

AGENDA



DOWNTOWN
DEVELOPMENT
AUTHORITY

Board Members:

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

Wednesday, March 12, 2025

9:00 a.m. Meeting

29 Pearl Street, NW, Suite #1

- | | | |
|---|--------|---------|
| 1. Call to Order | | Winn |
| 2. Approve December 11, 2024, Minutes (9:00)
(enclosure) | Motion | Winn |
| 3. Approve Preliminary February 28, 2025 Statements (9:05)
(enclosure) | Motion | Chapman |
| 4. Retail Innovation Grant: 17 S Division Ave (9:10)
(enclosure) | Motion | Eledge |
| 5. Retail Innovation Grant: 317 S Division Ave (9:15)
(enclosure) | Motion | Eledge |
| 6. Ecliptic at Rosa Parks Furniture Purchase (9:20)
(enclosure) | Motion | Miller |
| 7. FY26 Budget Update (9:25) | Info | Kelly |
| 8. Executive Director Report (9:30) | Info | Kelly |
| 9. Public Comment (9:35) | | |
| 10. Board Discussion (9:40) | Info | Board |
| 11. Adjournment (9:45) | | |



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY February 12, 2025

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

Attendance

Members Present: Luis Avila, Ryan Foley, Greg McNeilly, Mayor David LaGrand (arrived during agenda item #9 and left during agenda item #10), Jen Schottke (arrived after agenda item #4), Rosalynn Bliss, Al Vanderberg (after agenda item #3), Rick Winn.

Members Absent: Kayem Dunn.

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Mandy McDaniel (Recording Secretary), Melvin Eledge, Megan Catcho, Corey Mathein, Mark Miller and Lauren Suidgeest (DGRI Staff).

2. Approve Meeting Minutes from December 11, 2024
Motion: Member McNeilly, supported by Member Bliss, moved to approve December 11, 2024, Meeting Minutes as presented. Motion carried unanimously.
3. Approve January 31, 2025 Statements
Motion: Member McNeilly, supported by Member Bliss, motioned to accept Statement D: January 31, 2025, Expenditures. Motion carried unanimously.
4. FY2024 Audit Presentation
Marie Stiegel from Plante Moran, the external Auditor for the City and DDA, reported that the FY24 audit was free from material statements. Plante Moran provided a clean and unmodified opinion, the highest-level rating. An end-of-audit letter is included in the packet.

Motion: Member Avila, supported by Member Bliss, motioned to accept the FY2024 audit report. Motion carried unanimously.
5. Temporary Access and Purchase Agreement
Kara Wood from Grand Action 2.0 updated the Board on the amphitheater and soccer stadium plans, highlighting a temporary access permit.

The DDA is partnering to develop an 8,500-seat soccer stadium in Downtown Grand Rapids. The stadium will be built on an 8.5-acre site that includes DDA and YMCA properties.

Grand Action 2.0 intends to purchase land from the DDA for \$8,040,211.05 and acquire YMCA property. The total projected cost of the stadium is \$175 million, funded through public and private sources.

To start construction in spring 2025, Grand Action 2.0 proposes two agreements with the DDA: a Temporary Access Agreement and a Purchase and Sale Agreement (PSA). The stadium will serve as a professional soccer venue and support local sports events, with potential housing development nearby.

Additionally, Bill Culhane discussed a separate skywalk bridge project connecting the GVSU parking deck to the YMCA. This project will include a stair tower and elevator. GVSU will own the bridge, while Grand Action 2.0 will handle its construction.

The project is scheduled for completion by November 2026. A special land use application is under review by the Planning Commission, with recommendations to approve the deed for the YMCA parking lot and execute the Temporary Access Agreement. Key purchase agreement terms include a payment of just over \$8 million, a 10-year term with annual payments, and access to the site for construction.

Member Bliss inquired about the preliminary approvals from CSX and utilities. Culhane confirmed affirming correspondence was received from both.

Motion: Member McNeilly, supported by Member Vanderberg, motioned to approve the Resolution authorizing the acceptance of the deed for the YMCA parking lot, and execution of the Temporary Access and Purchase and Sale between the DDA and Grand Action 2.0 for construction of the Amway Soccer Stadium. Motion carried unanimously.

6. Retail Innovation Grant: 415 Bridge Street
Eledge previewed a retail innovation grant for 415 Bridge Street for Cellar Bird Books.

Leah Kocurek, the owner of Cellar Bird Books, opened the store in mid-October 2024. The goal is to create a community hub where people can relax and connect over books. The store officially launched in November and includes a small selection of retail gifts.

Cellar Bird Books has started hosting book clubs, including a poetry book club, and has partnered with local businesses to hold pop-up events. The store also hosts author reading and signing events.

Leah plans to hire more permanent staff to enhance the customer experience and expand the inventory. The vision is to create an inclusive community space where people can gather and make connections.

Minutes taken by:
Mandy McDaniel
Recording Secretary

Today's request is for an amount not to exceed \$24,030 which amounts to 50% of the rent for 18 months. During an economic survey, participants requested to see a downtown bookstore.

Motion: Member Vanderberg, supported by McNeilly, motioned to approve an amount not to exceed \$24,030 for a retail innovation grant to support the opening of Cellar Bird Books located at 415 Bridge St. Motion carried unanimously.

7. DDA Liquor License Request: 511 Bridge Street

Eledge stated that Kale's Corner was recently sold, and the new owner is looking for a liquor license for a neighborhood bar and grill. They are looking to hire 15-20 staff and will be putting in over \$100,000 worth of renovations. The owners are also aware of the social zone and participate in downtown nightlife.

Motion: Member McNeilly, supported by Member Bliss, moved to approve the resolution for the issuance of a development area liquor license for Ramon1088, LLC located at 511 Bridge Street, Grand Rapids, MI 49503. Motion carried unanimously.

8. Return to the River Funding Request

Van Driel presented a funding request of \$80,000 to support traveling art installations for the Return to the River Festival 2025. Return to the River Festival is occurring August 23rd and 24th as a 2-day festival in Monroe North. This year's layout will change due to construction at Canal Park. Over the past two years, we have seen the benefits this festival has brought to the local community and businesses. Van Driel shared statistics of an increased visitor count in the area with the art installations as the draw. We will continue to partner with ArtPrize and keep the installation for ArtPrize to allow the artist to participate.

Van Driel revealed the three proposed installations: Cloud Swings by Curated Creative Co. from New Orleans, LA, Dream Slide by Curious Form from New Orleans, LA, and the third installation created by Cyril Lancelin from Town and Concrete out of France called Pyramid Mountain.

McNeilly inquired about efforts made to create the public art installations locally and what it would take to make them competitive in quality. Van Driel stated that there are not many local Grand Rapids industrial designers that work at this scale. The DGRI team plays a role and is working with the art community here to build that capacity, as seen in WoW. We have worked with and supported local artists, including Two Eagles and Valerie Wahna, through the Activate Grant program. Both started with a \$5,000 grant, and now both artists have large-scale traveling art pieces for the World of Winter.

Motion: Member McNeilly, supported by Member Bliss, moved to approve expenditures not to exceed \$80,000 to support up to three traveling installations for Return to the River 2025.

Minutes taken by:
Mandy McDaniel
Recording Secretary

9. Grand River Art Plan Presentation

Van Driel and Zietse presented the Grand River Art Plan, which is currently in a draft phase managed by a steering committee. The project is set to move forward with an approved work plan in July 2024.

The engagement process involved local stakeholders guiding the drafting of the RFP and consultant selection. The stakeholders emphasized the need for more public art to enhance the river corridor. The initiative aims to address the underrepresentation of various narratives and artists, particularly BIPOC creators.

Key findings include:

- A lack of central coordination and governance over public art.
- Inconsistent and unsustainable funding with no long-term strategy.
- The need for more meaningful participation of diverse artists in public projects.
- The necessity for a sustainable funding strategy and maintenance plan.
- The importance of expanding representation in public art.
- Collaboration with local conservators for long-term maintenance.

Next steps involve finalizing the draft plan with the steering committee.

Vanderberg inquired if the committee would be formed under the DDA. Van Driel stated no, not long-term. The DDA initially funded the project so we could start with the plan. Consultants recommend housing it under the Grand River Network (GRN) as a long-term solution.

McNeilly recommended that members and staff be cautious when considering public funds for anything characterized as an "Artist preference program." Preferences, by their nature, are exclusionary, even when intended to be inclusionary.

Winn added that the GRN has consultants who give us reports on the options for setting up the entity that will take ownership of Greenway. It could be an authority, conservatory, or something similar. A recommendation should be made by the end of spring.

10. State Water Trail Update

Zietse mentioned that this board provided funding for the Lower Grand River Water Trail (LGROW) in 2024. She introduced Kara Decker, Director of Environmental Programs, and Anna Kornoelje, Land and Water Projects Manager from the Grand Valley Metro Council, to give an update on LGROW.

Decker started by giving an overview of LGROW. The work is essential for improving and protecting the Lower Grand River watershed in West Michigan, which is approximately 3,000 square feet. Initiatives are funded from local, state, and federal grants to ensure compliance among 23 jurisdictions. The water trail follows the Grand River, Michigan's longest river, and is managed by a collaboration among three groups. The DNR supports these efforts with state designation and regular meetings.

Kornoelje added the Lower Grand is now one of 11 designated water trails in the state, and outreach is ongoing to promote it. A paddling guide funded by the DDA was distributed, detailing the area's history, ecology, and access points.

Minutes taken by:
Mandy McDaniel
Recording Secretary

Next goal is to update the Lower Grand River development plan, and to add signage to the Lower Grand River water trail.

Bliss asked if the paddling guide is available electronically. Kornoelje stated it is available as a digital download and that they will consider a mobile guide. Bliss also inquired if there was collaboration with DNR to promote the water trails throughout MI better. Decker responded that it has been a point of discussion at the quarterly meetings. There is a State Trail stakeholder committee, and just recently, they designated two seats for water trail stakeholders.

Board members are invited to the LGROW Spring Forum, which will be hosted here in Grand Rapids from May 15th to 17th, along with a paddling event.

11. Executive Director Report

Kelly presented the following updates:

- World of Winter wraps up March 2nd.
- We expect bids at the month's end for in-channel work.
- Oxford Trail project has not been released to bid but that should happen soon
- Bids came in this week for the Fulton to Wealthy trail segment. Will be going to commission in February or March.
- Canal Street Park bids were received and work will continue in the spring.
- Lyon Square construction will continue in the spring.
- The museum is on schedule and will be completed in the summer

Bliss inquired about the Leonard to Ann segment, and Zietse stated this segment would be split into two phases. The city will bid the northern part later this spring. The southern section is tied through the MDOT grant funds and will go out to bid in late summer.

12. Public Comment

None.

13. Board Member discussion:

None.

Adjournment

The meeting adjourned at 9:39 am.

Minutes taken by:
Mandy McDaniel
Recording Secretary

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: March 7, 2025

TO: Rick Winn
Chairman

FROM: Tricia Chapman
Accounting Services Manger

**Agenda Item #3
March 12, 2025
DDA Meeting**

SUBJECT: Interim Financial Statements as of February 28, 2025

Attached are the Authority's interim financial statements for the first eight months of the Authority's fiscal year ending June 30, 2025.

The attached Statements include:

Statement A: Balance Sheet
Statement B: Comparison of FY25 Budget vs Actual Results
Statement C: Statement of FY25 Project Expenditures
Statement D: Schedule of Expenditures
Statement E: City of GR Bond Projects, Supported by the DDA,
Budget vs Actual Results

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 FY25 and beyond.

We are approximately 67% through the year, and the Authority has spent 85.2% and 54.2% of its budgeted appropriations in the Non-Tax and Local Tax funds respectively.

Please feel free to contact me at 616-456-3848 or at tchapman@grcity.us if you have any questions.

Attachments

STATEMENT A
DOWNTOWN DEVELOPMENT AUTHORITY
Balance Sheet
February 28, 2025

	<u>Funds</u>	<u>Local Tax Increment</u>	<u>TOTAL</u>
ASSETS			
Pooled Cash and Investments	\$ 1,492,766	\$ 8,209,306	\$ 9,702,072
Petty Cash	-	500	500
Misc Receivable	100	871,209	871,309
General Fixed Assets	-	87,705,001	87,705,001
Accumulated Depreciation on Fixed Assets	-	(70,025,867)	(70,025,867)
TOTAL ASSETS	<u>\$ 1,492,866</u>	<u>\$ 26,760,149</u>	<u>\$ 28,253,015</u>
LIABILITIES, DEFERRED INFLOWS & FUND EQUITY			
Liabilities ¹			
Current Liabilities	\$ -	\$ 79,927	\$ 79,927
Parking Revenue Payable	118,067	-	118,067
Due to Primary Government	-	286,283	286,283
Deposit - Area 4 Developer Damage	1,000	-	1,000
Compensated Absences	-	11,085	11,085
TOTAL LIABILITIES	<u>119,067</u>	<u>377,295</u>	<u>496,362</u>
Deferred Inflows of Resources			
Unavailable Revenues	-	869,361	869,361
Fund Balance / Equity:			
Investments in General Fixed Assets, net of Accumulated Depreciation	-	17,679,134	17,679,134
Non-Tax Increment Reserve	1,299,624	-	1,299,624
Reserve for Authorized Projects	-	7,654,710	7,654,710
Reserve for Encumbrances	74,175	179,649	253,824
TOTAL FUND EQUITY	<u>1,373,799</u>	<u>25,513,493</u>	<u>26,887,292</u>
TOTAL LIABILITIES, DEFERRED INFLOWS & FUND EQUITY	<u>\$ 1,492,866</u>	<u>\$ 26,760,149</u>	<u>\$ 28,253,015</u>

Note 1: These liabilities do not include the two bond issues the DDA has agreed to reimburse the City.
Lyon Square:

- * Principal outstanding, \$7,084,000.
- * Final Maturity 10/1/2043. FY25 debt service \$577,020.

Amphitheater:

- * Principal outstanding, \$18,265,000.
- * Final Maturity 4/1/2044. FY25 debt service \$1,450,674.

STATEMENT B

DOWNTOWN DEVELOPMENT AUTHORITY Comparison of FY2025 Budget vs Actual Results July 1, 2024 - February 28, 2025

	Non-Tax Funds		Local Tax Increment		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 10,629,081	\$ 11,101,542	\$ 10,629,081	\$ 11,101,542
Property Tax Increment - Prior Year Appeals	-	-	(15,000)	-	(15,000)	-
Property Tax Increment - Gainsharing Rebates	-	-	(1,592,112)	-	(1,592,112)	-
State/Federal Grants	-	-	700,000	-	700,000	-
Interest - General	99,589	140,910	257,677	468,410	357,266	609,320
Property Rental - Buildings and Facilities	72,000	48,000	-	-	72,000	48,000
Property Rental - DASH Parking Lots	694,617	331,406	-	-	694,617	331,406
Contributions - Lyon Square Reconstruction	-	-	750,000	-	750,000	-
Reimbursements and Miscellaneous Revenues	88,500	50,485	-	2,960	88,500	53,445
TOTAL REVENUES	\$ 954,706	\$ 570,801	\$ 10,729,646	\$ 11,572,912	\$ 11,684,352	\$ 12,143,713
EXPENDITURES						
<u>GR Forward Projects:</u>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ -	\$ 4,090	\$ 1,750,000	\$ 664,048	\$ 1,750,000	\$ 668,138
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	120,000	23,781	1,960,269	2,007,327	2,080,269	2,031,108
Goal #3: Implement a 21st Century Mobility Strategy	-	-	1,625,000	537,967	1,625,000	537,967
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	19,678	550,000	429,451	600,000	449,129
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,265,000	1,174,465	3,665,000	1,103,176	4,930,000	2,277,641
Total GR Forward Projects	\$ 1,435,000	\$ 1,222,014	\$ 9,550,269	\$ 4,741,969	\$ 10,985,269	\$ 5,963,983
Administration	-	-	2,000,000	2,007,368	2,000,000	2,007,368
Debt Service	-	-	2,152,520	680,309	2,152,520	680,309
TOTAL EXPENDITURES	\$ 1,435,000	\$ 1,222,014	\$ 13,702,789	\$ 7,429,646	\$ 15,137,789	\$ 8,651,660
EXCESS / (DEFICIT)	\$ (480,294)	\$ (651,213)	\$ (2,973,143)	\$ 4,143,266	\$ (3,453,437)	\$ 3,492,053
BEGINNING FUND BALANCE, Adjusted for Comp Abs		2,025,012		21,370,227		23,395,239
ENDING FUND BALANCE		\$ 1,373,799		\$ 25,513,493		\$ 26,887,292

STATEMENT C
DOWNTOWN DEVELOPMENT AUTHORITY
Statement of FY2025 Project Expenditures
As of February 28, 2025

Project Name		FY2025 Project Budgets	Expenditures		Remaining FY2025 Budgets	% of Budget spent
			Feb	Fiscal Year		
River Governance		150,000	1,264	116,622	33,378	77.75%
Lyon Square Improvements		750,000	-	-	750,000	0.00%
River Edge Improvements		850,000	19,940	547,426	302,574	64.40%
GRForward Goal # 1 - Local Tax Increment	15.93%	\$ 1,750,000	\$ 21,204	\$ 664,048	\$ 1,085,952	37.95%
River Economic Opportunity Initiative		-	-	4,090	(4,090)	0.00%
GRForward Goal # 1 - Non-Tax Increment	0.00%	\$ -	\$ -	\$ 4,090	\$ (4,090)	0.00%
Development Project Guidance		25,000	1,000	12,000	13,000	48.00%
Development Project Reimbursements		1,885,269	81,079	1,994,969	(109,700)	105.82%
Downtown Enhancement Grants		50,000	-	358	49,642	0.72%
GRForward Goal # 2 - Local Tax Increment	17.84%	\$ 1,960,269	\$ 82,079	\$ 2,007,327	\$ (47,058)	102.40%
Heartside Quality of Life Implementation		50,000	-	-	50,000	0.00%
Neighborhood Engagement Programs		70,000	1,000	23,781	46,219	33.97%
GRForward Goal # 2 - Non-Tax Increment	1.09%	\$ 120,000	\$ 1,000	\$ 23,781	\$ 96,219	19.82%
Accessibility and Mobility Repairs		75,000	6,900	42,000	33,000	56.00%
DASH North Shuttle Services		400,000	25,000	200,000	200,000	50.00%
Streetscape Improvements		800,000	1,547	172,226	627,774	21.53%
Wayfinding System Improvements		350,000	565	123,741	226,259	35.35%
GRForward Goal # 3 - Local Tax Increment	14.79%	\$ 1,625,000	\$ 34,012	\$ 537,967	\$ 1,087,033	33.11%
Economic Development and Innovation		550,000	55,316	429,451	120,549	78.08%
GRForward Goal # 4 - Local Tax Increment	5.01%	\$ 550,000	\$ 55,316	\$ 429,451	\$ 120,549	78.08%
Downtown Workforce Programs		50,000	-	19,678	30,322	39.36%
GRForward Goal # 4 - Non-Tax Increment	0.46%	\$ 50,000	\$ -	\$ 19,678	\$ 30,322	39.36%
Downtown Marketing and Inclusion Efforts		340,000	33,583	210,125	129,875	61.80%
Downtown Marketing - Sponsorship		80,000	5,000	67,149	12,851	83.94%
Downtown Tree Plantings		100,000	-	95,072	4,928	95.07%
Events & Activation - LTI		1,100,000	141,581	378,952	721,048	34.45%
Public Realm Improvements		2,000,000	19,437	323,487	1,676,513	16.17%
Urban Recreation Improvements		45,000	381	28,391	16,609	63.09%
GRForward Goal # 5 - Local Tax Increment	33.36%	\$ 3,665,000	\$ 199,982	\$ 1,103,176	\$ 2,561,824	30.10%
DGRI Event Production		400,000	13,312	251,001	148,999	62.75%
Downtown Ambassador Program		400,000	-	400,048	(48)	100.01%
Project and Fixed Asset Maintenance		50,000	6,536	9,324	40,676	18.65%
Public Space Activation		300,000	217,680	462,903	(162,903)	154.30%
Rosa Parks Circle Skating Operations		35,000	-	-	35,000	0.00%
Special Events - Office of		75,000	25,000	50,000	25,000	66.67%
Winter Avenue Building		5,000	185	1,189	3,811	23.78%
GRForward Goal # 5 - Non-Tax Increment	11.52%	\$ 1,265,000	\$ 262,713	\$ 1,174,465	\$ 90,535	92.84%
TOTAL	100.00%	\$ 10,985,269	\$ 656,306	\$ 5,963,983	\$ 5,021,286	54.29%

STATEMENT D
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2025 Expenditures
February 1 - 28, 2025

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	2/12/2025	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Disability Advocates of Kent County FY25	\$ 6,900.00
					<u>6,900.00</u>
Local	2/25/2025	Priority Health	Administration	Priority Health Insurance Premium - March 2025	14,507.27
Local	2/4/2025	Priority Health	Administration	Priority Health Insurance Premium - February 2025	13,545.76
Local	2/19/2025	Priority Health	Administration	Health Insurance Premium - January 2025	12,731.81
Local	2/9/2025	McAlvey Merchant & Associates	Administration	Governmental Consulting 01/25	5,500.00
Local	2/9/2025	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street July 2024 - June 2025	5,102.88
Local	2/26/2025	Dickinson Wright PLLC	Administration	DDA Dickinson Wright legal services- January 2025	5,060.00
Local	2/1/2025	City of Grand Rapids	Administration	Staff services - payroll period ended 02/01/2025	2,482.10
Local	2/26/2025	Dickinson Wright PLLC	Administration	DDA Dickinson Wright legal services- January 2025	2,464.00
Local	2/15/2025	City of Grand Rapids	Administration	Staff services - payroll period ended 02/15/2025	2,455.91
Local	2/3/2025	American United Life-Group Div	Administration	OneAmerica Life Insurance February 2025	2,426.24
Local	2/11/2025	Worksighted, Inc.	Administration	Worksighted CRIT 02/25	1,864.94
Local	2/26/2025	Dickinson Wright PLLC	Administration	DDA Dickinson Wright legal services- January 2025	1,694.00
Local	2/14/2025	US Bank National Association	Administration	Admin: Local Business Expense (DDA)	1,659.50
Local	2/11/2025	Fusion Financial Services, LLC	Administration	Fusion Financial accounting January 02/25	1,534.41
Local	2/26/2025	Dickinson Wright PLLC	Administration	DDA Dickinson Wright legal services- January 2025	1,166.00
Local	2/11/2025	Lisa M Cooper	Administration	Cooper People Group HR services 01/25	983.67
Local	2/19/2025	Selective Insurance Company of America	Administration	Selective Insurance Workers Comp Policy 02/25	956.34
Local	2/19/2025	Blue Cross Blue Shield of Michigan	Administration	DDA Dental Insurance Premiums 02/25	951.14
Local	2/14/2025	US Bank National Association	Administration	DDA Admin: Memberships	887.86
Local	2/19/2025	New Dreams, Inc.	Administration	Coverall of Western Michigan: janitorial services- 01/25	635.25
Local	2/26/2025	Dickinson Wright PLLC	Administration	DDA Dickinson Wright legal services- January 2025	550.00
Local	2/14/2025	US Bank National Association	Administration	Admin: Service (DDA)	530.57
Local	2/11/2025	Lisa M Cooper	Administration	Cooper People Group HR services ArtPrize 01/25	525.00
Local	2/9/2025	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street July 2024 - June 2025	485.37
Local	2/26/2025	Dickinson Wright PLLC	Administration	DDA Dickinson Wright legal services- January 2025	484.00
Local	2/14/2025	US Bank National Association	Administration	DDA Admin: Food/Bev	459.89
Local	2/11/2025	Worksighted, Inc.	Administration	Worksighted Office 365 02/25	454.30
Local	2/26/2025	Dickinson Wright PLLC	Administration	DDA Dickinson Wright legal services- January 2025	418.00
Local	2/26/2025	Dickinson Wright PLLC	Administration	DDA Dickinson Wright legal services- January 2025	374.00
Local	2/24/2025	Consumers Energy	Administration	1030 5234 8697 25/02	241.65
Local	2/14/2025	US Bank National Association	Administration	Admin: Food/Bev (DDA)	240.63
Local	2/19/2025	GreatAmerica Financial Services Corp	Administration	Great America Copier Lease 01/25	228.52
Local	2/3/2025	Metro FiberNet, LLC	Administration	Metronet services 01/25	197.75
Local	2/24/2025	Federal Square Building Co. #1, LLC	Administration	FSB Utility Service: Electric 02/25	197.03
Local	2/12/2025	AccuSourceHR, Inc.	Administration	Criminal Background Check services ArtPrize 01/25	186.30
Local	2/3/2025	Metro FiberNet, LLC	Administration	Metronet services 01/25	180.87
Local	2/19/2025	Cellco Partnership	Administration	Verizon Cell Phone Service 02/25	154.89
Local	2/14/2025	US Bank National Association	Administration	Admin: Supplies (DDA)	151.64
Local	2/11/2025	Kimberly Van Driel	Administration	K. VanDriel:Mileage reimbursement 01/25	136.01
Local	2/18/2025	City Treasurer - Mobile GR	Administration	Parking Validation Invoices - Jan 2025 DDA	131.67
Local	2/4/2025	YMCA Of Greater Grand Rapids	Administration	YMCA memberships fifth quarter 01/25	120.00
Local	2/4/2025	Pure Water Partners LLC	Administration	Pure Water Partners water cooler lease 01/25	99.33
Local	2/13/2025	ApplicantPro Holdings LLC	Administration	Applicant Pro HR software 02/25	83.93
Local	2/14/2025	US Bank National Association	Administration	Admin: Professional Dev. (DDA)	59.39
Local	2/4/2025	ADOBE INC	Administration	Adobe Inc Acrobat license 01/25	54.83
Local	2/14/2025	US Bank National Association	Administration	Admin: Postage (DDA)	47.10
Local	2/11/2025	Staples Contract and Commercial Inc.	Administration	Staples office supplies 01/25	42.86
Local	2/3/2025	Metro FiberNet, LLC	Administration	Metronet services 01/25	36.38
Local	2/6/2025	Model Coverall Service Inc	Administration	Model Coverall floor mat rental 07/24-06/25	33.10
Local	2/4/2025	Megan Catcho	Administration	M. Catcho Reimb 01/25	12.04
Local	2/14/2025	US Bank National Association	Administration	Admin: Subscriptions (DDA)	11.87
Local	2/14/2025	US Bank National Association	Administration	DDA Admin: Subscriptions	7.20
					<u>85,545.20</u>
Local	2/24/2025	City Treasurer - Mobile GR	DASH North Shuttle Services	Feb 2025 DDA Share of DASH North Service	25,000.00
					<u>25,000.00</u>

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2025

Page 2

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	2/3/2025	M Retail Solutions, LLC	Development Project Guidance	M Retail Solutions Real Estate Consulting 01/25	1,000.00
					<u>1,000.00</u>
Local	2/28/2025	150 Ottawa Development, LLC	Development Projects	Developer Reimbursement FY2025	18,074.40
Local	2/28/2025	Arena Place Development LLC	Development Projects	Developer Reimbursement FY2025	13,899.38
Local	2/28/2025	CWD 50 Monroe II LLC	Development Projects	Developer Reimbursement FY2025	9,965.86
Local	2/28/2025	Waters Building LLC	Development Projects	Developer Reimbursement FY2025	9,027.19
Local	2/28/2025	10 Ionia LLC	Development Projects	Developer Reimbursement FY2025	8,792.62
Local	2/28/2025	20 Monroe Building Co Ltd Partnership	Development Projects	Developer Reimbursement FY2025	7,251.84
Local	2/28/2025	Venue Tower, LLC	Development Projects	Developer Reimbursement FY2025	6,102.67
Local	2/28/2025	55 Ionia Partners LLC	Development Projects	Developer Reimbursement FY2025	5,274.79
Local	2/28/2025	CWD Urban Fund LLC	Development Projects	Developer Reimbursement FY2025	1,538.22
Local	2/27/2025	2ETIF, LLC	Development Projects	Developer Reimbursement FY2025	1,151.80
					<u>81,078.77</u>
Local	2/23/2025	Promotional Impact	Dntn Marketing & Inclusion Efforts	Green Giftz: Wow beanies 01/25	10,464.00
Local	2/10/2025	Edgar Omar Arredondo	Dntn Marketing & Inclusion Efforts	AVES Films general photography 02/25	7,450.00
Local	2/12/2025	HBCU Power Awards	Dntn Marketing & Inclusion Efforts	GR Teen Content Creators Program sponsorshi	7,000.00
Local	2/23/2025	Promotional Impact	Dntn Marketing & Inclusion Efforts	Green Giftz: Wow beanies 01/25	3,243.31
Local	2/14/2025	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions & Publication	1,895.28
Local	2/11/2025	Adtegrity.com, Inc.	Dntn Marketing & Inclusion Efforts	Media Place Partners: December impressions	1,549.85
Local	2/12/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift Printing WoW mesh banners 01/25	897.01
Local	2/14/2025	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Local Business Expense	450.00
Local	2/14/2025	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	346.20
Local	2/12/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift Printing WoW mesh banners 01/25	287.30
					<u>33,582.95</u>
Local	2/3/2025	Grand Rapids Downtown Market	Downtown Marketing - Sponsorships	Small Plate Big Impact Sponsorship 2024	5,000.00
					<u>5,000.00</u>
Local	2/26/2025	Arts Marketplace at Studio Park	Economic Development & Innovation	Arts Marketplace at Studio Park: window grant	8,000.00
Local	2/11/2025	GR Area Chamber of Commerce	Economic Development & Innovation	Retail Retention & Attraction Contract 01/25	4,583.34
Local	2/25/2025	Caleb Straight	Economic Development & Innovation	Rewind Vintage: WoW window grant 02/25	4,000.00
Local	2/11/2025	Lucias Caine McColgan	Economic Development & Innovation	L. Caine McColgan - WoW window activation gr	4,000.00
Local	2/25/2025	Mario A Cascante	Economic Development & Innovation	Luna 64 LLC: WoW window grant 12/24	4,000.00
Local	2/19/2025	McKay on Monroe LLC	Economic Development & Innovation	McKay: WoW window activation grants 01/25	3,933.12
Local	2/3/2025	Oh Hello Companies LLC	Economic Development & Innovation	Oh, Hello Branding Group - Window activation/	3,783.29
Local	2/11/2025	Gazelle Sports Downtown GR LLC	Economic Development & Innovation	Gazelle Sports window activation grant 02/25	3,770.16
Local	2/3/2025	Oh Hello Companies LLC	Economic Development & Innovation	Oh, Hello Branding Group - Window activation/	3,752.20
Local	2/12/2025	Garden District Hospitality LLC	Economic Development & Innovation	Garden District window activation grant 02/25	3,743.00
Local	2/24/2025	Grand Rapids Children's Museum	Economic Development & Innovation	Grand Rapids Children's Museum: window gran	3,615.42
Local	2/19/2025	McKay on Monroe LLC	Economic Development & Innovation	McKay: WoW window activation grants 01/25	3,095.52
Local	2/3/2025	Second Vibess LLC	Economic Development & Innovation	Second Vibess window grant 01/25	3,001.00
Local	2/19/2025	McKay on Monroe LLC	Economic Development & Innovation	McKay: WoW window activation grants 01/25	2,986.72
Local	2/24/2025	CityFlatsHotel Grand Rapids	Economic Development & Innovation	City Flats: window grant 02/25	1,987.51
Local	2/19/2025	Matthew Rothenberg	Economic Development & Innovation	ARTRAT Gallery: WoW window activation grant	808.00
Local	2/6/2025	Kara C Bolt	Economic Development & Innovation	Kara Bolt: WoW installation 01/25	(3,743.00)
					<u>55,316.28</u>
Local	2/5/2025	LiveSpace, LLC	Events & Activation - LTI	LiveSpace - WoW 01/25	14,856.75
Local	2/19/2025	Amnestie Lillian-Tate VerDuin	Events & Activation - LTI	Amnestie VerDuin - WoW Circus Wonderland 0	14,300.00
Local	2/5/2025	LiveSpace, LLC	Events & Activation - LTI	LiveSpace - WoW 01/25	12,833.91
Local	2/14/2025	US Bank National Association	Events & Activation - LTI	Event Production: Supplies	9,626.99
Local	2/11/2025	Frostyboyz Entertainment LLC	Events & Activation - LTI	Frostyboyz Ent LLC WoW 02/25	8,100.00
Local	2/19/2025	Brent Ryan Lippincott	Events & Activation - LTI	Good Direction Agency: Koan Sound WoW 02/	6,000.00
Local	2/12/2025	JKG INC	Events & Activation - LTI	Fast Signs WoW monolith signs 02/25	5,280.36
Local	2/19/2025	Downtown Grand Rapids Inc	Events & Activation - LTI	DGRI dba ArtPrize: WoW U Move Me Battle 02	5,000.00
Local	2/3/2025	GooseChase Adventures Inc.	Events & Activation - LTI	Goosechae: Monthly Subscription NPO Unlimite	5,000.00
Local	2/14/2025	US Bank National Association	Events & Activation - LTI	Event Production: Contractual Services	4,209.79
Local	2/11/2025	Ivy Marie-Ann Orth	Events & Activation - LTI	LunoSol WoW design fees & fabrications 02/25	4,097.86
Local	2/23/2025	Promotional Impact	Events & Activation - LTI	Green Giftz: Wow beanies 01/25	4,000.00

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STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2025

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Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	2/14/2025	US Bank National Association	Events & Activation - LTI	Event Production: Food & Bev	3,434.41
Local	2/11/2025	Caila Ferro	Events & Activation - LTI	C. Ferro dba Wolf Pack Designs: WoW installs	3,342.50
Local	2/14/2025	US Bank National Association	Events & Activation - LTI	Event Production: Rentals	3,132.77
Local	2/3/2025	Caila Ferro	Events & Activation - LTI	C. Ferro dba Wolf Pack Designs: WoW installs	3,007.50
Local	2/3/2025	Amnestie Lillian-Tate VerDuin	Events & Activation - LTI	Amnestie VerDuin - WoW silent disco 01/25	2,800.00
Local	2/25/2025	County of Kent	Events & Activation - LTI	Temporary food application: WoW Noodle Fest	2,703.00
Local	2/14/2025	US Bank National Association	Events & Activation - LTI	DDA Events: Supplies	2,387.75
Local	2/24/2025	Baker Tent Rental	Events & Activation - LTI	Baker Tent equip rental: WoW Circus Wonderla	2,158.80
Local	2/14/2025	US Bank National Association	Events & Activation - LTI	Event Production: Local Business Exp	2,053.74
Local	2/3/2025	Seth Michael Haut	Events & Activation - LTI	Seth Haut Contract Employee WoW 01/25	2,050.00
Local	2/3/2025	MacAllister Machinery Inc.,	Events & Activation - LTI	WoW Machine Rental 01/25	1,800.00
Local	2/11/2025	Jason Fulton	Events & Activation - LTI	Grey Dog Security - WoW security 01/25	1,742.00
Local	2/11/2025	Jason Fulton	Events & Activation - LTI	Grey Dog Security - WoW security 01/25	1,742.00
Local	2/19/2025	Jason Fulton	Events & Activation - LTI	Grey Dog Security - WoW security 02/25	1,742.00
Local	2/12/2025	Swift Printing & Communications	Events & Activation - LTI	Swift Printing WoW A frames & signage 01/25	1,534.50
Local	2/19/2025	Baker Tent Rental	Events & Activation - LTI	Baker Tent equip rental WoW Winter's a Drag E	1,466.40
Local	2/11/2025	Clarebrook Holdings LLC	Events & Activation - LTI	Alpine Events WoW rental 02/25	1,281.65
Local	2/24/2025	Amnestie Lillian-Tate VerDuin	Events & Activation - LTI	Amnestie VerDuin - WoW Paint the Park 02/25	1,080.00
Local	2/3/2025	Andrea Wallace	Events & Activation - LTI	SuperDre DJ Service; World of Winter 01/25	1,000.00
Local	2/12/2025	Swift Printing & Communications	Events & Activation - LTI	Swift Printing WoW A frames & signage 01/25	875.00
Local	2/11/2025	Trevor Straub	Events & Activation - LTI	WoW Winter's a Drag Fire & Ice deposit 01/25	800.00
Local	2/3/2025	Austin VanDenBerge	Events & Activation - LTI	A. VanDenBerg Silent Disco DJ rental 01/25	750.00
Local	2/3/2025	Executive PR and Talent LLC	Events & Activation - LTI	Warner Talent WoW Yvie airfare 01/25	544.97
Local	2/11/2025	Baker Tent Rental	Events & Activation - LTI	Baker Tent equip rental WoW Fire & Ice Event	517.20
Local	2/27/2025	Allen Trieu	Events & Activation - LTI	A. Trieu Paint the Park Emcee 02/25	500.00
Local	2/25/2025	Dezarae E Begay	Events & Activation - LTI	Dez Begay dba Epik Productions:WoW face pa	500.00
Local	2/20/2025	Sarah Riegler	Events & Activation - LTI	SJ Riegler DJ silent disco 01/25	500.00
Local	2/25/2025	Hannah Laine Schroeder	Events & Activation - LTI	H. Schroeder Ice Piano Performance 02/25	400.00
Local	2/25/2025	Samantha Lynn Hershock	Events & Activation - LTI	S. Hershock WoW performance 02/25	400.00
Local	2/4/2025	Kathryn Marie Benson	Events & Activation - LTI	GR Yoga Company: WoW Sound Bath 01/25	350.00
Local	2/4/2025	Ronald Christian Rivera	Events & Activation - LTI	R.Rivera dba Midwest Tropics WoW DJ Set 01/	300.00
Local	2/12/2025	Swift Printing & Communications	Events & Activation - LTI	Swift Printing WoW A frames & signage 01/25	294.40
Local	2/24/2025	Ashley Marie Warning	Events & Activation - LTI	A. Warning meditation events 02/25	250.00
Local	2/19/2025	Swift Printing & Communications	Events & Activation - LTI	Swift Printing WoW Snow Snake Competition b	240.60
Local	2/10/2025	Swift Printing & Communications	Events & Activation - LTI	Swift Printing WoW signage 01/25	231.54
Local	2/14/2025	US Bank National Association	Events & Activation - LTI	DDA Events: Food/Bev	137.31
Local	2/12/2025	Curtis Laundry and Dry Cleaners, Inc.	Events & Activation - LTI	Dry Cleaning services 02/25	96.00
Local	2/14/2025	US Bank National Association	Events & Activation - LTI	DDA Events: Fees	80.00
Local	2/19/2025	Oh Hello Companies LLC	Events & Activation - LTI	Oh, Hello Branding Group: WoW gear 02/25	49.02
					141,580.72
Local	2/11/2025	James Forrest Hughes	Public Realm Improvements	Triumph Music: Bond Underpass AV system (dr	6,900.00
Local	2/19/2025	Fishbeck, Thompson, Carr & Huber, Inc	Public Realm Improvements	23033-Ionia & Division-I-196 to N or Mason (FT	5,132.14
Local	2/6/2025	Fishbeck, Thompson, Carr & Huber, Inc	Public Realm Improvements	23033-Ionia & Division-I-196 to N or Mason (FT	3,953.72
Local	2/11/2025	Bazen Electric	Public Realm Improvements	Bazen Electrical services 02/25	1,406.36
Local	2/11/2025	Bazen Electric	Public Realm Improvements	Bazen Electrical services 02/25	1,077.70
Local	2/14/2025	US Bank National Association	Public Realm Improvements	Public Real Improvements: Professional Dev.	450.00
Local	2/25/2025	Bazen Electric	Public Realm Improvements	Bazen Electrical services 02/25	310.00
Local	2/14/2025	US Bank National Association	Public Realm Improvements	Public Realm Improvements: Supplies	156.99
Local	2/14/2025	US Bank National Association	Public Realm Improvements	Public Real Improvements: Supplies	50.00
					19,436.91
Local	2/19/2025	Fishbeck, Thompson, Carr & Huber, Inc	River Edge Improvements	19078-Riverwalk at Grand River (FTCH-446953	14,133.32
Local	2/19/2025	US Geological Survey (USGS)	River Edge Improvements	21051-USGS (USGS-90080047)DDA	3,125.00
Local	2/25/2025	Fishbeck, Thompson, Carr & Huber, Inc	River Edge Improvements	19078-Riverwalk at Grand River (FTCH-447681	2,681.60
					19,939.92
Local	2/14/2025	US Bank National Association	River Governance	G1 River Art Plan Local Business Expense	600.00
Local	2/11/2025	Holland Litho Service Inc.	River Governance	Holland Litho: I Love GR Public Art stickers 01/	576.61
Local	2/14/2025	US Bank National Association	River Governance	G1 River Art Plan Local Business Expense	87.50
					1,264.11
Local	2/10/2025	City Treasurer - Public Services	Streetscape Improvements	DGRI Monthly Trash DisposalMonthly Jan 25	1,546.50
					1,546.50

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STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2025

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Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	2/26/2025	City Treasurer - Water System	Urban Recreation Improvements	WS2179082 25/02	201.20
Local	2/6/2025	Kerkstra Portable Restroom Service Inc	Urban Recreation Improvements	Kerkstra Portable Restrooms skate park rental I	180.00
					381.20
Local	2/25/2025	Progressive Architecture	Wayfinding System Improvements	Progressive AE DT Wayfinding Professional Se	565.00
					565.00
Non-Tax	2/3/2025	Front Street LLC	DGRI Event Production	1300 Front St Storage Facility Rent FY25 - Feb	4,317.55
Non-Tax	2/11/2025	LeMonde Studio Inc.	DGRI Event Production	Rental of the Birdhouse for WoW 06/24	4,000.00
Non-Tax	2/19/2025	Front Street LLC	DGRI Event Production	1300 Front St Storage Facility Rent FY25 - Mar	3,694.28
Non-Tax	2/3/2025	West Michigan Center for Arts & Techn	DGRI Event Production	WMCAT iBall Sponsorship 2025 01/25	1,300.00
					13,311.83
Non-Tax	2/11/2025	Alita Kelly	Neighborhood Engagement	Jade Rabbit Downtown Community Garden edu	1,000.00
					1,000.00
Non-Tax	2/24/2025	Grand Rapids Nehemiah Project	Project & Fixed Asset Maint	Building Bridges Prof Serv: monthly contract se	5,019.00
Non-Tax	2/11/2025	Uline Inc	Project & Fixed Asset Maint	Uline Supplies: dog waste bags 11/24	839.88
Non-Tax	2/25/2025	Icon Sign Company, LLC	Project & Fixed Asset Maint	Icon Sign: ambassador truck vinyl 02/25	328.98
Non-Tax	2/25/2025	Mydatt Service Inc	Project & Fixed Asset Maint	Block by Block Supplies 02/25	212.60
Non-Tax	2/14/2025	US Bank National Association	Project & Fixed Asset Maint	Project Fixed Asset Maintenance: Water	98.50
Non-Tax	2/10/2025	City Treasurer - Water System	Project & Fixed Asset Maint	WS2028692 25/01	37.38
					6,536.34
Non-Tax	2/25/2025	Michigan Landscape Services	Public Space Activation	DeVries reinstallation of christmas decor 11/24	77,556.00
Non-Tax	2/2/2025	Downtown Grand Rapids Inc	Public Space Activation	DGRI Amigo & Amigo Soloveiko & Chronoharp	33,250.99
Non-Tax	2/6/2025	Madison Chaffer	Public Space Activation	E. Chaffer dba Son Visual: projection show 01/2	15,000.00
Non-Tax	2/25/2025	Global Critical Logistics	Public Space Activation	Rock it Cargo:WoW shipping & customs fees 0:	13,526.75
Non-Tax	2/4/2025	Michigan Landscape Services	Public Space Activation	DeVries: WoW 01/25	13,140.00
Non-Tax	2/25/2025	LiveSpace, LLC	Public Space Activation	LiveSpace - WoW 02/25	13,133.90
Non-Tax	2/2/2025	Downtown Grand Rapids Inc	Public Space Activation	DGRI Amigo & Amigo Soloveiko & Chronoharp	9,632.39
Non-Tax	2/2/2025	Downtown Grand Rapids Inc	Public Space Activation	DGRIBeam Hacker The Hive - WoW Services	9,632.38
Non-Tax	2/5/2025	Valerie Wahna	Public Space Activation	Valerie Wahna Slow Motion final payment 01/25	7,750.00
Non-Tax	2/4/2025	Kara C Bolt	Public Space Activation	Kara Bolt: WoW installation (final) 01/25	5,000.00
Non-Tax	2/4/2025	Mackenzie Goss	Public Space Activation	Mackenzie Goss dba KGoss Illustration WoW (	5,000.00
Non-Tax	2/19/2025	Marissa Fellows	Public Space Activation	Fellows WoW studio park install (final) 01/25	5,000.00
Non-Tax	2/2/2025	Downtown Grand Rapids Inc	Public Space Activation	DGRIBeam Hacker The Hive - WoW Services	2,790.38
Non-Tax	2/14/2025	US Bank National Association	Public Space Activation	Public Space Activation: Rentals	1,550.50
Non-Tax	2/3/2025	MacAllister Machinery Co Inc	Public Space Activation	MacAllister CAT: WoW Machine Rental 01/25	1,455.90
Non-Tax	2/25/2025	Uline Inc	Public Space Activation	Uline Supplies: PSA supplies 02/25	561.52
Non-Tax	2/11/2025	Mackenzie Goss	Public Space Activation	KGoss Illustration WoW 01/25	500.00
Non-Tax	2/27/2025	Bazen Electric	Public Space Activation	Bazen Electrical services 02/25	399.46
Non-Tax	2/14/2025	US Bank National Association	Public Space Activation	Public Space Activation: Supplies	396.76
Non-Tax	2/4/2025	Bazen Electric	Public Space Activation	Bazen Electrical services 01/25	310.00
Non-Tax	2/2/2025	Downtown Grand Rapids Inc	Public Space Activation	DGRI Jay Tettamanti APOGEE installation - Wc	266.63
Non-Tax	2/4/2025	Brianna Garrett	Public Space Activation	B. Garrett - Pop up Performer 01/25	225.00
Non-Tax	2/3/2025	Aaron Clason	Public Space Activation	A. Clason - Pop up Performer 01/25	200.00
Non-Tax	2/3/2025	Adam Bonner	Public Space Activation	A. Bonner - Pop up Performer 01/25	200.00
Non-Tax	2/3/2025	Anthony P Lubenow	Public Space Activation	A. Lubenow Pop Up Performance 01/25	200.00
Non-Tax	2/25/2025	Patrick Robert Schmidt	Public Space Activation	Patrick Schmidt - pop up performer 02/25	200.00
Non-Tax	2/3/2025	City Treasurer - ELC	Public Space Activation	ELC2196635 24/12	153.00
Non-Tax	2/4/2025	Jared Higgins	Public Space Activation	J. Higgins Pop up Performer 01/25	100.00
Non-Tax	2/4/2025	Katelynn j Fonger	Public Space Activation	Katelynn Fonger Pop up Performer 01/25	100.00
Non-Tax	2/4/2025	Kyle Dobrowolski	Public Space Activation	K. Dobrowolski Pop up Performer 01/25	100.00
Non-Tax	2/4/2025	Savannah Greenert	Public Space Activation	S. Greenert dba Savvywiththeflow - Pop up Perf	100.00
Non-Tax	2/10/2025	S-F Electronic Supply Inc	Public Space Activation	SF Supply, Inc: connector plugs for WoW instal	89.50
Non-Tax	2/14/2025	US Bank National Association	Public Space Activation	Public Space Activation: Supplies	82.20
Non-Tax	2/2/2025	Downtown Grand Rapids Inc	Public Space Activation	DGRI Jay Tettamanti APOGEE installation - Wc	77.23
					217,680.49

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STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2025

Source	Date	Vendor	Purpose / Project	Description	Amount
continued from previous page					
Non-Tax	2/10/2025	City Treasurer - Special Events	Special Events - Office of, Grants, Trair	DGRI FY25 Special Event Billing-2 of 3 Installm	25,000.00
					25,000.00
Non-Tax	2/24/2025	DTE Energy	Winter Ave NW Building	9100 258 89908 25/02 Winter Building	156.86
Non-Tax	2/24/2025	Consumers Energy	Winter Ave NW Building	1030 2027 1245 25/02 Winter Building	27.95
					184.81
TOTAL EXPENDITURES					\$ 741,851.03

STATEMENT E

City of Grand Rapids - Informational Only
FY25 Capital Improvement Bond Funds
Debt Service supported by the DDA
Project Inception to February 28, 2025

Lyon Square ¹				
	Budget ³	FY24	FY25 Actual	Remaining
REVENUES				
Bond Proceeds	\$ 9,130,000	\$ 9,130,000	\$ -	\$ -
Bond Premium	497,152	497,152	-	-
Interest	465,000	279,355	76,520	109,125
TOTAL REVENUES	\$ 10,092,152	\$ 9,906,507	\$ 76,520	\$ 109,125
EXPENDITURES				
External Legal Services	\$ -	\$ 33,750	\$ -	\$ (33,750)
Cost of Issuance/Paying Agent Fees	124,925	89,975	500	34,450
Construction in Progress	9,967,227	5,111,272	4,115,042	740,913
TOTAL EXPENDITURES	\$ 10,092,152	\$ 5,234,997	\$ 4,115,542	\$ 741,613
EXCESS / (DEFICIT)	\$ -	\$ 4,671,510	\$ (4,039,022)	
BEGINNING FUND BALANCE		-	4,671,510	
ENDING FUND BALANCE		\$ 4,671,510	\$ 632,488	

Amphitheater ²				
	Budget	FY24	FY25 Actual	Remaining
REVENUES				
Bond Proceeds	\$ 18,265,000	\$ 18,265,000	\$ -	\$ -
Bond Premium	2,234,825	2,234,825	-	-
Interest	500,000	703	397,974	101,323
TOTAL REVENUES	\$ 20,999,825	\$ 20,500,528	\$ 397,974	\$ 101,323
EXPENDITURES				
External Legal Services	\$ -	\$ 25,582	\$ -	\$ (25,582)
Cost of Issuance/Paying Agent Fees	132,979	110,198	-	22,781
Construction in Progress	20,866,846	-	12,940,019	7,926,827
TOTAL EXPENDITURES	\$ 20,999,825	\$ 135,780	\$ 12,940,019	\$ 7,924,026
EXCESS / (DEFICIT)	\$ -	\$ 20,364,748	\$ (12,542,045)	
BEGINNING FUND BALANCE		-	20,364,748	
ENDING FUND BALANCE		\$ 20,364,748	\$ 7,822,703	

Note 1: DDA pays 80% of Total Debt Service. DDA share of outstanding principal is \$7,084,000.

Note 2: DDA pays 100% of Debt Service, outstanding principal is \$18,265,000.

Note 3: The Lyon Square interest revenue and construction in progress budgets were increased by \$300,000 approved by the City Commission October 22, 2024

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: March 7, 2025
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: Retail Innovation Grant: REWIND Vintage (17 Division Ave S.)

**Agenda Item #04
March 12, 2025
DDA Meeting**

Among the established goals for Downtown is to address storefront vacancies and increase soft goods retail density in and around Monroe Center/Center City. In furtherance of that goal, 30 new businesses have received DDA grants totaling over \$700,000 since the program's launch in 2018.

REWIND Vintage, located at 17 Division Ave S, is a new independently owned retail space that will combine art, vintage resale, co-working and community space.

REWIND Vintage opened June 1st, 2024, and has executed a 2-year lease, with two options for 5-year extensions and is seeking funding through the Retail Innovation Grant in an amount not to exceed \$24,681 to support their investment. Their application was reviewed and recommended by the economic support working group in December 2024.

Funding for this grant is budgeted in Goal 4: Economic Development (LTI) line item.

Recommendation: Authorize DDA funding for an amount not to exceed \$24,681 for a retail innovation grant to support the opening of REWIND Vintage located at 17 Division Ave. S.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: March 7, 2025
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: Retail Innovation Grant: NIDO (315 - 317 Division Ave S.)

**Agenda Item #05
March 12, 2025
DDA Meeting**

Among the established goals for Downtown is to address storefront vacancies and increase soft goods retail density in and around Monroe Center/Center City. In furtherance of that goal, 30 new businesses have received DDA grants totaling over \$700,000 since the program's launch in 2018.

NIDO, located at 315 - 317 Division Ave S, is a new independently owned retail space that will combine art, vintage resale, co-working and community space.

NIDO opened March 8th, 2025 and has executed a 2-year lease, and is seeking funding through the Retail Innovation Grant in an amount not to exceed \$23,026 to support their investment. Their application was reviewed and recommended by the economic support working group in December 2024.

Funding for this grant is budgeted in Goal 4: Economic Development (LTI) line item.

Recommendation: Authorize DDA funding for an amount not to exceed \$23,026 for a retail innovation grant to support the opening of NIDO located at 315 - 317 Division Ave. S.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: March 7, 2025

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

SUBJECT: Ecliptic at Rosa Parks Furniture

Agenda Item #06
March 12, 2025
DDA Meeting

In April 2021, the DDA partnered with the City of Grand Rapids and the Ecliptic at Rosa Parks Circle Conservancy (collectively “the Partners”) to initiate restorations to Ecliptic at Rosa Parks Circle (Park). The approximately \$2 million project restored several elements of the Park, including the granite steps, walking surfaces, benches, and other park amenities.

Since completion of the restorations, the Partners have continued to meet to review the ongoing maintenance and operations of the Park. Recently it has become clear that the existing furniture is beyond its useful life, and new high quality and durable furniture would improve the experience of those visiting and using the Park. As such, the Partners have proposed a three-way cost sharing arrangement to purchase new tables, chairs and umbrellas in the amount of \$155,000. Under the proposal each party would contribute an equal share of \$51,667.00.

If approved the furniture will be delivered by June so that it will be in place for summer and fall. Additionally, as is currently the practice, the City of Grand Rapids would own and maintain the furniture and be responsible for maintenance.

Recommendation: Authorize funding in an amount not to exceed \$52,000.000 for the DDA's share of the purchase price for new furniture at Ecliptic at Rosa Parks Circle.



CITY OF
GRAND
RAPIDS

Parks and
Recreation

ROSA PARKS CIRCLE FURNITURE

**CATENA
ROUND
TABLES**



30" TABLE - \$1,200

**21
CHAIR**



WITH ARMS - \$560

**TUUCI
OCEAN
MASTER
CLASSIC**



10' HEXAGON - \$2,790



X 25



≈ \$30,000



X 75



≈ \$42,000



X 25



≈ \$70,000

**TOTAL
\$155,000**

INCLUDES SHIPPING

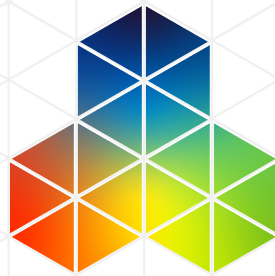
BROWSE

WWW.LANDSCAPEFORMS.COM

616-456-3696

245 STATE ST SE
GRAND RAPIDS, MI 49503

Downtown Vitals Report



DOWNTOWN
GRAND RAPIDS INC.

Published February 2025

NEW BUSINESSES

+3

in February

+4

year-to-date

STOREFRONT VACANCY RATES

+1%

vs. Jan 2025

-1%

vs. 2-yr avg.

Q4 OFFICE VACANCY RATES

9.5%

in Q4 2024 vs. 8.5% in Q3 2024

Q4 OFFICE RENTAL RATES

\$23.32

per square foot
in Q4 2024 vs. \$22.94 in Q3 2024

Q4 HOUSING OCCUPANCY

+0%

vs. Q3 2024

-3%

vs. Q4 2023

+2%

vs. Q4 2019

JAN HOTEL OCCUPANCY

+4%

vs. Dec 2024

+8%

vs. Jan 2024

-9%

vs. Jan 2019

VISITOR ACTIVITY COUNTS

+5%

vs. Jan 2025

-10%

vs. Feb 2024

-6%

vs. Feb 2019

EMPLOYEE ACTIVITY COUNTS

+9%

vs. Jan 2025

+6%

vs. Feb 2024

-7%

vs. Feb 2019

RESIDENT ACTIVITY COUNTS

+5%

vs. Jan 2025

+44%

vs. Feb 2024

+64%

vs. Feb 2019

JAN DASH WORK RIDES

-33%

vs. Dec 2024

JAN DASH CIRC. RIDES

+1%

vs. Dec 2024

CURRENT ACTIVE INVESTMENT

\$197M

Storefront Business Openings | Updated January 2025

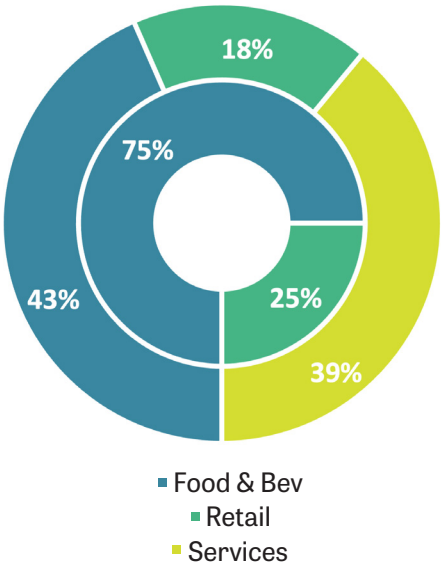
Retail
Niksi

Food & Beverage
Poke Tori
Garden District
SILVA

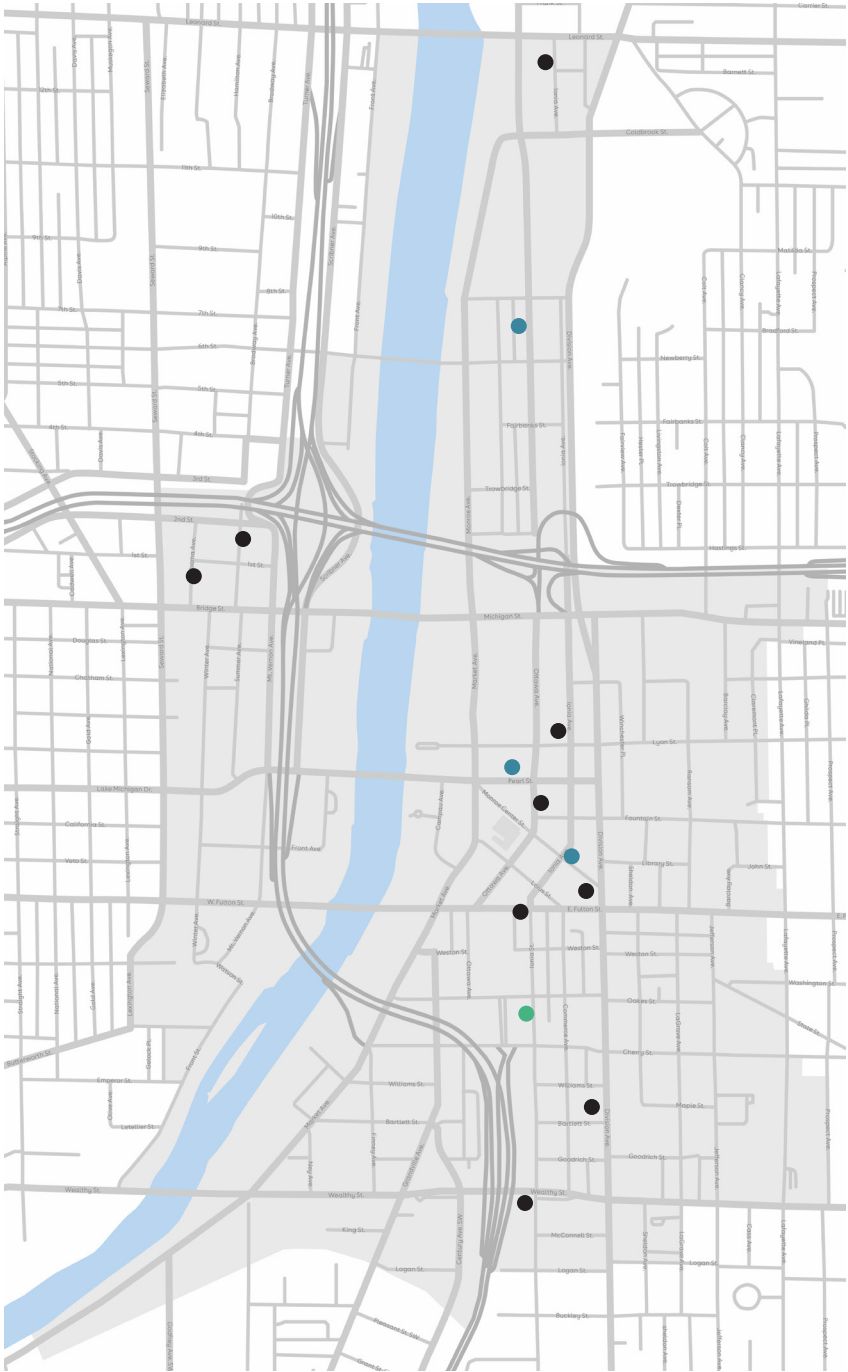
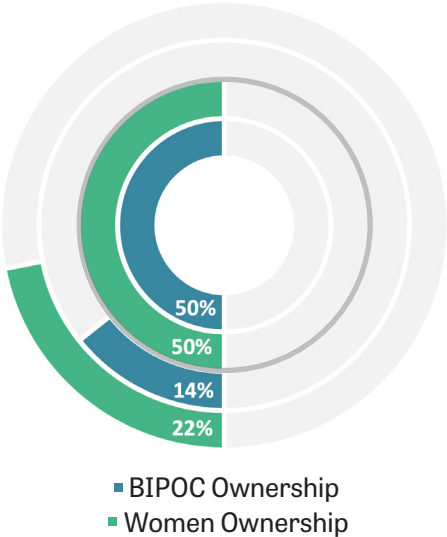
Services

4
storefront business
opened so far in 2025

Business Mix of Storefronts
Overall: Outer Ring
New in 2025: Inner Ring



Business Ownership of Storefronts
Overall: Outer Rings
New in 2025: Inner Rings



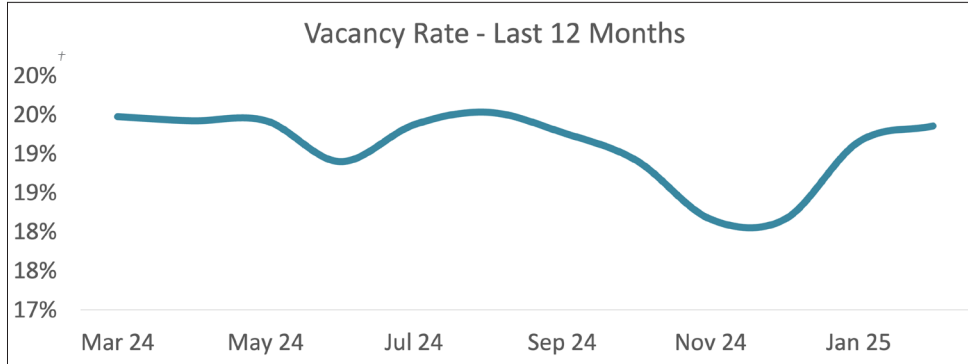
Source: Downtown Grand Rapids Inc.

Storefront Vacancies & Recent Closures | Updated Feb 2025

6
storefront
businesses
closed in 2025

2025 Closures:
83% Food & Bev
0% Retail
17% Services

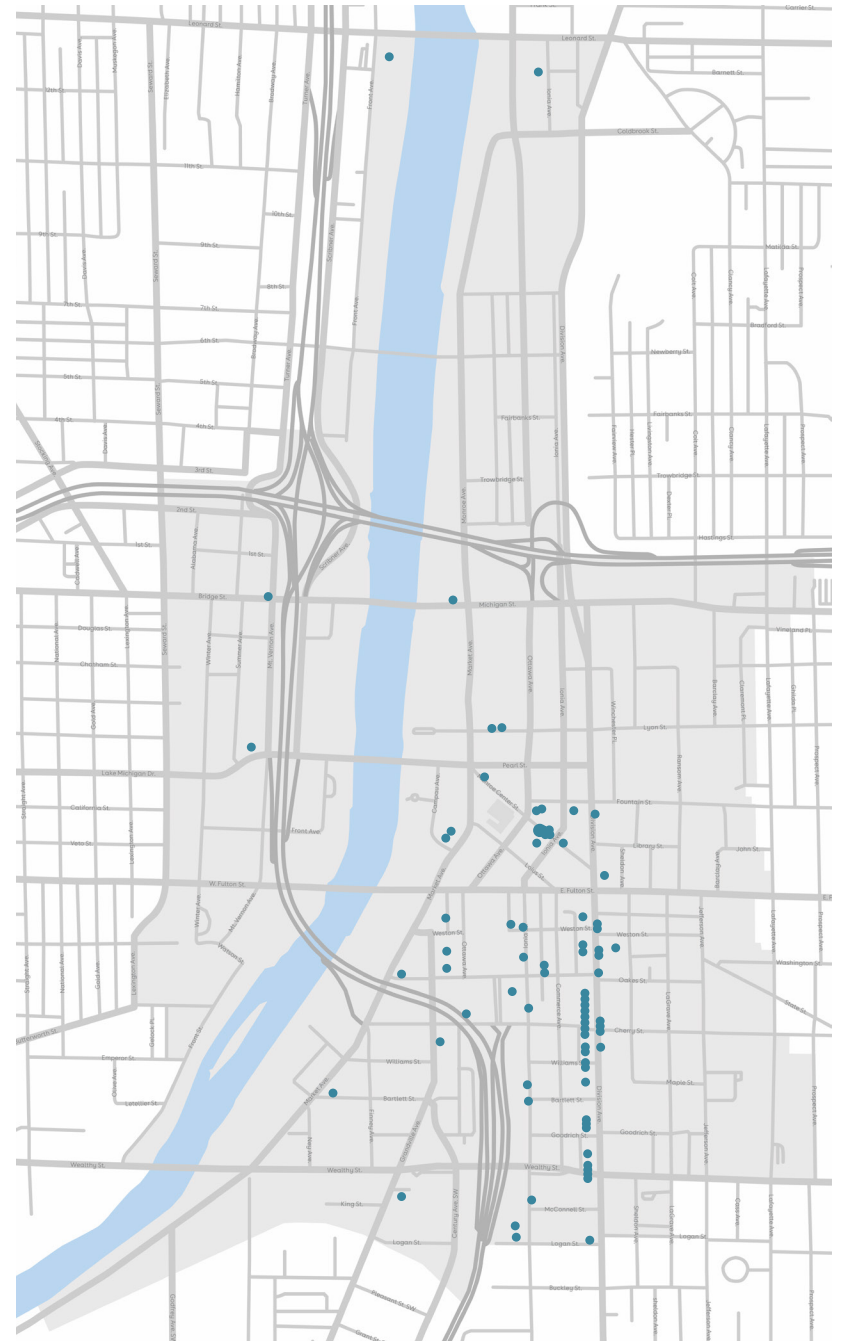
19%
storefront
vacancy rate



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

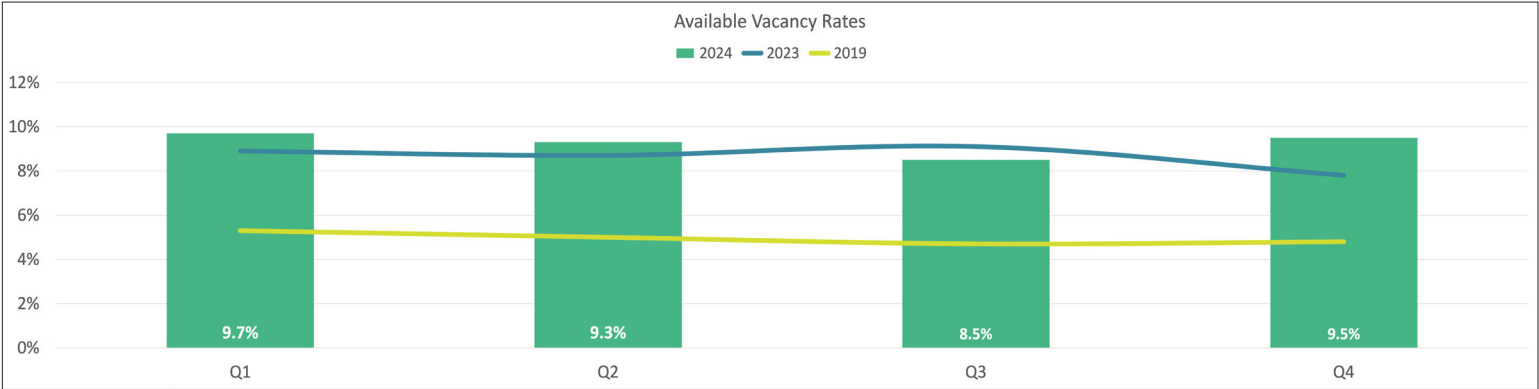
	Storefronts	Vacancies	Vacancy %	Sq Ft Available
Bridge Street	23	2	9%	4,833 sq ft
Center City	127	24	19%	104,602 sq ft
Monroe Center*	54*	8*	15%*	53,625 sq ft*
Fulton & Jefferson	21	1	5%	1,320 sq ft
Heartside: Division	102	35	34%	~110,516 sq ft
Heartside: Ionia	71	12	17%	46,500 sq ft
Heartside: C. Chavez	13	3	23%	12,087 sq ft
Monroe North	29	0	0%	0 sq ft
Other	17	1	6%	3,960 sq ft
DISTRICT TOTALS:	403	78	19%	~283,818 sq ft

Source: Downtown Grand Rapids Inc.



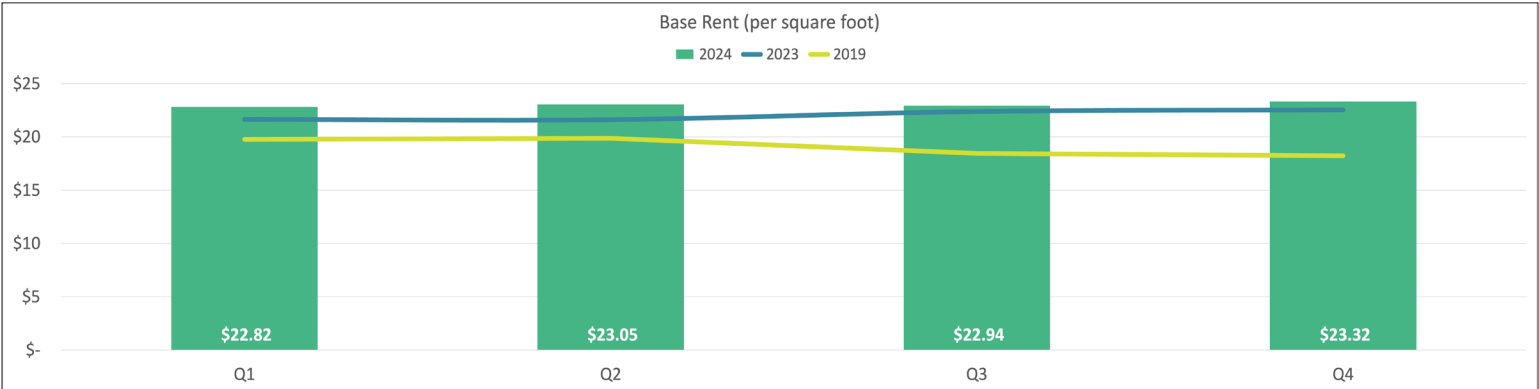
Source: Downtown Grand Rapids Inc.

9.5%
vacancy in Q4 2024
vs. 8.5% in Q3 2024



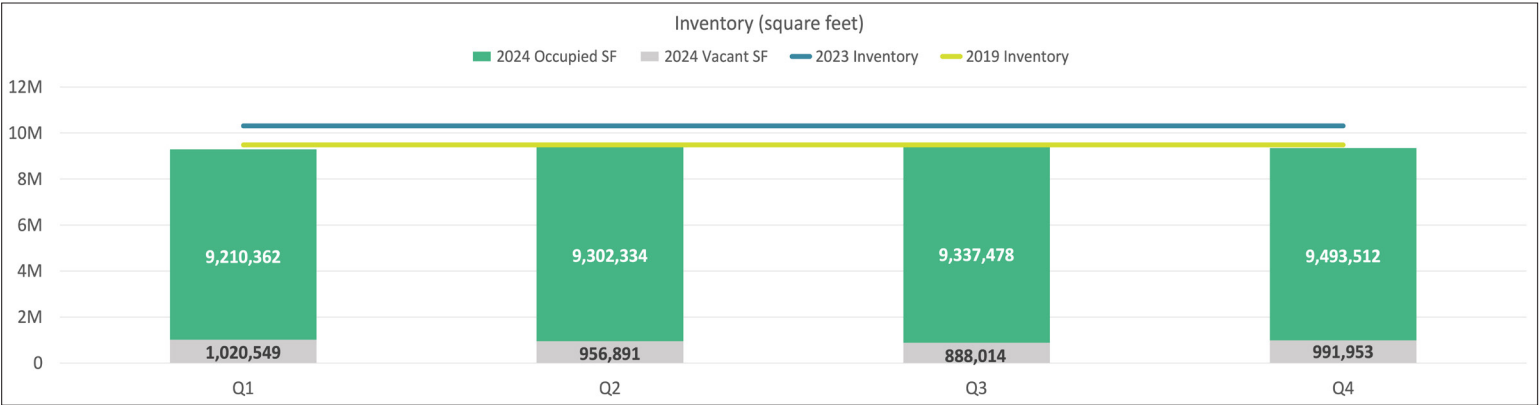
Source: CoStar

\$23.32
per sq ft in Q4 2024
vs. \$22.94 in Q3 2024



Source: CoStar

10.3M
square feet of office
space inventory

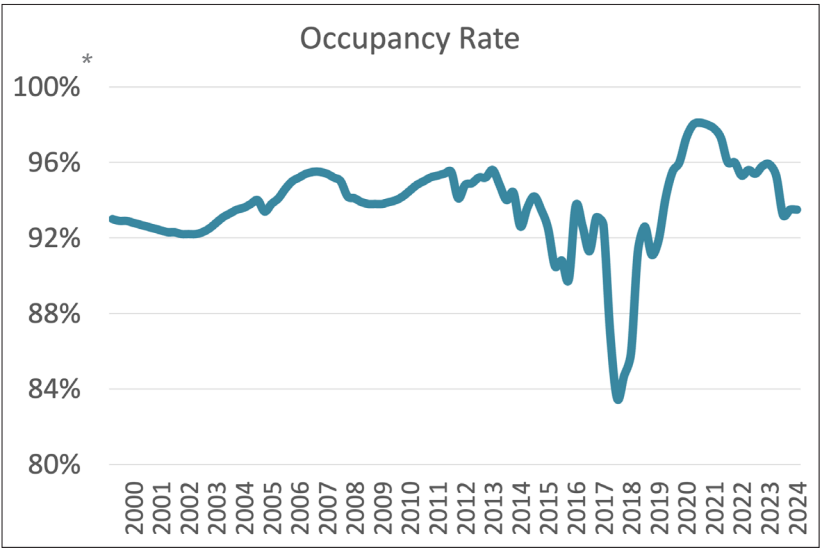


Source: CoStar

94%
occupancy
Q4 2024

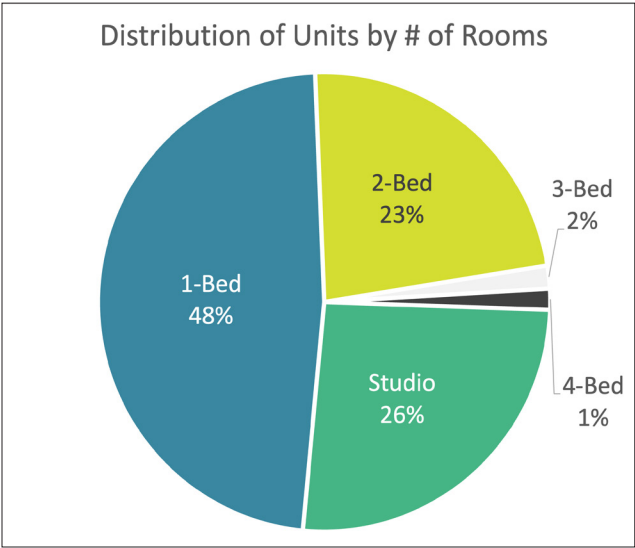
248
came online
in 2024

1,889
units in pipeline

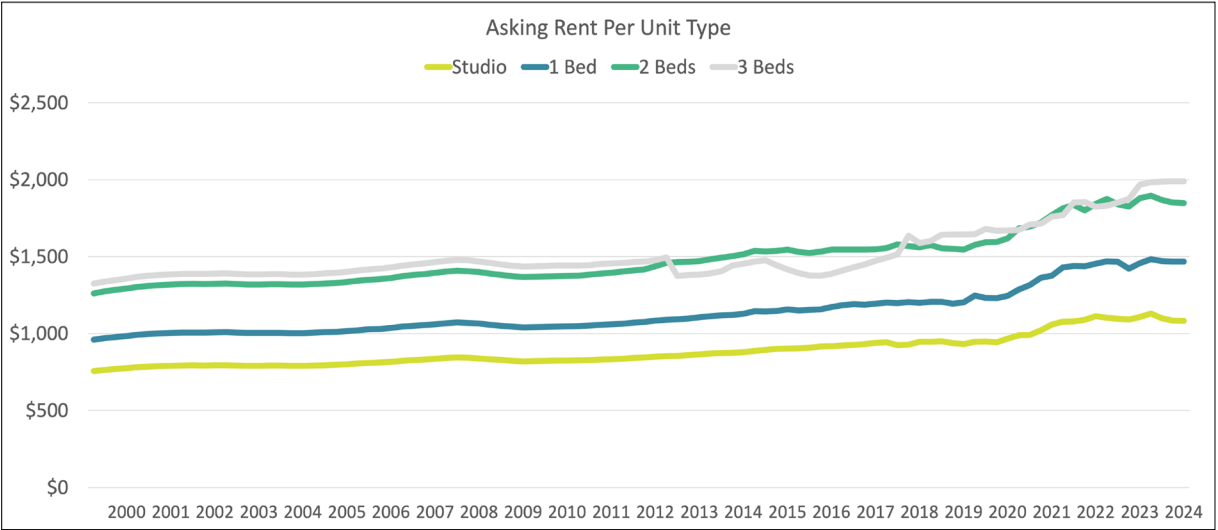


*truncated y-axis to highlight changes

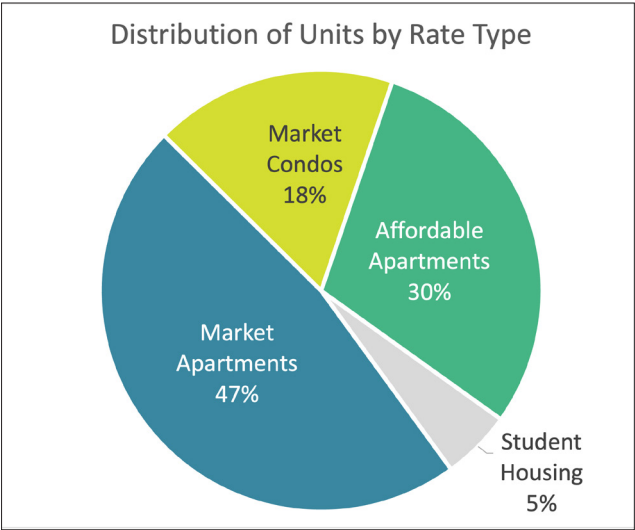
Source: CoStar



Source: CoStar



Source: CoStar



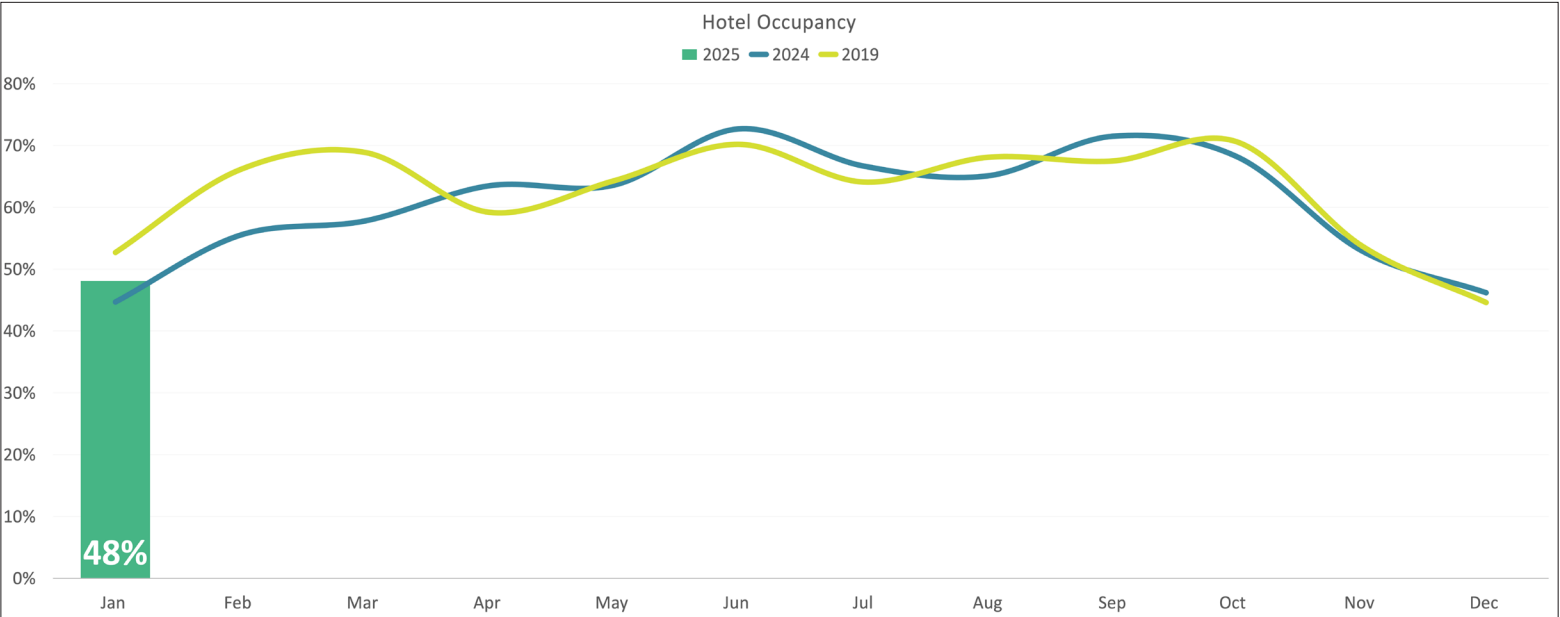
Source: Downtown Grand Rapids Inc.

48%
hotel occupancy
January 2025

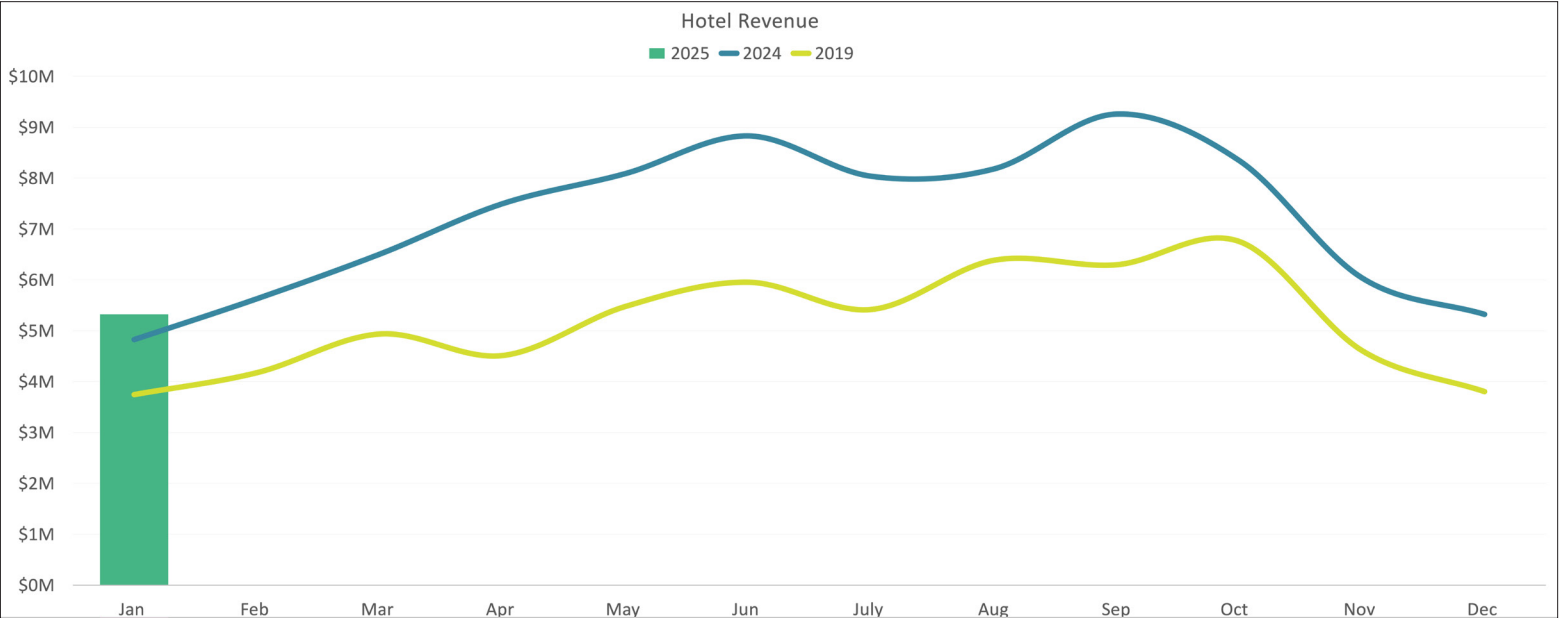
48%
average hotel
occupancy
in 2025

\$5M
hotel revenue
January 2025

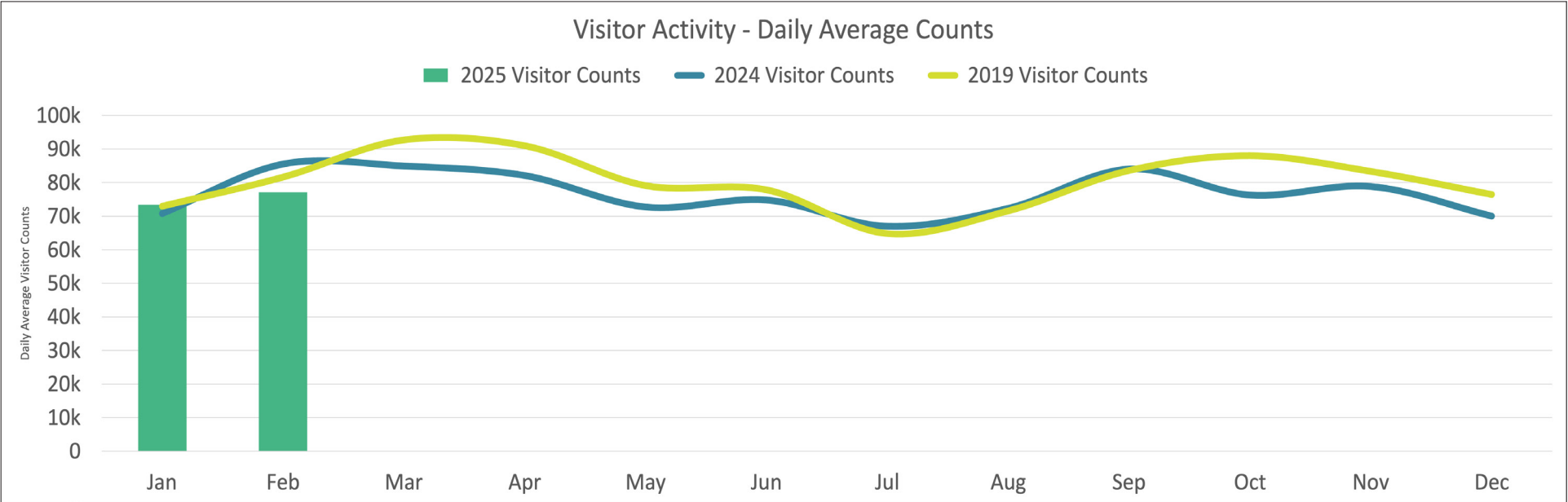
\$5M
total hotel
revenue in 2025



Source: Smith Travel Research via CoStar



Source: Smith Travel Research via CoStar

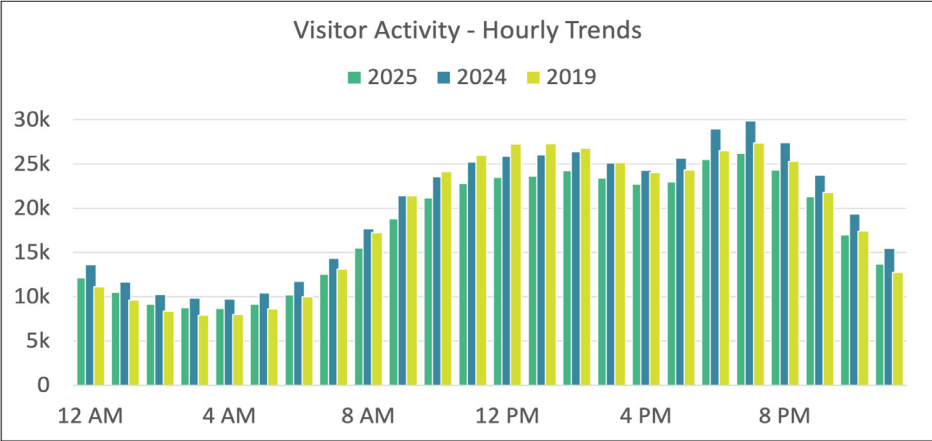


Source: Placer.ai

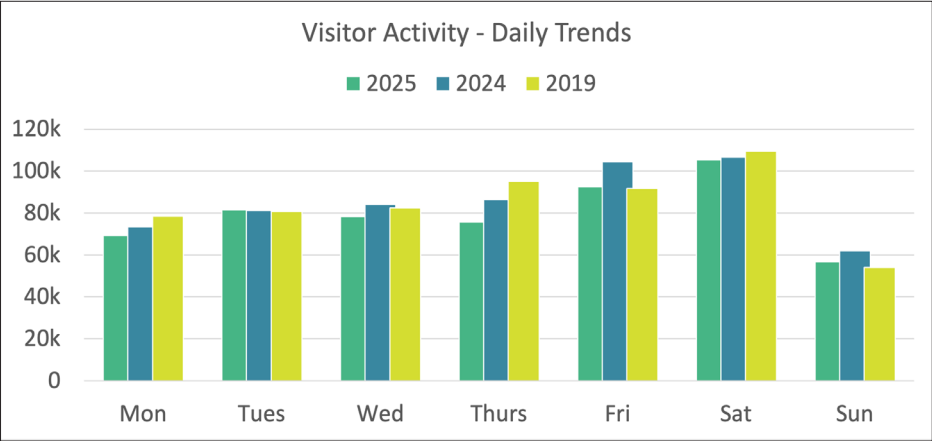
5%
increase
Feb 2025 vs. Jan 2025

10%
decrease
Feb 2025 vs. Feb 2024

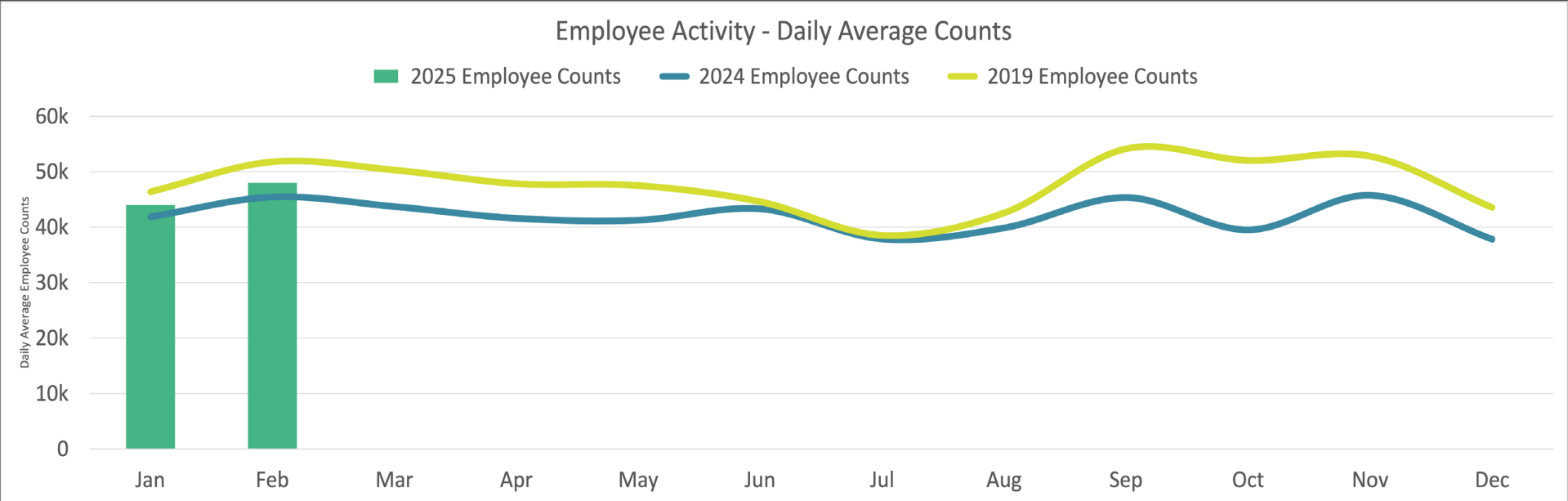
6%
decrease
Feb 2025 vs. Feb 2019



Source: Placer.ai



Source: Placer.ai

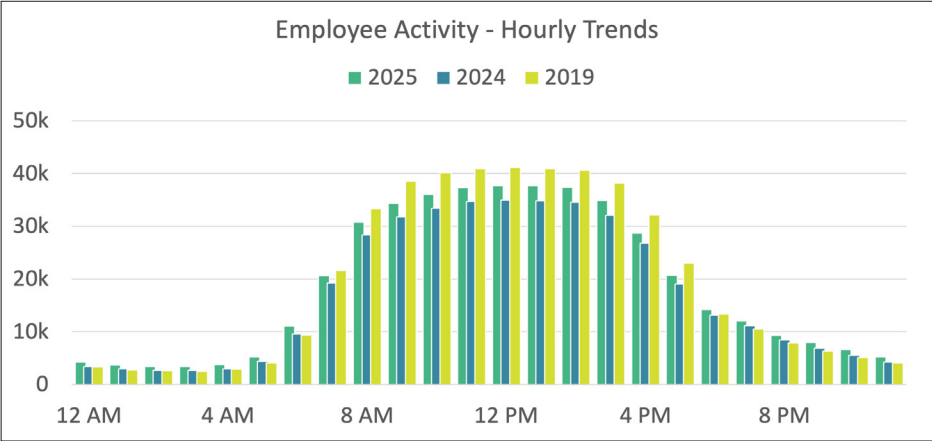


Source: Placer.ai

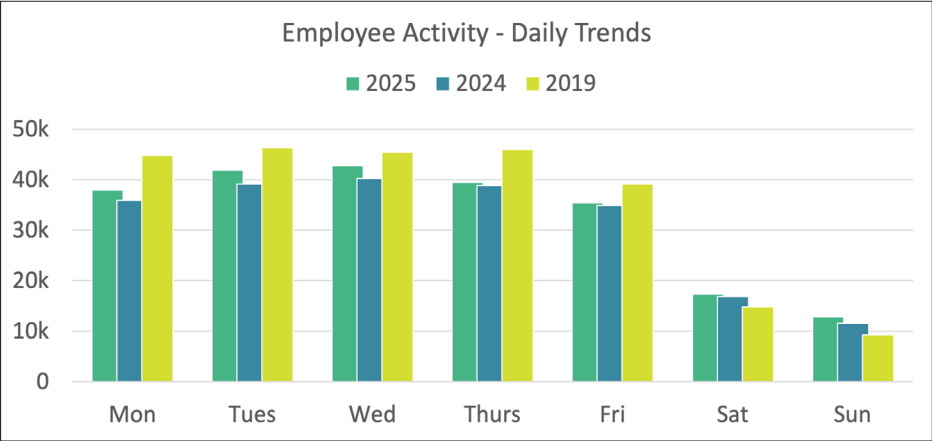
9%
increase
Feb 2025 vs. Jan 2025

6%
increase
Feb 2025 vs. Feb 2024

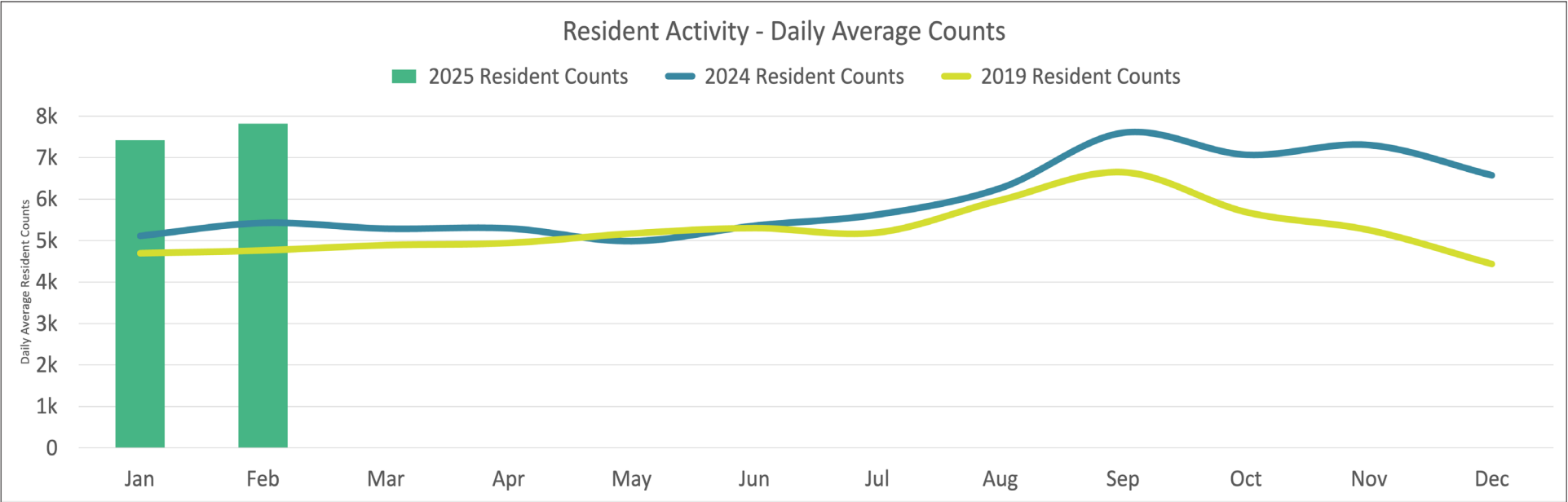
7%
decrease
Feb 2025 vs. Feb 2019



Source: Placer.ai



Source: Placer.ai

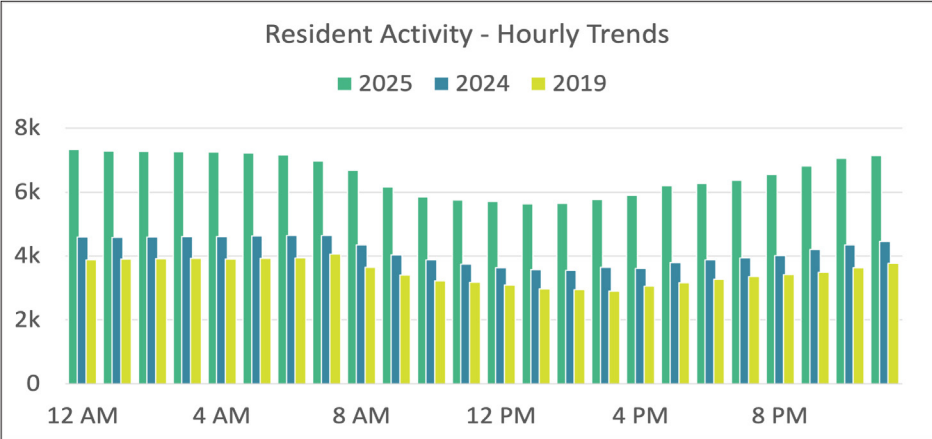


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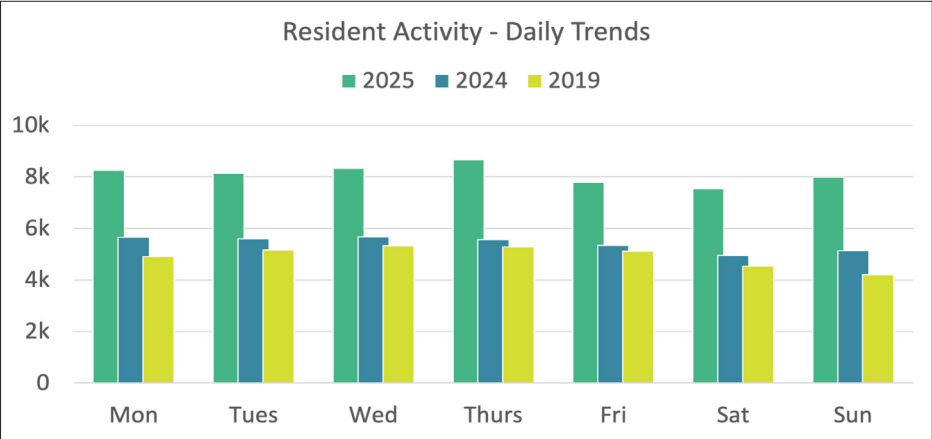
5%
increase
Feb 2025 vs. Jan 2025

44%
increase
Feb 2025 vs. Feb 2024

64%
increase
Feb 2025 vs. Feb 2019

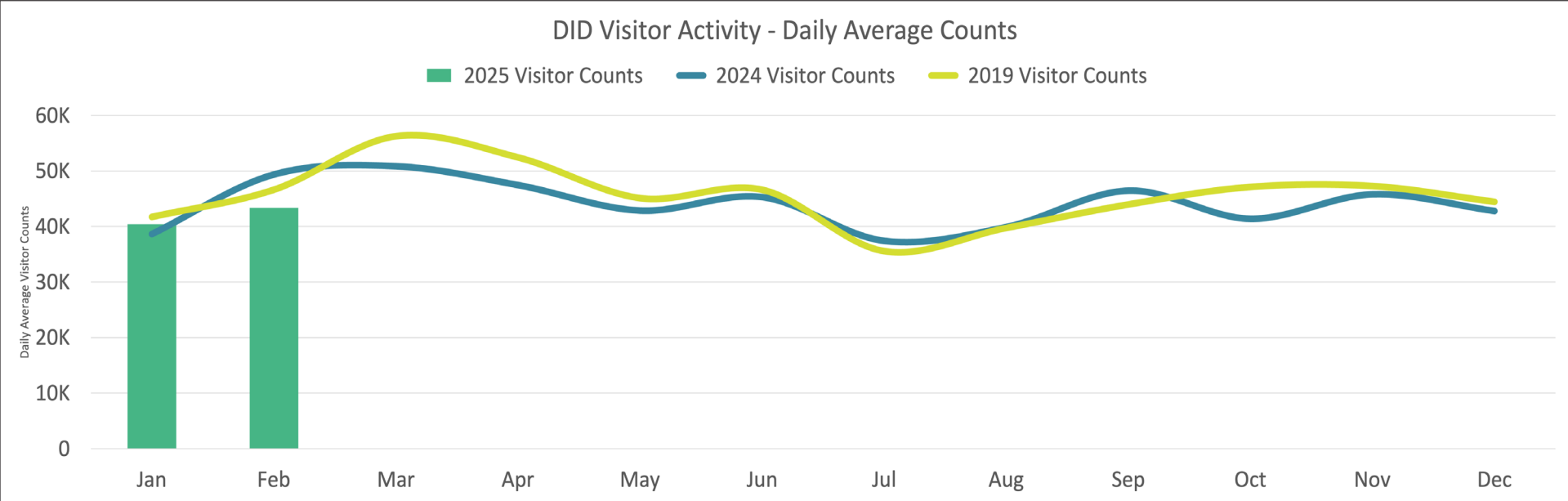


Source: Placer.ai



Source: Placer.ai

Downtown Improvement District (DID) Visitor Activity Tracking | Updated February 2025

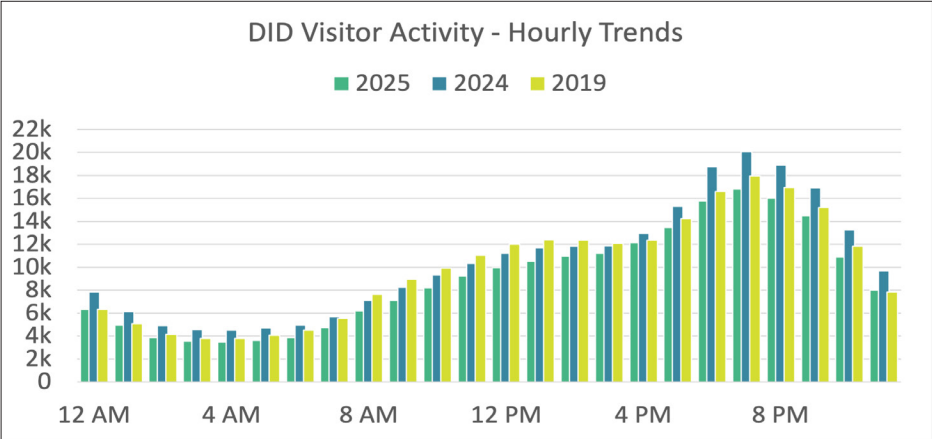


Source: Placer.ai

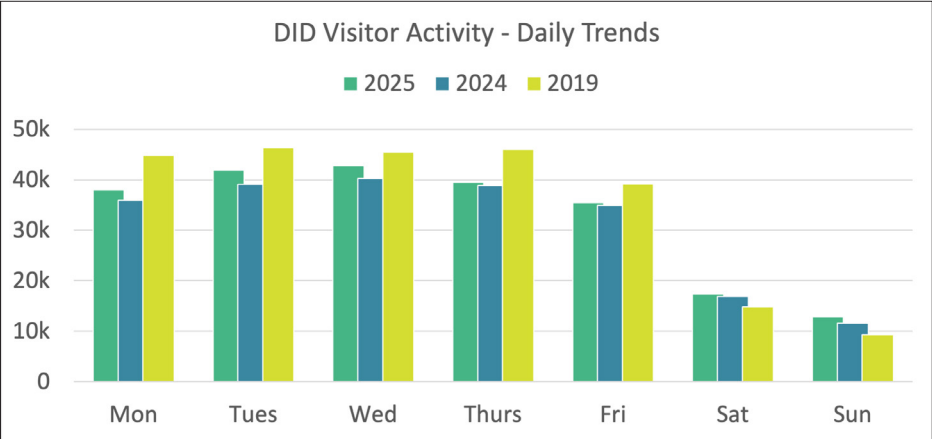
7%
increase
Feb 2025 vs. Jan 2025

12%
decrease
Feb 2025 vs. Feb 2024

7%
decrease
Feb 2025 vs. Feb 2019

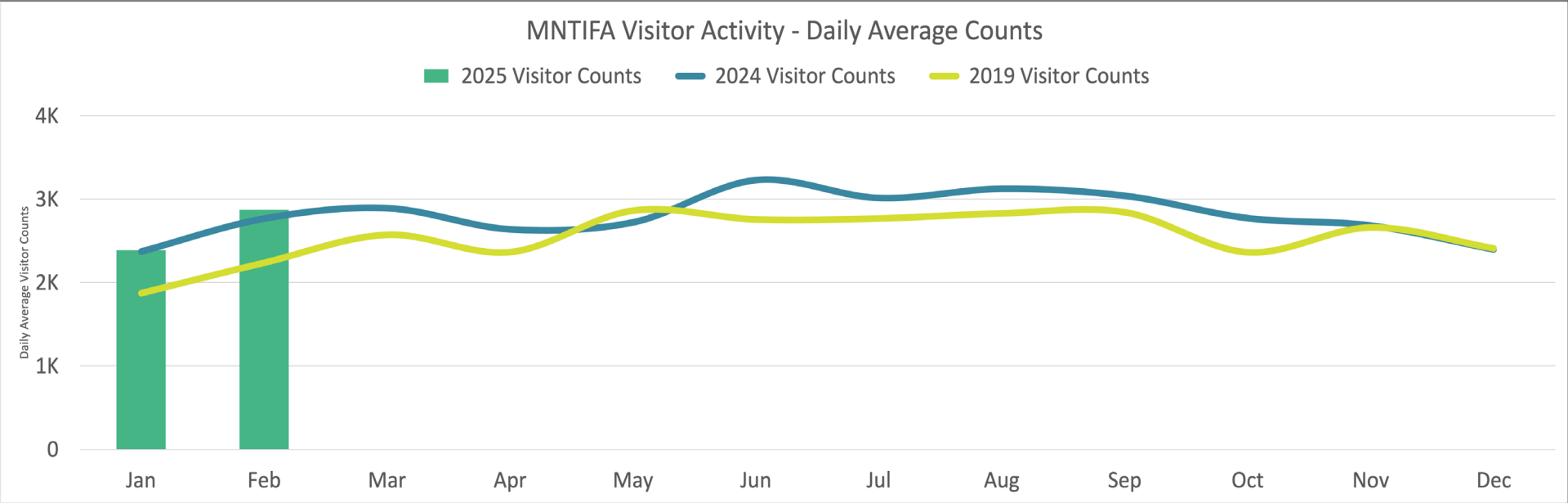


Source: Placer.ai



Source: Placer.ai

Monroe North (MN) TIFA Visitor Activity Tracking | Updated February 2025

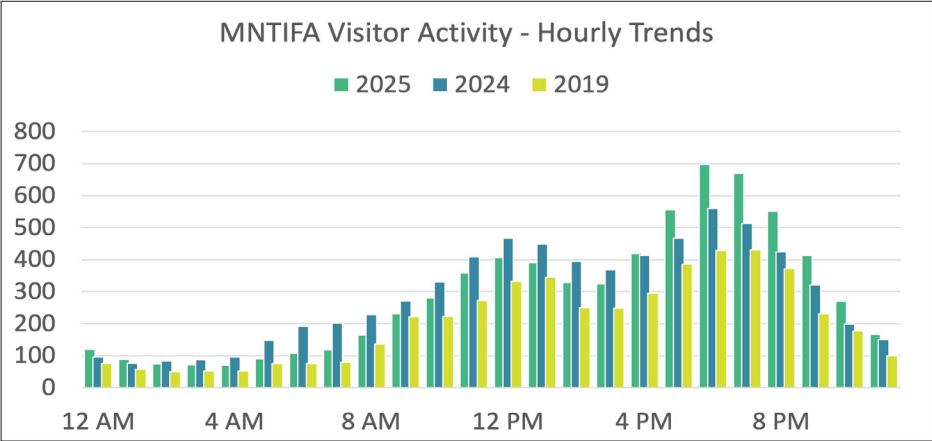


Source: Placer.ai

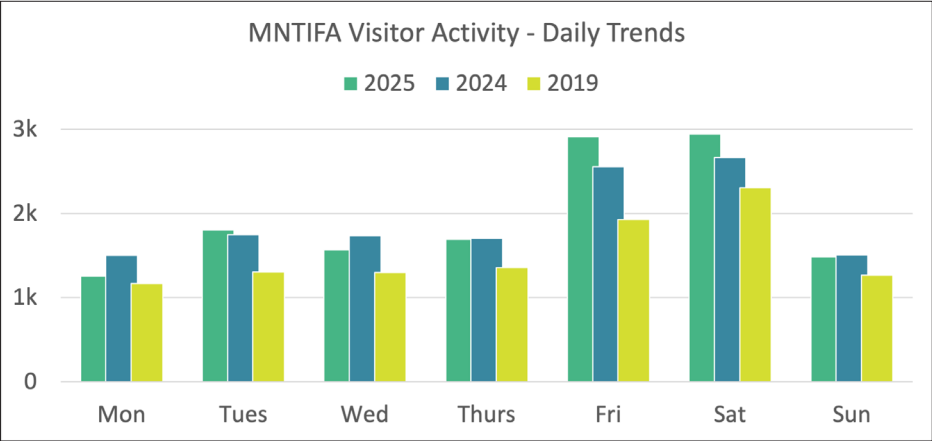
20%
increase
Feb 2025 vs. Jan 2025

4%
increase
Feb 2025 vs. Feb 2024

28%
increase
Feb 2025 vs. Feb 2019



Source: Placer.ai



Source: Placer.ai

Downtown Ambassador Statistics | Updated February 2025

	February 2025	2025 YTD	2024 YTD	2019 YTD
Graffiti Removals	88	185	642	70
Lbs of Trash Removed	15,050	27,700	37,575	56,825
Snow Removals	2,355	6,402	5,035	7,281
Weeds Abated	-	-	81	-
Business Contacts	406	882	1,248	484
Pedestrian Assists	24,509	45,405	65,640	27,345
Mobility Assists	49	139	461	165
Total Ambassador Banked Hours as of February:				-282.50
Total Resident Ambassador Banked Hours as of February:				81.00

Source: Downtown Grand Rapids Inc.



Current Construction & Development | Updated Feb 2025

1 Lyon Square Reconstruction

anticipated completion: June 2025

\$12,000,000 investment

2 GRPM River's Edge Work

anticipated completion: August 2025

\$12,000,000 investment

3 Acrisure Amphitheater

anticipated completion: Spring 2026

+190 parking spaces

+825 jobs

\$184,000,000 investment

825

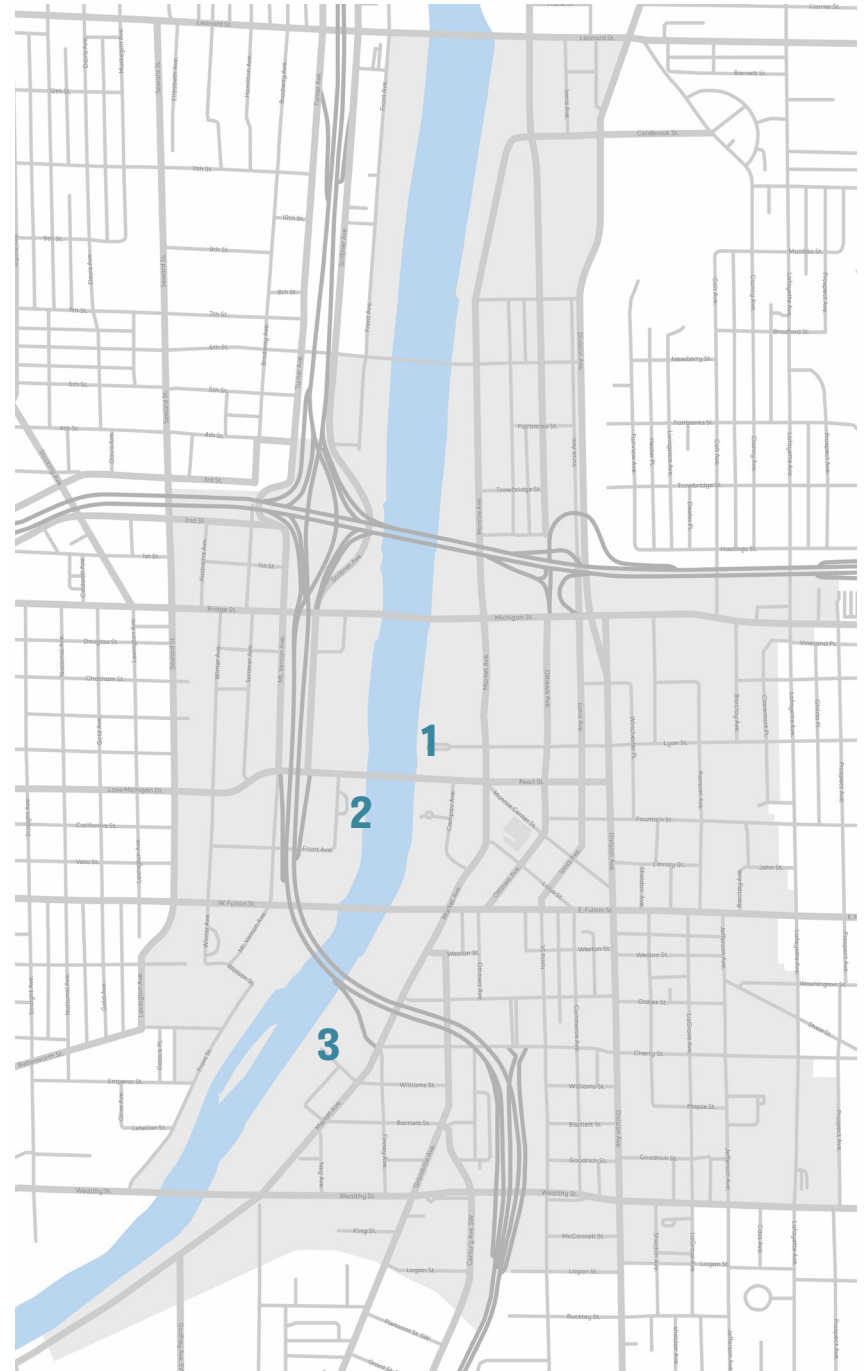
new jobs

190

parking spaces

\$197M

in investment



Source: Downtown Grand Rapids Inc.



DOWNTOWN
GRAND RAPIDS INC.

Grand River Corridor Revitalization Progress | Updated Feb 2025

48

acres of park improvements

20

miles of trail improvements*

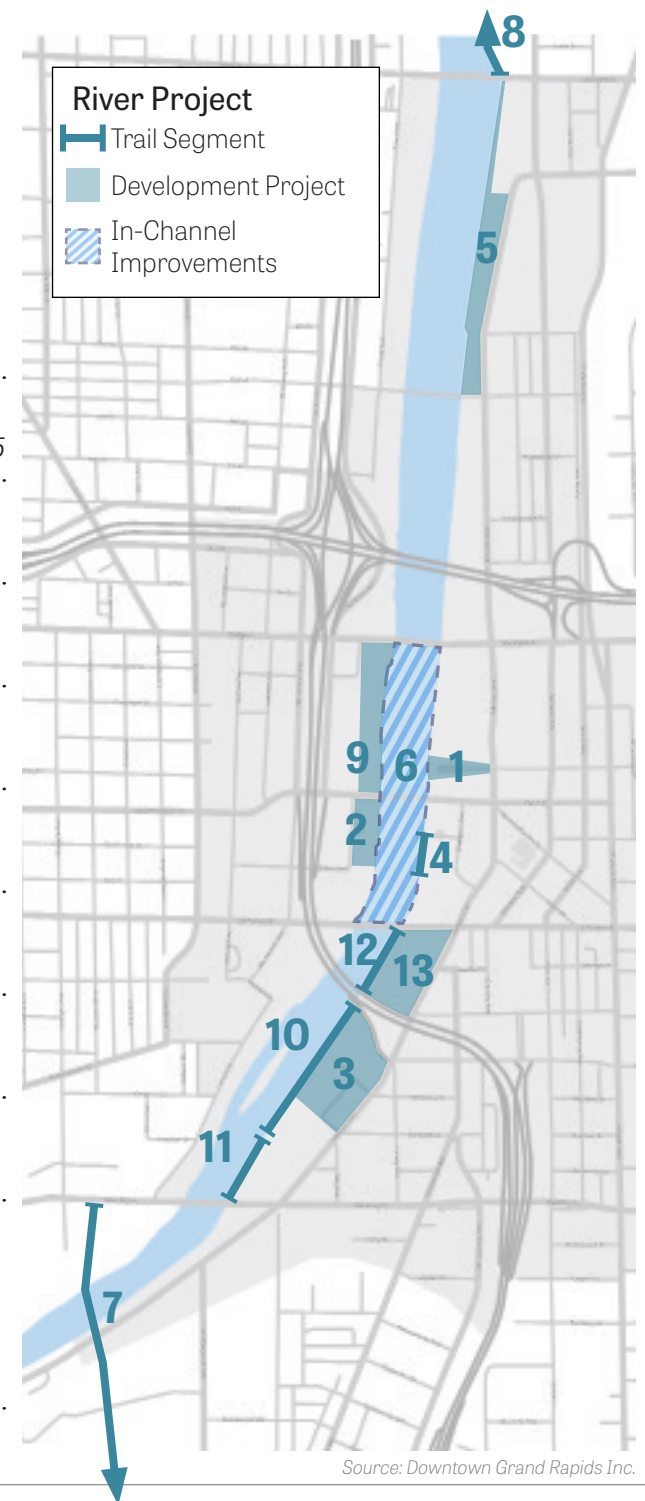
\$62M

total DGRI investment (DDA, MNTIFA, ARPA)

\$1.7B

total private river-adjacent investments

1	Lyon Square	Planning	Design	Permitting	Bidding	Construction	Completion est. June 2025
2	GRPM River Edge Improvements	Planning	Design	Permitting	Bidding	Construction	Completion est. August 2025
3	Acrisure Amphitheater	Planning	Design	Permitting	Bidding	Construction	Completion est. May 2026
4	Edges Trail, Blue Bridge to JW	Planning	Design	Permitting	Bidding	Construction	Completion est. April 2025
5	Canal Park	Planning	Design	Permitting	Bidding	Construction	Completion est. April 2025
6	Lower Reach In-Channel Improvements	Planning	Design	Permitting	Bidding	Construction	Completion est. Summer 2025
7	Oxford Trail	Planning	Design	Permitting	Bidding	Construction	Completion est. March 2025
8	Edges Trail, Leonard To Ann	Planning	Design	Permitting	Bidding	Construction	Completion est. June 2025
9	Ah-Nab-Awen Park	Planning	Design	Permitting	Bidding	Construction	Completion est. Fall 2025
10	Edges Trail	Planning	Design	Permitting	Bidding	Construction	Completion
11	US-131 to Railroad				Bidding		est. April 2025
12	Railroad to Wealthy						est. Winter 2025
13	Fulton to US-131						TBD
13	Fulton & Market	Planning	Design	Permitting	Bidding	Construction	Completion



Source: Downtown Grand Rapids Inc.



DOWNTOWN
GRAND RAPIDS INC.

For more information, visit: <https://grandriver.network/upcoming-projects>

* includes 16 miles of ARPA-funded Kent County greenway trail, White Pine Trail to Ada

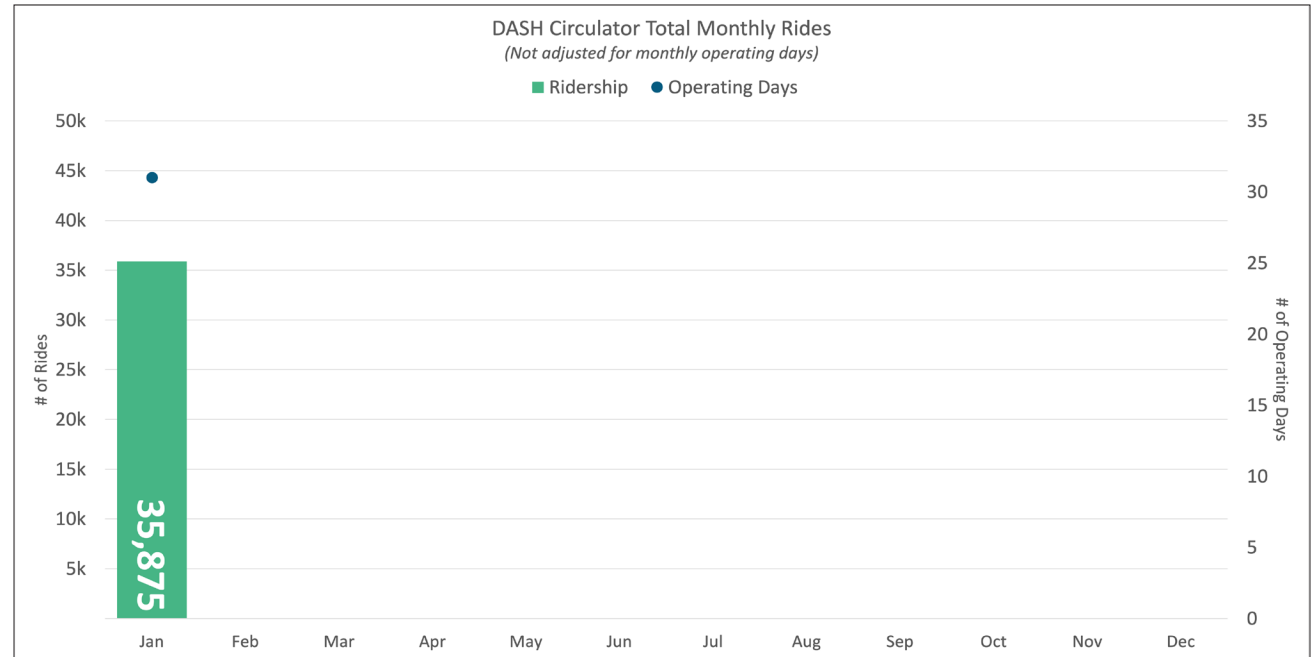
DASH 3.0: Circulator Ridership | Updated January 2025

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

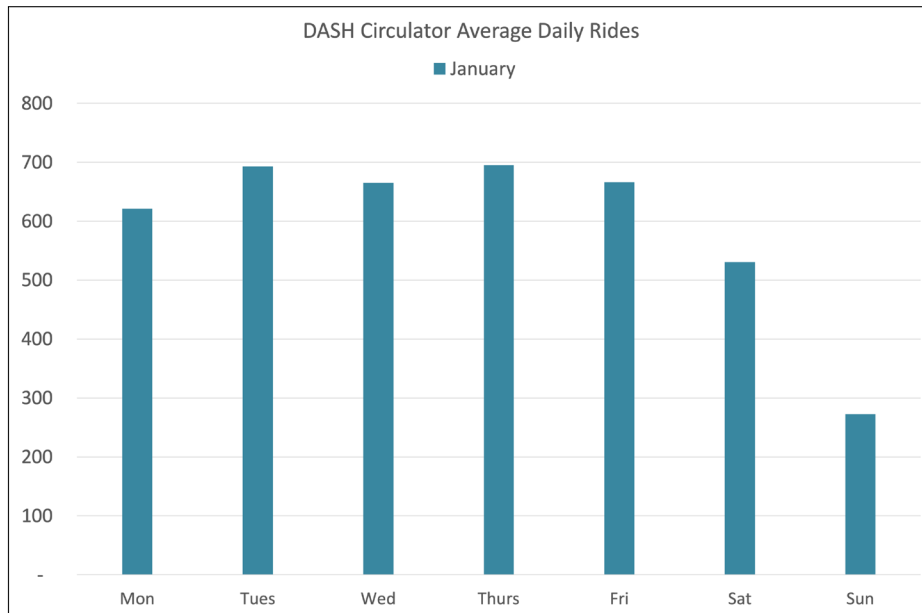
1%
increase in daily avg rides
Jan 2025 vs. Dec 2024*

52%
increase in daily avg rides
Jan 2025 vs. Jan 2024*

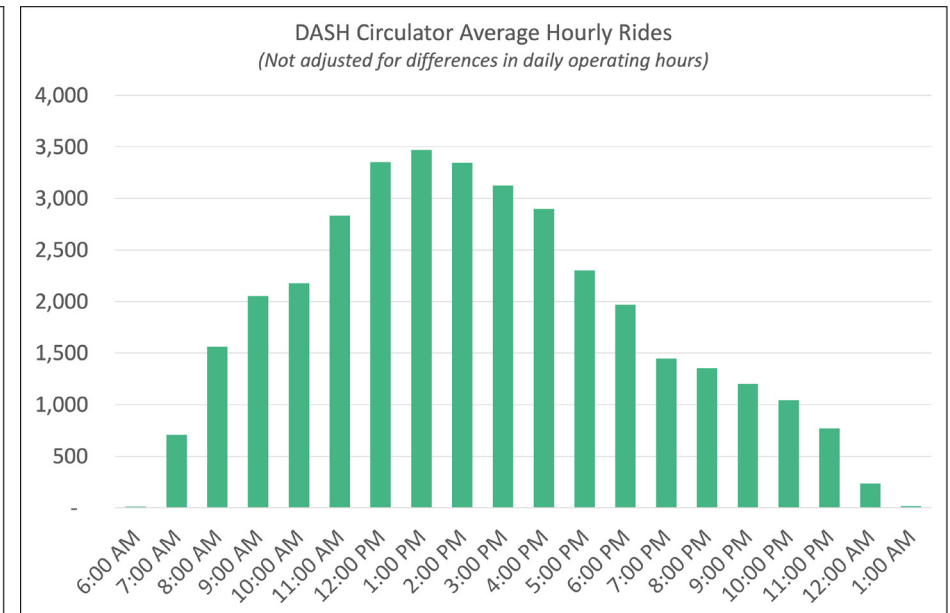
27%
decrease in daily avg rides
Jan 2025 vs. Jan 2019*



Source: The Rapid



Source: The Rapid



Source: The Rapid

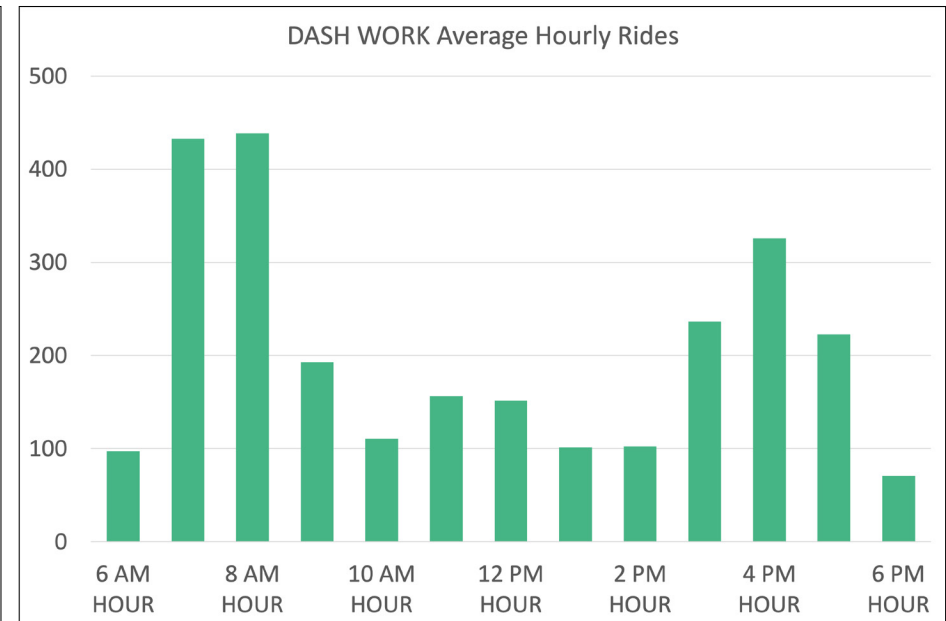
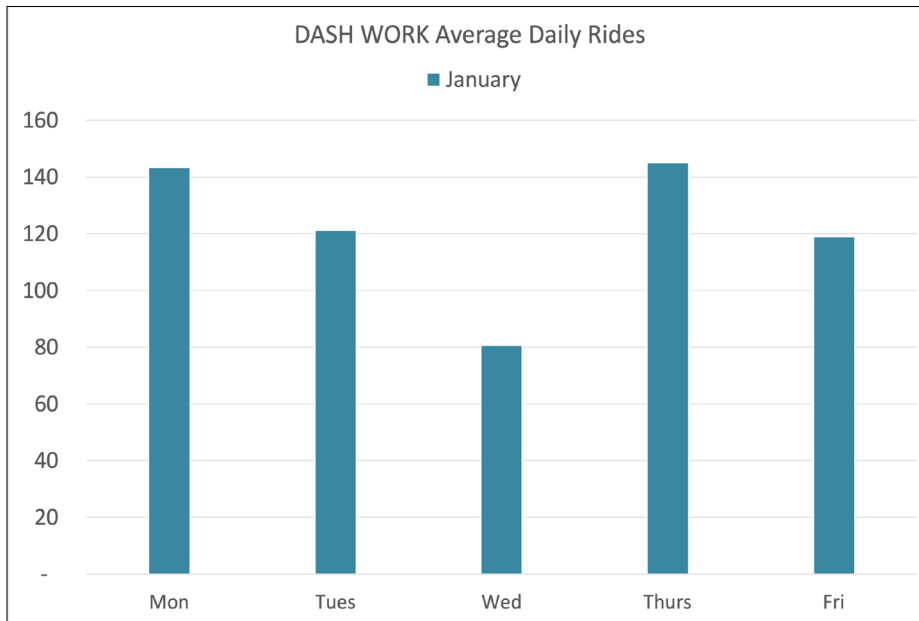
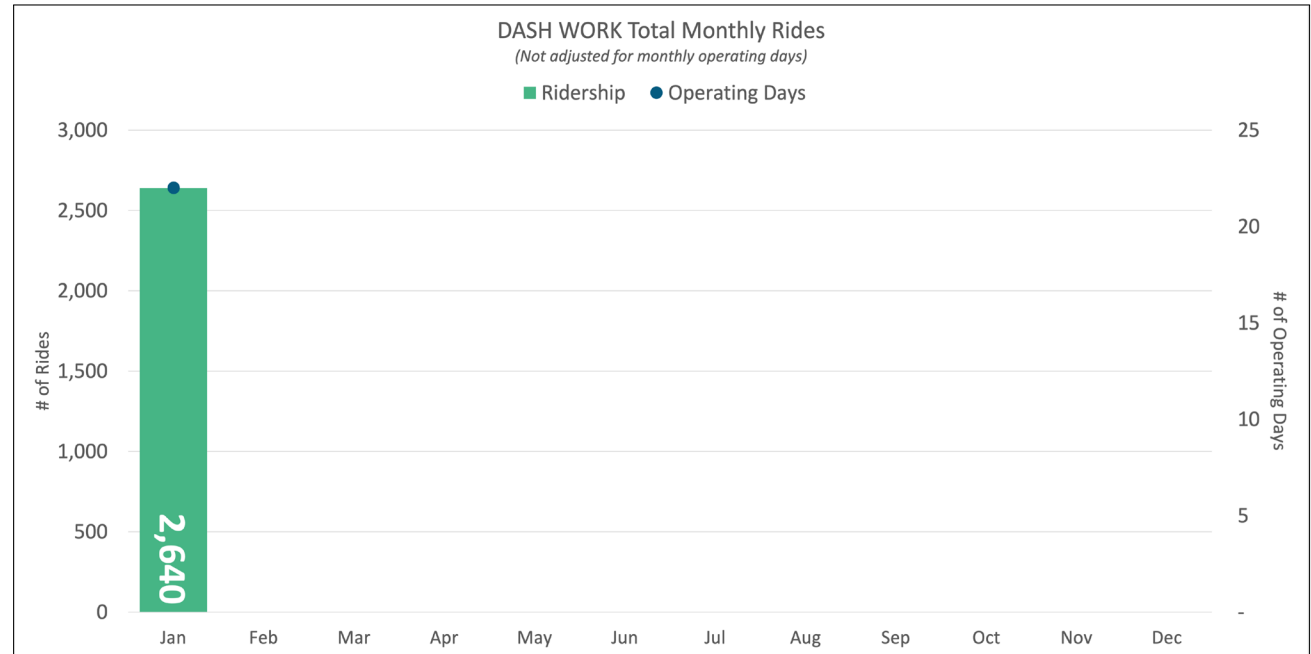


DASH 3.0: WORK Ridership | Updated January 2025

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

27%
increase in rides
Jan 2025 vs. Dec 2024*

54%
of rides in 2025
occur in the AM



Source: The Rapid

