

AGENDA



DOWNTOWN DEVELOPMENT AUTHORITY

Board Members:

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

Wednesday, May 10, 2023
8:30 a.m. Meeting
29 Pearl Street, NW Suite #1

- | | | |
|---|--------|----------|
| 1. Call to Order | | |
| 2. Approve April 12, 2023 Minutes (8:31)
(enclosure) | Motion | Winn |
| 3. Accept April 30, 2023 Financials (8:33)
(enclosure) | Motion | Chapman |
| 4. FY24 Budget Adoption (8:35)
(enclosure) | Motion | Kelly |
| 5. DASH Services Agreement (8:40)
(enclosure) | Motion | Kelly |
| 6. Market Avenue Riverfront Design Services (8:50)
(enclosure) | Motion | Miller |
| 7. Riverwalk Design Professional Services (9:00)
(enclosure) | Motion | Miller |
| 8. Downtown Planting Funding (9:10)
(enclosure) | Motion | Eledge |
| 9. Downtown Neighbor Network Update (9:20)
(enclosure) | Info | Channing |
| 10. Executive Director Report (9:30) | Info | Kelly |
| 11. Public Comment (9:35) | | |
| 12. Adjournment (9:40) | | |



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY
April 12, 2023

1. Call to Order – This meeting was called to order at 8:03AM by Chair Rick Winn.

Attendance

Members Present: Mayor Rosalynn Bliss, Kayem Dunn, Jermale Eddie, Greg McNeilly, Jen Schottke, Diana Sieger, Al Vanderberg and Rick Winn.

Members Absent: Luis Avila

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel) Mandy McDaniel (Recording Secretary), Mark Miller, Bill Kirk, Kim Van Driel, Marion Bonneaux, and Katie Moore (DGRI Staff).

2. Approve Meeting Minutes from March 8, 2023
Motion: Member Vandenberg supported by Mayor Bliss, moved approval of the March 8, 2023, Meeting Minutes as presented. Motion carried unanimously.
4. Accept Preliminary March 31, 2023, Financials
Motion: Mayor Bliss, supported by Sieger, motioned to accept Statement D: March 31, 2023, Expenditures. Motion carried unanimously.
5. Van Andel Arena Alley – Professional Services
Miller presented a request for funding for final steps regarding the Vandel Andel Alley Project. This project was first presented at the beginning of August 2021 and has continued through an extensive process to get to the construction document level and bidding. We anticipate the submittal of permits to start by the end of April, the project will then move forward for bidding and construction this year. Miller discussed the planning process regarding the property owned by the surrounding businesses, during this process extra costs were accrued due to design modifications. There is \$19,000 remaining of the \$21,000 contingency this project was afforded when first approved. Due to the design modifications additional professional service fees are required to finish the project, totaling \$66,375. Using the remaining contingency, we are asking for an additional \$46,675, making the overall total \$276,675 for the project.

UNAPPROVED MINUTES

Chair Winn inquired if this additional monetary request would get us to a complete project. Miller confirmed it would. Mayor Bliss asked for more details regarding the project timeline. Miller informed the board the goal would include a month-long process for permitting, then moving into late May for project bidding, taking another month to finalize. Then hopefully have Phase 1 complete by November.

Member Eddie inquired about minority contracts on this project regarding available work, concrete, landscaping, etc. Miller informed the board we are cognizant of that and emphasized DGRI co-worker, James Peacock, is devoted to workforce development. We believe the upcoming Project on Lyon Square will be focused on workforce development including working with Rockford Construction. Member Eddie discussed making sure Rockford Construction is held accountable.

Motion: Member McNeilly, supported by Mayor Bliss motioned to approve funding for an amount not to exceed \$46,575 for the Van Andel Arena alley project, for an amount not to exceed \$276,675. Motion carried unanimously.

6. Downtown Wayfinding Implementation Additional Services

Eledge presented updates on the Wayfinding Implementation. In November 2022 the DDA authorized DGRI organization to enter into a contract with the Universal Signs Systems to fabricate and install the wayfinding signage for Phase B. Outlined in the deployment plan for this phase are six (6) digital kiosks that will require conduit to power the lights and digital screen components that will be part of these kiosks. We are requesting additional funding for an electrical conduit to 6 locations downtown. DGRI Staff collaborated with the Energy Lighting and Communications department to create a scope of work and coordinated with Bazen Electric to obtain the quote of \$22,417.92. Bazen Electric was selected as they are the City's preferred vendor for providing electrical services.

Mayor Bliss inquired if the digital kiosks would be interactive and can be updated. Eledge confirmed that kiosks would be fully interactive and easily updated. The plan is to implement the kiosks static at first and then eventually update them to be interactive. Chair Winn asked once the kiosks are interactive, who will control it. Eledge informed the board the DGRI staff will control the kiosks.

Motion: Member Sieger, supported by Schottke, motioned to approve funding for an amount not to exceed \$22,417.92 which includes a 12% contingency, for Bazen Electric to perform the necessary work to prepare the six (6) locations outlined in the bid document for installation of the digital wayfinding kiosks. Motion carried unanimously.

7. Winter and Holiday Décor Funding

Van Driel presented a financial ask to expand Holiday and Winter Décor downtown. In 2020, the DDA approved a 3-year contract with DeVries Landscape to handle the installment, purchasing, and deinstallation of all lights and décor. We are currently in the last year of our contract and with their help we will be able to continue to expand our

footprint. We are proposing to replace lights in two area, Pearl St and Michigan St, due to much needed updates; additionally, expansion areas include Lyon Square, Fulton Street, Van Andel Arena area, and Ottawa Avenue. Van Driel requested for the expenditure not to exceed \$75,000 for the provision, installation, de-installation, and storage of holiday decorations for FY24.

Motion: Member Vandenberg, supported by Mayor Bliss, motioned to approve funding for an amount not to exceed \$75,000 for project, Christmas Décor by DeVries for the provision, installation, de-installation, and storage of holiday decorations for FY24. Motion carried unanimously.

8. Heartside Historic Mural Series Approval

Van Driel reminded the board of The Heartside Historic Mural program DGRI has been running for last two years. This year, we are proposing to continue the program, working with the Dwelling Place, by adding three new large-scale murals and two smaller wall panel murals honoring local history. Van Driel introduced Maddie and Jenn from Dwelling Place. Maddie and Jen presented previous murals completed over the past two years and discussed the process of selecting artists and themes. DGRI staff are also working with Dwelling Place on locations to add additional murals through the Women's Way alley activation program. Further work is being done on this effort to add more murals to the Heartside district. This year's sites include 333 South Division, 69 South Division or 99 Cherry, and 16 Williams. The panel sites include 64 South Division and 350 Commerce Ave. For the panel murals we will commission local artists to create smaller murals on panel which will be installed in parking structures, currently have two artists interested. We are currently working with the committee and will select themes/artists by May, hoping to have artists creating murals by August and walking tours by September/October. Van Driel requested approval for funding not to exceed \$60,000 to install the Heartside Historic Mural Series.

Chair Winn inquired about the total number of murals. Jen Schaub informed the board that after this year, this will be 14 murals complete with an additional 5 potential sites. Van Driel added information regarding the economic return due to small scale business that hosting tours. Member Eddie inquired about turning murals into greeting cards or prints. Specifically, the murals that show people could a memorable plaque of the mural be given to the family of the current/historic figures? Schaub informed the board that the artists retain rights to artwork, but we are talking and excited about these types of ideas. Chair Winn inquired about work with ArtPrize. Jen informed the board they do not, they work with Caroline for walking tours.

Motion: Member Sieger, supported by Mayor Bliss, motioned to approve the expenditure not to exceed \$60,000 out of FY24 Public Space Activation for the planning and execution of the Heartside Historic Mural Series. Motion carried unanimously.

9. Major Event Funding Approval

Van Driel discussed previous work on Goal 5, River Activation, involving 20 new programs over the last year and a half. The river activation steering committee would like to see continued support for cultural events, including the Global Water Fest. Van Driel introduced partner Ace to present on details regarding the festival. Ace informed the board that Global Water Fest is a two-day festival, focusing on uniting many cultures and communities through celebrating water. With our new contracted dragon boat team, we are now able to expand to 25 teams and allow the opportunity to invite locals to ride around the grand river in boats. This would be an educational experience as locals would learn about the culture behind dragon boats and bring communities together to compete in the race. This year we would like to offer a prize and each team could race for nonprofit/charity of their choice. We would have three practice dates, July 29th would be racing day, and July 30th would be community paddling day. Van Driel emphasized this is a unique, inclusive cultural event that highlights history. There is a recommendation to support this event at \$35,000 for this two-day festival.

Member Vanderberg praised this idea. Member Eddie, who participated in the 1st year, gave great feedback, and truly believes this is a great event for the community.

Motion: Mayor Bliss, supported by McNeilly, motioned to approve Major Event Sponsorship to the Global Water Festival in the amount of \$35,000. Motion carried unanimously.

Van Driel presented Return to the River, which has been expanded to a two-day festival. We have been working with ArtPrize and the City of Grand Rapids to bring in three large scale traveling art exhibits that will be up in time for the Return to the River event and stay through ArtPrize ending October 8th. During the transition of ArtPrize this year, DGRI staff has put together a proposal to benefit both Return to the River and ArtPrize ensuring Goal 5 and River Activation Steering Committee goals of more public events and art along the river corridor. Van Driel presented the installations. In addition, we will continue the grant program to work with local artists and place makers to showcase their work through the duration of ArtPrize as well. There is a recommendation to support the traveling installations for Return to the River Festival and ArtPrize.

Chair Winn and Mayor Bliss complimented the installation. Mayor Bliss inquired about the conflict of construction and art installations in Ah-Nab- Awen Park. Van Driel informed the board there will be no conflict and they have been giving the green light to set up installations.

Motion: Member McNeilly, supported by Mayor Bliss, motioned to approve Major Event support for Re(turn) to the River and ArtPrize traveling installations not to exceed \$150,000. Motion carried unanimously.

10. FY2024 Budget

Kelly presented the FY24 budget and priority plan recommendation for City Commission for approval. DGRI worked closely with the Alliances and over 15 project committees to deliver today's proposal. The work focuses on implementing the 10-year GR Forward Master Plan, which is approximately 75% of DGRI-led priorities/projects completed.

Kelly provided an overview of the FY24 budget with \$11.5 Million budgeted for project expenditures (excluding debt service or administration) for 104 different programs, projects, and initiatives, with 100% of discretionary spending on implementing the GR Forward plan. The FY24 Committed Obligations include administration (though still low compared to the industry standard) and debt service obligations. He noted that gainsharing rebates have increased from 10% to 15% in FY23, and the final debt service for DeVos Place is in FY24.

McNeilly inquired about the industry standard of administration fees. Kelly stated we historically fall below the average but now are aligned with market rates with retention as a priority. Mayor asked for an update on Lyon Square. Tim Bergman, City of GR Engineering Dept., stated we received the permits and now waiting on a Conditional Letter of Map Revision (CLOMR).

Kelly continued with estimates for FY2024 Revenues. We continue to see an average 8% increase in property tax revenue. This year we recommend a 3% budget increase; historically, it has been at 1%. For non-tax funds, we see volatility in the fund over time and expect more funds from parking revenue. We aimed to hold a \$2 million fund balance reflected in LTI and NTI plans. We acknowledge the opportunity for transformational projects, such as 201 Market and the amphitheater. The DDA will likely play a role, but our involvement is to be determined. The projects are not reflected in the priority plan, but we expect to learn more as they develop.

Goal 1: Miller highlighted capital projects, including Lyon Square, Riverwalk (JW to Blue Bridge), and Leonard to Ann Connection. In addition, we plan to continue to support the ongoing organization of the Grand River Network (GRN)—specifically, to start analyzing the operations and maintenance.

Goal 2: Kelly stated we plan \$1.6 million for development support. Most of the work happens through the Downtown Neighbor Network (DNN). The work involves connecting neighbors and making them aware of things happening in the neighborhood—monthly events, Neighbor Newsletters, and organizing neighborhood events, including gleaning and neighborhood block audits.

Goal 3: Miller highlights priority projects, mostly DGRI/City collaboration. Including Jefferson Avenue, Jefferson and State pedestrian safety projects, Winter and bridge reconstruction, and Ottawa/Fulton intersection redesign. Along with continuing support for the DASH, downtown furnishings, and wayfinding project.

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Goal 4: Eledge stated we plan to continue with the same programs and projects in the next fiscal year. We are explicitly focusing efforts around marketing, including third Thursdays to promote downtown retail. We will continue pop-up and incubator support to showcase the diverse businesses downtown. We plan on continuing workforce programming, business education, supporting downtown business associations, grants, business attraction support, and The Weekly Newsletter.

Goal 5: Van Driel presented the funding projects, which are around events, production, place-making, and place management. We will continue supporting the same tasks, such as the ambassador program and holiday decor, ice skating, river activation, World of Winter, cleaning and beautification downtown, and grant programming. This year we are more focused on River and public space activation.

Member Schottke asked if there was an opportunity to add a permanent skate park. Van Driel replied, yes, we are reviewing the data about the usage of the park. Local businesses are also benefiting from the skate park attraction.

Miller stated part of Goal 5 is to reinvest in public spaces. Miller highlighted the Hill and River network, with three distinct projects with separate timelines. The tunnel is the 1st phase, and we are working on the design development element and construction documents. The goal is to have the tunnel constructed in the calendar year 2024. Division Avenue into Ionia project is in design development with a consultant and engineering department, with construction beginning in 2025. The final project, hillside, is in the budget for design development, but the construction work is a few years away and is the most expensive of the three projects. The last project included in the Goal 5 budget is to begin constructing the Van Andel Alleyway.

Motion: Member Vandenberg, supported by Sieger, motioned to recommend the FY2024 DDA Budget Summary to the City Commission for fund appropriation. Motion carried unanimously.

11. Executive Director Report
Postponed.
12. Public Comment
None.
13. Board Member Comment
14. Closed Session
9:30 am Moved into closed session.
10:04 am Closed Session Ended.
15. Adjournment
The meeting adjourned at 10:05 am.

Downtown Vitals Report Downtown Development Authority



Produced May 5, 2023
for the month of April 2023

Summary of Downtown Vital Signs

Most Recently Completed Month: **April 2023**

New Businesses

+0 in April
vs. 0.6 5-yr avg.
+3 year-to-date
p. 3

Storefront Vacancy Rates

+0% vs. March
-3% vs. 2-yr avg.
p. 4

Office Space Vacancy Rates

+1% vs. Q4 2022
+29% vs. 5-yr avg.
+6% vs. 15-yr avg.
p. 5

Office Space Rental Rates

+\$0.22 vs. Q4 2022
+\$2.57 vs. 5-yr avg.
+\$5.12 vs. 15-yr avg.
p. 5

Housing Occupancy

-0.2% vs. Q4 2022
+2% vs. 5-yr avg.
+2% vs. 15-yr avg.
p. 6

(Mar) Hotel Occupancy

-10% vs. February
+0.4% vs. Mar 2022
+3% vs. 5-yr avg.
p. 7

Visitor Activity Counts

-7% vs. March
-3% vs. Apr 2022
p. 8

Employee Activity Counts

-12% vs. March
+15% vs. Apr 2022
p. 8

Resident Activity Counts

-6% vs. March
+27% vs. Apr 2022
p. 8

(Mar) Consumer Spending

+28% vs. February
-3% vs. Mar 2022
p. 11

(Mar) DASH Ridership

+22% vs. February
+21% vs. Mar 2022
p. 12

(Feb) City Employment

+0.4% vs. January
+4% vs. Feb 2022
+2% vs. 5-yr avg.
p. 13

Editorial Notes

Activity Tracking (p. 8-9)

Added hourly and daily trends tracking for employees at residents.

DASH Ridership (p. 12)

Updates from Q1 have been made. A month to month comparison has replaced the hourly comparisons.

DASH 2.0 goes into effect in Q2.

Storefront Business Openings in 2023

Retail

Pochi's Sweet Designs*

Food & Beverage

Services

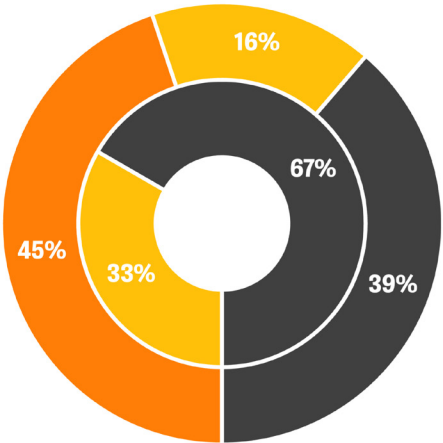
City Nail Bar
Key Bank

Additionally:

Zabház Expansion
Second Vibess Expansion

Business Mix of Storefronts

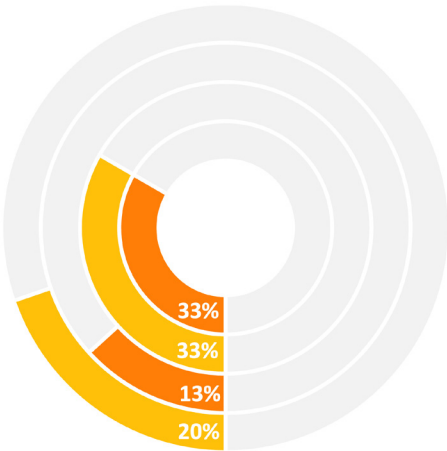
Overall: Outer Ring
New in 2023: Inner Ring



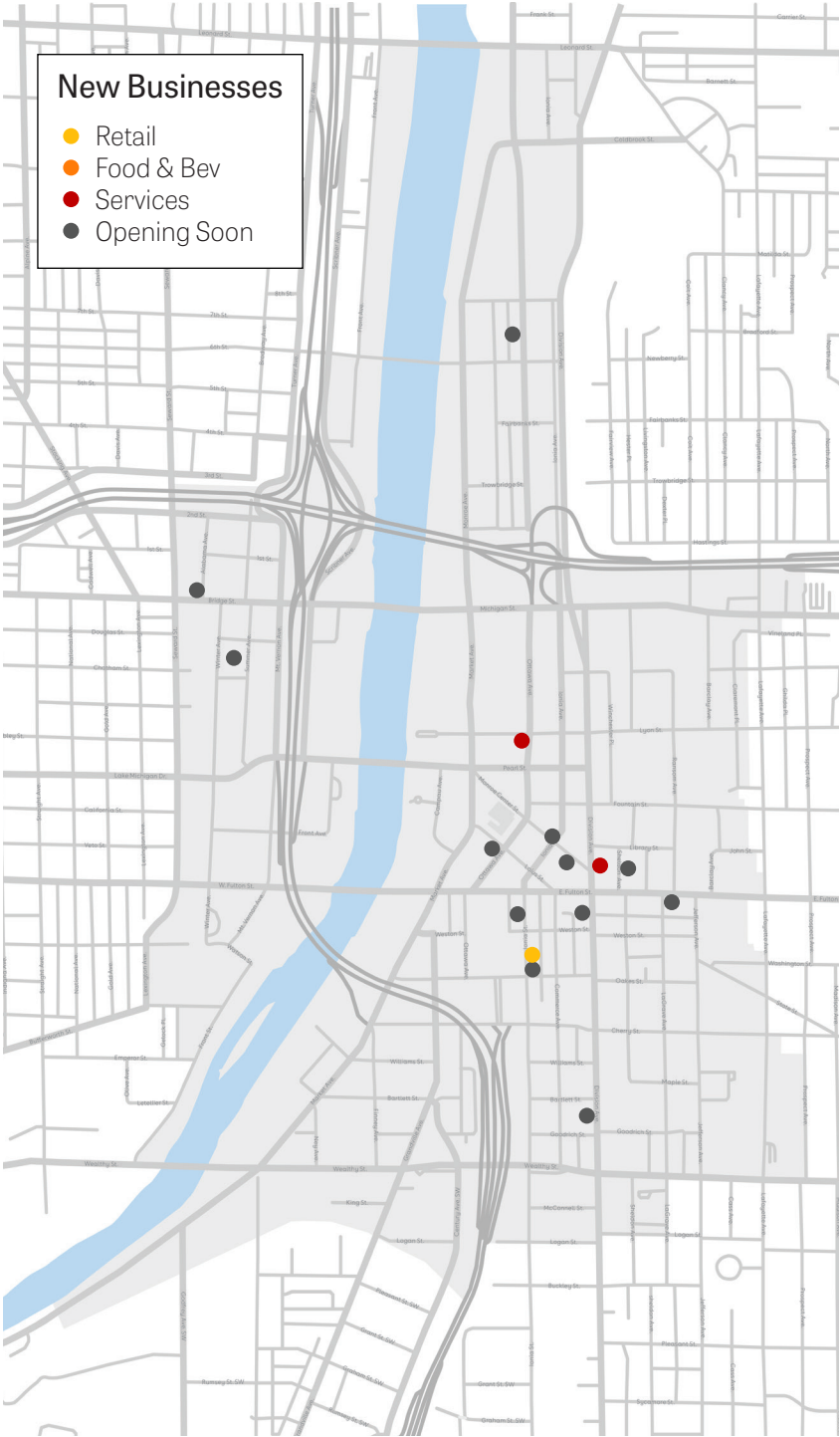
Food & Bev Retail Services

Business Ownership of Storefronts

Overall: Outer Rings
New in 2023: Inner Rings



BIPOC Ownership Women Ownership



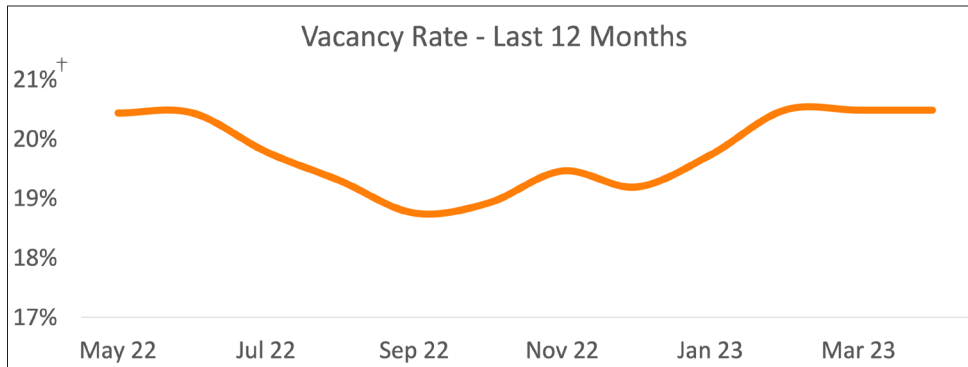
Source: Downtown Grand Rapids Inc.

Storefront Vacancies & Recent Closures

6
storefront
businesses have
closed in 2023
(**0** in April)

2023 Closures:
17% Food & Bev
50% Retail
33% Services

0%
increase in
vacancy rate
over March



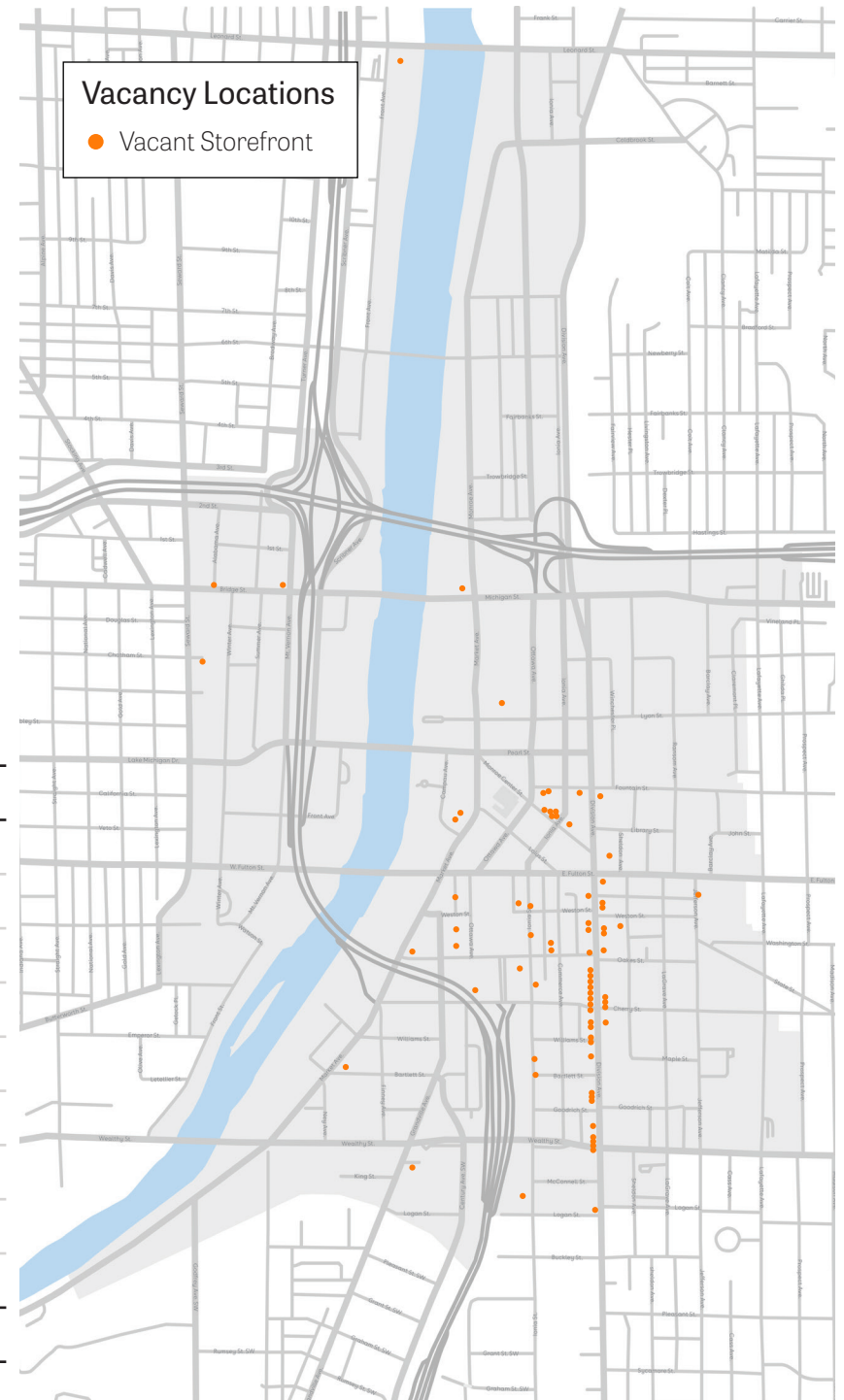
	Storefronts	Vacancies	Vacancy %	Sq Ft Available
Bridge Street	22	2	9%	3,835 sq ft
Center City	116	22	19%	~89,358 sq ft
<i>Monroe Center*</i>	<i>52*</i>	<i>9*</i>	<i>17%*</i>	<i>~53,404 sq ft*</i>
Fulton & Jefferson	21	1	5%	~4,000 sq ft
Heartside: Division	99	34	34%	~86,596 sq ft
Heartside: Ionia	69	11	16%	27,104 sq ft
Heartside: Grandville	14	4	29%	21,087 sq ft
Monroe North	26	1	4%	~3,000 sq ft
Other	4	1	25%	500 sq ft
DISTRICT TOTALS:	371	76	20%	~263,737 sq ft



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

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

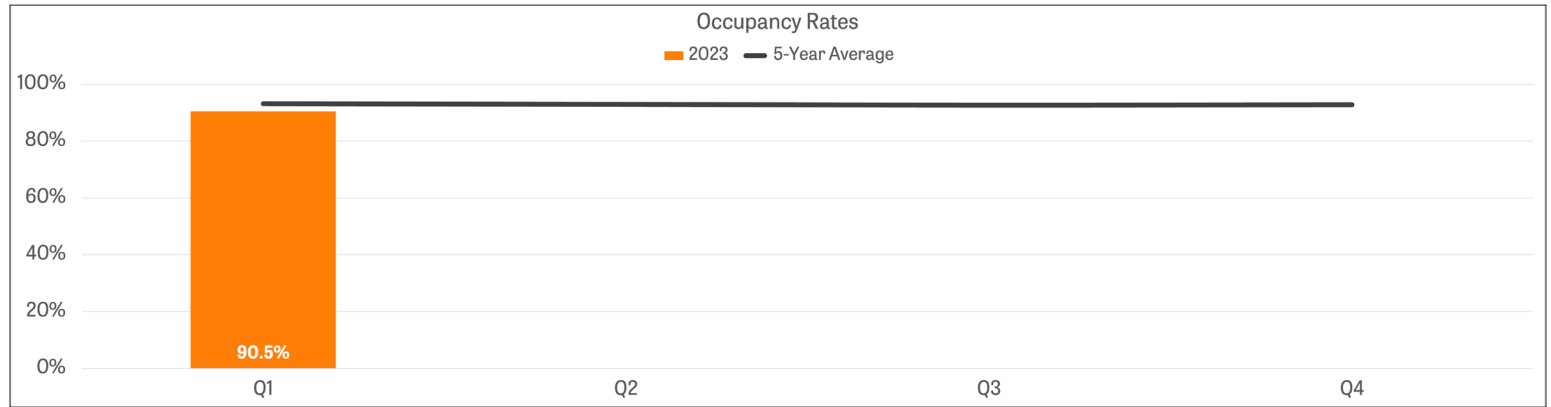


Source: Downtown Grand Rapids Inc.

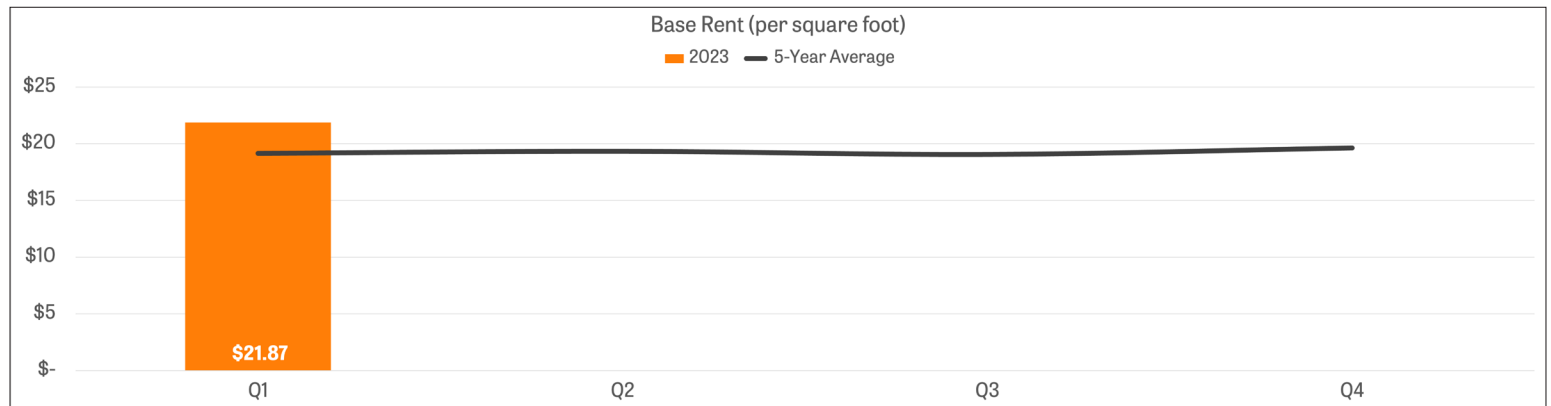
9.2M sq ft of occupied space in Q1 2023

965k sq ft of vacant space in Q1 2023

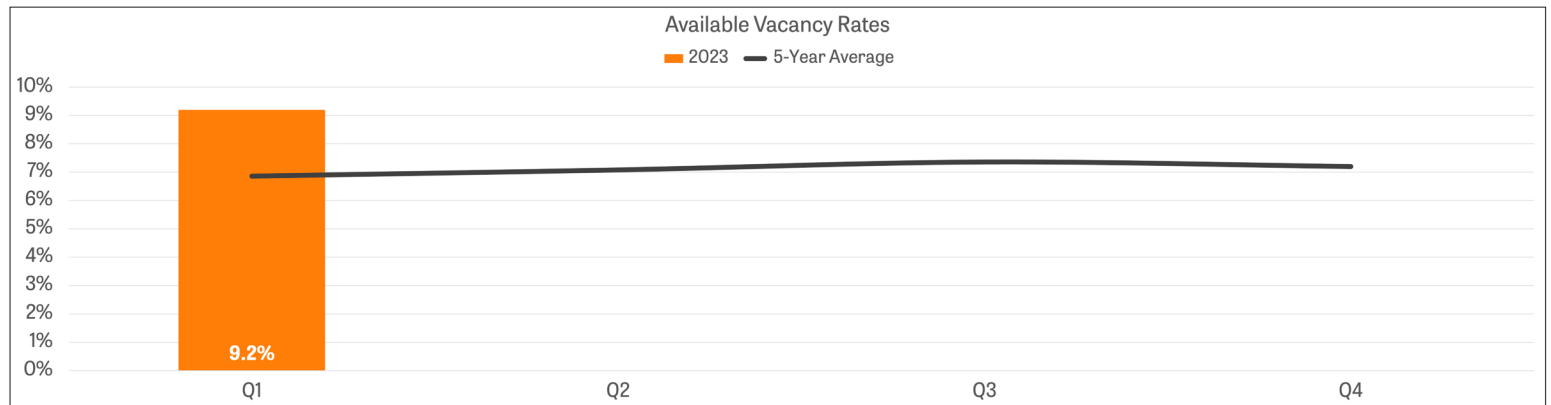
3%
decrease in average
occupancy in
2023 compared to
5-year average



13%
increase in average
rental rates in
2023 compared to
5-year average
(\$2.57/sq ft)



29%
increase in average
vacancy in 2023
compared to
5-year average



Housing Overview

Updated Quarterly

2%

increase in
occupancy rate in
Q1 2023 vs. overall
5-year average
(97% vs. 94%)

0.2%

decrease in
occupancy rate in
Q1 2023 vs. Q4 2022

13%

increase in
asking rent rate in
Q1 2023 vs. overall
5-year average

2%

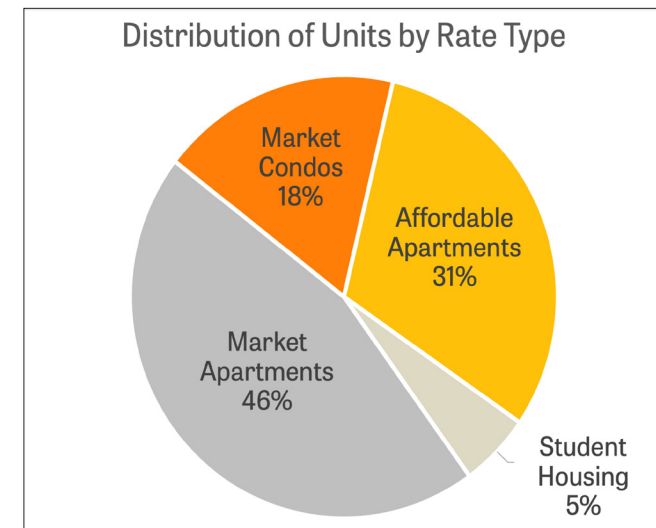
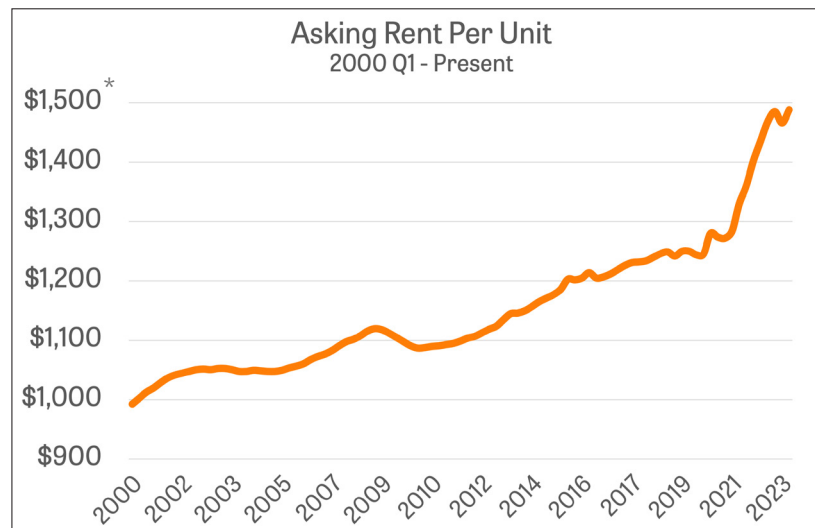
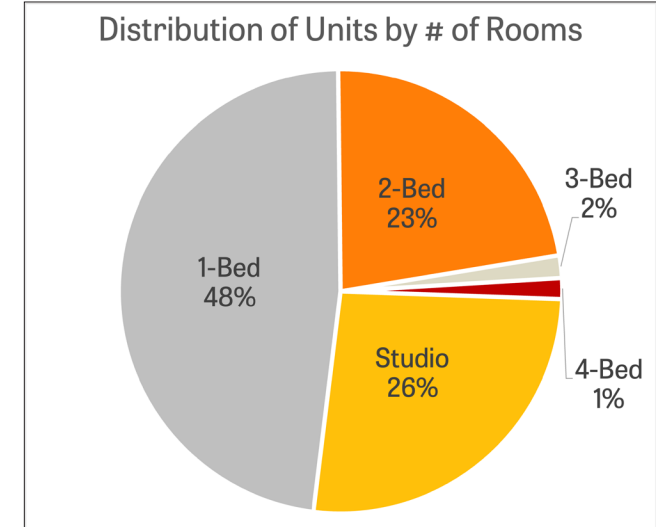
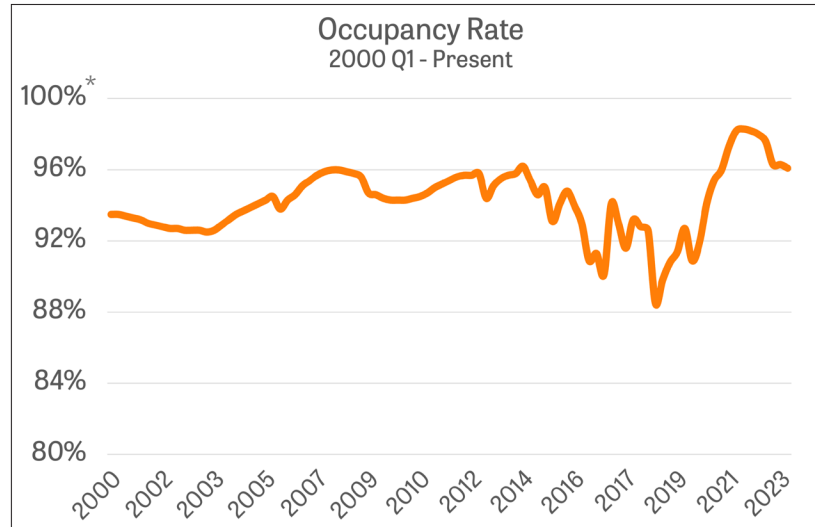
increase in
asking rent rate in
Q1 2023 vs. Q4 2022

193

units under construction

1,519

units in planning



*truncated y-axis to highlight changes

Source: CoStar &
Downtown Grand Rapids Inc.

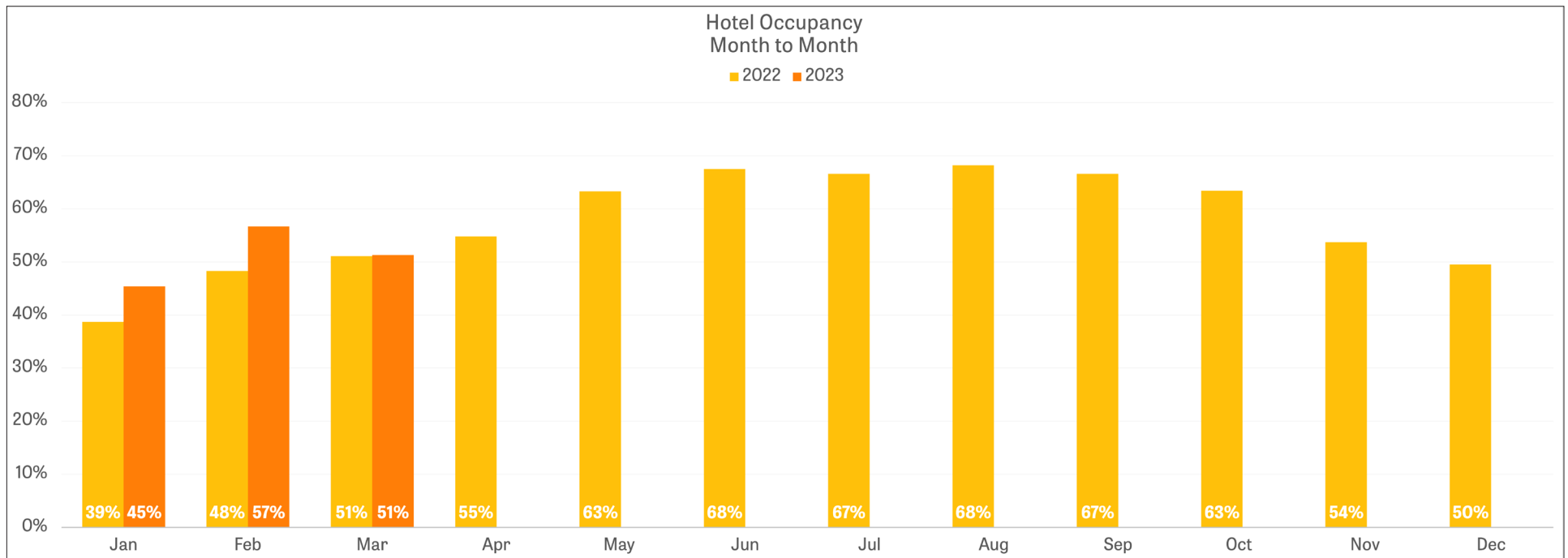
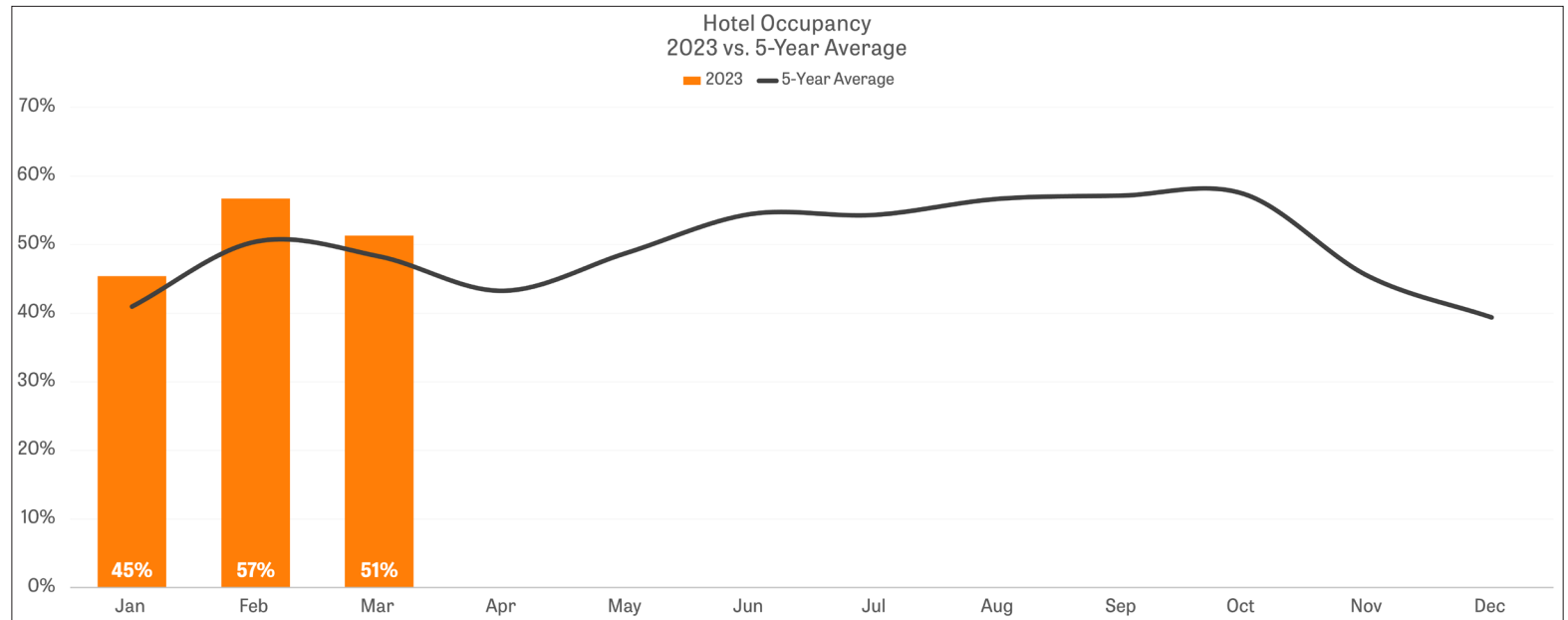
Hotel Occupancy

3%

increase in average
hotel occupancy in
2023 vs. 5-year average

11%

decrease in average
hotel occupancy in
2023 vs. 2022 so far

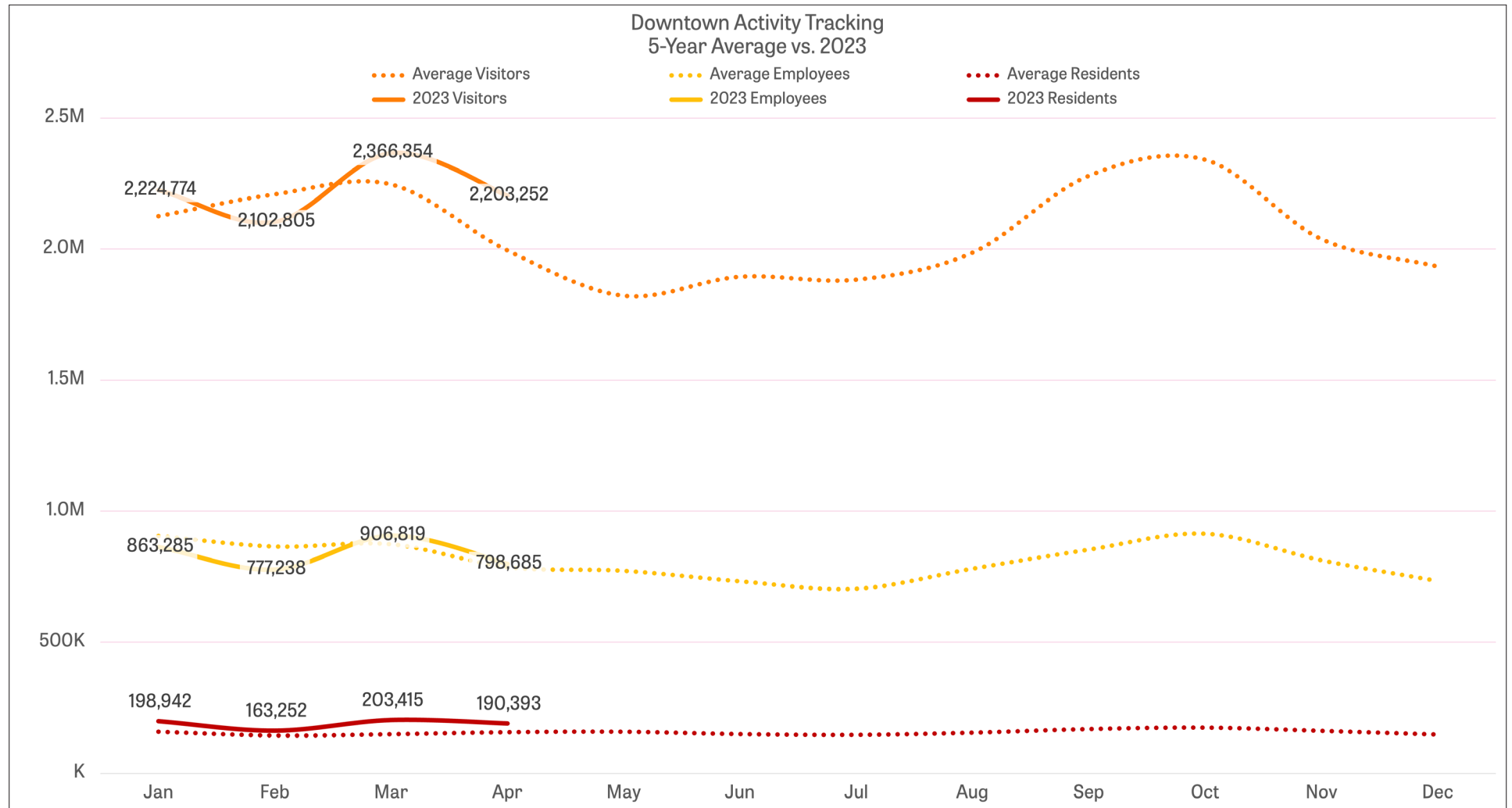


Source: Smith Travel Research via CoStar



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Downtown Activity Tracking



Source: Placer.ai

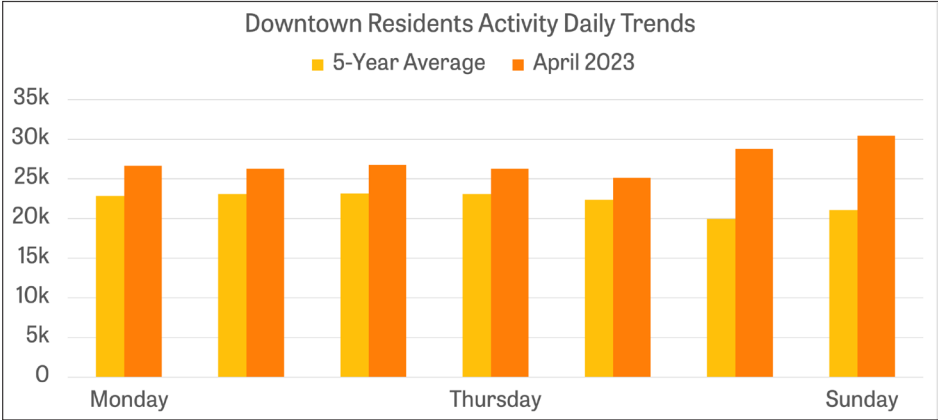
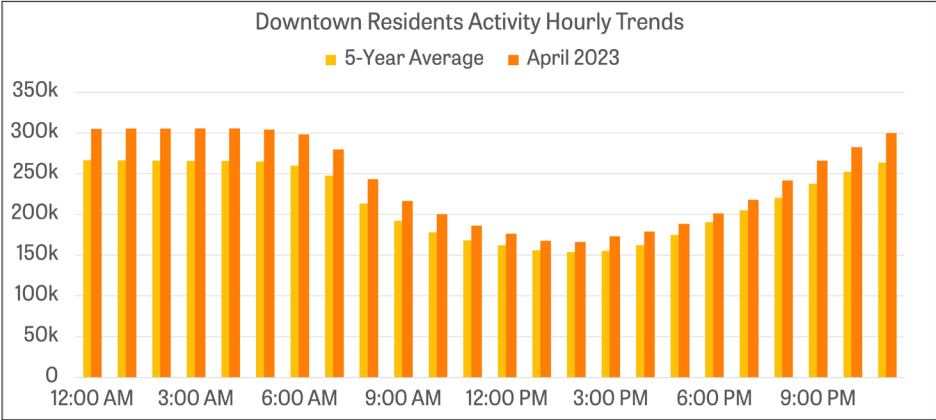
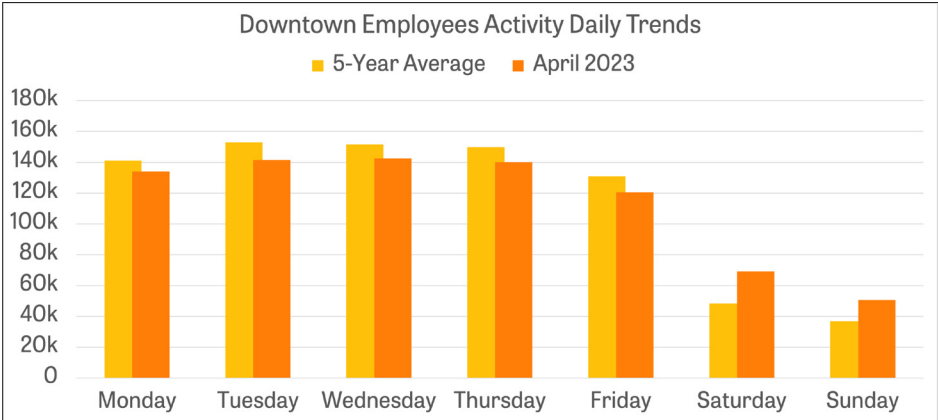
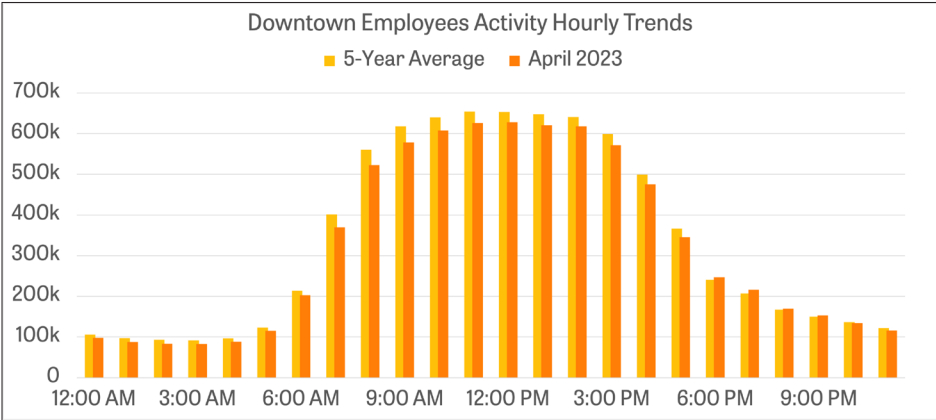
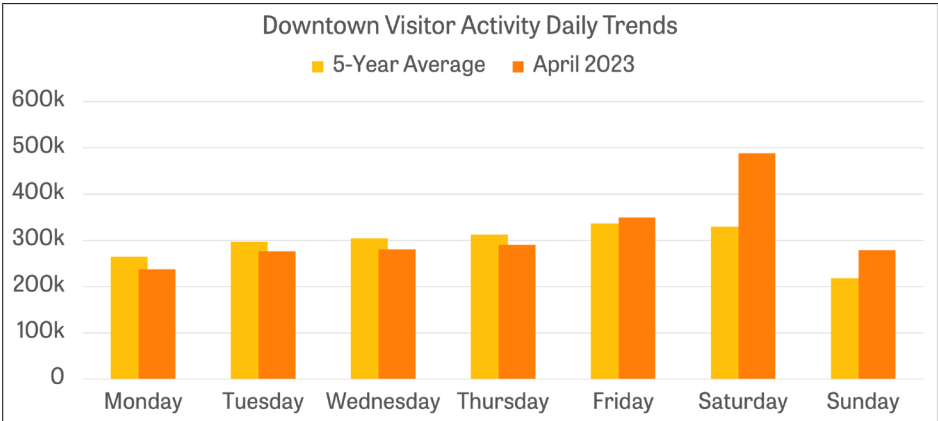
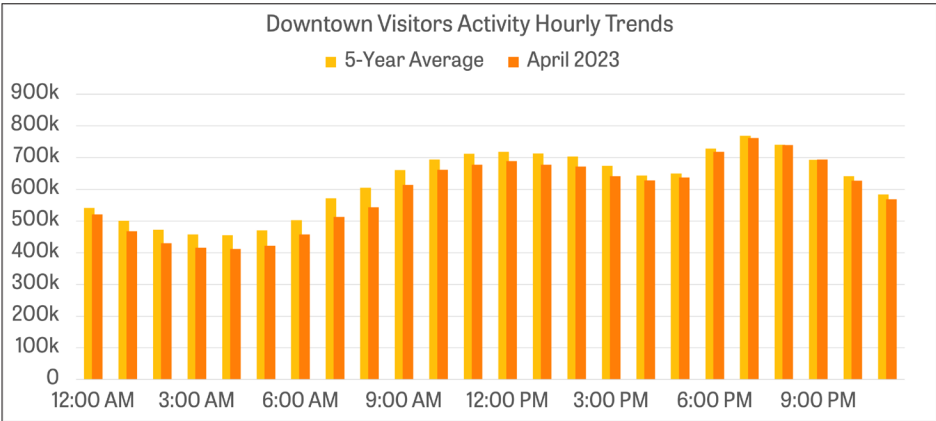
10%
increase in **visitor**
activity this month
vs. 5-year April average

2%
increase in **employee**
activity this month
vs. 5-year April average

45,341
estimated **employee**
population in April

6,781
estimated **resident**
population in April

Downtown Activity Tracking, con't



Current Downtown Construction & Development

1 **Center for Transformation & Innovation** - *anticipated completion: Summer 2023*

- +303,000 square feet of office space
- +1,200 jobs
- +1,090 parking spaces

2 **Spectrum Health Ambulatory Building** - *anticipated completion: Spring 2024*

- +240,000 square feet of office space

3 **Studio Park Residential Tower** - *anticipated completion: End 2024*

- +193 housing units

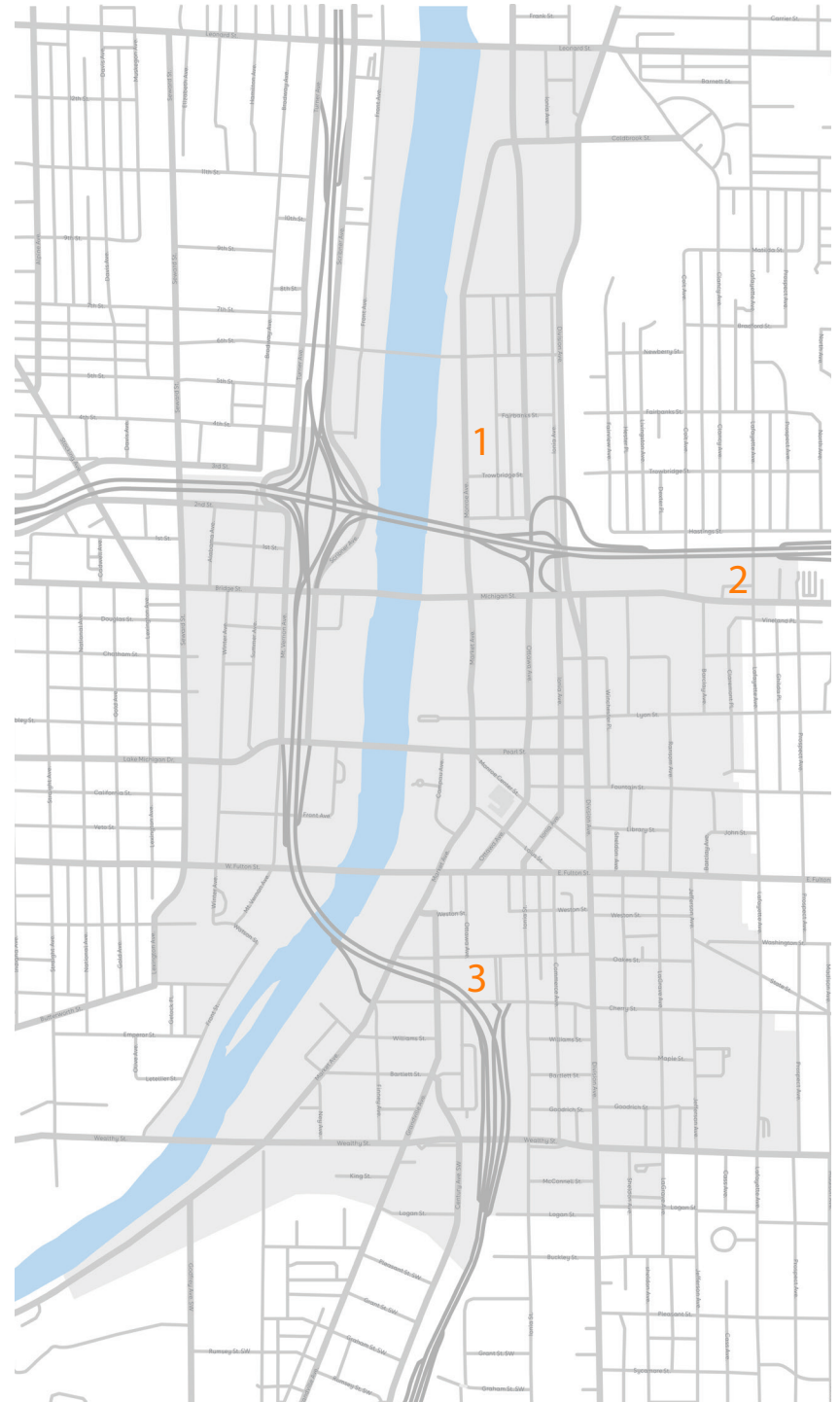
Totals:

543k
square feet of
office space

193
housing units

1,200
new jobs

1,090
parking spaces



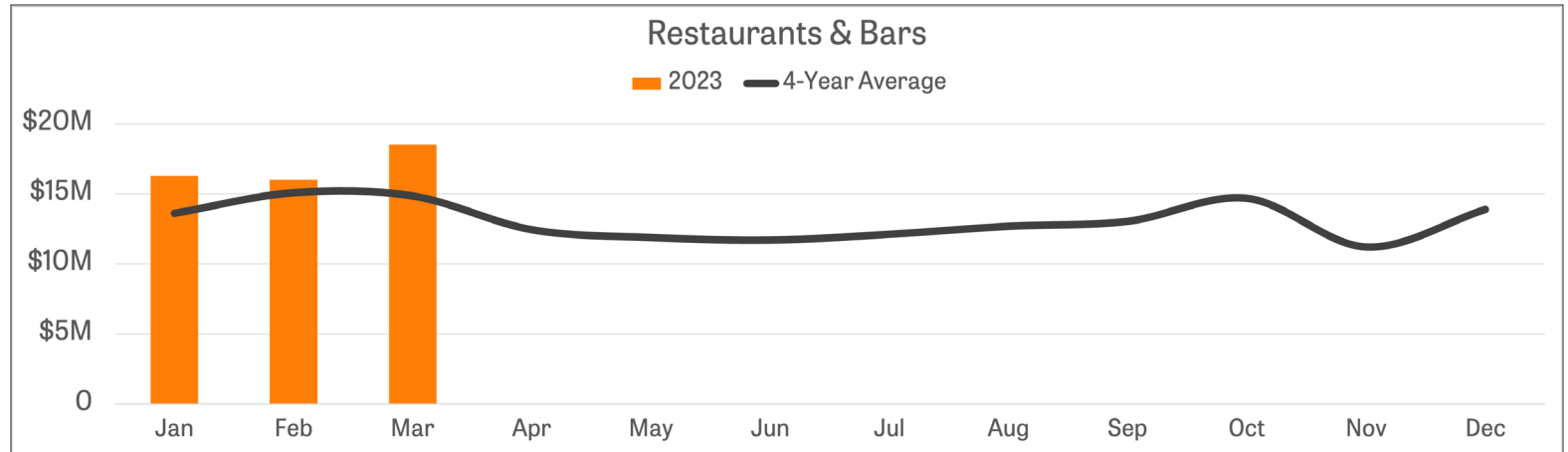
Source: Downtown Grand Rapids Inc.

Consumer Spending

For Census Tract 20

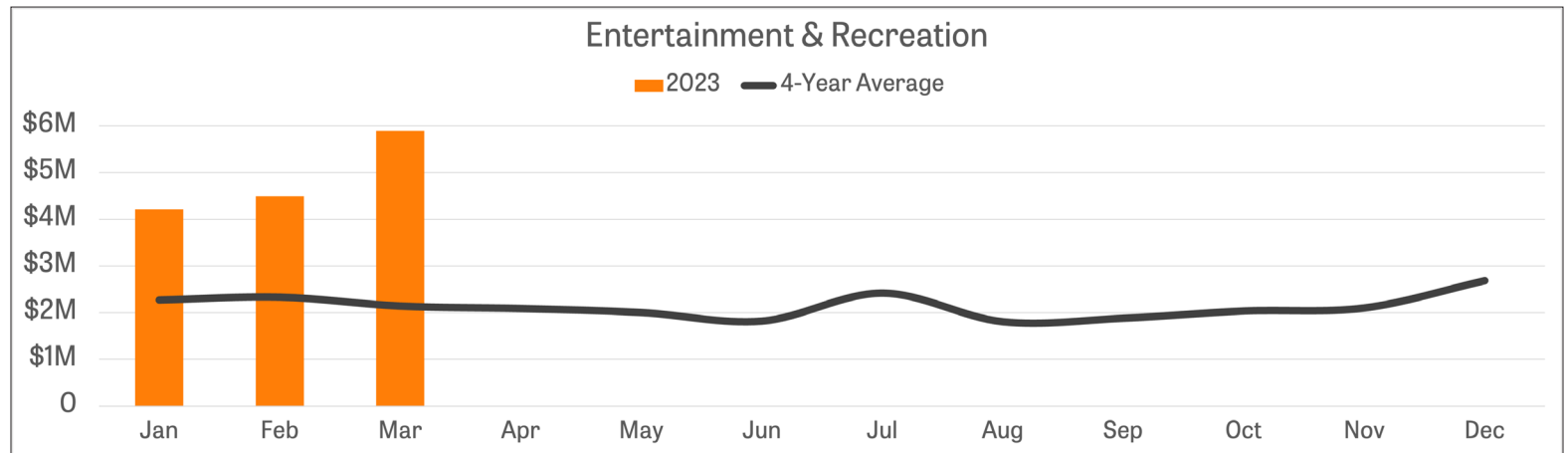
25%

increase in R&B
consumer spending in
Mar 2023 compared to
4-year Mar average



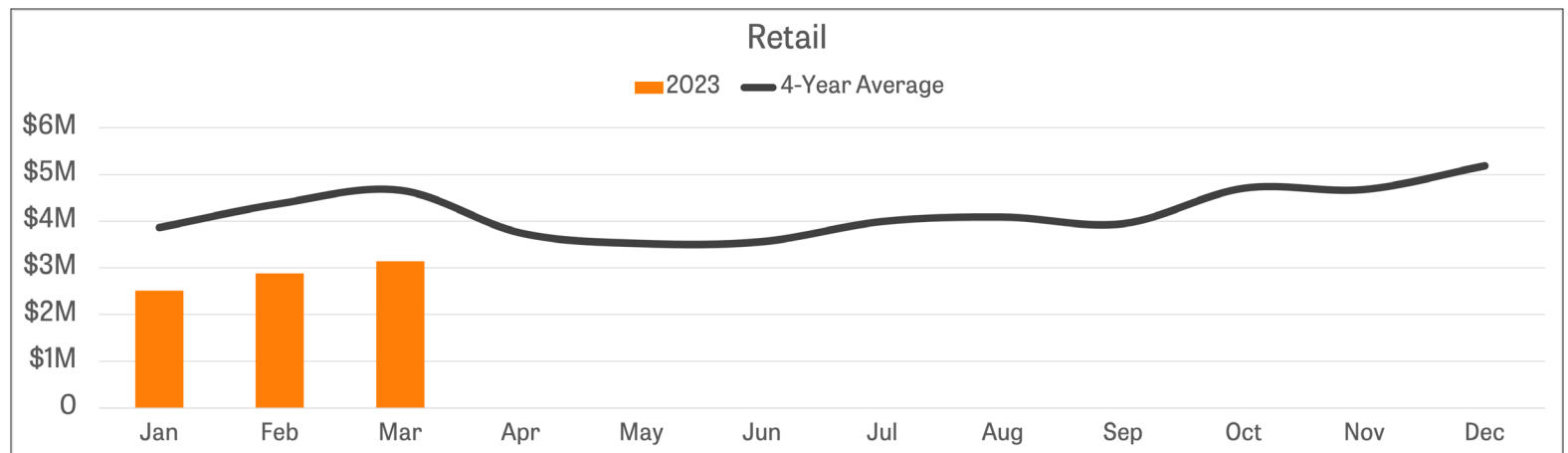
175%

increase in E&R
consumer spending in
Mar 2023 compared to
4-year Mar average



33%

decrease in retail
consumer spending in
Mar 2023 compared to
4-year Mar average



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Source: Replica

DASH Ridership

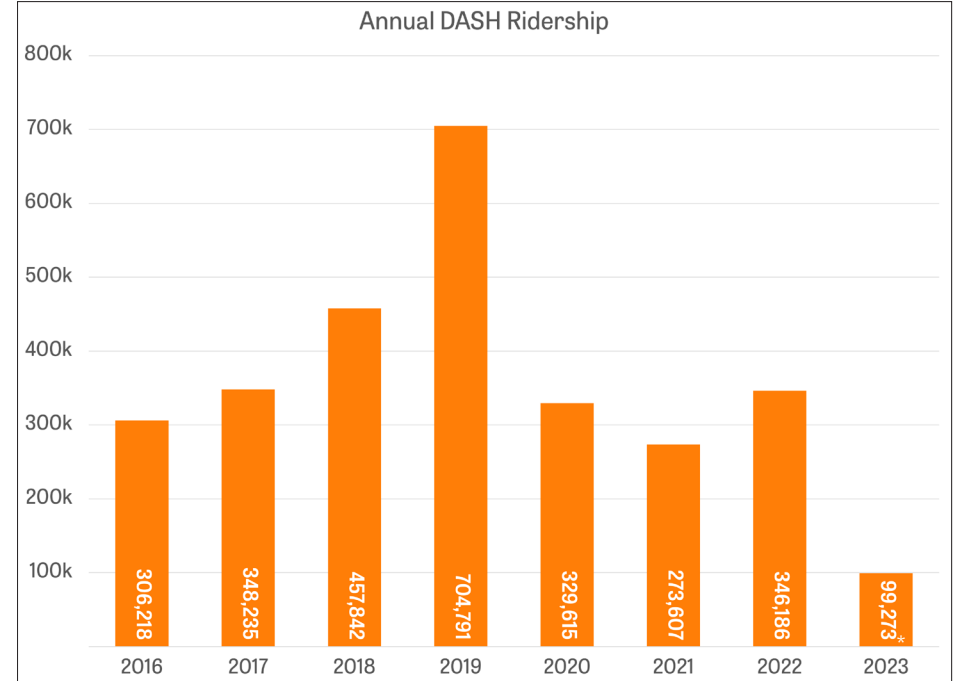
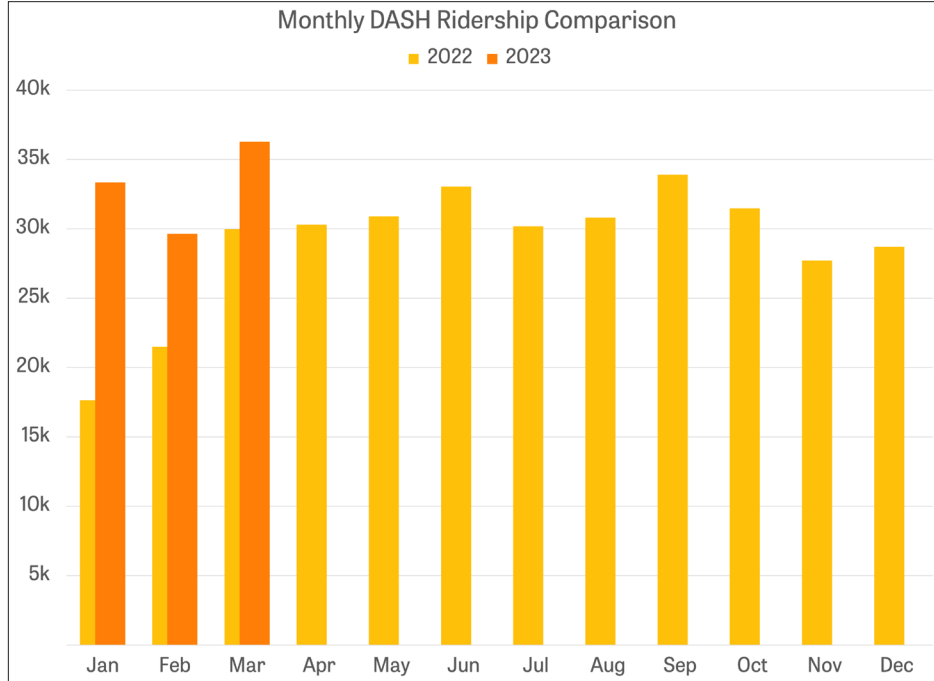
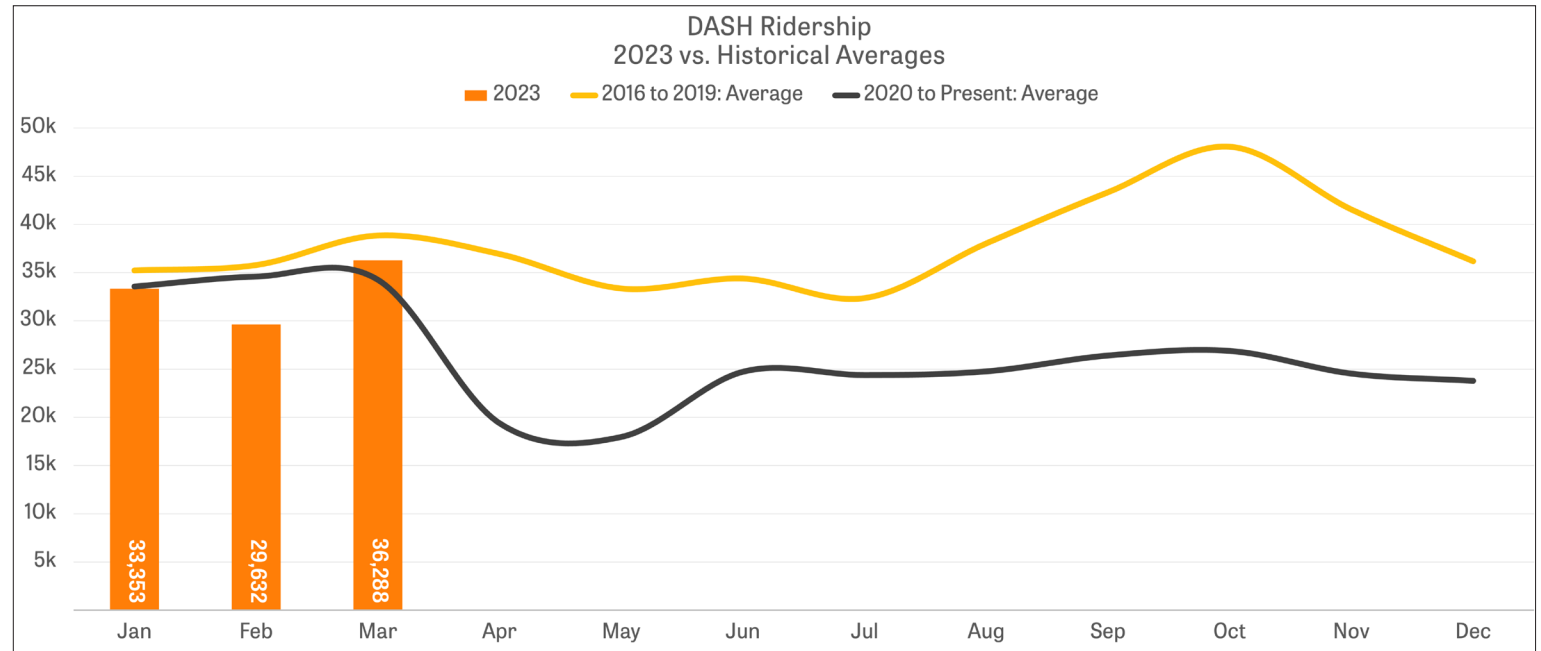
Updated Quarterly

7%

decrease in
ridership in Q1 2023
vs. 7-year Q1 average

44%

increase in ridership
in Q1 2023 vs. Q1 2022



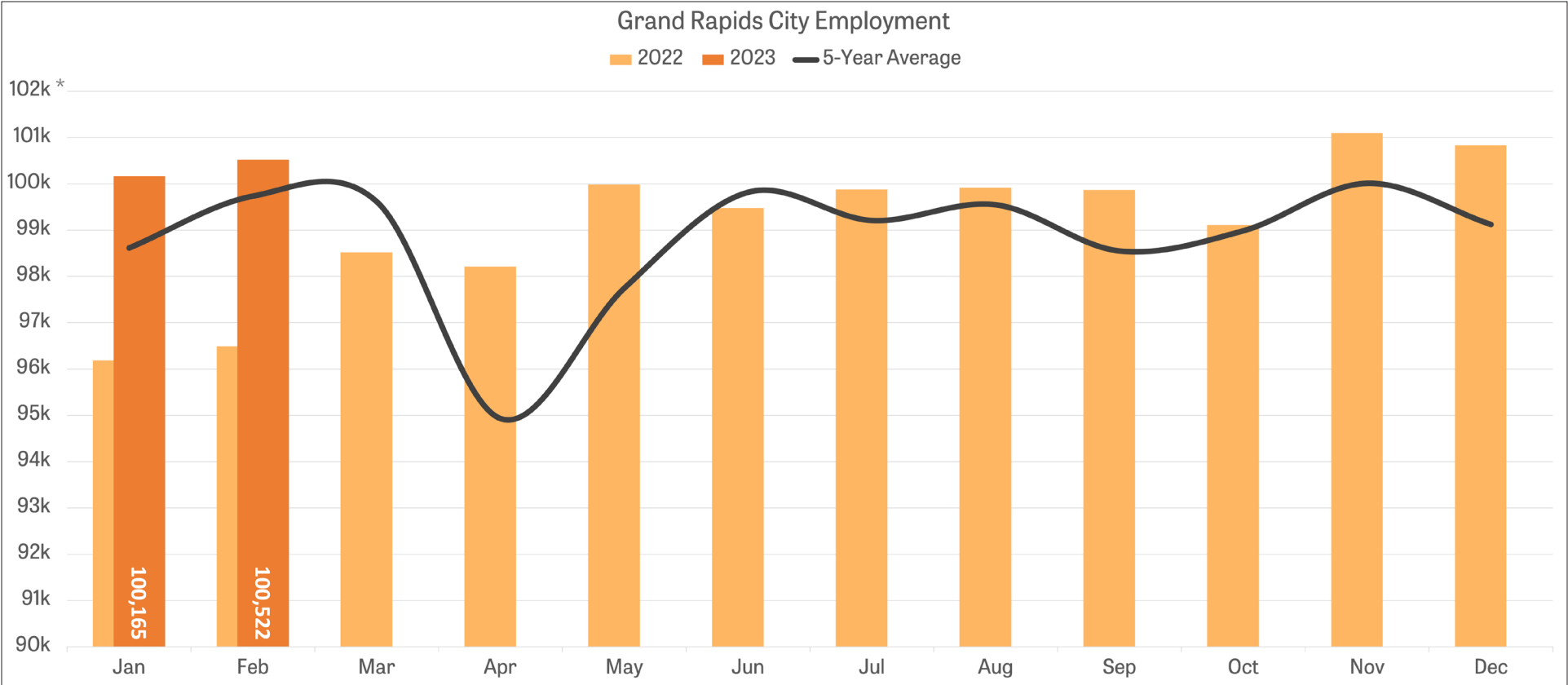
*incomplete year

Source: The Rapid



**DOWNTOWN
DEVELOPMENT
AUTHORITY**

Grand Rapids City Employment



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

Source: BLS

0.4%

increase

in February 2023
vs. January 2023

0.2%

increase

in February 2023
vs. 2023 average

2%

increase

in February 2023
vs. 5-year average

4%

increase

in February 2023
vs. February 2022

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: May 3, 2023

TO: Rick Winn
Chairman

Agenda Item 3
May 10, 2023
DDA Meeting

FROM: Tricia Chapman
Administrative Services Officer II

SUBJECT: Interim Financial Statements as of April 30, 2023

Attached are the Authority's interim financial statements for the first ten months of the Authority's fiscal year ending June 30, 2023. The attached statements include:

Statement A: Balance Sheet

Statement B: Comparison of FY2023 Budget vs Actual Results

Statement C: Statement of FY2023 Project Expenditures

Statement D: Schedule of Expenditures

The Authority's balance sheet on Statement A indicates the Authority is in a strong position financially with sufficient Pooled Cash to support development plan expenditures for FY2023 and beyond.

The Authority has spent approximately 89.1% and 46.9% of its budgeted appropriations in the Non-Tax and Local Tax funds respectively.

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

Attachments

STATEMENT A
DOWNTOWN DEVELOPMENT AUTHORITY
Balance Sheet
April 30, 2023

	<u>Non-Tax Funds</u>	<u>Local Tax Increment</u>	<u>TOTAL</u>
ASSETS			
Pooled Cash and Investments	\$ 3,878,658	\$ 7,497,427	\$ 11,376,085
Petty Cash	-	500	500
Misc Receivable	5,700	-	5,700
General Fixed Assets	-	87,021,944	87,021,944
Accumulated Depreciation on Fixed Assets	-	(64,969,440)	(64,969,440)
TOTAL ASSETS	<u><u>\$ 3,884,358</u></u>	<u><u>\$ 29,550,431</u></u>	<u><u>\$ 33,434,789</u></u>

LIABILITIES AND FUND EQUITY

Liabilities

Current Liabilities	\$ 10	\$ 22,482	\$ 22,492
Parking Revenue Payable	34,305	-	34,305
Deposit - Area 4 Developer Damage	1,000	-	1,000
TOTAL LIABILITIES	<u><u>35,315</u></u>	<u><u>22,482</u></u>	<u><u>57,797</u></u>

Fund Balance / Equity:

Investments in General Fixed Assets, net of Accumulated Depreciation	-	22,052,504	22,052,504
Non-Tax Increment Reserve	3,848,988	-	3,848,988
Reserve for Authorized Projects	-	7,383,411	7,383,411
Reserve for Compensated Absences	-	8,928	8,928
Reserve for Encumbrances	55	83,106	83,161
TOTAL FUND EQUITY	<u><u>3,849,043</u></u>	<u><u>29,527,949</u></u>	<u><u>33,376,992</u></u>

TOTAL LIABILITIES & FUND EQUITY	<u><u>\$ 3,884,358</u></u>	<u><u>\$ 29,550,431</u></u>	<u><u>\$ 33,434,789</u></u>
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STATEMENT B

DOWNTOWN DEVELOPMENT AUTHORITY **Comparison of FY2023 Budget vs Actual Results** **July 1, 2022 - April 30, 2023**

	Non-Tax Funds		Local Tax Increment		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 8,360,858	\$ 9,192,894	\$ 8,360,858	\$ 9,192,894
Property Tax Increment - Prior Year Appeals	-	-	(15,000)	(4,420)	(15,000)	(4,420)
Property Tax Increment - Gainsharing Rebates	-	-	(1,251,879)	(1,378,536)	(1,251,879)	(1,378,536)
Interest - General	42,390	304,451	73,981	545,458	116,371	849,909
Property Rental - Buildings and Facilities	72,000	60,000	-	-	72,000	60,000
Property Rental - DASH Parking Lots	350,000	446,477	-	-	350,000	446,477
Contributions - Lyon Square Reconstruction	-	-	1,750,000	600,000	1,750,000	600,000
Reimbursements and Miscellaneous Revenues	42,000	102,218	5,000	-	47,000	102,218
TOTAL REVENUES	\$ 506,390	\$ 913,146	\$ 8,922,960	\$ 8,955,396	\$ 9,429,350	\$ 9,868,542
EXPENDITURES						
<i>GR Forward Projects:</i>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 15,000	\$ 5,994	\$ 4,382,500	\$ 401,570	\$ 4,397,500	\$ 407,564
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	118,750	52,266	1,710,000	1,579,521	1,828,750	1,631,787
Goal #3: Implement a 21st Century Mobility Strategy	-	-	2,105,000	1,211,076	2,105,000	1,211,076
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	50,930	570,000	381,246	620,000	432,176
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,915,901	1,761,361	3,120,000	1,184,832	5,035,901	2,946,193
Total GR Forward Projects	\$ 2,099,651	\$ 1,870,551	\$ 11,887,500	\$ 4,758,245	\$ 13,987,151	\$ 6,628,796
Administration	-	-	1,500,000	1,870,023	1,500,000	1,870,023
Debt Service for Bond Issues	-	-	753,700	200	753,700	200
TOTAL EXPENDITURES	\$ 2,099,651	\$ 1,870,551	\$ 14,141,200	\$ 6,628,468	\$ 16,240,851	\$ 8,499,019
EXCESS / (DEFICIT)	\$(1,593,261)	\$ (957,405)	\$ (5,218,240)	\$ 2,326,928	\$ (6,811,501)	\$ 1,369,523
BEGINNING FUND BALANCE		4,806,448		27,201,021		32,007,469
ENDING FUND BALANCE		\$ 3,849,043		\$ 29,527,949		\$ 33,376,992

STATEMENT C

DOWNTOWN DEVELOPMENT AUTHORITY Statement of FY2023 Project Expenditures As of April 30, 2023

Project Name	%	FY2023 Project Budgets	Expenditures		Remaining FY2023 Budgets	% of Budget spent
			April	Fiscal Year		
River Governance		897,500	11,165	312,825	584,675	34.86%
Lyon Square Improvements		1,750,000	-	-	1,750,000	0.00%
River Edge Improvements		1,735,000	-	88,745	1,646,255	5.11%
GRForward Goal # 1 - Local Tax Increment	31.33%	\$ 4,382,500	\$ 11,165	\$ 401,570	\$ 3,980,930	9.16%
Downtown Speakers Series		10,000	-	-	10,000	0.00%
Riverwalk Assessment		5,000	-	407	4,593	8.14%
River Economic Opportunity Initiative		-	1,000	5,587	(5,587)	0.00%
GRForward Goal # 1 - Non-Tax Increment	0.11%	\$ 15,000	\$ 1,000	\$ 5,994	\$ 9,006	39.96%
Development Project Guidance		35,000	4,381	39,384	(4,384)	112.53%
Development Project Reimbursements		1,600,000	7,588	1,527,664	72,336	95.48%
Downtown Enhancement Grants		75,000	-	12,473	62,527	16.63%
GRForward Goal # 2 - Local Tax Increment	12.23%	\$ 1,710,000	\$ 11,969	\$ 1,579,521	\$ 130,479	92.37%
Heartside Quality of Life Implementation		54,550	-	15,788	38,762	28.94%
Neighborhood Engagement Programs		64,200	5,727	36,478	27,722	56.82%
GRForward Goal # 2 - Non-Tax Increment	0.85%	\$ 118,750	\$ 5,727	\$ 52,266	\$ 66,484	44.01%
Accessibility and Mobility Repairs		150,000	14,227	68,527	81,473	45.68%
Bicycle Friendly Improvements		20,000	-	-	20,000	0.00%
DASH North Shuttle Services		375,000	-	202,500	172,500	54.00%
New Downtown Circulator Infrastructure		40,000	-	-	40,000	0.00%
Streetscape Improvements		1,220,000	42,077	855,073	364,927	70.09%
Wayfinding System Improvements		300,000	5,393	84,976	215,024	28.33%
GRForward Goal # 3 - Local Tax Increment	15.05%	\$ 2,105,000	\$ 61,697	\$ 1,211,076	\$ 893,924	57.53%
Economic Development and Innovation		570,000	27,129	381,246	188,754	66.89%
GRForward Goal # 4 - Local Tax Increment	4.08%	\$ 570,000	\$ 27,129	\$ 381,246	\$ 188,754	66.89%
Downtown Workforce Programs		50,000	-	50,930	(930)	101.86%
GRForward Goal # 4 - Non-Tax Increment	0.36%	\$ 50,000	\$ -	\$ 50,930	\$ (930)	101.86%
Calder Plaza Improvements		200,000	-	-	200,000	0.00%
Downtown Marketing and Inclusion Efforts		420,000	12,698	338,935	81,065	80.70%
Downtown Tree Plantings		150,000	-	125,805	24,195	83.87%
Heartside Public Restroom Facilities Construction		150,000	-	-	150,000	0.00%
Parks Design		50,000	-	99,214	(49,214)	198.43%
Public Realm Improvements		2,095,000	121,424	585,113	1,509,887	27.93%
State of Downtown Event & Annual Report		25,000	-	26,943	(1,943)	107.77%
Urban Recreation Improvements		30,000	15	8,822	21,178	29.41%
GRForward Goal # 5 - Local Tax Increment	22.31%	\$ 3,120,000	\$ 134,137	\$ 1,184,832	\$ 1,935,168	37.98%
DGRI Event Production		501,000	31,892	585,871	(84,871)	116.94%
Diversity / Inclusion Programming		20,000	-	-	20,000	0.00%
Downtown Ambassador Program		277,901	96	282,982	(5,081)	101.83%
Experience - Miscellaneous		25,000	2,295	21,423	3,577	85.69%
Major Event Sponsorship		90,000	-	-	90,000	0.00%
Project and Fixed Asset Maintenance		5,000	-	6,035	(1,035)	120.70%
Public Space Activation		872,000	80,749	788,223	83,777	90.39%
Rosa Parks Circle Skating Operations		50,000	-	-	50,000	0.00%
Special Events - Office of		75,000	25,000	75,000	-	100.00%
Winter Avenue Building		-	163	1,827	(1,827)	0.00%
GRForward Goal # 5 - Non-Tax Increment	13.70%	\$ 1,915,901	\$ 140,195	\$ 1,761,361	\$ 154,540	91.93%
TOTAL	100.00%	\$ 13,987,151	\$ 393,019	\$ 6,628,796	\$ 7,358,355	47.39%

STATEMENT D
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2023 Expenditures
April 2023

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	4/17/2023	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Inclusive Design research and reporting 03/23	\$ 13,600.00
Local	4/17/2023	Beer Me Bro LLC	Accessibility & Mobility Repairs	City Built Brewing: Install Tent structures.	627.20
					14,227.20
Local	4/30/2023	Paychex	Administration	DDA Payroll Wages, 401, Taxes- April 2023	170,205.19
Local	4/11/2023	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	12,990.58
Local	4/30/2023	American United Life-Group Div	Administration	OneAmerica Life Insurance 06/23	6,111.54
Local	4/17/2023	McAlvey Merchant & Associates	Administration	Governmental Consulting 02/23	5,500.00
Local	4/2/2023	Federal Square Building Co. #1, LLC	Administration	Office Space Lease March 23	4,945.32
Local	4/2/2023	Federal Square Building Co. #1, LLC	Administration	Office Space Lease Feb 23	4,945.32
Local	4/2/2023	Federal Square Building Co. #1, LLC	Administration	Office Space Lease Jan 23	4,945.32
Local	4/9/2023	Federal Square Building Co. #1, LLC	Administration	Office Space Lease April 23	4,945.32
Local	4/17/2023	US Bank National Association	Administration	Admin: Conference & Travel	4,674.36
Local	4/17/2023	Dickinson Wright PLLC	Administration	Legal Services DDA	4,105.00
Local	4/4/2023	Dickinson Wright PLLC	Administration	DDA Legal Services 12/22	3,806.00
Local	4/10/2023	Lisa M Cooper	Administration	HR Consultant services 03/23	2,770.33
Local	4/17/2023	Dickinson Wright PLLC	Administration	Legal Services DDA	2,288.00
Local	4/1/2023	City of Grand Rapids	Administration	Staff services - payroll period ended 04/01/2023	2,187.60
Local	4/15/2023	City of Grand Rapids	Administration	Staff services - payroll period ended 04/15/2023	2,187.60
Local	4/4/2023	Dickinson Wright PLLC	Administration	DGRI Legal Services DDA	1,916.40
Local	4/9/2023	Worksighted, Inc.	Administration	Worksighted IT CRIT 04/23	1,746.14
Local	4/2/2023	Federal Square Building Co. #1, LLC	Administration	29 Pearl Street Mezzanine Office Lease 01/23-03/23	1,453.93
Local	4/17/2023	Dickinson Wright PLLC	Administration	DGRI Legal Services DDA	1,324.06
Local	4/17/2023	City Treasurer - Public Services	Administration	DGRI Monthly Trash Disposal March 2023	989.68
Local	4/11/2023	City Treasurer - Risk Management	Administration	Monthly General Insurance Allocation	963.67
Local	4/17/2023	US Bank National Association	Administration	Admin: Food/Bev DDA	781.42
Local	4/6/2023	City Treasurer - Mobile GR	Administration	Parking Validation Invoices - Dec & Jan	560.35
Local	4/30/2023	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 04/22-05/21	545.97
Local	4/9/2023	Worksighted, Inc.	Administration	Worksighted IT O365 Agreement 4/23	499.89
Local	4/17/2023	US Bank National Association	Administration	Admin: Subscriptions DDA	486.83
Local	4/9/2023	Federal Square Building Co. #1, LLC	Administration	Office Space Rental or Lease April	484.64
Local	4/2/2023	GreatAmerica Financial Services Corp	Administration	Copier Lease 03/23	458.87
Local	4/2/2023	Cellco Partnership	Administration	Cell Phone Service 02-03	411.65
Local	4/7/2023	Melvin Eledge Jr	Administration	Flight Expenses Reimbursements	397.80
Local	4/30/2023	Paychex	Administration	DDA Payroll Processing Fee - Apr 2023	394.40
Local	4/2/2023	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 03/23-04/23	383.24
Local	4/19/2023	City Treasurer - Mobile GR	Administration	Parking Validation Invoices - Feb 2023	359.52
Local	4/27/2023	GreatAmerica Financial Services Corp	Administration	Copier Lease 04/23	335.20
Local	4/30/2023	Paychex	Administration	DDA Payroll HRS Processing Fees-Apr 2023	320.00
Local	4/17/2023	US Bank National Association	Administration	Admin: Services DDA	298.74
Local	4/2/2023	Professional Maintenance of Michigan In	Administration	Janitorial Services 03/23	273.21
Local	4/30/2023	Professional Maintenance of Michigan In	Administration	Janitorial Services at DGRI	273.21
Local	4/23/2023	Cellco Partnership	Administration	Cell Phone Service 03/23	200.00
Local	4/17/2023	Professional Maintenance of Michigan In	Administration	Window Cleaning at DGRI	197.98
Local	4/27/2023	AccuSourceHR, Inc.	Administration	Criminal Background Check services 03/23	114.63
Local	4/14/2023	US Bank National Association	Administration	Urban Rec Improvement: Supplies	105.80
Local	4/30/2023	Worksighted, Inc.	Administration	Worksighted Laptop Battery	102.95
Local	4/17/2023	US Bank National Association	Administration	Admin: Supplies DDA	94.59
Local	4/17/2023	JobMatch LLC	Administration	HR software 03/23	86.32
Local	4/26/2023	Max Vanderforest	Administration	Travel Expenses Reimbursements	86.21
Local	4/14/2023	US Bank National Association	Administration	Admin: supplies: DDA	78.40
Local	4/9/2023	Engineered Protection Sys Inc	Administration	Office Security System 05/01/23 - 07/31/23	75.62
Local	4/26/2023	Max Vanderforest	Administration	Travel Expenses Reimbursements	69.10
Local	4/17/2023	Selective Insurance Company of America	Administration	Selective Insurance Policy 04/23	43.56
Local	4/17/2023	US Bank National Association	Administration	Admin: Books DDA	37.28
Local	4/30/2023	Model Coverall Service Inc	Administration	Floor Mat Rental 02/23-06/23	31.03
Local	3/31/2023	City Treasurer - Mobile GR	Administration	Mar 2023 Parking Validation Billing	10.00
Local	4/7/2023	Megan Catcho	Administration	Travel Expense: Mileage DDA	8.30
Local	4/14/2023	US Bank National Association	Administration	Admin: Membership DDA Credit	(116.68)
					253,491.39
Local	4/17/2023	Progressive Architecture	Development Project Guidance	ProgressiveAE Soccer District Visioning	3,413.00
Local	4/2/2023	Progressive Architecture	Development Project Guidance	ProgressiveAE Soccer District Visioning	968.00
					4,381.00

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2023

Page 2

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	4/13/2023	City of Grand Rapids	Development Projects	Jackson Ent Reimbursement FY23 Winter	7,588.29
					7,588.29
Local	4/17/2023	Andy Siradakis	Dntn Marketing & Inclusion Efforts	Cars & Coffee Sponsorship 2023	5,000.00
Local	4/10/2023	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	DGRI Photography 3/23	2,385.00
Local	4/23/2023	John Sinkevics	Dntn Marketing & Inclusion Efforts	Sponsorship for Local Spins Fest 2023	2,000.00
Local	4/17/2023	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscription & Publications	1,181.78
Local	4/26/2023	Max Vanderforest	Dntn Marketing & Inclusion Efforts	Adobe Creative Cloud Reimbursement	676.16
Local	4/30/2023	Maria-Isabel Dinkel	Dntn Marketing & Inclusion Efforts	Photography 12/22	500.00
Local	4/9/2023	Townsquare Media Inc	Dntn Marketing & Inclusion Efforts	MaGIC104.9 WOW Marketing	470.00
Local	4/2/2023	Icon Sign Company, LLC	Dntn Marketing & Inclusion Efforts	Icon Sign - on site removal	300.00
Local	4/17/2023	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	185.30
					12,698.24
Local	4/17/2023	Local First West Michigan	Economic Development & Innovation	Local First Sponsorship & Advertising 23	10,000.00
Local	4/30/2023	Outfront Media	Economic Development & Innovation	Outfront Billboard	5,435.03
Local	4/4/2023	GR Area Chamber of Commerce	Economic Development & Innovation	Retail Retention & Attraction Contract 2/23	4,375.00
Local	4/30/2023	Anthony Wis	Economic Development & Innovation	Anthony Wis: Sponsorship	4,000.00
Local	4/6/2023	City Treasurer - ELC	Economic Development & Innovation	Pole Banner Permit Application Bill	1,865.50
Local	4/17/2023	Little Space Studio LLC	Economic Development & Innovation	Community Co-Design 115 Division Space/setup	500.00
Local	4/23/2023	Costar Realty Information Inc	Economic Development & Innovation	Commercial real estate analytics subscription 4/23	489.13
Local	4/27/2023	Abbey Hunter	Economic Development & Innovation	Abbey Hunter: The Mortals	150.00
Local	4/17/2023	Local First West Michigan	Economic Development & Innovation	Local First Breakfast Reimb	144.75
Local	4/30/2023	Rock Dandeneau	Economic Development & Innovation	Pressed in time 4/11/23 Lunch	104.93
Local	4/17/2023	US Bank National Association	Economic Development & Innovation	Economic Development: Professional Development	65.00
					27,129.34
Local	4/9/2023	Rieth-Riley Construction Co	Public Realm Improvements	DGRI Futsal Court	71,934.57
Local	4/26/2023	Site Design Solutions, LLC	Public Realm Improvements	Ah-Nab-Awen Park Indian Mounds	24,768.00
Local	4/9/2023	SmithGroup, Inc.	Public Realm Improvements	Smithgroup Prof Services Jan 23 - Feb 23	19,512.46
Local	4/23/2023	MKSK Inc	Public Realm Improvements	Van Andel Plaza Construction Phase 2 10/21	5,209.00
					121,424.03
Local	4/27/2023	Guidehouse Inc.	River Governance	DGRI ARPA Consult & Labor Services	4,707.50
Local	4/23/2023	Josh Leffingwell, LLC	River Governance	Website Design & Development Grand River Network	3,125.00
Local	4/27/2023	Interface Studio LLC	River Governance	Grand River Greenway	1,965.00
Local	4/17/2023	Guidehouse Inc.	River Governance	DGRI ARPA Consult & Labor Services	590.45
Local	4/23/2023	LINC Up Nonprofit Housing Corporation	River Governance	Grand River Equity Framework Luncheon	400.00
Local	4/17/2023	US Bank National Association	River Governance	River Governance: Food & Bev	310.20
Local	4/17/2023	US Bank National Association	River Governance	River Governance: Books	66.34
					11,164.49
Local	4/6/2023	City Treasurer - Engineering	Streetscape Improvements	Final-Weston-Sheldon to LaGrave	22,899.50
Local	4/2/2023	Grand Rapids Nehemiah Project	Streetscape Improvements	600 Snow Removal	4,922.27
Local	4/2/2023	Grand Rapids Nehemiah Project	Streetscape Improvements	600 Snow Removal	4,922.27
Local	4/12/2023	Presidio Holdings Inc	Streetscape Improvements	Security Cameras - Parks	4,249.82
Local	4/9/2023	Bazen Electric	Streetscape Improvements	Electrical services/Repair 02/23	1,000.69
Local	4/9/2023	Hubbell, Roth & Clark Inc	Streetscape Improvements	Pedestrian Crossing at Var Locs	549.11
Local	4/17/2023	Katerberg Co., Inc	Streetscape Improvements	GRAPIDS Irrigation Commercial Membership	432.50
Local	4/17/2023	Katerberg Co., Inc	Streetscape Improvements	GRAPIDS - Sheldon	312.50
Local	4/17/2023	Katerberg Co., Inc	Streetscape Improvements	GRAPIDS - Van Andel Arena Plaza	312.50
Local	4/17/2023	Katerberg Co., Inc	Streetscape Improvements	GRAPIDS - Monroe	292.50
Local	4/23/2023	Kamminga & Roodvoets Inc	Streetscape Improvements	20037-Market & Fulton Cont. 1 (K&R-2003734)DDA	281.03
Local	4/23/2023	Katerberg Co., Inc	Streetscape Improvements	180 Ottawa Avenue NW	272.50
Local	4/27/2023	Bazen Electric	Streetscape Improvements	Electrical services/Repair	252.50
Local	4/17/2023	Katerberg Co., Inc	Streetscape Improvements	GRAPIDS - Oakes Membership	232.50
Local	4/17/2023	Katerberg Co., Inc	Streetscape Improvements	GRAPIDS - 3 Market Membership	232.50
Local	4/17/2023	Katerberg Co., Inc	Streetscape Improvements	GRAPIDS - Pearl	232.50
Local	4/17/2023	Katerberg Co., Inc	Streetscape Improvements	GRAPIDS - MI Ave	232.50
Local	4/17/2023	Katerberg Co., Inc	Streetscape Improvements	GRAPIDS - Grandville	232.50
Local	4/23/2023	Bazen Electric	Streetscape Improvements	Electrical services/Repair 03/30/23	214.92
					42,077.11
Local	4/14/2023	US Bank National Association	Urban Recreation Improvements	Urban Rec Improvement: Contract Services	15.00
					15.00

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2023

Page 3

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	4/30/2023	Universal Sign, Inc.	Wayfinding System Improvements	Universal Sign System: Prototype Sign	5,350.00
Local	4/9/2023	ACO Inc	Wayfinding System Improvements	Supplies	42.50
					5,392.50
Non-Tax	4/4/2023	LiveSpace, LLC	DGRI Event Production	AV Services 2/23 WOW	9,413.75
Non-Tax	4/9/2023	Great Lakes Sport and Social Club	DGRI Event Production	Great Lakes Sport & Social Club WOW 23 Event and	6,495.00
Non-Tax	4/17/2023	Grand Rapids Bike Polo Club	DGRI Event Production	Grand Rapids Bike Polo Club	6,281.00
Non-Tax	4/23/2023	Western Michigan Bengali Cultural Assn	DGRI Event Production	Sponsorship for WMBCA WOW Feb 26	2,500.00
Non-Tax	4/20/2023	Christopher Wessely	DGRI Event Production	MC Hosting Hungry Hungry Hippos 23	1,200.00
Non-Tax	4/3/2023	Dewey Development Group, LLC	DGRI Event Production	Warehousing and Storage Services March	965.00
Non-Tax	4/10/2023	Dewey Development Group, LLC	DGRI Event Production	Warehousing and Storage Services April	965.00
Non-Tax	4/14/2023	US Bank National Association	DGRI Event Production	DGRI Events: Food & Beverages	928.83
Non-Tax	4/19/2023	City Treasurer - Mobile GR	DGRI Event Production	Meter Reservation	710.00
Non-Tax	4/17/2023	Danae Twigg	DGRI Event Production	WoW' 23 DJ Services	500.00
Non-Tax	4/23/2023	Dewey Development Group, LLC	DGRI Event Production	DGRI Events: Storage facility Half May Rent	482.50
Non-Tax	4/14/2023	US Bank National Association	DGRI Event Production	DGRI Events: Supplies	212.59
Non-Tax	4/6/2023	City Treasurer - Mobile GR	DGRI Event Production	Meter Reservation	210.00
Non-Tax	4/6/2023	City Treasurer - Mobile GR	DGRI Event Production	Meter Reservation	210.00
Non-Tax	4/14/2023	US Bank National Association	DGRI Event Production	DGRI Events: Contractual Services	180.00
Non-Tax	4/14/2023	US Bank National Association	DGRI Event Production	Public Space Activation: Prof Development	176.00
Non-Tax	4/6/2023	Consumers Energy	DGRI Event Production	1030 4058 7935 23/03 612 Dewey Ave	111.57
Non-Tax	4/13/2023	Trey Abbott	DGRI Event Production	Mileage Reimbursement 3/23	43.69
Non-Tax	4/14/2023	US Bank National Association	DGRI Event Production	DGRI Events: Postage	7.38
Non-Tax	4/30/2023	Shannon Mack	DGRI Event Production	Corrected voided check-reissued from wrong fund	300.00
					31,892.31
Non-Tax	3/31/2023	City Treasurer - Mobile GR	Downtown Ambassador Program	Monthly Parking Billing - March 2023	48.00
Non-Tax	4/20/2023	City Treasurer - Mobile GR	Downtown Ambassador Program	Monthly Parking Billing - April 2023	48.00
					96.00
Non-Tax	4/23/2023	Paola Carlson	Experience - Miscellaneous	Pochis Sponsorship	2,295.25
					2,295.25
Non-Tax	4/9/2023	Fulton Street Farmers Market	Neighborhood Engagement Program	Fulton Street Farmers Market sponsorship 2023	5,000.00
Non-Tax	4/17/2023	US Bank National Association	Neighborhood Engagement Program	Neighborhood Engagement Programs: Food & Bev	605.35
Non-Tax	4/17/2023	US Bank National Association	Neighborhood Engagement Program	Neighborhood Engagement Programs: Books	121.59
					5,726.94
Non-Tax	4/11/2023	OGE Design Group Ltd	Public Space Activation	WoW '23 House of Cards Art Install 3rd Payment.	16,000.00
Non-Tax	4/2/2023	LiveSpace, LLC	Public Space Activation	DGRI WOW Install Support - STARRY NIGHTS	14,900.00
Non-Tax	4/9/2023	LiveSpace, LLC	Public Space Activation	AV Services: Live Space WOW Install Support	12,755.00
Non-Tax	4/9/2023	LiveSpace, LLC	Public Space Activation	AV Services: Live Space WOW Install Support	8,750.00
Non-Tax	4/23/2023	Lions & Rabbits Center for the Arts	Public Space Activation	Garage Bar Alley Activation 50%	7,500.00
Non-Tax	4/17/2023	Grand Rapids Food Truck Association	Public Space Activation	Roll'N Out Food Truck Fest- May 21, 2023	5,000.00
Non-Tax	4/17/2023	Lions & Rabbits Center for the Arts	Public Space Activation	2022 After Dark Night Market Sponsorship	5,000.00
Non-Tax	4/9/2023	Madison Chaffer	Public Space Activation	Son Visuals: Sturgeon Window Murals	2,897.90
Non-Tax	4/2/2023	KT Black Services, LLC.	Public Space Activation	KT Black Skilled Trades WOW Hours	2,000.00
Non-Tax	4/14/2023	US Bank National Association	Public Space Activation	Public Space Activation: Contractual Services	1,840.00
Non-Tax	4/2/2023	Erion Gabrielle Adams	Public Space Activation	WOW Distribution of AR Application	1,500.00
Non-Tax	4/17/2023	John T Wenger	Public Space Activation	Clear Sky Technologies Sound System Rental	800.00
Non-Tax	4/14/2023	US Bank National Association	Public Space Activation	Public Space Activation: Food & Bev	638.56
Non-Tax	4/9/2023	Grand Rapids Running Tours	Public Space Activation	Women's History Month: Series of walking tours	400.00
Non-Tax	4/14/2023	US Bank National Association	Public Space Activation	Public Space Activation: Equipment Rental	310.84
Non-Tax	4/9/2023	Kerkstra Portable Restroom Svc Inc	Public Space Activation	Handicap Portal Restroom Rental	180.00
Non-Tax	4/14/2023	US Bank National Association	Public Space Activation	Public Space Activation: Supplies	106.88
Non-Tax	4/17/2023	Jasmine Janine Bruce	Public Space Activation	Womens Way Mural Maintenance	100.00
Non-Tax	4/17/2023	ACO Inc	Public Space Activation	Supplies	26.99
Non-Tax	4/30/2023	ACO Inc	Public Space Activation	Supplies	10.49
Non-Tax	4/4/2023	ACO Inc	Public Space Activation	Supplies	9.59
Non-Tax	4/17/2023	ACO Inc	Public Space Activation	Supplies	9.29
Non-Tax	4/17/2023	ACO Inc	Public Space Activation	Supplies	6.58
Non-Tax	4/17/2023	ACO Inc	Public Space Activation	Supplies	6.51
					80,748.63

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2023

Page 4

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Non-Tax	4/2/2023	Grand Rapids Urban League	River Economic Opportunity Initiativ	Black Voices at the River Engagement Event 03/23	1,000.00
					<u>1,000.00</u>
Non-Tax	4/19/2023	City Treasurer - Special Events	Special Events - Office of, Grants, 1DGRI	FY23 Special Event Billing-3 of 3 Installment	25,000.00
					<u>25,000.00</u>
Non-Tax	4/19/2023	DTE Energy	Winter Ave NW Building	9100 258 89908 23/04 Winter DDA share	110.31
Non-Tax	4/26/2023	Consumers Energy	Winter Ave NW Building	1030 2027 1245 23/04 Winter DDA share	52.58
					<u>162.89</u>
TOTAL EXPENDITURES					<u><u>\$ 646,510.61</u></u>

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 5, 2023

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

SUBJECT: FY24 Budget and Priority Plan Recommendation

Agenda Item #9
May 10, 2023
DDA Meeting

On April 12, 2023 the DDA Board recommended the FY2024 budget to the Grand Rapids City Commission to request fund appropriation for the fiscal year beginning July 1, 2023. That budget will be presented for approval to the Commission on May 9, 2023 (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 FY2024 budget is provided below.

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

For fiscal year 2024 (FY24), the DDA budgets consist of both new projects from GR Forward and carry forward priorities that span multiple fiscal years. The attached 5-year priority plans provide further detail, and staff will be on hand to present additional information during the April 12 Board meeting.

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

DOWNTOWN DEVELOPMENT AUTHORITY

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): \$3,310,000
- Goal 2 (Create a Downtown Neighborhood Home to a Diverse Population): \$1,850,000
- Goal 3 (21st Century Mobility Strategy): \$2,100,000
- Goal 4 (Ensure Job Opportunities and Ensure Vitality of the Local Economy) \$600,000
- Goal 5 (Reinvest in Public Space, Culture and Inclusive Programming): \$5,121,000

As in previous years the Downtown Grand Rapids Inc. Alliance and various project committees played an important role in developing and endorsing the FY24 budget. Following a recommendation from the DDA Board, DGRI staff will present the recommended budget to the City Commission on May 9, 2023. The Board will then adopt their final annual budget and priority plan at the next scheduled meeting.

Recommendation: Adopt the FY2024 DDA Budget.

CITY OF GRAND RAPIDS, MICHIGAN
Downtown Development Authority
FY2024 Appropriation Requests by Fund

Recommended by the Downtown Development Authority Board on April 12, 2023
Grand Rapids City Commission Consideration on May 9, 2023
Submitting for Adoption by the Downtown Development Authority at the next meeting

	FY2024 BUDGET REQUESTS BY FUND		
	Non-Tax Fund	Local Tax Increment	TOTAL
RESOURCES			
Property Tax Increment - General	\$ -	\$ 9,373,994	\$ 9,373,994
Property Tax Increment - Gainsharing Rebates	-	(1,403,849)	(1,403,849)
Property Tax Increment - Prior Year Appeals	-	(15,000)	(15,000)
Fees / Reimbursements - Miscellaneous	88,500	5,000	93,500
Interest - General	124,204	222,662	346,866
Property Rental - Buildings and Facilities	72,000	-	72,000
Property Rental - DASH Parking Lots	687,740	-	687,740
Lyon Square Partner Contributions	-	400,000	400,000
From / (To) Fund Balance	1,718,556	4,108,693	5,827,249
TOTAL RESOURCES	\$ 2,691,000	\$ 12,691,500	\$ 15,382,500
APPROPRIATIONS			
<u>GR Forward Projects</u>			
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 10,000	\$ 3,300,000	\$ 3,310,000
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	175,000	1,675,000	1,850,000
Goal #3: Implement a 21st Century Mobility Strategy	-	2,100,000	2,100,000
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	550,000	600,000
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	2,456,000	2,665,000	5,121,000
Total GR Forward Expenditures	2,691,000	10,290,000	12,981,000
Administration	-	1,650,000	1,650,000
Debt Service	-	751,500	751,500
TOTAL APPROPRIATIONS	\$ 2,691,000	\$ 12,691,500	\$ 15,382,500
EXCESS / (DEFICIT)	\$ -	\$ -	\$ -

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 5, 2023

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

SUBJECT: DASH Funding Contribution

Agenda Item #9
May 10, 2023
DDA Meeting

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.

To continue the DASH service in Downtown, it is proposed that a three-year extension of the MOU be entered into for the period ending June 30, 2026. As proposed, the DDA and MNTIFA would contribute \$300,000 (\$25,000 per month) and \$100,004 (\$8,333 per month) respectively. These amounts are both budgeted in the DDA and TIFA budgets for FY2024 and reflected in their 5-year priority plans.

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 because of COVID-19, ridership saw an increase during the World of Winter festivities and is expected to continue to increase as Downtown is reactivated.

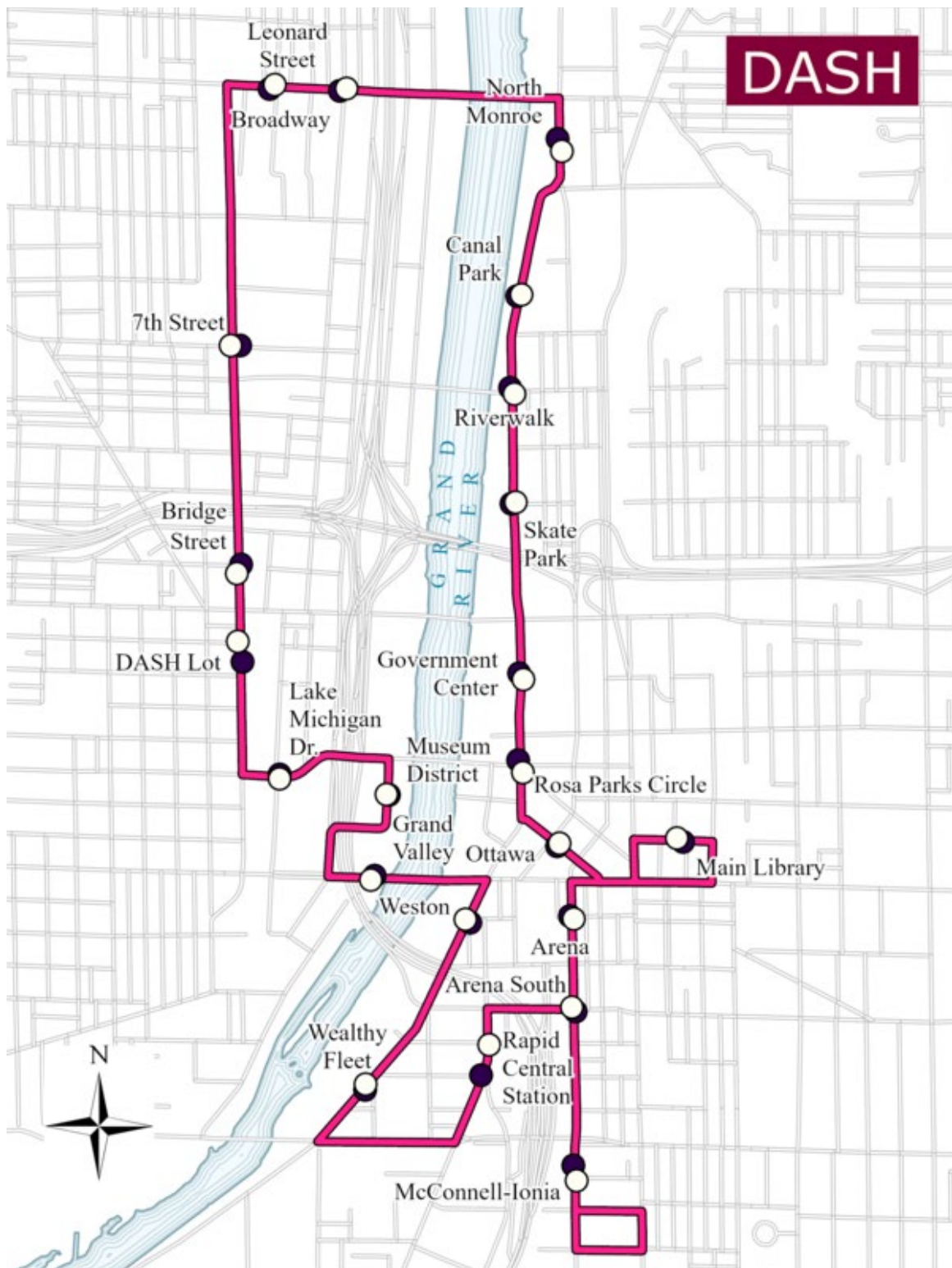
Additionally, in FY2023 the City conducted a DASH rider survey and worked with several regional stakeholders to redesign the DASH route and identify optimal service hours. The new service will launch May 8th, 2023 and consolidates DASH North and DASH West into one large bidirectional circulator and reintroduces late night and Sunday service. The new DASH route serves most of the preceding DASH North route’s employment and residential developments with an emphasis on reaching a variety of destinations around downtown.

DOWNTOWN DEVELOPMENT AUTHORITY

Recommendation: Approve extension of the DASH MOU with Mobile GR for an additional three years and for an amount not to exceed \$300,000 annually in FY24 – 26 for the continued operation of DASH services.

REVISED DASH ROUTE MAY 2023

Service every 15 minutes Wednesday – Friday 7am – 12:00am, Saturday 11am – 1am, and Sunday 11am – 5pm.



MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 3, 2023

TO: Downtown Development Authority

FROM: Mark Miller
Managing Director of Planning & Design

SUBJECT: **Market Avenue Riverfront Design Services**

Agenda Item #06
May 10, 2023
DDA Meeting

Goal 1 of **GR Forward** envisions the creation of a *robust trail system on both the east and west sides of the River* (page 62), ensuring *sufficient River access* (page 87), *enhancing neighborhood access to the River* (page 78), *integrating art, education, and ecology along the river* (page 52), and to take steps to *amenitize the River to make it a regional draw* (page 60).

Additionally, the City of Grand Rapids **River For All Plan** recommends improving river access along trails and enhancing existing paths along the river (Trail Guidelines pages 29-37).

As part of ongoing efforts to implement these goals, the City of Grand Rapids, in collaboration with DGRI, issued a Request for Qualifications (RFQ) for professional services related to the design and engineering of the *Grand River East Riverfront from Fulton Street to Wealthy Street*. Commonly referred to as 201 Market, the project scope proposes to complete design and engineering services for the river's edge from Fulton to Wealthy with the intent of having the project ready to bid in October 2024 and constructed by December 2026.

After reviewing three submitted responses to the RFQ, the qualification review committee selected a team led by Viridis with subconsultants Fishbeck, Progressive AE, and MTC to move forward with the development of a proposed scope and fee. This proposal includes design and engineering services to complete a bid-ready set of drawings by October 2024. The services are split into a preliminary design phase (from June 2023 through September 2023) and a design and bidding phase (from October 2023 through November 2024).

To continue to move the project forward, DGRI is recommending that the DDA fund the preliminary design phase of the project in the amount of \$362,327. It is recommended that a 10% contingency of \$36,000 be

included in this authorization, bringing the total amount to \$398,327. This funding request will be from the Goal 1 River Edge Improvements line item in the DDA LTI budget.

Recommendation: Authorize funding for \$398,327 for professional services for Grand River East Riverfront project.



MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 3, 2023

TO: Downtown Development Authority

FROM: Mark Miller
Managing Director of Planning & Design

SUBJECT: **Riverwalk Design Professional Services**

Agenda Item #07
May 10, 2023
DDA Meeting

In October 2020, the DDA authorized funding for an amount not-to-exceed \$50,000 to complete design and engineering services for the reconstruction of the riverwalk from the Blue Bridge to Louis Street. This project included the redesign of the walk to have enhanced accessibility to the water's edge and structural improvements to the walkway. The walkway has been closed for approximately 4 years.

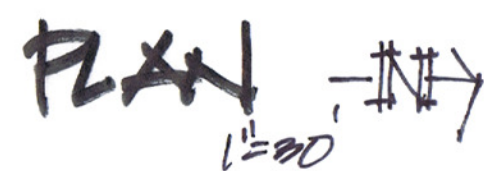
To date, the project design and engineering have been completed and an EGLE permit was approved in January 2023. The project team is still awaiting a CLOMAR permit before the project can be bid. As with many of the river edge projects, the EGLE permitting cycle took longer than originally anticipated and resulted in multiple plan revisions during the process. The permitting process included new, more stringent requirements for work below the ordinary highwater mark and delays tied to the ongoing river restoration permitting process. As a result, the design layout, cut/fill calculations, and permitting documents were revised multiple times to address EGLE requirements and comments. Refer to attached letter from Fishbeck.

These additional efforts have resulted in additional professional services in the amount of \$20,500.

For reference, it is anticipated that once the CLOMAR permit is secured this project can start construction. Construction funding is proposed in the current DDA and City FY24 budgets.

This additional funding request will be from the Goal 1 River Edge Improvements line item in the DDA LTI budget.

Recommendation: Authorize additional funding for \$20,500 for additional professional services for the riverwalk from the Blue Bridge to Louis Street.



January 25, 2023
Project No. 210112

Karie Enriguez
Project Manager
City of Grand Rapids
300 Monroe Avenue NW
Grand Rapids, MI 49503-2218

**Fee Adjustment Request – Design and Permitting
Riverwalk Improvements from Louis Street to Blue Bridge, and at Fish Ladder Park (File No. 19078)**

Dear Karie:

Fishbeck is submitting, for your consideration, this Design Phase services fee adjustment and budget reallocation request for emergency repairs to the existing Grand River Riverwalk at two locations downtown. Our original Design Phase services proposal was submitted January 11, 2021, and approved January 25, 2021.

Because the repairs at both locations were emergency related, it was hoped that EGLE permitting would be timely, so construction could be completed by the end of 2021. Fortunately, this was the case with the Fish Ladder Park repairs. The Louis Street to Blue Bridge repairs, however, have yet to bid as of today.

Design and permitting for Louis Street to Blue Bridge has required considerably more effort than planned. Reasons for this have included new, more stringent requirements for work below the ordinary highwater mark, and delays tied to the ongoing river restoration permitting process. The design layout, cut/fill calculations, and permitting documents were revised multiple times to address EGLE requirements and comments.

Proposed Fee Adjustments

As indicated in the table below, Fishbeck is proposing that the City consider increasing our current Design Phase services budget by \$20,500, from \$62,500 to \$83,000 to cover the added services noted above.

Current Budget			Proposed Budget		
Labor	Reimbursable Expenses and Outside Services	Total	Labor	Reimbursable Expenses and Outside Services	Total
\$24,000	\$38,500	\$62,500	\$50,000	\$33,000	\$83,000
Proposed Fee Adjustments			\$26,000	-\$5,500	\$20,500

If you have any questions or require additional information, please contact me at 616.464.3937 or jrplatte@fishbeck.com.

Sincerely,


Joseph R. Platte, PE

Senior Civil Engineer

By email

Copy Trevor Boosworth – Viridis

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 10, 2023
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: Downtown Plantings

**Agenda Item #08
May 10, 2023
DDA Meeting**

In February 2022 DGRI staff issued an RFP for its Beautification, Maintenance and Placemaking services program. The RFP was sent directly to established, known firms that typically provide these kinds of services as well as publicly listed in the International Downtown Association (IDA) website. On March 3rd, DGRI staff received 1 qualified proposal from Block by Block with local greenhouse Micandy Gardens as a sub-contractor to provide flower planting and maintenance.

In January of 2023, Micandy provided staff with a new proposal to cover all existing plantings in the Downtown as well as add several new planting beds developed in the last year, namely Ottawa Ave.

The total cost of the services is \$180,225, which includes a small contingency for unexpected needs. The total request to the DDA is for an amount not to exceed \$62,725 and is budgeted in the FY 24 budget for Streetscape enhancements under Goal 3. The remainder of the cost will be covered by the Downtown Improvement District and the Monroe North TIFA.

Recommendation: Authorize DDA funding for an amount not to exceed \$62,725 for Flower planting and Beautification contractual services in FY24.