

Virtual Meeting Access

Greetings!

For the safety and wellbeing of our members and employees, we would like to continue to hold meetings in accordance with the Open Meetings Act, PA 267 of 1976, as amended.

We have decided to use Microsoft Teams for video/phone conferencing for all upcoming board and alliance meetings. Teams has many exciting features including screen sharing, recording, live captions, file sharing, and more. Below are instructions on how to access the upcoming virtual meeting.



MICROSOFT TEAMS

1. It is recommended to download the App -
 - a. [Apple Devices](#)
 - b. [Android Devices](#)
2. Once you have downloaded the app, [click here](#) to access the Teams meeting.

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Please note that you may provide comments during the meeting using the “chat” feature of Microsoft Teams; however, comments posted in that fashion may not be read or addressed until after the meeting. You may also provide input or ask questions of the Board relating to any items of business that will come before them at the meeting by emailing Tim Kelly at tkelly@downtowngr.org who will forward them to the Board, or by mailing them via regular U.S. Postal service to c/o Tim Kelly, Downtown Grand Rapids Inc., 29 Pearl NW, Suite 1, Grand Rapids, MI 49503, or by calling (616) 719-4610.

Persons with disabilities may attend and participate using any of the above described methods. If you require special accommodations, please email asloan@downtowngr.org and we will be happy to accommodate you. If you have any questions or need further assistance, please email asloan@downtowngr.org.

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AGENDA

DOWNTOWN
DEVELOPMENT
AUTHORITY



DDA

Board Members:

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

Wednesday, May 12, 2021
8:00 a.m. [Virtual Meeting](#)
[Microsoft Teams](#)

- | | | |
|--|--------|---------|
| 1. Call to Order | | |
| 2. Approve Meeting Minutes from April 14, 2021 (8:01)
(enclosure) | Motion | Winn |
| 3. Accept April 30, 2021 Financials (8:05)
(enclosure) | Motion | Chapman |
| 4. FY22 Budget Adoption (8:10)
(enclosure) | Motion | Kelly |
| 5. DASH Memorandum of Understanding (8:15)
(enclosure) | Motion | Kelly |
| 6. Ottawa Avenue Reconstruction (8:25)
(enclosure) | Motion | Miller |
| 7. Bridge South Update (8:35) | Info | Lott |
| 8. City of Grand Rapids Equitable Economic Development Plan (8:55) | Info | Gracia |
| 9. Executive Director Report (9:10) | Info | Kelly |
| 10. Public Comment (9:20) | | |
| 11. Board Member Discussion (9:25) | | |
| 12. Adjournment (9:30) | | |



DOWNTOWN
GRAND RAPIDS INC.



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY

April 14, 2021

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

Attendance

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

Others Present: Tim Kelly (DDA Executive Director), Amanda Sloan, (DDA Recording Secretary), Dick Wendt and Jessica Wood (Legal Counsel), Andy Guy, Kimberly Van Driel, Melvin Eledge, Marion Bonneaux, Annamarie Buller, Samantha Suarez, and Mark Miller (DGRI Staff), Joe Agostinelli, Mark Washington, Josh Naramore, Karie Enriguez, Jenn Schuab, Pete Lazdins, Hannah Berry, Mike Berne (MJB Consulting), and others.

Kayem Dunn stated she is attending remotely from Grand Rapids, MI. Jermale Eddie announced he is participating remotely from Grand Rapids, MI. Greg McNeilly stated he is attending remotely from Grand Rapids, MI. Jen Schottke stated she is attending remotely from Grand Rapids, MI. Diana Sieger stated she is participating remotely from Grand Rapids, MI. Jim Talen stated he is attending remotely from Grand Rapids, MI. Rick Winn stated he is attending remotely from Grand Rapids, MI.

2. Approve Meeting Minutes from March 10, 2021

Motion: Ms. Dunn, supported by Mr. McNeilly, moved approval of the March 10, 2021 Meeting Minutes as presented. Motion carried unanimously.

3. Accept March 31, 2021 Financials

Mr. Kelly noted that in March, the Non-Tax Increment fund was reimbursed COVID related expenditures from the CRLGG grant received by the City of Grand Rapids in the amount of \$297,285. He stated the Local Tax Increment Fund paid rebates to the local taxing units for a total of \$733,000 and debt service on the DeVos Place Bonds as well.

Motion: Mr. McNeilly, supported by Ms. Sieger, motioned to accept Statement D: March 31, 2021 Expenditures. Motion carried unanimously.

Arriving late, Luis Avila announced he is attending remotely from Grand Rapids, MI. Mayor Rosalynn Bliss announced she is participating remotely from Grand Rapids, MI.

4. Grand River Engagement

Mr. Guy stated that this board has already endorsed a governance model to help lead the revitalization of the Grand River as well as approved funding to continue the work with Kathy Blaha (organizing the nonprofit entity of that model). Another recommendation of that process was to develop a proactive community engagement program that supports the startup of the nonprofit. The goal is to build a nonprofit entity that serves as an active and responsive civic connector continuously building awareness of river projects, promoting collaboration, soliciting ideas, and gaining feedback (particularly around potential programs and future site designs). He stated last year we engaged Community Catalysts to begin conversation with a broader group of resident leaders and start to explore some of the basic principles that could inform an engagement program. Through this work, we learned the value of transparency and accountability, the importance of learning from a wide range of perspectives, and the value of building trust through continuous engagement efforts. At this time, we find the need to establish a better routine for touchpoint communications and receiving feedback from the community. Public Agency (managed by West MI Center for Arts and Technology) proposes to designate six Community Catalyst members over the next 12 months to co-create a comprehensive community engagement strategy. Mr. Guy noted the scope of work has been detailed in the memo and includes defining principals and cultivating an informed and diverse network of partners to advance river corridor revitalization, programming, and long-term sustainability.

Mr. McNeilly shared his concern for the scope of the proposal and amount of funds being utilized to support work being deployed outside of DDA boundaries. Mr. Kelly acknowledged the comment and compared this work with the GR Forward Master Plan that recognizes Downtown, and the river specifically, does not stop at our boundaries but is certainly a prominent component of it. Significant neighborhood outreach was involved to ensure what we are planning Downtown responds to those needs and goals. Mr. Winn added there likely is not anything more important to the city at this time than how we proceed with the river revitalization and believes the DDA has an important role to kickstart this project. Mayor Bliss added this is one of the most catalytic projects we will see in our lifetime and will have a substantial economic impact on Downtown. Others appreciate Mr. McNeilly's point but believe with no one else taking on this role, it is appropriate for the DDA to do so.

Motion: Ms. Sieger, supported by Mr. Avila, moved to approve funding of consultant services to support community engagement in Grand River corridor revitalization governance organizing in an amount not to exceed \$110,000. Member McNeilly abstained. Motion carries.

5. Heartside Historical Mural Series

Ms. Van Driel stated Goal 5 is focused on creating unique interventions to accomplish the GR Forward goals of inclusive and cultural programming and public space activation. Over the past 5 years, DGRI has partnered with UICA to deploy the Exit Space mural program with local, national, and international artists bringing life to public and private walls downtown. To further the program, the Goal 5 Alliance would like to partner with The Dwelling Place for a mural program that honors local history through art. Ms. Schaub, Neighborhood Revitalization Department Program Manager at Dwelling Place, shared that a 23-member focus group made of several dozen community members will advise on placement, budget, artists and cultural highlights (including indigenous history, black history, queer history and women's history) for these murals. Multiple locations within Heartside are being considered and the project aims to build a greater sense of community and identity, increase

awareness of neighborhood history, and highlight stories of marginalized people. She presented a proposed timeline for the project to be completed by August.

Motion: Mr. McNeilly, supported by Mayor Bliss, moved to approve funding support, not to exceed \$43,310, to support the planning and execution of the Heartside Historic Mural program. Motion carries unanimously.

6. Bicycle and Pedestrian Infrastructure Improvements

Mr. Miller presented a series of bicycle and pedestrian safety and access improvement projects in collaboration with Mobile GR. He noted the current objective of these projects is to complete design work with construction implementation to take place over the next few years but beginning in FY22. Pedestrian projects include a midblock crossing with Rapid Flashing Beacon (RFB) at Cherry Street (under US-131) and a RFB at Division and Crescent Street (connecting Medical Mile to Downtown). Projects that support the GR Bicycle Action Plan include the design of Wealthy Street and Front Street intersection, Wealthy Street road diet from Grandville Avenue to Front Street, and the Front Avenue bicycle facility. In addition, the design of the N. Division Avenue separated bicycle lanes from Crescent to Leonard (as part of the Better Bikeway project) and a Century/Ellsworth Separated Bicycle Facility from Pleasant to Grandville require design services to be implemented later in 2021.

Motion: Mr. Talen, supported by Mr. Avila, moved to approve professional services, not to exceed \$122,500, for Downtown bicycle infrastructure, pedestrian safety improvements, and mode share enhancements funded from Goal 3 Streetscape Improvements. None opposed. Motion carries.

7. Social Zone Enhancements

Mr. Eledge stated in 2020, DGRI launched the Social Zone program in response to COVID-19 social distancing measures and business capacity restrictions. This program permitted restaurants to utilize outdoor seating in traditionally right-of-way spaces with great success. With an increased demand for these spaces, we would like to expand the social zones and provide additional infrastructure (tables, chairs, and umbrellas). Also, Lions & Rabbits will be contracted to artistically embellish the branding on the concrete barriers utilized in these zones.

Motion: Mr. Talen, supported by Ms. Dunn, moved to approve the purchase of Social Zone infrastructure, not to exceed 32,866.82, and funding to Lions and Rabbits not to exceed \$47,620 to brand concrete barriers in Social Zones under COVID-19 Economic Relief. Motion carries unanimously.

8. Ecliptic at Rosa Parks

Mr. Kelly was joined by David Marquardt and Kari Enriquez (City of GR Parks Department) to provide an update on the plans to enhance Ecliptic at Rosa Parks. Mr. Kelly shared that in 2017 a conservancy board was established to ensure this civil park space is preserved and improved for generations to come. Pete Lazdin (Project Manager at Progressive AE) stated that in 2019 recommended materials and design improvements were presented to Maya Lin (original artist and designer) and with her input, preliminary budgets and construction documents were created. Granger Construction was hired as construction managers and construction is scheduled to start in the next few weeks. Some of the upgrades include replacing the concrete steps with granite, a complete renovation of the restrooms, LED lighting to be installed on the stage, new trees and benches, and updated wayfinding signage. Ms. Enriquez added funding is coming from over 10 foundations and private donors in addition to the City of GR (parks millage) and DDA support. Ms. Schottke pointed out that

the final bid exceeded the original estimate which is in line with the 12% increase in non-residential construction we have seen in the last year. She is hopeful to see a slowing in rapid price increases as manufacturers start to meet demand post COVID. Mayor Bliss stated she is eager for this project to come to fruition and requested access to the video shown at the GRAM exhibit of Maya Lin highlighting the creation process for Ecliptic. Mr. Lazdin confirmed the white birch trees will stay. Mr. Talen appreciated the inclusion of the public drinking fountains and bottle filling stations.

Motion: Ms. Dunn, supported by Mr. McNeilly, moved to approve the expenditures, not to exceed \$550,000, to support the restoration of Ecliptic at Rosa Parks Circle. None opposed. Motion carries.

9. FY22 Budget Discussion

Mr. Kelly presented a timeline for the budgeting process, looking for a recommendation today to request the City Commission authorize the proposed revenue and appropriation requests on April 27th. He stated despite all we have endured over the last year we have some positive momentum going into year 6 of our 10-year GR Forward master plan. There are three key themes in this budget that all align with GR Forward (enhanced public spaces, building a welcoming an inclusive neighborhood, and activation through events). He stated we also expect additional opportunities that would require consideration as the year progresses including potential work at 201 Market (and along that corridor) as well as Areas 7, 8, and 9 on the west side. We are proposing \$14.9 million in expenditures for local tax and non-tax increment funds, preserving some of the fund balance, conservatively estimating reduced revenues to non-tax (due to lower parking revenues), and modestly projecting a 1% increase in local tax increment. Mr. Kelly noted the local tax increment gainsharing rebates (currently 10% reimbursed directly to the taxing units) will increase to 15% in FY23 and eventually to 25% over the term of the TIF Plan ending in 2046. As far as expenditures are concerned, rising infrastructure costs are fueling the jump in planned disbursements. Administration costs are 8.7% of total planned expenditures (the industry standard being 27%). TIF reimbursements will be \$1.5 million and debt service payments are estimated at \$750,000 (with Lyon Square an unknown). It is also worth noting we are nearing the final debt service payments on DeVos Place and our final debt service payment will be made in May 2022 for Van Andel Arena with the DDA contributing over \$139 million to VAA since 1995. DGRI staff members highlighted priority projects and programs for each goal alliance.

Mr. Talen stated concern for the non-tax fund balance decreasing over the next few years and would like confirmation that our events and programming will be well funded in the future. Mr. Winn stated he would find it beneficial for the group to determine an appropriate minimum fund balance goal. Mr. Eddie requested lighting on the Division Ave stairs and urged our consideration for DEI work making sure we are doing our part as an organization to promote Diversity Equity and Inclusion opportunities.

Motion: Ms. Dunn, supported by Ms. Sieger, moved to recommend the FY2022 DDA Budget Summary to the Grand Rapids City Commission and request fund appropriation. Motion carries unanimously.

10. Retail Analysis

Mr. Berne presented Phase II recommendations from the GR Retail Analysis stating the damage so far from COVID-19 to the retail environment was limited. As we advance our discussion from January, we consider some tools and tactics for the years ahead in order to create suggestions for the DDA to focus energy and resources as it relates to retail. Establishing a soft goods cluster Downtown would not only create an amenity to attract new residents, workers, conferences, and visitors but would generate co-tenancy demands as well. Mr. Berne noted Grand Rapids does have some formidable competition

(Uptown) and the decision needs to be made whether to concede or commit to a retail cluster downtown. To concede would generate weak co-tenancy for Downtown and nearby competition resulting in less visitor traffic and connectivity challenges. There are a few location options for a retail cluster: Monroe Center/Ottawa Ave (historical shopping district with office worker traffic but past struggles with lower visibility), Bridge Street (which has market momentum, destination-local traffic, and supermarket anchor but past struggles with off-center location, limited retail inventory, and rent levels driven higher by food & beverage concentration), or the Arena District (which has market momentum, destination-local traffic, and Downtown Market as an anchor but also has Heartside Park and an already established entertainment/restaurant focus). He suggested that if we were to commit to a cluster, we develop a targeted cluster location designation where fitness centers, bars, offices, and beauty salons are not permitted in the area. We might reinforce this with retail only incubation incentives and also push back on continued retail sprawl. Other critical investments may need to be considered based on the location choice for this cluster – reimagining right-of-way as public space, incentivizing density with 2nd tier retail space, or marketing visitor traffic and expansion of the DASH shuttle. Downtown Holland provides a case study for some of these concepts with a retail revival since the 80s. This was driven by a single investor with 3 solid blocks of retail focused on soft goods, which saw a 40-50% increase in average retail rents since 2010. Mr. Berne cautioned that Downtown GR is not Holland; though Grand Rapids is unique with its community of committed stakeholders, opportunity costs would have no guaranteed success. Even before COVID, Grand Rapids saw very little to no tenant interest in soft goods and faces formidable competition nearby. He noted with or without a cluster initiative, the DDA can play a role in the recruitment function Downtown with district-wide marketing collateral (local and regional road-showing), sourcing and vetting of prospects (training of in-house recruiter), and stakeholder buy-in (pre-qualified leads to landlords and brokers). Changing the retail dynamic takes intentionality and retail advocacy is especially important given the accelerated pace of industry change. It will be important for the DDA to play a role in zoning/planning as well as real estate initiatives related to small business creation. Potential options include using public spaces (or leasing private platforms) for entrepreneurship or using Division Avenue as an incubator. This could be accomplished by relocating nearby social service agencies, broad marketing efforts, or capping the rent subsidy as a way of steering tenants toward Division Ave where rents are lower.

Mr. Winn recognized Mr. Berne deserved more time to present this information and invited him to come back at a later meeting. Mr. Kelly invited DDA board members to join a retail analysis strategy discussion with Mr. Berne and the DGRI Board of Advisors scheduled for May.

10. Executive Director Report
In the interest of time, this report will be presented next month.
11. Public Comment
None
12. Board Member Discussion
None
13. Adjournment
The meeting adjourned at 10:06 a.m.



DOWNTOWN
GRAND RAPIDS INC.

COVID-19 Impact Report
May 7, 2021

Kent County Vaccination Distribution & Administration

Kent County has a population of 656,955 (2019).

DeVos Place has administered **+205,000** vaccines since January 25th, 2021.

Mercy Health + St. Joe's have administered **143,984 1st doses** and **114,030 2nd doses** as of April 26th, 2021.

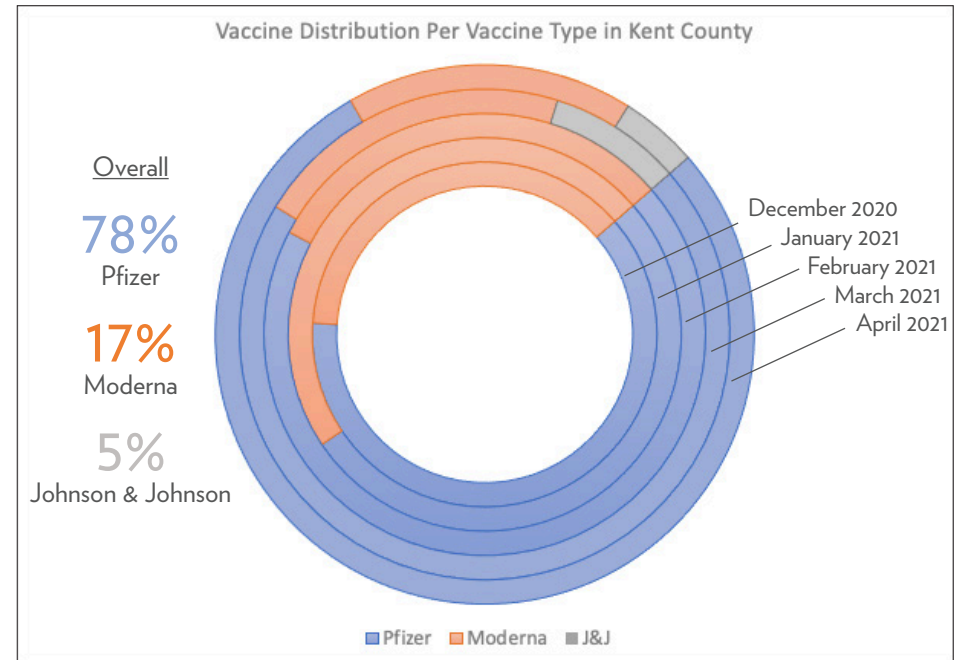
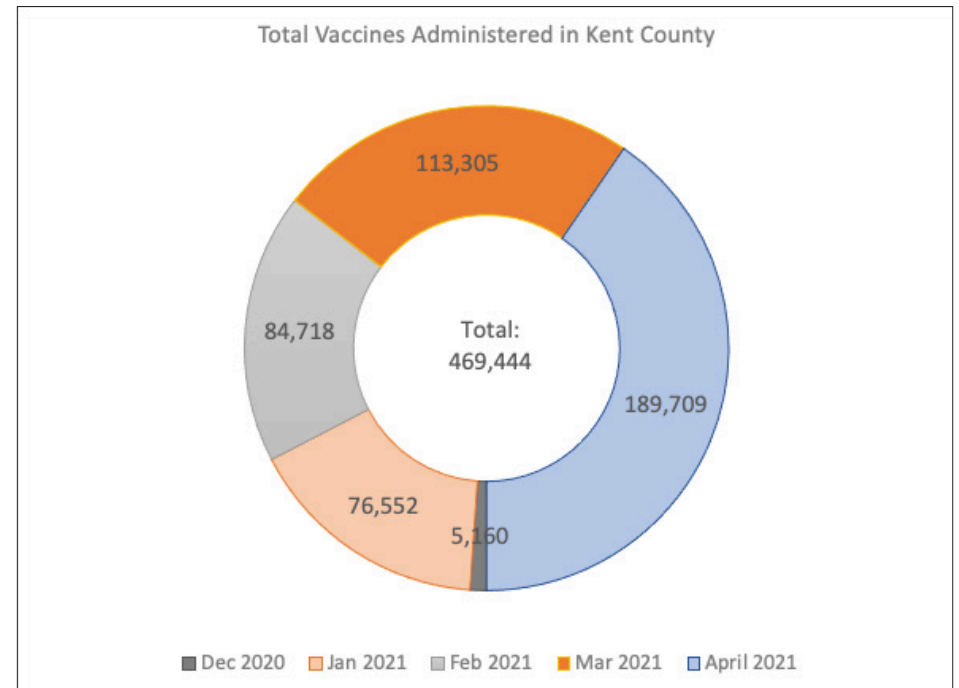
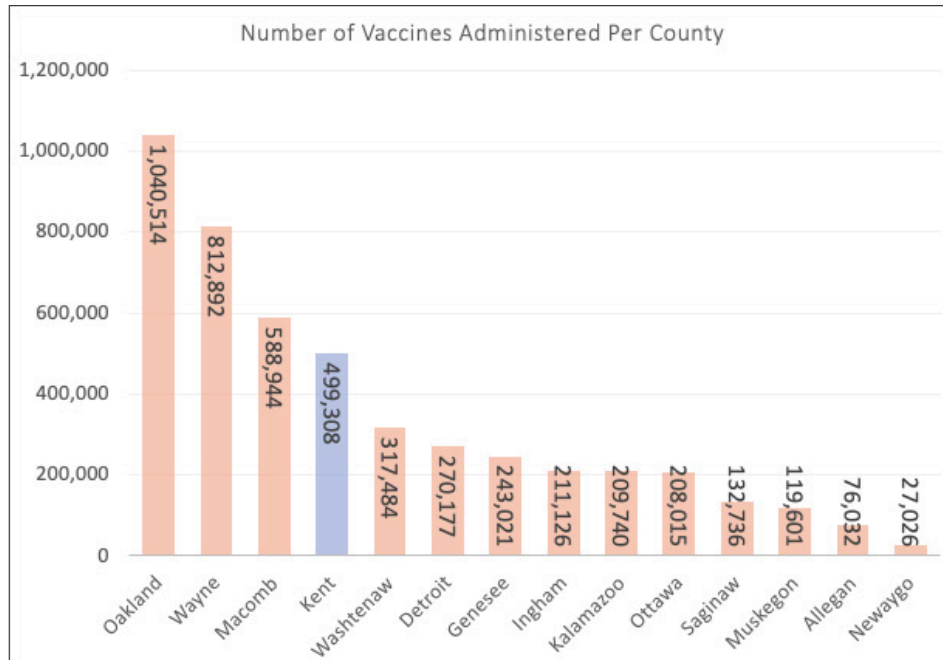
38.8%

of Michigan residents fully vaccinated as of May 1st

62%
of doses administered
79% nation-wide
75% state-wide

235
enrolled vaccination
locations

44%
of Kent residents fully vaccinated
32% nation-wide
as of May 3rd



Business Openings

2020

- ① Daniel Gracie JiuJitsu (May 5)
- ② Morning Belle (June 8)
- ③ Ding Tea (June 28)
- ④ Downtown Nutrition (June 29)
- ⑤ Art Caribbean Fusion Cuisine (July 10)*
- ⑥ The Color Forest (July 16)*
- ⑦ Insomnia Cookies (July 21)
- ⑧ Pump House (July 23, 2020)
- ⑨ Balke P&D Gallery (August 7)
- ⑩ Alt City Beverage Downtown Market (August 20)
- ⑪ Portico & Knoop Canopy Hilton (September 8)
- ⑫ Mel Styles (September 19)*
- ⑬ Tupelo Honey (September 19)
- ⑭ Basic Bee Boutique (November 14)*
- ⑮ Purpose Training Studio (November 16)
- ⑯ GRNoir (December 4)*
- ⑰ Aggregate 136 (December 4)
- ⑱ House Rules Board Game Lounge (December 4)
- ⑲ Pack Elephant (December 10)*
- ⑳ Arktos Meadery (December 11)

2021

- ㉑ Marissa's Jewels (January)
- ㉒ Poké Poké & Boba (January 19)
- ㉓ MDRD (February 2)
- ㉔ Condado Tacos (February 4)
- ㉕ Spinfurl.Bike (March 9)

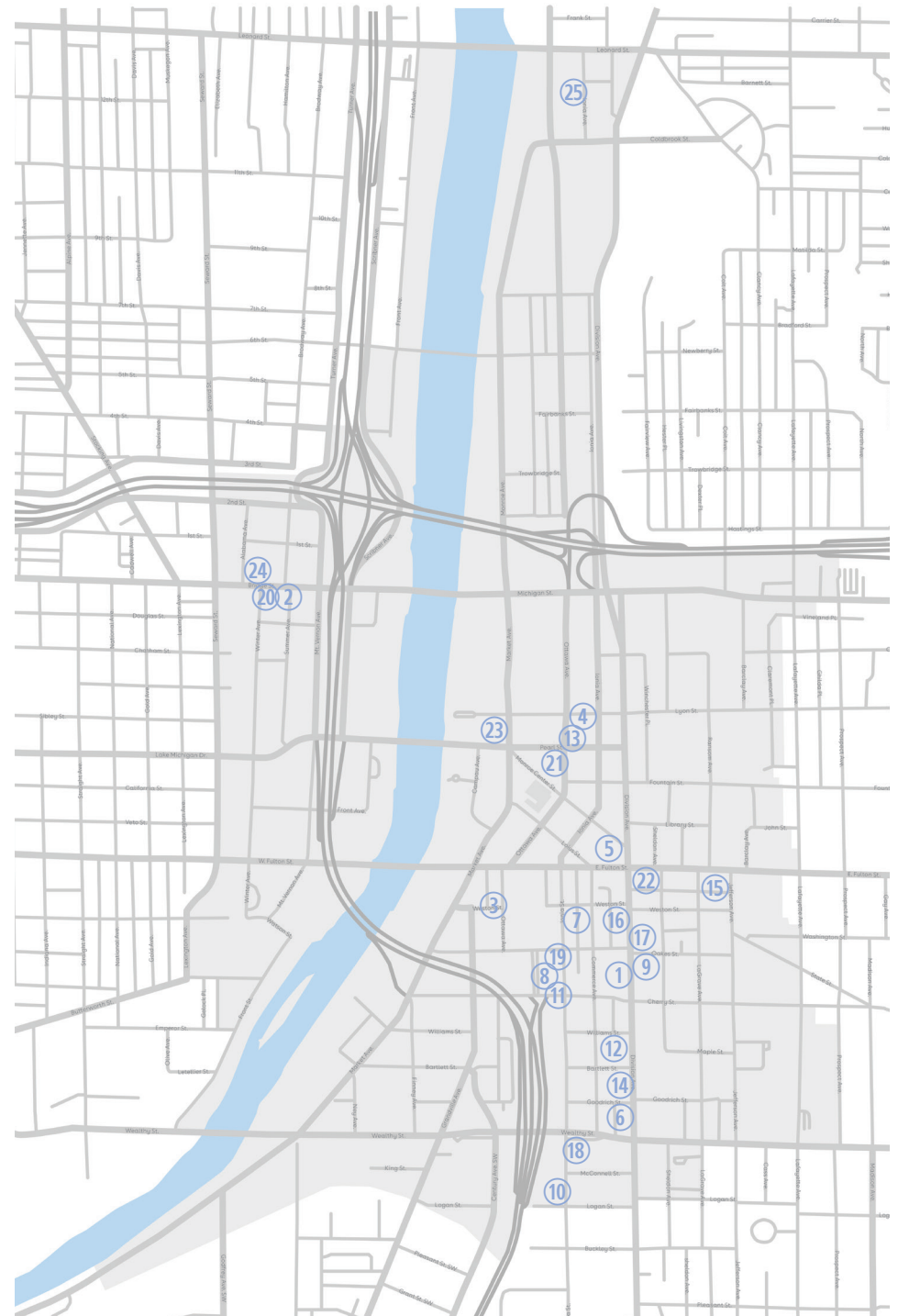
26%
BIPOC-Owned

39%
Women-Owned

29
businesses opened
in the same time
frame pre-COVID

*received DDA Retail Incubation Grant

Source: Downtown Grand Rapids Inc.



Business Closings

2020

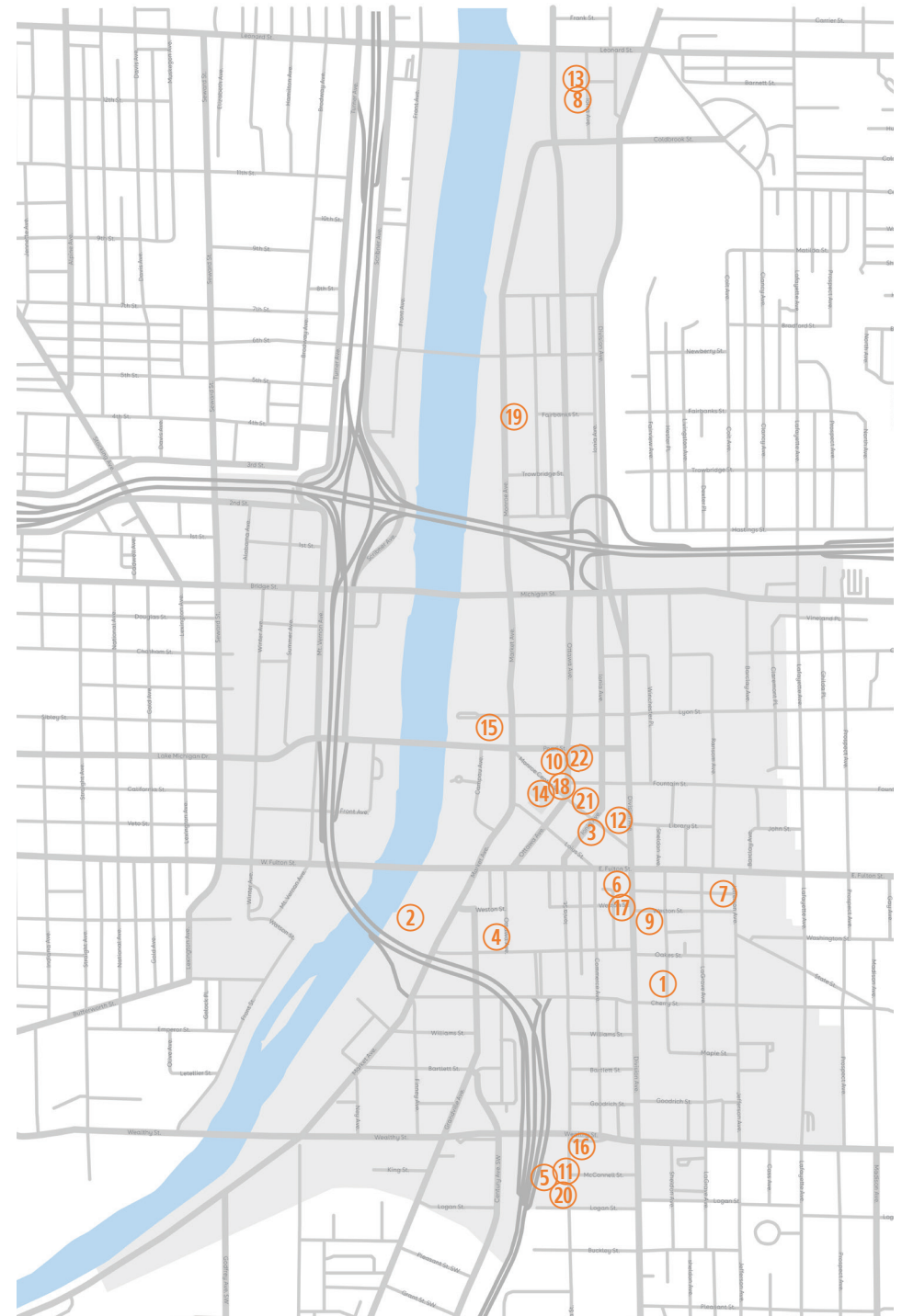
- ① Zoey Ashwood Fine Art (May)
- ② Charley's Crab (May 15)
- ③ Grand Central Market (June 1)
- ④ The Wheelhouse (June 4)*
- ⑤ Madcap Downtown Market (June 8)
- ⑥ UICA (June 17)*
- ⑦ Dog Story Theatre (June 27)*
- ⑧ Sloppy Joe's Snack Shack (July)
- ⑨ Bend Gallery (July)
- ⑩ Perrigo Printing (July 1)*
- ⑪ Social Kitchen (July 7)
- ⑫ Gina's Boutique (August 8)
- ⑬ Sin Republic Salon (August 28)
- ⑭ GRAM Store (August 30)
- ⑮ GP Sports (Summer)
- ⑯ Craft Beer Cellar (September 26)*
- ⑰ Bultema Group (December 14)*
- ⑱ The Dog Pit (December 19)*

2021

- ⑲ Big E's Sports Grill (February 18)
- ⑳ Sweetie-Licious Downtown Market (February 25)
- ㉑ Apothecary Off Main (February 28)
- ㉒ Downtown Ferris Coffee (March 14)

16
businesses closed
in the same time
frame pre-COVID

businesses are opening
1.14x
faster than they are closing



*business transitioned or moved

Source: Downtown Grand Rapids Inc.

Downtown Ground-Floor Storefront Vacancies

340
ground-floor
businesses in DT

22%
current
vacancy rate

2.3 yr
average vacancy
duration

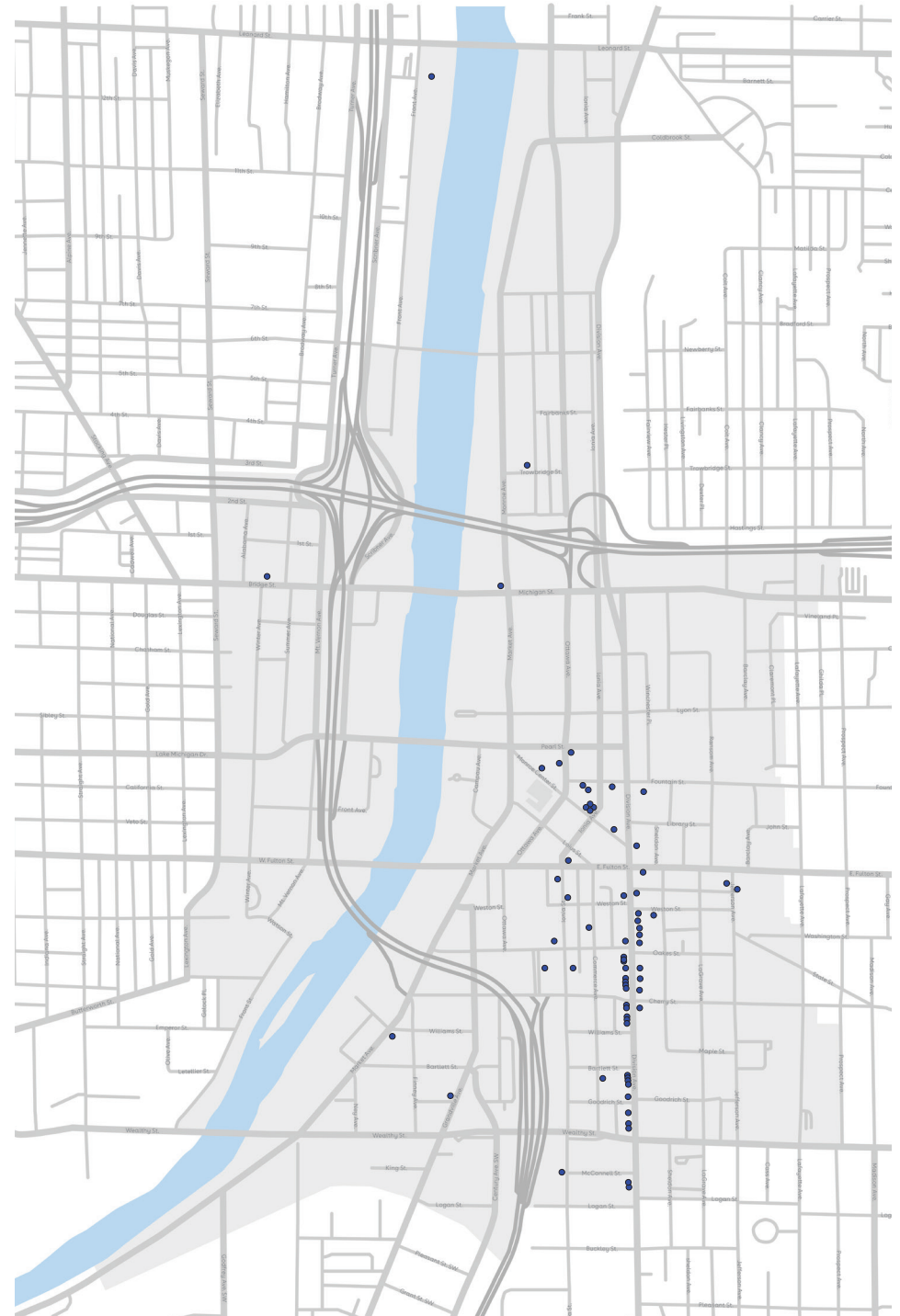
This equates to
406k
square feet of
available space

4 new storefronts have been added in the last 12 months:

- 449 Bridge St NW #1 (Condado Tacos @ Bridge St Lofts)
- 449 Bridge St NW #2 (Vacant @ Bridge St Lofts)
- 10 Ionia Ave NW #1 (Wahlburgers @ Residence Inn)
- 10 Ionia Ave NW #2 (TBA @ Residence Inn)

Anticipated new storefronts:

- 111 Lyon St NW development - May 2021
- 430 Monroe Ave NW development - 2022
- 446 Grandville Redevelopment - 2022
- 760 Ottawa development - 2023



Downtown Office Space Vacancy

1.9%

overall **decrease** in
vacancy rates through
2020 and 2021

Colliers estimates

5.7M

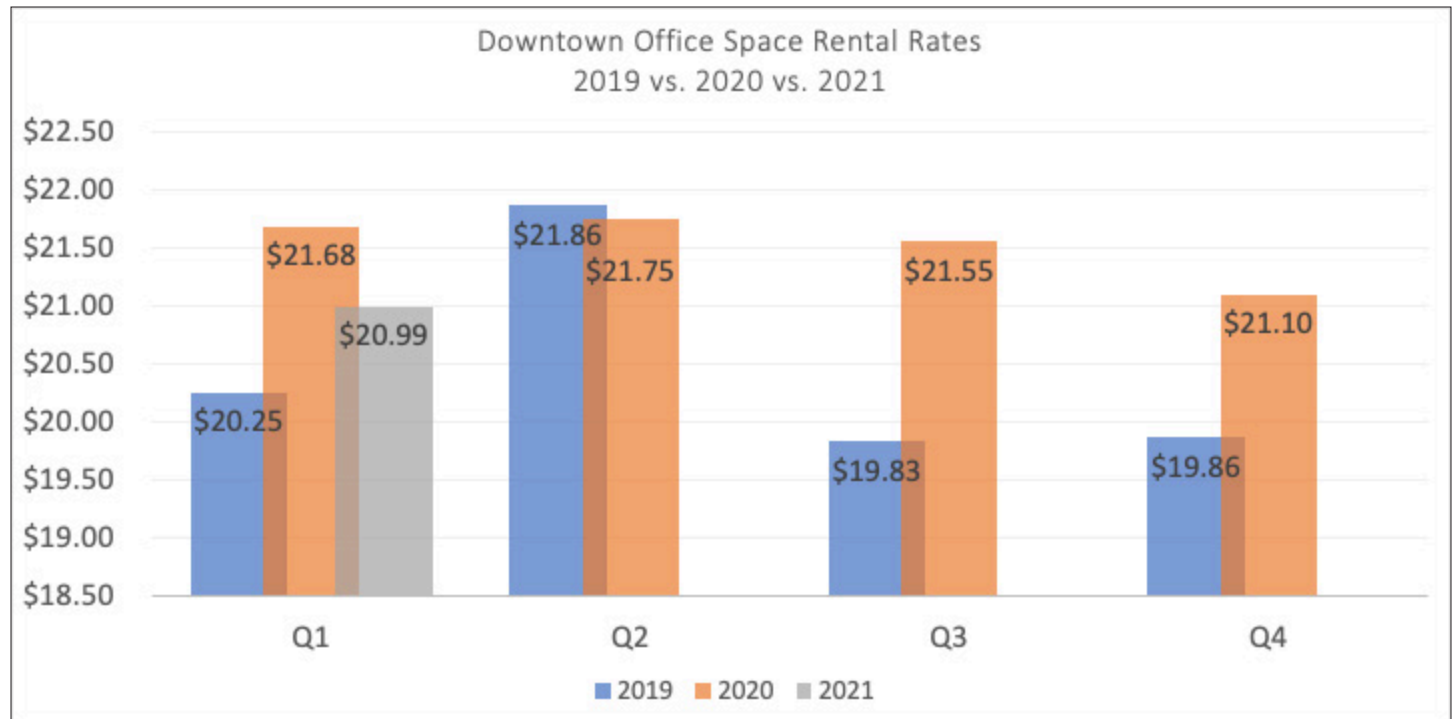
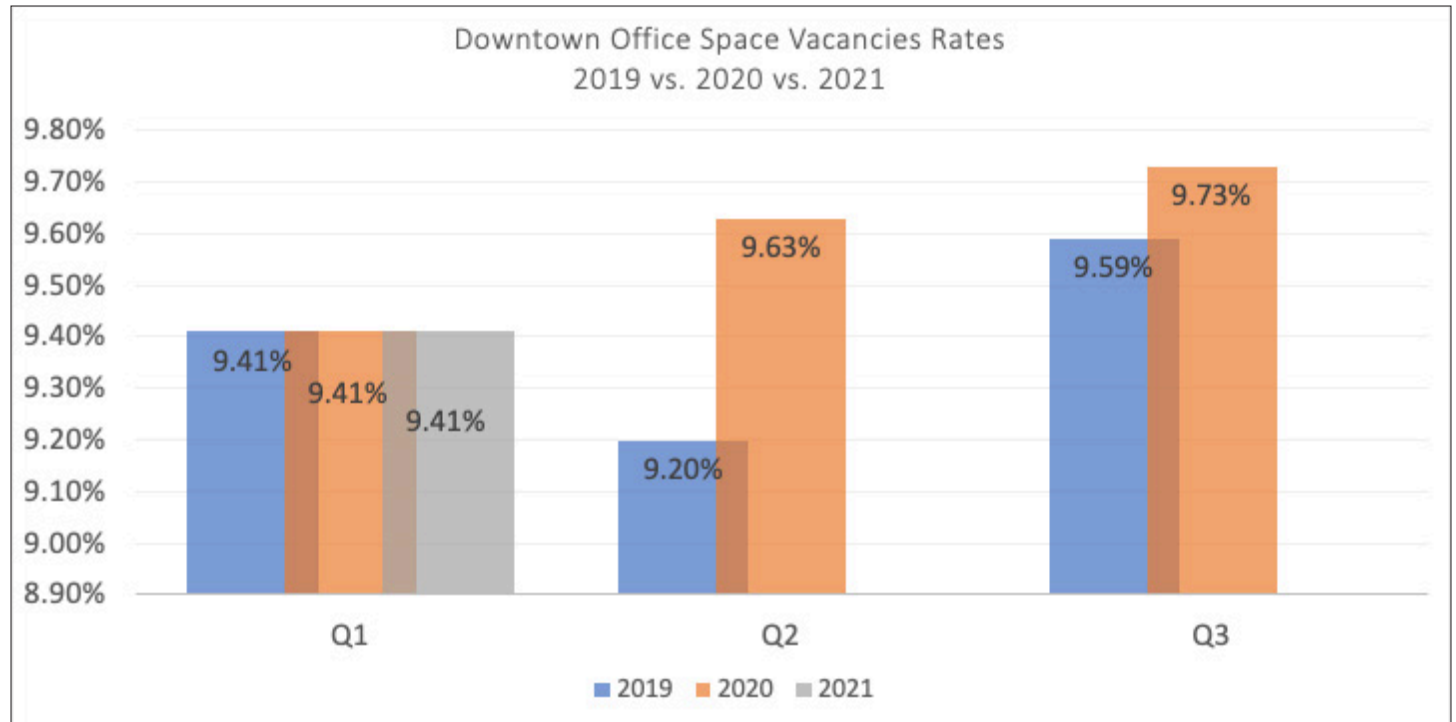
square feet of occupied
space in Q1 2021, a

2.6%

increase since
Q1 2020

5.3%

overall **increase** in
rental rates (\$1.13)
in 2020 and 2021



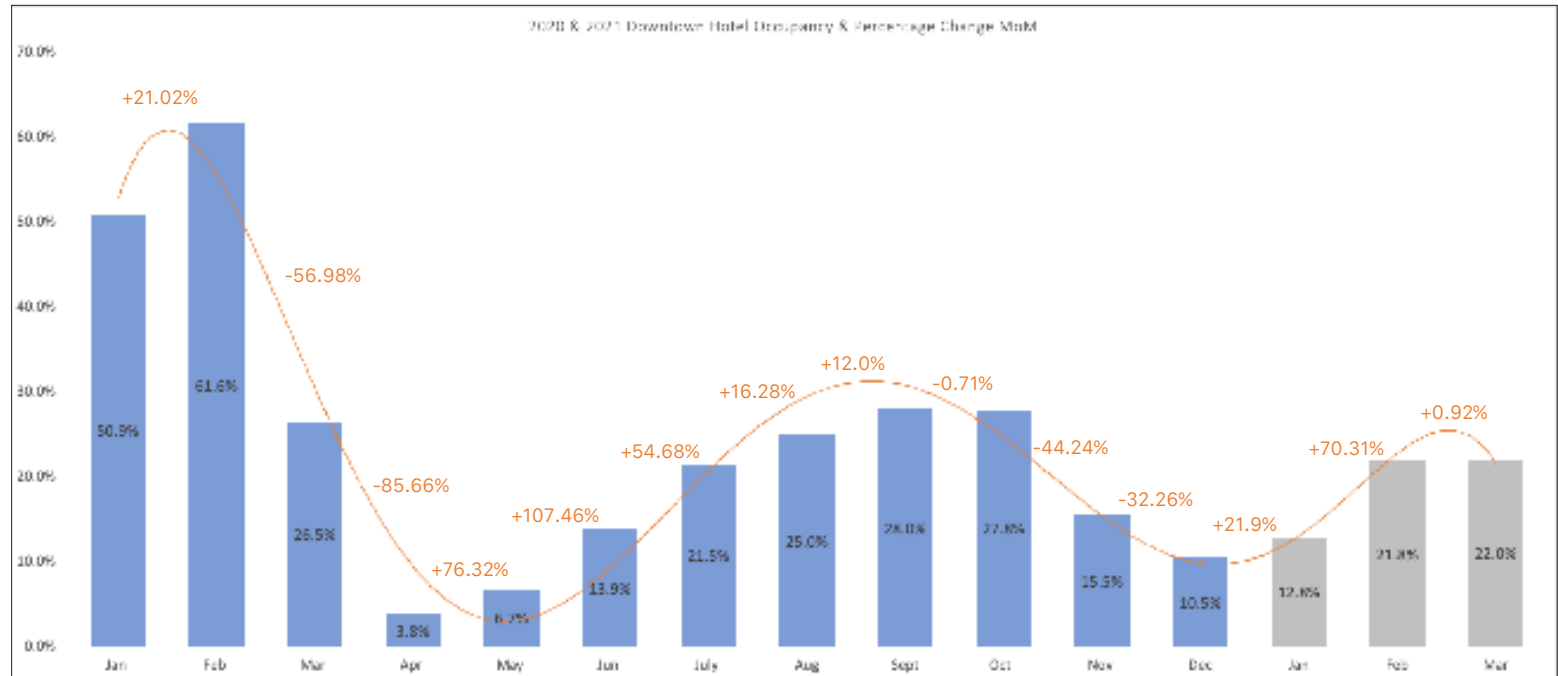
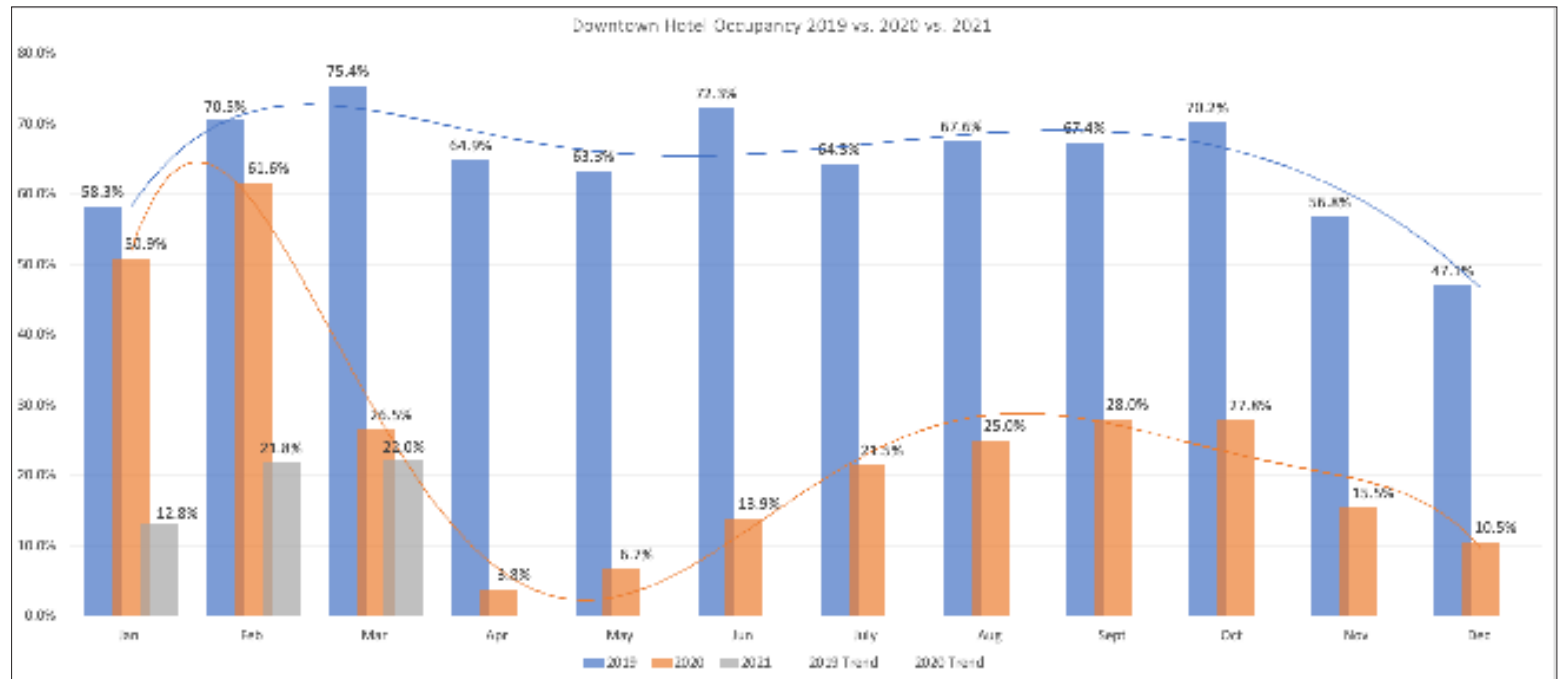
Downtown Hotel Occupancy

73%
average **decrease**
in hotel occupancy
during COVID

The point change between October and November in 2019 and 2020 is comparable (12.3% and 13.4% respectively), indicating that although occupancy did decrease it decreased at the same rate in 2020 as it does in non-COVID years.

Similarly, the point change between December through February 2019/2020 and 2020/2021 is comparable (3.8% and 2.3%; 10.7% and 9%)

4.47%
average **increment**
of recovery between
May and Sept 2020



City Employment Rates

5%

decrease in employment
during COVID year over year

Key Dates

March 15, 2020

MI closes bars/restaurants for dine-in,
gyms, theaters and other public places.

June 8, 2020

MI restaurants and bars can reopen at
limited capacity.

September 9, 2020

MI gyms, pools and organized sports are
allowed to reopen/resume.

July 1, 2020

MI recloses indoor service at bars.

November 18, 2020

MI closes indoor dining, theaters, bowling
alleys, casinos, group fitness classes,
organized sports (other than professional
sports).

December 18, 2020

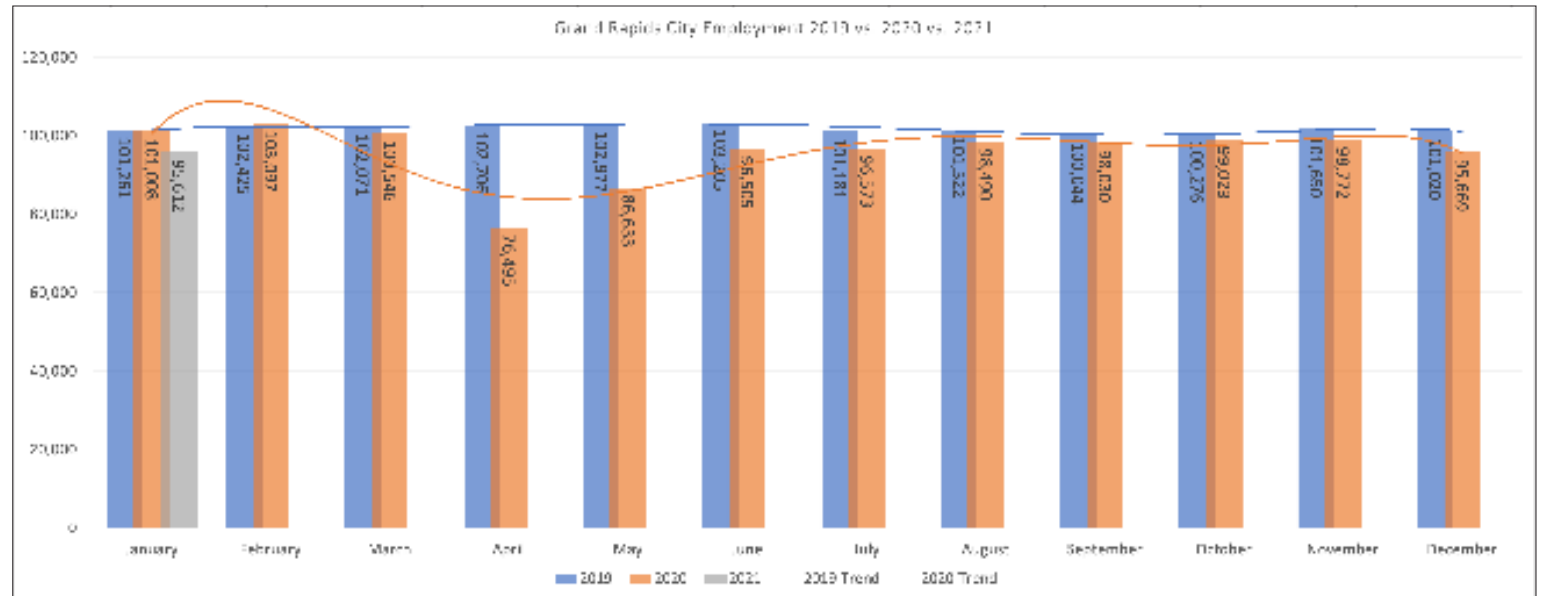
MI reopens some businesses such as
casinos, cinemas, bowling alleys. Indoor
dining remains closed.

February 1, 2021

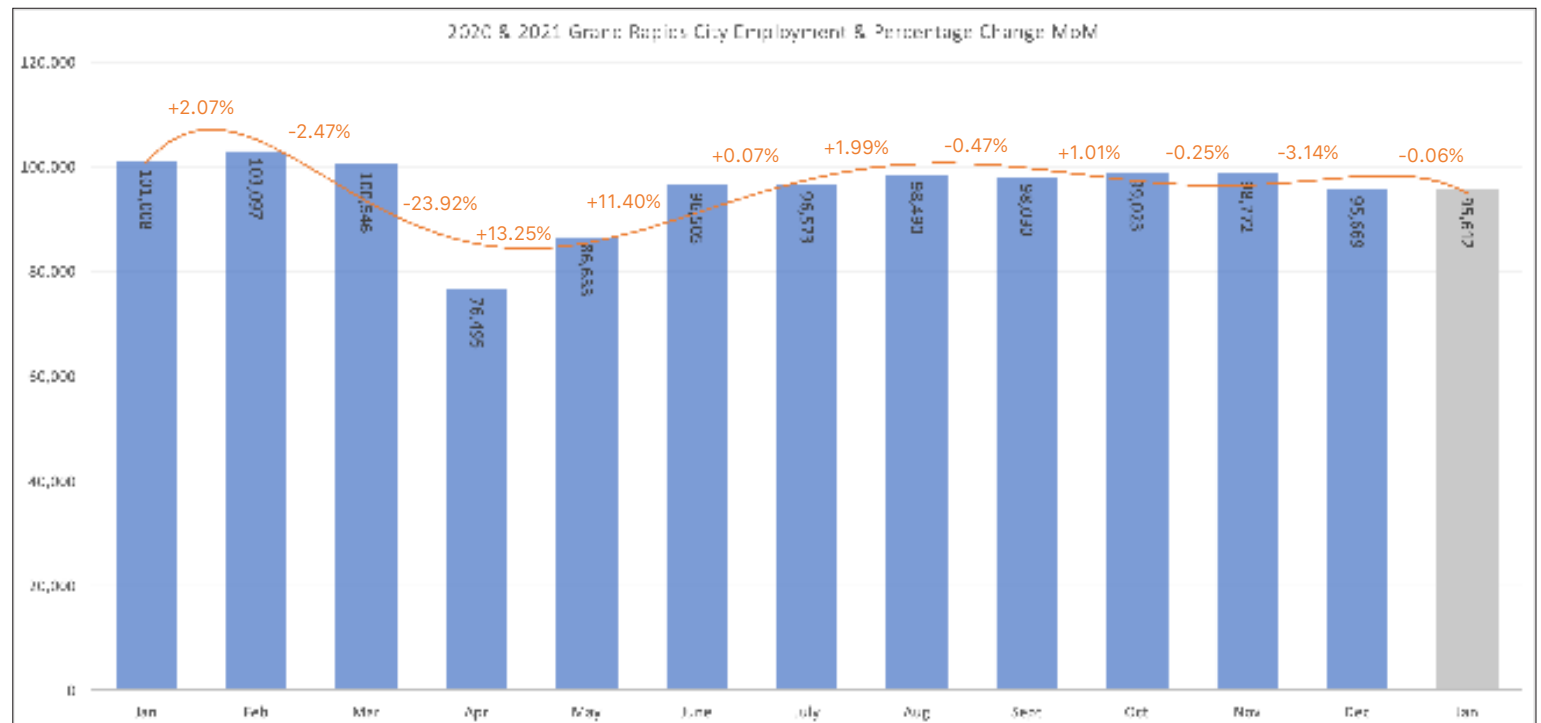
MI indoor dining reopens with capacity
restrictions, 10 p.m. curfew, previously
established restrictions.

March 5, 2021

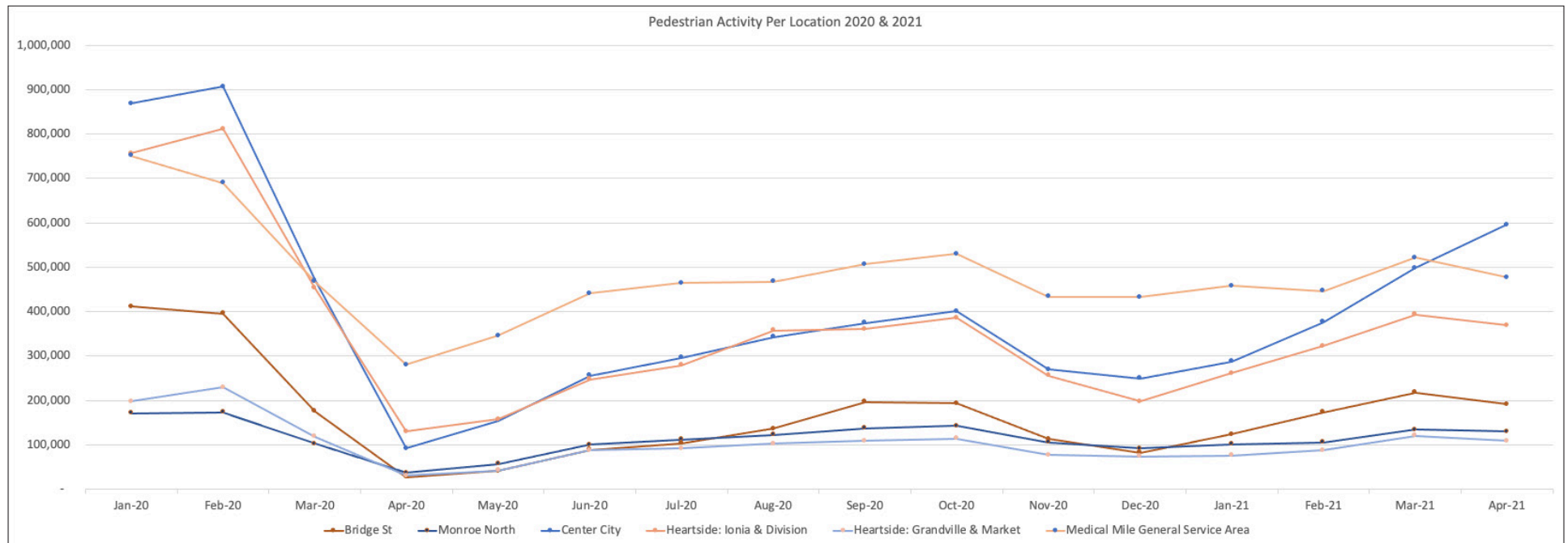
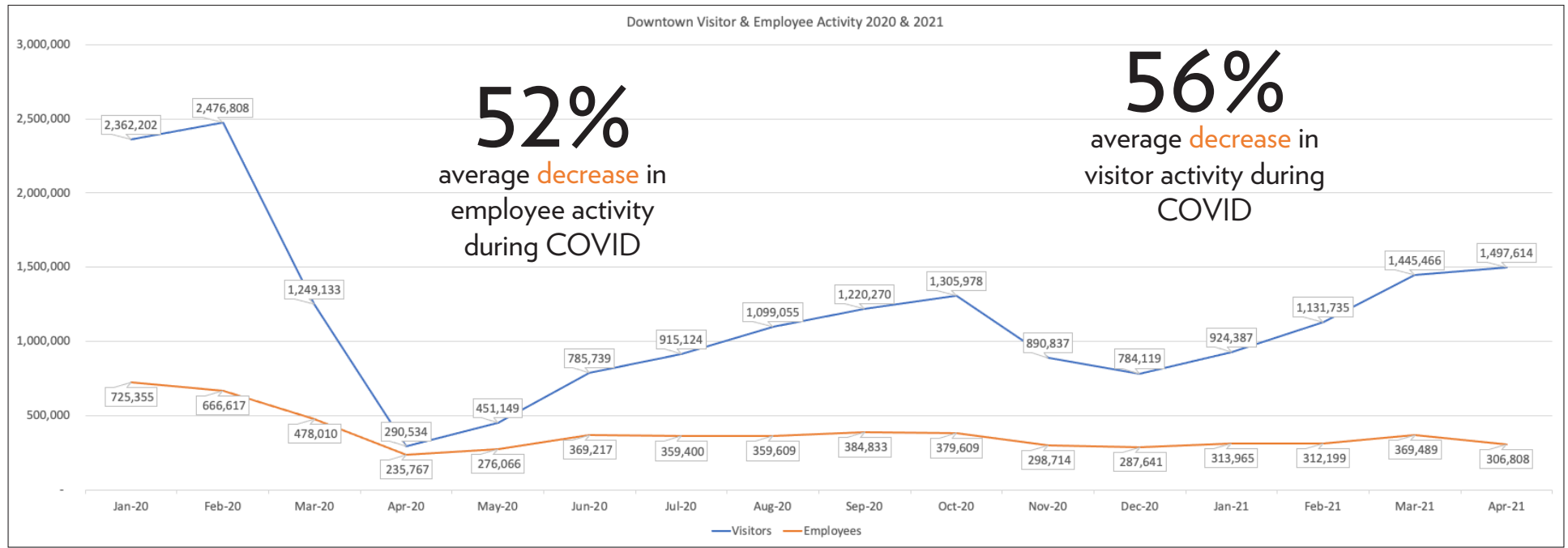
restaurants reopen to 50%, other
business capacity augmentations



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	-0.25%	0.66%	-1.49%	-25.52%	-15.87%	-6.49%	-4.55%	-2.99%	-2.01%	-1.25%	-2.83%	-5.30%
2020 vs. 2021	-5.34%	-	-	-	-	-	-	-	-	-	-	-



Downtown Pedestrian Activity



Counts are Estimated Number of Visits (per month)

Source: Placer.ai
via Downtown Grand Rapids Inc.

Current Downtown Construction and Development

- ① GVSU - anticipated May 2021
+160,000 square feet of office space
+66 parking spaces
- ② GVSU/Spectrum Parking - anticipated May 2021
+1,220 parking spaces
- ③ The Finnley Hotel - anticipated June 2021
+5 hotel units
- ④ Amway Grand Plaza Renovation - anticipated June 2021
- ⑤ Acrisure Headquarters- anticipated Spring 2021
+105,000 square feet of office space
+150 market condos
+400 jobs
- ⑥ RDV Corp. Headquarters - anticipated Spring 2021
+100,000 square feet of office space
+9,700 square feet of commercial retail space
- ⑦ Fifth Third Redevelopment - anticipated Summer 2021
+100,000 square feet of office space
+44,000 square feet of commercial space
- ⑧ MSU Innovation Park - anticipated February 2022
+200,000 square feet of office space
+600 parking spaces
+450 jobs
- ⑨ Perrigo Headquarters - anticipated 2022
+63,550 square feet of office space
+170 jobs

729k
square feet of
office space

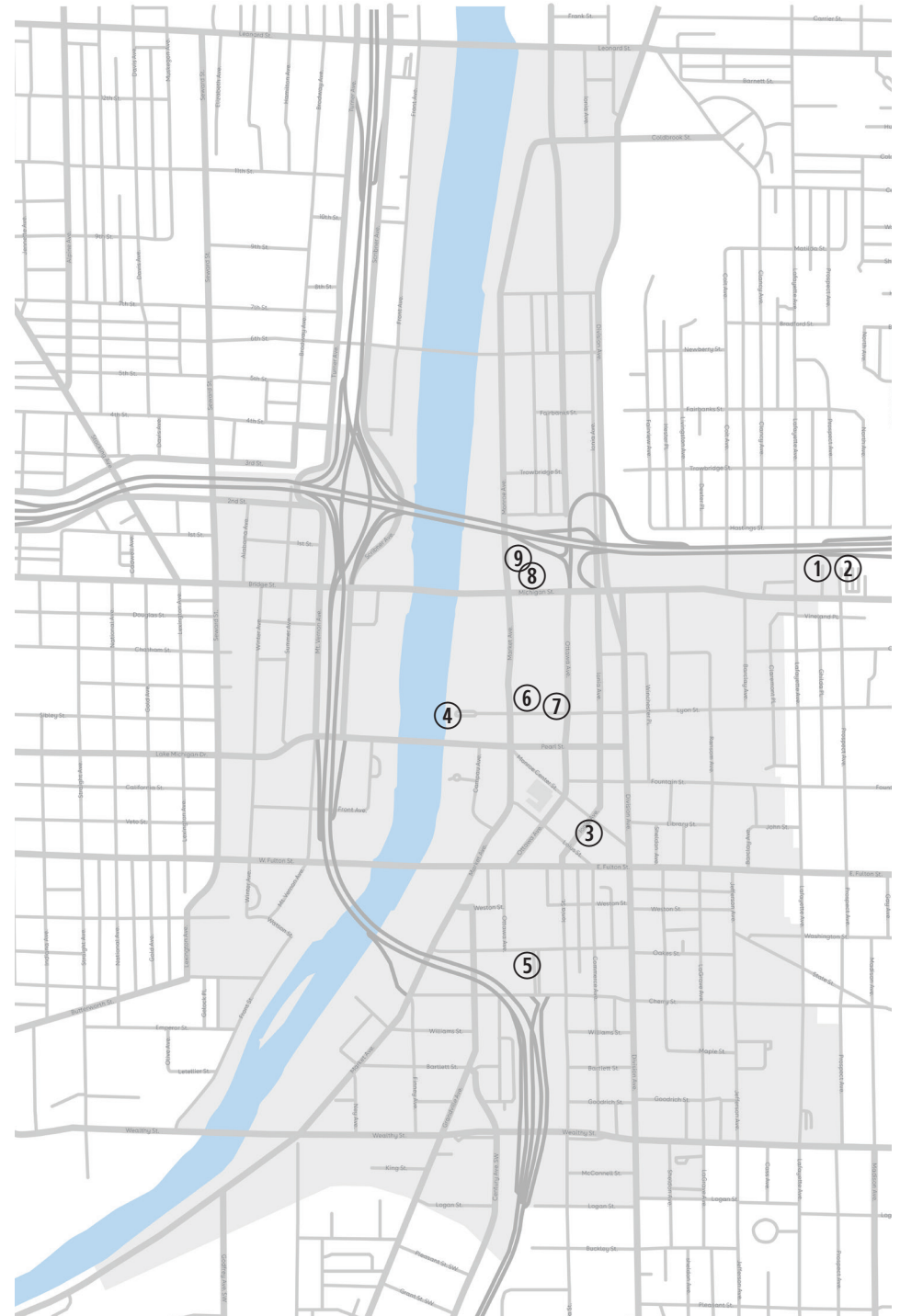
54k
square feet of
commercial space

150
residential units

5
hotel rooms

1,886
parking spaces

1,020
new jobs



On- and Off-Street Parking

18%

average **decrease** in
off-street occupancy
during COVID

5%

average **decrease** in
on-street occupancy
during COVID, but

22%

average **decrease** in
on-street occupancy
from 2019 to 2020

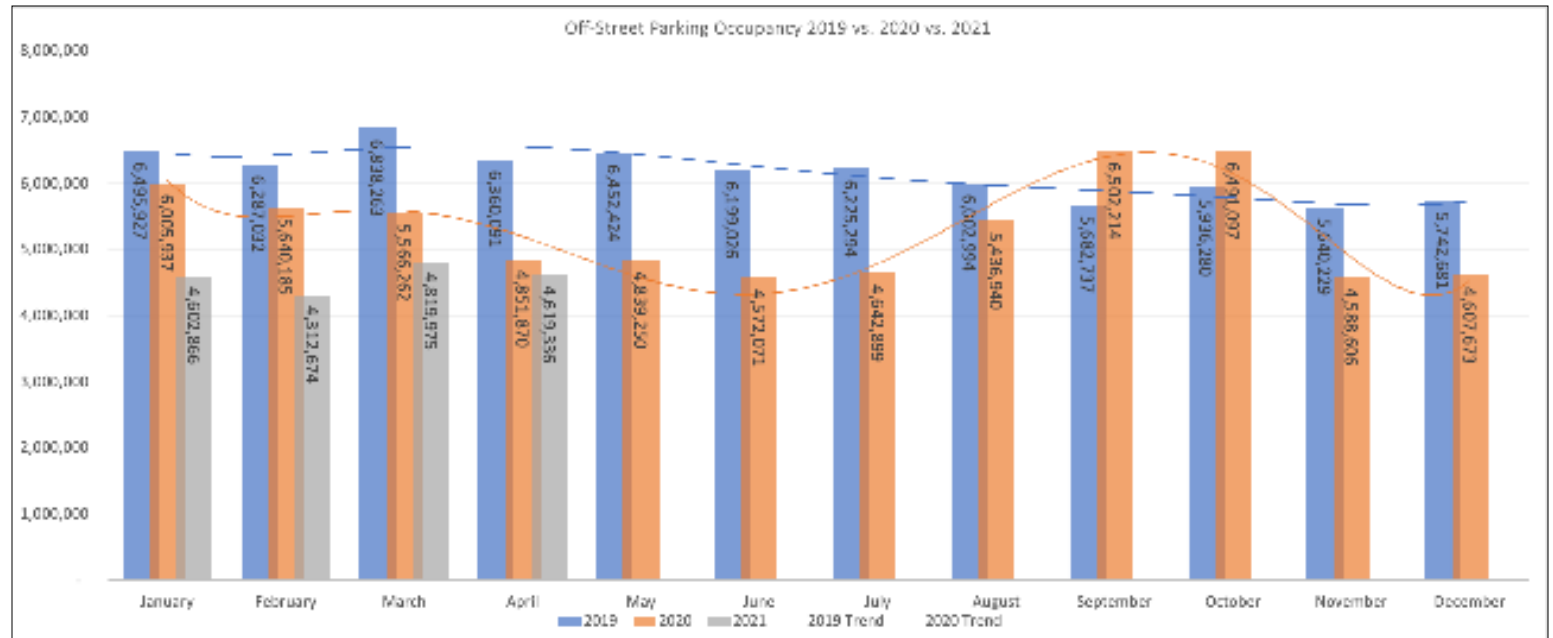
There have been

101k

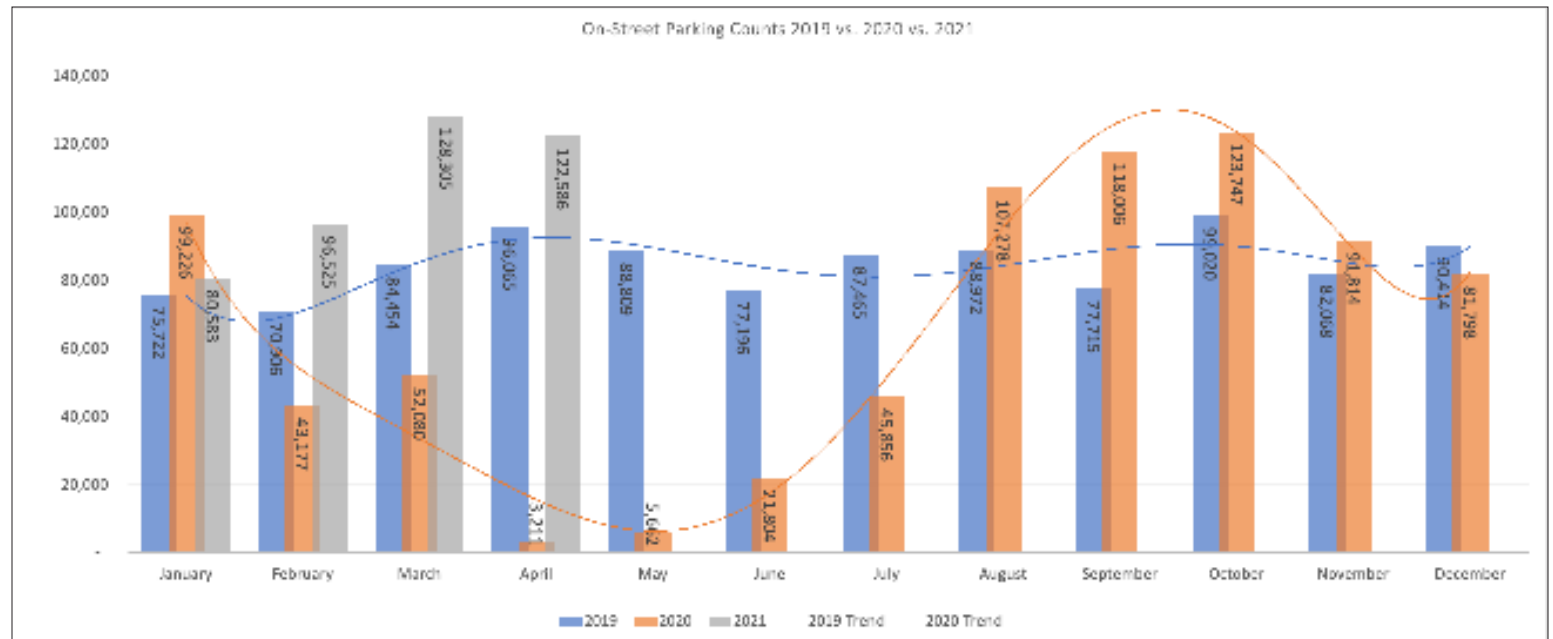
more on-street
parking instances
in Jan-April
2021 than in
Jan-April 2019

March 24th, 2020 - July 6th 2020:
meter enforcement was suspended.

Source: MobileGR



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	-7.54%	-10.29%	-18.60%	-23.71%	-25.00%	-26.25%	-25.42%	-9.43%	14.42%	9.35%	-18.65%	-19.76%
2020 vs. 2021	-23.36%	-23.54%	-13.41%	-4.79%	-	-	-	-	-	-	-	-



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	31.04%	-39.11%	-38.33%	-96.66%	-93.62%	-71.76%	-47.57%	20.58%	51.84%	24.97%	11.88%	-9.53%
2020 vs. 2021	-18.79%	123.56%	96.31%	146.36%	3717.69%	-	-	-	-	-	-	-

DASH Ridership

68%
average **decrease**
in ridership
during COVID

Timeline of DASH Schedule Changes

March 26th, 2020:

DASH West changed to 15-minute frequency;

DASH North changed to 20-minute frequency;

Hours changed to 7am-7pm, Mon-Fri

April 10th, 2020:

Services were temporarily suspended

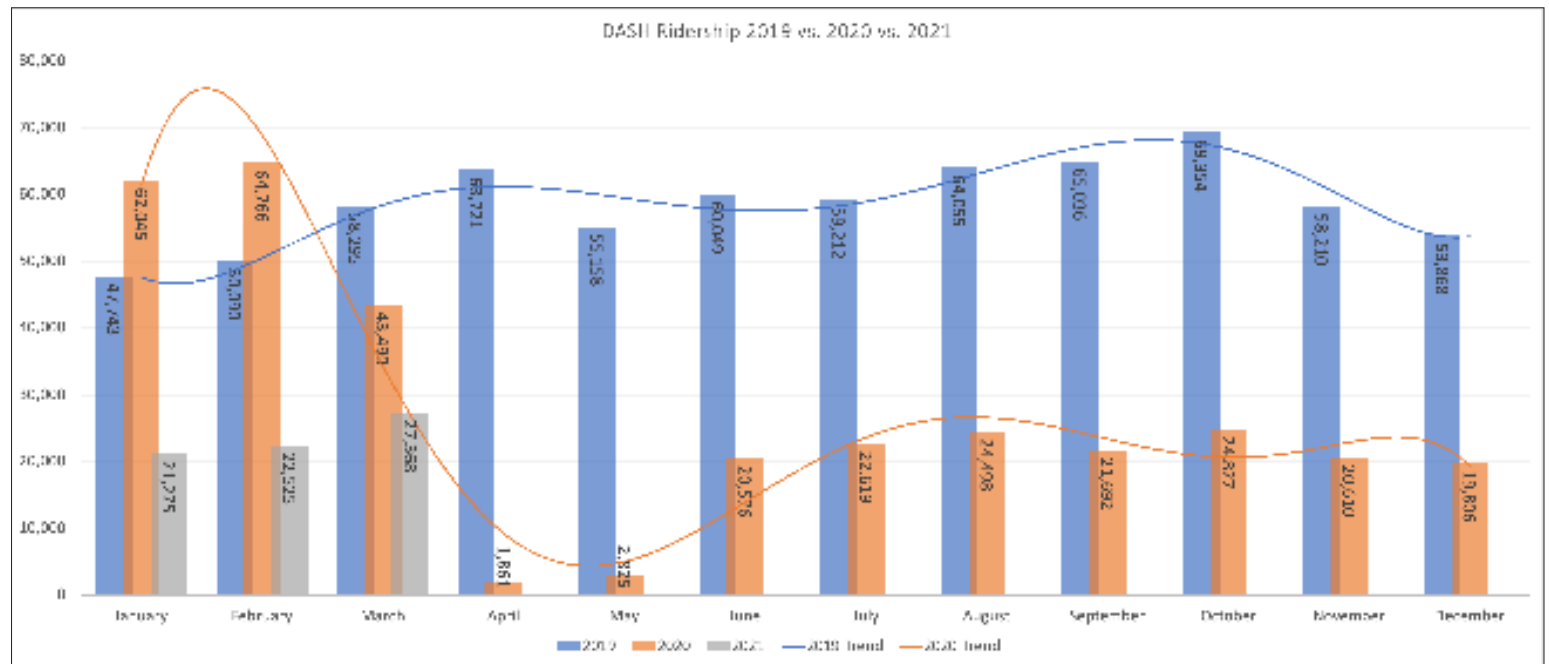
May 26th, 2020:

Number of vehicles was reduced;

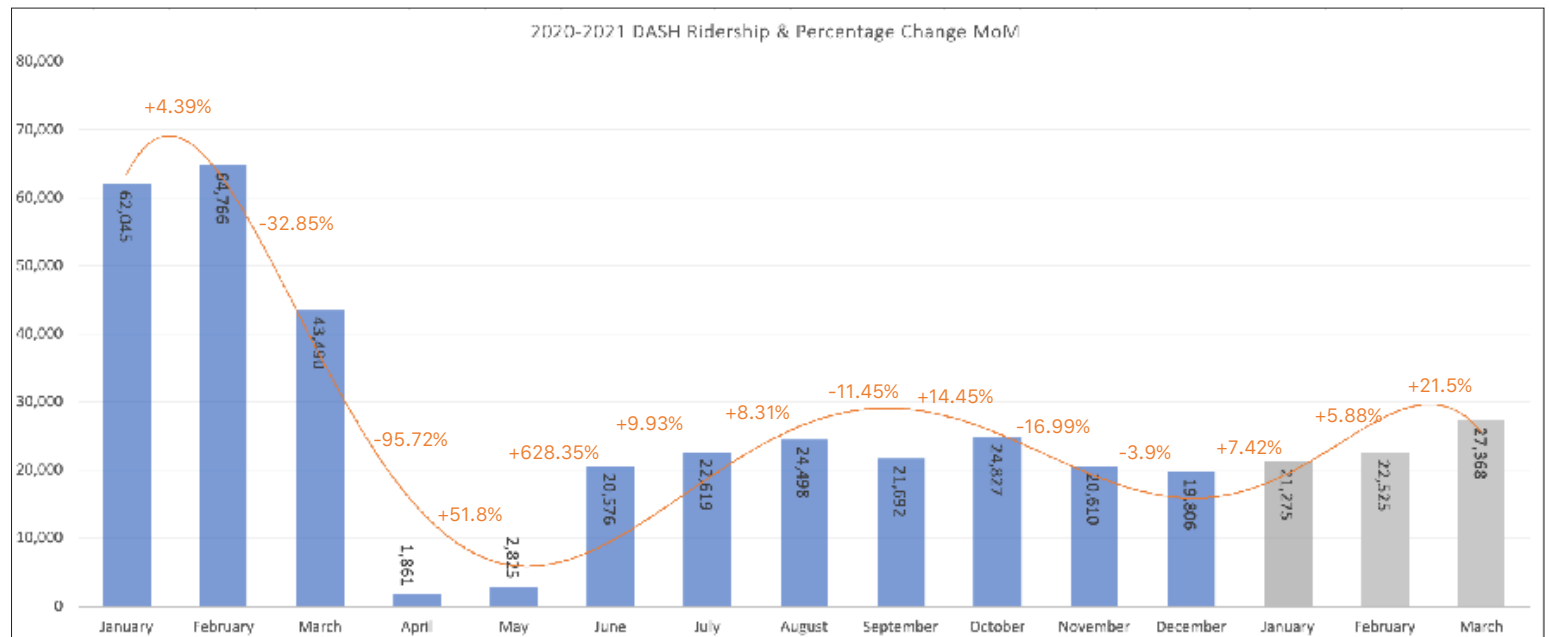
Hours changed to 6am-10 pm, Mon-Sat

May 10th, 2021:

Hours changed to 7am-8:30pm, Mon-Fri



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	29.96%	29.30%	-25.40%	-97.08%	-94.88%	-65.73%	-61.80%	-61.75%	-66.65%	-64.20%	-64.59%	-63.23%
2020 vs. 2021	-65.71%	-65.22%	-37.07%	-	-	-	-	-	-	-	-	-



Gerald R. Ford International Airport Activity

59%

average **decrease** in
passenger activity
during COVID

2%

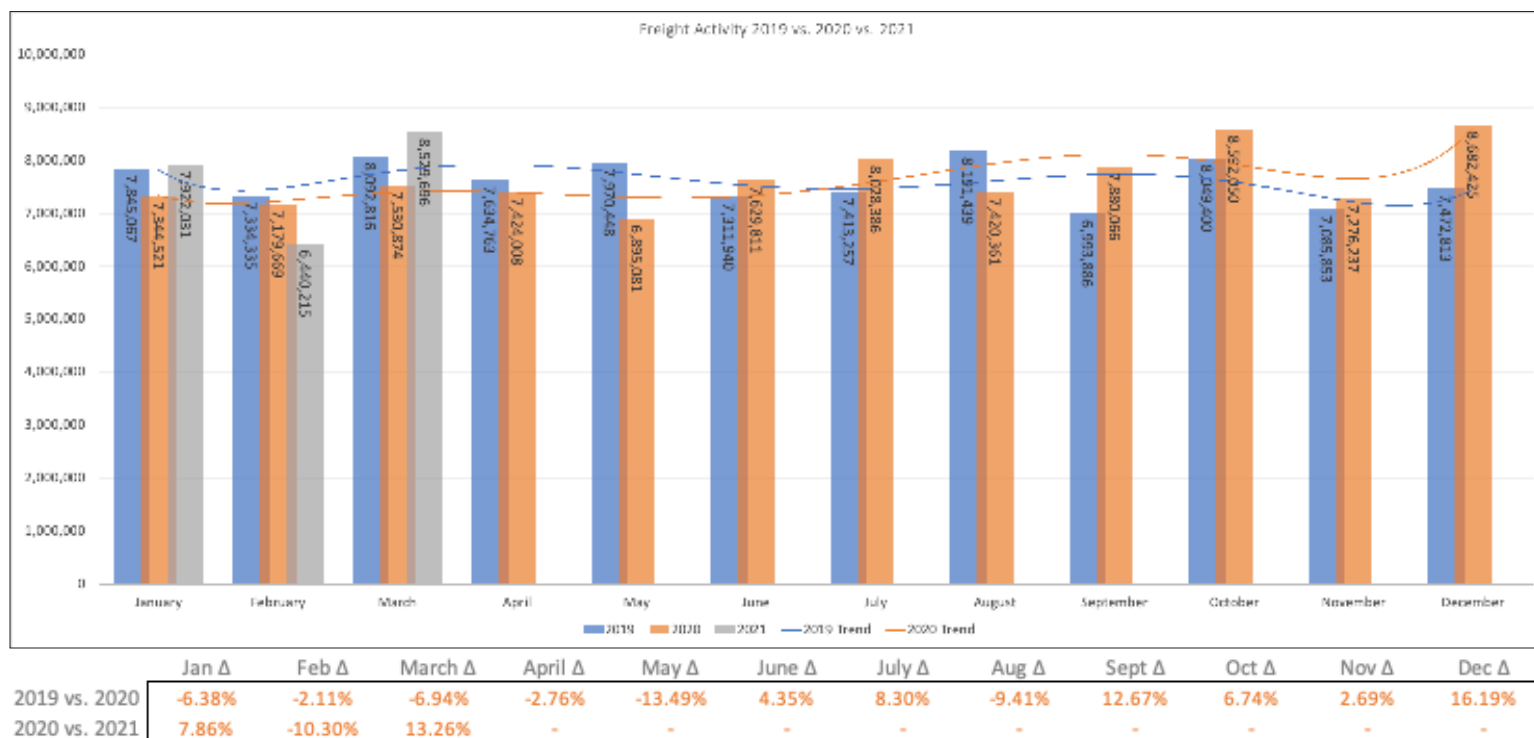
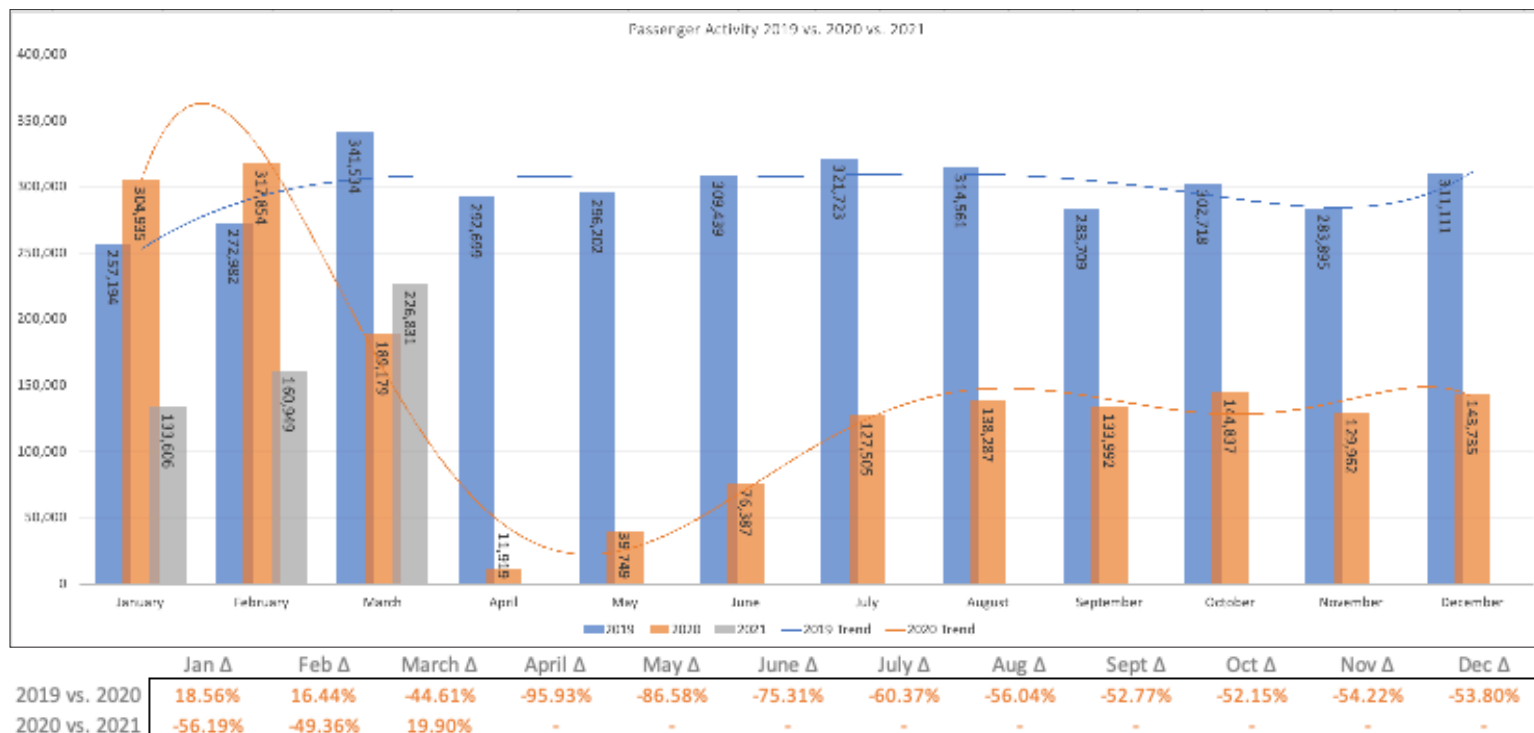
average **increase**
in freight activity
during COVID

41%

decrease in
passenger activity in
February-March 2020

94%

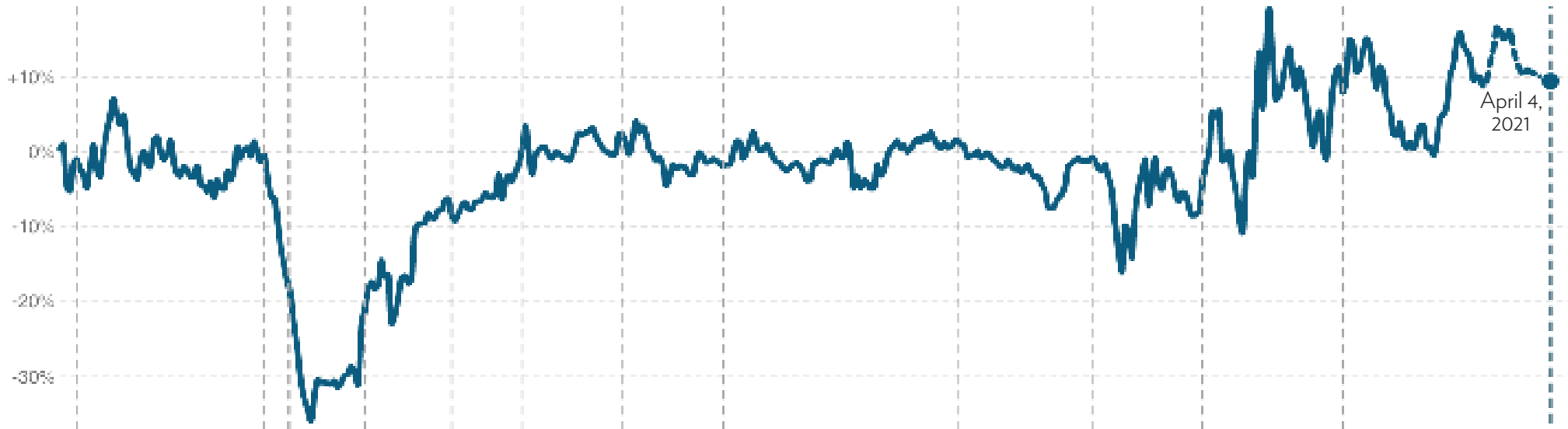
decrease in
passenger activity in
March-April 2020.



Michigan Consumer Spending

Percent Change in All Consumer Spending*

In **Michigan**, as of **April 04 2021**, total spending by all consumers **increased** by **9.4%** compared to January 2020.



Key Dates

March 10, 2020 - Michigan confirms its first two COVID cases; State of Emergency declared

March 13, 2020 - Gov. Whitmer closes all K-12 schools; bans gatherings of 250 or more

March 15, 2020 - Gov. Whitmer orders the closure of bars/restaurants for dine-in, gyms, theaters, and other public places

March 24, 2020 - statewide stay-at-home order begins (subsequently extended 4 times)

April 13, 2020 - first round of stimulus payments begins

June 19, 2020 - stay-at-home order expires

September 9, 2020 - gyms, pools, and organized sports are allowed to reopen/resume

October 9, 2020 - movie theaters, performance venues, arcades, and other businesses can reopen at limited capacity

November 15, 2020 - Gov. Whitmer orders the closure of high schools and universities, as well as other businesses

(extended on December 7, 2020)

December 18, 2020 - partial shutdown extended but allows for some businesses like theaters, casinos, and bowling

alleys to reopen at limited capacity

December 18, 2020 - first COVID vaccine administered in Kent County

December 29, 2020 - second round of stimulus payments begins

February 1, 2021 - Indoor dining reopens with limited capacity, curfew, and other requirements

March 5, 2021 - restaurants reopen to 50%, other business capacity augmentations

March 31, 2021 - all population groups eligible for the COVID vaccine in MI

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: May 5, 2021

TO: Rick Winn
Chairman

Agenda Item 3
May 12, 2021
DDA Meeting

FROM: Tricia Chapman
Administrative Services Officer II

SUBJECT: FY2021 Interim Financial Statements as of April 2021

Attached are the Authority's interim financial statements for the first ten months of the Authority's fiscal year ending June 30, 2021. The attached statements include:

Statement A: Balance Sheet

Statement B: Comparison of FY2021 Budget vs Actual Results

Statement C: Statement of FY2021 Project Expenditures

Statement D: Schedule of April 2021 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 FY2021 and beyond.

In April, the Authority paid \$6,665,875 debt service on the 2017 Van Andel Arena Bonds from School Tax Increments. The final payment on the bonds is due May 1, 2022. The Authority also paid \$449,907 for Developer Reimbursements of the Winter Tax.

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, 2021**

	Non-Tax Funds	Debt Tax Increment	Local Tax Increment	TOTAL
ASSETS				
Pooled Cash and Investments	\$ 5,303,407	\$ 3,911,249	\$ 6,962,787	\$ 16,177,443
Petty Cash	-	-	500	500
Loan Receivable - Project Developer	388,848	-	-	388,848
General Fixed Assets	-	-	86,964,023	86,964,023
Accumulated Depreciation on Fixed Assets	-	-	(59,982,869)	(59,982,869)
Future Tax Increment Revenues Anticipated	-	12,835,000	-	12,835,000
TOTAL ASSETS	\$ 5,692,255	\$ 16,746,249	\$ 33,944,441	\$ 56,382,945
LIABILITIES AND FUND EQUITY				
Liabilities				
Current Liabilities	\$ -	\$ -	\$ 573	\$ 573
Other Accrued Liabilities	6,942	-	-	6,942
Due to Other Governmental Units	-	4,453,622	-	4,453,622
Deposit - Area 4 Developer Damage	1,000	-	-	1,000
Deferred Revenue - Developer Loan	388,848	-	-	388,848
Bonds Payable	-	12,835,000	-	12,835,000
TOTAL LIABILITIES	396,790	17,288,622	573	17,685,985
Fund Balance / Equity:				
Investments in General Fixed Assets, net of Accumulated Depreciation	-	-	26,981,154	26,981,154
Non-Tax Increment Reserve	5,289,617	-	-	5,289,617
Reserve for Authorized Projects	-	-	6,766,537	6,766,537
Reserve for Compensated Absences	-	-	7,721	7,721
Reserve for Eligible Obligations	-	(542,373)	-	(542,373)
Reserve for Encumbrances	5,848	-	188,456	194,304
TOTAL FUND EQUITY	5,295,465	(542,373)	33,943,868	38,696,960
TOTAL LIABILITIES & FUND EQUITY	\$ 5,692,255	\$ 16,746,249	\$ 33,944,441	\$ 56,382,945

STATEMENT B

DOWNTOWN DEVELOPMENT AUTHORITY Comparison of FY2021 Budget vs Actual Results July 1, 2020 - April 30, 2021

	Non-Tax Funds		Debt Tax Increment		Local Tax Increment	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 11,465,372	\$ 11,624,379	\$ 6,262,000	\$ 7,133,440
Property Tax Increment - Transit Millage	-	-	-	-	589,772	594,102
Property Tax Increment - Prior Year Appeals	-	-	(25,000)	(7,638)	(15,000)	(596)
Property Tax Increment - County/GRCC/City/ITP Rebates	-	-	-	(7,026)	(683,677)	(773,618)
CRLGG Grant Reimbursement	297,285	297,285	-	-	-	-
Earnings from Investments - General	70,412	(109,569)	72,591	(143,621)	112,396	(207,605)
Interest Paid by Developer - The Gallery on Fulton Note	12,998	15,503	-	-	-	-
Property Rental - DASH Parking Lots	738,000	233,849	-	-	-	-
Property Rentals - YMCA Customer Parking	72,000	48,000	-	-	-	-
Event Sponsorships and Fees	40,000	-	-	-	-	-
Contributions - Downtown Enhancement Grant Donation	-	-	-	-	-	545
Principal Repayments - The Gallery on Fulton Note	100,000	28,826	-	-	-	-
Reimbursements and Miscellaneous Revenues	2,000	1,770	-	-	5,000	-
Sale of Movies in the Park Equipment	-	10,000	-	-	-	-
Ottawa Ave - Cherry to Oakes - 1/3rd payment	197,670	-	-	-	-	-
From / (To) Fund Balance	1,567,320	-	(72,591)	-	3,942,319	-
TOTAL REVENUES	\$ 3,097,685	\$ 525,664	\$ 11,440,372	\$ 11,466,094	\$ 10,212,810	\$ 6,746,268
EXPENDITURES						
<u>GR Forward Projects:</u>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 25,000	\$ 391	\$ -	\$ -	\$ 1,750,000	\$ 159,318
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	90,000	16,964	-	-	1,525,000	1,751,666
Goal #3: Implement a 21st Century Mobility Strategy	150,000	53,750	-	-	2,330,000	1,162,802
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	1,032,285	237,102	-	-	1,150,000	710,343
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,795,000	1,481,671	-	-	1,745,000	1,397,980
Total GR Forward Projects	\$ 3,092,285	\$ 1,789,878	\$ -	\$ -	\$ 8,500,000	\$ 5,182,109
Administration	5,400	12	-	-	1,300,000	1,238,627
Debt Service for Bond Issues	-	-	6,986,750	6,986,750	412,810	319,510
Estimated Capture to be Returned	-	-	4,453,622	-	-	-
TOTAL EXPENDITURES	\$ 3,097,685	\$ 1,789,890	\$ 11,440,372	\$ 6,986,750	\$ 10,212,810	\$ 6,740,246
EXCESS / (DEFICIT)	\$ -	\$ (1,264,226)	\$ -	\$ 4,479,344	\$ -	\$ 6,022

STATEMENT C
DOWNTOWN DEVELOPMENT AUTHORITY
Statement of FY2021 Project Expenditures
As of April 30, 2021

Project Name	FY2021 Project Budgets		Expenditures		Remaining
	%	Amount	Month	Fiscal Year	FY2021 Budgets
River Governance		150,000	6,515	36,415	113,585
Downtown Plan		100,000	-	100,592	(592)
River Trail Improvements		1,500,000	12,630	22,311	1,477,689
GRForward Goal # 1 - Local Tax Increment	15.10%	\$ 1,750,000	\$ 19,145	\$ 159,318	\$ 1,590,682
Downtown Speakers Series		15,000	-	-	15,000
Riverwalk Assessment		10,000	-	391	9,609
GRForward Goal # 1 - Non-Tax Increment	0.22%	\$ 25,000	\$ -	\$ 391	\$ 24,609
Development Project Guidance		50,000	16,242	25,545	24,455
Development Project Reimbursements		1,400,000	449,907	1,587,878	(187,878)
Downtown Enhancement Grants		75,000	-	138,243	(63,243)
GRForward Goal # 2 - Local Tax Increment	13.16%	\$ 1,525,000	\$ 466,149	\$ 1,751,666	\$ (226,666)
Heartside Quality of Life Implementation		50,000	-	4,890	45,110
Stakeholder Engagement Programs		40,000	3,000	12,074	27,926
GRForward Goal # 2 - Non-Tax Increment	0.78%	\$ 90,000	\$ 3,000	\$ 16,964	\$ 73,036
Accessibility and Mobility Repairs		150,000	32,363	115,375	34,625
Bicycle Friendly Improvements		125,000	-	86,526	38,474
DASH North Shuttle Services		175,000	-	175,000	-
Streetscape Improve: CBD, Heartside, Arena S.		1,340,000	11,402	416,169	923,831
Streetscape Improve: Division - Fulton to Wealthy		340,000	-	283,683	56,317
Wayfinding System Improvements		200,000	10,572	86,049	113,951
GRForward Goal # 3 - Local Tax Increment	20.10%	\$ 2,330,000	\$ 54,337	\$ 1,162,802	\$ 1,167,198
Transportation Demand Mnmt Program		150,000	22,500	53,750	96,250
GRForward Goal # 3 - Non-Tax Increment	1.29%	\$ 150,000	\$ 22,500	\$ 53,750	\$ 96,250
Economic Development and Innovation		450,000	18,916	146,613	303,387
COVID Economic Relief Program		700,000	60,015	563,730	136,270
GRForward Goal # 4 - Local Tax Increment	9.92%	\$ 1,150,000	\$ 78,931	\$ 710,343	\$ 439,657
COVID Economic Relief Program		997,285	-	218,707	778,578
Downtown Workforce Programs		35,000	-	18,395	16,605
GRForward Goal # 4 - Non-Tax Increment	8.90%	\$ 1,032,285	\$ -	\$ 237,102	\$ 795,183
Arena Plaza Improvements: Local Tax Increment		500,000	-	704,412	(204,412)
Downtown Marketing and Inclusion Efforts		420,000	10,969	199,622	220,378
Downtown Tree Plantings		150,000	-	70,141	79,859
Heartside Public Restroom Facilities Construction		100,000	-	137,619	(37,619)
Parks Design		350,000	100,451	274,518	75,482
Public Realm Improvements		150,000	-	8,700	141,300
State of Downtown Event & Annual Report		25,000	-	-	25,000
Urban Recreation Improvements		50,000	-	2,968	47,032
GRForward Goal # 5 - Local Tax Increment	15.05%	\$ 1,745,000	\$ 111,420	\$ 1,397,980	\$ 347,020
Arena Plaza Improvements: Non-Tax Increment		600,000	-	613,164	(13,164)
Bridge Lighting Operations		50,000	156	30,156	19,844
DGRI Event Production		165,000	9,550	222,076	(57,076)
Diversity Programming		50,000	-	15,500	34,500
Downtown Ambassadors		222,000	48	224,778	(2,778)
Experience - Miscellaneous		50,000	-	9	49,991
Holiday Décor Program		75,000	-	69,846	5,154
Major Event Sponsorship		40,000	-	66,500	(26,500)
Police Foot Patrols		35,000	-	-	35,000
Project and Fixed Asset Maintenance		-	-	3,421	(3,421)
Public Space Activation		350,000	8,011	177,364	172,636
Rosa Parks Circle Skating Operations		40,000	-	-	40,000
Special Events - Grants		35,000	-	7,500	27,500
Special Events - Office of		75,000	-	50,000	25,000
Special Events - Training Program		6,000	-	-	6,000
Winter Avenue Building Lease		2,000	40	1,357	643
GRForward Goal # 5 - Non-Tax Increment	15.48%	\$ 1,795,000	\$ 17,805	\$ 1,481,671	\$ 313,329
TOTAL	100.00%	\$ 11,592,285	\$ 773,287	\$ 6,971,987	\$ 4,620,298

STATEMENT D
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2021 Expenditures
April, 2021

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Debt	4/21/2021	U.S. Bank Corporate Trust N.A.	DDA 2017 LTGO Bonds - Van Andel Arena	DDA 2017 Bond Principal due May 1, 2020	\$ 6,345,000.00
Local	4/9/2021	Jackson Entertainment LLC	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	375,691.52
Debt	4/21/2021	U.S. Bank Corporate Trust N.A.	DDA 2017 LTGO Bonds - Van Andel Arena	DDA 2017 Bond Interest due May 1, 2020	320,875.00
Local	4/30/2021	Paychex	Administration	DDA Payroll Wages, 401, Taxes-April 2021	121,939.64
Local	4/18/2021	Progressive Architecture	Parks Design	Lyon Square and Lyon Street Reconstruction 11/2	89,837.93
Local	4/26/2021	Hannah Renee Berry	COVID Economic Relief Program	Social Zone Painting 4/21	26,460.00
Non-Tax	4/28/2021	City Treasurer - MobileGR/Parking Svcs	Transportation Demand Mgmt Prog	April 2021 DDA Share of DASH North Service	22,500.00
Local	4/9/2021	150 Ottawa Development LLC	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	19,240.03
Local	4/30/2021	Paychex	Development Project Guidance	DDA Payroll allocation - 7/1/2020-4/30/2021	16,119.46
Local	4/18/2021	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Inclusive Design research and reporting 4/21	14,693.75
Local	4/15/2021	Fishbeck, Thompson, Carr & Huber INC	River Trail Improvements	19078-Riverwalk Improvements - DDA	12,629.65
Local	4/9/2021	Mercantile Bank of Michigan	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	12,173.51
Local	4/1/2021	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	11,020.87
Local	4/21/2021	Dwelling Place of Grand Rapids NPHC	Economic Devel & Innovation - MWBE	Incubator Support Basic Bee 2021	10,908.00
Local	4/30/2021	Paychex	Parks Design	DDA Payroll allocation - 7/1/2020-4/30/2021	10,540.27
Local	4/18/2021	Progressive Architecture	Wayfinding System Improvements	Wayfinding Consulting 4/21	10,057.00
Local	4/21/2021	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Inclusive Design research and reporting 2/21	9,700.00
Local	4/11/2021	LiveSpace, LLC	COVID Economic Relief Program	WOW Projection Mapping Art Extension 4/21	9,200.00
Local	4/11/2021	LiveSpace, LLC	COVID Economic Relief Program	WOW Projection Mapping Art Extension 4/21	9,200.00
Local	4/26/2021	LiveSpace, LLC	COVID Economic Relief Program	COVID Relief - Projection Mapping 4/21	9,200.00
Local	4/11/2021	Bazen Electric	Streetscape Impr - Mich St, Heartside, Arena S	Mural Lighting 04/21	8,769.00
Local	4/9/2021	55 Ionia Partners LLC	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	8,292.32
Local	4/30/2021	Paychex	Accessibility & Mobility Repairs	DDA Payroll allocation - 7/1/2020-4/30/2021	7,908.85
Local	4/9/2021	Waters Building LLC	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	7,044.07
Local	4/12/2021	CWD 50 Monroe II LLC	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	6,912.59
Local	4/26/2021	HR&A Advisors, Inc.	River Governance	River Guidance consulting services for March 2021	6,515.00
Local	4/1/2021	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street 04/21	5,959.99
Local	4/9/2021	Venue Tower, LLC	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	5,325.54
Local	4/18/2021	Axios Media, Inc	Dntn Marketing & Inclusion Efforts	HQ Software 4/21	5,000.00
Non-Tax	4/11/2021	Cynthia S Hagedorn	DGRI Event Production	Downtown LIVE Sponsorship 2021	5,000.00
Non-Tax	4/26/2021	Hannah Renee Berry	Public Space Activation - Calder events, etc.	PSA Storm Drain Activation 4/21	5,000.00
Local	4/9/2021	38 Commerce LLC	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	4,962.40
Local	4/18/2021	McAlvey Merchant & Associates	Administration	Governmental Consulting MAR 2021	4,500.00
Local	4/21/2021	Dwelling Place of Grand Rapids NPHC	Economic Devel & Innovation - MWBE	Incubator Support Color Forest 2021	4,050.00
Local	4/1/2021	Grand Rapids Area Chamber of Commerce	Economic Devel & Innovation - MWBE	Retail Retention & Attraction Contract 03/2021	3,958.33
Local	4/1/2021	Bazen Electric	COVID Economic Relief Program	Electrical services social zones 3/21	3,875.07
Local	4/9/2021	20 Monroe Building Company Limited Part	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	3,580.27
Local	4/14/2021	Dig Hospitality LLC	COVID Economic Relief Program	Winter Ready Grant: Sovengard	3,365.91
Local	4/11/2021	Erika Townsley	Dntn Marketing & Inclusion Efforts	Photography Services at various locations 04/21	3,000.00
Non-Tax	4/19/2021	Neighbors of Belknap Lookout	Stakeholder Engagement Programs	Undoing Racism Workshop 4/21	3,000.00
Local	4/9/2021	68 Commerce LLC	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	2,912.37
Local	4/18/2021	Bazen Electric	COVID Economic Relief Program	Electrical services social zones 4/21	2,814.52
Local	4/9/2021	35 Oakes Associates, L.L.C.	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	1,900.08
Local	4/3/2021	City of Grand Rapids	Administration	Staff services - payroll period ended 04/03/2021	1,776.35
Local	4/17/2021	City of Grand Rapids	Administration	Staff services - payroll period ended 04/17/2021	1,665.55
Local	4/11/2021	Erik Quindell Lauchie	Dntn Marketing & Inclusion Efforts	Women's Way: Deposit 04/21	1,500.00
Non-Tax	4/11/2021	Madison Chaffer	Public Space Activation - Calder events, etc.	Jefferson Street Mural (1/2) 04/21	1,500.00
Local	4/18/2021	TGG, Inc.	Administration	Life & S/T & L/T disability insurance - 04/21	1,227.99
Local	4/9/2021	CWD Urban Fund LLC	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	1,032.63
Non-Tax	4/25/2021	607 Dewey, LLC	DGRI Event Production	DGRI Events: Storage facility rent 5/21	950.00
Local	4/1/2021	City Treasurer - Risk Management	Administration	Monthly General Insurance Allocation	908.00
Local	4/1/2021	Uline INC	Streetscape Impr - Mich St, Heartside, Arena S	Dog waste bags 3/21	905.65
Non-Tax	4/12/2021	Fifth Third Bank	Public Space Activation - Calder events, etc.	Public Space Activation: Equipment Rentals	902.54
Local	4/11/2021	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	Photography Misc. 04/21	800.00
Local	4/1/2021	The KR Group, Inc.	Administration	IT Managed Agreement 04/21	791.90
Local	4/26/2021	The KR Group, Inc.	Administration	IT Managed Agreement 05/21	791.90
Local	4/12/2021	Landscape Forms Inc	Streetscape Impr - Mich St, Heartside, Arena S	Trash Cans replacement 3/21	780.00
Non-Tax	4/12/2021	Fifth Third Bank	DGRI Event Production	DGRI Events: Rental	752.84
Non-Tax	4/18/2021	Jacob Van Hoosen	DGRI Event Production	PopUp Performances: WOW 04/21	750.00
Non-Tax	4/12/2021	Fifth Third Bank	DGRI Event Production	DGRI Events: Supplies	642.93
Local	4/12/2021	Fifth Third Bank	Dntn Marketing & Inclusion Efforts	Marketing & Advertising	564.29
Local	4/26/2021	American Planning Association	Administration	American Planning Assn Membership 07/21-06/22	554.00
Local	4/6/2021	Dickinson Wright PLLC	Streetscape Impr - Mich St, Heartside, Arena S	Legal services: Pocket Park lease 2/21	550.00
Local	4/18/2021	Blue Cross Blue Shield of MI	Administration	Dental Insurance Premium 5/21	545.69
Local	4/19/2021	Valley City Sign Co	Wayfinding System Improvements	Wayfinding supplies 04/21	515.00
Local	4/9/2021	100 Commerce Development LLC	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	509.47
Local	4/11/2021	Swift Realty LLC	COVID Economic Relief Program	Surface Parking April 2021 Social Zones	500.00
Non-Tax	4/18/2021	The Department Project	Public Space Activation - Calder events, etc.	WoW - Tumbleweeds and Grasses 4/21	500.00
Local	4/1/2021	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street Mezzanine 04/2021	484.64
Non-Tax	4/12/2021	Fifth Third Bank	DGRI Event Production	DGRI Events: Food & Beverage	474.00
Local	4/30/2021	Paychex	Administration	DDA Payroll Processing Fee - April 2021	414.00

continued on the next page

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	4/1/2021	Crystal Flash	COVID Economic Relief Program	Winter Ready Grant: Brick & Porter 3/21	380.24
Local	4/12/2021	Fifth Third Bank	Administration	Admin: Other Travel and Training	357.92
Local	4/9/2021	Owen-Ames-Kimball Co	Developer Project Reimbursements	Developer Reimbursement FY21 Winter	329.92
Local	4/11/2021	Crystal Flash	COVID Economic Relief Program	Winter Ready Grant: City Built 04/21	324.73
Local	4/18/2021	HR Collaborative LLC	Administration	HR Consultant services 04/21	311.81
Local	4/30/2021	Paychex	Administration	DDA Payroll HRS Processing Fees-April2021	279.58
Local	4/11/2021	The KR Group, Inc.	Administration	Misc. IT coverage 04/21	267.27
Local	4/11/2021	Crystal Flash	COVID Economic Relief Program	Winter Ready Grant: Brick & Porter 04/21	250.65
Non-Tax	4/12/2021	Grand Rapids Running Tours	DGRI Event Production	RAD American Women A - Z Walking Tours 04/21	250.00
Local	4/29/2021	GreatAmerica Financial Services Corp	Administration	Copier Lease 04/21	246.37
Local	4/1/2021	Crystal Flash	COVID Economic Relief Program	Winter Ready Grant: House of Wine 3/21	243.63
Local	4/26/2021	CSF, Inc.	Streetscape Impr - Mich St, Heartside, Arena S	Transit signs at Van Andel Arena Shelters 04/21	200.00
Local	4/12/2021	Fifth Third Bank	Administration	Admin: Membership/Subscription	169.00
Non-Tax	4/11/2021	Bazen Electric	Bridge Lighting Operations	Blue Bridge lighting repairs 04/21	156.00
Non-Tax	4/11/2021	Nicholas James Thomasma	DGRI Event Production	PopUp Performances: WOW 04/21	150.00
Local	4/18/2021	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric APRIL 2021	148.11
Local	4/11/2021	Kerkstra Portable Restroom Svc Inc	Streetscape Impr - Mich St, Heartside, Arena S	Portable restroom for Skate Park 4/21	145.00
Local	4/30/2021	Paychex	Development Project Guidance	DDA Payroll allocation - 7/1/2020-4/30/2021	122.21
Non-Tax	4/12/2021	Fifth Third Bank	Public Space Activation - Calder events, etc.	Public Space Activation	109.04
Local	4/11/2021	Mighty Co.	Dntn Marketing & Inclusion Efforts	Website support: 04/21	105.00
Non-Tax	4/26/2021	Hub International Midwest Limited	DGRI Event Production	Chalk it Up event policy 04/21	100.00
Local	4/26/2021	Pure Water Partners LLC	Administration	Water Cooler Lease 4/2021	99.78
Local	4/26/2021	Professional Maintenance of Michigan Inc.	Administration	Janitorial services MAR 2021	90.28
Local	4/19/2021	Cellco Partnership	Administration	Cell Phone Service 03/21	86.53
Local	4/20/2021	Cellco Partnership	Administration	Cell Phone Service 02/2021	86.52
Non-Tax	4/26/2021	ACO Inc	DGRI Event Production	DGRI event supplies 4/21	82.93
Non-Tax	4/26/2021	ACO Inc	DGRI Event Production	DGRI event supplies 4/21	81.93
Local	4/18/2021	Selective Insurance Company of America	Administration	Liability Insurance Endorsement for DDA	81.56
Local	4/26/2021	Crystal Flash	COVID Economic Relief Program	Winter Ready Grant: Brick & Porter permit 04/21	76.00
Local	4/12/2021	Fifth Third Bank	COVID Economic Relief Program	COVID Economic Relief: Food & Beverage	74.04
Local	4/18/2021	Engineered Protection Sys Inc	Administration	Office Security System 5/1/2021 - 7/31/21	73.41
Local	4/30/2021	Paychex	Parks Design	DDA Payroll allocation - 7/1/2020-4/30/2021	73.26
Non-Tax	4/26/2021	ACO Inc	DGRI Event Production	DGRI event supplies 4/21	64.71
Local	4/30/2021	Paychex	Accessibility & Mobility Repairs	DDA Payroll allocation - 7/1/2020-4/30/2021	59.96
Local	4/1/2021	The KR Group, Inc.	Administration	IT services 03/21	53.45
Local	4/18/2021	Mydatt Service Inc	Streetscape Impr - Mich St, Heartside, Arena S	Supplies 04/21	52.81
Local	4/12/2021	Fifth Third Bank	COVID Economic Relief Program	COVID Economic Relief: Social Zones	50.00
Non-Tax	3/31/2021	City Treasurer - MobileGR/Parking Svcs	Downtown Ambassadors	March 2021 Monthly Parking Billing	48.00
Non-Tax	4/26/2021	ACO Inc	DGRI Event Production	DGRI event supplies 4/21	44.97
Non-Tax	4/23/2021	DTE Energy	Winter Ave NW Building Lease	351 Winter Ave - 9100 258 89908 21/04	40.08
Non-Tax	4/26/2021	ACO Inc	DGRI Event Production	DGRI event supplies 4/21	34.99
Non-Tax	4/15/2021	Consumers Energy	DGRI Event Production	612 Dewey Ave - 1030 4058 7935 21/03	34.60
Local	4/26/2021	The KR Group, Inc.	Administration	IT services backupify Agreement April 2021	29.93
Local	4/18/2021	The KR Group, Inc.	Administration	IT Services 04/21	26.73
Non-Tax	4/18/2021	ACO Inc	DGRI Event Production	DGRI event supplies 4/21	25.79
Non-Tax	4/25/2021	ACO Inc	DGRI Event Production	DGRI event supplies 4/21	21.98
Non-Tax	4/25/2021	ACO Inc	DGRI Event Production	DGRI event supplies 4/21	19.99
Non-Tax	4/25/2021	ACO Inc	DGRI Event Production	DGRI event supplies 4/21	19.98
Non-Tax	4/25/2021	ACO Inc	DGRI Event Production	DGRI event supplies 4/21	19.17
Non-Tax	4/25/2021	ACO Inc	DGRI Event Production	DGRI event supplies 4/21	17.99
Non-Tax	4/26/2021	ACO Inc	DGRI Event Production	DGRI event supplies 4/21	11.36
Local	4/12/2021	Fifth Third Bank	Administration	Office Admin: Supplies	9.23
Local	3/31/2021	City Treasurer - MobileGR/Parking Svcs	Administration	March 2021 City Validation Billing	8.75
Local	4/30/2021	Paychex	Administration	DDA Payroll allocation - 7/1/2020-4/30/2021	(114,824.01)

TOTAL APRIL 2021 EXPENDITURES \$ 7,485,345.49

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 7, 2021

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

SUBJECT: FY2022 Budget and Priority Plan

Agenda Item #04
May 12, 2021
DDA Meeting

On April 14, 2021, the DDA Board recommended the FY2021 budget to the Grand Rapids City Commission to request fund appropriation for the fiscal year beginning July 1, 2020. That budget will be presented for approval by the City Commission on May 11, 2021 (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 FY2022 budget is provided below.

Each year the Downtown Development Authority (DDA) recommends and adopts a one-year budget and five-year priority plan to reflect the priorities for Downtown investment. With the approval of GR Forward in December 2015 as an amendment to the City's Master Plan, the DDA and DGRI have clearly defined objectives and the proposed budgets are built to reflect and implement the community priorities for Downtown. For fiscal year 2022 (FY22), the DDA budgets, which include the local tax increment fund (LTI), non-tax increment fund (NTI), and school tax increment (STI) consist of both new projects from GR Forward and carry forward priorities that span multiple fiscal years.

Among the requests for FY22 are funding to further implement the recommendations from recently completed planning initiatives. Those include the Grand River Governance organizing initiative, the Heartside Quality of Life Implementation Plan, the Disability Advocates of Kent County and Common Notice Report, and the Downtown Streetspace Guidelines. In addition, funding is also recommended to complete and initiate major capital improvements to Downtown public spaces, including Ecliptic at Rosa Parks Circle and Lyon Square.

Carry-forward priorities from previous years include completing Grand River edge infrastructure improvements, implementation of pedestrian and bike infrastructure, continued funding to support retail business attraction, and building on the tremendous success of the World of Winter.



Lastly, as the COVID-19 pandemic continues to create uncertainty, the unspent portion of the \$1,000,000 that was allocated in FY21 (estimated at \$100,000 as of March 31) will be carried forward into FY22 to continue to provide flexible funding for the ongoing community-wide recovery effort.

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): \$4,595,000
- Goal 2 (Create a True Downtown Neighborhood Home to a Diverse Population): \$1,665,000
- Goal 3 (21st Century Mobility Strategy): \$2,270,000
- Goal 4 (Ensure Job Opportunities and Ensure Vitality of the Local Economy) \$535,000
- Goal 5 (Reinvest in Public Space, Culture and Inclusive Programming): \$3,795,000

As in previous years, the Downtown Grand Rapids Inc. Alliances played an important role in developing the budget. Beginning in January 2021, staff began soliciting input from the five goal Alliances charged with advising on projects and priorities. This 3-month, iterative process culminated in all five Alliances tendering recommendations to the three fiduciary Boards of DGRI (DDA, DID, and MNTIFA) regarding their ambitions for the coming fiscal year. The attached budget narrative provides additional detail on the various priorities that emerged during that process.

Following a recommendation from the DDA Board, DGRI staff will present the recommended DDA FY22 budgets to the City Commission requesting bottom-line appropriation. After receiving City Commission appropriation, the Board will adopt their final annual budget and priority plan at the next scheduled meeting.

Recommendation: Adopt the FY2022 Budget.

CITY OF GRAND RAPIDS, MICHIGAN
Downtown Development Authority
FY2022 Appropriation Requests by Fund

Recommended by the Downtown Development Authority Board on April 14, 2021
Grand Rapids City Commission Consideration on May 11, 2021
Submitting for Adoption by the Downtown Development Authority on May 12, 2021

FY2022 BUDGET REQUESTS BY FUND

RESOURCES	Non-Tax Fund	Debt Tax Increment	Local Tax Increment	TOTAL
Property Tax Increment - General	\$ -	\$ 6,849,500	\$ 7,132,727	\$ 13,982,227
Property Tax Increment - Public Transit Millage	-	-	600,043	600,043
Property Tax Increment - Gainsharing Rebates	-	-	(771,777)	(771,777)
Property Tax Increment - Prior Year Appeals	-	(35,000)	(15,000)	(50,000)
Fees / Reimbursements - Miscellaneous	2,000	-	5,000	7,000
Partner Contributions - Lyon Square	-	-	1,750,000	1,750,000
Interest - General	63,630	84,901	104,867	253,398
Interest - "The Gallery" Promissory Note	15,406	-	-	15,406
Principal - "The Gallery" Promissory Note	32,953	-	-	32,953
Property Rental - Buildings and Facilities	72,000	-	-	72,000
Property Rental - DASH Parking Lots	250,000	-	-	250,000
Event Sponsorships, Fees, and Reimbursements	-	-	-	-
Land Sale - Ottawa Avenue Addresses	197,670	-	-	197,670
From / (To) Fund Balance	1,266,341	(84,901)	4,204,540	5,385,980
TOTAL RESOURCES	\$ 1,900,000	\$ 6,814,500	\$ 13,010,400	\$ 21,724,900
APPROPRIATIONS				
<u>GR Forward Projects</u>				
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 15,000	\$ -	\$ 4,580,000	\$ 4,595,000
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	80,000	-	1,585,000	1,665,000
Goal #3: Implement a 21st Century Mobility Strategy	-	-	2,270,000	2,270,000
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	35,000	-	500,000	535,000
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,770,000	-	2,025,000	3,795,000
Total GR Forward Expenditures	1,900,000	-	10,960,000	12,860,000
Administration	-	-	1,300,000	1,300,000
Debt Service	-	6,814,500	750,400	7,564,900
TOTAL APPROPRIATIONS	\$ 1,900,000	\$ 6,814,500	\$ 13,010,400	\$ 21,724,900
EXCESS / (DEFICIT)	\$ -	\$ -	\$ -	\$ -

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 7, 2021

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

SUBJECT: DASH Memorandum of Understanding

Agenda Item #5
May 12, 2021
DDA Meeting

Background

Since December 2012, through Memorandums of Understanding (MOU) the DDA has partnered with the City of Grand Rapids and the Monroe North Tax Increment Finance Authority (collectively “the Parties”) to provide DASH transit services in the Downtown District. The MOUs have outlined the terms and requirements of the Parties for contributing towards the cost of bus infrastructure as well operating costs.

For FY2022, it is proposed that a one-year extension of the MOU be entered into for the period ending June 30, 2022. As outlined in the attached resolution and MOU, the DDA and MNTIFA would contribute at the same level as FY2020, \$270,000 (\$22,500 per month) and \$80,004 (\$6,667 per month), respectively. These amounts are both budgeted in the DDA and TIFA budgets for FY2022.

The funding from the DDA and TIFA is needed to continue offering the DASH service, which is an important recommendation from both GR Forward and the Destination Asset Study. While service has been impacted as a result of COVID-19 ridership saw an increase during the World of Winter festivities and is expected to continue to increase as Downtown re-opens.

If approved, the Chairperson of the Boards of the DDA and the MNTIFA would be authorized to execute the MOU, which are approved as to content by the DDA Executive Director and as to form by DDA/MNTIFA legal counsel. An updated MOU would then need Board authorization prior to July 1, 2022 and the start of FY2023.

Recommendation: Approve the MOU, approved as to content by the DDA Executive Director and as to form by DDA/MNTIFA legal counsel, extending contributions to DASH service through June 30, 2022.



DASH Ridership

68%
average **decrease**
in ridership
during COVID

Timeline of DASH Schedule Changes

March 26th, 2020:

DASH West changed to 15-minute frequency;

DASH North changed to 20-minute frequency;

Hours changed to 7am-7pm, Mon-Fri

April 10th, 2020:

Services were temporarily suspended

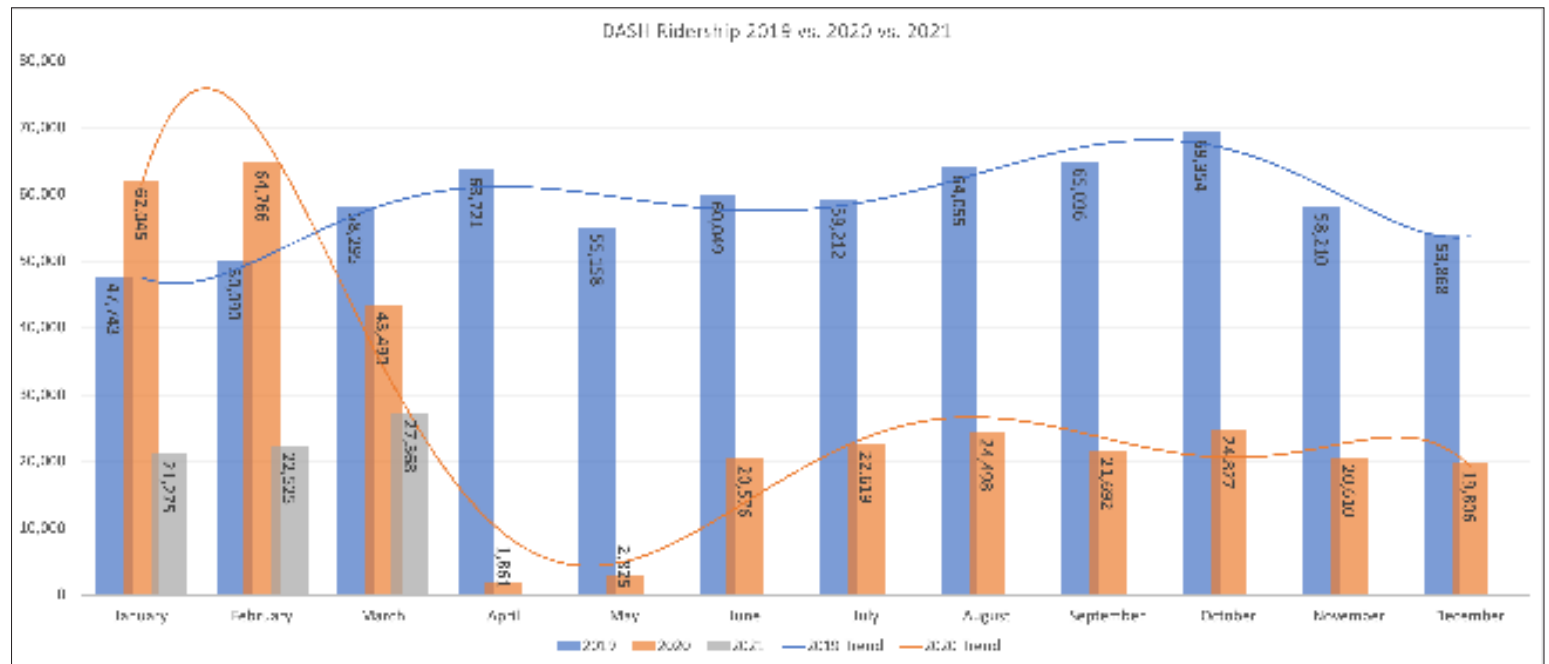
May 26th, 2020:

Number of vehicles was reduced;

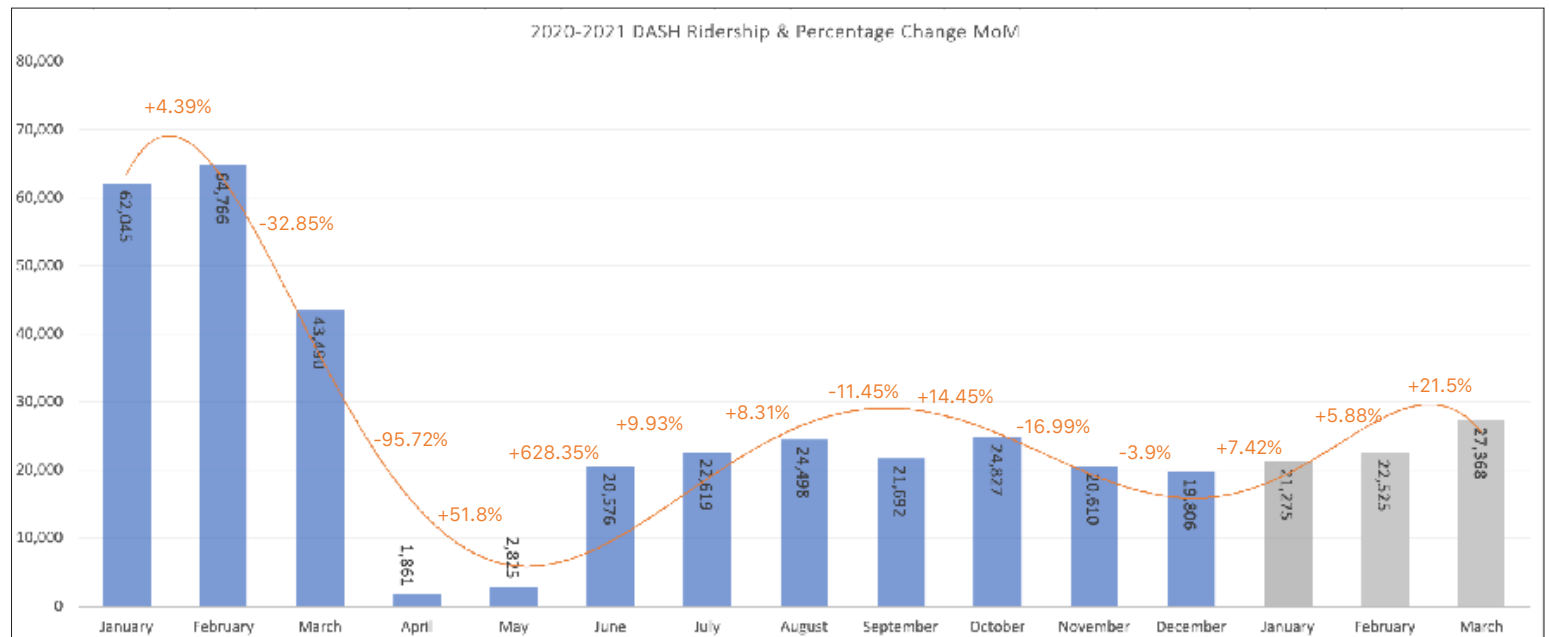
Hours changed to 6am-10 pm, Mon-Sat

May 10th, 2021:

Hours changed to 7am-8:30pm, Mon-Fri



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	29.96%	29.30%	-25.40%	-97.08%	-94.88%	-65.73%	-61.80%	-61.75%	-66.65%	-64.20%	-64.59%	-63.23%
2020 vs. 2021	-65.71%	-65.22%	-37.07%	-	-	-	-	-	-	-	-	-



MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 6, 2021

TO: Downtown Development Authority

FROM: Mark F. Miller, Managing Director of Planning & Design

SUBJECT: **Ottawa Avenue Reconstruction Funding Authorization**

Agenda Item #6
May 12, 2021
DDA Meeting

Goal 3 of GR Forward recommends the **Implementation of a 21st Century Mobility Strategy**, by *completing the networks in and out of downtown* (page 210). Specifically, this goal envisions Ottawa Avenue as a “walkable everyday street” that also has “unique design features to support its role as home to events.” This section of the plan also addresses Ottawa Avenue as a key transition street that currently functions as a “highway on and off-ramp” and seeks opportunities to “slow traffic and prioritize the pedestrian” by proposing to restore two-way traffic to the street.

Additionally, the 2017 Calder Master Plan depicts a preferred concept (pages 64-65) that casts Ottawa Avenue as a two-way street that can act as an extension of the plaza, create a safer pedestrian environment, and support food trucks and other events as a “festival street”. The plan specifically states wider sidewalks, a central pedestrian crossing that aligns with the formal plaza entrance, and preservation of views to La Grande Vitesse as key elements of the design concept as it relates to Ottawa Avenue.

To further facilitate the restoration of two-way operation and redesign of the street, Mobile GR commissioned a design charrette in November-December 2019 that used public input to help create designs for both Ottawa and Ionia Avenue. Following this work the City of Grand Rapids started plans for a resurfacing project that would begin to change some of the Ottawa Avenue’s design while also setting the stage for an eventual two-way conversion.

The attached City memo outlines the project in detail, with DDA funded enhancements that include decorative streetlights, street trees, planters, landscaping, irrigation, street furniture, and infrastructure for future traffic signals that will be installed when the street is eventually restored to a two-way. Also attached is a 2-page project cost estimate from April 5, 2021 that shows the project elements that the DDA is being asked to fund, along with the portion of the project construction and soft costs that the DDA is funding. The final number in the cost estimate is slightly higher than what is being requested because of minor changes that have been made to the allocation amounts – it does, however, still provide a good overview on the various project budget items.



As referenced in the City memo, the estimated total project cost (including previously authorized design fees, construction inspection services, administration, and a 12% contingency) is \$2,251,394. Total estimated DDA share of these improvements is \$581,800. This project is scheduled to be presented to the City Commission on May 11 to approve the agreement with the Michigan Department of Transportation (MDOT) and to authorize the expenditure.

This project is currently being bid through MDOT, with bids expected on May 7, 2021; therefore, bid results are not available for inclusion in the DDA packet. It is anticipated that bids will be ready by the DDA meeting on May 12 and that an actual construction cost will be presented for consideration at that time.

The project is planned to begin work on June 14, 2021 and to coordinate with special events.

The FY2022 budget includes \$200,000 for the Ottawa Avenue Reconstruction. Additionally, the DDA Priority Plan forecasts an additional \$381,800 streetscape improvement for Division Avenue in FY2023. It is anticipated that the project funding will be split between these two fiscal years, which should coincide with the construction phasing and billing. This request includes the authorization for the total amount of anticipated DDA funding for \$581,800, split as referenced above, between FY22 and FY23.

Recommendation: Approve the allocation of a not to exceed amount of \$581,800 for the reconstruction/resurfacing of Ottawa Avenue, between Michigan Street and Fulton Street.



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: May 12, 2021

TO: Tim Kelly
Downtown Development Authority (DDA)
Executive Director

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: Resurfacing of Ottawa Avenue from Fulton Street to Michigan Street

This project consists of the resurfacing of Ottawa Avenue from Fulton Street to Michigan Street including asphalt pavement, bulbouts, American with Disability Act (ADA) compliant ramps, traffic signal foundation improvements for proposed two-way traffic on Ottawa Avenue, midblock pedestrian crossing improvements, ornamental street lighting, planter boxes and landscaping, 20 trees, irrigation, benches, litter receptacles, bike loops, pavement markings and final restoration. The project is part of the local region's Surface Transportation Program – Urban (STPU), administered by Grand Valley Metropolitan Council, as part of the FY2020-2023 Transportation Improvement Program. The work planned furthers the goals of the Vital Streets Plan and GR Forward Plan.

It is anticipated that the Michigan Department of Transportation (MDOT) will receive bids for this project on May 7, 2021 and therefore bid results are not available at this time. The engineer's estimate prepared by Hubbell Roth & Clark (HRC) is \$1,531,423. Once bid tabulation information is available this will be shared with Downtown Grand Rapids Inc. staff to be shared with the DDA. Estimated total expenditures are \$2,251,394 for this project, which includes construction contract, previously authorized design phase services by HRC, construction phase services including inspection by HRC, public information program, administration, and an approximate twelve percent allowance for contingencies.

The DDA's share of costs is for a portion of the local and generally non-participating project cost. The work includes streetscape enhancements including ornamental street lighting from Lyon Street to Michigan Street, an improved midblock pedestrian crossing north of Lyon Street, landscape planters with irrigation and traffic control equipment for future conversion of Ottawa Avenue to two-way traffic.

It is recommended that the DDA approve its share of costs in the amount of \$581,800. It is anticipated that City Commission will approve the agreement with MDOT and authorize total expenditures in an amount not to exceed \$1,971,100 for the local share of costs for this project at their meeting on May 11, 2021. The summary of costs is based on the engineer's estimate. After bids are received, the cost shares will be updated based on actual bids received.

cc: Mark Washington Eric DeLong
 Josh Naramore James Hurt

#18092

Prepared by Breese Stam

SUMMARY OF ESTIMATED COSTS

for

Rotomill/Resurfacing of Ottawa Avenue from Fulton Street to Michigan Street

Project Funding Source(s)

	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
MDOT STPU Grant 2021	\$280,294	\$0	\$280,294
Vital Streets Fund*	1,389,300	0	1,389,300
Downtown Development Authority	0	581,800	581,800
Total Project Sources	<u>\$1,669,594</u>	<u>\$581,800</u>	<u>\$2,251,394</u>

*Vital Streets Fund is currently appropriated in Major and Local Street and Capital Funds. This project will use currently appropriated funds until the Major and Local Street Funds Maintenance of Effort obligation to the Vital Streets Program has been fulfilled. It may be necessary to bring a budget request in the future.

Breakdown of Project Uses

Construction Contract	\$1,531,423
Previously Authorized Design Phase	153,304
Services by HRC	
Construction Phase Services Including	229,713
Inspection by HRC	
Public Information Program	2,000
Administration	<u>95,722</u>
Sub-Total	\$2,012,162
Contingencies (12%)	<u>239,232</u>
Total Project Uses	<u>\$2,251,394</u>

Project: **Ottawa Avenue**
 Project No: **16057**
 Date: **4/5/2021**
 By: **JMM**

LINE NO.	ITEM	ESTIMATED TOTAL	MDOT STU Funds	VITAL STREETS COSTS	DDA COSTS	VITAL STREETS % SHARE	STU FUNDS % SHARE	DDA FUNDS % SHARE
1	Mobilization, Max	\$ 170,700.00	\$ 34,379.83	\$ 136,320.17	\$ -	73.15%	26.85%	0.0%
2	Curb and Gutter, Rem, Modified	\$ 16,830.00	\$ 4,519.53	\$ 12,310.47	\$ -	73.15%	26.85%	0.0%
3	Pavt, Rem, Modified	\$ 25,296.00	\$ 6,792.99	\$ 18,503.01	\$ -	73.15%	26.85%	0.0%
4	Pavt, Rem, Pavt Repair	\$ 3,280.00	\$ 880.81	\$ 2,399.19	\$ -	73.15%	26.85%	0.0%
5	Sidewalk, Rem, Modified	\$ 15,342.00	\$ 4,119.94	\$ 7,149.64	\$ 4,072.42	46.60%	26.85%	26.5%
6	Roadway Grading	\$ 540.00	\$ 145.01	\$ 394.99	\$ -	73.15%	26.85%	0.0%
7	Soil Erosion and Sedimentation Control	\$ 5,000.00	\$ 1,342.70	\$ 3,657.30	\$ -	73.15%	26.85%	0.0%
8	Project Cleanup	\$ 4,000.00	\$ 1,074.16	\$ 2,925.84	\$ -	73.15%	26.85%	0.0%
9	Aggregate Base, 6 inch, Modified	\$ 16,635.00	\$ 4,467.16	\$ 12,167.84	\$ -	73.15%	26.85%	0.0%
10	Storm Sewer, C76 CI IV, 12 inch	\$ 18,540.00	\$ 4,978.73	\$ 13,561.27	\$ -	73.15%	26.85%	0.0%
11	Dr Structure Cover, Adj, Case 1	\$ 32,500.00	\$ 8,727.55	\$ 23,772.45	\$ -	73.15%	26.85%	0.0%
12	Catch Basin, Detail S-3, 4 foot dia	\$ 9,000.00	\$ 2,416.86	\$ 6,583.14	\$ -	73.15%	26.85%	0.0%
13	Dr Structure Cover, Adj, Special	\$ 8,500.00	\$ 2,282.59	\$ 6,217.41	\$ -	73.15%	26.85%	0.0%
14	Dr Structure, Reconstruct	\$ 12,716.00	\$ 3,414.75	\$ 9,301.25	\$ -	73.15%	26.85%	0.0%
15	Drop Inlet, Det S-6	\$ 9,000.00	\$ 2,416.86	\$ 6,583.14	\$ -	73.15%	26.85%	0.0%
16	Cold Milling HMA Surface	\$ 18,495.75	\$ 4,966.85	\$ 13,528.90	\$ -	73.15%	26.85%	0.0%
17	Hand Patching	\$ 21,700.00	\$ 5,827.32	\$ 15,872.68	\$ -	73.15%	26.85%	0.0%
18	HMA, 4E3	\$ 21,505.00	\$ 5,774.95	\$ 15,730.05	\$ -	73.15%	26.85%	0.0%
19	HMA, 5E3	\$ 109,990.00	\$ 29,536.71	\$ 80,453.29	\$ -	73.15%	26.85%	0.0%
20	Curb and Gutter, Conc, Det P-5, 18 inch pan	\$ 49,376.00	\$ 13,259.43	\$ 36,116.57	\$ -	73.15%	26.85%	0.0%
21	Curb Ramp Opening, Conc	\$ 4,840.00	\$ 1,299.73	\$ 3,540.27	\$ -	73.15%	26.85%	0.0%
22	Sidewalk Ramp, Conc, 6 inch	\$ 33,247.50	\$ 8,928.28	\$ 24,319.22	\$ -	73.15%	26.85%	0.0%
23	Sidewalk, Conc, 6 inch	\$ 231,168.00	\$ 62,077.85	\$ 133,298.40	\$ 35,791.74	57.66%	26.85%	15.5%
24	Detectable Warning Surface, Modified	\$ 24,350.00	\$ 6,538.95	\$ 17,811.05	\$ -	73.15%	26.85%	0.0%
25	Post Hole Through Conc for Steel Post	\$ 4,350.00	\$ 1,168.15	\$ 3,181.85	\$ -	73.15%	26.85%	0.0%
26	Post, Steel, 3 lb	\$ 3,899.50	\$ 1,047.17	\$ 2,852.33	\$ -	73.15%	26.85%	0.0%
27	Sign, Type III, Erect, Salv	\$ 200.00	\$ 53.71	\$ 146.29	\$ -	73.15%	26.85%	0.0%
28	Sign, Type III, Rem	\$ 2,900.00	\$ 778.77	\$ 2,121.23	\$ -	73.15%	26.85%	0.0%
29	Sign, Type IIIB	\$ 3,345.00	\$ 898.27	\$ 2,248.59	\$ 198.14	67.22%	26.85%	5.9%
30	Pavt Mrkg, Polyurea, 12 inch, Crosswalk	\$ 5,499.50	\$ 1,476.84	\$ 3,888.48	\$ 134.19	70.71%	26.85%	2.4%
31	Pavt Mrkg, Polyurea, 24 inch, Stop Bar	\$ 2,352.00	\$ 631.61	\$ 1,720.39	\$ -	73.15%	26.85%	0.0%
32	Recessing Pavt Mrkg, Transv	\$ 6,489.00	\$ 1,742.56	\$ 4,746.44	\$ -	73.15%	26.85%	0.0%
33	Pavt Mrkg, Wet Retrflec Polyurea, 4 inch, White	\$ 2,782.50	\$ 747.21	\$ 2,035.29	\$ -	73.15%	26.85%	0.0%
34	Pavt Mrkg, Wet Retrflec Polyurea, 4 inch, Yellow	\$ 420.00	\$ 112.79	\$ 307.21	\$ -	73.15%	26.85%	0.0%
35	Pavt Mrkg, Preformed Thermoplastic, Lt Turn Arrow Sym	\$ 540.00	\$ 145.01	\$ 394.99	\$ -	73.15%	26.85%	0.0%
36	Pavt Mrkg, Preformed Thermoplastic, Rt Turn Arrow Sym	\$ 540.00	\$ 145.01	\$ 394.99	\$ -	73.15%	26.85%	0.0%
37	Pavt Mrkg, Preformed Thermoplastic, Thru & Right Sym	\$ 360.00	\$ 96.67	\$ 263.33	\$ -	73.15%	26.85%	0.0%
38	Pavt Mrkg, Preformed Thermoplastic, Thru Arrow Sym	\$ 180.00	\$ 48.34	\$ 131.66	\$ -	73.15%	26.85%	0.0%
39	Barricade, Type III, High Intensity, Lighted, Furn	\$ 500.00	\$ 134.27	\$ 365.73	\$ -	73.15%	26.85%	0.0%
40	Barricade, Type III, High Intensity, Lighted, Oper	\$ 50.00	\$ 13.43	\$ 36.57	\$ -	73.15%	26.85%	0.0%
41	Channelizing Device, 42 inch, Fluorescent, Furn	\$ 6,250.00	\$ 1,678.38	\$ 4,571.63	\$ -	73.15%	26.85%	0.0%
42	Channelizing Device, 42 inch, Fluorescent, Oper	\$ 1,250.00	\$ 335.68	\$ 914.33	\$ -	73.15%	26.85%	0.0%
43	Minor Traf Devices	\$ 77,500.00	\$ 20,811.85	\$ 56,688.15	\$ -	73.15%	26.85%	0.0%
44	Sign, Type B, Temp, Prismatic, Furn	\$ 2,750.00	\$ 738.49	\$ 2,011.52	\$ -	73.15%	26.85%	0.0%
45	Sign, Type B, Temp, Prismatic, Oper	\$ 550.00	\$ 147.70	\$ 402.30	\$ -	73.15%	26.85%	0.0%
46	Conduit, DB, 1, 1 1/2 inch	\$ 7,350.00	\$ 1,973.77	\$ -	\$ 5,376.23	0.00%	26.85%	73.1%
47	Conduit, DB, 3, 3 inch	\$ 8,820.00	\$ 2,368.52	\$ -	\$ 6,451.48	0.00%	26.85%	73.1%
48	Pedestal, Alum	\$ 1,600.00	\$ 429.66	\$ -	\$ 1,170.34	0.00%	26.85%	73.1%
49	Pedestal, Fdn	\$ 1,000.00	\$ 268.54	\$ -	\$ 731.46	0.00%	26.85%	73.1%
50	Pushbutton and Sign	\$ 600.00	\$ 161.12	\$ -	\$ 438.88	0.00%	26.85%	73.1%

LINE NO.	ITEM	ESTIMATED TOTAL	MDOT STU Funds	VITAL STREETS COSTS	DDA COSTS	VITAL STREETS % SHARE	STU FUNDS % SHARE	DDA FUNDS % SHARE
51	Casing	\$ 2,945.00	\$ 790.85	\$ -	\$ 2,154.15	0.00%	26.85%	73.1%
52	Flsh Veacon, Rectangular, Solar Power	\$ 11,000.00	\$ 2,953.94	\$ -	\$ 8,046.06	0.00%	26.85%	73.1%
53	Brickwork, Rem, Salv and Reinstall	\$ 81,675.00	\$ 21,933.00	\$ 59,742.00	\$ -	73.15%	26.85%	0.0%
54	Storm Water Operator's Inspections	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -	100.00%	0.00%	0.0%
55	Soil Erosion and Sedimentation Control Plan	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -	100.00%	0.00%	0.0%
56	Planter Curb	\$ 8,242.00	\$ -	\$ -	\$ 8,242.00	0.00%	0.00%	100.0%
57	16" Paver Band	\$ 10,650.00	\$ -	\$ 6,816.00	\$ 3,834.00	64.00%	0.00%	36.0%
58	6" Reinf. Concrete Base	\$ 5,680.00	\$ -	\$ 3,635.20	\$ 2,044.80	64.00%	0.00%	36.0%
59	Mast Arm Pole Fdn, 6 Bolt	\$ 19,800.00	\$ -	\$ -	\$ 19,800.00	0.00%	0.00%	100.0%
60	Sign, Temporary Business, Operate	\$ 2,750.00	\$ -	\$ 2,750.00	\$ -	100.00%	0.00%	0.0%
61	Prepared Soil	\$ 12,200.00	\$ -	\$ 11,468.00	\$ 732.00	94.00%	0.00%	6.0%
62	Echinacea 'Pixie Meadowbrite', 1 Gal Cont	\$ 672.00	\$ -	\$ -	\$ 672.00	0.00%	0.00%	100.0%
63	Ginkgo biloba 'JFS-UGA2', 2 1/2 Inch	\$ 4,000.00	\$ -	\$ 800.00	\$ 3,200.00	20.00%	0.00%	80.0%
64	Liatris spicata 'Kobold', 1 Gal Cont	\$ 126.00	\$ -	\$ -	\$ 126.00	0.00%	0.00%	100.0%
65	Nepeta X faassenill 'Walker's Low', 1 Gal Cont	\$ 504.00	\$ -	\$ -	\$ 504.00	0.00%	0.00%	100.0%
66	Pennisetum orientale 'Karley Rose', 1 Gal Cont	\$ 819.00	\$ -	\$ -	\$ 819.00	0.00%	0.00%	100.0%
67	Platanus x acerifolia, 'Bloodgood', 3 Inch	\$ 1,600.00	\$ -	\$ 1,600.00	\$ -	100.00%	0.00%	0.0%
68	Rudbeckia fulgida 'Goldsturm', 1 Gal Cont	\$ 1,155.00	\$ -	\$ -	\$ 1,155.00	0.00%	0.00%	100.0%
69	Sedum 'Carl', 1 Gal Cont	\$ 798.00	\$ -	\$ -	\$ 798.00	0.00%	0.00%	100.0%
70	Sporobolua heterolepis 'Tara', 1 Gal Count	\$ 378.00	\$ -	\$ -	\$ 378.00	0.00%	0.00%	100.0%
71	Tilia cordata 'Greenspire', 2.5 Inch	\$ 2,400.00	\$ -	\$ 2,400.00	\$ -	100.00%	0.00%	0.0%
72	Tree Water Bag	\$ 720.00	\$ -	\$ 576.00	\$ 144.00	80.00%	0.00%	20.0%
73	Porous Tree Grate	\$ 16,000.00	\$ -	\$ 16,000.00	\$ -	100.00%	0.00%	0.0%
74	Ulmus propinqua 'JFS Bieberich', 3 Inch	\$ 4,000.00	\$ -	\$ 4,000.00	\$ -	100.00%	0.00%	0.0%
75	Zelkova serrata 'Green Vase', 3 Inch	\$ 4,000.00	\$ -	\$ 4,000.00	\$ -	100.00%	0.00%	0.0%
76	Site Preparation, Modified, Max \$8,000	\$ 8,000.00	\$ -	\$ 6,880.00	\$ 1,120.00	86.00%	0.00%	14.0%
77	Watering and Cultivating, Special	\$ 4,100.00	\$ -	\$ 3,526.00	\$ 574.00	86.00%	0.00%	14.0%
78	Conductor, (4) #6 CU U.S.E 600V Insulation	\$ 15,176.00	\$ -	\$ -	\$ 15,176.00	0.00%	0.00%	100.0%
79	Conduit, Direct Buried, Schedule 40 PVC, (1) 2 inch	\$ 17,946.00	\$ -	\$ -	\$ 17,946.00	0.00%	0.00%	100.0%
80	DB Cable, in Conduit, 600V, 4, 1/C#6	\$ 13,958.00	\$ -	\$ -	\$ 13,958.00	0.00%	0.00%	100.0%
81	Concrete Base, Street Lighting Pole, (Det E-28A)	\$ 24,000.00	\$ -	\$ -	\$ 24,000.00	0.00%	0.00%	100.0%
82	Conduit(s) Connect to Existing	\$ 1,600.00	\$ -	\$ -	\$ 1,600.00	0.00%	0.00%	100.0%
83	Street Lighting Pole, 23 foot Ornamental, LED Luminaire, (\$ 170,000.00	\$ -	\$ -	\$ 170,000.00	0.00%	0.00%	100.0%
84	Removal, Existing Street Light System	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	0.00%	0.00%	100.0%
85	Irrigation System	\$ 28,000.00	\$ -	\$ -	\$ 28,000.00	0.00%	0.00%	100.0%
86	Bench Type 1	\$ 6,000.00	\$ -	\$ -	\$ 6,000.00	0.00%	0.00%	100.0%
87	Bench Type 2	\$ 12,000.00	\$ -	\$ -	\$ 12,000.00	0.00%	0.00%	100.0%
88	Bike Loop	\$ 8,400.00	\$ -	\$ -	\$ 8,400.00	0.00%	0.00%	100.0%
89	Litter Receptacle	\$ 12,500.00	\$ -	\$ -	\$ 12,500.00	0.00%	0.00%	100.0%
Force Account		\$ 1,531,422.75	\$ 284,000.85	\$ 819,134.02	\$ 428,287.88			
Street Lighting		\$ 5,000.00	\$ -	\$ -	\$ 5,000.00			
Traffic Signal		\$ 3,000.00	\$ -	\$ -	\$ 3,000.00			
PIP		\$ 7,000.00	\$ -	\$ 4,936.05	\$ 2,063.95			
		\$ 15,000.00	\$ -	\$ 4,936.05	\$ 10,063.95			
Street Design Engineering Costs =		\$ 153,304.00	\$ -	\$ 135,024.69	\$ 18,279.31			
Construction Engineering/Inspection (15%) =		\$ 229,713.41	\$ -	\$ 194,113.41	\$ 35,600.00			
Subtotal =		\$ 383,017.41	\$ -	\$ 329,138.10	\$ 53,879.31			
5% City Administrative Costs =		\$ 96,472.01	\$ -	\$ 68,027.21	\$ 28,444.80			