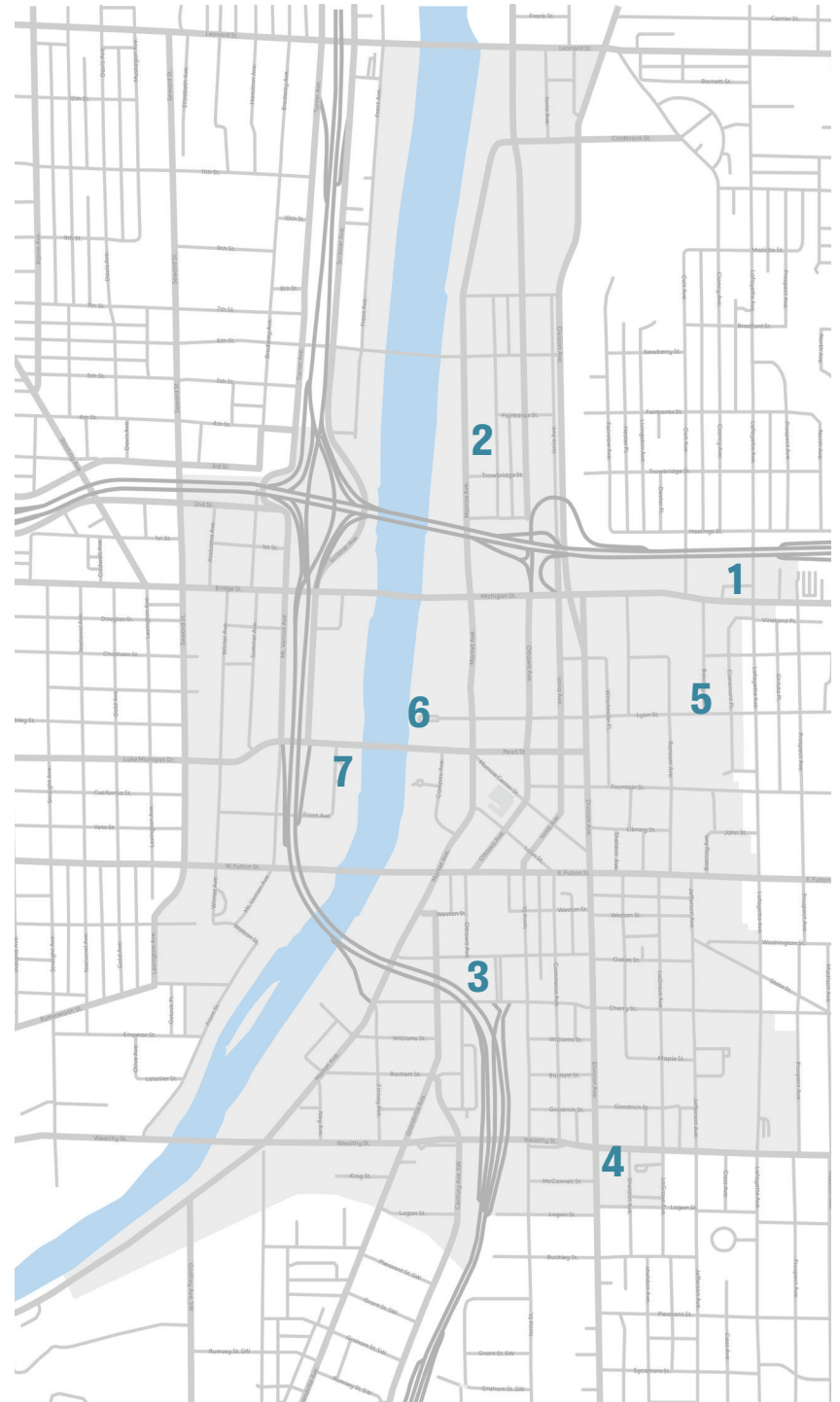
7 GRPM River's Edge Work

anticipated completion: 2025

\$12,000,000 investment

\$224M

in investment



Source: Downtown Grand Rapids Inc.

DASH 3.0: Circulator Ridership | Updated February 2024

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

30%

increase in rides

Feb 2024 vs. Jan 2024*

2%

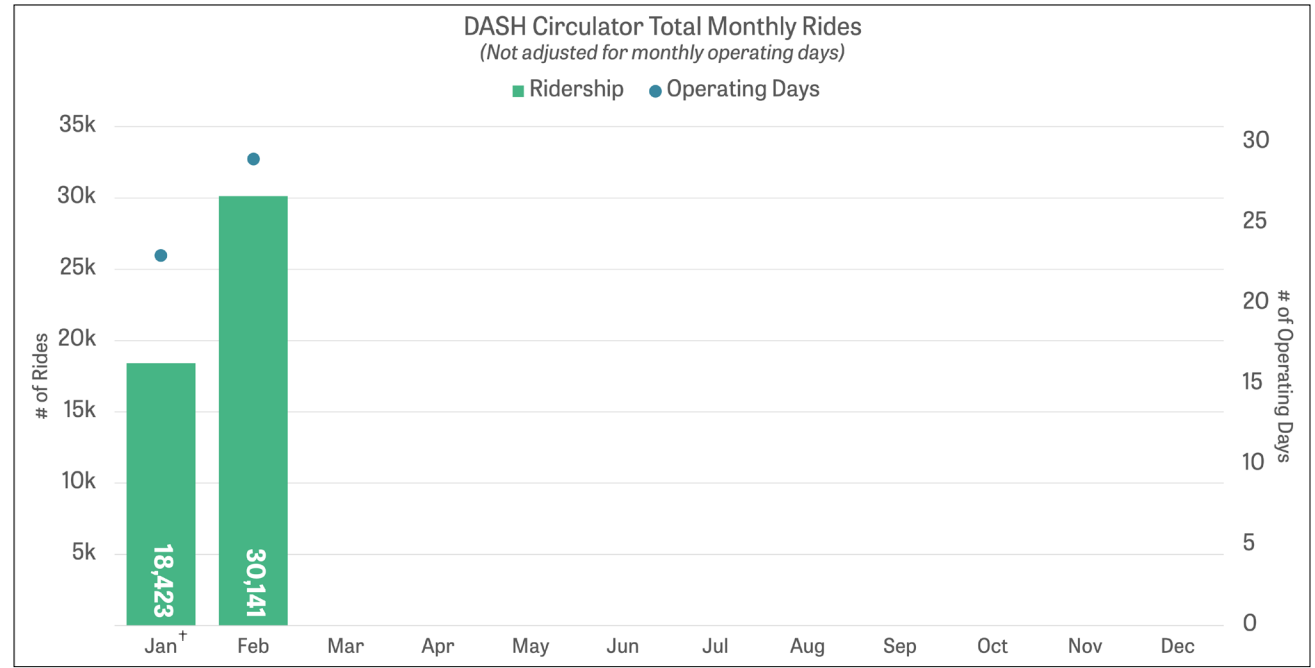
decrease in rides

Feb 2024 vs. Feb 2023*

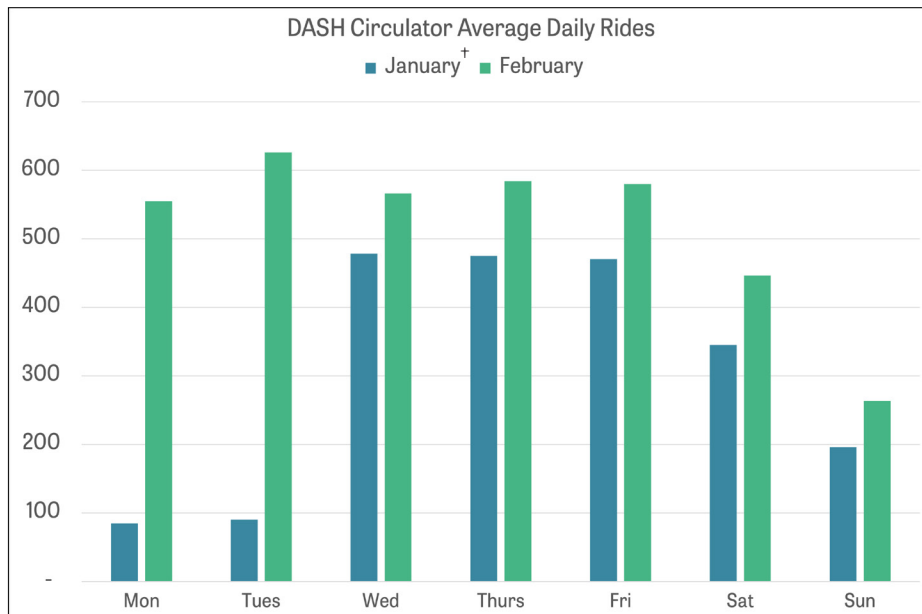
40%

decrease in rides

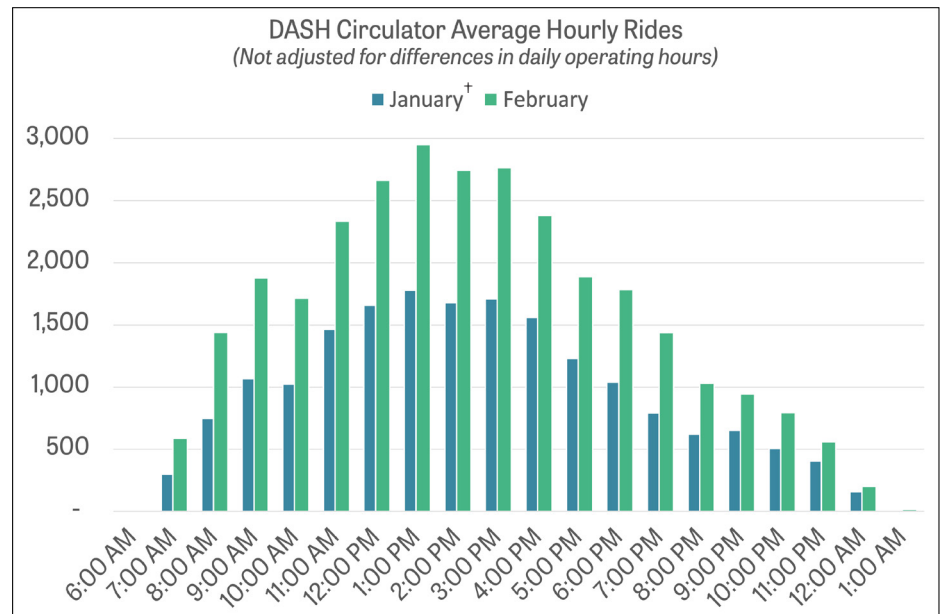
Feb 2024 vs. Feb 2019*



Source: The Rapid



Source: The Rapid



Source: The Rapid

*Adjusted for monthly operating days

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

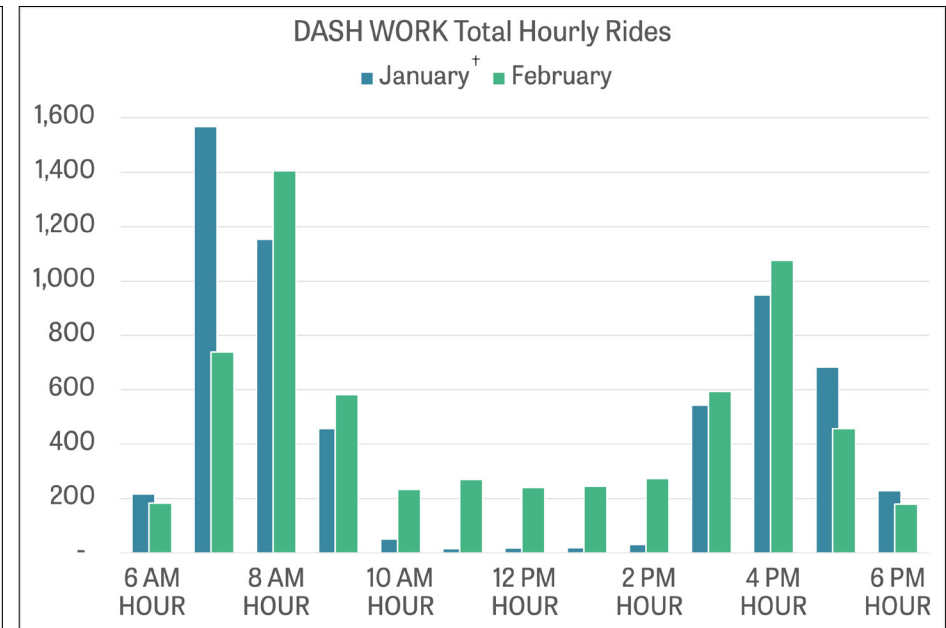
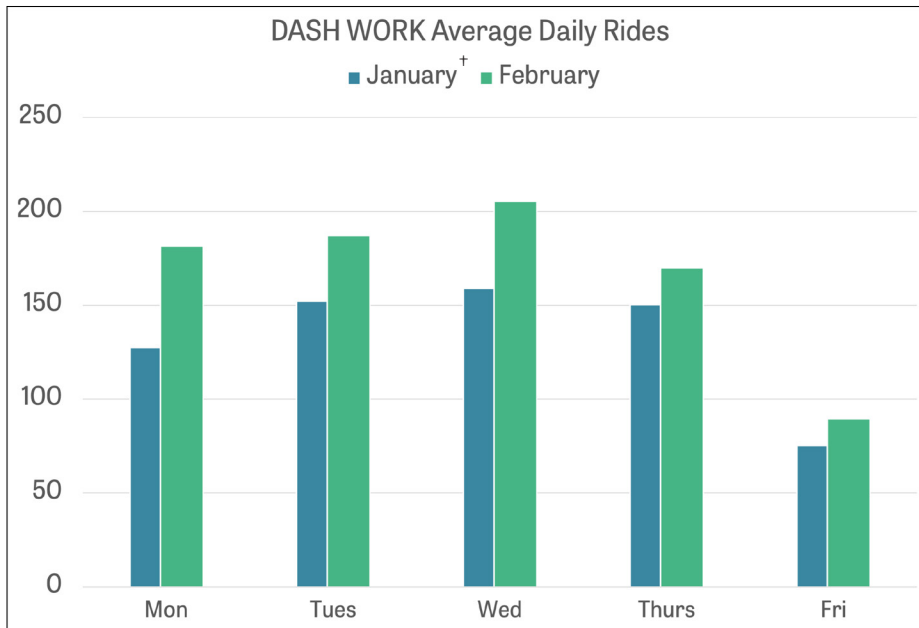
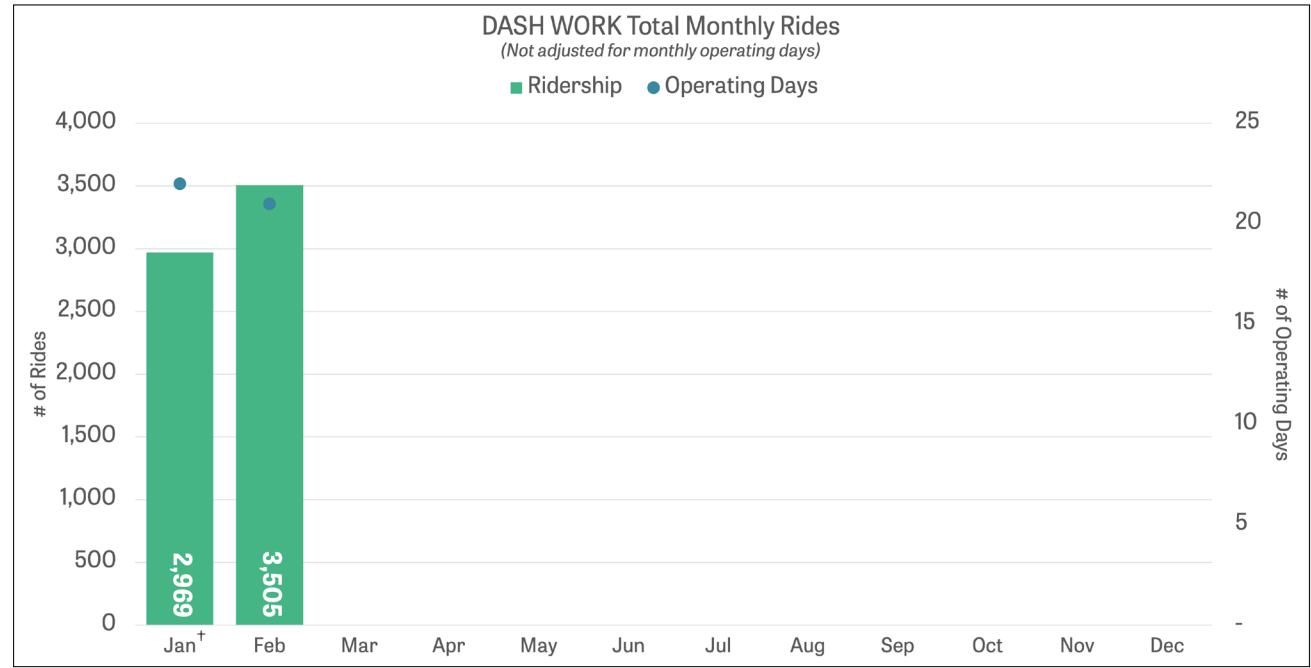
Number of operating days: Jan: 23; Feb: 29

DASH 3.0: WORK Ridership | Updated February 2024

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

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

57%
of rides in 2024
occur in the AM

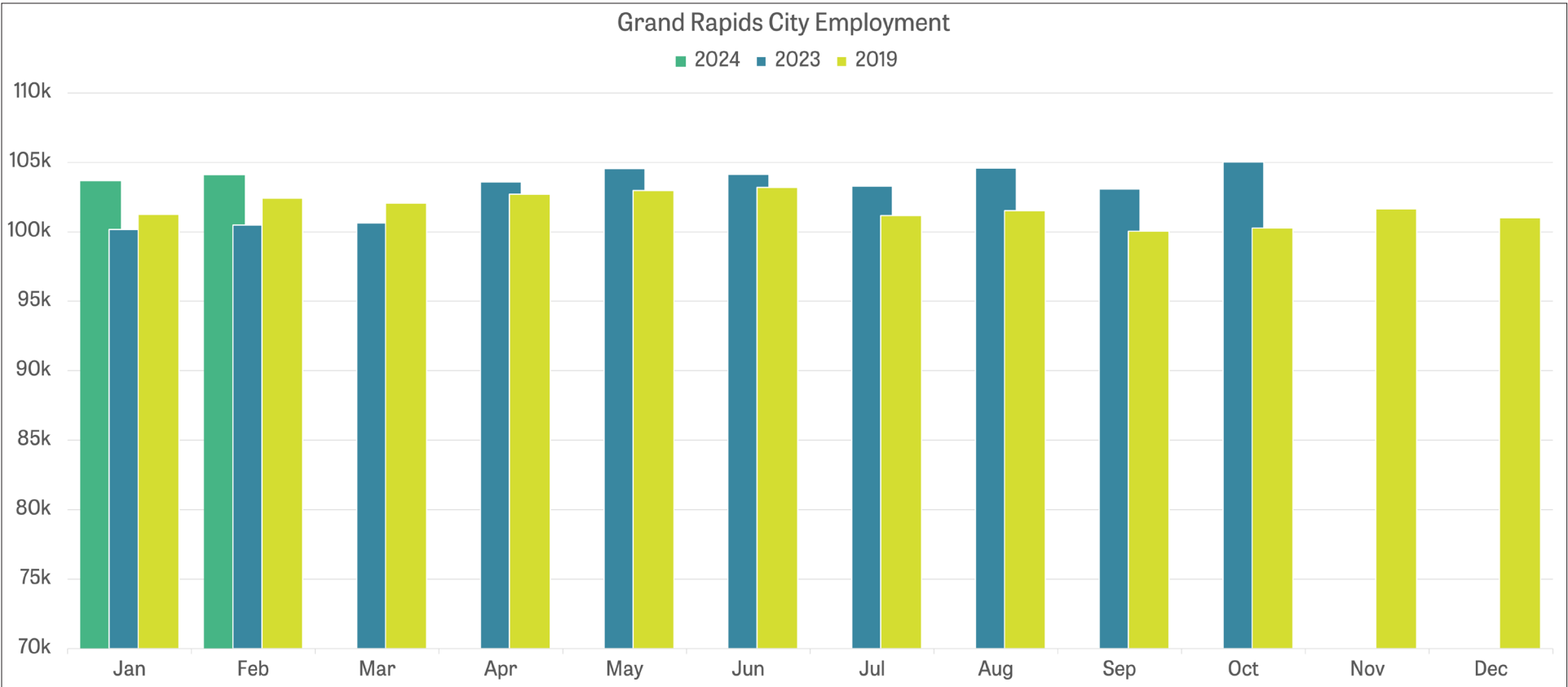


Source: The Rapid

*Adjusted for monthly operating days

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

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



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

Source: BLS
via City of Grand Rapids

0.4%
increase
Feb 2024 vs. Jan 2024

4%
increase
Feb 2024 vs. Feb 2023

2%
increase
Feb 2024 vs. Feb 2019