

AGENDA

DOWNTOWN
DEVELOPMENT
AUTHORITY



Board Members:

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

Wednesday, May 13, 2026
9:00 a.m. Meeting
29 Pearl Street, NW, Suite #1

- | | | |
|---|--------|---------|
| 1. Call to Order | | Winn |
| 2. Approve February 11, 2026 Minutes (9:00)
(enclosure) | Motion | Winn |
| 3. Approve April 30, 2026 Financials (9:01)
(enclosure) | Motion | Chapman |
| 4. GR Forward Update Funding Request (9:02)
(enclosure) | Motion | Kelly |
| 5. Grand River Economic Opportunity Initiative (9:05)
(enclosure) | Motion | Peacock |
| 6. Development Support: 528 Bridge Street (9:10)
(enclosure) | Motion | Kelly |
| 7. Wayfinding Implementation Funding Requests (9:15)
(enclosure) | Motion | Eledge |
| 8. DDA Liquor License Request: 53 Monroe Center (9:20)
(enclosure) | Motion | Eledge |
| 9. FY27 Budget Presentation (9:25)
(enclosure) | Motion | Staff |
| 10. Executive Director Report (9:45) | Info | Kelly |
| 11. Public Comment (9:50) | | |
| 12. Board Discussion (9:55) | Info | Board |
| 13. Adjournment (10:00) | | |



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY February 11, 2026

1. Call to Order – This meeting was called to order at 9:00 AM by Chair Winn.

Attendance

Members Present: Luis Avila, Rosalynn Bliss, Ryan Foley, Kayem Dunn, Greg McNeilly, Mayor David LaGrand, Jen Schottke, Al Vanderberg (arrived after agenda item #6), and Rick Winn

Members Absent:

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Kadi Smith (Recording Secretary), Marie Stiegel (Plante Moran), Melvin Eledge and Corey Mathien (DGRI Staff).

2. Approve Meeting Minutes from December 10, 2025
Motion: Member McNeilly, supported by Member Dunn, moved to approve the December 10, 2025, Meeting Minutes as presented. Motion carried unanimously.
3. Accept January 31, 2026, Financials
Chapman clarified that the current financial statements do not include winter tax capture revenues and are slightly lower than projected due to the exclusion of veterans and senior millages from the county.

Member McNeilly inquired whether the DDA serves as guarantor on the bonds and requested clarification regarding the reimbursement structure. Chapman explained that the bonds are issued and held by the City. Counsel Wood clarified that the bonds are secured by the City's limited tax general obligation pledge. Agreements between the DDA and the City to provide revenue for bond repayment are intergovernmental agreements and do not constitute technical security for bondholders.

Member McNeilly asked for clarification on whether the DDA reimburses the City for bond payments. Counsel Wood confirmed that the DDA reimburses the City for bond payments on a strict repayment schedule. Mayor LaGrand noted that the City provided a related presentation on this topic the previous day.

UNAPPROVED MINUTES

Motion: Member supported Foley, supported by Member Bliss, motioned to accept Statement D: January 31, 2026, Expenditures. Motion carried unanimously.

4. FY2025 Audit Presentation

Chapman introduced Marie Stiegel of Plante Moran to present an overview of the 2025 audit. The auditor issued an unmodified (clean) opinion, indicating that the financial statements are fairly presented. An emphasis of matter paragraph was included to note the implementation of a new accounting standard, which was adopted appropriately.

During audit testing, one reporting error totaling \$177,000 was identified as being recorded in the incorrect fiscal year. The matter was corrected and did not impact the overall financial statements. No additional findings or communication items were reported.

Kelly expressed appreciation to Chapman and the team for their work on the audit, with Chair Winn also thanking staff for their efforts in getting the organization caught up.

Motion: Member Avila, supported by Member McNeilly, moved to accept the 2025 audit as presented. Motion carried unanimously.

5. Retail Innovation Grant: Earthly Refillery (122 Oakes St.)

Eledge presented a request related to Earthly Refillery, a bulk food and household supply retail space focused on providing eco-friendly, low-waste grocery options. The business originally opened in Eastown and expanded into downtown Grand Rapids at the end of 2025.

The business has executed a five-year lease and is seeking support through the Retail Innovation Grant in an amount not to exceed \$25,000 to support its investment and expansion. The application was reviewed and recommended by the Economic Business Support Working Group in November 2025.

Eledge noted that the presence of a grocery-related business in the downtown core is a significant achievement.

Chair Winn inquired if this would be over an 18-month period. Kelly confirmed that while the lease term is five years, the DDA funding support would be structured over an 18-month period.

Mayor LaGrand highlighted the ongoing demand for food options in the downtown core and noted the competitive challenges of the grocery industry. He emphasized the importance of taking bold steps to support businesses that fulfill this critical community need, framing it as part of the broader vision of creating a vibrant downtown neighborhood that provides residents and visitors with essential services. He inquired whether additional tools or resources were available to further support the business's success.

Eledge confirmed that additional business assistance tools may be available, including the downtown enhancement grant and other small business support grants. He has

Minutes taken by:
Kadi Smith
Interim Recording Secretary

UNAPPROVED MINUTES

communicated these opportunities to the business owner and will follow up regarding potential eligibility.

Motion: Member Avila, supported by Member McNeilly, approved funding for an amount not to exceed \$25,000 for a retail innovation grant to support the opening of Earthly Refillery located at 122 Oakes St.

6. Wayfinding Phase G

Eledge provided an update on the next Wayfinding phase. In early 2025, stakeholders along the skywalk were engaged to identify opportunities to enhance and expand pedestrian wayfinding. Through this process, 47 locations were identified for new or upgraded signage, which has been organized into two phases. The current phase will install or replace 24 signs throughout the skywalk.

Member McNeilly inquired about overall feedback on the project. Eledge reported that pedestrian-level response has been positive, noting that improvements made during Phase A were beneficial. The program continues to be refined based on observed gaps and evolving needs. Vinyl signage allows for quick installation and cost-effective replacement, while aesthetic enhancements improve readability and visibility.

Kelly also noted that the signage plan will incorporate the Amphitheater upon completion. Eledge stated new maps installed in this phase will include QR codes linking to the updated visitor website and Ambassador resources, further enhancing the pedestrian experience.

Motion: Member Dunn, supported by Member McNeilly, Authorize DDA funding for an amount not to exceed \$21,890 which includes a 10% contingency, for the deployment of new Downtown skywalk wayfinding signs, removal of existing signs and site remediation.

7. Turf Installation at Las Canchas

Mathein presented the introduction of turf at Las Canchas would improve the space for the public, and particularly those who play futsal. Turf would encourage more people to play at Las Canchas considering those who are more reluctant to play on asphalt due to increased risk of injury or aggravating previous injuries along with inviting more kids to utilize Las Canchas.

The World Cup will be hosted in USA, Mexico and Canada during the summer of 2026, DGRI plans to host 3 watch parties for World Cup games, along with other related World Cup events. The introduction of turf at Las Canchas would be a timely improvement to the space and help with the World Cup programming planned for summer 2026.

To this end, DGRI solicited proposals for turf installation. DGRI received 3 proposals and Michigan Turf Company submitted the lowest bid and has a proven track record of successful installations. If authorized, the turf will be installed in the spring of 2026 and will be ready for use by the time the futsal season begins.

Minutes taken by:
Kadi Smith
Interim Recording Secretary

UNAPPROVED MINUTES

Member Dunn inquired about the expected lifespan of the installed turf. Mathein reported that the turf is designed to last approximately 10 years guaranteed, even under high usage and varying weather conditions. Annual replacement is not required, and the material is durable enough to support consistent activity. Kelly also noted that the turf was planned with flexibility in mind; in the future, it could be relocated to another site as development needs evolve.

Member Schottke, supported by Member McNeilly, to Authorize DDA funding in an amount not to exceed \$35,000, which includes a 10% contingency, for the installation and supplies to support turf installation at Las Canchas in 2026.

8. Executive Directors Report

Kelly presented the following updates:

- GR Forward: The Interface team will be in town in the coming weeks to conduct one-on-one interviews as part of ongoing community engagement.
- Whitewater Project: Progressing well with significant contributions from multiple stakeholders. Bids have been received, with City Commission approval expected in March. Construction is scheduled to begin July 1.
- Amphitheater: Set to open in 93 days (65 working days). Substantial progress has been made both internally and along the river's edge. Several committees are being formed, including an Opening Day Committee on May 15, with DGRI participating in the visitor experience group.
- Soccer Stadium: Construction continues, with an anticipated opening in May 2027. Based on your approval, the Rockford development team has begun work on the associated tower project.
- River and Hill Network: The City received a state grant to support implementation, specifically funding the realignment of Division and Ionia Streets (Phase 1), with Phase 2 focused on stairs. Grant funds must be expended by 2029, with construction for the realignment expected to begin in 2027.
- World of Winter continues – more events over the next few weekends. March 1st is Noodle Fest. Shout out to the team for all of their hard work.

9. Public Comment

None.

10. Board Member discussion

Member Vanderberg reported joining a recent tour of the amphitheater site and shared positive feedback from the experience. The integration of technology throughout the venue was highlighted, noting that sound design elements will allow concert audio to be experienced throughout the surrounding area. The project exceeded expectations.

Minutes taken by:

Kadi Smith

Interim Recording Secretary

UNAPPROVED MINUTES

Member Dunn asked whether a completion date has been established for the adjacent greenway area.

Mayor LaGrand responded that the project should be completed as soon as possible. Discussion extended to broader planning considerations, including strategies to improve perceptions of parking availability and create a welcoming, creative, and accessible public environment. The Mayor expressed interest in expanding river-related initiatives and identifying opportunities for community volunteer engagement related to cleanup and stewardship efforts.

Member McNeilly commented on the importance of community responsibility in maintaining downtown cleanliness. He shared observations of individuals, including Sam Cummings, who regularly participate in picking up trash. Members agreed that small individual actions contribute to overall downtown quality of life and encouraged broader community participation in maintaining public spaces.

Adjournment

The meeting adjourned at 9:31 AM.

Minutes taken by:
Kadi Smith
Interim Recording Secretary

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: April 8, 2026

TO: Rick Winn
Chairman

FROM: Tricia Chapman
Accounting Services Manager

SUBJECT: Interim Financial Statements as of March 31, 2026

**Agenda Item #3
April 15, 2026
DDA Meeting**

Attached are the Authority's interim financial statements for the first nine periods of the Authority's fiscal year ending June 30, 2026.

The attached Statements include:

- Statement A: Balance Sheet
- Statement B: Comparison of FY26 Budget vs Actual Results
- Statement C: Statement of FY26 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 FY26 and beyond.

Winter tax capture has been posted by the City's Treasurer's office, adding just under \$500,000 to revenue. Gainsharing rebates were issued to Kent County, GRCC, & ITP in March. The gainsharing entry for the City will post in April.

The Authority has spent 80.5% and 77.6% of its budgeted appropriations in the Non-Tax and Local Tax funds respectively.

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

Attachments

STATEMENT A
DOWNTOWN DEVELOPMENT AUTHORITY
Balance Sheet
March 31, 2026

	Non-Tax Fund	Local Tax Increment	TOTAL
ASSETS			
Pooled Cash and Investments	\$ 1,877,563	\$ 3,448,524	\$ 5,326,087
Petty Cash	-	500	500
Interest Receivable	6,314	24,300	30,614
Misc Receivable	100	1,848	1,948
General Fixed Assets	-	87,715,952	87,715,952
Accumulated Depreciation on Fixed Assets	-	(72,419,523)	(72,419,523)
TOTAL ASSETS	\$ 1,883,977	\$ 18,771,601	\$ 20,655,578
 LIABILITIES & FUND EQUITY			
Liabilities ¹			
Current Liabilities	\$ 154,055	\$ 67,432	\$ 221,487
Parking Revenue Payable	17,688	-	17,688
Due to Primary Government	-	574,165	574,165
Deposit - Area 4 Developer Damage	1,000	-	1,000
Compensated Absences	-	19,423	19,423
TOTAL LIABILITIES	172,743	661,020	833,763
 Fund Balance / Equity:			
Investments in General Fixed Assets, net of Accumulated Depreciation	-	15,296,429	15,296,429
Non-Tax Increment Reserve	1,669,547	-	1,669,547
Reserve for Authorized Projects	-	2,626,863	2,626,863
Reserve for Encumbrances	41,687	187,289	228,976
TOTAL FUND EQUITY	1,711,234	18,110,581	19,821,815
 TOTAL LIABILITIES & FUND EQUITY	 \$ 1,883,977	 \$ 18,771,601	 \$ 20,655,578

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

Lyon Square:

* Principal outstanding, \$6,852,000.

* Final Maturity 10/1/2043. FY26 debt service \$577,720.

Amphitheater:

* Principal outstanding, \$16,975,000.

* Final Maturity 4/1/2044. FY26 debt service \$1,452,500.

STATEMENT B

DOWNTOWN DEVELOPMENT AUTHORITY
Comparison of FY2026 Budget vs Actual Results
July 1, 2025 - March 31, 2026

	Non-Tax Fund		Local Tax Increment		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 11,434,588	\$ 10,797,652	\$ 11,434,588	\$ 10,797,652
Property Tax Increment - Gainsharing Rebates	-	-	(1,712,938)	(730,971)	(1,712,938)	(730,971)
Property Tax Increment - Prior Year Appeals	-	-	(15,000)	(203,651)	(15,000)	(203,651)
State & Federal Grants	-	-	800,000	-	800,000	-
Interest - General	72,329	70,217	248,052	190,981	320,381	261,198
Fees / Reimbursements - Miscellaneous	2,000	-	5,000	-	7,000	-
Lyon Square Contributions	-	-	-	750,000	-	750,000
Event Sponsorship & Fees	71,500	157,110	-	-	71,500	157,110
Valent-ICE Sculpture Reimbursement	15,000	-	-	-	15,000	-
Property Rental - Parking Lots	12,000	10,400	-	-	12,000	10,400
Property Rental/Disposition - Soccer Stadium	326,700	391,500	-	-	326,700	391,500
Property Rental - DASH Parking Lots	419,098	489,557	-	-	419,098	489,557
TOTAL REVENUES	\$ 918,627	\$ 1,118,784	\$ 10,759,702	\$ 10,804,011	\$ 11,678,329	\$ 11,922,795
EXPENDITURES						
<u>GR Forward Projects:</u>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 200,000	\$ 39,915	\$ 1,025,000	\$ 433,922	\$ 1,225,000	\$ 473,837
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	65,000	36,091	1,320,646	1,827,304	1,385,646	1,863,395
Goal #3: Implement a 21st Century Mobility Strategy	-	-	1,225,000	1,330,295	1,225,000	1,330,295
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	33,588	500,000	497,876	550,000	531,464
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,070,000	1,006,023	3,670,000	1,328,444	4,740,000	2,334,467
Total GR Forward Projects	\$ 1,385,000	\$ 1,115,617	\$ 7,740,646	\$ 5,417,841	\$ 9,125,646	\$ 6,533,458
Administration	-	-	2,350,000	2,002,990	2,350,000	2,002,990
Debt Service	-	-	2,106,220	2,030,220	2,106,220	2,030,220
TOTAL EXPENDITURES	\$ 1,385,000	\$ 1,115,617	\$ 12,196,866	\$ 9,451,051	\$ 13,581,866	\$ 10,566,668
EXCESS / (DEFICIT)	\$ (466,373)	\$ 3,167	\$ (1,437,164)	\$ 1,352,960	\$ (1,903,537)	\$ 1,356,127
BEGINNING FUND BALANCE		1,708,067		16,757,621		18,465,688
ENDING FUND BALANCE		\$ 1,711,234		\$ 18,110,581		\$ 19,821,815

STATEMENT C

DOWNTOWN DEVELOPMENT AUTHORITY
Statement of FY2026 Project Expenditures
As of March 31, 2026

<u>Project Name</u>	<u>%</u>	<u>FY2026 Project Budgets</u>	<u>Feb-Mar</u>	<u>Fiscal Year</u>	<u>Remaining FY2026 Budgets</u>	<u>% of Budget spent</u>
River Governance		25,000	3,550	9,107	15,893	36.43%
Downtown Planning		200,000	-	-	200,000	0.00%
Lyon Square Improvements		-	136,897	335,017	(335,017)	0.00%
River Edge Improvements		800,000	-	89,798	710,202	11.22%
GRForward Goal # 1 - Local Tax Increment	11.23%	\$ 1,025,000	\$ 140,447	\$ 433,922	\$ 591,078	42.33%
River Economic Opportunity Initiative		-	-	947	(947)	0.00%
Downtown Planning & Speakers		200,000	38,968	38,968	161,032	0.00%
GRForward Goal # 1 - Non-Tax Increment	2.19%	\$ 200,000	\$ 38,968	\$ 39,915	\$ 160,085	0.00%
Development Project Guidance		25,000	-	7,180	17,820	28.72%
Development Project Reimbursements		1,245,646	662,542	1,745,382	(499,736)	140.12%
Downtown Enhancement Grants		115,000	64,757	74,742	40,258	64.99%
GRForward Goal # 2 - Local Tax Increment	15.18%	\$ 1,385,646	\$ 727,299	\$ 1,827,304	\$ (441,658)	131.87%
Heartside Quality of Life Implementation		25,000	-	7,326	17,674	29.30%
Neighborhood Engagement Programs		40,000	14,240	28,765	11,235	71.91%
GRForward Goal # 2 - Non-Tax Increment	0.71%	\$ 65,000	\$ 14,240	\$ 36,091	\$ 28,909	55.52%
Accessibility and Mobility Repairs		50,000	30,357	32,207	17,793	64.41%
DASH North Shuttle Services		300,000	50,000	225,000	75,000	75.00%
Streetscape Improvements		1,150,000	460,634	1,038,592	111,408	90.31%
Wayfinding System Improvements		125,000	-	34,496	90,504	27.60%
GRForward Goal # 3 - Local Tax Increment	17.81%	\$ 1,625,000	\$ 540,991	\$ 1,330,295	\$ 294,705	81.86%
Economic Development and Innovation		500,000	72,512	497,876	2,124	99.58%
GRForward Goal # 4 - Local Tax Increment	5.48%	\$ 500,000	\$ 72,512	\$ 497,876	\$ 2,124	99.58%
Downtown Workforce Programs		50,000	8,138	33,588	16,412	67.18%
GRForward Goal # 4 - Non-Tax Increment	0.55%	\$ 50,000	\$ 8,138	\$ 33,588	\$ 16,412	67.18%
Downtown Marketing and Inclusion Efforts		450,000	81,073	310,014	139,986	68.89%
Downtown Marketing - Sponsorship		-	-	2,500	(2,500)	0.00%
Downtown Tree Plantings		75,000	-	3,535	71,465	4.71%
Events & Activation - LTI		1,100,000	271,343	708,141	391,859	64.38%
Public Realm Improvements		1,535,000	137,770	259,606	1,275,394	16.91%
Urban Recreation Improvements		45,000	322	44,648	352	99.22%
GRForward Goal # 5 - Local Tax Increment	35.12%	\$ 3,205,000	\$ 490,508	\$ 1,328,444	\$ 1,876,556	41.45%
DGRI Event Production		-	2,541	14,468	(14,468)	0.00%
Downtown Ambassador Program		400,000	-	400,000	-	100.00%
Project and Fixed Asset Maintenance		50,000	25	12,335	37,665	24.67%
Public Space Activation		500,000	291,920	528,393	(28,393)	105.68%
Rosa Parks Circle Skating Operations		40,000	-	-	40,000	0.00%
Special Events - Office of		75,000	25,000	50,000	25,000	66.67%
Winter Avenue Building		5,000	232	827	4,173	16.54%
GRForward Goal # 5 - Non-Tax Increment	11.73%	\$ 1,070,000	\$ 319,718	\$ 1,006,023	\$ 63,977	94.02%
TOTAL	100.00%	\$ 9,125,646	\$ 2,352,821	\$ 6,533,458	\$ 2,592,188	71.59%

Note 1: Budgets were administratively moved within the LTI fund. Decreased Public Realm Improvements \$465,000, increased Downtown Enhancement Grants \$65,000 and increased Streetscape Improvements \$400,000.

STATEMENT D

DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2026 Expenditures
February 1 - March 31, 2026

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	3/19/2026	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Inclusive Design - DAKC 01/26	\$ 21,625.00
Local	3/17/2026	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Inclusive design services 02/26	8,250.00
Local	3/23/2026	Mydatt Service Inc	Accessibility & Mobility Repairs	Ambassador Supplies 3/26	482.42
					30,357.42
Local	1/31/2026	Paycor Inc.	Administration	DDA Payroll FY26 06 Dec	343,730.29
Local	1/31/2026	Paycor Inc.	Administration	DDA Payroll FY26 07 Jan	246,096.54
Local	1/31/2026	Paycor Inc.	Administration	DDA Payroll FY26 04 Oct	239,464.35
Local	1/31/2026	Paycor Inc.	Administration	DDA Payroll FY26 05 Nov	228,603.34
Local	2/3/2026	City Treasurer - Budget Office	Administration	Operating Transfer A-87 FY26-P8	28,889.75
Local	3/2/2026	City Treasurer - Budget Office	Administration	Operating Transfer A-87 FY26-P9	28,889.75
Local	3/24/2026	Priority Health	Administration	Priority Health Insurance Premium - March 2026	15,393.82
Local	2/24/2026	Priority Health	Administration	Priority Health Insurance Premium - March 2026	15,352.21
Local	2/17/2026	Selective Insurance Company of Amer	Administration	Commercial/General liability insurance 02/26	10,498.18
Local	2/23/2026	Dickinson Wright PLLC	Administration	Legal services DDA 02/26	7,128.00
Local	2/17/2026	McAlvey Merchant & Associates	Administration	Consulting & Governmental representation 01/26	5,500.00
Local	3/16/2026	McAlvey Merchant & Associates	Administration	Government consulting 02/26	5,500.00
Local	3/16/2026	Worksighted, Inc.	Administration	Worksighted Office 365 - down payment 03/26	5,433.12
Local	2/11/2026	Federal Square Building Co. #1, LLC	Administration	FSB office lease 01/26	5,204.94
Local	3/16/2026	Federal Square Building Co. #1, LLC	Administration	FSB office rent 02/26	5,204.94
Local	3/14/2026	City of Grand Rapids	Administration	Staff services - pay period ending 03/14/2026	2,830.76
Local	3/28/2026	City of Grand Rapids	Administration	Staff services - pay period ending 03/28/2026	2,564.20
Local	2/28/2026	City of Grand Rapids	Administration	Staff services - pay period ending 02/28/2026	2,496.31
Local	1/31/2026	City of Grand Rapids	Administration	Staff services - pay period ending 01/31/2026	2,496.30
Local	2/14/2026	City of Grand Rapids	Administration	Staff services - pay period ending 02/14/2026	2,459.99
Local	2/23/2026	Andrews Hooper Pavlik PLC	Administration	Audit services 11/25	2,310.00
Local	3/16/2026	American United Life Insurance	Administration	Life Insurance 2/26	2,265.79
Local	3/27/2026	American United Life Insurance	Administration	Life Insurance 3/26	2,265.79
Local	2/4/2026	American United Life Insurance	Administration	Life insurance 12/25	2,203.77
Local	2/17/2026	Worksighted, Inc.	Administration	IT Support 2/25	1,833.37
Local	3/16/2026	Worksighted, Inc.	Administration	Worksighted CRIT 11/25	1,812.73
Local	3/16/2026	US Bank National Association	Administration	KVD Pcard 2/2026	1,366.03
Local	2/17/2026	Fusion Financial Services, LLC	Administration	Accounting services 02/26	1,340.76
Local	2/17/2026	US Bank National Association	Administration	Admin: Membership	1,001.47
Local	2/17/2026	Worksighted, Inc.	Administration	IT Support 2/25	984.06
Local	2/3/2026	City Treasurer - Risk Mgmt	Administration	General insurance Transfers FY26-P8	895.58
Local	3/2/2026	City Treasurer - Risk Management	Administration	General insurance Transfers FY26-P9	895.58
Local	3/24/2026	Blue Cross Blue Shield of Mich	Administration	Blue Cross Blue Shield Insurance March 2026	894.96
Local	2/17/2026	US Bank National Association	Administration	Admin: Supplies	869.36
Local	3/17/2026	Fusion Financial Services, LLC	Administration	Accounting services 03/26	860.15
Local	2/17/2026	US Bank National Association	Administration	Admin: Food & Bev	787.62
Local	2/23/2026	New Dreams, Inc.	Administration	Janitorial services 02/26	635.25
Local	3/17/2026	New Dreams, Inc.	Administration	Janitorial services 03/26	635.25
Local	3/16/2026	Lisa M Cooper	Administration	HR services 02/26	556.52
Local	3/17/2026	Worksighted, Inc.	Administration	Monthly MO365 & extra storage 03/26	554.40
Local	2/17/2026	US Bank National Association	Administration	Admin: Service	542.13
Local	2/24/2026	Blue Cross Blue Shield of Mich	Administration	Blue Cross Blue Shield Insurance March 2026	540.43
Local	2/17/2026	US Bank National Association	Administration	Admin: Conference & travel	522.41
Local	3/16/2026	US Bank National Association	Administration	Admin: Conference & Travel	508.69
Local	2/11/2026	Federal Square Building Co. #1, LLC	Administration	FSB office lease mezz 01/26	485.38
Local	3/16/2026	Federal Square Building Co. #1, LLC	Administration	FSB office rent mezz 02/26	485.38
Local	2/17/2026	US Bank National Association	Administration	DDA Admin: Food & Bev	485.25
Local	3/16/2026	Lisa M Cooper	Administration	HR services 02/26	472.50
Local	2/12/2026	Lisa M Cooper	Administration	HR services 01/26	408.29
Local	2/23/2026	Dickinson Wright PLLC	Administration	Legal services DGRI 02/26	406.56
Local	2/18/2026	Cellco Partnership	Administration	Cell services 02/26	383.06
Local	3/16/2026	US Bank National Association	Administration	DDA Admin: Food & Bev	380.13
Local	3/16/2026	US Bank National Association	Administration	Admin: Professional Dev.	324.68
Local	2/18/2026	GreatAmerica Financial Services Corp	Administration	Copier lease 01/26	317.79
Local	3/16/2026	US Bank National Association	Administration	Admin: Fee	315.42
Local	3/16/2026	GreatAmerica Financial Services Corp	Administration	Copier lease 02/26	292.69
Local	3/16/2026	US Bank National Association	Administration	Admin: Service	273.21
Local	2/17/2026	Fusion Financial Services, LLC	Administration	Accounting services 02/26	269.50
Local	2/12/2026	Lisa M Cooper	Administration	HR services artprize 01/26	239.75
Local	3/16/2026	US Bank National Association	Administration	KVD Pcard 2/2026	233.61
Local	2/18/2026	Federal Square Building Co. #1, LLC	Administration	FSB Electricity Feb. 02/26	229.89
Local	3/3/2026	Dickinson Wright PLLC	Administration	Legal Services 2/26	220.00
Local	3/20/2026	Federal Square Building Co. #1, LLC	Administration	FSB Electricity Feb. 02/26	207.35
Local	2/28/2026	City Treasurer - Fleet	Administration	Fuel Billing - Feb 2026	202.70
Local	2/4/2026	Metro FiberNet, LLC	Administration	Metronet services 12/25	197.75
Local	3/16/2026	Metro FiberNet, LLC	Administration	Metronet services 02/26	197.75

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2026

Source	Date	Vendor	Purpose / Project	Description	Amount
Local	3/27/2026	Metro FiberNet, LLC	Administration	Metronet services 03/26	197.75
Local	1/31/2026	Paycor Inc.	Administration	DDA Payroll Fee FY26 07 Jan	194.19
Local	3/2/2026	West Michigan Hispanic Chamber of C	Administration	Membership fee 1/26	192.50
Local	3/16/2026	Cellco Partnership	Administration	Cell phone services 03/26	191.56
Local	1/31/2026	Paycor Inc.	Administration	DDA Payroll Fee FY26 05 Nov	189.05
Local	2/17/2026	US Bank National Association	Administration	Admin: Local Business Expense	186.13
Local	2/4/2026	Metro FiberNet, LLC	Administration	Metronet services 12/25	180.87
Local	3/16/2026	Metro FiberNet, LLC	Administration	Metronet services 02/26	180.87
Local	3/27/2026	Metro FiberNet, LLC	Administration	Metronet services 03/26	180.87
Local	2/23/2026	Dickinson Wright PLLC	Administration	Legal services DGRI 02/26	169.40
Local	2/18/2026	YMCA of Greater Grand Rapids	Administration	YMCA 1st Quarter 2026 02/26	160.00
Local	3/16/2026	US Bank National Association	Administration	KVD Pcard 2/2026	156.80
Local	2/1/2026	Megan Catcho	Administration	Winter gear Reimbursement 1/26	154.00
Local	3/3/2026	Katie Anton	Administration	K. Moore (Anton) reimbursement 01/26	150.96
Local	3/16/2026	US Bank National Association	Administration	Admin: Food & Bev	142.88
Local	2/18/2026	Littlefoot Coffee Roasters	Administration	Office coffee 02/26	140.91
Local	3/19/2026	Littlefoot Coffee Roasters	Administration	Coffee order 3/26	137.06
Local	3/16/2026	US Bank National Association	Administration	Admin: Subscriptions & Publications	122.75
Local	3/2/2026	Kathryn Marie Benson	Administration	Off site event, sound bath, 2/26	115.50
Local	3/6/2026	Malina Anderson	Administration	M. Anderson reimbursement 03/26	91.63
Local	1/31/2026	Paycor Inc.	Administration	DDA Payroll Fee FY26 04 Oct	86.67
Local	1/31/2026	Paycor Inc.	Administration	DDA Payroll Fee FY26 06 Dec	86.67
Local	3/16/2026	US Bank National Association	Administration	Admin: Supplies	76.30
Local	3/16/2026	Staples Contract and Commercial Inc.	Administration	Office supplies 02/26	74.44
Local	2/17/2026	US Bank National Association	Administration	KVD Pcard, Feb 2026	66.04
Local	2/17/2026	US Bank National Association	Administration	Admin: Professional Dev.	59.39
Local	3/16/2026	Staples Contract and Commercial Inc.	Administration	Office supplies 02/26	52.37
Local	2/17/2026	US Bank National Association	Administration	Admin: Fee	35.64
Local	2/18/2026	Model Coverall Service Inc	Administration	Office mat services 02/26	34.75
Local	3/17/2026	Model Coverall Service Inc	Administration	Office mats 03/26	34.75
Local	2/28/2026	City Treasurer - Mobile GR	Administration	Pearl Ionia Validation Tickets Feb 2026	32.00
Local	2/4/2026	Metro FiberNet, LLC	Administration	Metronet services 12/25	30.23
Local	3/16/2026	Metro FiberNet, LLC	Administration	Metronet services 02/26	30.23
Local	3/27/2026	Metro FiberNet, LLC	Administration	Metronet services 03/26	30.23
Local	2/17/2026	US Bank National Association	Administration	KVD Pcard, Feb 2026	19.96
Local	2/17/2026	US Bank National Association	Administration	Admin: Subscriptions & Publications	11.87
Local	3/16/2026	US Bank National Association	Administration	KVD Pcard 2/2026	8.71
Local	3/16/2026	US Bank National Association	Administration	KVD Pcard 2/2026	6.33
Local	1/31/2026	City Treasurer - Mobile GR	Administration	Pearl Ionia Validation Tickets Jan 2026	6.00
Local	3/4/2026	ArtPrize 2.0	Administration	Reimbursement of Payroll and Admin costs	(50,000.00)
Local	2/3/2026	ArtPrize	Administration	ArtPrize payroll/admin fees 02/26	(100,000.00)
					1,091,865.79
Local	3/17/2026	City of Grand Rapids	CIB Series 2023 Lyon Square Bonds	DDA's portion (80%) of interest due 4/1/2026	169,960.00
Local	3/17/2026	City of Grand Rapids	CIB Series 2024 Bonds - Amphitheater	Bond Principal & Interest due 4/1/2026	1,013,750.00
					1,183,710.00
Local	2/28/2026	City Treasurer - Mobile GR	DASH North Shuttle Services	DDA share of DASH North Service - Feb 26	25,000.00
Local	3/31/2026	City Treasurer - Mobile GR	DASH North Shuttle Services	DDA share of DASH North Service - Mar 26	25,000.00
					50,000.00
Local	3/18/2026	Jackson Entertainment LLC	Developer Project Reimbursements	Developer Reimbursement for FY2026	600,000.00
Local	2/24/2026	55 IONIA PARTNERS LLC	Developer Project Reimbursements	Developer Reimbursement for FY2026 Winter	18,005.74
Local	2/24/2026	150 Ottawa Development, LLC	Developer Project Reimbursements	Developer Reimbursement for FY2026 Winter	10,372.11
Local	2/24/2026	Arena Place Development LLC	Developer Project Reimbursements	Developer Reimbursement for FY2026 Winter	8,211.33
Local	2/24/2026	CWD 50 Monroe II LLC	Developer Project Reimbursements	Developer Reimbursement for FY2026 Winter	5,948.07
Local	2/24/2026	Waters Building LLC	Developer Project Reimbursements	Developer Reimbursement for FY2026 Winter	5,443.25
Local	2/24/2026	10 Ionia LLC	Developer Project Reimbursements	Developer Reimbursement for FY2026 Winter	5,044.52
Local	2/24/2026	20 MONROE BUILDING COMPANY LI	Developer Project Reimbursements	Developer Reimbursement for FY2026 Winter	4,294.16
Local	2/24/2026	Venue Tower, LLC	Developer Project Reimbursements	Developer Reimbursement for FY2026 Winter	3,607.82
Local	2/24/2026	CWD Urban Fund LLC	Developer Project Reimbursements	Developer Reimbursement for FY2026 Winter	937.07
Local	2/24/2026	2ETIF, LLC	Developer Project Reimbursements	Developer Reimbursement for FY2026 Winter	677.90
					662,541.97
Local	3/27/2026	Meurry Yely Romero Munoz	Dntn Marketing & Inclusion Efforts	WoW promotion 03/26	12,000.00
Local	3/27/2026	Edgar Omar Arredondo	Dntn Marketing & Inclusion Efforts	General photography 03/26	7,475.00
Local	2/11/2026	Daniel Quinn Mathews	Dntn Marketing & Inclusion Efforts	DGRI annual partnership 01/26	7,000.00
Local	2/11/2026	Grand Rapids Public Museum	Dntn Marketing & Inclusion Efforts	Educational events 01/26	6,800.00
Local	2/11/2026	Grand Rapids Public Museum	Dntn Marketing & Inclusion Efforts	Educational events 01/26	6,450.00
Local	2/17/2026	Townsquare Media Inc	Dntn Marketing & Inclusion Efforts	WoW media 01/26	5,050.00
Local	3/17/2026	Townsquare Media Inc	Dntn Marketing & Inclusion Efforts	WoW media advertising 02/26	4,805.00
Local	3/17/2026	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	General photography 03/26	4,580.00

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2026

Source	Date	Vendor	Purpose / Project	Description	Amount
Local	2/11/2026	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	General photography 01/26	4,425.00
Local	2/11/2026	Promotional Impact	Dntn Marketing & Inclusion Efforts	WoW give aways 01/26	3,287.71
Local	3/25/2026	Edgar Omar Arredondo	Dntn Marketing & Inclusion Efforts	General photography 03/26	3,071.50
Local	2/11/2026	Grand Rapids Urban League	Dntn Marketing & Inclusion Efforts	MLK Corporate Breakfast sponsorship 12/25	3,000.00
Local	2/18/2026	Grand Rapids Community Media Cent	Dntn Marketing & Inclusion Efforts	2026 WYCE Jammie Awards Sponsorship	2,500.00
Local	2/17/2026	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions & Publications	2,314.69
Local	3/27/2026	Edgar Omar Arredondo	Dntn Marketing & Inclusion Efforts	General photography 03/26	2,300.00
Local	3/16/2026	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions & Publications	1,347.00
Local	2/17/2026	Josh Leffingwell, LLC	Dntn Marketing & Inclusion Efforts	Website update 1/26	762.00
Local	2/17/2026	Josh Leffingwell, LLC	Dntn Marketing & Inclusion Efforts	web site design 1/26	750.00
Local	2/18/2026	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	General photography 01/26	475.00
Local	3/16/2026	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	General photography 02/26	400.00
Local	2/18/2026	Holland Litho Service INC.	Dntn Marketing & Inclusion Efforts	WoW maps & guides 01/26	390.31
Local	3/16/2026	Holland Litho Service Inc.	Dntn Marketing & Inclusion Efforts	WoW maps & guides 02/26	390.31
Local	3/27/2026	Valerie Wahna	Dntn Marketing & Inclusion Efforts	Ambassador award 02/26	375.00
Local	2/17/2026	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Local Business Expense	325.00
Local	3/16/2026	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	229.87
Local	2/18/2026	FCCA Holdings, LLC	Dntn Marketing & Inclusion Efforts	WoW Event cards 02/26	173.32
Local	3/17/2026	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	General photography 03/26	150.00
Local	2/18/2026	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	WoW signage 02/26	125.00
Local	2/17/2026	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	89.76
Local	2/17/2026	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Supplies	31.80
					81,073.27
Local	3/20/2026	Grand Rapids Civic Theatre	Downtown Enhancement Grants	Civic Theatre DEG 03/26	64,757.14
					64,757.14
Local	3/25/2026	Bluewater Technologies Group Inc	Economic Development & Innovation	Wayfinding 2/26	30,667.00
Local	2/5/2026	Advance Local Media LLC	Economic Development & Innovation	Media Coverage 12/25	5,250.00
Local	2/11/2026	GR Area Chamber of Commerce	Economic Development & Innovation	Retail Retention & Attraction contract 01/26	5,000.00
Local	3/16/2026	Grand Rapids Area Chamber of Comrn	Economic Development & Innovation	Retail Retention & Attraction contract 02/26	5,000.00
Local	3/3/2026	Lucias Caine McColgan	Economic Development & Innovation	Pop-up art gallery 2/26	3,800.00
Local	3/17/2026	Universal Sign, Inc.	Economic Development & Innovation	Wayfinding maintenance 02/26	3,360.00
Local	3/17/2026	Universal Sign, Inc.	Economic Development & Innovation	Wayfinding maintenance 02/26	2,925.00
Local	2/24/2026	Monroe North Business Association	Economic Development & Innovation	MNBA support donation 01/26	2,500.00
Local	2/4/2026	Anne DiVitto	Economic Development & Innovation	Third Thursday influencer program 10/25	2,400.00
Local	2/4/2026	Oh Hello Companies LLC	Economic Development & Innovation	Window Activation 1/26	1,985.10
Local	2/4/2026	Anne DiVitto	Economic Development & Innovation	Third Thursday influencer program 10/25	1,600.00
Local	3/16/2026	Anne DiVitto	Economic Development & Innovation	Third Thursday Influencer program 02/26	1,600.00
Local	2/4/2026	Elise Ki Su Hewitt	Economic Development & Innovation	WoW window grant 01/26	1,430.00
Local	3/17/2026	Oh Hello Companies LLC	Economic Development & Innovation	Postcards & signage 03/26	1,050.20
Local	2/4/2026	Short Game Projects LLC	Economic Development & Innovation	Window Activation, Artist Fees 1/26	1,000.00
Local	3/19/2026	Grand Rapids Asian-Pacific Festival	Economic Development & Innovation	WoW 3/26	1,000.00
Local	3/17/2026	Universal Sign, Inc.	Economic Development & Innovation	Wayfinding maintenance 02/26	995.00
Local	2/17/2026	Oh Hello Companies LLC	Economic Development & Innovation	Window Activation 1/26	689.32
Local	2/18/2026	Arts Marketplace at Studio Park	Economic Development & Innovation	DRIP meeting catering 01/26	260.46
					72,512.08
Local	2/11/2026	Daniel Murray	Events & Activation - LTI	RTTR installation deposit 12/25	17,989.50
Local	2/24/2026	LiveSpace, LLC	Events & Activation - LTI	WoW rentals 02/26	12,325.00
Local	3/16/2026	LiveSpace, LLC	Events & Activation - LTI	WoW projection drumming rentals 02/26	10,996.75
Local	2/4/2026	Ice Sculptures LTD	Events & Activation - LTI	WoW ice sculptures 12/25	10,800.00
Local	3/16/2026	US Bank National Association	Events & Activation - LTI	KVD Pcard 2/2026	10,358.69
Local	3/20/2026	James Forrest Hughes	Events & Activation - LTI	WoW AV 3/26	10,000.00
Local	2/25/2026	Zachary Steven Trebellas	Events & Activation - LTI	World of Winter	10,000.00
Local	2/25/2026	Frostyboyz Entertainment LLC	Events & Activation - LTI	WoW DJ set 02/26	9,545.00
Local	3/19/2026	LiveSpace, LLC	Events & Activation - LTI	WOW - Silent Disco - Calder Plaza 2/26	8,923.38
Local	3/27/2026	LiveSpace, LLC	Events & Activation - LTI	WoW Silent Disco 02/26	8,923.37
Local	3/16/2026	US Bank National Association	Events & Activation - LTI	KVD Pcard 2/2026	8,693.14
Local	3/16/2026	Amnestie Lillian-Tate VerDuin	Events & Activation - LTI	WoW Circus Wonderland entertainers 02/26	7,500.00
Local	3/17/2026	Amnestie Lillian-Tate VerDuin	Events & Activation - LTI	WoW Circus Wonderland performers 02/26	7,500.00
Local	3/16/2026	Kerkstra Portable Restroom Service In	Events & Activation - LTI	WoW portable restrooms 01/26	7,330.00
Local	3/20/2026	Grand Rapids Asian-Pacific Festival	Events & Activation - LTI	Noodle Fest 3/26	7,000.00
Local	3/16/2026	Christopher Wessely	Events & Activation - LTI	WoW event hosting 03/26	6,840.00
Local	2/17/2026	US Bank National Association	Events & Activation - LTI	KVD Pcard, feb 2026	6,816.48
Local	2/17/2026	US Bank National Association	Events & Activation - LTI	KVD Pcard, feb 2026	6,396.75
Local	3/17/2026	Baker Tent Rental	Events & Activation - LTI	WoW rentals 03/26	5,600.40
Local	2/17/2026	Ice Sculptures LTD	Events & Activation - LTI	WoW ice piano 12/25	5,100.00
Local	2/24/2026	Front Street LLC	Events & Activation - LTI	Front St LLC March rent 02/26	4,788.52
Local	3/17/2026	Front Street LLC	Events & Activation - LTI	Front St LLC April rent 02/26	4,749.07

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2026

Source	Date	Vendor	Purpose / Project	Description	Amount
Local	2/4/2026	Vishal Sharma	Events & Activation - LTI	Event Services 1/26	4,725.00
Local	2/17/2026	US Bank National Association	Events & Activation - LTI	KVD Pcard, feb 2026	4,319.34
Local	2/11/2026	Ivy Marie-Ann Orth	Events & Activation - LTI	WoW custom designs 01/26	4,239.60
Local	2/25/2026	Candice Fleszar-Smith	Events & Activation - LTI	WoW walking tours 02/26	3,900.00
Local	2/4/2026	Grand Rapids Public Museum	Events & Activation - LTI	Educational events 01/26	3,500.00
Local	3/17/2026	Caila Ferro	Events & Activation - LTI	WoW installs / HEQ operator 03/26	3,500.00
Local	2/4/2026	Grand Rapids Public Museum	Events & Activation - LTI	Educational events 01/26	3,400.00
Local	3/19/2026	Grand Rapids Event Management LLC	Events & Activation - LTI	WoW Sponsorship 3/26	3,400.00
Local	2/17/2026	US Bank National Association	Events & Activation - LTI	KVD Pcard, feb 2026	2,722.67
Local	2/23/2026	Amnestie Lillian-Tate VerDuin	Events & Activation - LTI	WoW performers 02/26	2,600.00
Local	2/17/2026	US Bank National Association	Events & Activation - LTI	KVD Pcard, feb 2026	2,477.32
Local	2/11/2026	Caila Ferro	Events & Activation - LTI	WoW installs & HEQ operator 02/26	2,450.00
Local	2/11/2026	Jason Fulton	Events & Activation - LTI	Security services 01/26	2,173.50
Local	2/18/2026	Baker Tent Rental	Events & Activation - LTI	WoW rentals 02/26	2,160.30
Local	2/23/2026	Caila Ferro	Events & Activation - LTI	WoW Installs / HEQ Operator 02/26	2,100.00
Local	3/16/2026	US Bank National Association	Events & Activation - LTI	KVD Pcard 2/2026	1,995.74
Local	3/16/2026	Jason Fulton	Events & Activation - LTI	WoW security services 01/26	1,782.00
Local	3/16/2026	US Bank National Association	Events & Activation - LTI	KVD Pcard 2/2026	1,742.30
Local	2/11/2026	Swift Printing & Communications	Events & Activation - LTI	WoW signage 02/26	1,676.60
Local	3/16/2026	Jason Fulton	Events & Activation - LTI	WoW security services 01/26	1,593.00
Local	2/18/2026	Jason Fulton	Events & Activation - LTI	WoW Security services 02/26	1,444.50
Local	2/11/2026	Jason Fulton	Events & Activation - LTI	Security services 01/26	1,431.00
Local	3/3/2026	Jason Fulton	Events & Activation - LTI	Security 2/26	1,431.00
Local	2/24/2026	Jason Fulton	Events & Activation - LTI	WoW security services 02/26	1,412.91
Local	2/4/2026	Ice Sculptures LTD	Events & Activation - LTI	WoW ice sculptures 12/25	1,350.00
Local	3/17/2026	Kerkstra Portable Restroom Service In	Events & Activation - LTI	Portable restroom rentals 01/26	1,215.00
Local	2/24/2026	LiveSpace, LLC	Events & Activation - LTI	WoW rentals 02/26	1,104.00
Local	2/18/2026	Creative Studio Promotions	Events & Activation - LTI	Car magnets 02/26	1,080.81
Local	2/25/2026	West Michigan Center for Arts & Techn	Events & Activation - LTI	Sponsorship 2/26	1,000.00
Local	2/18/2026	MacAllister Machinery Co Inc	Events & Activation - LTI	WoW equipment rentals 01/26	881.04
Local	3/16/2026	Ice Sculptures LTD	Events & Activation - LTI	WoW ice sculptures 12/25	850.00
Local	3/17/2026	Ice Sculptures LTD	Events & Activation - LTI	WoW event ice sculptures 12/25	850.00
Local	2/18/2026	MacAllister Machinery Co Inc	Events & Activation - LTI	WoW equipment rentals 01/26	766.80
Local	3/25/2026	Thornview Electric Co LLC	Events & Activation - LTI	Ground & permit generator 02/26	760.00
Local	2/4/2026	MacAllister Machinery Co Inc	Events & Activation - LTI	Equipment rental 01/26	720.50
Local	2/25/2026	United Rentals (North America), Inc.	Events & Activation - LTI	Golf cart rental 2/26	706.25
Local	3/16/2026	Ice Sculptures LTD	Events & Activation - LTI	WoW ice sculptures 12/25	650.00
Local	2/11/2026	Ice Sculptures LTD	Events & Activation - LTI	WoW Orbit Cam rental & missing headphones 12/25	606.06
Local	3/16/2026	Daine Hammerle	Events & Activation - LTI	WoW Paint the Park DJ 02/26	600.00
Local	3/27/2026	Jason Fulton	Events & Activation - LTI	WoW security 02/26	594.00
Local	3/27/2026	Jason Fulton	Events & Activation - LTI	WoW security 02/26	548.91
Local	2/18/2026	Damondria Rushing	Events & Activation - LTI	WoW Silent Disco DJ 02/26	500.00
Local	3/16/2026	Jason Fulton	Events & Activation - LTI	WoW security services 01/26	481.41
Local	2/25/2026	Olivia Vargas	Events & Activation - LTI	World of Winter, Ice Piano 2/26	420.00
Local	3/27/2026	Swift Printing & Communications	Events & Activation - LTI	WoW Snow Snake banner 03/26	415.00
Local	3/2/2026	Charles Millard	Events & Activation - LTI	WoW Performer 2/26	400.00
Local	2/11/2026	Ice Sculptures LTD	Events & Activation - LTI	WoW Orbit Cam rental & missing headphones 12/25	393.94
Local	2/11/2026	Ice Sculptures LTD	Events & Activation - LTI	WoW Orbit Cam rental & missing headphones 12/25	393.94
Local	2/4/2026	MacAllister Machinery Co Inc	Events & Activation - LTI	Equipment rental 01/26	369.00
Local	3/16/2026	ODC Network	Events & Activation - LTI	WoW event - Bird of Prey 02/26	350.00
Local	3/16/2026	Jason Fulton	Events & Activation - LTI	WoW security services 01/26	337.50
Local	2/23/2026	Alyssa Alvarez	Events & Activation - LTI	WoW DJ set 02/26	300.00
Local	2/18/2026	Daniel VanHekken	Events & Activation - LTI	WoW Silent Disco DJ 02/26	300.00
Local	2/17/2026	Danielle Christine Terwilliger	Events & Activation - LTI	WoW Silent Disco DJ 01/26	300.00
Local	2/18/2026	Jalen J Saddler	Events & Activation - LTI	WoW Silent Disco DJ 01/26	300.00
Local	2/23/2026	Ryan Hood	Events & Activation - LTI	WoW Silent Disco DJ 01/26	300.00
Local	3/16/2026	US Bank National Association	Events & Activation - LTI	Events: Clothing	280.90
Local	2/11/2026	Ice Sculptures LTD	Events & Activation - LTI	WoW Orbit Cam rental & missing headphones 12/25	256.06
Local	2/18/2026	MacAllister Machinery Co Inc	Events & Activation - LTI	WoW equipment rentals 01/26	175.00
Local	3/19/2026	Katie Anton	Events & Activation - LTI	Mileage Reimbursement 3/26	128.06
Local	3/19/2026	Grand Rapids Asian-Pacific Festival	Events & Activation - LTI	Noodle fest 3/26	114.00
Local	2/18/2026	Curtis Laundry and Dry Cleaners, Inc.	Events & Activation - LTI	Laundry service 02/26	78.80
Local	3/23/2026	Katie Anton	Events & Activation - LTI	Reimbursement 3/26	67.99
Local	3/23/2026	Katie Anton	Events & Activation - LTI	Reimbursement 3/26	41.34
Local	3/16/2026	ACO Inc	Events & Activation - LTI	WoW supplies 02/26	28.99
Local	2/17/2026	US Bank National Association	Events & Activation - LTI	Events: Credit	(25.00)
					271,343.13

Local	2/10/2026	Rockford Construction Co	Lyon Square Improvements	16077-Lyon Square (Rockford)	92,495.10
Local	2/9/2026	Rockford Construction Co	Lyon Square Improvements	16077-Lyon Square (Rockford)	22,163.00
Local	2/9/2026	Progressive Architecture	Lyon Square Improvements	16077-Lyon Square - Grand River to Monroe	6,113.75

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2026

Source	Date	Vendor	Purpose / Project	Description	Amount
Local	2/9/2026	Progressive Architecture	Lyon Square Improvements	16077-Lyon Sqaure - Grand River to Monroe	5,957.30
Local	2/9/2026	Progressive Architecture	Lyon Square Improvements	16077-Lyon Sqaure - Grand River to Monroe	3,955.00
Local	2/28/2026	City Treasurer - Engineering	Lyon Square Improvements	0826-Progress billings	3,226.69
Local	2/9/2026	Rockford Construction Co	Lyon Square Improvements	16077-Lyon Square (Rockford)	2,986.00
					136,896.84
Local	2/4/2026	LiveSpace, LLC	Public Realm Improvements	Lyon Square Projection Mapping 01/26	102,210.03
Local	3/27/2026	MKSK Inc	Public Realm Improvements	Van Andel Plaza phase 2 03/26	16,720.00
Local	2/11/2026	James Forrest Hughes	Public Realm Improvements	Bond underpass project 01/26	6,900.00
Local	3/16/2026	MKSK Inc	Public Realm Improvements	Professional services: Van Andel Plaza Phase 2 02/	5,800.00
Local	2/25/2026	Progressive Architecture	Public Realm Improvements	22002-Professional Architectural Services (Progress	5,779.77
Local	2/18/2026	Kerkstra Portable Restroom Service In	Public Realm Improvements	Portable restroom rental 01/26	180.00
Local	3/16/2026	Kerkstra Portable Restroom Service In	Public Realm Improvements	Portable restroom rentals 01/26	180.00
					137,769.80
Local	2/11/2026	Friends of the High Line, Inc.	River Governance	2026 HLN membership 01/26	3,000.00
Local	3/27/2026	Downtown Grand Rapids Inc	River Governance	Refund-orig paid from DGRI Greenway	550.00
					3,550.00
Local	3/18/2026	State of Michigan	Streetscape Improvements	20055-Division-Fulton to Crescent (MDOT)	395,009.95
Local	2/23/2026	Grand Rapids Nehemiah Project-Build	Streetscape Improvements	Monthly contract & plowing services 02/26	6,142.50
Local	3/17/2026	Grand Rapids Nehemiah Project-Build	Streetscape Improvements	Monthly contract services 03/26	6,142.50
Local	3/16/2026	Tony Betten Ford Inc	Streetscape Improvements	Ambassador truck repairs 03/26	5,174.87
Local	2/11/2026	Arts Marketplace at Studio Park	Streetscape Improvements	WoW window activation grant 01/26	4,775.00
Local	3/24/2026	Michigan Landscape Services	Streetscape Improvements	Streetscape Improvements 3/26	4,400.00
Local	2/17/2026	Oh Hello Companies LLC	Streetscape Improvements	Window Activation 1/26	4,310.68
Local	2/28/2026	City Treasurer - Engineering	Streetscape Improvements	0826-Progress billings	4,251.56
Local	3/3/2026	Grand Rapids Nehemiah Project-Build	Streetscape Improvements	Snow removal 2/26	3,946.95
Local	3/17/2026	B & V Mechanical Inc	Streetscape Improvements	Service call 02/26	2,831.87
Local	1/31/2026	City Treasurer - Public Services	Streetscape Improvements	DGRI Trash Disposal	2,338.30
Local	12/31/2025	City Treasurer - Public Services	Streetscape Improvements	DGRI Trash Disposal	2,291.05
Local	2/28/2026	City Treasurer - Public Services	Streetscape Improvements	DGRI Trash Disposal	2,243.80
Local	3/31/2026	City Treasurer - Public Services	Streetscape Improvements	DGRI Trash Disposal	2,243.80
Local	2/11/2026	Mario A Cascante	Streetscape Improvements	WoW window activation grant 12/25	2,000.00
Local	2/25/2026	Old World Olive Press	Streetscape Improvements	Window Activation 1/26	2,000.00
Local	2/4/2026	Michigan Landscape Services	Streetscape Improvements	Service calls 01/26	1,695.00
Local	2/18/2026	Caleb Straight	Streetscape Improvements	WoW window activation grant 01/26	1,400.00
Local	2/17/2026	WB Blanton Enterprises LLC	Streetscape Improvements	Window Activation 1/26	1,000.00
Local	2/11/2026	Periwinkle FOG LLC	Streetscape Improvements	WoW window activation grant 01/26	993.44
Local	2/18/2026	Caleb Straight	Streetscape Improvements	WoW window activation grant 01/26	600.00
Local	2/11/2026	Thomas Grimm	Streetscape Improvements	WoW window grant 01/26	583.46
Local	2/11/2026	Gazelle Sports Downtown GR LLC	Streetscape Improvements	WoW window activation grant 01/26	500.00
Local	2/11/2026	Gazelle Sports Downtown GR LLC	Streetscape Improvements	WoW window activation grant 01/26	500.00
Local	3/4/2026	Moore & Bruggink Inc	Streetscape Improvements	20055-Division-Fulton to Crescent (M&B)	492.38
Local	3/16/2026	Tony Betten Ford Inc	Streetscape Improvements	Ambassador truck repairs 03/26	485.32
Local	2/11/2026	Thomas Grimm	Streetscape Improvements	WoW window grant 01/26	416.54
Local	2/24/2026	Mydatt Service Inc	Streetscape Improvements	Ambassador supplies 02/26	357.20
Local	2/18/2026	Katerberg Co., Inc	Streetscape Improvements	Service call 01/26	342.00
Local	2/23/2026	Grand Rapids Nehemiah Project-Build	Streetscape Improvements	Monthly contract & plowing services 02/26	315.00
Local	3/31/2026	Source One Imaging	Streetscape Improvements	Banner removal 02/26	300.00
Local	3/23/2026	B & V Mechanical Inc	Streetscape Improvements	Ambassador Maintenance 3/26	230.00
Local	2/11/2026	Arts Marketplace at Studio Park	Streetscape Improvements	WoW window activation grant 01/26	225.00
Local	3/16/2026	Tony Betten Ford Inc	Streetscape Improvements	Ambassador truck repairs 03/26	96.17
					460,634.34
Local	3/2/2026	City Treasurer - Water	Urban Recreation Improvements	WS2179082 26/02	177.42
Local	3/11/2026	Mobile Communications America, Inc.	Urban Recreation Improvements	Camera Maintenance	145.00
					322.42
Non-Tax	2/12/2026	City Treasurer - Mobile GR	DGRI Event Production	Hooded Meters WOW Jan 10 2026	1,242.50
Non-Tax	2/25/2026	City Treasurer - Mobile GR	DGRI Event Production	Hooded Meters WOW Feb 21 2026	840.00
Non-Tax	3/31/2026	City Treasurer - Mobile GR	DGRI Event Production	Hooded Meters WOW March 2026	458.50
					2,541.00
Non-Tax	3/27/2026	James Forrest Hughes	Downtown Workforce	Relax at Rosa season deposit 03/26	8,137.50
					8,137.50

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2026

Source	Date	Vendor	Purpose / Project	Description	Amount
Non-Tax	3/3/2026	Alita Kelly	Neighborhood Engagement	Alita Kelly dba Jade Rabbit garden remaining FY25	7,400.00
Non-Tax	2/12/2026	Alita Kelly	Neighborhood Engagement	Alita Kelly dba Jade Rabbit garden remaining FY25	6,790.00
Non-Tax	3/2/2026	West Grand Neighborhood Organization	Neighborhood Engagement	Membership 2/26	50.00
					14,240.00
Non-Tax	3/27/2026	Interface Studio LLC	NTI Downtown Planning & Speakers	GR Forward: consultant work 03/26	38,668.60
Non-Tax	3/16/2026	US Bank National Association	NTI Downtown Planning & Speakers	Downtown Planning & Speaker Series: Food & Bev	298.96
					38,967.56
Non-Tax	2/23/2026	City Treasurer - Water	Project & Fixed Asset Maint	WS2028692 26/01	24.64
					24.64
Non-Tax	2/5/2026	Downtown Grand Rapids Inc	Public Space Activation	Downtown Grand Rapids Inc WoW 01/26	183,328.73
Non-Tax	2/11/2026	Circaform	Public Space Activation	WoW installation final payment 01/26	15,770.00
Non-Tax	2/17/2026	LiveSpace, LLC	Public Space Activation	WoW Somnius installation 02/26	13,274.80
Non-Tax	3/16/2026	LiveSpace, LLC	Public Space Activation	WoW installation 02/26	13,274.80
Non-Tax	3/3/2026	LiveSpace, LLC	Public Space Activation	DGRI WOW - Somnius - Ah-Nab-Awen Park 2/26	13,274.80
Non-Tax	2/18/2026	Michigan Landscape Services	Public Space Activation	WoW services 01/26	11,883.00
Non-Tax	2/11/2026	Michigan Landscape Services	Public Space Activation	WoW installation service call 01/26	5,360.00
Non-Tax	3/19/2026	Alfield Reeves	Public Space Activation	Activate grant 02/26	5,000.00
Non-Tax	3/4/2026	Dorelle Brock	Public Space Activation	Scavenger Hunt prep 02/26	5,000.00
Non-Tax	2/23/2026	Christopher Brian Dudley	Public Space Activation	WoW installation 02/26	4,994.00
Non-Tax	3/16/2026	Jordan Ngozi Omar Hamilton	Public Space Activation	Sound and Story Board ideas for the Grand Rapids	3,750.00
Non-Tax	3/27/2026	Jordan Ngozi Omar Hamilton	Public Space Activation	Projection mapping composition 03/26	3,750.00
Non-Tax	3/27/2026	Adrian Butler	Public Space Activation	DJ - Projection opening night 03/26	2,000.00
Non-Tax	3/16/2026	MacAllister Machinery Co Inc	Public Space Activation	WoW rentals 02/26	1,958.09
Non-Tax	3/16/2026	Jason Fulton	Public Space Activation	WoW security services 01/26	1,885.41
Non-Tax	2/4/2026	Michigan Landscape Services	Public Space Activation	Service calls 01/26	1,725.00
Non-Tax	3/16/2026	MacAllister Machinery Co Inc	Public Space Activation	WoW rentals 02/26	881.04
Non-Tax	3/17/2026	Jason Fulton	Public Space Activation	WoW security services 03/26	602.91
Non-Tax	3/16/2026	US Bank National Association	Public Space Activation	KVD Pcard 2/2026	494.73
Non-Tax	2/18/2026	Heather Duffy	Public Space Activation	Activate grant 02/26	450.00
Non-Tax	3/16/2026	US Bank National Association	Public Space Activation	KVD Pcard 2/2026	412.00
Non-Tax	3/24/2026	Erica Flannery	Public Space Activation	Artist talk 02/26	300.00
Non-Tax	2/17/2026	US Bank National Association	Public Space Activation	KVD Pcard, Feb 2026	230.59
Non-Tax	3/16/2026	Swift Printing & Communications	Public Space Activation	Artist lecture a-frames 03/26	204.60
Non-Tax	2/17/2026	US Bank National Association	Public Space Activation	KVD Pcard, feb 2026	204.12
Non-Tax	2/25/2026	Patrick Robert Schmidt	Public Space Activation	Pop-up performer 2/26	200.00
Non-Tax	3/3/2026	Anthony P Lubenow	Public Space Activation	pop up performer 2/26	200.00
Non-Tax	3/27/2026	Jared Higgins	Public Space Activation	J. Higgins PUP 03/26	200.00
Non-Tax	3/2/2026	Kyle Dobrowolski	Public Space Activation	Pop up performer 2/26	200.00
Non-Tax	3/2/2026	Kyle Dobrowolski	Public Space Activation	Pop up performer 2/26	200.00
Non-Tax	3/27/2026	Patrick Robert Schmidt	Public Space Activation	P. Schmidt PUP 03/26	200.00
Non-Tax	3/16/2026	US Bank National Association	Public Space Activation	Public Space Activation: Food & Bev	131.58
Non-Tax	3/16/2026	US Bank National Association	Public Space Activation	Public Space Activation: Subscription & Publications	107.89
Non-Tax	3/16/2026	Cecilia Hascher	Public Space Activation	C. Hascher PUP 02/26	100.00
Non-Tax	3/2/2026	Jared Higgins	Public Space Activation	Pop-up performer 2/26	100.00
Non-Tax	3/2/2026	Katelynn J Fonger	Public Space Activation	Pop-up Performer 2/26	100.00
Non-Tax	3/16/2026	US Bank National Association	Public Space Activation	KVD Pcard 2/2026	89.80
Non-Tax	3/16/2026	US Bank National Association	Public Space Activation	KVD Pcard 2/2026	81.90
					291,919.79
Non-Tax	2/5/2026	City Treasurer - Special Events	Special Events - Office of, Grants, Trai	172-DRGI Special Event Billing	25,000.00
					25,000.00
Non-Tax	3/2/2026	Consumers Energy	Winter Ave NW Building	1030 2027 1245 26/02	82.83
Non-Tax	3/2/2026	Consumers Energy	Winter Ave NW Building	1030 2027 1245 26/01	78.64
Non-Tax	3/25/2026	Consumers Energy	Winter Ave NW Building	1030 2027 1245 26/03	70.52
					231.99
TOTAL EXPENDITURES					\$ 4,628,396.68

MEMORANDUM



DOWNTOWN
DEVELOPMENT
AUTHORITY

DATE: May 8, 2026

TO: Downtown Development Authority

FROM: Mark Miller
Managing Director of Planning & Design

SUBJECT: GR Forward Budget Authorization

Agenda Item #04
May 13, 2026
DDA Meeting

At its December 2025 meeting, the DDA authorized \$200,000 in initial funding for professional services for Interface Studio to begin work on the GR Forward Downtown Plan Update. This initial funding enabled DGRI and Interface to collaborate on developing a full project scope and fee while also allowing the consultant team to start initial information gathering, analysis, and stakeholder meetings. The MNTIFA also authorized \$50,000 in initial funding at its December 2025 meeting to support the project.

Upon completion of this initial work, Interface was able to refine sub-consultant roles, adjust project scope and develop a fee. Part of this refinement included an increase in the role of the team's retail consultant (@Access), informed by discussions with Downtown businesses.

The total project fee is \$624,410. DGRI recommends adding a 10% contingency to this amount, bringing the overall total to an amount not-to-exceed \$685,000. Project funding is as follows:

Total professional fee: \$685,000
 Previously authorized DDA amount: (\$200,000)
 Previously authorized MNTIFA amount: (\$50,000)
Fee, less previously authorized amounts: \$435,000
 Expected additional MNTIFA contribution: (\$50,000)

Total additional DDA authorization: \$385,000

DGRI recommends authorization of an additional not-to-exceed amount of \$385,000. This amount is budgeted in Goal 1, Downtown Planning in the FY27 budget.

Recommendation: Authorize funding for an additional not-to-exceed amount of \$385,000 for Interface Studio professional services for the GR Forward Master Plan Update.

GR FORWARD PLAN UPDATE SCOPE OF WORK

TASK 1 – PROJECT KICKOFF & MANAGEMENT

1.1 Project Kick-Off

Interface Studio will facilitate a project kick-off meeting to establish the roles of all team members, clarify the project purpose and goals, define project milestones, and set a project schedule.

1.2 Project Coordination

Interface Studio will facilitate biweekly coordination calls with the internal team to check in on the schedule, milestones, and any upcoming deliverables or public events. Interface will create a file sharing system for the internal team members. For times when team members are in Grand Rapids, we expect to replace the check-in meetings with DGRI staff discussions.

1.3 Collection of Base Information

At the outset of the project, Interface Studio will prepare a collective data request for the necessary files and documents pertaining to the study area from DGRI. This initial review of base information will help the team identify gaps in necessary data and enable us to plan accordingly for data collection or follow up requests as needed. In addition, we will thoroughly review past planning efforts and identify the strategies, successes, and barriers toward implementation that will serve as a strong foundation for the development of this plan.

1.4 Kick-off Trip

- Early meeting with DGRI Staff & Stakeholders
- Study Area Tour
- Project goals and early engagement strategies
- GR Forward Debrief
 - Interface Studio will plan a session with DGRI to get an understanding about what has worked with the GR Forward Plan, what hasn't, understand why, and learn how a new/updated document will be most useful for their team going forward.
 - Interface Studio to meet with the Ambassadors to gain their insights on current Downtown challenges.

TASK 2 – COMMUNITY & STAKEHOLDER ENGAGEMENT

2.1 Community Engagement Plan

The GR Forward update requires a fundamentally different engagement approach than the original 2015 plan. Where the first plan asked people to believe in possibility through comprehensive engagement, this update builds on success through strategic, focused

engagement. The world has changed, a new generation has moved downtown, and expectations around transparency have evolved dramatically.

Working collaboratively with DGRI, our team will design a tailored engagement strategy that recognizes these shifts while honoring what made GR Forward successful. The engagement plan will:

Define and Target Multiple Audiences with Distinct Approaches:

- Original stakeholders need validation
- New downtown residents need context and a call-to-action
- Adjacent neighborhoods and CIA/ BIDs
- Strategic partners need choreographed investment alignment

Create Multiple On-Ramps for Participation: Not everyone engages the same way. Our strategy will provide diverse entry points—from intimate stakeholder conversations to pop-up events, from digital surveys to celebratory gatherings—meeting people where they actually are, not where we wish they were.

Build in Flexibility and Responsiveness: We'll establish clear milestones and evaluation points, allowing us to adjust tactics as we learn what resonates. The engagement calendar will align with project phases, seasonal opportunities (including winter programming), and DGRI's existing infrastructure and events.

2.2 Storytelling Framework & Narrative Development

This is where engagement transforms into inspiration. Before we can ask people what they want for downtown's future, we need to ensure they understand downtown's transformation story. Many new residents inherited what you built but don't know how it came to be. Many original stakeholders deserve to see their impact celebrated. Our goal is to communicate and educate around what's been done and that there's still work to do.

- Develop core narrative architecture: Then (2015) → Wow! (Today) → Let's Get Bolder (Future)
- Develop educational content explaining:
 - What has changed and why it matters
 - How GR Forward recommendations were implemented (80-90% completion story)
 - DGRI's tools, role, and achievements (Lyon Square, public spaces, etc.)
 - What's still needed and what's possible next

2.3 Marketing Materials and Branding

We will work collaboratively with DGRI and partners to ensure that the graphics and personality of the plan hit the right notes. The Interface Studio team will develop marketing materials that align with the branding for online and print. Materials may include a logo, postcards, posters,

flyers, t-shirts, and other materials for press releases and the website that will communicate clear and easily identifiable messages about the Plan.

Communications Materials Development:

- Visual transformation story (before/after content)
- "How Downtown Works" educational graphics
- Implementation success stories highlighting completed projects
- Digital and print collateral for multiple touchpoints

2.4 Steering Committee

We will work with DGRI to create and convene a Steering Committee of community stakeholders, including residents, property owners, business owners, neighborhood associations and more, to help guide the process. Together with the Steering Committee we will establish the processes and timelines for the plan, provide data and respond to questions, and ensure we have the leadership and agency representatives support of the plan's development and direction at every step. The committee is critical to help us gain insight into the community and best methods for reaching out to the community. We will engage this group to test ideas, ask for evaluation of our analysis and recommendations as experts in their respective interest groups. We expect 4-5 meetings with the Steering Committee.

Meeting Cadence / Key Topics:

- Meeting 1: Project introduction, engagement strategy review, early data findings
- Meeting 2: Market analysis review, opportunity identification, engagement progress check-in
- Meeting 3: Draft recommendations review, prioritization exercise, implementation discussion
- Meeting 4: Plan refinement, launch strategy, next steps and roles

Between meetings, we'll maintain communication through summary memos and solicit feedback on key materials, treating the committee as expert reviewers who can pressure-test ideas within their respective spheres.

2.5 Interviews

One-on-one and small group interviews provide crucial qualitative depth. We'll conduct interviews with individuals who:

- Represent diverse perspectives not already on the Steering Committee
- Have unique insights into downtown's evolution or future potential
- May be hesitant to speak candidly in larger public forums
- Represent historically underrepresented voices in planning processes

Interviews will explore perceptions of downtown's transformation, barriers to fuller participation or investment, priorities for the next decade, and concerns about equity and inclusion in downtown's growth. We are budgeting for 40 total interviews.

2.6 Survey

It has been over 10 years since we conducted a survey of residents, businesses, employees, stakeholders and more. It may be worthwhile to launch a survey update with the same or similar questions to compare opinions and changing attitudes about Downtown.

- Core Questions: Replicate key questions from 2015 to enable direct comparison
- New Focus Areas: Emerging issues (remote work impacts, retail recovery, housing affordability, climate resilience)
- Strategic Distribution: Through DGRI listserv, social media, partner networks, QR codes at events and businesses

Results will be visualized through compelling infographics shared back with participants—demonstrating transparency and showing that input matters.

2.7 Website Updates

DGRI's website serves as the plan's digital home. We'll provide regular content for the GR Forward page:

- Project timeline and milestone updates
- "We Heard You" synthesis graphics after engagement activities
- Interactive maps showing transformation over time
- Downloadable resources and reports
- Survey links and ways to stay involved
- Event calendars and registration

Content will be designed for clarity and accessibility, avoiding planning jargon and emphasizing visual storytelling.

2.8 Focus Groups

Following initial broad engagement, we'll conduct 10 targeted focus groups (8-12 participants each) to drill deeper on topics that emerge as priorities:

Potential Focus Areas:

- Small business owners
- Large business owners
- Major educational institutions
- Retail/restaurant strategies
- Housing affordability and residential experience
- Public space activation and programming
- Mobility, parking, and access
- Safety and inclusivity
- Arts, culture, and nightlife
- Operations / beautification & maintenance

2.9 Community Events

We recognize that there will be moments when some broader outreach will be necessary to test and prioritize ideas. These “events” can be formal discussions or pop-up activities at key Downtown locations. Interface will work with the internal project team and Steering Committee to develop a calendar of events where the planning process can best engage residents on an informal basis. The types of engagement could include going to existing community meetings, events, or neighborhood gathering places to introduce ourselves and the project. The exact form will be determined with DGRI and the Steering Committee.

2.10 Feedback Synthesis & Documentation

We view public engagement as a critical source of qualitative and quantitative data. We carefully cull through the responses and feedback along the way to reveal the stories and values of the community. These are translated into easy-to-understand infographics and shared with the public to reinforce the transparency of the process and reveal participants’ priorities. This rigorous approach to not just engaging the public but also in capturing and illustrating the findings is essential in moving ideas and policies forward. This includes:

"We Heard You" Infographics: Visual summaries of input themes, shared publicly shortly after the event. This builds trust by showing immediate responsiveness.

Detailed Synthesis Memos: For internal team and Steering Committee review, analyzing input patterns, surprising findings, areas of consensus and disagreement, and implications for plan recommendations.

Engagement Summary Report: A comprehensive document (included in the final plan) that illustrates:

- Who participated (demographics, representation)
- What we heard (themes, priorities, concerns)
- How input shaped recommendations

TASK 3 - RESEARCH AND EXISTING CONDITIONS ANALYSIS

3.1 Existing Plans and Projects Review

The team will review all recent reports, plans and studies that are relevant to the study area, including adjacent planning initiatives. We will collect information on recently proposed development projects, permits, capital expenditures, and zoning changes. Strategies and proposed investments will be summarized graphically for discussion purposes to understand the context of the project and help us build on previous work. Our team is interested in the following questions: What previous proposals have (and have not) happened and why? And; What is on tap to help shape Grand Rapids going forward?

The process:

- Identify goals and priorities to build on or update
- Map change and development since GR Forward

- Review remaining to-do items from previous plans with a discussion of the barriers to implementation

3.2 Inventory and Existing Conditions Assessment

The Interface team will review the data provided by DGRI and the City to develop an inventory of maps and summary graphics for public presentations that describe the following variables:

- Demographic trends analysis;
- Research and present demographic trends/characteristics of residents and workers in Downtown;
- Update context maps illustrating regional connections and economic drivers;
- Map community assets such as institutions, employment centers, and open space;
- Analyze Downtown infrastructure including water, sewer, stormwater, energy, and food production;
- Review crime statistics;
- Develop an organizational mapping of key actors, stakeholders, influencers
- Map the arts, cultural and community assets
- Identify Downtown's subdistricts / character areas including but not limited to retail zones, government offices, the central business district, unique neighborhoods, major institutional campuses and the riverfront
- Create an events calendar of current Downtown programming
- Map Downtown public spaces, parks and other amenities
- Map "customer" experience of Downtown workers and visitors
- Identify the key pedestrian routes
- Identify and map current navigation and wayfinding
- Create a daytime vs. nighttime analysis to understand the experience at different times of the day

3.3: In-depth Parcel Research and Redevelopment Database

To maximize the plan's functionality and support its implementation, the team will develop a comprehensive database that details ownership (public by agency, private by name), land use, current zoning, parcel size, most recent sale date, and sale price by parcel. Particular attention will be given to vacant and / or underutilized publicly owned parcels, with an eye toward their reuse in the future.

From this analysis we will develop a susceptibility to change analysis for Downtown that utilizes our in-depth land use and parcel database. The intent is to identify key redevelopment opportunities according to the existing site constraints and level of resources required for their redevelopment.

- Current land use and zoning;
- Map recent and proposed investment
- Identify commercial types and conditions;
- Identify underutilized land and buildings and create a database and map of currently vacant storefronts and commercial spaces

- Map the “susceptibility to change” for every parcel Downtown based upon vacancy, ownership and other factors
- Map the active and inactive frontages for each parcel and building Downtown to understand the gaps in the user experience

3.4 Downtown Economy and Retail Assessment

Ninigret Partners will perform an assessment of the local economy and small businesses in the study area. This includes undertaking a number of key tasks:

- A review of existing plans and business surveys;
- Identify competitive locations across the region for different economic activities (healthcare, retail, office, etc)
- An assessment of the business mix and trends seen Downtown including its growth, scale and industry concentration and how that compares to the region as a whole;
- Characterize and segment the street front business mix to sort through their prospective customer bases including: consumer-centric (restaurants, retail); household services; local professional services (insurance, local law, accountants, etc.); financial services; “tech”; and traded professional services (architects, marketing firms, etc.);
- Review city programs that support local businesses and landlords housing local businesses, including pipeline development for new local businesses;
- Identify the mix of employment space types including incubators, coworking, “industrial”, labs, office, and retail along the downtown area;
- Review tourism data and initiatives;
- Understand the seasonality of Downtown retail and restaurant sales;
- Identify the Downtown trade area using sources such cell phone data; and
- Map the TIF district and downtown revenue analysis.

&Access will perform an assessment of retail in the study area. This includes undertaking a number of key tasks:

Downtown Retail Geography Framework

- Define the downtown study area and key sub-districts based on land use, activity patterns, and development context
- Establish a retail geography lens that distinguishes: retail-ready corridors, transitional or emerging nodes, and opportunity areas requiring non-retail or catalytic interventions
- Align geography definitions with existing downtown plans and market narratives

Physical Conditions & Foot Traffic Indicators

- Map and assess physical characteristics that influence retail performance, including: ground-floor activation and frontage continuity, block length, visibility, and corner conditions, and connectivity to parking, transit, trails, and major anchors
- Analyze pedestrian and vehicular activity patterns using available proxy indicators (desire lines, gateways, anchor adjacencies)

- Identify physical and psychological barriers that challenge retail clustering

Downtown Market Demand Snapshot

- Conduct a high-level market scan to understand retail demand drivers:
- Downtown employment base and daytime population
- Residential density trends and pipeline development
- Visitor, cultural, and institutional anchors
- Review existing retail mix, vacancy patterns, and concentration gaps
- Lead business owner engagement with a focus on small scale retailers, restaurants, and nightlife

Retail Typology & Use Alignment

- Identify right-size retail typologies appropriate to different downtown geographies (e.g. daily-needs, food & beverage, experiential, convenience-service)
- Align recommended retail uses to: street typology and block context and customer capture potential
- Identify key vacancies and tenant recruitment opportunities aligned with downtown geographies and retail typologies

Priority Retail Zones & Investment Map

- Synthesize physical and market findings into a clear retail geography map, identifying: Priority Retail Zones (near-term focus), Secondary Opportunity Areas, Areas better suited for mixed-use, institutional, or non-retail activation
- Identify 2–3 focus areas for targeted DGRI retail program assistance
- Recommend business support and funding strategies to catalyze retail

Understanding Program Context

- Program origin
 - Identifying original and current stakeholders, boosters, and advocates
 - Understanding the practical problems the program was created to solve
 - Identifying crises, movements, or circumstances that led to program creation - e.g. Covid 19 pandemic, displacement from a new light rail
- Administrators and evaluators
 - Current and past program administrators and staff structure
 - Public agencies and private institutions that oversee and evaluate the program
- Funding sources and compliance requirements
 - Understanding restrictions on uses of award funds
 - Requirements for reporting - e.g. job creation and public benefit

Understanding Goals

- Identifying the target participants - who are the intended users of the program?
 - Demographics - specific cultural, experience, or age demographics

- Business or industry types and stages - e.g. new restaurants
 - Geographies - specific neighborhoods, districts, or nodes
- Program benefits - understanding what benefits the program intends to deliver to the individual participant, the community, and the local economy

Mapping Operations

- Outreach and marketing
 - Exploring the extent to which the marketing and outreach strategy intentionally seeks and reaches the program target participants
 - Public announcement and official information channels
 - Social media and legacy media outreach
 - Earned and paid media strategy
- Application process
 - Evaluating the methodology and access - question and answer formatting, application format
 - Exploring evaluation criteria - understanding of how subjective and objective scoring criteria benefit or hinder different business types, owner demographics, or learning styles
 - Availability of application assistance - accessibility of and methods for providing application assistance
- Participation Period
 - Award and declination timeline in context - exploring the extent to which the application and award timeline encourage or prevent certain groups of projects or participants
 - Participant communications - understanding how program staff or regulators interact with participants
 - Communication methods - e.g. group vs. individual emails
 - Compliance and reporting workshops or training
 - Regularity of check-ins and feedback periods
 - Benefit disbursement - methods and requirements for award disbursement
 - E.g. lump sum or reimbursement
- Program Accessibility
 - Resource requirements - hardware, software, skill sets, and system fluency required for participation
 - Access gaps - identifying participant characteristics that may limit program accessibility and effectiveness

Measuring Outcomes

- Data evaluation - an exploration of how success data is calculated
 - Level of participation or project completion determining success or failure
 - Terminology is attached to various program outcomes? E.g. 'awarded', 'completed', 'withdrawn', 'expired'

- Demographic alignment - evaluating the extent to which the program reaches and serves the target participant populations
- Scenario-based evaluation
 - Participant journey mapping - identifying participants groups and problem sets best suited to complete the program with positive outcomes
 - Negative externalities - understanding how program processes may lead to negative outcomes for specific participant groups - e.g. grants require loans to access and lead to additional monthly debt service, time and effort required for compliance and reporting limits value of program assistance

3.5 Emerging Trends and Best Practice Research in Downtown Management

The team will collect information and data regarding the present span of control and activities operating under the DGRI, other quasi governmental organizations, and public/private organizations that have an active role in developing and managing downtown infrastructure, events and venues.

For DGRI and its associated entities:

- Map the entities and identify their principal roles in what they do (operator, funder, facilitator, storyteller, recruiter, curator);
- Core goals and mission of the entities (why were they created; why do they exist?) to help identify potential mission creep concerns;
- Examine trends in sources and uses of revenue by operating line; identify cross subsidies; and understand contribution margins; separate “capital spending” from operating expenses, and subsidies;
- Head counts / FTEs across activities;
- Interviews with the senior management team to identify issues and opportunities;
- Senior executive calendar review - where are they spending their time and why? And,
- Current activity metrics / measurements of success.

“Best Practices”

- Identify key areas for assessment e.g., safety, public funding, measuring success, revenue models, “event density”;
- Conduct primary and secondary research examining awards, published articles, annual reports of select downtown groups, team network survey to identify high performing downtown organizations, among other activities;
- Identify 2 to 3 “benchmark” downtowns to “deep dive” the management approach (e.g., metrics, performance dashboards), funding (grants, assessments, activity-based revenue), and scope of services; this may include interviews with organizational leaders from other downtown organizations; and
- Discuss findings with DGRI staff and Ambassadors to align findings with the realities on the ground.

3.6: Summary of Opportunities and Challenges

All of the research and analysis will be summarized into a graphically sophisticated Issues, Opportunities, and Constraints slideshow. This document will serve as the basis for the development key goals and recommendations that will comprise the final plan.

TASK 4 - PLAN DEVELOPMENT AND RECOMMENDATIONS

4.1 Vision and Goals

Building from the data inventory, market analysis, and findings from our discussions with local stakeholders, a draft vision, statement of goals and criteria to guide the vision for sustainable growth for Downtown will be developed/ updated for review by DGRI and the Steering Committee. These goals and objectives will guide the recommendations developed for different elements of the plan.

4.2 Land Use and Zoning Actions

The Vision & Action Plan should define an action-oriented means of guiding investment by public and private organizations to meet local objectives. The Downtown will continue to change; such change should be grounded in what DGRI and partners would like to see for its future. Our team will develop a future land use plan that is market driven for all properties in the study area.

From this work, our team will identify potential development scenarios for key opportunity sites. We will first create a development program for each site based upon the market study. We will then “test fit” the program to each site to identify the potential density and layout for discussion with the City and local partners, taking into account existing zoning regulations and possible recommendations for change. Tables that quantify the development potential (building type, square footage, and number of units) of each focus area scenario will accompany the site plans, along with suggestions about phasing. Our team will:

- Identify the potential barriers and trade-offs for each development scenario;
- Develop a programmatic toolkit that can facilitate or catalyze development opportunities or policy goals such as broad range of housing price points, job accessibility, or parking provision; and
- Identify assembly strategies as necessary to enable specific development opportunities.

4.3 Public Realm / Downtown Experience Actions

Many recognize that the value of Downtown is judged in large part by the activity and interest generated from its streets and public spaces. For this reason, we will create a series of recommendations that will help to augment, or where necessary transform, the existing streetscape, parks and open spaces into a source of communal pride and activity.

Specifically, we will:

- Create concepts to improve specific existing parks including Heartside and other key public spaces including gateways, civic spaces and key corridors;

- Identify opportunities for new and/or expanded quality of life amenities and park space, as appropriate.
- Determine ways to further connect existing projects and amenities with planned projects and amenities, to make Downtown more connected with fewer gaps.
- Identify opportunities for creative public space activation, including consideration of alleyways, public art, creative signage and temporary street closures.
- Identify potential opportunities to activate pop-up and/or permanent retail opportunities in Downtown.

4.4 Economic Development & Retail Recovery Actions

To be competitive in attracting business and investments, cities must also be competitive for attracting workers and retaining students, who then become residents. This interconnected approach to living and working in the same community as the complete “economic development” package requires the ability for a community to provide the right types of housing, infrastructure, recreation and a healthy environment. To meet these needs going forward, DGRI will need to explore new funding sources and new approaches, including multiple innovative partnerships, to deliver a holistic infrastructure and other services and programs.

To best position Downtown for long-term sustainability, recommendations will relate to identifying business types, improving the area’s competitive position, and diversifying the economic base. In addition, Ninigret Partners will build on their national work around downtown housing to develop specific strategies to support and finance housing of all types. Specifically, recommendations will include:

- Positioning Downtown as an investment opportunity and a location for the various customer bases Downtown within the context of Grand Rapids and the region;
- Strategies to increase confidence and encourage and/or support individual owners thinking of investing including regulatory and financial incentives;
- Strategies to right-size retail typologies appropriate to different downtown geographies (e.g. daily-needs, food & beverage, experiential, convenience-service);
- Align recommended retail uses to: street typology and block context and customer capture potential;
- Housing strategies to help build more of a critical mass Downtown while supporting existing residents; and
- Working closely with DGRI on overcoming implementation barriers.

Additionally, &Access will develop strategic recommendations for programs to help support retail in the study area:

Goal Reevaluation

- Integration of changing context for small business owners, stakeholders, and funders

Operations Adjustments

- Changes to applications, outreach, and award disbursements to match goals and realize more aligned outcomes

Outcome Optimization

- Recommendations for realigning outcome expectations with existing goal and operational structures and with recommended changes

4.5 Mobility and DGRI

TYLin will review the progress toward meeting Downtown transportation goals from GR Forward and other documents including recent proposals for the 131 / Wealthy interchange. TY Lin will present and discuss various options for DGRI to consider regarding their role in infrastructure and transportation projects going forward.

4.6 Plan Workshop

Workshop with DGRI to determine most appropriate plan product

4.7 The Action Plan

We will develop an Action Plan that identifies immediate - medium- and long-term implementation strategy to achieve the goals that result from this planning process and parallel ones too. Together with the project team, we will develop a strategy that leverages existing plans and ongoing relationships and initiatives to generate a whole greater than a simple sum of Parts.

Working with the Steering Committee we will organize all recommendations into a spreadsheet that aligns the goals with the recommendations and identifies the necessary partners and funding sources to turn the ideas into reality. A clear list of priority projects and timeframes will be included to help local organizations and funders plan for the upcoming 10 years of work ahead.

Specifically, the implementation timeline will include:

- Identification of priority development, infrastructure, and open space projects that will have catalytic impacts on Downtown, improve connectivity, and create excitement and vitality; and
- Identification of financing options and necessary public incentives and/or investment.

4.8 Downtown Business Model

The team will take the findings from the organizational assessment and overlay the action plan and items described in sections 4.1 to 4.7 to create a business model to support and sustain the efforts. This may include organizational realignment and revenue generation ideas. The team will utilize a template such as the Business Model Canvas, modified to fit a downtown management entity, to identify on a single page key activities, success drivers, partners, funding models, metrics.

4.9 Draft and Final Plan

All of the analysis and recommendations will be organized into one well-tailored, place-specific, graphic-heavy action plan that describes the policies, goals and action steps developed

during the planning process. In addition, our team will provide an operations plan that provides detail on how DGRI and partners should organize to take action and maintain local events and services. Draft copies will be provided to the Steering Committee for review. After comments have been received, we will create a final document for distribution.

Our team will coordinate with the City on key presentations intended to roll out the plan to the public and key stakeholders and agencies as determined by the City. This includes any presentations necessary as a part of the City's adoption process.

4.10 Plan Launch and Marketing

Launch Strategy & Materials

- Develop plan launch and rollout communications strategy
- Create "continuation story" messaging
- Develop initial implementation communications framework

Virtual Engagement

- Communications Push #3
- Final discussions for Draft > Final Plan

In-Person Engagement

- Final Board presentation
- Final celebration event for the next step of GR Forward

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DDA

DATE: May 8, 2026
TO: Downtown Development Authority
FROM: James Peacock III, Economic Opportunity Program Manager
SUBJECT: **Grand River Economic Opportunity Initiative**

**Agenda Item #05
May 13, 2026
DDA Meeting**

One central idea of the GR Forward plan – and the broader river revitalization movement – is that the Grand River is an underutilized economic asset.

Restoring, reconnecting to, and activating the river is not only an environmental and recreational strategy, but also an economic development strategy. Thoughtful public investment in riverfront parks, trails, access points and programming can stimulate and support new private sector opportunities.

There is a spectrum of business opportunities that can emerge directly from river and greenway investment – from construction and maintenance contracts to riverfront retail and food concepts, outdoor recreation businesses, event production, hospitality and specialty services.

Yet today, these emerging opportunities are too often disconnected from local entrepreneurs. Within this community, the river revitalization movement feels vague and complex and lacks visible “on-ramps” for the local and regional entrepreneur community. Many local entrepreneurs remain unaware of the river revitalization projects, their timelines, and the pathways available to engage in this evolving landscape of opportunity.

This initiative, organized in partnership with Start Garden, seeks to bridge the gap between the river corridor revitalization movement and the entrepreneur community by making river-related economic opportunities more visible, understandable and actionable for local businesses.

This project aims to:

- Show how infrastructure investment can unlock new business opportunities.
- Elevate awareness of existing and emerging opportunities.
- Spark imagination and creative thinking within the entrepreneurial community.
- Encourage and support the development of new river-related business prospects.

Start Garden’s proven entrepreneur development model will be leveraged to identify and support the growth of river-related and outdoor recreation businesses.

This two-year initiative is designed to strengthen entrepreneurial understanding of, and engagement with, the Grand River Corridor and Greenway improvements in the urban core.

The initiative will focus on developing a comprehensive communications and marketing strategy to reach and inform entrepreneurs, the community, and relevant industries about emerging

opportunities, while also identifying and creating tangible pathways - “River Opportunities” - for engaging in riverfront-related economic growth and activation.

Through regionally recognized programs such as Demo Day and 5x5 pitch events, entrepreneurs will be encouraged to explore river and outdoor recreation-related business ideas.

River-focused bootcamps and workshops will help participants refine ideas, test feasibility and develop promising business models.

A coordinated communications effort will highlight the many – and often non-obvious – economic opportunities emerging from river revitalization, helping to spark imagination across the entrepreneurial community.

Together, these efforts aspire to establish a pipeline that moves entrepreneurs from inspiration and ideation to development and launch.

At its core, the initiative seeks to create a clear, supported pathway for river- and outdoor recreation-related entrepreneurs.

The initiative is designed to guide participants toward tangible outcomes, establishing a presence along the river, securing contracts or leases, and contributing positively to the vibrancy and economic impact of Grand River corridor revitalization.

More broadly, the goal is to ensure that river investments do more than improve public space. This project aims to help ensure those investments also serve as a platform for local business development and drive economic growth along the river corridor.

The total cost for the two-year project is \$145,000. DGRI currently has \$45,000 in philanthropic funds to support the project. Staff recommend that the DDA provide additional financial support not to exceed \$100,000 for the project.

Funds were budgeted within the Goal 1 line item of the FY26 budget to support this project. As this initiative progresses, staff will report back to the DDA on progress, lessons learned and key outcomes, including the number of entrepreneurs engaged and potentially viable businesses identified.

Recommendation: Authorize DDA funding for an amount not to exceed \$100,000

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 8, 2026

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

SUBJECT: 528 Bridge Street Brownfield Agreement

Agenda Item #06
May 13, 2026
DDA Meeting

Acre-Bridge Street, LLC (the “Developer”) is proposing to redevelop the properties located at 528 and 532 Bridge Street NW (the “Project”). The approximately 1.08-acre site includes an existing structure originally constructed in 1888 as a rail depot and railyard. The Project will consist of site preparation, selective interior demolition, and a full renovation of the existing structure to create approximately 10,400 square feet of commercial space.

Upon completion, the building will be primarily occupied by Advantage Commercial Real Estate, which plans to establish its corporate headquarters at this location. The Project is anticipated to result in the creation of up to four (4) new full-time equivalent jobs associated with the primary tenant, along with an additional eight (8) full-time equivalent jobs from other commercial tenants occupying a portion of the building.

Total capital investment is estimated to be approximately \$2.7 million, including roughly \$2.5 million in construction costs. In addition to building improvements, the Project also includes planned public sidewalk enhancements along Seward Avenue.

To support the redevelopment, the Developer is seeking approximately \$710,831 in reimbursement from the City of Grand Rapids Brownfield Redevelopment Authority (BRA) for eligible activities, including demolition, site preparation, and infrastructure improvements. As outlined in the attached resolution, because the DDA is in first position to receive tax increment revenue, it is requested that the DDA agree to “pass-through” a portion of its capture to the BRA to allow for reimbursement and support the financial feasibility of the Project.

The DDA’s contribution is estimated at approximately \$367,395 over the life of the Brownfield Plan, which has a duration of up to 24 years. It is anticipated that the majority of eligible costs will be reimbursed within approximately 19 years, after which the BRA will

capture an additional five years of increment to support the Local Brownfield Revolving Fund.

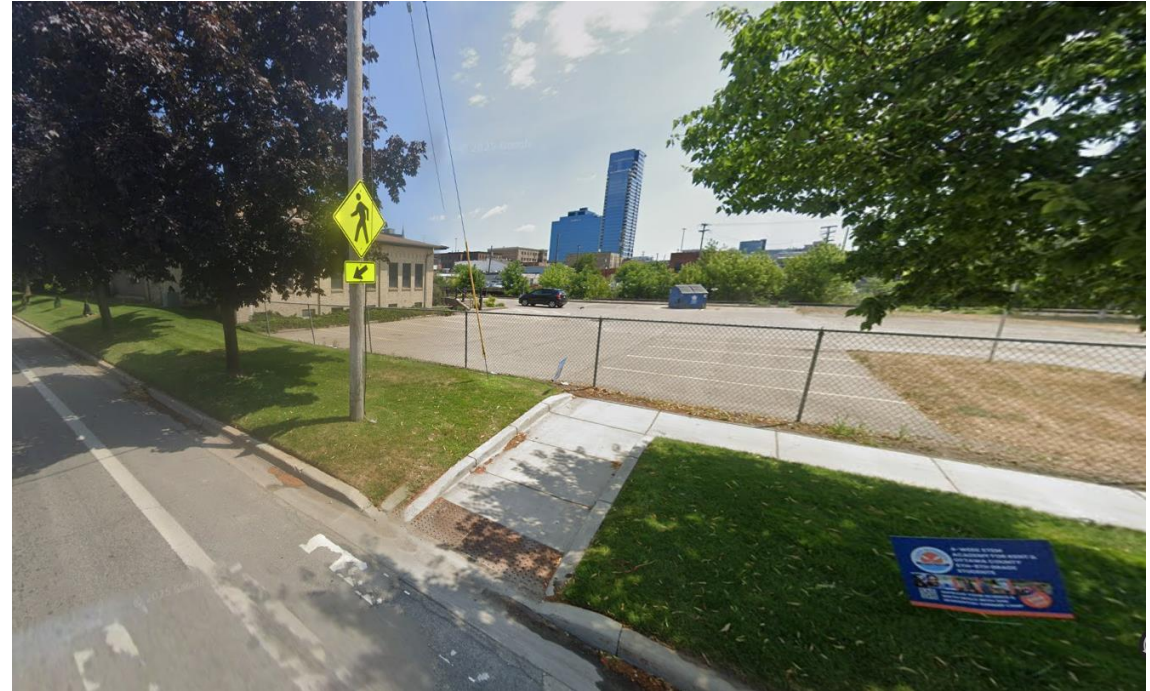
As proposed the Project advances several key priorities for Downtown. The redevelopment of a historic and underutilized structure will bring new commercial activity and employment to the Bridge Street corridor. The establishment of a corporate headquarters downtown supports job growth and economic vitality, while additional tenant space will further contribute to activation in the area. Additionally, the Project includes public infrastructure improvements and aligns with broader City goals related to economic development and job creation.

Considering these benefits, staff are recommending approval of the attached resolution. Following DDA approval, the Brownfield Plan Amendment will proceed to the City Commission for consideration and public hearing. Construction is anticipated to be completed in 2026, with tax increment capture beginning in 2027.

Recommendation: Approve the Resolution authorizing the Assignment of Tax Increment Revenues to the City of Grand Rapids Brownfield Redevelopment Authority to support renovations to 528 Bridge Street.



528 Bridge Street Site Map



Seward Avenue sidewalk

**CITY OF GRAND RAPIDS
DOWNTOWN DEVELOPMENT AUTHORITY**

**RESOLUTION AUTHORIZING AN AGREEMENT TO FOREGO
TAX INCREMENT REVENUES WITH THE CITY OF GRAND
RAPIDS BROWNFIELD REDEVELOPMENT AUTHORITY
RELATED TO 528 BRIDGE STREET BROWNFIELD PLAN**

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

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

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

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

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

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

WHEREAS, Acre-Bridge Street, LLC (the “Developer”) is proposing to redevelop the property located at the southeast corner Bridge Street and Seward Avenue in Downtown Grand Rapids, which is an existing building owned by the Developer; and

WHEREAS, the project as proposed includes a renovation to the existing building that will improve approximately 10,404 square feet to serve as the new headquarters for Advantage Commercial Real Estate (the “Project”) and other to be identified commercial tenants resulting in the creation of 12 new full time equivalent jobs; and

WHEREAS, as part of the Project the Developer has indicated a willingness to partner with the City of Grand Rapids and the DDA to complete public infrastructure improvements for the construction of a new public sidewalk; and

WHEREAS, total Project development costs are estimated to be approximately \$2.7 million with \$2.5 million in hard construction costs and eligible activities costs are estimated at \$710,831; and

WHEREAS, the Property is located within the DDA Development Area and shall also be the subject of a City of Grand Rapids Brownfield Redevelopment Authority Brownfield Plan for the Project, considered by the BRA on March 25, 2026, and to be considered by the City Commission for approval following a public hearing and

WHEREAS, the Project will involve interior demolition activities and site preparation work which are eligible activities under Act 381; and

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

WHEREAS, in accordance with the Acts, the Plan and the Policy, as modified for the Project by this resolution, the DDA wishes to cooperate with the BRA by agreeing to forego 75% of its projected TIF capture related to this Property, thereby allowing the BRA to enter into a development and reimbursement agreement with Developer; and

WHEREAS, the DDA shall retain 25% of its TIF capture related to the Property; and

WHEREAS, the Project will generate economic growth in the DDA District, as well as much needed commercial office space in the heart of the City.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the DDA hereby agrees, contingent upon all Brownfield Plan approvals, to forego 75% of its TIF capture, and retain 25% of the TIF revenue generated over 20 years, related to the Property, so that the BRA may capture the TIF for development and reimbursement purposes.

2. This approval and consent by the DDA also constitutes evidence of the neighborhood and community support for other incentives the Developer seeks.

3. That the DDA Executive Director is authorized to negotiate the terms of and enter into a TIF Sharing Agreement with the BRA, consistent with the terms herein, and, if warranted,

to renegotiate such terms if the actual Project deviates substantially from the estimations, description, or timeline represented to date relating to the Project.

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

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

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: April 15, 2026

Recording Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Recording Secretary of the City of Grand Rapids Downtown Development Authority of the City of Grand Rapids (the “DDA”), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the DDA at a regular meeting held on April 15, 2026 and that public notice of said meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: April 15, 2026

Recording Secretary

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 8, 2026
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., LPM
Director of Operations
SUBJECT: Wayfinding Implementation

Agenda Item #07
May 13, 2026
DDA Meeting

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

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

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

In 2025 we began working with stakeholders along the skywalk to identify additional opportunities to enhance and expand the wayfinding signage throughout the skywalk to improve the pedestrian experience. Through that process we identified 47 locations for new and upgraded signage, which we've broken into two phases. This first phase which was approved in February, covered 24 locations; this next phase will cover the remaining 23 locations as well as add additional elements to direct pedestrians to the Acrisure Amphitheater and the forthcoming soccer stadium.

Additionally, during the roll out of Phase B of the pedestrian wayfinding project 7 signs were withheld from deployment due to ongoing Amphitheater construction; with that construction wrapping up we're ready to deploy those remaining signs as well as update several existing signs to add both amphitheater and soccer stadium directions.

Recommendation: Authorize DDA funding for an amount not to exceed \$132,000 which includes a 10% contingency, for the deployment of new Downtown skywalk wayfinding signs, removal of existing signs and site remediation as well as the deployment of new wayfinding signage near the amphitheater location and updating several existing signs with amphitheater and soccer stadium directions.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



Agenda Item #08
May 13, 2026
DDA Meeting

DATE: May 8, 2026
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: DDA Liquor License: 53 Monroe Center St. NW

The City Commission policy establishing procedures for the review and approval of development area liquor licenses requires the City Clerk to forward any such requests in the DDA district to the DDA Board for review and recommendation. In evaluating a proposal, the DDA Board may consider how the issuance of a license would promote economic growth in a manner consistent with adopted goals, plans or policies of the district.

The 1850 Rooms is requesting DDA Board consent to the issuance of a Development District liquor license for their location at 53 Monroe Center St. NW Grand Rapids, MI. The 1850 Room is looking to open a bar and restaurant concept in this location. They will be making significant investments in the building which includes upgraded lighting, expansion of a “cold kitchen”, upgrades to the lounge area and purchasing new equipment.

Staff has reviewed the applicant’s request and believes it meets the investment, activity and seating capacity requirements and as such it is recommending approval of the application. If approved by the DDA Board, the request will proceed to the City Commission for consideration.

Recommendation: Approve the resolution for the issuance of a development area liquor license for The 1850 Room 53 Monroe Center St. NW, Grand Rapids, MI 49503.

**DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF GRAND RAPIDS**

**RESOLUTION SUPPORTING ISSUANCE OF A LIQUOR LICENSE
FOR A BUSINESS LOCATED IN A DOWNTOWN DEVELOPMENT DISTRICT**

Board member Rosalynn Bliss, supported by Board member Luis Avila, moved the adoption of the following resolution:

WHEREAS, the Downtown Development Authority of the City of Grand Rapids (the "DDA") was created by the City Commission on October 16, 1979, and operates pursuant to the authority of Act 197 of 1975, and

WHEREAS, the State of Michigan has provided for the issuance of additional licenses within the DDA district, as authorized by Public Act 501 of 2006, being MCL 436.1521a, (the "Act"), and

WHEREAS, The 1850 Room located at 53 Monroe Center St. NW, Grand Rapids, MI 49503; has applied to the City for approval of a license under the Act, and is located within the DDA district, and

WHEREAS The 1850 Room, has indicated its intention to operate a restaurant and bar.

WHEREAS, the application has been forwarded to the DDA for review and consideration prior to the City's due diligence and recommendation.

WHEREAS, that the DDA finds that the issuance of a liquor license to The 1850 Room as proposed would promote economic growth by:

1. Operating in a manner that would be consistent with adopted goals, policies and plans of the district, particularly by promoting the competitiveness and vitality of downtown Grand Rapids as a destination for dining, arts and tourism.
2. Facilitate private investment and promote economic growth in the leased space at 53 Monroe Center St. NW, Grand Rapids, MI 49503.
3. Supporting the creation of several full and part-time jobs in the district.

NOW, THEREFORE, BE IT RESOLVED, that the Downtown Development Authority of the City of Grand Rapids recommends issuance of a Class C Liquor License The 1850 Room located at 53 Monroe Center St. NW, Grand Rapids, MI 49503 above all others, subject to the due diligence review and approval of the City of Grand Rapids in accordance with MCL 436.1521a(1)(b) and other Michigan Liquor Control Commission requirements.

YEAS: Board members:

NAYS: Board members: None.

ABSTAIN: Board members: None.

ABSENT: Board members: None.

RESOLUTION DECLARED ADOPTED.

Dated: May 13, 2026

Timothy Kelly
Executive Director

CERTIFICATION

I, the undersigned duly qualified and Secretary of the Downtown Development Authority of the City of Grand Rapids (the "DDA"), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the DDA at a regular meeting held on May 13, 2026 and that public notice of said meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Mandy McDaniel
DDA Secretary

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: May 8, 2026
TO: Downtown Development Authority
FROM: Tim Kelly, AICP
Executive Director

Agenda Item #09
May 13, 2026
DDA Meeting

SUBJECT: FY27 Budget and Priority Plan Recommendation

Each year the Downtown Development Authority (DDA) recommends an annual budget to the Grand Rapids City Commission. For fiscal year 2027 (FY27), the DDA budgets consist primarily of carry forward priorities that span multiple fiscal years. The attached 5-year priority plans provide further details, and staff will be on hand to present additional information during the April 15 Board meeting.

Some highlights for the coming year are the continuing Grand River public space and access improvements, and continued funding to build on the tremendous success of events such as World of Winter and Return to the River. In addition, there is also funding allocated for economic development programs and to support the development of the Acrisure Amphitheater. Finally, there are funds included to complete the update to GR Forward to affirm priorities for Downtown and the DDA for the coming years.

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

- Goal 1 (Restore the River as the Draw): \$1,300,000
- Goal 2 (Create a Downtown Neighborhood Home to a Diverse Population): \$1,073,324
- Goal 3 (21st Century Mobility Strategy): \$525,000
- Goal 4 (Ensure Job Opportunities and Ensure Vitality of the Local Economy) \$465,000
- Goal 5 (Reinvest in Public Space, Culture and Inclusive Programming): \$3,393,250

Following a recommendation from the DDA Board, DGRI staff will present the recommended budget to the City Commission in May 2026. The Board will then adopt their final annual budget and priority plan at the next scheduled meeting.

DOWNTOWN DEVELOPMENT AUTHORITY

Recommendation: Recommend the FY2027 DDA Budget to the City Commission to request fund appropriation.

Downtown Development Authority

Local Tax Increment Only

Proposed FY2027 Revenue and Appropriation Request and FY2028 - 2031 Forecasts

Table 1 - Projected Revenue	FY2025	FY2026			FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31	NOTES
	Final	Budget	Actual as of 1/31/2026	Estimate	Request	Forecast	Forecast	Forecast	Forecast	TOTAL	
Local Tax Increment	\$ 11,101,542	\$ 11,434,588	\$ 10,781,131	\$ 10,781,131	\$ 10,789,030	\$ 11,046,887	\$ 11,331,897	\$ 11,602,729	\$ 11,848,707	\$ 56,619,251	FY2026 Estimate plus 2% - 2.5% growth annually
Gainsharing Property Tax Rebates @ 15% or 20%	(2,040,166)	(1,712,938)	-	(1,617,170)	(1,616,104)	(2,206,377)	(2,263,379)	(2,317,546)	(2,366,741)	(10,770,149)	City, County, GRCC, & The Rapid rebates. (15% FY25-27, 20% FY28-31)
Prior Year Tax Increment Adjustments	(51,563)	(15,000)	(203,651)	(203,651)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(75,000)	Reserve for reductions due to assessment appeals
Sub-Total Tax Increment Revenues - Net	\$ 9,009,813	\$ 9,706,650	\$ 10,577,480	\$ 8,960,310	\$ 9,157,925	\$ 8,825,510	\$ 9,053,518	\$ 9,270,184	\$ 9,466,966	\$ 45,774,102	
Interest on Investments	478,056	248,052	94,720	230,889	232,228	213,606	195,040	176,475	176,343	993,692	City Treasurer's estimates - Exhibit L
State & Federal Grants	1,037,210	800,000	-	400,000	600,000	-	-	-	-	600,000	Greenway Grant - DDA Admin Subrecipient
Lyon Square Partner Contributions	-	-	750,000	1,050,000	-	-	-	-	-	-	Partial support for reconstruction; offset by expenditures
Reimbursements & Fees - Miscellaneous	652,960	5,000	-	-	5,000	5,000	5,000	5,000	5,000	25,000	Bid packet fees, incentive applications, etc (FY25 - ArtPrize payroll for FY23)
TOTAL PROJECTED REVENUES	\$ 11,178,039	\$ 10,759,702	\$ 11,422,200	\$ 10,641,199	\$ 9,995,153	\$ 9,044,116	\$ 9,253,558	\$ 9,451,659	\$ 9,648,309	\$ 47,392,794	
Table 2 - Administration											
General Administration	3,004,924	2,350,000	1,972,077	2,650,000	2,500,000	2,550,000	2,626,500	2,705,295	2,786,454	13,168,249	684,000
Sub-Total Administration	\$ 3,004,924	\$ 2,350,000	\$ 1,972,077	\$ 2,650,000	\$ 2,500,000	\$ 2,550,000	\$ 2,626,500	\$ 2,705,295	\$ 2,786,454	\$ 13,168,249	
Table 3 - Debt Service for Bond Issues											
Series 2012A BRDA Bonds - Ionia South of Wealthy	75,000	75,000	-	75,000	75,000	75,000	75,000	75,000	75,000	375,000	Debt matures 06/01/2032. Final d/s pmt is in FY2032.
Series 2023 CIB Bonds - Lyon Square Improvements	577,020	577,720	407,760	577,720	577,820	577,320	577,560	577,200	574,900	2,884,800	80% of series 2023 CIB Lyon Square, Final d/s pmt is in FY2044
Series 2024 Bonds - Acrisure Amphitheater	1,450,672	1,452,500	438,750	1,452,500	1,453,750	1,453,500	1,451,750	1,453,500	1,453,500	7,266,000	Debt matures 04/01/2044. Final d/s pmt is in FY2044
Paying Agent Fees - Lyon Sq & Amphitheater issues	125	1,000	-	1,000	1,000	1,000	1,000	1,000	1,000	5,000	Paying agent fees for Bonds
Sub-Total Debt Service	\$ 2,102,817	\$ 2,106,220	\$ 846,510	\$ 2,106,220	\$ 2,107,570	\$ 2,106,820	\$ 2,105,310	\$ 2,106,700	\$ 2,104,400	\$ 10,530,800	
Table 4 - Project Expenditures: Committed and Planned											
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor											
River Governance	\$ 179,239	\$ 25,000	\$ 5,557	\$ 25,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	100,000	Planning to support Grand River Corridor and Greenway collaborations
Grand River Activation	-	-	-	-	-	500,000	500,000	-	-	1,000,000	White water planning, engin, design, & implementation
Lyon Square Improvements	1,587,527	-	198,120	335,017	-	-	-	-	-	-	Expenditures offset by partner contributions
River Edge Improvements	666,497	800,000	89,798	350,000	700,000	-	-	-	-	700,000	DDA Support for Downtown Greenway Investements (i.e. 201 Market Ave)
Sub-Total	\$ 2,433,263	\$ 1,025,000	\$ 293,475	\$ 710,017	\$ 800,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ 1,800,000	
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population											
Development Project Guidance	15,000	25,000	7,180	25,000	15,000	20,000	20,000	20,000	20,000	95,000	Legal / staff-time expended on behalf of devel projects
Development Project Tax Increment Reimbursements	1,994,969	1,245,646	1,082,840	1,745,382	933,324	800,228	819,353	836,642	755,478	4,145,024	Partial reimbursements for development projects
Downtown Enhancement Grants	11,528	115,000	9,985	75,000	50,000	35,000	35,000	35,000	35,000	190,000	Downtown Enhancement Grant funding
Sub-Total	\$ 2,021,497	\$ 1,385,646	\$ 1,100,005	\$ 1,845,382	\$ 998,324	\$ 855,228	\$ 874,353	\$ 891,642	\$ 810,478	\$ 4,430,024	
Goal #3: Implement a 21st Century Mobility Strategy											
Accessibility and Mobility Repairs	75,000	50,000	1,850	50,000	40,000	50,000	50,000	50,000	50,000	240,000	Inclusive design implementation; Partnership with DAKC
DASH North Shuttles Services	300,000	300,000	175,000	300,000	-	-	-	-	-	-	DASH service throughtout downtown
Streetscape Improvements	307,615	1,150,000	582,587	1,038,592	385,000	100,000	250,000	250,000	250,000	1,235,000	Hill + River Network; Streetscape Furishings; Division Ave close out
Wayfinding System Improvements	348,064	125,000	34,496	125,000	100,000	-	-	-	-	100,000	Funding to finalize installation of new Downtown wayfinding system
Sub-Total	\$ 1,030,679	\$ 1,625,000	\$ 793,933	\$ 1,513,592	\$ 525,000	\$ 150,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,575,000	
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy											
Economic Development and Innovation	592,213	500,000	425,364	500,000	400,000	400,000	400,000	400,000	400,000	2,000,000	Retail innovation, dntn biz support/recruitment/research
Sub-Total	\$ 592,213	\$ 500,000	\$ 425,364	\$ 500,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000	
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming											
Downtown Marketing	323,482	450,000	228,941	400,000	350,000	400,000	400,000	400,000	400,000	1,950,000	Funding for marketing and communications
Downtown Tree Plantings	95,072	75,000	3,535	70,000	55,000	75,000	75,000	75,000	75,000	355,000	Investments in urban tree canopy
Events and Activation	1,189,317	1,100,000	436,798	1,100,000	750,000	200,000	150,000	150,000	150,000	1,400,000	Investments to enhance vibrancy for Downtown
Public Realm Improvements	402,403	1,535,000	121,836	475,000	750,000	1,750,000	1,750,000	1,750,000	1,750,000	7,750,000	Van Andel Arena alley, Calder Plaza, Hill + River, etc.
Urban Recreation Improvements and Maintenance	29,490	45,000	44,326	45,000	78,250	45,000	45,000	45,000	45,000	258,250	Pop Up Parks and maintenance
Sub-Total	\$ 2,161,680	\$ 3,205,000	\$ 837,936	\$ 2,092,500	\$ 1,983,250	\$ 2,470,000	\$ 2,420,000	\$ 2,420,000	\$ 2,420,000	\$ 11,713,250	

Downtown Development Authority

Non-Tax Fund Only

Proposed FY2026 Revenue and Appropriation Request and FY2027 - 2030 Forecasts

Table 1 - Projected Revenue	FY2025	FY2026			FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31	NOTES
	Final	Budget	Actual as of 1/31/2026	Estimate	Request	Forecast	Forecast	Forecast	Forecast	TOTAL	
Property Rental - DASH Lot Parking Revenue	\$ 508,276	\$ 419,098	\$ 489,557	800,000	\$ 900,000	\$ 909,000	\$ 918,090	\$ 927,271	\$ 936,544	\$ 4,590,905	FY26 Estimate plus 1% increase per year
Property Rental and Disposition- YMCA/Soccer	72,000	338,700	298,400	338,700	780,000	820,000	200,000	200,000	200,000	2,200,000	GA 2.0 and CAA payments for Amway Stadium
Interest on Investments	138,323	72,329	35,601	70,733	72,329	73,783	71,037	69,289	66,997	353,435	City Treasurer's estimates - Exhibit L
Event Sponsorships & Fees	26,725	71,500	151,360	151,360	71,500	75,075	78,829	82,770	86,909	395,083	Sponsorships and fees from vendors like food trucks
Valent-ICE Sculpture Reimbursements	24,100	15,000	-	-	15,000	15,000	15,000	15,000	15,000	75,000	Offset costs of sponsor sculptures
Miscellaneous	660	2,000	-	-	2,000	2,000	2,000	2,000	2,000	10,000	Fees, write-offs, reimbursements, etc.
TOTAL PROJECTED REVENUE	\$ 770,084	\$ 918,627	\$ 974,918	\$ 1,360,793	\$ 1,840,829	\$ 1,894,858	\$ 1,284,956	\$ 1,296,330	\$ 1,307,449	\$ 7,624,422	
Table 2 - Committed and Planned Expenditures											
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor											
Downtown Planning	\$ -	\$ 200,000	\$ 38,968	\$ 100,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 450,000	Update to the Downtown Master Plan
River Economic Opportunity Initiative	5,191	-	947	947	50,000	50,000	-	-	-	100,000	rec'd \$196,225 FY22-25 Spent \$102,472.45 as of Jan 202
Sub-Total	\$ 5,191	\$ 200,000	\$ 39,915	\$ 100,947	\$ 500,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 550,000	
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population											
Neighborhood Engagement Programs	48,391	40,000	14,525	40,000	75,000	75,000	75,000	75,000	75,000	375,000	Resident and merchant engagement programs
Sub-Total	53,391	65,000	21,851	65,000	75,000	75,000	75,000	75,000	75,000	375,000	
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy											
Downtown Workforce Program	39,071	50,000	25,450	50,000	65,000	35,000	35,000	35,000	35,000	205,000	Events & programs (Relax at Rosa) geared to engaging di
Sub-Total	39,071	50,000	25,450	50,000	65,000	35,000	35,000	35,000	35,000	205,000	
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming											
Downtown Ambassadors	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	2,000,000	Hospitality and safety program
Project and Fixed Asset Maintenance	39,441	50,000	12,310	50,000	40,000	50,000	50,000	50,000	50,000	240,000	Asset maintenance, bridge lighting operations, etc.
Public Space Activation	321,567	500,000	236,473	528,393	850,000	150,000	150,000	350,000	350,000	1,850,000	Public art, River activation, holiday décor, etc.
Rosa Parks Circle Ice Skating Support	35,000	40,000	-	40,000	40,000	40,000	40,000	40,000	40,000	200,000	Skate rink operations
Special Events - Office of	75,000	75,000	25,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000	Partial support for Special Events Management staff
Winter Avenue Building	1,546	5,000	595	5,000	5,000	5,000	5,000	5,000	5,000	25,000	Utilities, maintenance and repairs
Sub-Total	989,376	1,070,000	686,305	1,110,320	1,410,000	720,000	720,000	920,000	920,000	4,690,000	
TOTAL PROJECTED EXPENDITURES	\$ 1,087,029	\$ 1,385,000	\$ 773,521	\$ 1,326,267	\$ 2,050,000	\$ 880,000	\$ 830,000	\$ 1,030,000	\$ 1,030,000	\$ 5,820,000	
Table 3 - Excess / (Deficit) of Revenues Over Expenses											
Fund Balance - Beginning	\$ 2,025,012	\$ 1,708,067	\$ 1,708,067	\$ 1,708,067	\$ 1,742,593	\$ 1,533,422	\$ 2,548,280	\$ 3,003,236	\$ 3,269,566	\$ 3,269,566	
Plus: Projected Revenue	770,084	918,627	974,918	1,360,793	1,840,829	1,894,858	1,284,956	1,296,330	1,307,449	7,624,422	
Less: Committed & Planned Expenditures	(1,087,029)	(1,385,000)	(773,521)	(1,326,267)	(2,050,000)	(880,000)	(830,000)	(1,030,000)	(1,030,000)	(5,820,000)	
Ending Fund Balance - Before Reserve	\$ 1,708,067	\$ 1,241,694	\$ 1,909,464	\$ 1,742,593	\$ 1,533,422	\$ 2,548,280	\$ 3,003,236	\$ 3,269,566	\$ 3,547,015	\$ 5,073,988	
Reserve for Brownfield 2012A Bonds	(530,187)	(529,299)	(529,299)	(529,299)	(530,316)	(531,671)	(533,761)	(532,500)	(353,938)	(353,938)	Per Ionia Ave Improvements Repayment Agreement
Ending Fund Balance - With Reserve	\$ 1,177,880	\$ 712,395	\$ 1,380,165	\$ 1,213,294	\$ 1,003,106	\$ 2,016,609	\$ 2,469,475	\$ 2,737,066	\$ 3,193,077	\$ 4,720,050	
15% of Expenditures					\$ 307,500.00	\$ 132,000.00	\$ 124,500.00	\$ 154,500.00	\$ 154,500.00		

Downtown Vitals Report

Published May 2026



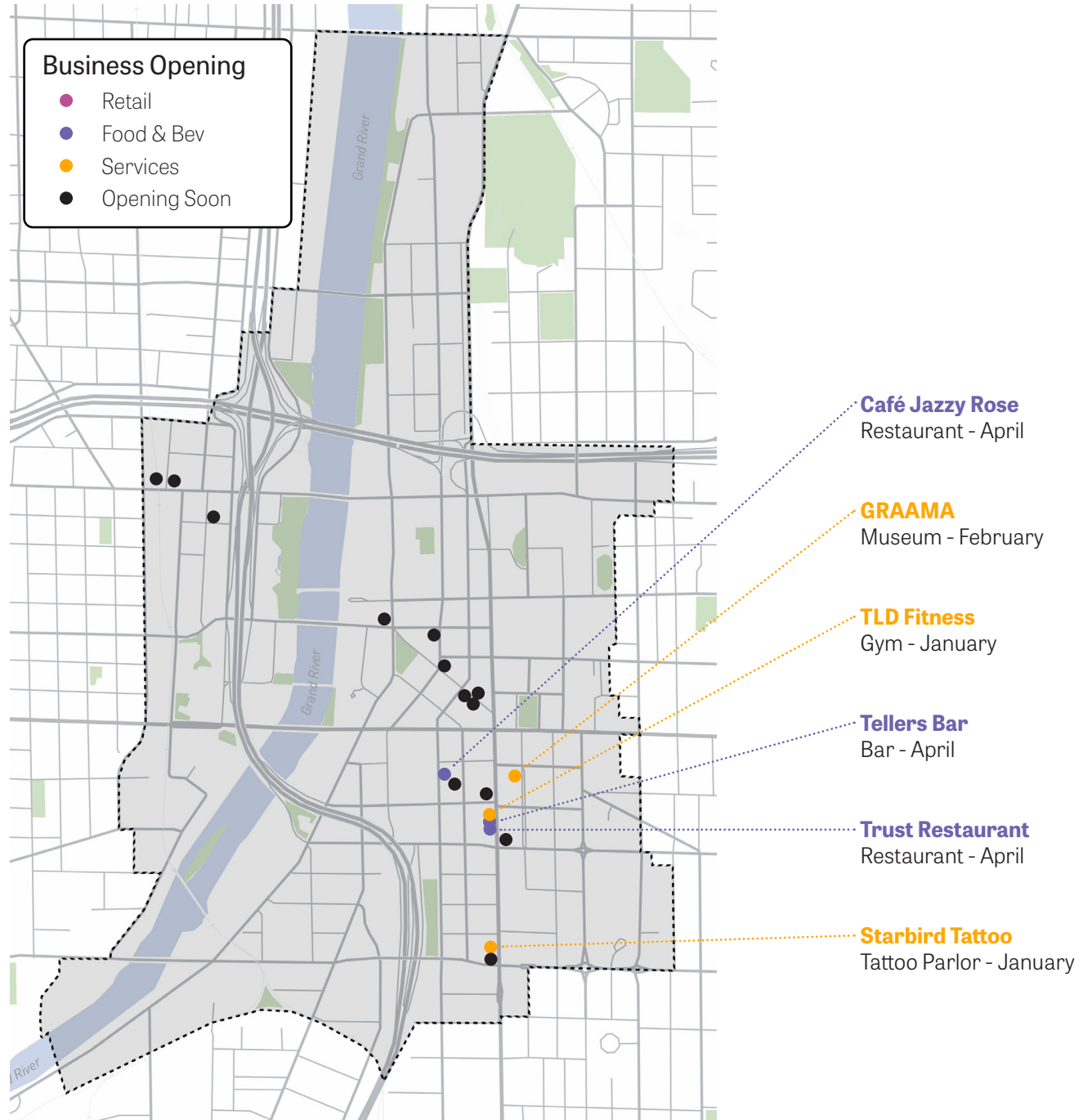
DOWNTOWN
GRAND RAPIDS INC.

Flooding of the Grand River affects Ah-Nab-Awen Park →



<p>VISITOR ACTIVITY</p> <p>N/A</p> <p>check back next month!*</p> <p><small>n/a</small></p>	<p>DAILY EMPLOYEE POPULATION</p> <p>N/A</p> <p>check back next month!*</p> <p><small>n/a</small></p>	<p>RESIDENT ACTIVITY</p> <p>N/A</p> <p>check back next month!*</p> <p><small>n/a</small></p>
<p>NEW STOREFRONT BUSINESSES</p> <p>3</p> <p>in April</p> <p>5 business opened this year to date <small>p. 3</small></p>	<p>STOREFRONT VACANCY</p> <p>20%</p> <p>in April</p> <p>6 businesses closed this year to date <small>p. 4</small></p>	<p>OFFICE VACANCY</p> <p>10.6%</p> <p>in Q1 2026</p> <p>vs. 10.4% this time last year <small>p. 14</small></p>
<p>OFFICE BASE RENT</p> <p>\$23.06/sqft</p> <p>in Q1 2026</p> <p>vs. \$23.00 this time last year <small>p. 14</small></p>	<p>HOTEL OCCUPANCY</p> <p>+0%</p> <p>vs. last month (Feb 2026)</p> <p>+0.5% vs. this time last year <small>p. 9</small></p>	<p>HOUSING OCCUPANCY</p> <p>-1%</p> <p>vs. last quarter (Q4 2025)</p> <p>+3% vs. this time last year <small>p. 15</small></p>
<p>CURRENT ACTIVE INVESTMENT</p> <p>\$518M</p> <p>in building renovations, housing developments & entertainment venues <small>p. 5</small></p>	<p>DASH CIRCULATOR RIDERSHIP</p> <p>-4%</p> <p>vs. last month (Mar 2026)</p> <p>+7% vs. this time last year <small>p. 11</small></p>	<p>DASH WORK RIDERSHIP</p> <p>-3%</p> <p>vs. last month (Mar 2026)</p> <p>-4% vs. this time last year <small>p. 12</small></p>

DDA Retail Innovation Grant		
Fiscal Year	# of Businesses	Total Spent
FY2018	1	\$60,000.00
FY2019	1	\$45,000.00
FY2020	5	\$133,385.70
FY2021	5	\$109,333.00
FY2022	1	\$18,448.17
FY2023	6	\$167,894.00
FY2024	5	\$105,433.59
FY2025	8	\$213,067.00
FY2026	4	\$92,536.00
Total	32	\$945,107.46



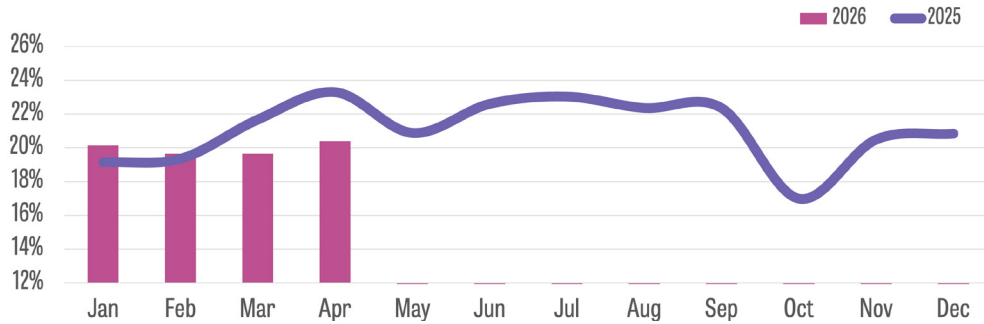
6 storefront businesses closed

Downtown in 2026 to date

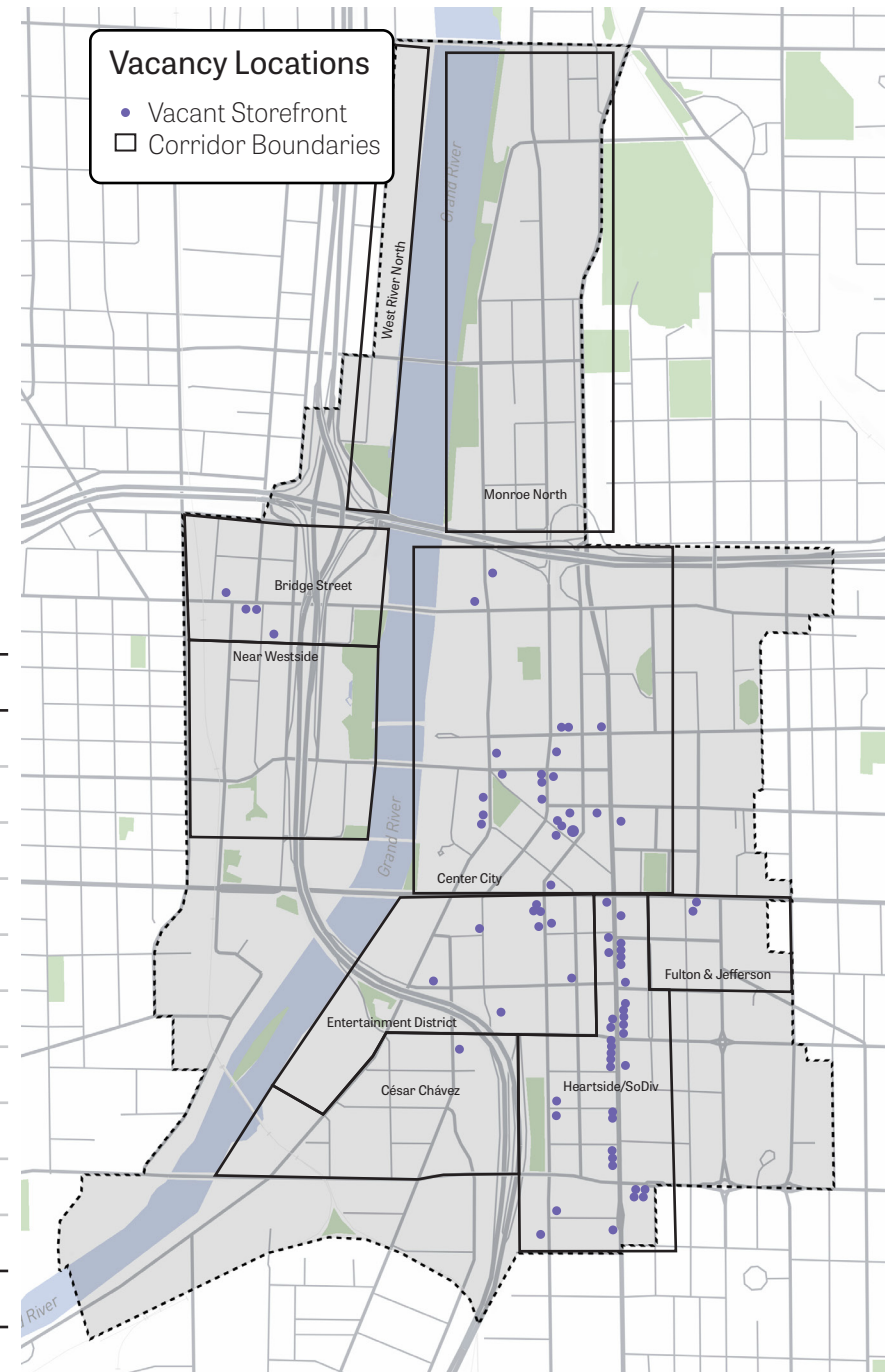
33% Food & Bev - 50% Retail - 17% Services

Storefront vacancy was 20% in April 2026

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



Corridor	Storefronts	Vacancies	Vacancy %
Bridge Street	24	4	17%
Center City	128	28	22%
Monroe Center ¹	55 ¹	10 ¹	18% ¹
César Chávez	8	1	13%
Entertainment District	64	10	15%
Fulton & Jefferson	21	2	10%
Heartside/SoDiv	111	36	33%
Monroe North	29	0	0%
Near Westside	14	0	0%
West River North	3	0	0%
DISTRICT TOTALS:	402	82	20%



1 GRPM River's Edge Work
 anticipated completion: May 2026
 \$12,000,000 investment

2 Acrisure Amphitheater
 anticipated completion: May 2026
 +190 car parking spaces
 +825 jobs
 \$214,500,000 investment

3 111 Lyon Residential Conversion
 anticipated completion: June 2026
 +140 housing units
 -125,000 sq ft of office space
 \$50,000,000 investment

4 Early Childhood Center @ Rapid Central Station
 anticipated completion: June 2026
 \$7,900,000 investment

5 Verne Barry Place Renovation
 anticipated completion: 2026
 \$12,000,000 investment

6 Amway Soccer Stadium
 anticipated completion: Spring 2027
 +104 jobs
 \$175,000,000 investment

7 Karl & Patricia Betz Living Center
 anticipated completion: June 2027
 +118 housing units
 +6,000 sq ft of commercial space
 \$46,000,000 investment

\$518M
 current active investment

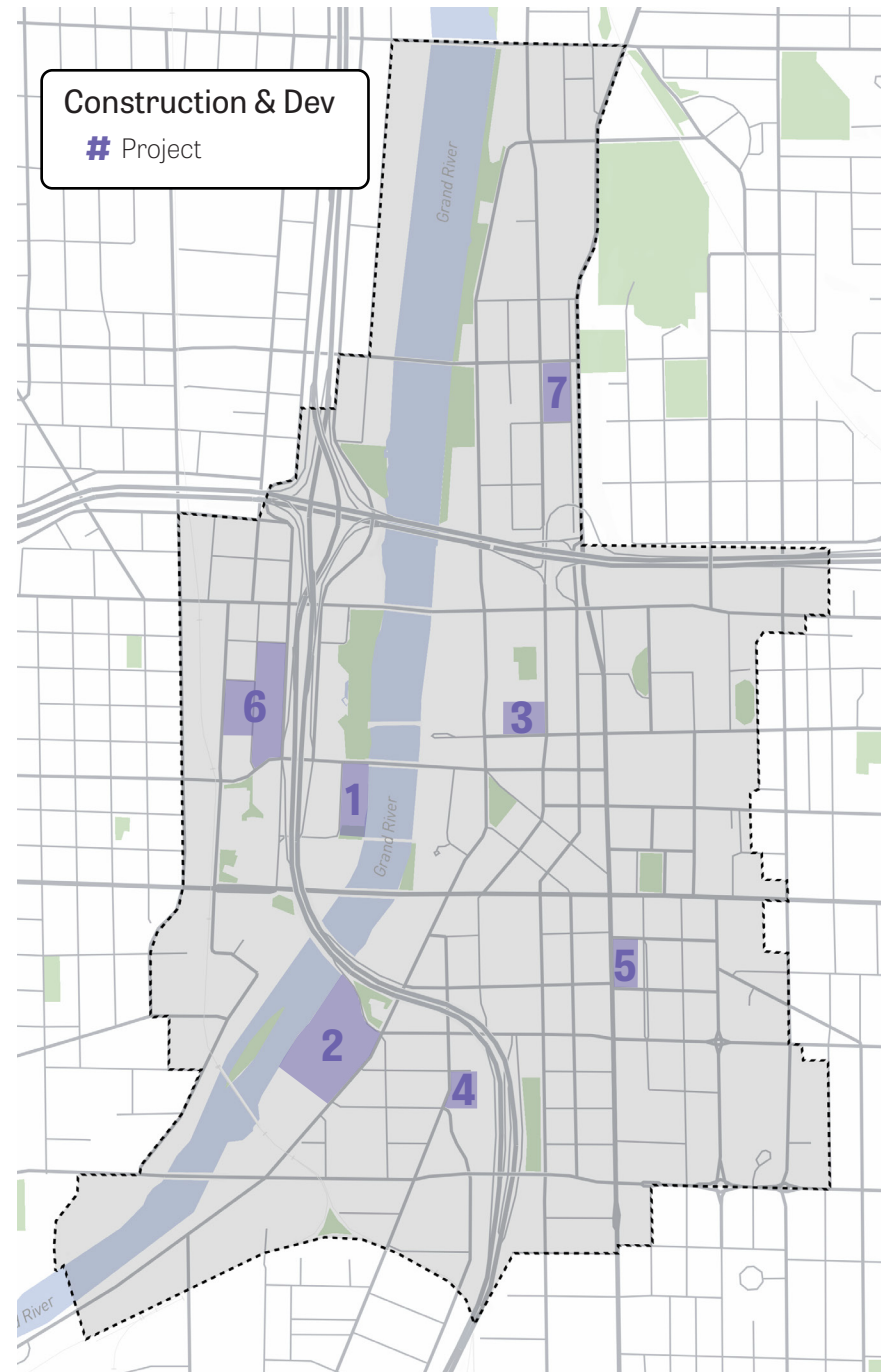
6k
 sq ft of commercial space

-125k
 sq ft of office space

929
 new jobs

190
 car parking spaces

258
 housing units



Grand River Greenway Progress - Local | Updated April 2026

198 total acres of park improvements

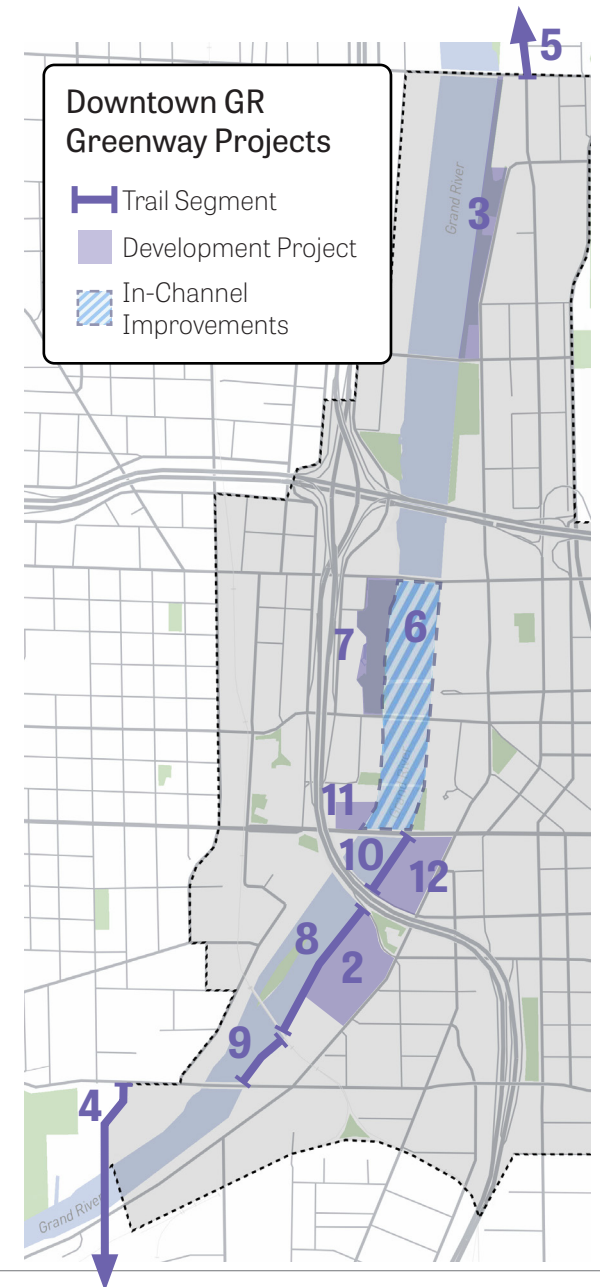
20 total miles of trail improvements¹

\$332M in total public space investment

\$1.7B in private river-adjacent investment²

\$70M in DGRI investment³ (DDA, MNTIFA, ARPA) in 2025

1	GRPM River Edge Improvements \$12,000,000	Planning	Design	Permitting	Bidding	Construction	Completion est. May 2026
2	Acrisure Amphitheater \$214,500,000	Planning	Design	Permitting	Bidding	Construction	Completion est. May 2026
3	Canal Park \$9,800,000	Planning	Design	Permitting	Bidding	Construction	Completion est. Fall 2026
4	Oxford Trail \$9,000,000	Planning	Design	Permitting	Bidding	Construction	Completion est. Fall 2026
5	Edges Trail, Leonard To Ann \$9,100,000	Planning	Design	Permitting	Bidding	Construction	Completion est. November 2026
6	Lower Reach In-Channel Improvements \$20,000,000	Planning	Design	Permitting	Bidding	Construction	Completion est. July 2026
7	Ah-Nab-Awen Park \$10,300,000	Planning	Design	Permitting TBD	Bidding	Construction	Completion
8	Edges Trail US-131 to Railroad \$19,800,000	Planning	Design	Permitting	Bidding	Construction	Completion est. Oct 2026
9	Railroad to Wealthy \$ TBD	Planning	Design	Permitting TBD	Bidding	Construction	Completion
10	Fulton to US-131 \$ TBD	Planning	Design TBD	Permitting	Bidding	Construction	Completion
11	Blue Dot \$ TBD	Planning	Design	Permitting TBD	Bidding	Construction	Completion
12	Fulton & Market \$797,000,000	Planning	Design	Permitting TBD	Bidding	Construction	Completion



DOWNTOWN
GRAND RAPIDS INC.



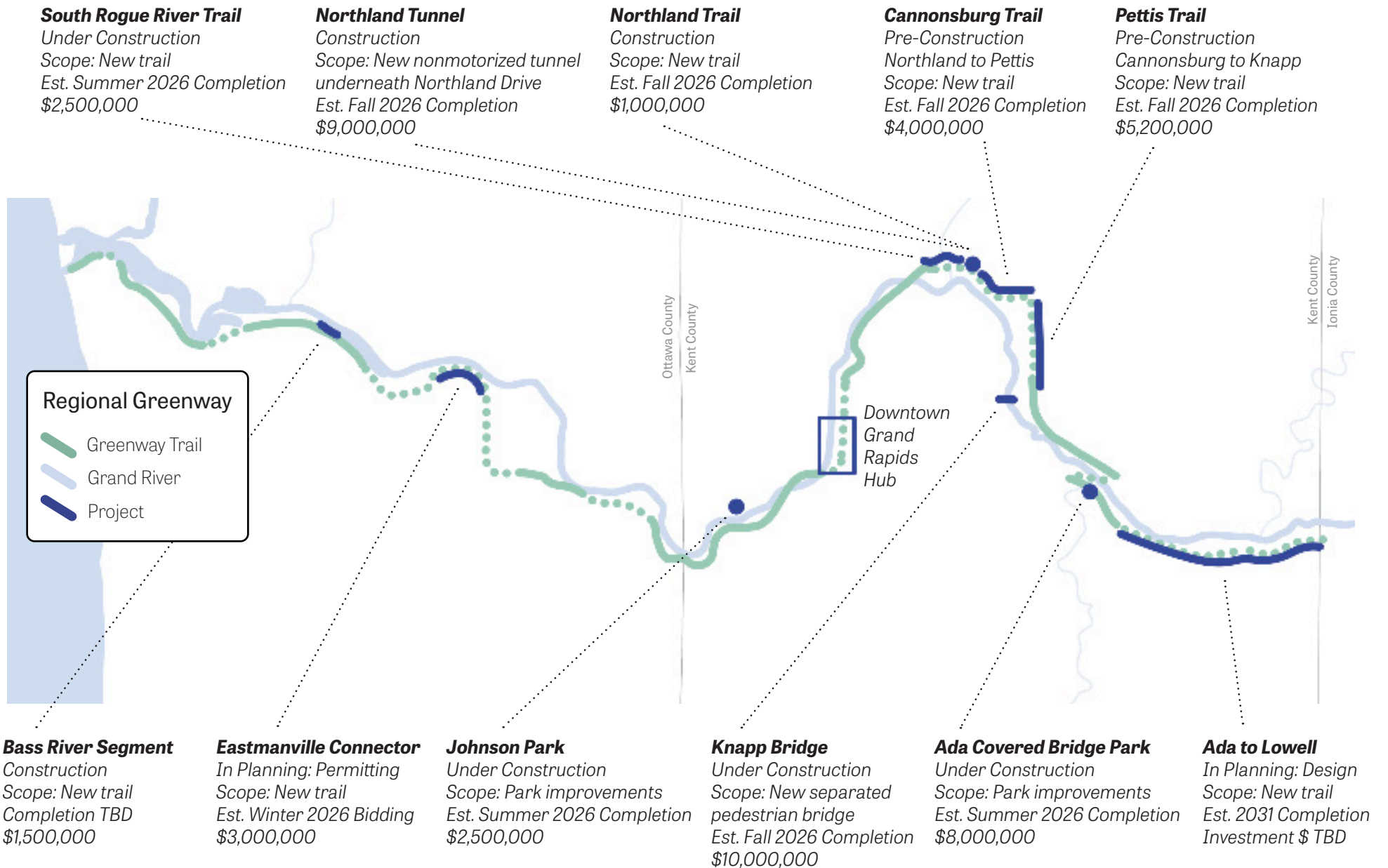
Grand River
Network

1 - Includes 16 miles of ARPA-funded Kent County greenway trail, White Pine Trail to Ada
 2 - Completed since 2023 & currently in development pipeline
 3 - Includes 2025 completed projects Lyon Square & Lower Riverwalk

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

Grand River Greenway Progress - Regional | Updated April 2026

The urban core of Grand Rapids is the hub of West Michigan's outdoor recreation system. Beyond Downtown, partners across the region continue progress to establish the **Grand River Greenway** - an 80+ mile network of public parks and trails connecting Lowell to the Lakeshore.

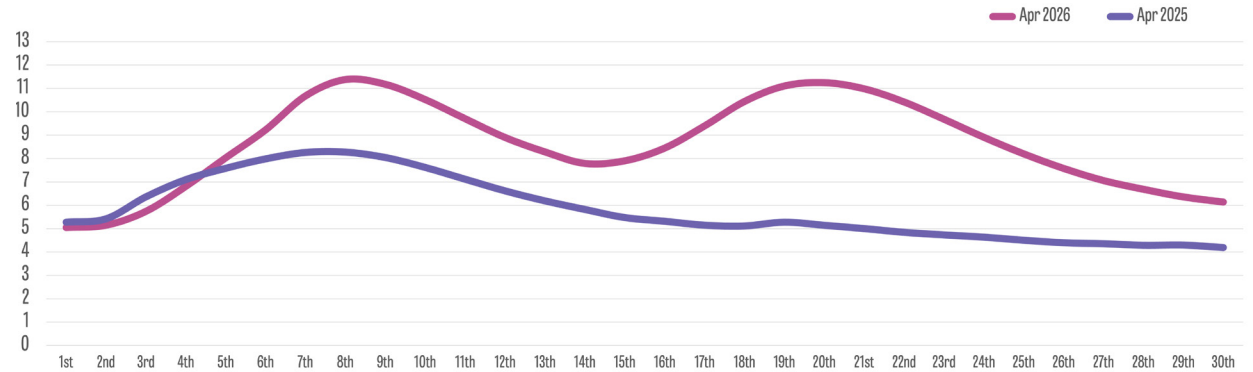


What is gage height? Gage height is the distance (or height) of the water surface above the streamgage datum reference point. Gage height is often observed as it relates to landmarks as well as historical data.²

Why it matters: Gage height is a parameter used to measure water quantity. It is a key indicator in predicting floods, determining flow and informing decisions around infrastructure and water management.

Learn more here: https://waterdata.usgs.gov/blog/gage_height/

Gage height increased +2.82 feet on avg. in Apr 2026 vs. Apr 2025 / +2.26 feet vs. Mar 2026

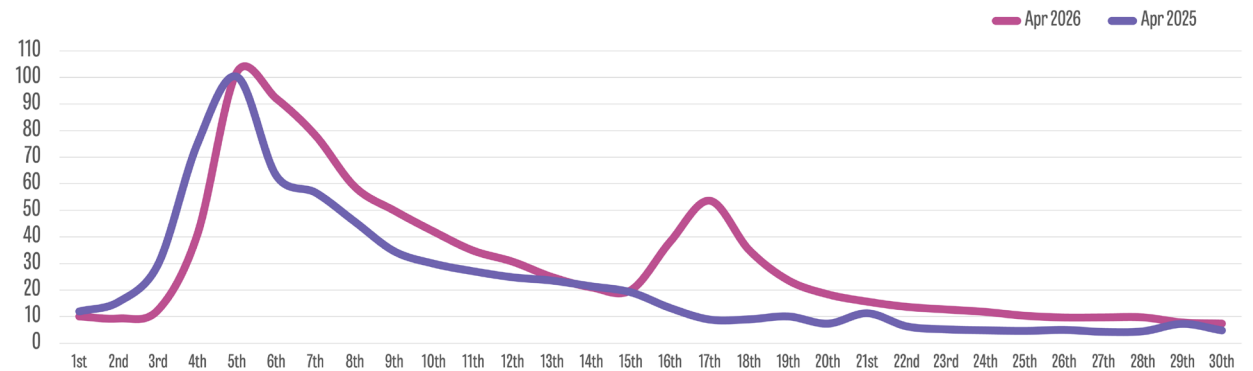


What is turbidity? Turbidity is the measure of relative clarity of a liquid. The higher the intensity of scattered light, the higher the turbidity.²

Why it matters: Increased sedimentation and siltation can occur, which can result in harm to habitat areas for fish and other aquatic life. Particles also provide attachment places for other pollutants, notably metals and bacteria. Thus, turbidity readings can be used as an indicator of potential pollution in a water body.²

Learn more here: <https://www.usgs.gov/water-science-school/science/turbidity-and-water>

Turbidity increased +32% FNU³ on avg. in Apr 2026 vs. Apr 2025 / -4% vs. Mar 2026

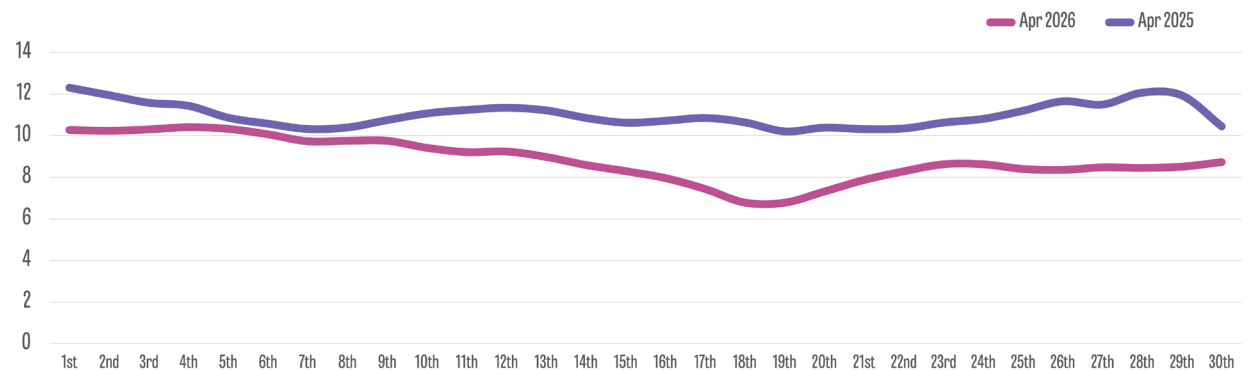


What is dissolved oxygen? Dissolved oxygen is a measure of how much oxygen is dissolved in the water - the amount of oxygen available to living aquatic organisms.²

Why it matters: Fast-moving streams and rivers hold more oxygen, while stagnant waters hold less. When excess organic matter decays, bacteria use up oxygen, leading to eutrophication, i.e. low-oxygen conditions that can kill aquatic life.

Learn more here: <https://www.usgs.gov/water-science-school/science/dissolved-oxygen-and-water>

Dissolved O2 decreased -20% ml per liter on avg. in Apr 2026 vs. Apr 2025 / -24% vs. Mar 2026



Downtown Ambassador Statistics | Updated April 2026

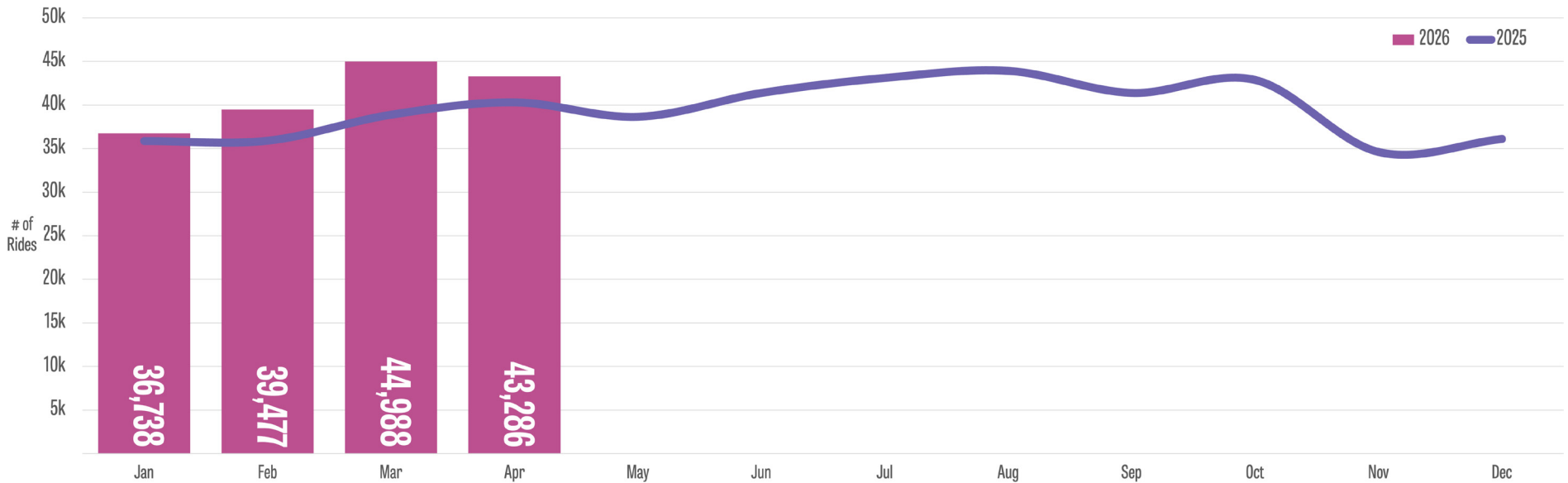
	April 2026	2026 YTD	2025 YTD	2019 YTD
Graffiti Removals	271	595	1,491	439
Lbs of Trash Removed	24,400	78,600	80,125	146,175
Snow Removals	0	5,217	6,402	8,036
Weeds Abated	11,283	11,379	3,335	2,061
Business Contacts	541	2,705	1,729	733
Pedestrian Assists	7,632	41,831	70,876	86,190
Mobility Assists	100	319	263	637
Residents Engaged	60	98	406	N/A



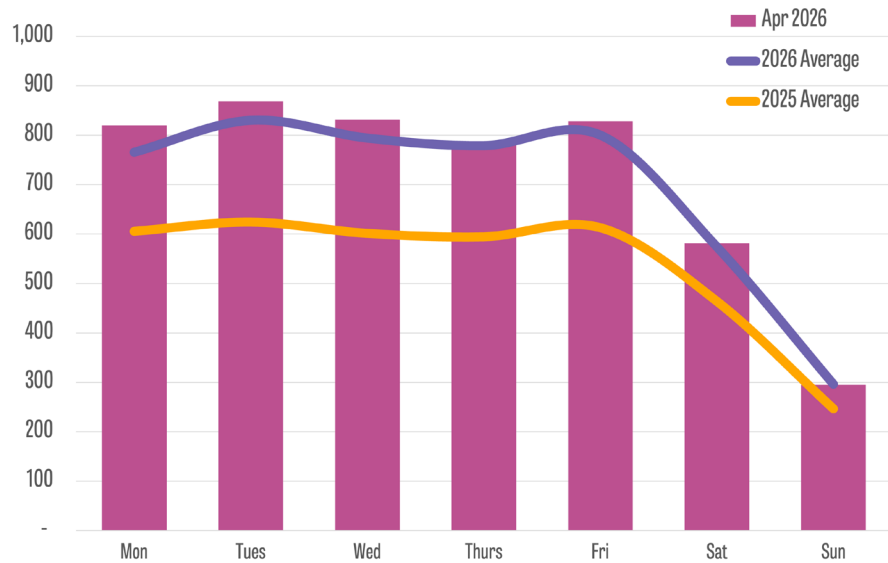
Total Ambassador Banked Hours¹ as of March 2026:

710.25

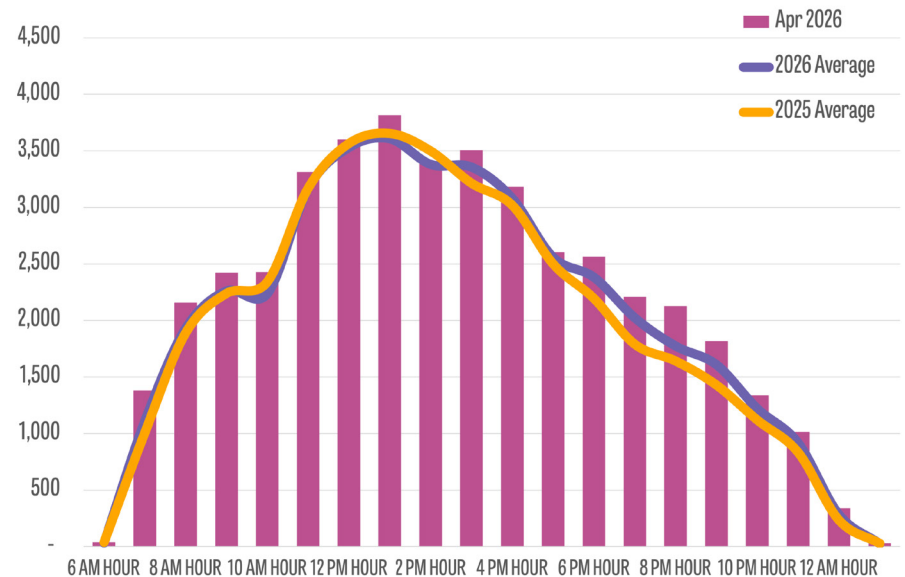
DASH Circulator ridership decreased -4% in Apr 2026 vs. Mar 2025 / +7% vs. Apr 2025 / -32% vs. Apr 2019



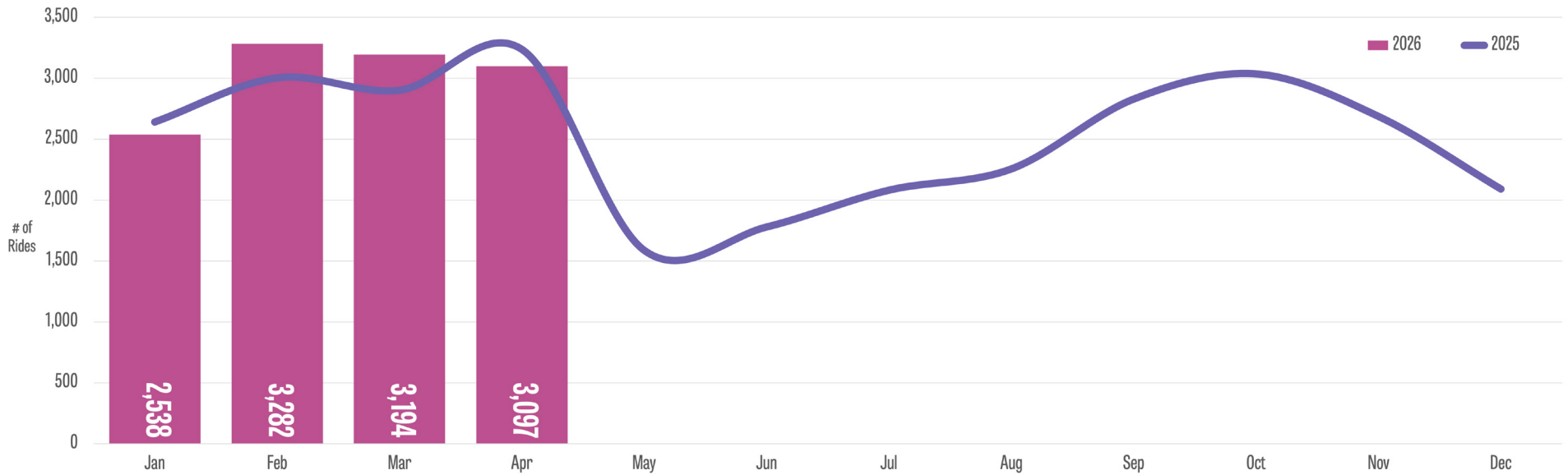
Tuesday average DASH Circulator ridership increased +33% in 2026 vs. 2025



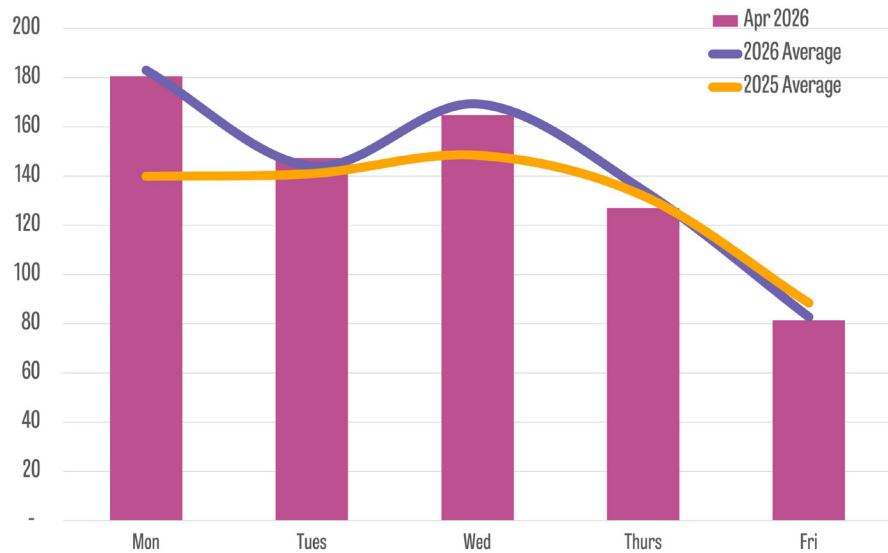
68% of DASH Circulator ridership occurred before 5 PM in April



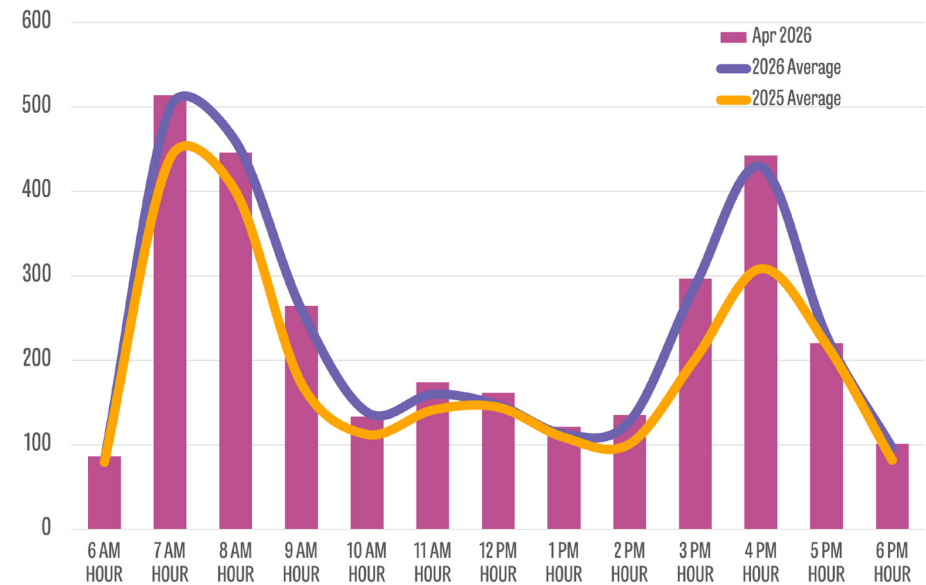
DASH WORK ridership decreased -3% in Apr 2026 vs. Mar 2026 / -4% vs. Apr 2025



Monday DASH WORK ridership increased +31% in 2026 vs. 2025

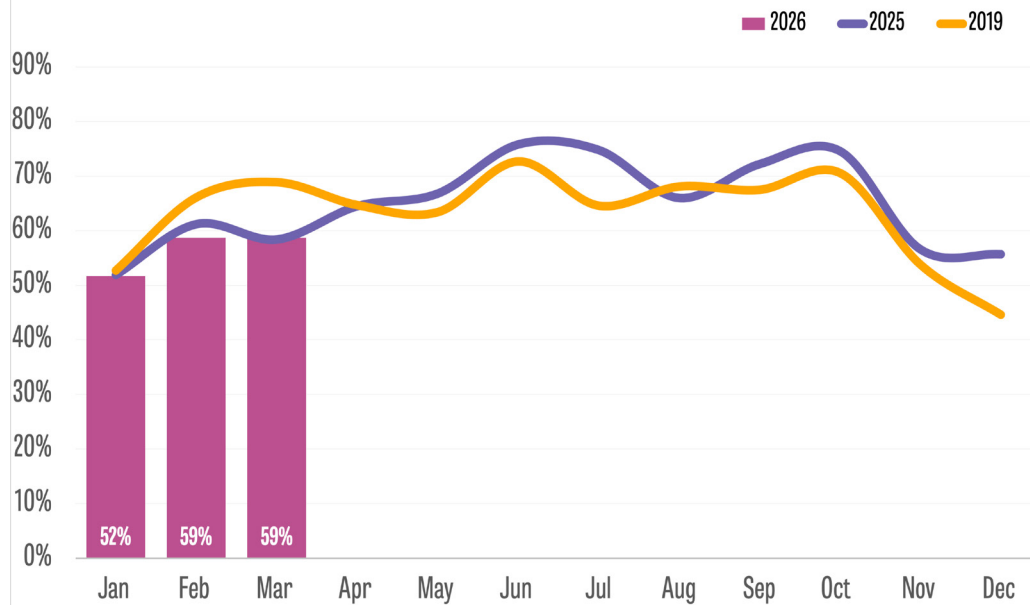


53% of DASH WORK ridership in April occurred between 7 AM - 9 AM

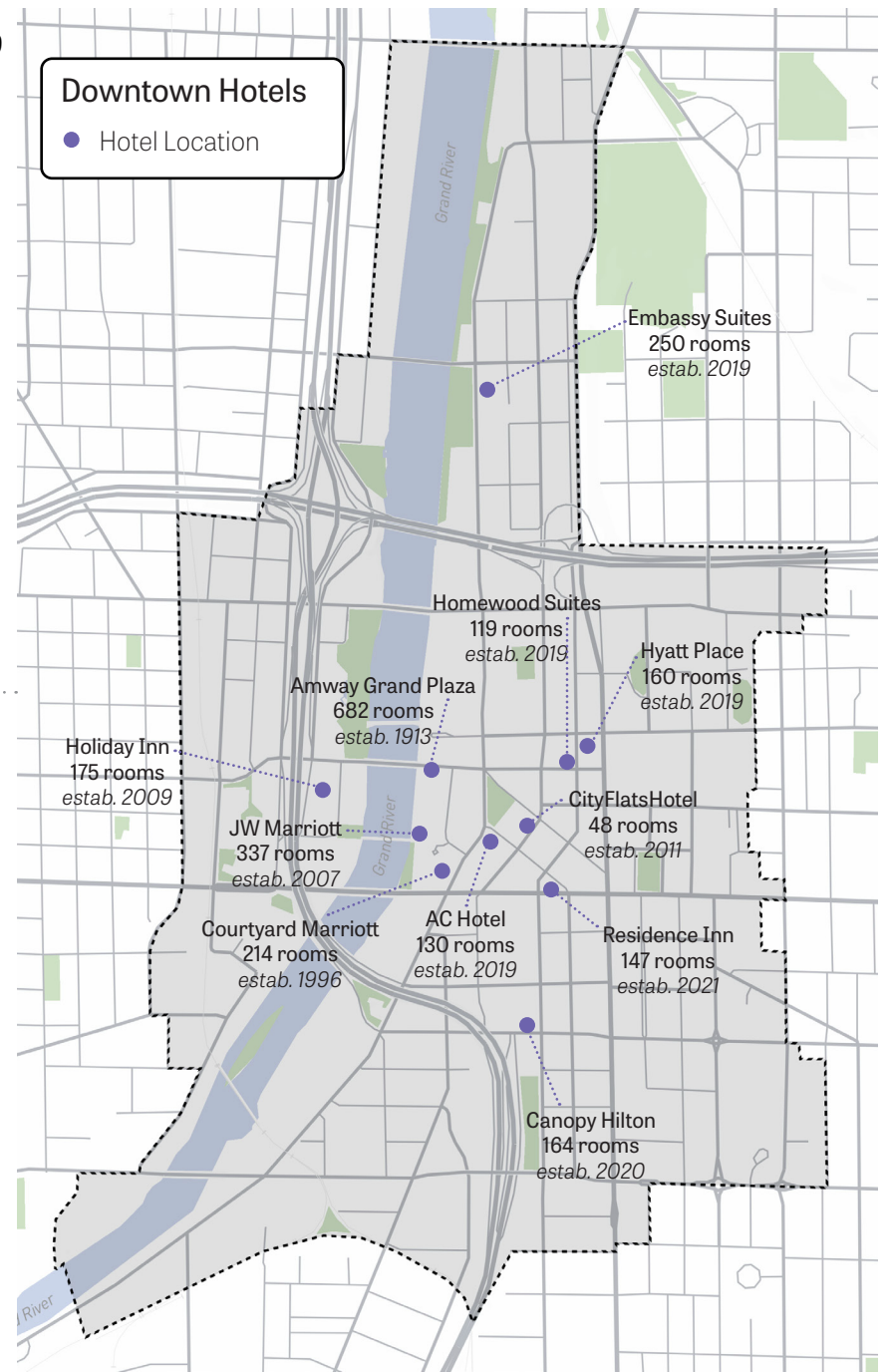
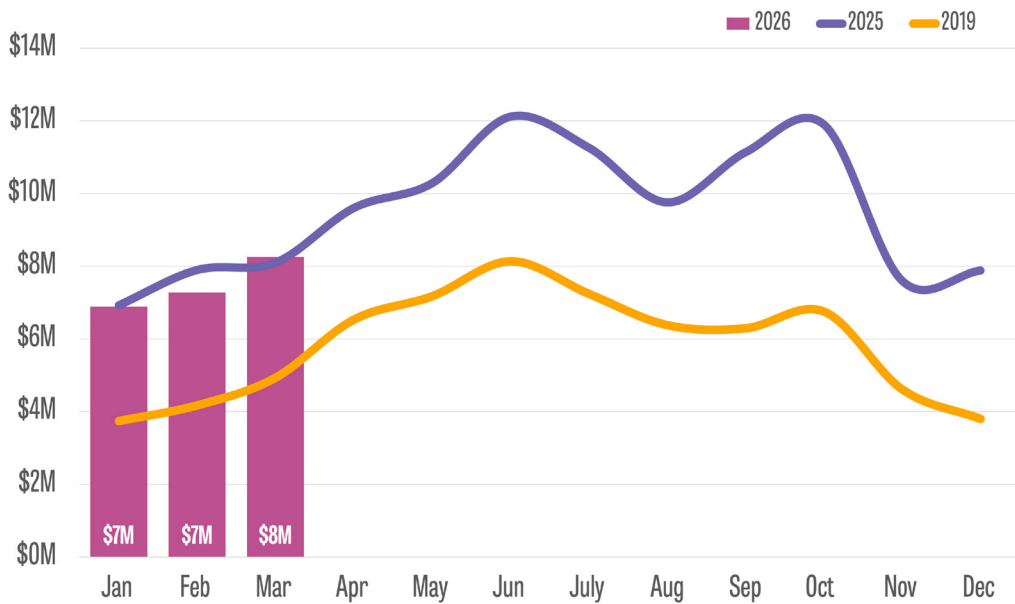


Hotel Occupancy | Updated March 2026

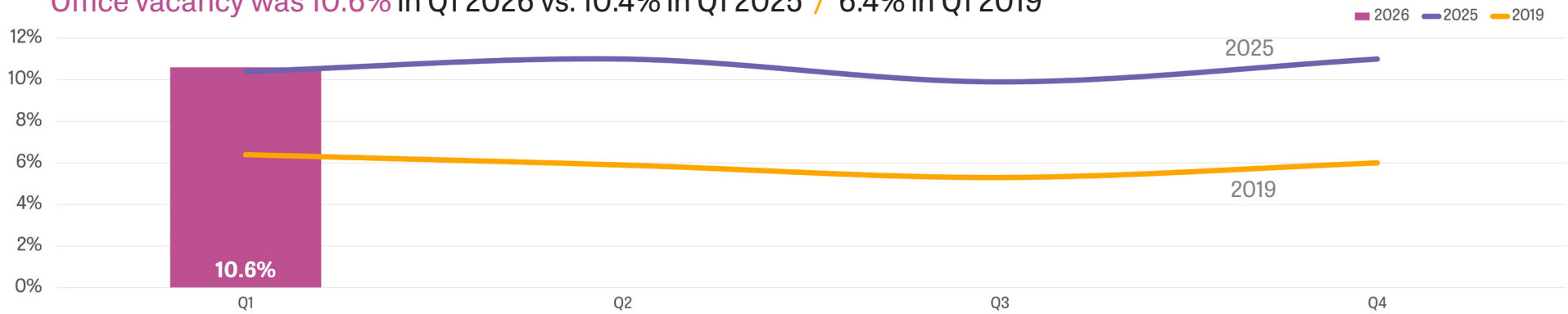
Occupancy increased 0% in Mar 2026 vs. Feb 2026 / +0.5% vs. Mar 2025 / -15% vs. Mar 2019



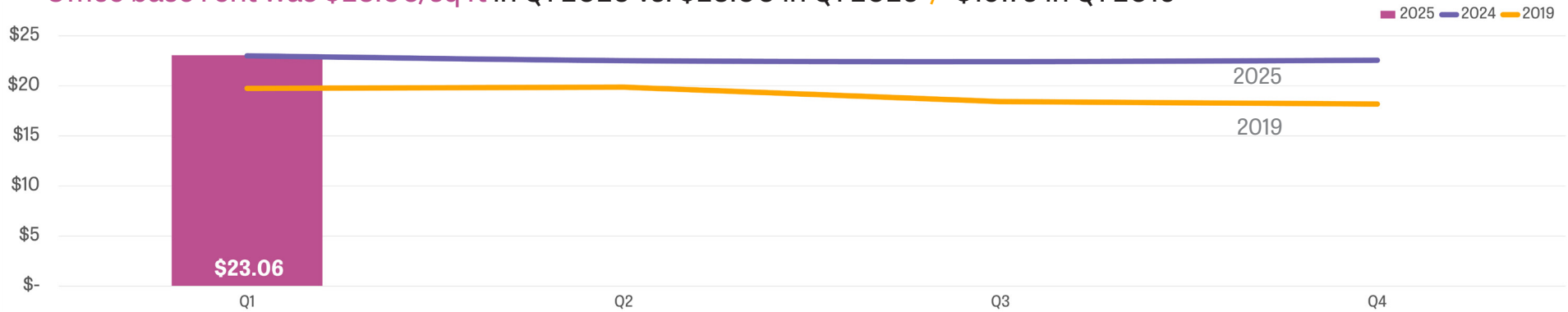
Revenue increased +13% in Mar 2026 vs. Feb 2026 / +2% vs. Mar 2025 / +67% vs. Mar 2019



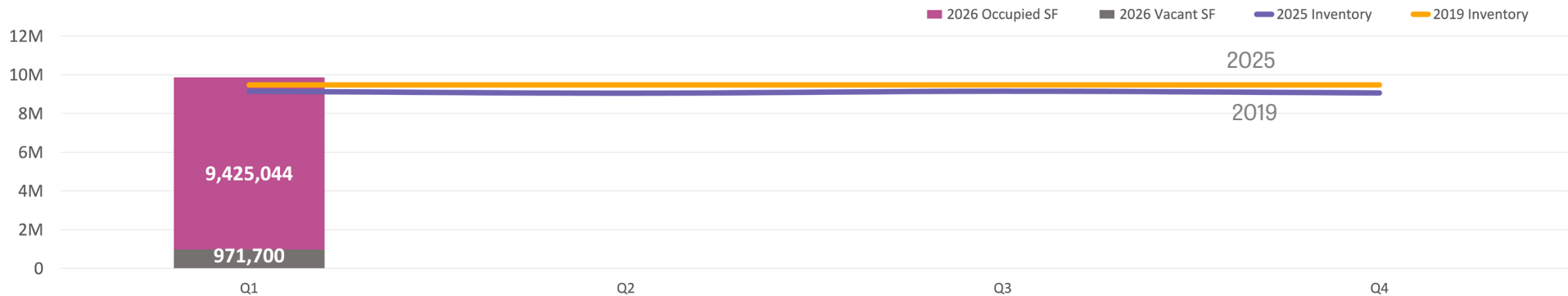
Office vacancy was 10.6% in Q1 2026 vs. 10.4% in Q1 2025 / 6.4% in Q1 2019



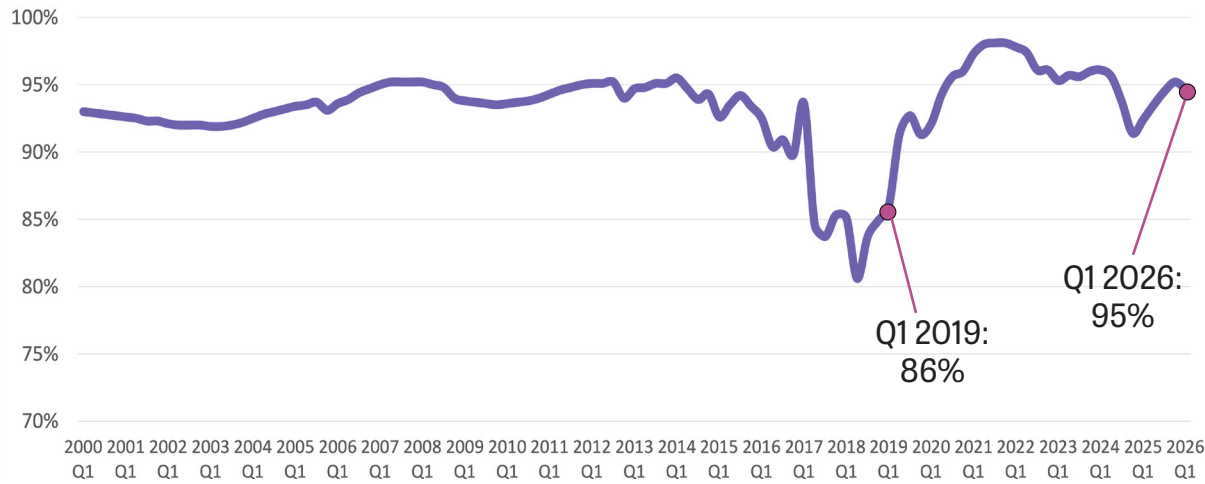
Office base rent was \$23.06/sq ft in Q1 2026 vs. \$23.00 in Q1 2025 / \$19.75 in Q1 2019



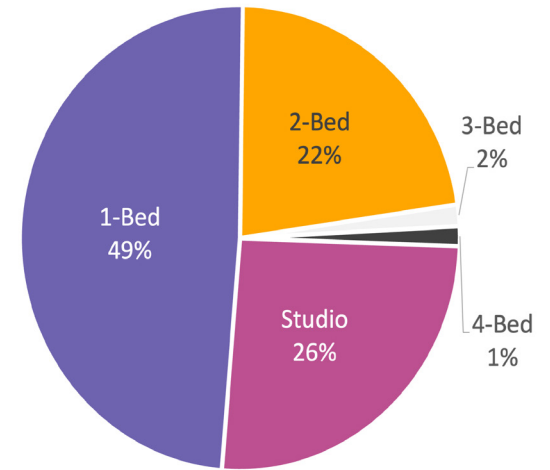
There were 9.9 million square feet of office inventory in Q1 2026



Housing occupancy decreased **-1%** vs. Q4 2025 / **+3%** vs. Q1 2025 / **+10%** vs. Q1 2019
y-axis truncated to highlight year-over-year changes

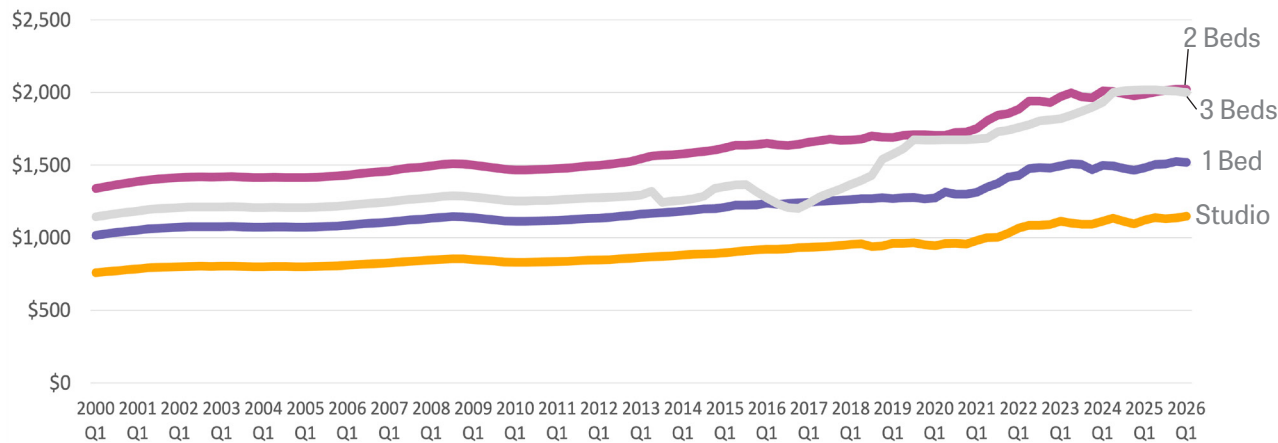


Distribution of Units by # of Rooms



There are **258** units currently under construction and **1,898** in the planning & development pipeline

Average asking rent per unit decreased **-0.1%** vs. Q4 2025 / **+1%** vs. Q1 2025 / **+20%** vs. Q1 2019



Distribution of Units by Rate Type

