

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, November 12, 2025

9:00 a.m. Meeting

29 Pearl Street, NW, Suite #1

- | | | |
|---|--------|-----------|
| 1. Call to Order | | Winn |
| 2. Approve October 10 2025, Minutes (9:00)
(enclosure) | Motion | Winn |
| 3. Accept September 30, 2025 Preliminary Financials (9:01)
(enclosure) | Motion | Arapari |
| 4. World of Winter Snow Removal (9:05)
(enclosure) | Motion | Eledge |
| 5. Van Andel Alley Update and Request (9:10)
(enclosure) | Motion | Miller |
| 6. Return to the River Recap and Funding Request (9:20)
(enclosure) | Motion | Van Driel |
| 7. Draft Grand River Art Plan Presentation (9:30)
(enclosure) | Info | Van Driel |
| 8. Executive Director Report (9:50) | Info | Kelly |
| 9. Public Comment (9:55) | | |
| 10. Board Discussion (9:58) | Info | Board |
| 11. Adjournment (10:00) | | |



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY October 8, 2025

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

Attendance:

Members Present: Luis Avila (arrived after agenda item #2), Rosalynn Bliss, Mayor David LaGrand, Greg McNeily, Jen Schottke, Al Vanderberg, Rick Winn

Members Absent: Kayem Dunn and Ryan Foley

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Teva Arapari (Treasurer), Mandy McDaniel (Recording Secretary), Matthew Rothenberg (ArtRat Gallery), Corey Ford (GR Gameshow)

2. Approve Meeting Minutes from September 10, 2025
Motion: Member McNeily, supported by Member Bliss, moved to approve September 10, 2025, Meeting Minutes as presented. Motion carried unanimously.
3. Accept August 31, 2025, Preliminary Financial Statements
Motion: Member McNeily, supported by Member Bliss, motioned to accept Statement D: August 31, 2025, Expenditures. Motion carried unanimously.
4. 45 Ionia Parking Agreement
Kelly stated this item is a recommendation to terminate the existing Development Agreement between the DDA and the owner of 45 Ionia Avenue SW, also known as the Area 3 parking lot, and to establish a new lease agreement with the owner.

As background, in the 90s the DDA acted as the land assembly agent for the Van Andel Arena construction, which included taking ownership of various parcels near the Arena site. In 2006, DDA sold the subject property which was eventually acquired by 45 Ionia Associates, the current owner. Since 2009, a development agreement has been in place, but a development has not materialized. The updated lease and a new management agreement with Mobile GR standardizes parking management and maintains the opportunity for future development. Once a development project is proposed, a new Development Agreement will be negotiated.

The proposed lease agreement is for 10 years during which the DDA would pay a monthly fee of \$4,200. The DDA and Mobile GR will split parking revenue in a manner consistent with other DDA-owned lots managed by Mobile GR. Additionally, Van Andel Alley will require an easement, and the owner is open to incorporating it into the lease.

Member Bliss inquired about the nature of the 10-year lease if there is a proposed development. Kelly responded that the lease includes a provision allowing termination with 60 days' notice to proceed with development.

Member McNeilly asked if the parking revenue is projected to exceed the lease. Kelly stated that we expect the DDA to net an estimated additional \$200,000 - \$250,000.

Chair Winn added that the goal is to develop this and area 2 at some point.

Motion: Member Vanderberg, supported by Member Bliss, moved to approve the termination of the Development Agreement and authorized the Executive Director to finalize the terms of a lease agreement with 45 Ionia Associates, LLC for the continued operation of the Area 3 parking lot. Mayor LaGrand abstained. Motion carried.

5. Retail Innovation Grant: ArtRat Studio (44-46 Division St.)

Eledge outlined goals to address Downtown storefront vacancies and summarized the current Retail Innovation Grant cycle.

Matt Rothenberg introduced ArtRat Studios, an expansion of ArtRat Gallery (open since Sept. 2021), which hosted 19 ArtPrize artists and emphasizes community engagement. The new studio will offer workshops, classes, and art supplies to support local students, artists, and families, with a focus on group art activities and community projects. Rothenberg noted that they started a relationship with the Hyatt Place to help promote events and opportunities, and aims to foster a creative, experiential environment. The launch is planned for January.

Motion: Member Avila, supported by Member Bliss, moved to approve the Resolution to Authorize DDA funding for an amount not to exceed \$20,446 for a retail innovation grant to support the opening of ArtRat Studio located at 44 - 46 Division Ave S.

6. Retail Innovation Grant: GR Gameshow (112 Monroe Center)

Eledge introduced a request for GR Gameshow at 112 Monroe Center for an amount not to exceed \$25,000. Corey Ford, owner of GR Gameshow, presented his immersive entertainment business, which includes birthday parties, team building, nights out, and 1-hour to 90-minute gameshows, including classic TV gameshows. He has designed escape rooms all over the country. This grant attracted his business to find a more ambitious location.

Chair Winn asked if alcohol would be available. Ford replied yes, and they are working on getting the permit.

**Minutes taken by:
Mandy McDaniel
Recording Secretary**

Motion: Member Avila, supported by Member McNeilly, moved to approve the resolution to Authorize DDA funding for an amount not to exceed \$25,000 for a retail innovation grant to support the opening of GR Gameshow located at 112 Monroe Center.

7. Downtown Urban Canopy

Eledge reported that the DDA has reached its 10% tree planting goal as stated in GR Forward. Friends of Grand Rapids Parks will maintain the new trees for two years. Under the current contract, 100 trees will be planted this year, 50 in the spring and 50 in the fall, with 37 of those placed in tree wells. Eledge noted that the focus has shifted from large-scale planting to prioritizing the maintenance and health of existing trees, and efforts are underway to update the urban canopy inventory to support this approach.

Mayor LaGrand asked if the current criteria focuses on replacing dead trees. Eledge explained that while past efforts aimed to meet infrastructure goals, the current focus is on maintaining existing trees and replacing right-of-way trees, which have a high mortality rate. When asked about planting trees closer to streets, Eledge confirmed that new trees will be incorporated into medians and along roadways.

Chair Winn asked whether the plans include the planted boxes along the arena. Eledge confirmed that the project will include replanting the trees in the plaza as well as the trees in the sidewalk planting beds.

Member Bliss asked whether the city is responsible for replacing trees impacted by street construction and emphasized the importance of tracking those that don't survive. Eledge clarified that replacement is the responsibility of the party planting the trees, and Friends of GR Parks only maintains trees they have planted.

Member McNeilly asked about the maximum percentage of tree coverage the city could achieve and whether more "non-deciduous" trees could be planted. Eledge responded that the upper limit is unknown but likely substantial. Trees removed for greenway projects will be replaced, and Downtown tree coverage has grown significantly. While 10% growth is positive, the next steps for expansion are still being evaluated. Recommendations for non-deciduous trees would come from the vendor, with a focus on maximizing benefits to the urban canopy.

Member Schottke congratulated the team on being ahead of schedule.

Motion: Member Schottke, supported by Member McNeily, moved to authorize DDA funding for an amount not to exceed \$111,000 to plant and maintain, for two years, 100 new trees and provide an update to the Urban Canopy Inventory.

8. Executive Director Report

Kelly presented the following updates:

Minutes taken by:
Mandy McDaniel
Recording Secretary

- GR Forward: 14 responses received; a small committee has been selected (Member McNeilly and Member Bliss); recommendations expected by December.
- Downtown Retail Incubation: Applications opened; 15–20 submissions have been received; program starts in January.
- ArtPrize: Event wrapped up; report forthcoming.
- Oxford Trail: Groundbreaking occurred last Tuesday.
- Lyon Square Celebration

9. Public Comment
None.

10. Board Member discussion
Member Vanderberg: Ribbon cuttings and groundbreakings align with the GR Greenway, highlighting the connections for a major project.

Mayor LaGrand: Emphasized the importance of activation and programming along the river, focusing on cleanliness and business community engagement; suggested monitoring areas that need attention.

Member Avila: Reported that Second Vibess won the ArtPrize jury prize; noted DDA support and recognized the achievement.

Bliss: Thanked the city commission for the 1615 Monroe North project; stressed maintaining priority with city engineering and parks, monitoring riverside work near the amphitheater, and ensuring collaboration with the city continues with urgency.

Adjournment

The meeting adjourned at 9:34 am

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: November 12, 2025
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: World of Winter Snow Removal

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

In 2023 the DGRI team worked with Building Bridges GR to pilot snow and ice removal in key locations of the World of Winter footprint to enhance accessibility and safety for the festival's many attendees.

After observing the positive impact snow and ice removal had on attendee experience as well as DGRI's event operations it was decided to continue services for WoW 2024 and 2025.

Staff recommend working with Building Bridges, who have performed snow removal for WoW since 2023. The Building Bridges team will perform daily checks of the WoW footprint and work closely with DGRI staff to ensure on-site conditions meet the accessibility and safety expectations of the team and provide snow removal and de-icing services for the duration of the event.

Funding for these services is budgeted in Goal 3: Streetscape Improvement (LTI) line item.

Recommendation: Authorize DDA funding for an amount not to exceed \$29,484, which includes a 20% contingency for snow and ice removal throughout the WoW footprint for the duration of the festival.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: November 7, 2025

TO: Downtown Development Authority

FROM: Mark Miller
Managing Director of Planning & Design

Agenda Item #05
November 12, 2025
DDA Meeting

SUBJECT: Van Andel Alley Redesign Additional Services

From August 2021 through May 2025 DGRI collaborated with the City of Grand Rapids and surrounding property owners to design a linear plaza that would connect Fulton Street to Oakes Street. Originally envisioned in the Arena South Plan (2013), the linear plaza sought to reconfigure the existing underutilized space adjacent to Van Andel Arena and the public alley (Ionia Alley) into an activated pedestrian space that would link the Studio Park piazza with the Van Andel plaza.

After a lengthy permitting process that concluded in February 2025, DGRI re-engaged the adjacent property owners along Ionia to finalize the required changes to their trash and service operations within the Ionia Alley. Due to a variety of factors, most notably various business changes during the last 3 years, these stakeholders were no longer supportive of adjusting their operations in exchange for increased outdoor seating in the new space.

Due to these new constraints, DGRI worked with our consultant, MKSK, to strategize changing the design to continue to keep the project viable and create different opportunities. The revised design proposes to maintain the public alley as a service element and concentrate the redesign to the non-city owned land adjacent to the arena. This will additionally allow us to incorporate a more compelling space along Ionia Avenue adjacent to Weston Street rather than using that space for the large trash consolidation area that was originally conceived.

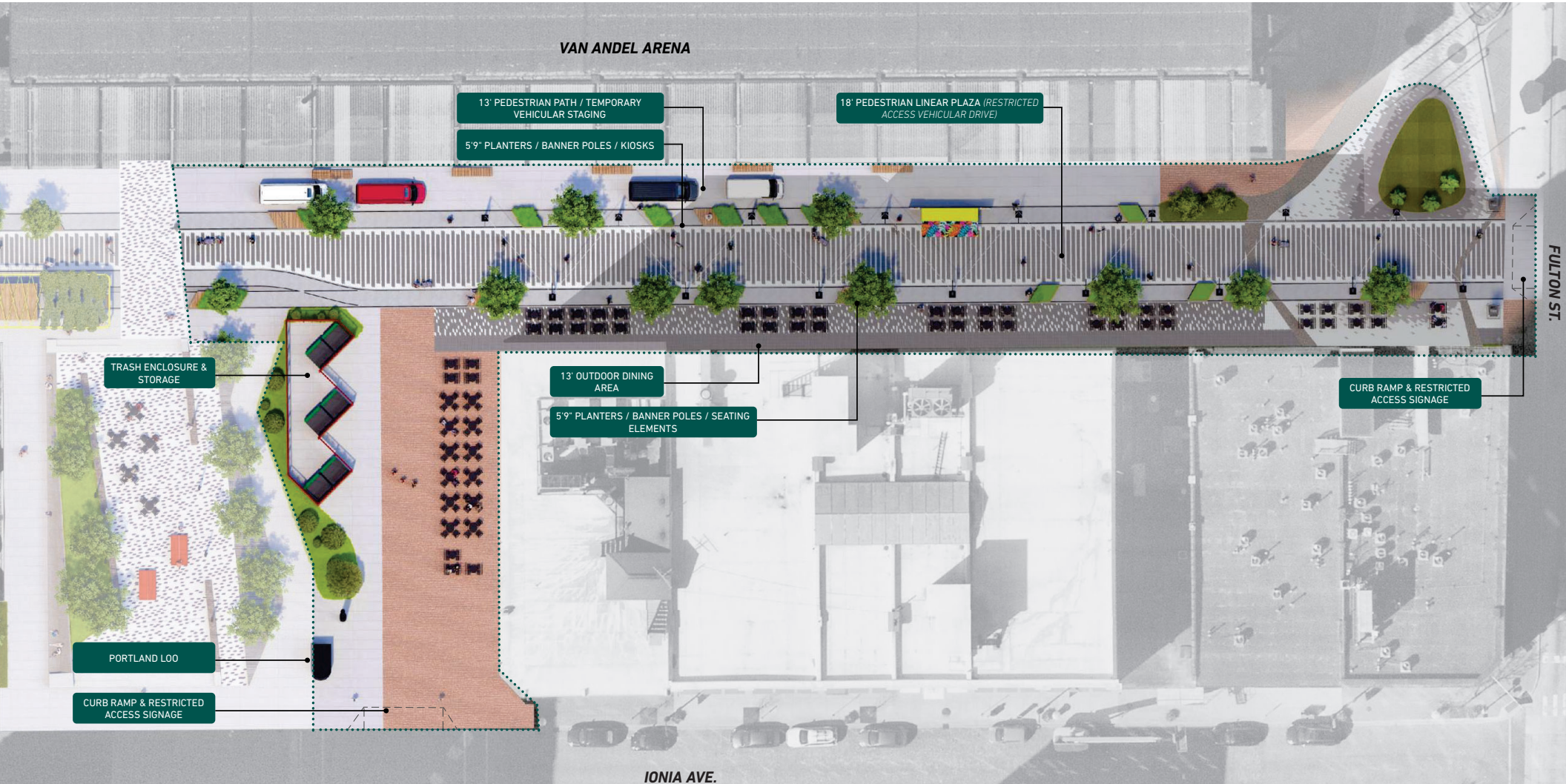
DGRI and MKSK have received positive feedback from the City's engineering and utility departments on this redesign, primarily because it resolves many of the conflicts that arose during the permitting process related to utilities, public space use, and stormwater management.

Our goal is to redesign the space to match this new concept, secure the necessary permits, and start construction on the project in the spring of 2026. To this end, MKSK has provided a revised scope to develop the design, create construction drawings, work through the permitting process, and assist during project bidding. MKSK estimates that it will take them about 8-12 weeks to complete their work prior to submitting permits drawings. The MKSK fee for this work is \$144,500. DGRI

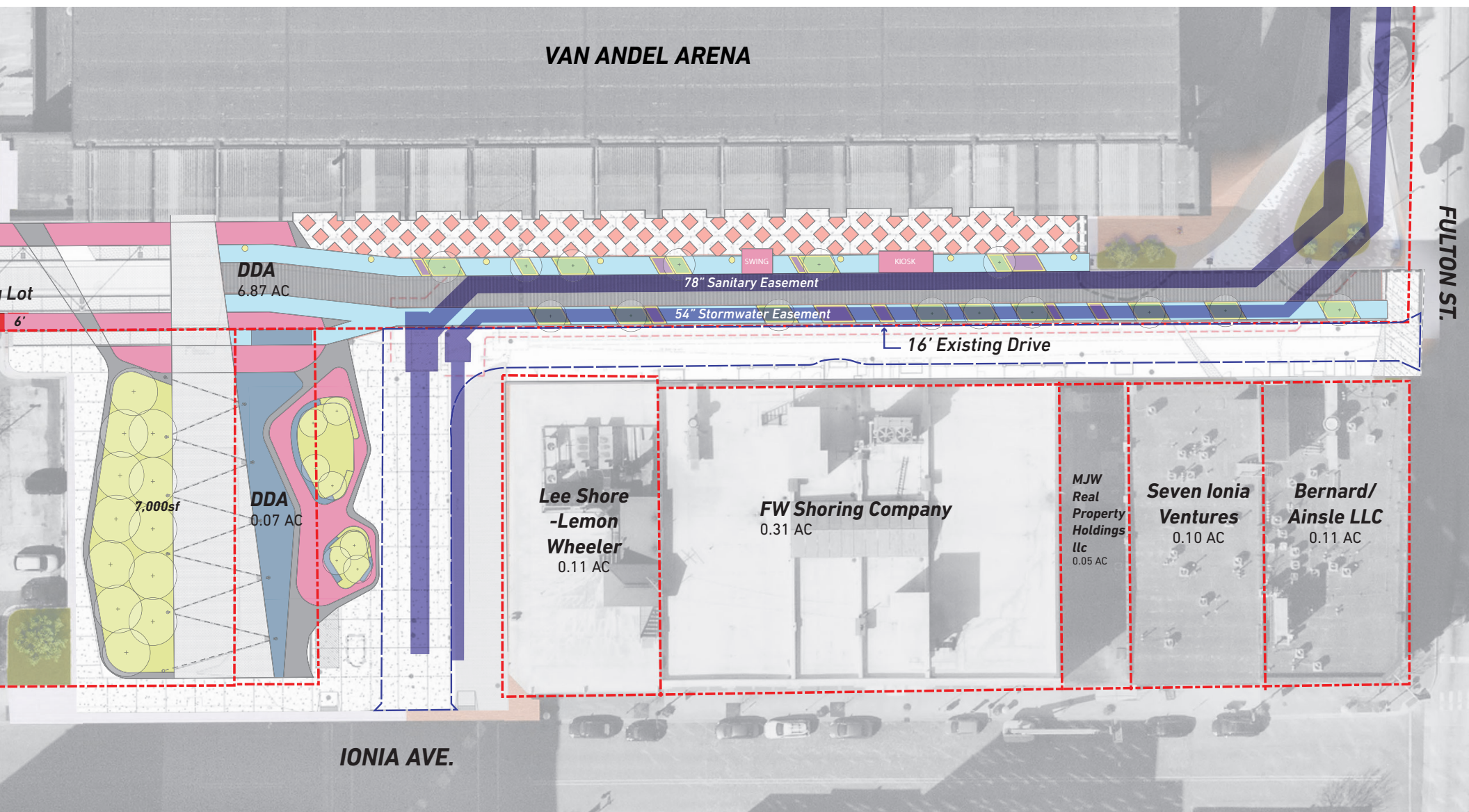
recommends adding 10% contingency to this work, primarily for unforeseen issues that may arise during permitting, bringing the total requested funding to a not-to-exceed amount of \$160,000. This additional funding will come from the Goal 5 Public Realm Improvements line item of the DDA budget.

Recommendation: Authorize funding for not-to-exceed \$160,000 to MKSK for additional professional services for Van Andel Arena alley.

Previous design with public alley and trash consolidation



Proposed redesign that does not include public alley



MEMORANDUM

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DATE: November 7, 2025

TO: Downtown Development Authority

FROM: Kimberly Van Driel
Director of Public Space Management

Agenda Item #06
November 12, 2025
DDA Meeting

SUBJECT: Return to the River Traveling Exhibits Funding Approval

DGRI has been developing river activation strategies to strengthen community engagement with the Grand River. Through Goal 5 and the River Activation Steering Committee, priorities such as education, art, events, and infrastructure inspired the creation of the *Return to the River* festival.

Now entering its fifth year—and fourth as a two-day event—the festival continues to evolve with new activation strategies planned for 2026. In past years, *Return to the River* has showcased local art, live music, food vendors, and a variety of free activities along the river corridor, spanning Monroe North, the Sixth Street Bridge, and the Riverwalk.

In recent years, the addition of traveling exhibits alongside local artists and workshops has significantly enhanced the festival experience. These installations have proven to be major draws, attracting visitors downtown even after the festival ends, as many exhibits remain on display beyond the event itself.

Last year's festival centered around a fantasy theme with a renaissance flair, which made for particularly engaging programming and creative curation. Attendees responded enthusiastically to the themed activities. This year, the festival will feature two large-scale traveling exhibits inspired by the theme of *space*. These installations will debut during *Return to the River* and remain on display for at least a week, giving residents and visitors additional opportunities to experience them throughout the Monroe North district.

Based on years of planning and data from both *World of Winter* and recent *Return to the River* events, we've seen a clear increase in downtown visitation—especially in areas featuring public art—during the weeks when installations are active. Large-scale traveling artworks draw community members from across the region, creating interactive and inspiring experiences for visitors. During the *Return to the River* festival week in 2025, weekly visit counts were 13,109 compared to 10,197 in 2024 and 10,436 in 2022. This clear growth

DOWNTOWN DEVELOPMENT AUTHORITY

demonstrates the strong community interest and the draw created by these large-scale installations.

While hosting both national and international installations, DGRI has also introduced educational speaker series for local artists. These sessions provide valuable insight into how large-scale artists plan and execute their work—covering topics such as budgeting, project applications, and the engineering logistics required to present their installations on an international level. We know that both local and international art play essential roles in shaping and inspiring a community. DGRI remains committed to fostering that balance by continuing to collaborate with local artists and programmers to expand festival activities and engagement opportunities.

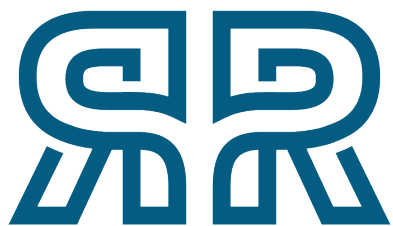
The 2026 *Return to the River* festival will take place on August 22 and 23.

This year's first installation, *Astral Relics*, is created by FuzzPop from our neighbors across Lake Michigan in Milwaukee. This immersive, inflatable installation features five glowing woodland creatures surrounding an interactive stump that emits smoke and sound. It will be located at 555, near the DJ stage.

The second installation, *Pop!*, by QDSI Form from Montreal, will be featured in the family-friendly area of Sixth Street Park. This playful, interactive work consists of five giant, alien-like jack-in-the-box creatures that light up and move to music, creating a fun and engaging experience for visitors of all ages.

Recommendation:

Approve expenditures not to exceed \$81,000 to support up two traveling installations for *Return to the River* 2026.



RETURN

To the River

DOWNTOWN GRAND RAPIDS 2026
TRAVELING ART INSTALLATIONS



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INSTALLATION # 1 – Astral Relics

By FuzzPop

[VIDEO](#)

In a forest clearing, the primordial spirits of ancient trees harness the magic of the Northern Lights. Join their ritual to commune with the wilderness, the community, and the stars. From the towering pines of old growth forests to the celestial majesty of the Aurora Borealis, Wisconsin's North Woods is a place of beauty and mystery. Astral Relics draws on the colors sound and textures of these woodlands, transforming them into an otherworldly space. In its scale and enigma, Astral Relics invokes the awe and

wonder that comes from recognizing our smallness in the history and complexity of the cosmos.



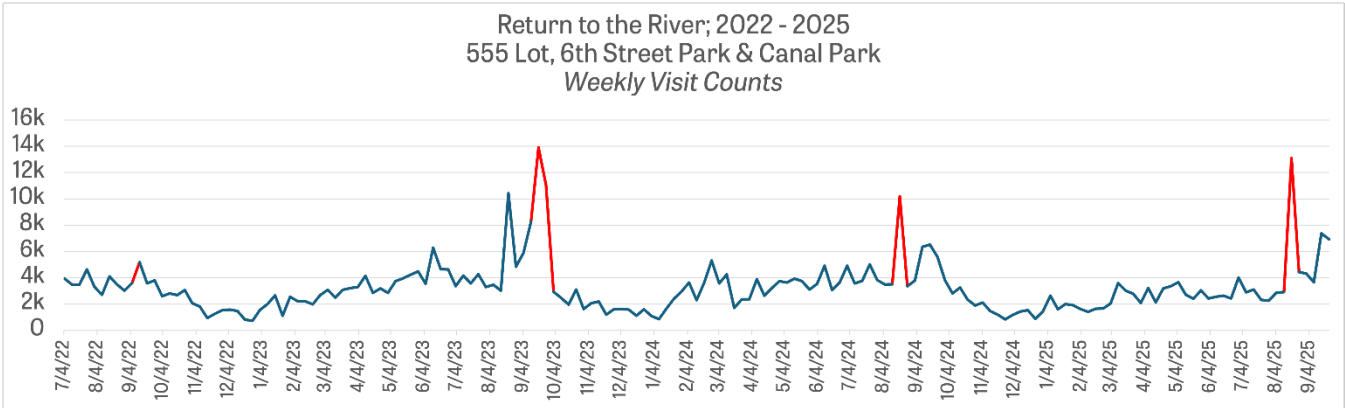
INSTALLATION # 2 – Pop!

By QDSI

[VIDEO](#)

POPO, POPUP, POPLI, POPETTE and POPOTIN await you in their fantastic world: locked in mysterious monoliths, they are eager to receive your encouragement to launch a party that is nothing short of... electrifying! To unleash their boundless energy, all you have to do is call them, talk to them, or even sing until they burst with joy! Let the party begin! This interactive and collective experience is a true invitation to celebration, laughter and dancing, a call to joy and the sharing of good cheer.

2025 Daily Data information:



2022	Visit Counts	2023	Visit Counts	2024	Visit Counts	2025	Visit Counts
Week of 8/22	3,480	Week of 8/21	10,436	Week of 8/19	10,197	Week of 8/18	13,109
Week of 8/29	3,027	Week of 8/28	4,849	Week of 8/26	3,370	Week of 8/25	4,449
Week of 9/5	3,597	Week of 9/4	5,893	Week of 9/2	3,781	Week of 9/1	4,310
Week of 9/12	5,186	Week of 9/11	8,252	Week of 9/9	6,342	Week of 9/8	3,648
Week of 9/19	3,578	Week of 9/18	13,905	Week of 9/16	6,515	Week of 9/15	7,380
Week of 9/26	3,810	Week of 9/25	11,043	Week of 9/23	5,591	Week of 9/22	6,915

Company	Installation	Cost	Location	Duration
Fuzz Pop	Astral Relics	\$35,979.00	555	1-2 week(s)
QDSI	Pop!	\$44,814.35	Sixth St. Park	1-2 week(s)
Total:		\$81,000.00		

Downtown Vitals Report

Published November 2025



DOWNTOWN
GRAND RAPIDS INC.

Marathoners at a rainy Amway River Bank Run



NEW STOREFRONT BUSINESSES

+3

in October
+18 businesses this year so far

STOREFRONT VACANCY

17%

in October
-17 businesses this year so far

OFFICE VACANCY

9.4%

in Q3
vs. 9.4% this time last year

OFFICE BASE RENT

\$22.43/sqft

in Q3
vs. \$22.96 this time last year

HOUSING OCCUPANCY

+0.4%

vs. last quarter (Q2)
+0.2% vs. this time last year

HOTEL OCCUPANCY

+10%

vs. last month (August)
-5% vs. this time last year

VISITOR ACTIVITY

+3%

vs. last month (September)
+3% vs. this time last year

DAILY EMPLOYEE POPULATION

+4%

vs. last month (September)
+6% vs. this time last year

RESIDENT ACTIVITY

-5%

vs. last month (September)
-17% vs. this time last year

DASH CIRCULATOR RIDERSHIP

-6%

vs. last month (August)
+25% vs. this time last year

DASH WORK RIDERSHIP

+25%

vs. last month (August)
-15% vs. this time last year

CURRENT ACTIVE INVESTMENT

\$521M

Business Openings | Updated October 2025

Reserve became **Allora Coastal Italian**
Restaurant - February

The Cottage
Coworking Space - March

Kawa Sushi
Restaurant - April

Rebel Nell*
Soft Goods Retail - October

Ashton inside the BOB
Bar - March

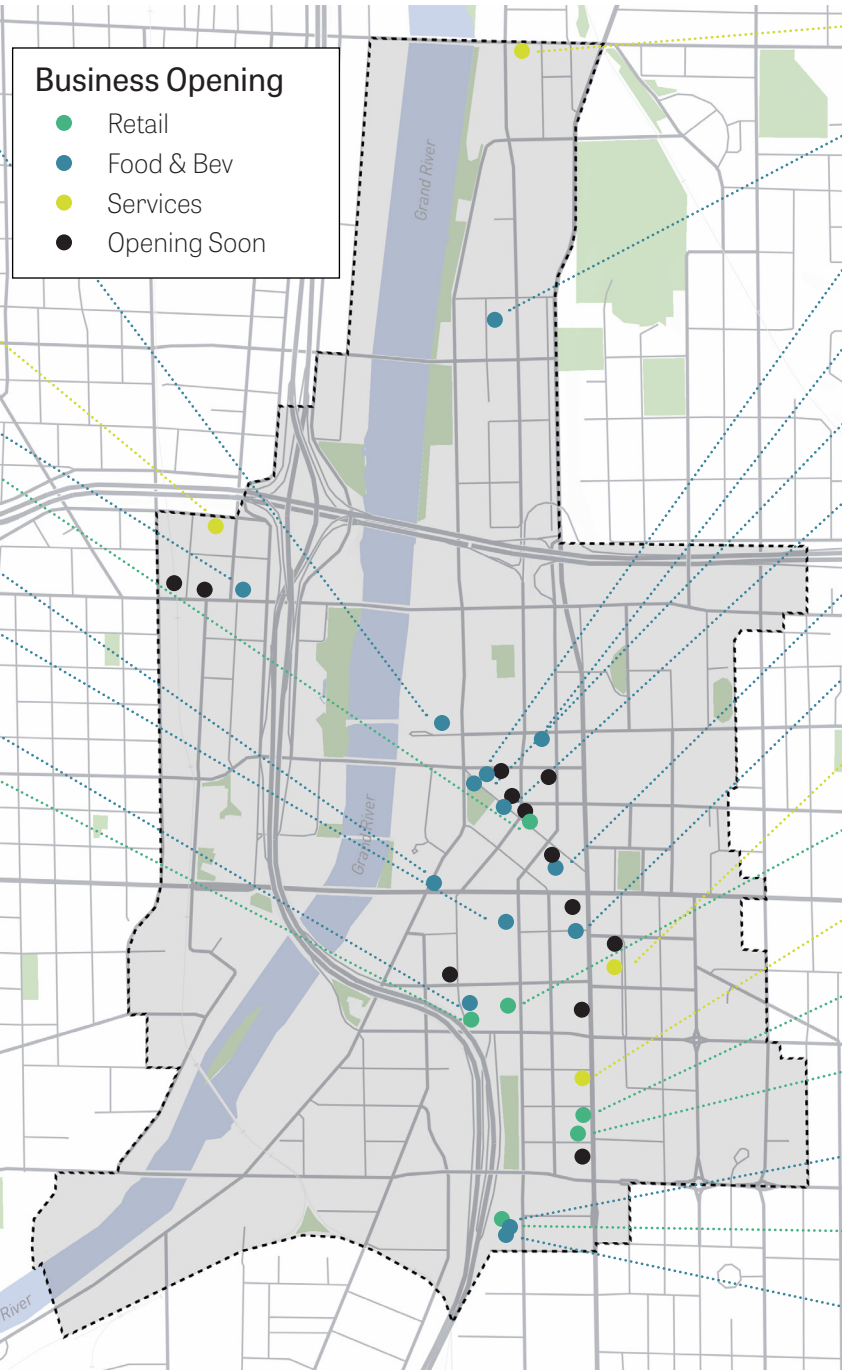
Cottage Inn
Pizza Shop - September

Vel Sushi and Pho
Restaurant - May

Earthly Refillery
Soft Goods Retail - August

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	3	\$55,839.00
Total	32	\$908,407.46



Midwest Movement Co. expansion
Fitness Studio - April

SILVA
Restaurant - February

Poke Toki
QSR - January

Morning Ritual
Café - June

Twisted Tap Distillery
Bar & Tasting Room - April

Le Macaron became **Sugar Bar**
Food Retail & Beverages - February

Garden District
Restaurant - February

OTONO Café inside OTONO
Café - March

Ladies Literary Club reopened
Community Space & Café - August

Niksi
Soft Goods Retail - February

Selah Studio
Art Studio - October

Dolly's Delights
Bakery - September

NIDO - The Urban Nest*
Soft Goods Retail & Event Space - March

Pinktail Poke became **Rudy's Sub Shop**
QSR - February

Her Daily Bread
Food Retail - October

Go Vegan GR
Restaurant - May



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GRAND RAPIDS INC.

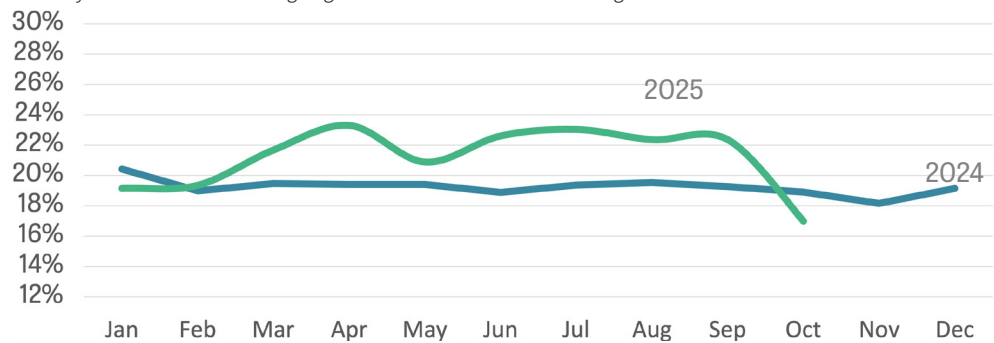
* received DDA Retail Innovation Grant
QSR = Quick Service Restaurant

Source: Downtown Grand Rapids Inc.

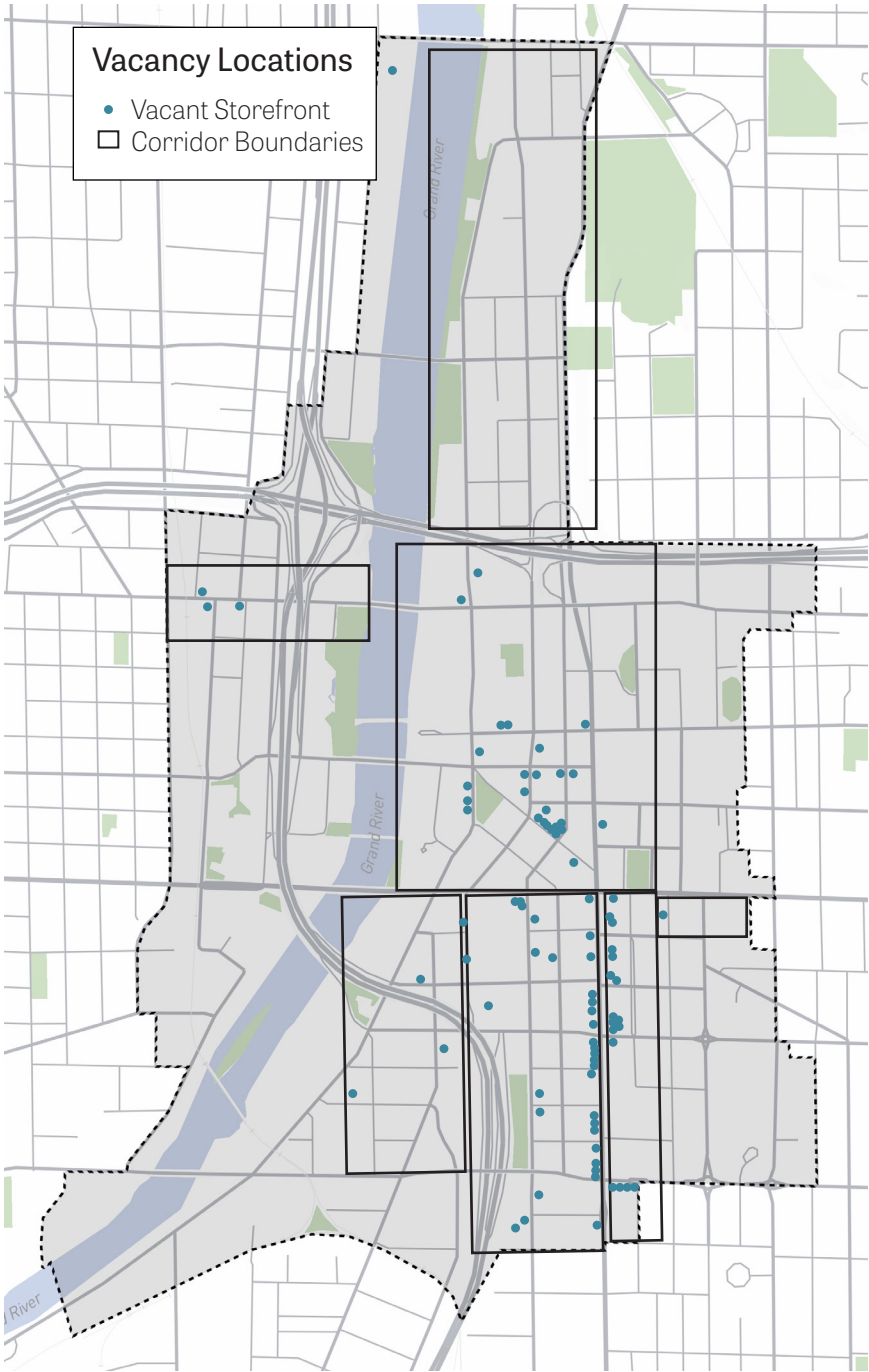
17 storefront businesses closed
in Downtown in 2025 so far
71% Food & Bev - 12% Retail - 18% Services

Storefront vacancy was 17% in October 2025

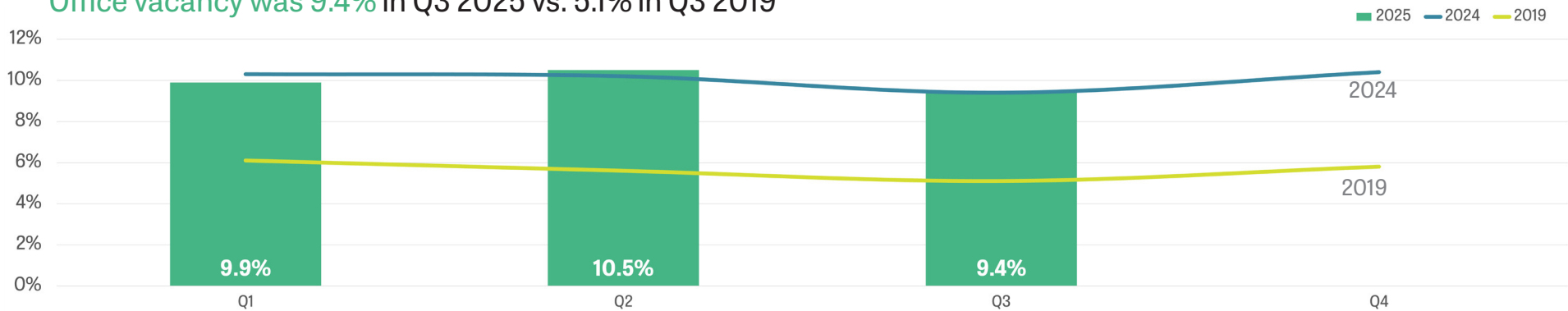
y-axis truncated to highlight month-over-month changes



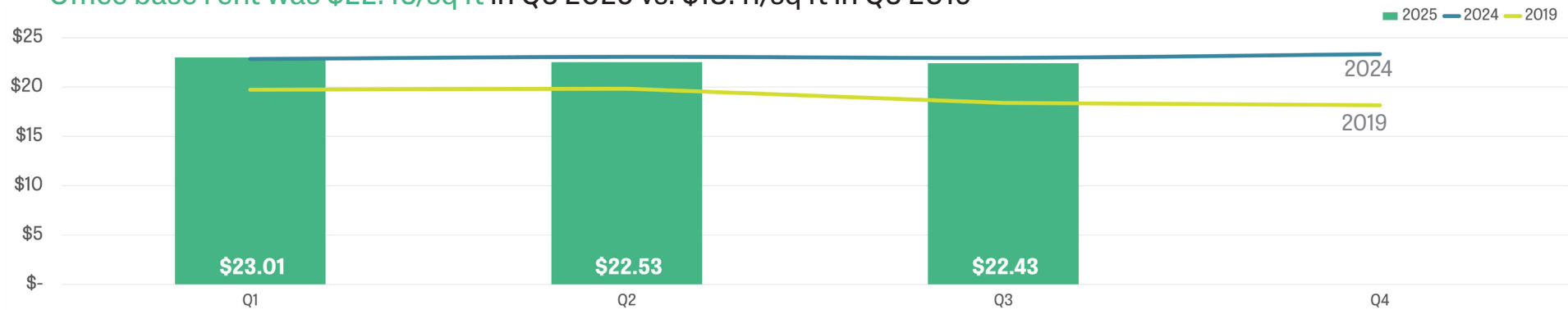
	Storefronts	Vacancies	Vacancy %
Bridge Street	25	3	12%
Center City	127	17	13%
Monroe Center ¹	54 ¹	8 ¹	15% ¹
Fulton & Jefferson	21	1	5%
Heartside: Division	101	32	32%
Heartside: Ionia	73	12	16%
Heartside: C. Chavez	13	3	23%
Monroe North	29	0	0%
Other	17	1	6%
DISTRICT TOTALS:	406	69	17%



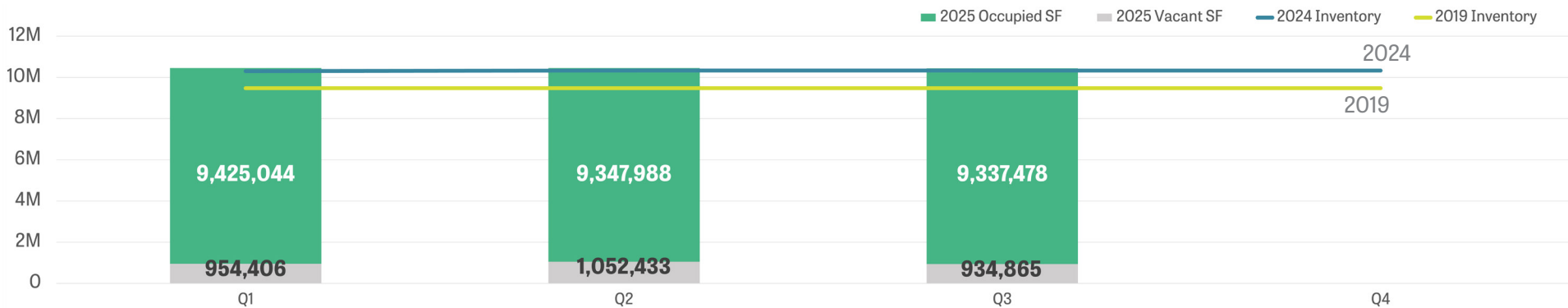
Office vacancy was 9.4% in Q3 2025 vs. 5.1% in Q3 2019



Office base rent was \$22.43/sq ft in Q3 2025 vs. \$18.41/sq ft in Q3 2019

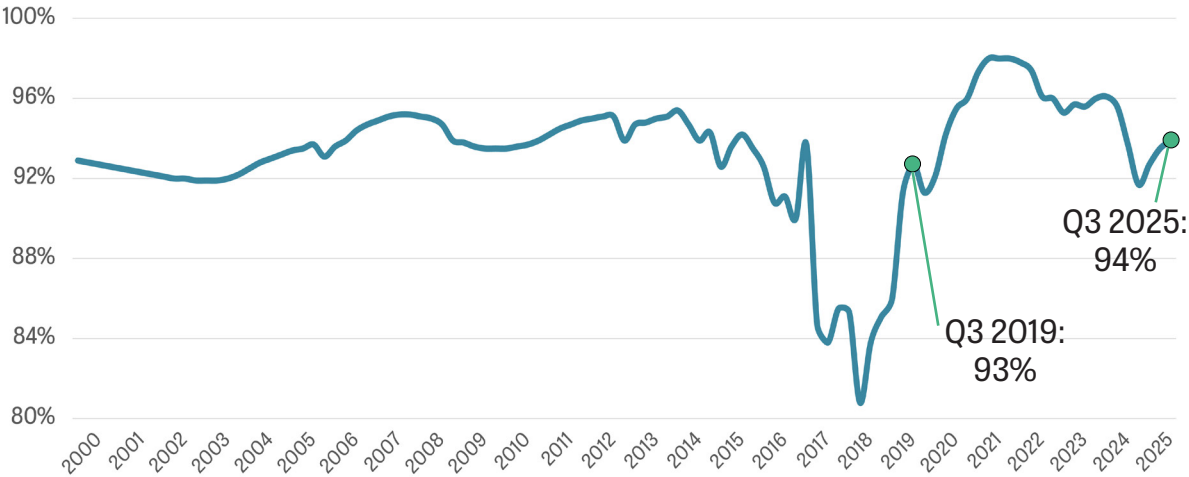


There were 10.3 million square feet of office inventory in Q3 2025

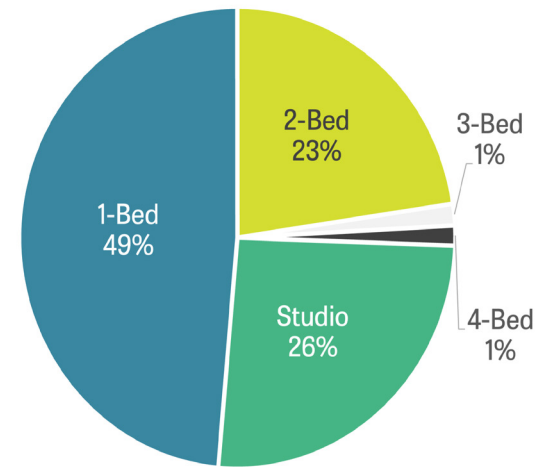


Housing occupancy increased +0.4% vs. Q2 2025; +1% vs. Q3 2019

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

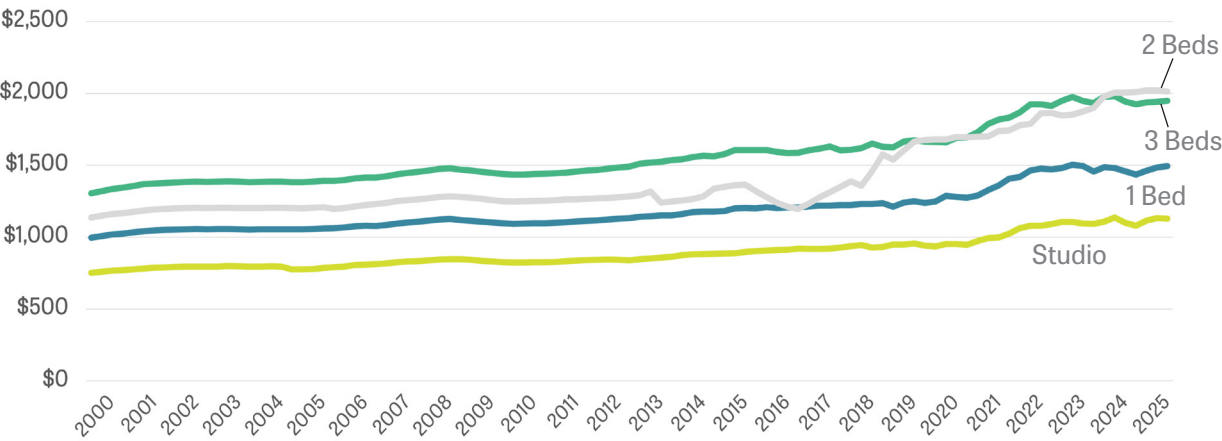


Distribution of Units by # of Rooms

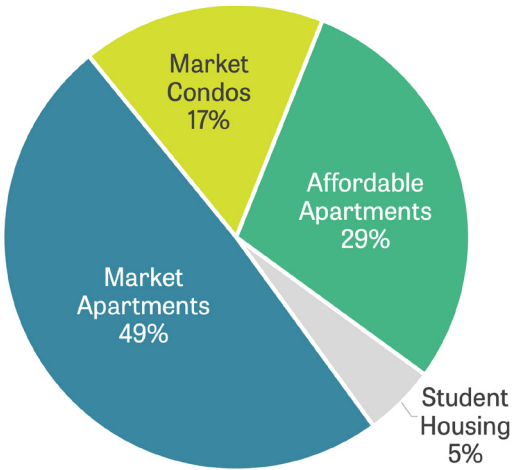


There are **293** units currently under construction and **1,856** in the planning & development pipeline

Average asking rent per unit increased +0.1% vs. Q2 2025; +17% vs. Q3 2019

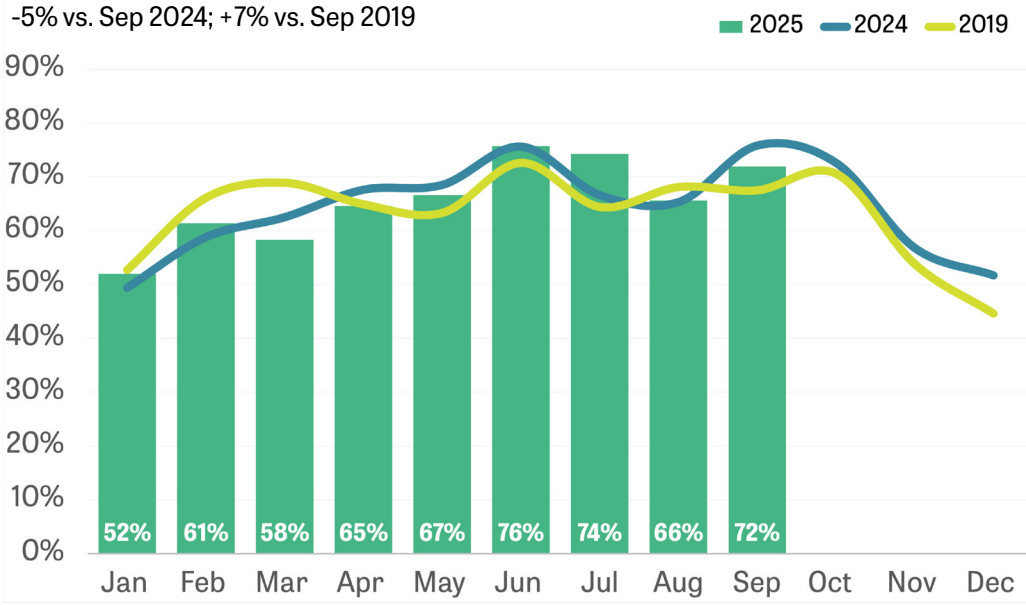


Distribution of Units by Rate Type

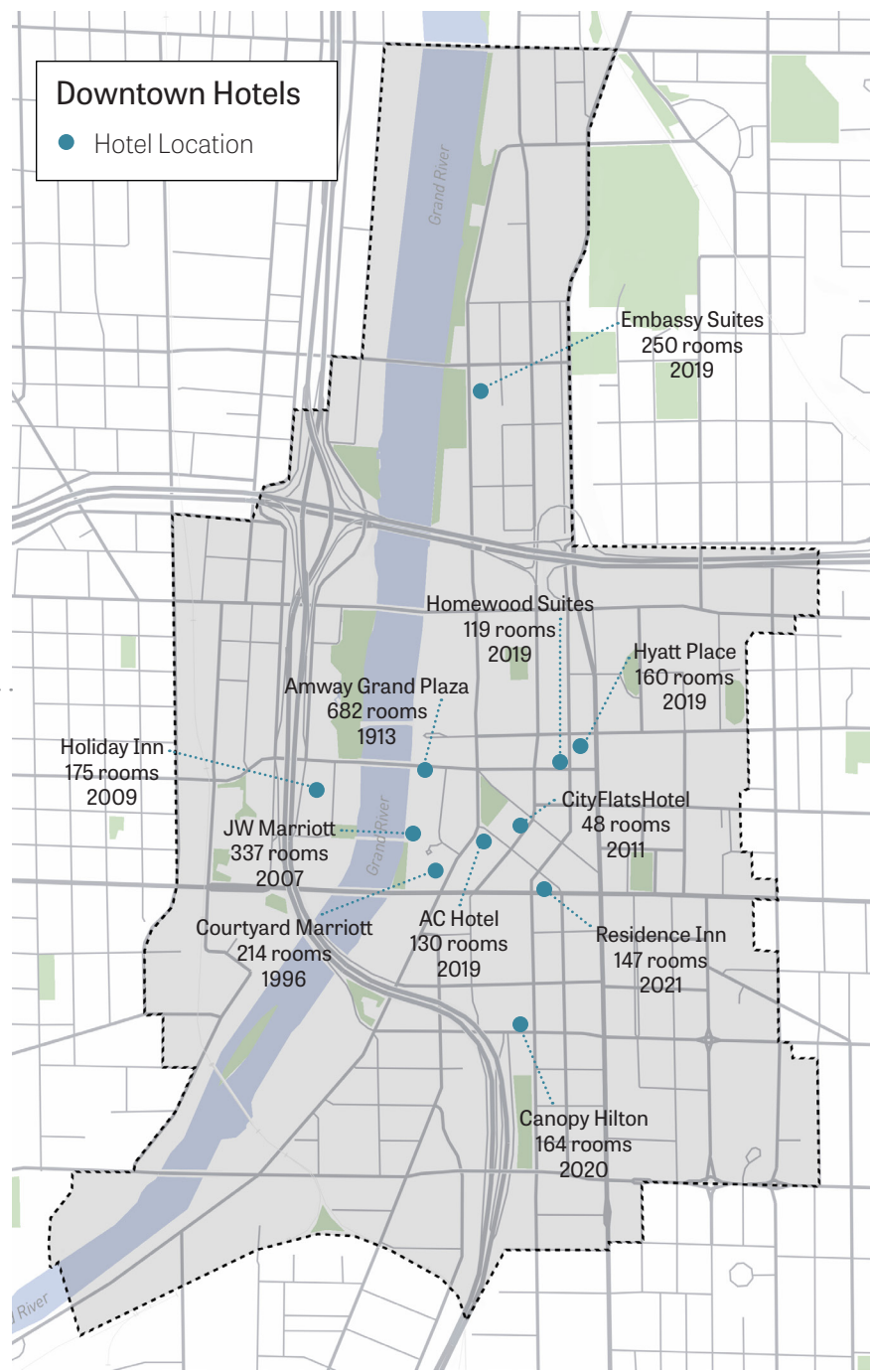
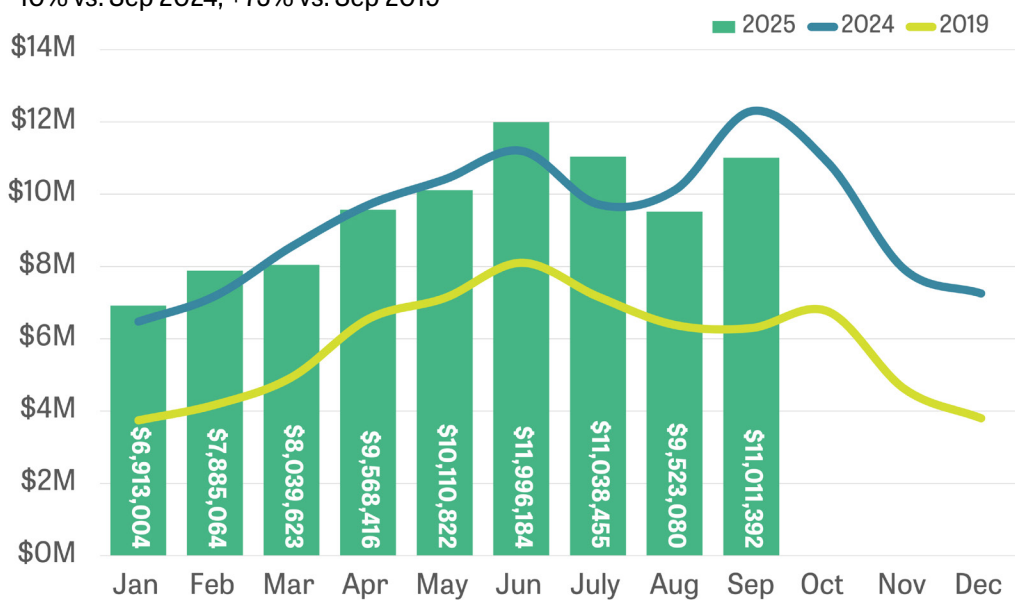


Hotel Occupancy | Updated September 2025

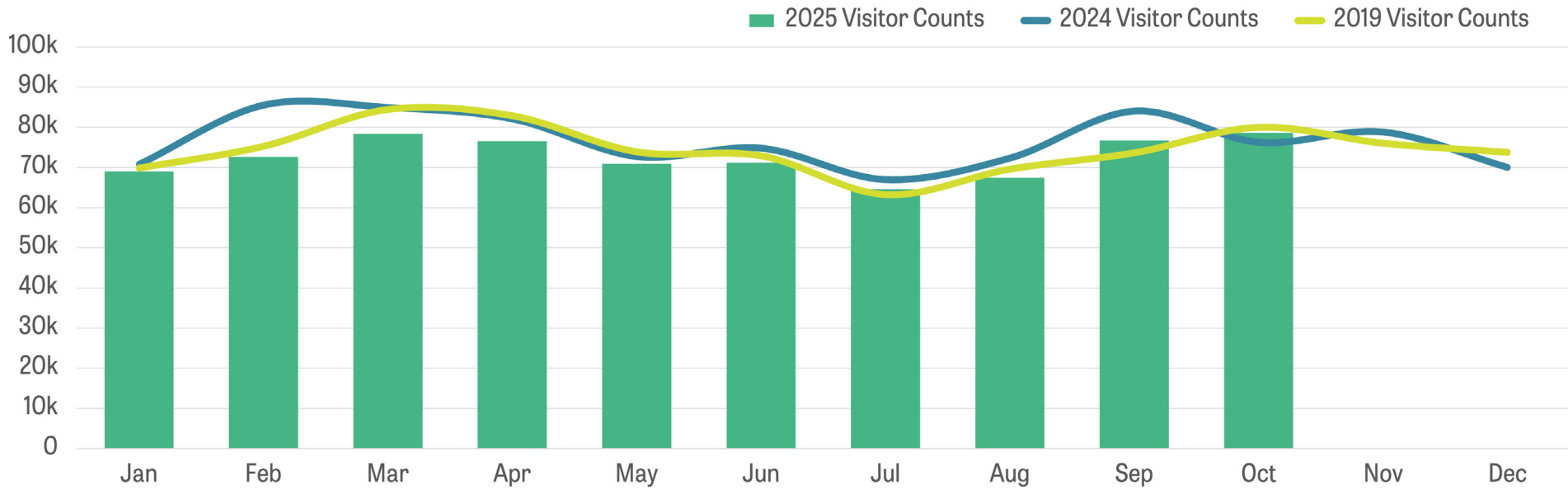
Hotel occupancy increased +10% in Sep 2025 vs. Aug 2025;
-5% vs. Sep 2024; +7% vs. Sep 2019



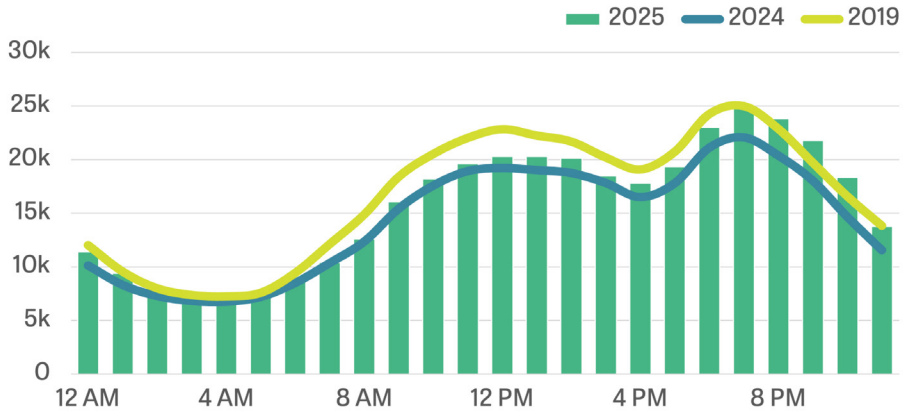
Hotel revenue increased +16% in Sep 2025 vs. Aug 2025;
-10% vs. Sep 2024; +75% vs. Sep 2019



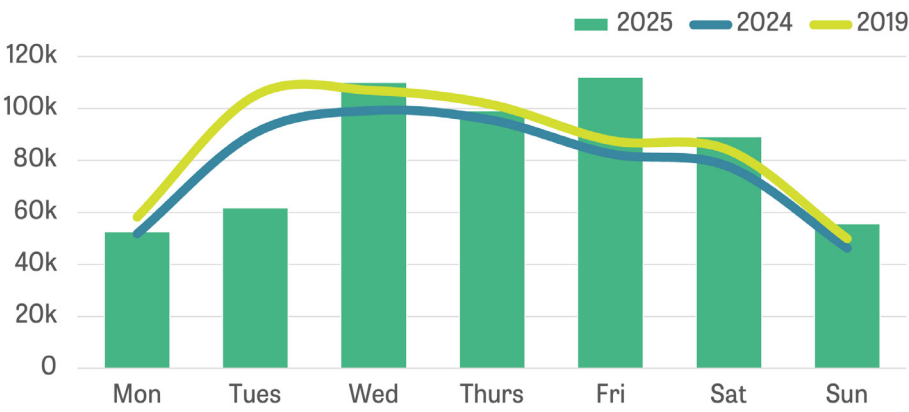
Daily average visit counts increased +3% in Oct 2025 vs. Sep 2025; +3% vs. Oct 2024; -2% vs. Oct 2019



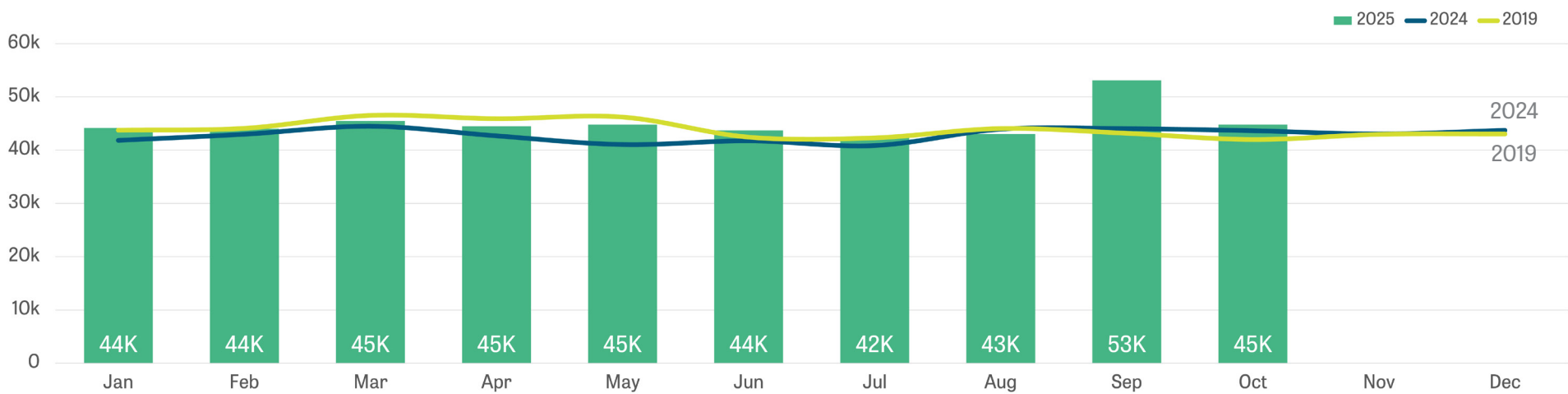
From 5 PM - 11 PM daily average hourly counts increased +15% in Oct 2025 vs. Oct 2024; +1% vs. Oct 2019



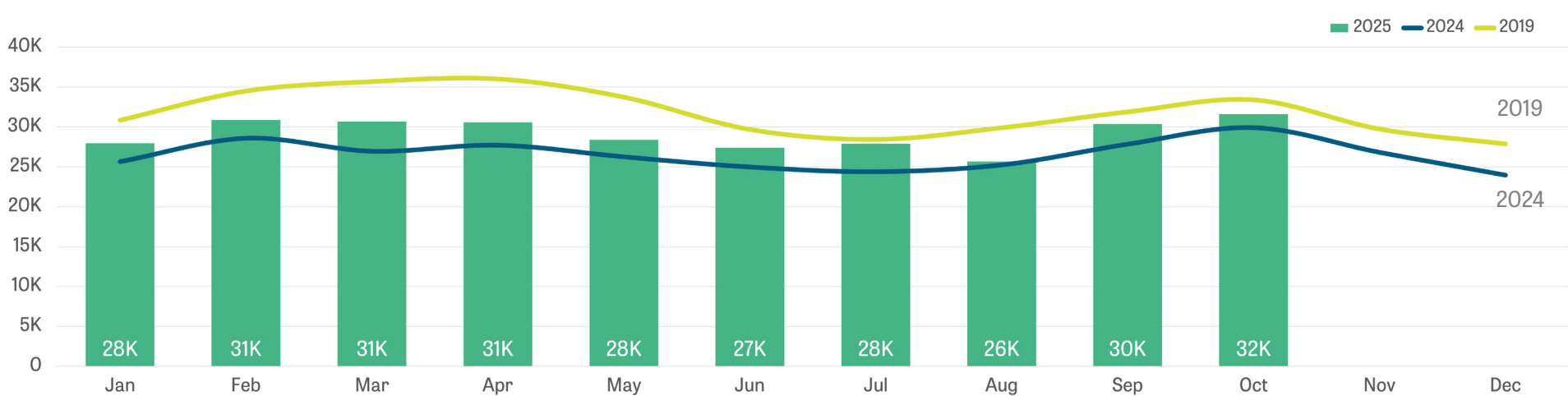
Friday average daily counts increased +36% in Oct 2025 vs. Oct 2024; +28% vs. Oct 2019



Unique employees¹ decreased -16% in Oct 2025 vs. Sep 2025; +3% vs. Oct 2024; +7% vs. Oct 2019

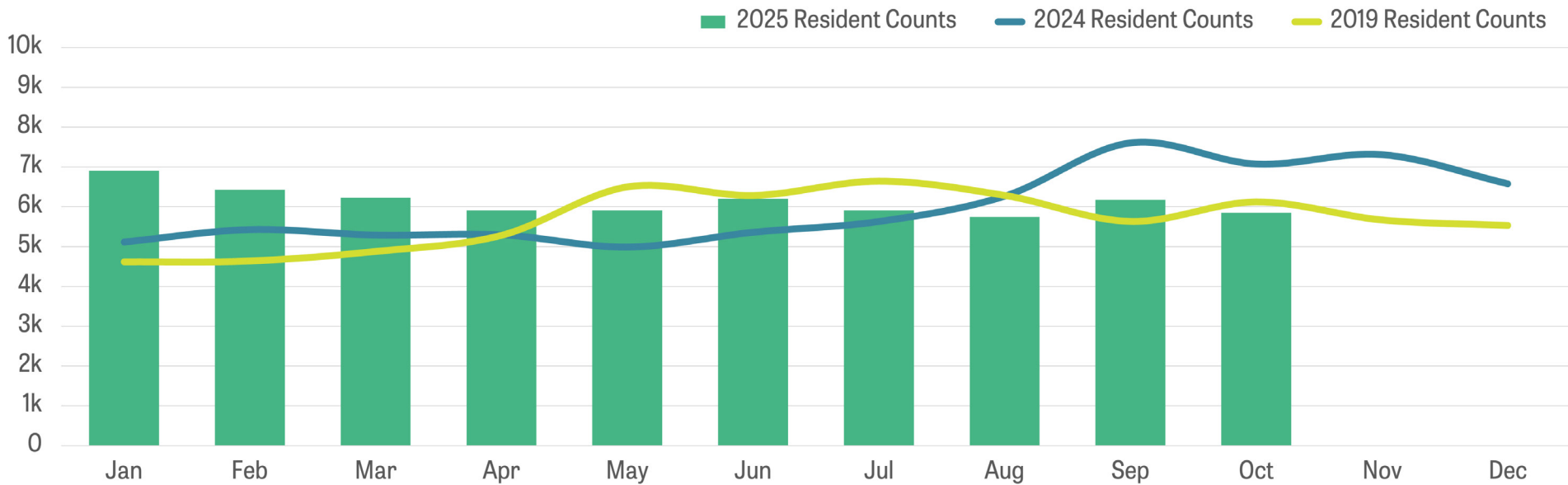


Average daily workforce² increased +4% in Oct 2025 vs. Sep 2025; +6% vs. Oct 2024; -5% vs. Oct 2019

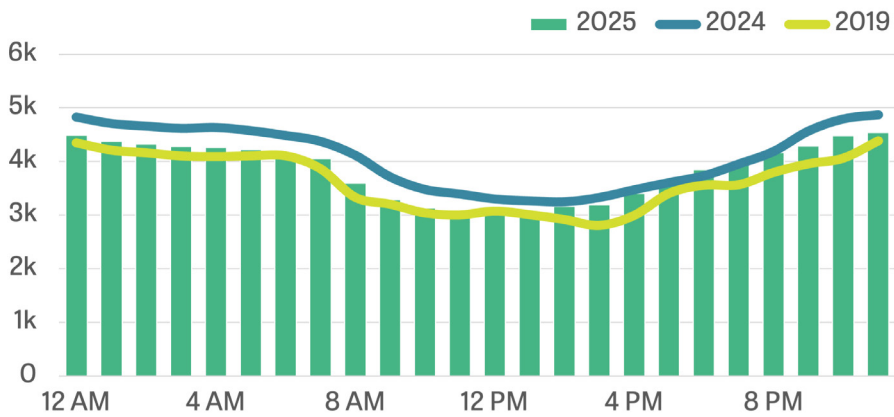


1 - The average number of overall workers in the district over the course of a month, a number comparable to the number of jobs in the district.
2 - The daily average employee population. This includes inbound commuters as well as resident workers that work in the district on an average daily basis.

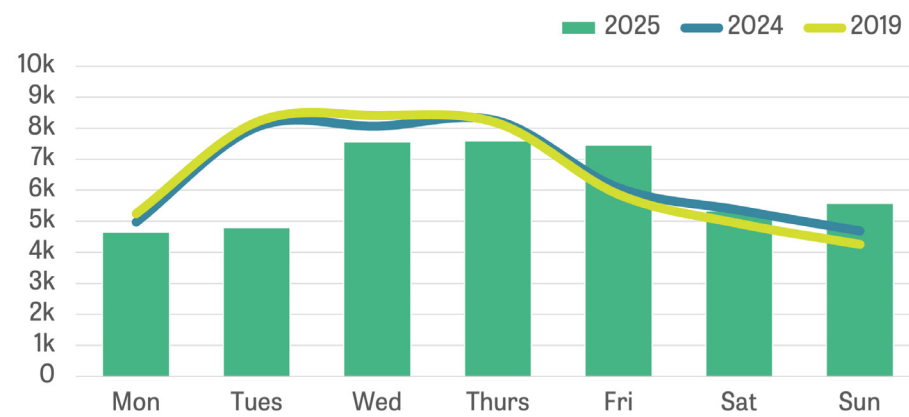
Daily average resident counts decreased -5% in Oct 2025 vs. Sep 2025; -17% vs. Oct 2024; -4% vs. Oct 2019



Overall daily average hourly counts decreased -6% in Oct 2025 vs. Oct 2024; +6% vs. Oct 2019



Weekday average daily counts decreased -9% in Oct 2025 vs. Oct 2024; -11% vs. Oct 2019



Downtown Ambassador Statistics | Updated October 2025

	October 2025	2025 YTD	2024 YTD	2019 YTD
Graffiti Removals	519	3,884	6,713	1,671
Lbs of Trash Removed	37,800	273,575	324,125	406,575
Snow Removals	-	6,402	5,569	8,036
Weeds Abated	30,506	174,533	372,540	128,232
Business Contacts	712	4,470	7,118	1,622
Pedestrian Assists	13,131	138,956	292,623	148,840
Mobility Assists	99	590	3,273	1,079
Total Ambassador Banked Hours ¹ as of September:				2,044.00



1 Bamboo Cowork Phase 1

anticipated completion: December 2025

\$3,100,000 investment

2 GRPM River's Edge Work

anticipated completion: Q1 2026

\$12,000,000 investment

3 Acrisure Amphitheater

anticipated completion: May 2026

+190 car parking spaces

+825 jobs

\$214,500,000 investment

4 111 Lyon Residential Conversion

anticipated completion: Spring 2026

+140 housing units

-125,000 sq ft of office space

\$50,000,000 investment

5 Clipper Lofts

anticipated completion: Spring 2026

+35 housing units

+20,000 sq ft of office space

\$12,800,000 investment

6 Early Childhood Center @ Rapid Central Station

anticipated completion: April 2026

\$7,900,000 investment

7 Amway Soccer Stadium

anticipated completion: Spring 2027

+104 jobs

\$175,000,000 investment

8 Corewell Parking Lots

anticipated completion: TBD

+40 car parking spaces

9 Karl & Patricia Betz Living Center

anticipated completion: June 2027

+118 housing units

+6,000 sq ft of commercial space

\$46,000,000 investment

\$521M
in investment

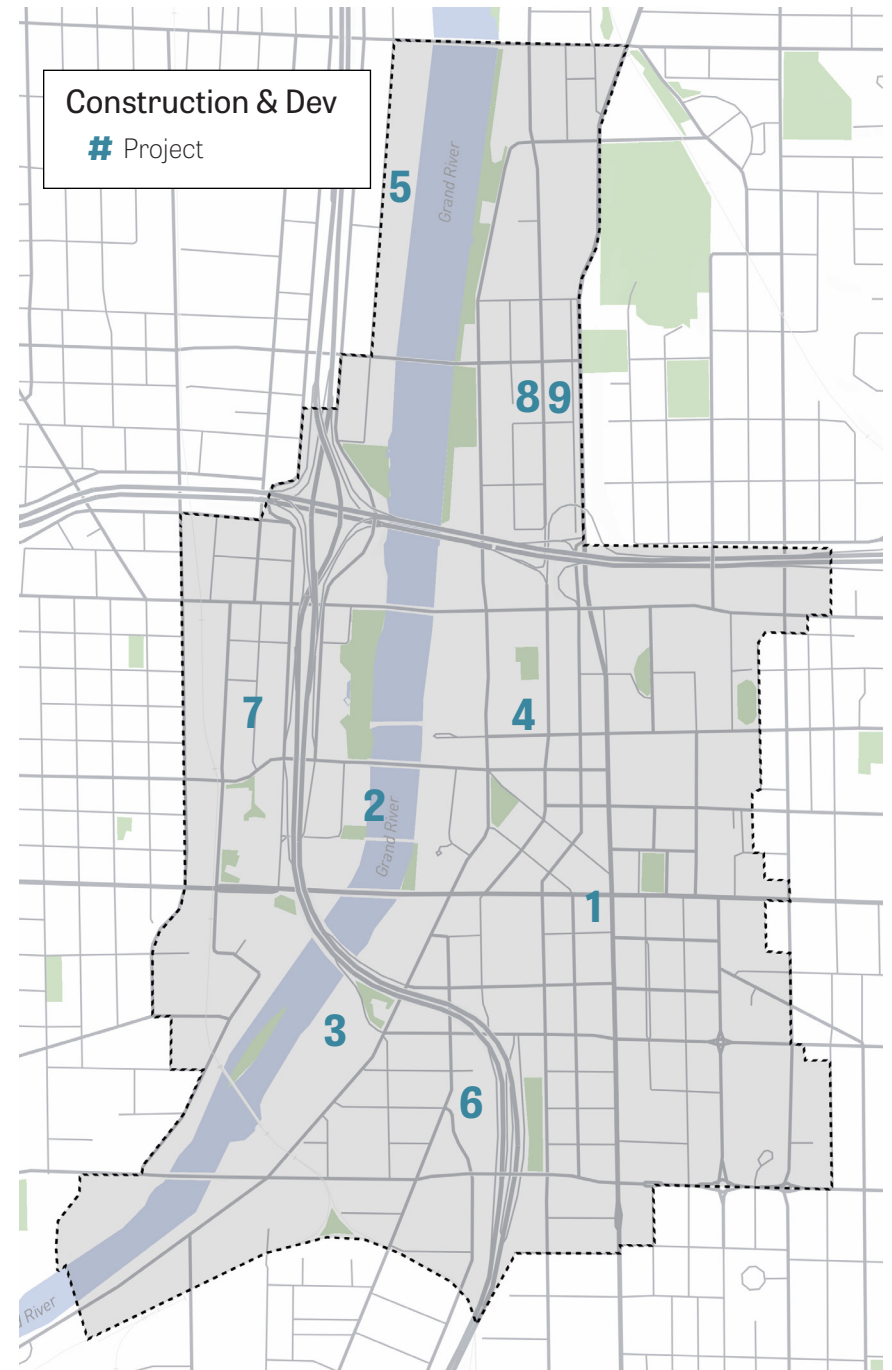
6k
sq ft of commercial space

-125k
sq ft of office space

929
new jobs

230
car parking spaces

293
housing units



Grand River Greenway Progress - Local | Updated October 2025

198 total acres of
park improvements

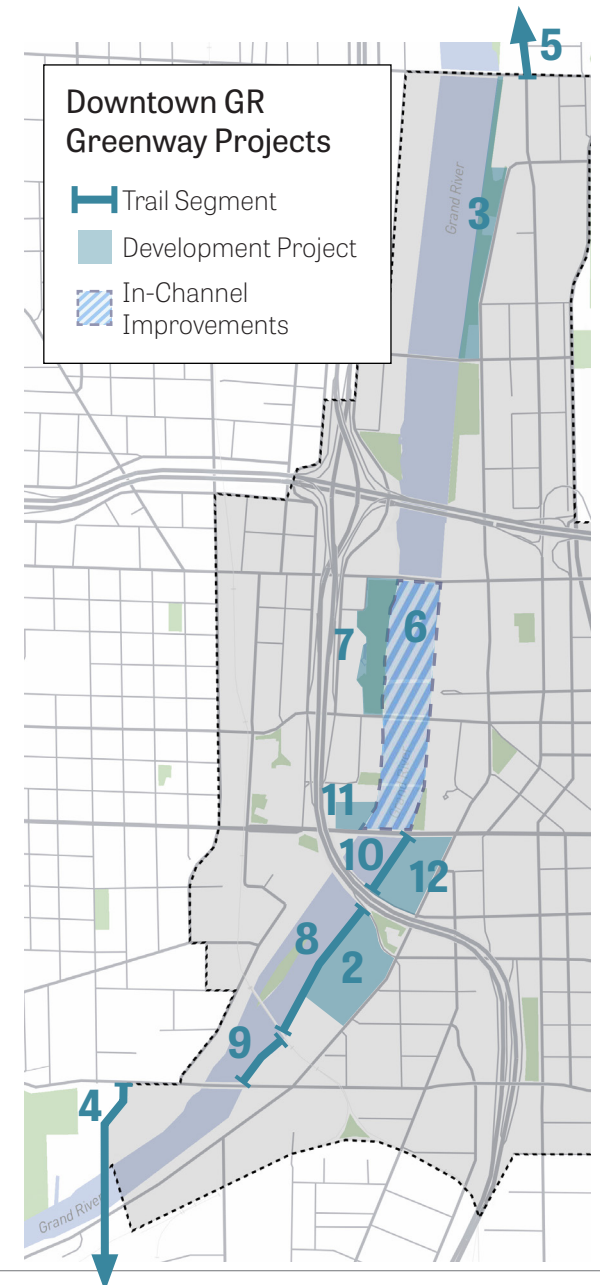
20 total miles of
trail improvements¹

\$332M in
total 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. Early 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. Summer 2026
4	Oxford Trail \$9,000,000	Planning	Design	Permitting	Bidding	Construction	Completion est. Summer 2026
5	Edges Trail, Leonard To Ann \$9,100,000	Planning	Design	Permitting	Bidding	Construction est. Oct 2025	Completion
6	Lower Reach In-Channel Improvements \$20,000,000	Planning	Design	Permitting	Bidding	Construction est. Summer 2026	Completion
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 TBD	Permitting	Bidding	Construction	Completion



3 - Includes 2025 completed projects Lyon Square & Lower Riverwalk



DOWNTOWN
GRAND RAPIDS INC.



Grand River
Network

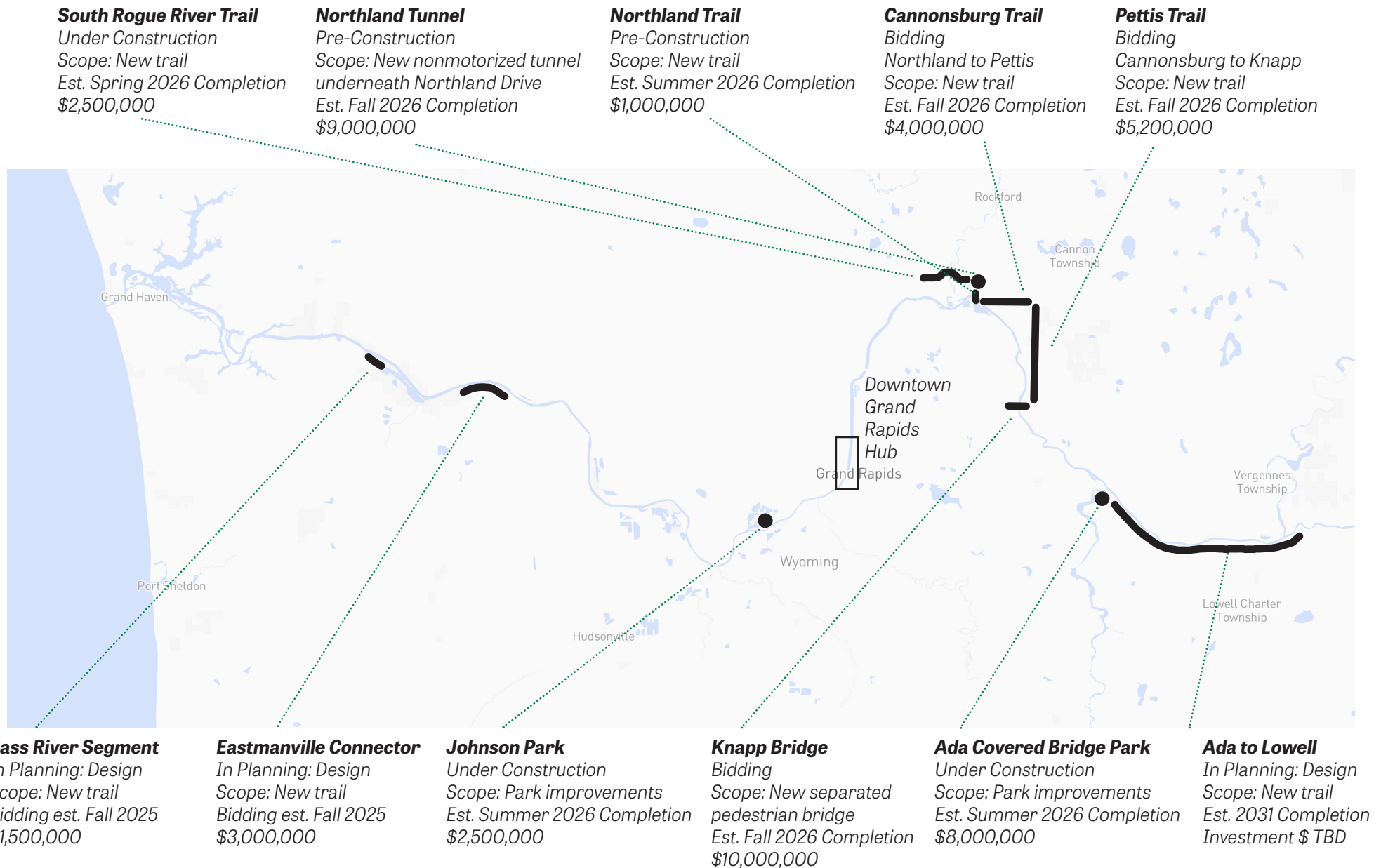
For more information, visit: <https://grandriver.network/upcoming-projects>

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

2 - Completed since 2023 & currently in development pipeline

Grand River Greenway Progress - Regional | Updated October 2025

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.



DOWNTOWN
GRAND RAPIDS INC.

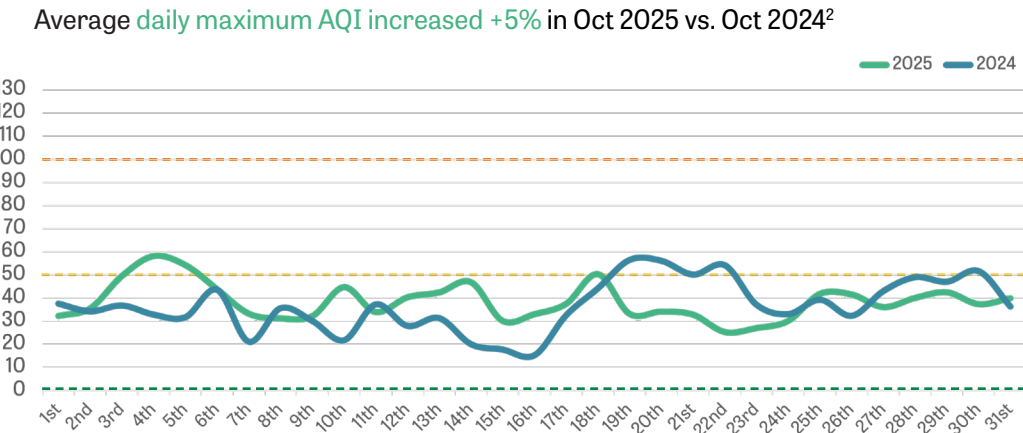


**Grand
River
Network**

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

What is AQI? The US Environmental Protection Agency (EPA) uses the Air Quality Index (AQI) to measure air pollution levels of both ozone and particulate materials. You'll sometimes see air quality issues described on your local news using AQI, which measures five major air pollutants known to be hazardous to our health: ground-level ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, and particulate pollution.¹

- 0 - 50** Perfect. Poses no health risks.
- 51 - 100** Acceptable but can be problematic for at-risk individuals.
- 101 - 150** Unhealthy for sensitive groups.
- 151 - 200** Healthy individuals will begin to feel effects. Sensitive groups may feel unwell.
- 201 - 300** Very unhealthy air for everyone. Stay indoors.
- 301 - 500** Highly unhealthy air for everyone. This is a dangerous situation.



October 2025 Recap

October 22
Sixth Street Park
12.62

Best AQI Day

October 4
Community Garden
67.92

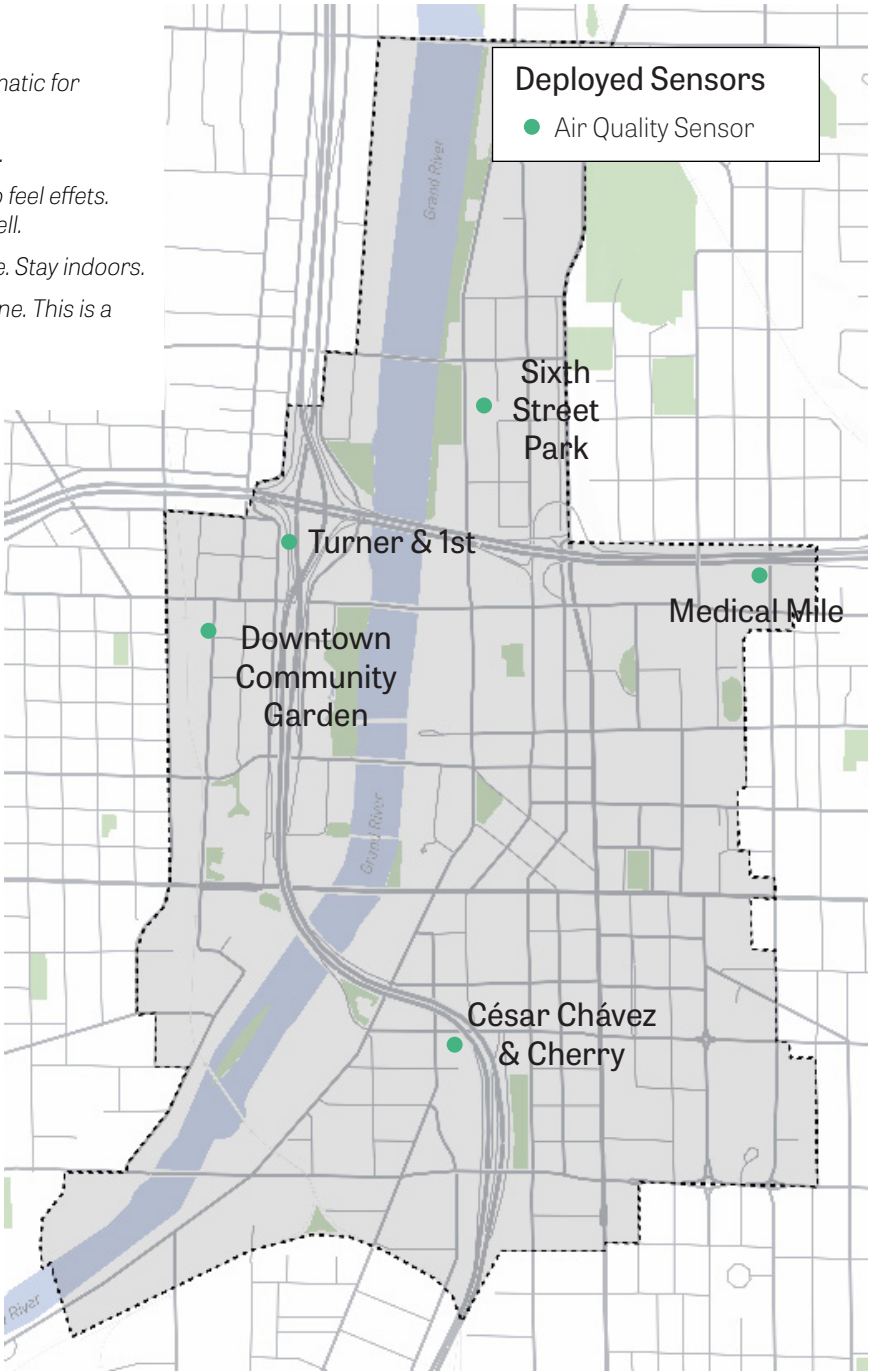
Worst AQI Day

Sixth Street Park
30.41 avg

Best Average
October AQI

Turner & 1st
45.50 avg

Worst Average
October AQI



1 - Data partner & source: JustAir. Learn more at <https://justair.co/>
2 - 2024 counts do not include Downtown Community Garden location as it was not deployed at the time.
Gaps indicate missing data.

Source: Downtown Grand Rapids Inc.

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/

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

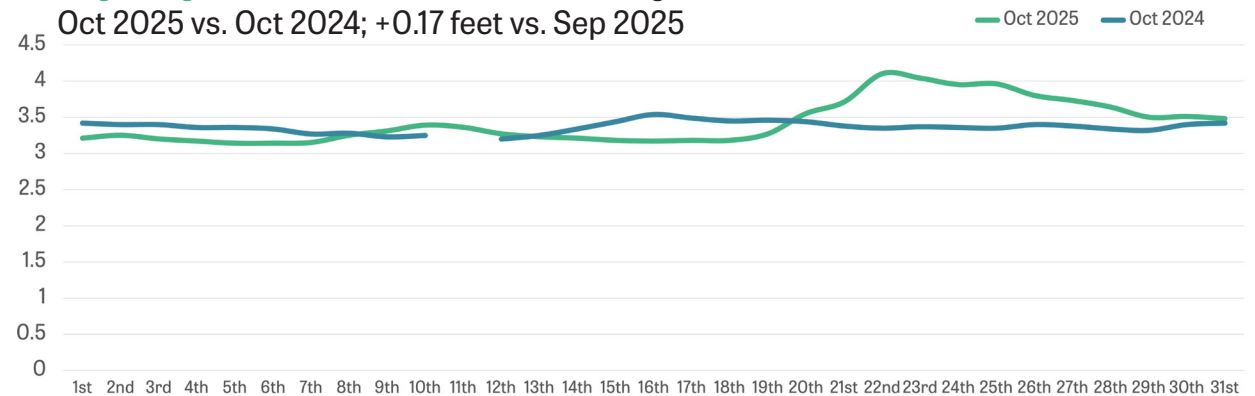
Learn more here: <https://www.usgs.gov/water-science-school/science/turbidity-and-water>

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

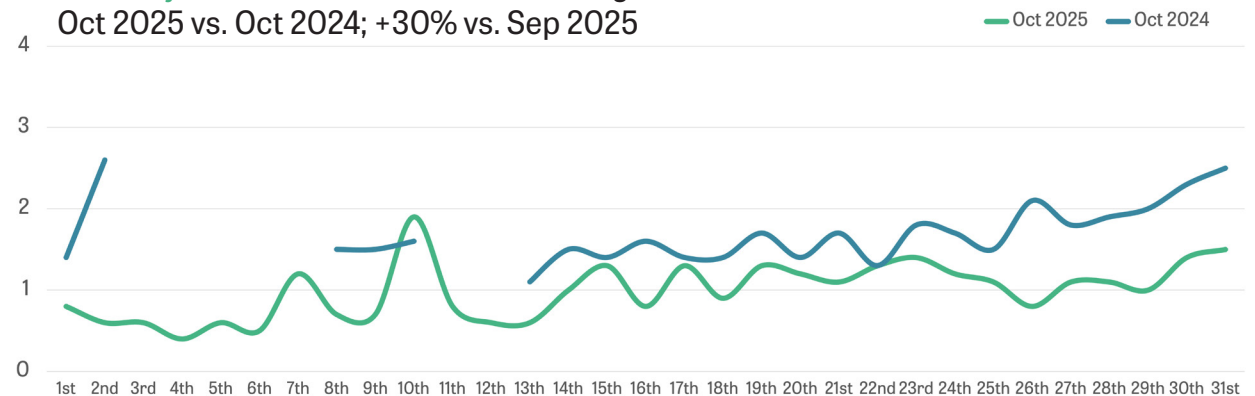
Why it matters: Fast-moving streams and rivers hold more oxygen, while stagnant waters hold less. When excess organic matter decays, bacteria use up oxygen, leading to eutrophication, i.e. low-oxygen conditions that can kill aquatic life.

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

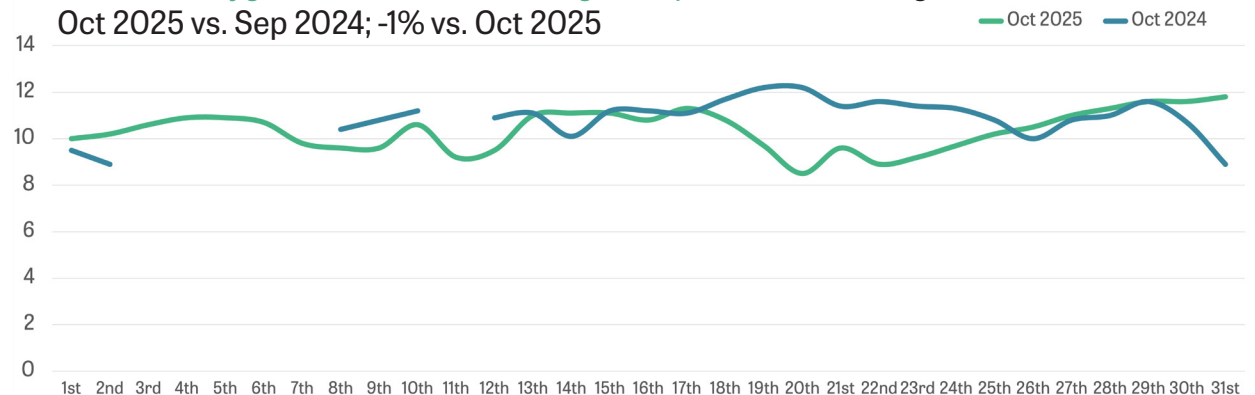
Gage height increased +0.06 feet on average in Oct 2025 vs. Oct 2024; +0.17 feet vs. Sep 2025



Turbidity decreased -41% FNU³ on average in Oct 2025 vs. Oct 2024; +30% vs. Sep 2025



Dissolved oxygen decreased -5% milligrams per liter on average in Oct 2025 vs. Sep 2024; -1% vs. Oct 2025



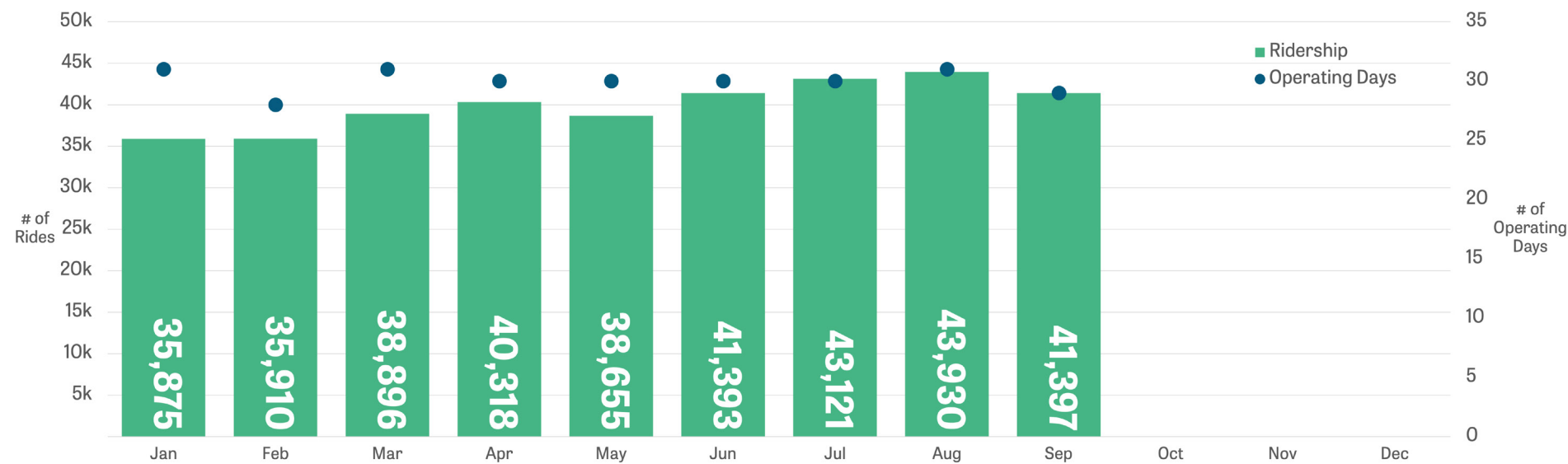
DOWNTOWN
GRAND RAPIDS INC.



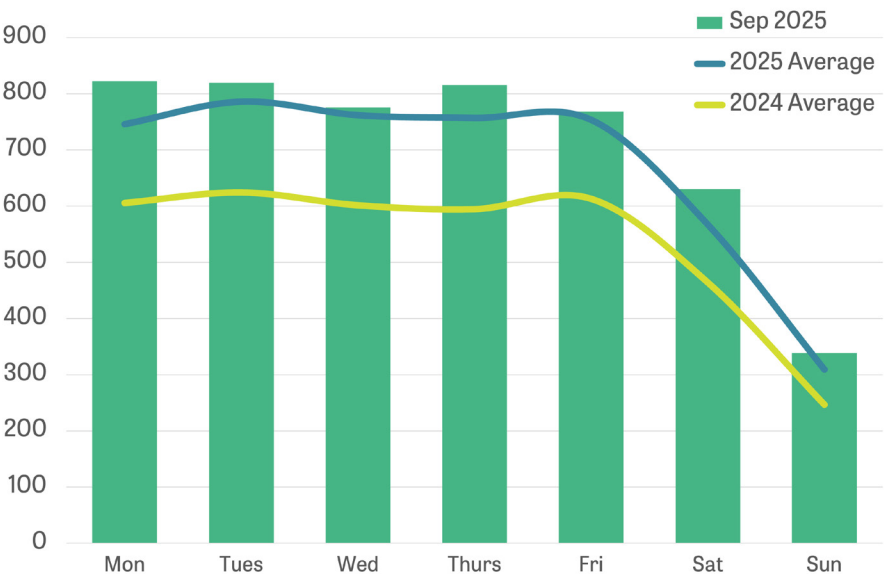
1 - Measurements made at North Park St NE Bridge
2 - Definitions provided by United States Geological Survey (USGS)
3 - FNU = Formazin nephelometric units

Gaps indicate missing data.
Data partner & source: USGS.
Learn more at <https://waterdata.usgs.gov/nwis>

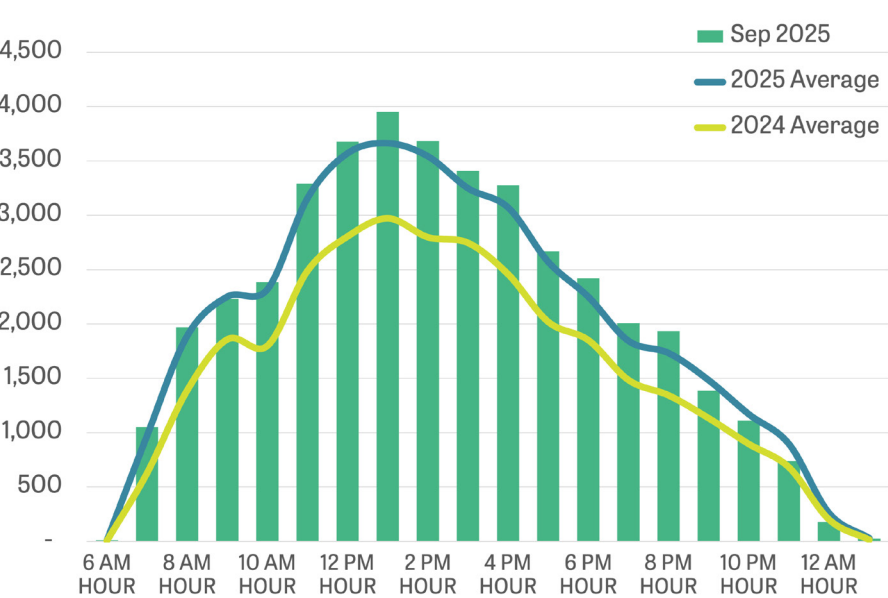
DASH Circulator ridership decreased -6% in Sep 2025 vs. Aug 2025; +25% vs. Sep 2024; -36% vs. Sep 2019



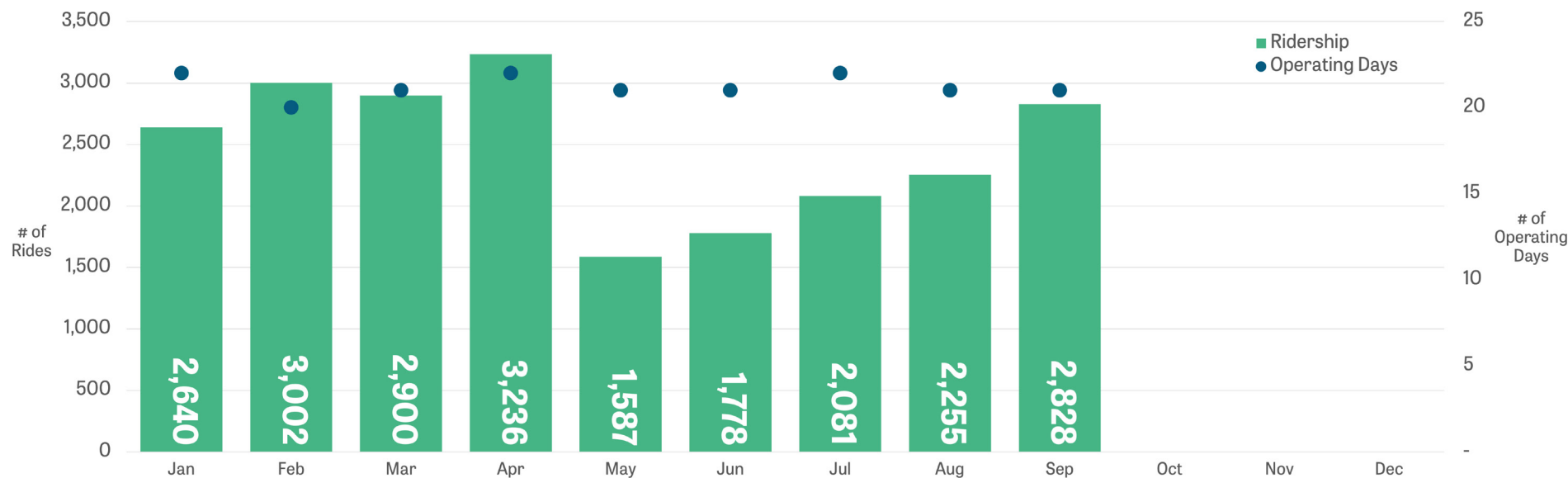
Thursday DASH Circulator ridership increased +42% in Sep 2025 vs. Sep 2024



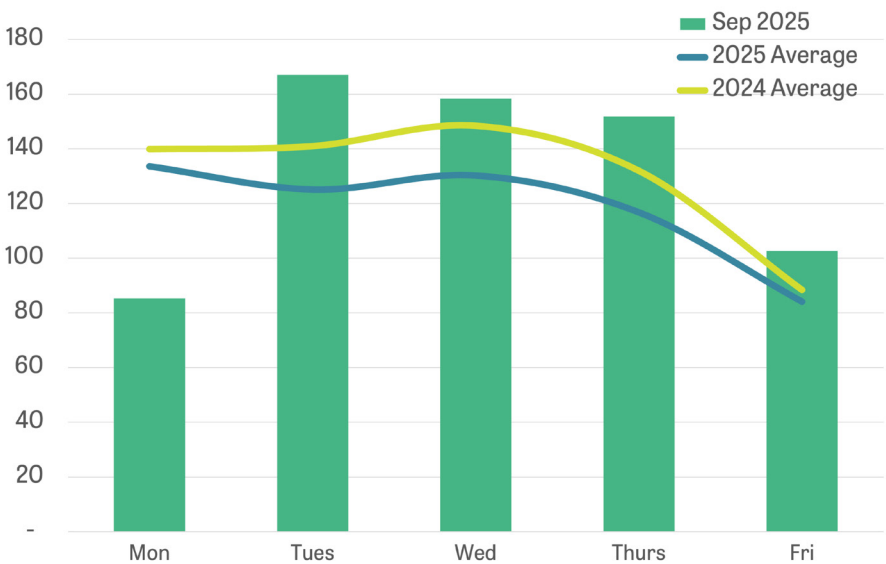
32% of DASH Circulator ridership occurred before noon in September



DASH WORK ridership increased +25% in Sep 2025 vs. Aug 2025; -15% vs. Sep 2024



Monday DASH WORK ridership decreased -56% in Sep 2025 vs. Sep 2024



34% of DASH WORK ridership in September occurred between 7 AM - 9 AM

