

AGENDA



DOWNTOWN DEVELOPMENT AUTHORITY

Board Members:

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

Wednesday, November 8, 2023

8:30 a.m. Meeting

29 Pearl Street, NW Suite #1

- | | | |
|--|--------|---------|
| 1. Call to Order | | |
| 2. Approve September 13, 2023 Minutes (8:31)
(enclosure) | Motion | Winn |
| 3. Approve Preliminary September 30, 2023 Financials (8:32)
(enclosure) | Motion | Chapman |
| 4. Approve Preliminary October 31, 2023 Financials (8:36)
(enclosure) | Motion | Chapman |
| 5. World of Winter Snow Removal (8:40)
(enclosure) | Motion | Eledge |
| 6. MEDC Grant Approval: Has Heart (8:50)
(enclosure) | Motion | Eledge |
| 7. Retail Innovation Grant: Shinola (9:00)
(enclosure) | Motion | Eledge |
| 8. Community Rebuilders Report (9:10)
(enclosure) | Info | Beech |
| 9. Executive Director Report (9:30) | Info | Kelly |
| 10. Public Comment (9:35) | | |
| 11. Adjournment (9:40) | | |



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY
September 13, 2023

1. **Call to Order** – This meeting was called to order at 8:04AM by Chair Rick Winn.

Attendance

Members Present: Mayor Rosalynn Bliss, Kayem Dunn, Jermale Eddie, Greg McNeilly, Jen Schottke, Diana Sieger, Al Vanderberg (arrival after agenda item#2), and Rick Winn.

Members Absent: Luis Avila

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Mandy McDaniel (Recording Secretary), Mark Miller, Bill Kirk, Melvin Eledge (DGRI Staff).

2. **Approve Meeting Minutes from August 9, 2023**

Motion: Member Seiger, supported by Member McNeilly, moved approval of the August 9, 2023, Meeting Minutes with no corrections. The motion carried unanimously.

3. **Accept Preliminary August 31, 2023, Financials**

Motion: Member McNeilly, supported by Member Sieger, motioned to accept Statement D: August 31, 2023, Expenditures. Motion carried unanimously.

4. **Approve Greenway Sub-Grant Agreement with DGRI**

Guy presented a recap on the Grand River Greenway process, current phase and next steps. Guy stated as a reminder in March of 2022 the State of Michigan awarded DGRI a \$55,000,000 grant to support the development of the Grand River Greenway in Grand Rapids and Kent County. Through a subcommittee, 3 dozen projects were identified, and criteria were developed on how to prioritize the projects. It was decided the funds would be used to focus on filling the gaps in the current riverfront trail and establishing a "Backbone Trail" from Grand Rapids to Lowell as part of the broader regional trail network.

DGRI holds the responsibility of awarding funds to partner organizations supporting priority Grand River Greenway implementation efforts. These partners currently include the City of Grand Rapids, Kent County, and the Grand Rapids Downtown Development Authority (DDA) which continues to provide financial support of administrative, planning, design, engineering and other critical activities advancing collaborative Greenway implementation.

UNAPPROVED MINUTES

Included in the packet is a resolution authorizing and directing the DDA Executive Director to execute a subgrant agreement with DGRI and position the DDA to receive Greenway grant funding. The resolution also authorizes and directs the DDA Executive Director to carry out the purpose of the subgrant agreement in accordance with its terms.

Next steps include meeting with DGRI Board of Advisors for their approval. We expect the first disbursement of funds to be awarded in October or November.

Mayor Bliss confirmed there is a timeline in place to meet the grant deadline of 2024. Mayor Bliss also suggested a bike tour for this group and other stakeholders in the Spring.

Motion: Member Vanderberg, supported by Mayor Bliss, motioned to approve authorization for the DDA Executive Director to execute the Greenway Subgrant Agreement for an amount not to exceed \$2,000,000.

5. Lyon Square Funding Authorization

Miller stated that Rockford Construction will break ground on October 6, 2023. In 2020, we hired Progressive AE as a consultant for this project. We have been working on design, implementation, permitting and funding during that time. The renderings show that it is a shared space with bus parking, truck loading and unloading with added landscaping, greening, lighting and a river overlook with a canopy. There will also be snowmelt throughout the plaza. Construction will be completed in phases with a completion date of November 2024.

The guaranteed maximum price for construction from Rockford Construction is \$10,300,000. There are additional fees associated with the project that are still fluctuating and City staff have been working diligently to refine some of the numbers. In the past few days, the City Administration fees have dropped by \$100k and we expect more refinement before the City Commission meeting. The additional fee amounts are likely to go down, not up, as we move forward on the project.

Today, this project is being funded in a couple of different ways. First, there is \$2.6 million at the DDA that needs to be authorized for the investment on this project. Second, there is a 20-year capital improvement bond being authorized by the City of Grand Rapids that we are asking the DDA to authorize paying 80% of, and the City would pay 20%. A resolution was included in the packet that outlines that agreement process.

Kelly clarified that the \$2.6 million are private contributions that are coming to the DDA and that the contributions will be utilized directly and immediately to reduce the bonds and minimize debt service as much as possible. Also, the bond amount is still being finalized and will be lower than the not-to-exceed amount listed. This amount is about \$100,000 higher than the FY24 debt issuance budget.

Motion: Mayor Bliss, supported by Member Sieger, motioned to approve funding in an amount not to exceed \$2,600,000 and agree to pay 80% of the debt issued to complete the project, not to exceed \$12,000,000 to cover principal and interest payments. Motion carried unanimously.

6. Disability Advocates of Kent County FY24 Funding Request

Miller stated at last month's meeting, Disability Advocates of Kent County (DAKC) presented an overview of the work completed. Our collaboration began in 2019 with the goal to make downtown a more accessible place with a universal design. Test pilots were launched looking at connections, parking areas and continue to build on that work today. The goal is to embed DAKC in projects, especially capital improvement projects, and ensure we are going above and beyond ADA requirements. This year there are 3 things we are working on: the built environment to continue evaluating projects, the quick guides of how you might predictably navigate downtown to be a more universal place and the cultural environment to look at events and activities to make them more accessible.

Motion: Member McNeilly, supported by Member Vanderberg, motioned to approve funding not-to-exceed \$100,000 for Disability Advocates of Kent County Inclusive Design work for FY2024. Motion carried unanimously.

7. Wayfinding Phase D Funding Authorization

Eledge stated in June of 2023, the DDA approved funds for the fabrication and installation of new signage as part of Phase D. During a coordination walkthrough to finalize deployment, opportunities to expand and refine this phase were identified. The expansion includes 12 new signs, remediation of old installation locations and new masonry work to create bases for the new signs. Today's request is for an amount not-to-exceed \$96,072 for the Wayfinding Phase D Expansion.

Motion: Member Dunn, supported by Member Eddie, motioned to approve funding not-to-exceed \$96,072 for the fabrication and installation of Wayfinding signage outlined in the Phase D Expansion. Motion carried unanimously.

8. Monroe Center Streetscape Improvements

Eledge stated 80 benches along Monroe Center are 20 years old. Street usage has significantly changed, and today's recommendation is to replace 40 benches with a new bench design. The benches won't be mounted which creates an opportunity to move the benches around. Today's request is an amount not to exceed \$244,988 for purchasing, removing existing sites and remediating those sites.

It is expected to take 8-10 weeks to fabricate and deploy the benches and should be completed by the end of the year.

The plan for the benches being removed is to salvage any usable parts to use them internally and give some to the Parks Department. Anything that cannot be salvaged will be recycled. The old benches will not be able to be reused in their entirety because they are embedded into the concrete and will need to be sawed off to remove them.

Motion: Member Schottke supported by Mayor Bliss, motioned to approve funding not-to-exceed \$ \$244,988, which includes a 12% contingency, to remove and replace benches along Monroe Center. Motion carried unanimously.

9. Downtown Tree Planting Funding

Last year we put out an RFP to look at all our street tree sites and remove dead trees, stumps and fill in any empty tree sites. Today's request is for the last three phases of that RFP to be

completed by Stout Creek Landscaping who completed the first four phases of the work. In total, this will remediate 99 tree sites and replant 94 of them. Friends of GR Parks will replant the other five trees. Currently, we are 420 trees away from our 10% tree canopy goal. After these plantings, we will be 326 away from our tree canopy goal. We will be working with partners to close that gap in 2024. The totals do not include projects underway such as Lyon Square, Jefferson and a few others.

Replacing the porous pavement at the tree sites is a separate scope of work. Porous Pave filled sixty-five of the sites last week. They have also been consulted to provide an inventory of our street tree wells and their condition – expected by the end of November.

Motion: Member Dunn, supported by Mayor Bliss, motioned to approve funding not-to-exceed \$120,085 which includes a 10% contingency, to remediate and replant 94 street tree sites. Motion carried unanimously.

10. World of Winter Projection Art Request

Van Driel stated that our Citizen Alliance has asked that we continue our projection art efforts in Downtown during World of Winter. We are currently working on a few different projects, including a cast call for local artists to receive a grant for their art to be projected onto the GRAM building. Another projection project was created in response to the River Activation steering committee wanting more educational opportunities and art along the river to depict the Grand River's legacy. Edwin Anderson has completed a mural under Gillett Bridge to achieve this goal. The plan is to make this an interactive, immersive installation experience during the World of Winter. To make this happen, we would work with the artist and Live Space to tell the story of the River's legacy using different lighting, sounds, and voiceovers. The third project is with Chalk River Labs for an art installation called Stargate to go on the stage at Ah Nab Awen Park. Today's request is for \$100k to go towards equipment and artists fees for World of Winter projection art installations.

Dunn congratulated Van Driel and her team on the success of World of Winter.

Motion: Member Dunn, supported by Mayor Bliss, motioned to approve funding not-to-exceed \$100,000 to support three winter art projection installations for World of Winter 2024. Motion carried unanimously.

11. Executive Director Report

Kelly presented the following updates:

- Sent an email to the board yesterday to follow up on the engineering department discussion from last month. The City has been diligent on engineering costs and there will be more in-depth discussions at a future meeting.
- Jefferson Avenue will break ground on September 25th and wrap up by November.
- Riverfront projects: Lyon Square groundbreaking is happening this fall. Public Museum bids have come in and should be breaking ground shortly after Lyon Square.
- Veteran's Park building renovation is underway and should wrap up by the end of the month. Has Heart coffee will be located there.
- Development & Streetscape Improvements.

UNAPPROVED MINUTES

- Events & Activation: Kudos for an incredible Return to the River festival. There was a great turnout and we will have a full report out in November. There are also a number of new murals including the ticket booth murals. We also dedicated our most recent Women's Way mural last week. Two of the Heartside Historic murals have been completed. ArtPrize starts tomorrow. There will be an opening event at Ah Nab Awen Park. HeartPrize also takes place this weekend, as well as several other events and activities.

12. **Public Comment**

Kate Berens, Deputy City Manager of Grand Rapids, stated the city staff is usually in attendance at these meetings and many channels of communication exist between DDA, DGRI, and City staff. They will do their best to continue this partnership.

13. **Closed Session**

Closed session under section 8(1)(h) of the Open Meetings Act to Info Board consider material exempt from discussion or disclosure by state or federal statute – a written legal opinion.

14. **Adjournment**

The meeting adjourned at 10:05AM.

Minutes taken by:
Mandy McDaniel
Recording Secretary

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: October 4, 2023

TO: Rick Winn
Chairman

**Agenda Item 3
October 11, 2023
DDA Meeting**

FROM: Tricia Chapman
Administrative Services Officer II

SUBJECT: Interim Financial Statements as of September 30, 2023

Attached are the Authority's interim financial statements for the first three months of the Authority's fiscal year ending June 30, 2024.

The attached statements include:

Statement A: Balance Sheet
Statement B: Comparison of FY2024 Budget vs Actual Results
Statement C: Statement of FY2024 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 FY2024 and beyond.

The Authority has spent approximately 25.6% and 16.0% of its budgeted appropriations in the Non-Tax and Local Tax funds respectively.

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

Attachments

STATEMENT A
DOWNTOWN DEVELOPMENT AUTHORITY
Balance Sheet
September 30, 2023

	<u>Non-Tax Funds</u>	<u>Local Tax Increment</u>	<u>TOTAL</u>
ASSETS			
Pooled Cash and Investments	\$ 3,248,558	\$ 13,061,039	\$ 16,309,597
Petty Cash	-	500	500
Misc Receivable	100	-	100
Right to Use Asset	118,902	-	118,902
General Fixed Assets	-	87,651,535	87,651,535
Accumulated Depreciation on Fixed Assets	-	(67,512,579)	(67,512,579)
TOTAL ASSETS	<u>\$ 3,367,560</u>	<u>\$ 33,200,495</u>	<u>\$ 36,568,055</u>
 LIABILITIES AND FUND EQUITY			
Liabilities			
Current Liabilities	\$ -	\$ 74	\$ 74
Parking Revenue Payable	46,929	-	46,929
Lease Payable	118,902	-	118,902
Deposit - Area 4 Developer Damage	1,000	-	1,000
TOTAL LIABILITIES	<u>166,831</u>	<u>74</u>	<u>166,905</u>
 Fund Balance / Equity:			
Investments in General Fixed Assets, net of Accumulated Depreciation	-	20,138,956	20,138,956
Non-Tax Increment Reserve	2,962,176	-	2,962,176
Reserve for Authorized Projects	-	12,833,320	12,833,320
Reserve for Compensated Absences	-	8,964	8,964
Reserve for Encumbrances	238,553	219,181	457,734
TOTAL FUND EQUITY	<u>3,200,729</u>	<u>33,200,421</u>	<u>36,401,150</u>
 TOTAL LIABILITIES & FUND EQUITY	<u>\$ 3,367,560</u>	<u>\$ 33,200,495</u>	<u>\$ 36,568,055</u>

STATEMENT B

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

	Non-Tax Funds		Local Tax Increment		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 9,373,994	\$ 9,363,583	\$ 9,373,994	\$ 9,363,583
Property Tax Increment - Prior Year Appeals	-	-	(15,000)	-	(15,000)	-
Property Tax Increment - Gainsharing Rebates	-	-	(1,403,849)	-	(1,403,849)	-
Interest - General	124,204	263,351	222,662	543,053	346,866	806,404
Property Rental - Buildings and Facilities	72,000	6,000	-	-	72,000	6,000
Property Rental - DASH Parking Lots	687,740	-	-	-	687,740	-
Contributions - Lyon Square Reconstruction	-	-	400,000	-	400,000	-
Reimbursements and Miscellaneous Revenues	88,500	-	5,000	-	93,500	-
TOTAL REVENUES	\$ 972,444	\$ 269,351	\$ 8,582,807	\$ 9,906,636	\$ 9,555,251	\$ 10,175,987
EXPENDITURES						
<u>GR Forward Projects:</u>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 10,000	\$ -	\$ 3,300,000	\$ 114,007	\$ 3,310,000	\$ 114,007
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	175,000	4,643	1,675,000	509	1,850,000	5,152
Goal #3: Implement a 21st Century Mobility Strategy	-	-	2,100,000	867,344	2,100,000	867,344
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	-	550,000	74,468	600,000	74,468
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	2,456,000	683,551	2,665,000	221,226	5,121,000	904,777
Total GR Forward Projects	\$ 2,691,000	\$ 688,194	\$ 10,290,000	\$ 1,277,554	\$ 12,981,000	\$ 1,965,748
Administration	-	-	1,650,000	752,025	1,650,000	752,025
Debt Service for Bond Issues	-	-	751,500	-	751,500	-
TOTAL EXPENDITURES	\$ 2,691,000	\$ 688,194	\$ 12,691,500	\$ 2,029,579	\$ 15,382,500	\$ 2,717,773
EXCESS / (DEFICIT)	\$ (1,718,556)	\$ (418,843)	\$ (4,108,693)	\$ 7,877,057	\$ (5,827,249)	\$ 7,458,214
BEGINNING FUND BALANCE		3,619,572		25,323,364		28,942,936
ENDING FUND BALANCE		\$ 3,200,729		\$ 33,200,421		\$ 36,401,150

STATEMENT C
DOWNTOWN DEVELOPMENT AUTHORITY
Statement of FY2024 Project Expenditures
As of September 30, 2023

Project Name		FY2024 Project Budgets	Expenditures		Remaining FY2024 Budgets	% of Budget spent
			Sept	Fiscal Year		
River Governance		250,000	42,471	51,424	198,576	20.57%
Lyon Square Improvements		850,000	9,863	9,863	840,137	1.16%
River Edge Improvements		2,200,000	-	52,720	2,147,280	2.40%
GRForward Goal # 1 - Local Tax Increment	25.42%	\$ 3,300,000	\$ 52,334	\$ 114,007	\$ 3,185,993	3.45%
Downtown Speakers Series		10,000	-	-	10,000	0.00%
GRForward Goal # 1 - Non-Tax Increment	0.08%	\$ 10,000	\$ -	\$ -	\$ 10,000	0.00%
Development Project Guidance		25,000	-	509	24,491	2.04%
Development Project Reimbursements		1,600,000	-	-	1,600,000	0.00%
Downtown Enhancement Grants		50,000	-	-	50,000	0.00%
GRForward Goal # 2 - Local Tax Increment	12.90%	\$ 1,675,000	\$ -	\$ 509	\$ 1,674,491	0.03%
Heartside Quality of Life Implementation		75,000	-	-	75,000	0.00%
Neighborhood Engagement Programs		100,000	1,690	4,643	95,357	4.64%
GRForward Goal # 2 - Non-Tax Increment	1.35%	\$ 175,000	\$ 1,690	\$ 4,643	\$ 170,357	2.65%
Accessibility and Mobility Repairs		130,000	3,060	5,885	124,115	4.53%
DASH North Shuttle Services		400,000	75,000	75,000	325,000	18.75%
Streetscape Improvements		1,100,000	627,909	672,245	427,755	61.11%
Wayfinding System Improvements		470,000	51,400	114,214	355,786	24.30%
GRForward Goal # 3 - Local Tax Increment	16.18%	\$ 2,100,000	\$ 757,369	\$ 867,344	\$ 1,232,656	41.30%
Economic Development and Innovation		550,000	33,830	74,468	475,532	13.54%
GRForward Goal # 4 - Local Tax Increment	4.24%	\$ 550,000	\$ 33,830	\$ 74,468	\$ 475,532	13.54%
Downtown Workforce Programs		50,000	-	-	50,000	0.00%
GRForward Goal # 4 - Non-Tax Increment	0.39%	\$ 50,000	\$ -	\$ -	\$ 50,000	0.00%
Downtown Marketing and Inclusion Efforts		420,000	42,935	67,344	352,656	16.03%
Downtown Tree Plantings		150,000	63,700	64,523	85,477	43.02%
Public Realm Improvements		2,050,000	49,371	78,160	1,971,840	3.81%
Urban Recreation Improvements		45,000	6,907	11,199	33,801	24.89%
GRForward Goal # 5 - Local Tax Increment	20.53%	\$ 2,665,000	\$ 162,913	\$ 221,226	\$ 2,443,774	8.30%
DGRI Event Production		876,000	99,142	199,003	676,997	22.72%
Downtown Ambassador Program		400,000	87,028	174,056	225,944	43.51%
Project and Fixed Asset Maintenance		50,000	2,300	3,076	46,924	6.15%
Public Space Activation		1,000,000	209,900	306,657	693,343	30.67%
Rosa Parks Circle Skating Operations		50,000	-	-	50,000	0.00%
Special Events - Office of		75,000	-	-	75,000	0.00%
Winter Avenue Building		5,000	526	759	4,241	0.00%
GRForward Goal # 5 - Non-Tax Increment	18.92%	\$ 2,456,000	\$ 398,896	\$ 683,551	\$ 1,772,449	27.83%
TOTAL	100.00%	\$ 12,981,000	\$ 1,407,032	\$ 1,965,748	\$ 11,015,252	15.14%

STATEMENT D
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2024 Expenditures
September 2023

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	8/31/2023	Field & Fire Cafe LLC	Accessibility & Mobility Repairs	Social zone reimbursement - Field & Fire 8/23	\$ 2,255.50
Local	9/25/2023	Thomas Jack Tilma	Accessibility & Mobility Repairs	Cycling infrastructure repairs 09/23	804.16
					3,059.66
Local	9/10/2023	Priority Health	Administration	Health Insurance Premium August-December 2023 DC	56,136.94
Local	9/28/2023	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	13,344.42
Local	9/4/2023	Intrntl Downtown Assn	Administration	2023 IDA Conference 7/23	5,940.00
Local	9/11/2023	McAlvey Merchant & Associates	Administration	Governmental Consulting 05/2023	5,500.00
Local	9/18/2023	McAlvey Merchant & Associates	Administration	Governmental Consulting 08/23	5,500.00
Local	9/18/2023	Dickinson Wright PLLC	Administration	DDA Legal Services 8/23	2,486.00
Local	9/2/2023	City of Grand Rapids	Administration	Staff services - payroll period ended 09/22/2023	2,420.03
Local	9/18/2023	Dickinson Wright PLLC	Administration	Legal services: FY24	2,290.40
Local	9/5/2023	Worksighted, Inc.	Administration	IT Supplies - laptop and monitors 8/23 DDA	2,287.80
Local	9/16/2023	City of Grand Rapids	Administration	Staff services - payroll period ended 09/16/2023	2,263.54
Local	9/18/2023	US Bank National Association	Administration	Admin (DDA): Conference & Travel	2,146.10
Local	9/18/2023	Worksighted, Inc.	Administration	Worksighted IT CRIT 09/23	1,765.14
Local	9/12/2023	Worksighted, Inc.	Administration	Worksighted 365 July Billing 9/23	1,748.12
Local	9/18/2023	American United Life-Group Div	Administration	OneAmerica Life Insurance 09/23	1,510.89
Local	9/18/2023	Hub International Midwest Limited	Administration	Directors and Officers Employment Liability 09/23	1,390.58
Local	9/12/2023	Lisa M Cooper	Administration	HR Consultant services 05/23	1,254.37
Local	9/18/2023	US Bank National Association	Administration	DDA Admin: Travel	1,159.16
Local	9/28/2023	City Treasurer - Risk Mgmt	Administration	Monthly General Insurance Allocation	1,027.92
Local	9/18/2023	US Bank National Association	Administration	Admin: Membership	983.00
Local	9/18/2023	US Bank National Association	Administration	Admin (DDA): Subscriptions	908.14
Local	9/18/2023	US Bank National Association	Administration	Admin (DDA) Supplies	874.36
Local	9/24/2023	Advance Local Media LLC	Administration	Notice of Intent to issue bond pub. 8/13/23	856.55
Local	9/18/2023	The Right Place Inc	Administration	Hello West Michigan Membership 09/23	791.90
Local	9/18/2023	US Bank National Association	Administration	Admin Food Bev (DDA)	741.39
Local	9/12/2023	Worksighted, Inc.	Administration	Microsoft Office 365 Agreement 09/23	588.47
Local	9/12/2023	Worksighted, Inc.	Administration	Worksighted 365 Billing	490.34
Local	9/13/2023	Fusion Financial Services, LLC	Administration	Accounting services setup 9/23	395.95
Local	9/6/2023	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 08/23-09/23	365.00
Local	9/18/2023	Dickinson Wright PLLC	Administration	Legal services: FY24	308.00
Local	9/12/2023	GreatAmerica Financial Services Corp	Administration	Copier Lease 09/23	287.31
Local	9/21/2023	City Treasurer - Mobile GR	Administration	DDA Parking Validation Invoices - Aug 2023	276.33
Local	9/6/2023	Professional Maintenance of Michigan Inc	Administration	DGRI Janitorial Services 8/23	273.21
Local	9/19/2023	Blue Cross Blue Shield of Mich	Administration	Dental Insurance Premiums 09.01.23 - 06.30.24 DDA	265.40
Local	9/18/2023	Breck Graphics Inc	Administration	New Employee Business Cards 9/23	252.32
Local	9/25/2023	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric 09/23	215.21
Local	9/21/2023	Cellco Partnership	Administration	Cell Phone Service 09/23	200.03
Local	9/18/2023	AccuSourceHR, Inc.	Administration	Criminal Background Check services 09/23	131.65
Local	9/10/2023	Staples Contract and Commercial Inc.	Administration	Office supplies 8/23 DDA	98.69
Local	9/18/2023	US Bank National Association	Administration	Admin (DDA): Professional Development	88.52
Local	9/19/2023	JobMatch LLC	Administration	HR software 09/23	86.32
Local	9/19/2023	JobMatch LLC	Administration	HR software 09/23	86.32
Local	9/19/2023	Fusion Financial Services, LLC	Administration	Accounting services 09/23	65.73
Local	9/18/2023	US Bank National Association	Administration	Admin: Food & Bev (DDA)	41.22
Local	9/18/2023	US Bank National Association	Administration	Admin: Professional Development (DDA)	38.80
Local	9/27/2023	Model Coverall Service Inc	Administration	Floor Mat Rental 02/23-06/23	32.39
Local	9/11/2023	Mandy McDaniel	Administration	DDA Admin Food Beverages	30.46
Local	9/18/2023	US Bank National Association	Administration	Admin (DDA): Postage	7.64
					119,952.06
Local	9/21/2023	City Treasurer - Mobile GR	DASH North Shuttle Services	Sept 2024 DDA Share of DASH North Service	25,000.00
Local	10/2/2023	City Treasurer - Mobile GR	DASH North Shuttle Services	Aug 2024 DDA Share of DASH North Service	25,000.00
Local	10/2/2023	City Treasurer - Mobile GR	DASH North Shuttle Services	July 2024 DDA Share of DASH North Service	25,000.00
					75,000.00
Local	9/18/2023	NAACP	Dntn Marketing & Inclusion Efforts	NAACP Annual Freedom Fund Sponsorship 9/23	7,500.00
Local	9/18/2023	Adtegrity.com, Inc.	Dntn Marketing & Inclusion Efforts	Media Place Billboards Return to the River 09/23	5,250.00
Local	9/18/2023	Adtegrity.com, Inc.	Dntn Marketing & Inclusion Efforts	Media Place Partners August Impressions 09/23	5,000.00

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2024

Page 2

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	9/6/2023	Promotional Impact	Dntn Marketing & Inclusion Efforts	Return to the River 2023	4,462.81
Local	9/18/2023	Edgar Omar Arredondo	Dntn Marketing & Inclusion Efforts	AVES Films Video Recording & Editing 09/23	4,242.00
Local	9/18/2023	Maria-Isabel Dinkel	Dntn Marketing & Inclusion Efforts	Photography 09/23	4,232.25
Local	9/10/2023	Grand Rapids Public Schools Foundation	Dntn Marketing & Inclusion Efforts	Sponsorship: 2023 GR Turkey Trot	2,500.00
Local	9/12/2023	LINC Up Nonprofit Housing Corporation	Dntn Marketing & Inclusion Efforts	CSA 2023 Sponsor - Co-Award Sponsor 9/23	2,500.00
Local	9/6/2023	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift Printing:RtR	2,088.80
Local	9/11/2023	Holland Litho Service Inc	Dntn Marketing & Inclusion Efforts	Return to the River - Festival guide 8/23	1,579.17
Local	9/7/2023	Grand Rapids Diversity in Art & Music Fest	Dntn Marketing & Inclusion Efforts	Event Sponsorship: GR African American & Arts festiv	1,000.00
Local	9/18/2023	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscription & Publication	995.35
Local	9/18/2023	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	620.01
Local	9/6/2023	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift Printing:RtR	294.61
Local	9/6/2023	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Project X	225.00
Local	9/18/2023	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	DGRI Photoshoot - High Point Tattoo 9/23	225.00
Local	9/10/2023	Mighty Co.	Dntn Marketing & Inclusion Efforts	DGRI Website Quarterly Hosting 8/23	105.00
Local	9/18/2023	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Supplies	65.00
Local	9/19/2023	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Images - Grand River Kayaking 09/23	50.00
					42,935.00
Local	9/11/2023	Friends of Grand Rapids Parks	Downtown Tree Plantings	Friends of GR Parks - Tree plantings	63,700.00
					63,700.00
Local	9/4/2023	Matthew Rothenberg	Economic Development & Innovator	Matthew Rothenberg / Artrat Gallery: Performers & Gui	10,000.00
Local	9/18/2023	GR Area Chamber of Commerce	Economic Development & Innovator	Retail Retention & Attraction Contract 8/23	4,583.34
Local	9/11/2023	GR Area Chamber of Commerce	Economic Development & Innovator	Retail Retention & Attraction Contract 6/23	4,375.00
Local	9/25/2023	Sarena Rae Chandler	Economic Development & Innovator	Musical Performance Relax at Rose 09/23	3,200.00
Local	9/18/2023	Outfront Media	Economic Development & Innovator	Posters - Outfront Media 09/23	2,232.00
Local	9/18/2023	Avalon Cutts	Economic Development & Innovator	Musical Performance - Relax at Rose 9/23	2,000.00
Local	9/18/2023	Gabrielle Stoner	Economic Development & Innovator	Musical Performance - Relax at Rose 9/23	2,000.00
Local	9/10/2023	Shayla Watson	Economic Development & Innovator	Relax at Rosa Performance 8/23	2,000.00
Local	9/27/2023	Artists Creating Together	Economic Development & Innovator	ACT Creative Cube - Relax at Rosa 7/23	1,950.00
Local	9/25/2023	Laura Hobson	Economic Development & Innovator	Musical Performance Relax at Rose 09/23	1,000.00
Local	9/18/2023	Costar Realty Information Inc	Economic Development & Innovator	Commercial real estate analytics subscription 10/23	489.13
					33,829.47
Local	9/18/2023	Progressive Architecture	Lyon Square Improvements	Lyon Square Professional Services 09/23	5,618.56
Local	9/18/2023	Progressive Architecture	Lyon Square Improvements	Professional Services 02/23	4,244.64
					9,863.20
Local	9/19/2023	MKSK Inc	Public Realm Improvements	Van Andel Plaza Construction Phase 2 8/23	16,184.07
Local	9/25/2023	Bazen Electric	Public Realm Improvements	Electrical services/Removing & replacing lighting 09/23	12,134.00
Local	9/20/2023	MKSK Inc	Public Realm Improvements	Van Andel Plaza Construction Phase 2 8/23	7,505.00
Local	9/18/2023	Site Design Solutions, LLC	Public Realm Improvements	22051-Ah-Nab-Awen Park Indian Mounds (Viridis-2233	4,679.48
Local	9/5/2023	Eric Gale Goodson	Public Realm Improvements	Downtown security services 08/23	4,200.00
Local	9/18/2023	US Bank National Association	Public Realm Improvements	Public Realm Improvements: Supplies	2,358.15
Local	9/25/2023	Bazen Electric	Public Realm Improvements	Electrical services/Removing & replacing lighting 09/23	1,742.96
Local	9/27/2023	Kerkstra Portable Restroom Svc Inc	Public Realm Improvements	Futsal Courts - Portable Restroom 08/23	390.00
Local	9/25/2023	Bazen Electric	Public Realm Improvements	Electrical services/Repairing lighting 09/23	177.38
					49,371.04
Local	9/18/2023	Guidehouse Inc.	River Governance	Guidehouse DGRI ARPA Consult & Labor Services 9/2	12,487.50
Local	9/4/2023	Robert Alcantar	River Governance	Brand Robear, Design Revisions DDA 7/23	11,666.66
Local	9/13/2023	R & K Innovations	River Governance	Freedom School Sponsorship 2023 9/23	7,180.00
Local	9/25/2023	Interface Studio LLC	River Governance	Grand River Greenway Mapping consultant 09/23	5,835.00
Local	9/18/2023	Interface Studio LLC	River Governance	Grand River Greenway Mapping consultant 8/23	3,045.00
Local	9/18/2023	Friends of the High Line, Inc.	River Governance	High Line Network membership renewal 2023	1,500.00
Local	9/6/2023	Swift Printing & Communications	River Governance	Swift Printing:RtR	680.94
Local	9/5/2023	Breck Graphics Inc	River Governance	River promo print material 8/23	68.96
Local	9/18/2023	US Bank National Association	River Governance	River Gov: Subscriptions	7.20
					42,471.26
Local	9/13/2023	Trinity Health - Michigan	Streetscape Improvements	Improvements in Jefferson Avenue fund disbursement	500,000.00
Local	9/18/2023	Pride builders Group, LLC.	Streetscape Improvements	Veterans Memorial Park Bldg	84,974.27
Local	9/25/2023	County of Kent	Streetscape Improvements	Mounted Unit Patrol 09/23	10,117.50
Local	9/18/2023	Rowe Professional Services Company, In	Streetscape Improvements	RFB at Var Locs 2023-1	8,696.00
Local	9/18/2023	Eric Gale Goodson	Streetscape Improvements	Downtown security services 09/23	7,920.00
Local	9/10/2023	Eric Gale Goodson	Streetscape Improvements	Downtown security services 8/23	4,200.00

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2024

Page 3

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	9/12/2023	Eric Gale Goodson	Streetscape Improvements	Downtown security services 09/23	4,200.00
Local	9/12/2023	Eric Gale Goodson	Streetscape Improvements	Downtown security services 09/23	2,940.00
Local	9/11/2023	Lynee Wells	Streetscape Improvements	Landscaping Services	2,146.44
Local	9/15/2023	City Treasurer - Public Services	Streetscape Improvements	DGRI Monthly Trash Disposal - Aug 2023	1,249.75
Local	9/18/2023	Bush Concrete Products Inc	Streetscape Improvements	Barrier Moving 09/23	700.00
Local	9/21/2023	Bush Concrete Products Inc	Streetscape Improvements	Barrier Moving from Wealthy & Market	525.00
Local	9/18/2023	US Bank National Association	Streetscape Improvements	Streetscape Improvements: Supplies	240.00
					627,908.96
Local	9/25/2023	Katerberg Co., Inc	Urban Recreation Improvements	Grapids Irrigation maintenance Oakes 09/23	3,703.56
Local	9/25/2023	Geotech Inc	Urban Recreation Improvements	Blue Bridge Repair and Security Upgrades	2,693.29
Local	9/25/2023	Katerberg Co., Inc	Urban Recreation Improvements	Grapids Irrigation maintenance VAA Plaza 09/23	510.41
					6,907.26
Local	9/18/2023	Universal Sign, Inc.	Wayfinding System Improvements	Universal Sign System: 8 Signs and Installation	51,400.00
					51,400.00
Non-Tax	9/19/2023	Frostyboyz Entertainment LLC	DGRI Event Production	Funktion-One System Rental 09/23	11,500.00
Non-Tax	9/12/2023	Catering by Martha's	DGRI Event Production	Catering Service - State of Our Downtown 50% deposit	6,796.77
Non-Tax	9/6/2023	Centurion Security Solutions LLC	DGRI Event Production	RtR 2023 Event Security	6,782.50
Non-Tax	9/13/2023	Amnestie Lillian-Tate VerDuin	DGRI Event Production	Return to the River Entertainment (final) 9/23	6,525.00
Non-Tax	9/10/2023	Edgar Hernandez	DGRI Event Production	Return to the River - Tree wrap art 8/23	5,688.00
Non-Tax	9/6/2023	Brennan Smith	DGRI Event Production	Event installation - Activation	5,000.00
Non-Tax	9/18/2023	US Bank National Association	DGRI Event Production	Events: Equipment Rental	3,385.43
Non-Tax	9/25/2023	Sarena Rae Chandler	DGRI Event Production	Musical Performance Return to the River 09/23	3,200.00
Non-Tax	9/18/2023	US Bank National Association	DGRI Event Production	Events: Contractual Services	2,950.00
Non-Tax	9/18/2023	GR Downtown Market Education Foundat	DGRI Event Production	Small Plate Big Impact Sponsorship 2022	2,500.00
Non-Tax	9/25/2023	Kent County Parks Foundation	DGRI Event Production	Something's Grilling XII Sponsorship 2023	2,500.00
Non-Tax	9/20/2023	LiveSpace, LLC	DGRI Event Production	AV Services: Alley Mural at 21 Weston 09/23	2,500.00
Non-Tax	9/12/2023	Mark Lavengood	DGRI Event Production	Musical Set - Return to the River 9/23	2,000.00
Non-Tax	9/18/2023	Mark Lavengood	DGRI Event Production	DJ Performance - Return to the River 9/23	2,000.00
Non-Tax	9/10/2023	Molly Bouwsma Schultz	DGRI Event Production	Event Performance 8/23	2,000.00
Non-Tax	9/10/2023	Opus Productions, LLC	DGRI Event Production	Return to the River performance 8/23	2,000.00
Non-Tax	9/10/2023	Paul David Hardaker	DGRI Event Production	Return to the River Performance 8/23	2,000.00
Non-Tax	9/18/2023	Samuel Nalangira	DGRI Event Production	Band Performance at Return to the River 9/23	2,000.00
Non-Tax	9/18/2023	Marco Riolo	DGRI Event Production	Live Illustration - Return to the River 09/23	1,900.00
Non-Tax	9/5/2023	Artists Creating Together	DGRI Event Production	ACT We are all Trailblazers 2023 Sponsorship	1,750.00
Non-Tax	9/18/2023	Anna Charee Schierbeek	DGRI Event Production	Tattoos - Return to the River 8/23	1,600.00
Non-Tax	9/18/2023	US Bank National Association	DGRI Event Production	Events: Food & Bev	1,576.11
Non-Tax	9/21/2023	Danielle Bradfield	DGRI Event Production	Return to the River cotton candy cart (final payment) 09/23	1,500.00
Non-Tax	9/25/2023	Fridah Kanini	DGRI Event Production	Fashion show - Return to the River 09/23	1,500.00
Non-Tax	9/18/2023	US Bank National Association	DGRI Event Production	Events: Supplies	1,448.07
Non-Tax	9/21/2023	Romeo Cornejo	DGRI Event Production	Contract Employee Return to the River 09/23	1,170.00
Non-Tax	9/12/2023	Brittany Jean Ford	DGRI Event Production	Item replacement for artist R2R 9/23	1,003.00
Non-Tax	9/25/2023	George Eberhardt	DGRI Event Production	Return to the River Live painting 8/23	1,000.00
Non-Tax	9/25/2023	Jacob Bullard	DGRI Event Production	Musical Performance Return to the River 09/23	1,000.00
Non-Tax	9/6/2023	Jay M Frydenlund	DGRI Event Production	RtR 2023	1,000.00
Non-Tax	9/6/2023	Ryan Crawley	DGRI Event Production	Live Painting 7/23	1,000.00
Non-Tax	9/13/2023	Kerkstra Portable Restroom Svc Inc	DGRI Event Production	Futsal Court Portable Restroom 06/23	935.00
Non-Tax	9/18/2023	Ivy Marie-Ann Orth	DGRI Event Production	Canopy Fabric Shipping 09/23	925.52
Non-Tax	9/6/2023	Austin VanDenBerge	DGRI Event Production	Event rental	900.00
Non-Tax	9/18/2023	Brandon C McCall	DGRI Event Production	DJ services 9/23	900.00
Non-Tax	9/12/2023	Maya Lobo	DGRI Event Production	Face Painting at Return to the River 09/23	800.00
Non-Tax	9/11/2023	Karlie Powell	DGRI Event Production	Return to the River - DJ Entertainment 8/23	700.00
Non-Tax	9/19/2023	Joseph J Thomson	DGRI Event Production	Musical Performance Return to the River 09/23	500.00
Non-Tax	9/18/2023	Kaats Water Conditioning Inc	DGRI Event Production	Mineral Water 09/23	459.00
Non-Tax	9/18/2023	Chris LaPorte	DGRI Event Production	Return to the River Artist (final payment) 9/23	450.00
Non-Tax	9/12/2023	Grand Rapids Running Tours	DGRI Event Production	R2R 2023 Walking Tours 9/23	400.00
Non-Tax	9/12/2023	Paul Sapp	DGRI Event Production	Sixth Street Park Point of Contact Return to the River 9/23	395.34
Non-Tax	9/13/2023	Andrea Lynn Pawlak	DGRI Event Production	Return to the River - DJ Performance 9/23	350.00
Non-Tax	9/25/2023	Asia Horne	DGRI Event Production	DJ Services for RTR	350.00
Non-Tax	9/13/2023	Danae Twigg	DGRI Event Production	R2R DJ Services 9/23	350.00
Non-Tax	9/12/2023	Kollin P Houghtaling	DGRI Event Production	R2R DJ Performance 9/23	350.00
Non-Tax	9/13/2023	Adam Main	DGRI Event Production	R2R performance 9/23	300.00
Non-Tax	9/12/2023	Craig Stoddard	DGRI Event Production	R2R Performance 9/23	300.00
Non-Tax	9/19/2023	Frostyboyz Entertainment LLC	DGRI Event Production	Oddist DJ Set - Return to the River 09/23	300.00
Non-Tax	9/25/2023	Ana Maria Santillanes	DGRI Event Production	DJ Performance Return to the River 09/23	250.00

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2024

Page 4

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Non-Tax	9/18/2023	Matthew S Perrin	DGRI Event Production	DJ Performance - Return to the River 09/23	200.00
Non-Tax	9/12/2023	Jacob Buck	DGRI Event Production	R2R DJ Performance 9/23	150.00
Non-Tax	9/25/2023	Hub International Midwest Limited	DGRI Event Production	State of our Downtown event policy 09/23	102.00
					99,141.74
Non-Tax	9/10/2023	Mydatt Service Inc	Downtown Ambassador Program	Ambassador Program DDA AUG 2024	86,979.63
Non-Tax	8/31/2023	City Treasurer - Mobile GR	Downtown Ambassador Program	Monthly Parking Billing - Aug 2023	48.00
					87,027.63
Non-Tax	9/18/2023	US Bank National Association	Neighborhood Engagement	Neighborhood Engagement Programs: Food/Bev	1,673.16
Non-Tax	9/11/2023	Mandy McDaniel	Neighborhood Engagement	DNN Meeting Beverages	16.40
					1,689.56
Non-Tax	9/17/2023	Tnemec Company Inc	Project & Fixed Asset Maint	Blue bridge paint supplies 6/23	1,867.75
Non-Tax	9/18/2023	Mydatt Service Inc	Project & Fixed Asset Maint	Block by Block Supplies 9/23	432.64
					2,300.39
Non-Tax	9/18/2023	Art House Live, LLC	Public Space Activation	Installations for World of Winter 2024 09/23	62,333.00
Non-Tax	9/5/2023	Creos Experts-Conseils Inc	Public Space Activation	WOW '24 Art Installation - Sonic Fee (1 of 3)	21,594.24
Non-Tax	9/5/2023	Creos Experts-Conseils Inc	Public Space Activation	WOW '24 Art Installation - Sonic Rental Fee (1 of 3)	19,271.61
Non-Tax	9/18/2023	Lions & Rabbits Center for the Arts	Public Space Activation	After Dark Market Sponsorship 2023	15,000.00
Non-Tax	9/5/2023	Creos Experts-Conseils Inc	Public Space Activation	Mi Casa Fee (1 of 3)	12,229.87
Non-Tax	9/5/2023	Creos Experts-Conseils Inc	Public Space Activation	Mi Casa Rental Fee (1 of 3)	9,132.43
Non-Tax	9/25/2023	Michigan Landscape Services	Public Space Activation	DeVries Installation of New Holiday Decor 09/23	6,781.00
Non-Tax	9/18/2023	Alayah Dudley	Public Space Activation	Activate Grant WoW 2024 9/23	5,000.00
Non-Tax	9/25/2023	Avery Lawrence	Public Space Activation	World of Winter activation (invoice 1 of 2) 09/23	5,000.00
Non-Tax	9/18/2023	Craig Merchant	Public Space Activation	Art Installation WoW (invoice 1 of 2) 09/23	5,000.00
Non-Tax	9/18/2023	Two Eagles Marcus	Public Space Activation	Public Art World of Winter 2024 (invoice 1 of 2) 09/23	5,000.00
Non-Tax	9/18/2023	Valerie Wahna	Public Space Activation	Valeria Wahna Life is but a Dream (final payment) 09/23	5,000.00
Non-Tax	9/18/2023	Centurion Security Solutions LLC	Public Space Activation	Event Security 9/23	4,200.00
Non-Tax	9/18/2023	US Bank National Association	Public Space Activation	PSA: Supplies	2,831.57
Non-Tax	9/18/2023	Edwin Dwayne Anderson	Public Space Activation	Gillette Bridge Mural (final payment) 09/23	2,500.00
Non-Tax	9/12/2023	United Rentals (North America), Inc.	Public Space Activation	Equipment forklift rental 09/23	1,905.07
Non-Tax	9/18/2023	Ashley Marine Nash	Public Space Activation	Ticket Booth Mural (final payment) 9/23	1,800.00
Non-Tax	9/12/2023	Christina Hutton	Public Space Activation	Ticket Booth Mural (payment 1 of 2) 9/23	1,800.00
Non-Tax	9/13/2023	Rhiannan Sibbald	Public Space Activation	555 Shipping container Mural Payment (2 of 2) 9/23	1,800.00
Non-Tax	9/6/2023	Rhiannan Sibbald	Public Space Activation	Ticket Booth Mural	1,712.50
Non-Tax	9/6/2023	Centurion Security Solutions LLC	Public Space Activation	555 Monroe 2023 Event Security	1,625.00
Non-Tax	9/25/2023	Madison Chaffer	Public Space Activation	Market coordinatorReturn to the River (final payment) 9/23	1,500.00
Non-Tax	9/6/2023	Dania Margaux Grevengeod	Public Space Activation	PSA -Ticket Booth Mural 7/23	1,462.00
Non-Tax	9/6/2023	Guillermo Sotelo	Public Space Activation	Ticket Booth Mural (2 of 2) 7/23	1,462.00
Non-Tax	9/6/2023	Sophie Rodriguez	Public Space Activation	Mural painting supplies and painting	1,450.00
Non-Tax	9/18/2023	US Bank National Association	Public Space Activation	PSA: Food/Bev	920.46
Non-Tax	9/25/2023	Braelynn Rose Hunter	Public Space Activation	Artist - Ticket booth mural (invoice 2 of 2) 09/23	900.00
Non-Tax	9/12/2023	Elise Ki Su Hewitt	Public Space Activation	PSA -Ticket Booth Mural (final payment) 9/23	900.00
Non-Tax	9/18/2023	Jacob Wiseheart	Public Space Activation	PSA Ticket Booth Mural (final payment) 9/23	900.00
Non-Tax	9/18/2023	Jennifer Hearn	Public Space Activation	Ticket Booth Mural (final payment) 09/23	900.00
Non-Tax	9/18/2023	Kalee Fix	Public Space Activation	Ticket Booth Mural (final payment) 09/23	900.00
Non-Tax	9/18/2023	Stephanie Cionca	Public Space Activation	Ticket Booth Mural 09/23	900.00
Non-Tax	9/18/2023	Troy Darrel Bosworth	Public Space Activation	Ticket Booth Mural (final payment) 09/23	900.00
Non-Tax	9/12/2023	Christina Hutton	Public Space Activation	Ticket Booth Mural (final) 9/23	850.00
Non-Tax	9/13/2023	Avalon Cutts	Public Space Activation	Dr. Ella Mary Sims Ribbon cutting performance 9/23	750.00
Non-Tax	9/10/2023	Katherine Blair	Public Space Activation	Ticket Booth Mural (final payment) 8/23	731.00
Non-Tax	9/10/2023	Laura Mettam	Public Space Activation	Ticket Booth Mural Area 9 - Final payment 8/23	731.00
Non-Tax	9/18/2023	Jeffrey Ockerse	Public Space Activation	PSA Ticket Booth Mural 09/23	550.00
Non-Tax	9/12/2023	KT Black Services, LLC.	Public Space Activation	KT Black Skilled Trades R2R Hours 09/23	275.00
Non-Tax	9/25/2023	Kerkstra Portable Restroom Svc Inc	Public Space Activation	Skate Park - Portable Restroom 09/23	180.00
Non-Tax	9/18/2023	Creative Studio Promotions	Public Space Activation	DGRI tshirts 09/23	151.48
Non-Tax	9/18/2023	US Bank National Association	Public Space Activation	PSA: Equipment	148.39
Non-Tax	9/13/2023	ACO Inc	Public Space Activation	PSA Supplies 9/23	135.70
Non-Tax	9/6/2023	ACO Inc	Public Space Activation	Supplies 8/23	129.95
Non-Tax	9/13/2023	Anthony P Lubenow	Public Space Activation	Pop Up Perform 09/23	120.00
Non-Tax	9/13/2023	United Rentals (North America), Inc.	Public Space Activation	Equipment cable ramps rental 09/23	120.00
Non-Tax	9/6/2023	ACO Inc	Public Space Activation	Supplies 8/23	92.88
Non-Tax	9/6/2023	ACO Inc	Public Space Activation	Supplies 8/23	74.93
Non-Tax	9/6/2023	ACO Inc	Public Space Activation	Supplies 8/23	63.46
Non-Tax	9/7/2023	ACO Inc	Public Space Activation	Supplies 8/23	41.97

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2024

Page 5

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>continued from previous page</i>					
Non-Tax	9/7/2023	ACO Inc	Public Space Activation	Supplies 8/23	30.07
Non-Tax	9/25/2023	ACO Inc	Public Space Activation	PSA Cleaning Supplies 9/23	27.16
Non-Tax	9/6/2023	ACO Inc	Public Space Activation	Supplies 8/23	23.97
Non-Tax	9/13/2023	ACO Inc	Public Space Activation	Supplies - keys 9/23	16.95
Non-Tax	9/25/2023	ACO Inc	Public Space Activation	PSA Cleaning Supplies 9/23	16.57
Non-Tax	9/18/2023	ACO Inc	Public Space Activation	PSA Supplies - paint 9/23	10.56
Non-Tax	9/27/2023	ACO Inc	Public Space Activation	Supplies 8/23	9.99
Non-Tax	9/4/2023	ACO Inc	Public Space Activation	PSA Supplies 7/23	8.59
					209,900.37
Non-Tax	9/28/2023	City Treasurer - Water System	Winter Ave NW Building	WS2179082 23/08 Winter DDA share	211.00
Non-Tax	9/28/2023	City Treasurer - Water System	Winter Ave NW Building	WS2179082 23/05 Winter DDA share	190.09
Non-Tax	9/28/2023	Consumers Energy	Winter Ave NW Building	1030 2027 1245 23/09 Winter DDA share	86.26
Non-Tax	9/28/2023	Consumers Energy	Winter Ave NW Building	1030 4058 7935 23/08 Winter DDA share	24.81
Non-Tax	9/21/2023	DTE Energy	Winter Ave NW Building	9100 258 89908 23/09 Winter DDA share	14.23
					526.39

TOTAL EXPENDITURES **\$ 1,526,983.99**

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: November 1, 2023

TO: Rick Winn
Chairman

**Agenda Item 3
November 8, 2023
DDA Meeting**

FROM: Tricia Chapman
Administrative Services Officer II

SUBJECT: Interim Financial Statements as of October 31, 2023

Attached are the Authority's interim financial statements for the first four months of the Authority's fiscal year ending June 30, 2024.

The attached statements include:

- Statement A: Balance Sheet
- Statement B: Comparison of FY2024 Budget vs Actual Results
- Statement C: Statement of FY2024 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 FY2024 and beyond.

The Authority has spent approximately 42.4% and 33.4% of its budgeted appropriations in the Non-Tax and Local Tax funds respectively.

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

Attachments

STATEMENT A
DOWNTOWN DEVELOPMENT AUTHORITY
Balance Sheet
October 31, 2023

	<u>Non-Tax Funds</u>	<u>Local Tax Increment</u>	<u>TOTAL</u>
ASSETS			
Pooled Cash and Investments	\$ 3,190,346	\$ 10,907,796	\$ 14,098,142
Petty Cash	-	500	500
Misc Receivable	100	-	100
General Fixed Assets	-	87,651,535	87,651,535
Accumulated Depreciation on Fixed Assets	-	(67,512,579)	(67,512,579)
TOTAL ASSETS	<u>\$ 3,190,446</u>	<u>\$ 31,047,252</u>	<u>\$ 34,237,698</u>
 LIABILITIES AND FUND EQUITY			
Liabilities			
Current Liabilities	\$ 86,980	\$ 13,490	\$ 100,470
Parking Revenue Payable	58,252	-	58,252
Deposit - Area 4 Developer Damage	1,000	-	1,000
TOTAL LIABILITIES	<u>146,232</u>	<u>13,490</u>	<u>159,722</u>
 Fund Balance / Equity:			
Investments in General Fixed Assets, net of Accumulated Depreciation	-	20,138,956	20,138,956
Non-Tax Increment Reserve	2,964,430	-	2,964,430
Reserve for Authorized Projects	-	10,676,716	10,676,716
Reserve for Compensated Absences	-	8,964	8,964
Reserve for Encumbrances	79,784	209,126	288,910
TOTAL FUND EQUITY	<u>3,044,214</u>	<u>31,033,762</u>	<u>34,077,976</u>
 TOTAL LIABILITIES & FUND EQUITY	<u>\$ 3,190,446</u>	<u>\$ 31,047,252</u>	<u>\$ 34,237,698</u>

STATEMENT B

DOWNTOWN DEVELOPMENT AUTHORITY Comparison of FY2023 Budget vs Actual Results July 1, 2023 - October 31, 2023

	Non-Tax Funds		Local Tax Increment		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 9,373,994	\$ 9,363,583	\$ 9,373,994	\$ 9,363,583
Property Tax Increment - Prior Year Appeals	-	-	(15,000)	-	(15,000)	-
Property Tax Increment - Gainsharing Rebates	-	-	(1,403,849)	-	(1,403,849)	-
Interest - General	124,204	277,979	222,662	571,097	346,866	849,076
Property Rental - Buildings and Facilities	72,000	24,000	-	-	72,000	24,000
Property Rental - DASH Parking Lots	687,740	182,364	-	-	687,740	182,364
Contributions - Lyon Square Reconstruction	-	-	400,000	-	400,000	-
Reimbursements and Miscellaneous Revenues	88,500	80,000	5,000	15,000	93,500	95,000
TOTAL REVENUES	\$ 972,444	\$ 564,343	\$ 8,582,807	\$ 9,949,680	\$ 9,555,251	\$ 10,514,023
EXPENDITURES						
<u>GR Forward Projects:</u>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 10,000	\$ -	\$ 3,300,000	\$ 144,024	\$ 3,310,000	\$ 144,024
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	175,000	20,271	1,675,000	1,660,745	1,850,000	1,681,016
Goal #3: Implement a 21st Century Mobility Strategy	-	-	2,100,000	912,614	2,100,000	912,614
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	4,800	550,000	106,848	600,000	111,648
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	2,456,000	1,114,630	2,665,000	363,682	5,121,000	1,478,312
Total GR Forward Projects	\$ 2,691,000	\$ 1,139,701	\$ 10,290,000	\$ 3,187,913	\$ 12,981,000	\$ 4,327,614
Administration	-	-	1,650,000	1,051,369	1,650,000	1,051,369
Debt Service for Bond Issues	-	-	751,500	-	751,500	-
TOTAL EXPENDITURES	\$ 2,691,000	\$ 1,139,701	\$ 12,691,500	\$ 4,239,282	\$ 15,382,500	\$ 5,378,983
EXCESS / (DEFICIT)	\$ (1,718,556)	\$ (575,358)	\$ (4,108,693)	\$ 5,710,398	\$ (5,827,249)	\$ 5,135,040
BEGINNING FUND BALANCE		3,619,572		25,323,364		28,942,936
ENDING FUND BALANCE		\$ 3,044,214		\$ 31,033,762		\$ 34,077,976

STATEMENT C
DOWNTOWN DEVELOPMENT AUTHORITY
Statement of FY2024 Project Expenditures
As of October 31, 2023

Project Name		FY2024 Project Budgets	Expenditures		Remaining FY2024 Budgets	% of Budget spent
			Oct	Fiscal Year		
River Governance		250,000	22,364	73,788	176,212	29.52%
Lyon Square Improvements		850,000	7,653	17,516	832,484	2.06%
River Edge Improvements		2,200,000	-	52,720	2,147,280	2.40%
GRForward Goal # 1 - Local Tax Increment	25.42%	\$ 3,300,000	\$ 30,017	\$ 144,024	\$ 3,155,976	4.36%
Downtown Speakers Series		10,000	-	-	10,000	0.00%
GRForward Goal # 1 - Non-Tax Increment	0.08%	\$ 10,000	\$ -	\$ -	\$ 10,000	0.00%
Development Project Guidance		25,000	993	1,502	23,498	6.01%
Development Project Reimbursements		1,600,000	1,659,243	1,659,243	(59,243)	103.70%
Downtown Enhancement Grants		50,000	-	-	50,000	0.00%
GRForward Goal # 2 - Local Tax Increment	12.90%	\$ 1,675,000	\$1,660,236	\$ 1,660,745	\$ 14,255	99.15%
Heartside Quality of Life Implementation		75,000	-	-	75,000	0.00%
Neighborhood Engagement Programs		100,000	15,628	20,271	79,729	20.27%
GRForward Goal # 2 - Non-Tax Increment	1.35%	\$ 175,000	\$ 15,628	\$ 20,271	\$ 154,729	11.58%
Accessibility and Mobility Repairs		130,000	17,775	23,660	106,340	18.20%
DASH North Shuttle Services		400,000	25,000	100,000	300,000	25.00%
Streetscape Improvements		1,100,000	29,705	670,270	429,730	60.93%
Wayfinding System Improvements		470,000	4,470	118,684	351,316	25.25%
GRForward Goal # 3 - Local Tax Increment	16.18%	\$ 2,100,000	\$ 76,950	\$ 912,614	\$ 1,187,386	43.46%
Economic Development and Innovation		550,000	32,380	106,848	443,152	19.43%
GRForward Goal # 4 - Local Tax Increment	4.24%	\$ 550,000	\$ 32,380	\$ 106,848	\$ 443,152	19.43%
Downtown Workforce Programs		50,000	4,800	4,800	45,200	9.60%
GRForward Goal # 4 - Non-Tax Increment	0.39%	\$ 50,000	\$ 4,800	\$ 4,800	\$ 45,200	9.60%
Downtown Marketing and Inclusion Efforts		420,000	50,819	118,163	301,837	28.13%
Downtown Tree Plantings		150,000	19,503	84,026	65,974	56.02%
Public Realm Improvements		2,050,000	39,077	148,917	1,901,083	7.26%
Urban Recreation Improvements		45,000	1,377	12,576	32,424	27.95%
GRForward Goal # 5 - Local Tax Increment	20.53%	\$ 2,665,000	\$ 110,776	\$ 363,682	\$ 2,301,318	13.65%
DGRI Event Production		876,000	92,869	291,872	584,128	33.32%
Downtown Ambassador Program		400,000	174,007	348,063	51,937	87.02%
Project and Fixed Asset Maintenance		50,000	1,237	4,313	45,687	8.63%
Public Space Activation		1,000,000	137,857	444,514	555,486	44.45%
Rosa Parks Circle Skating Operations		50,000	-	-	50,000	0.00%
Special Events - Office of		75,000	25,000	25,000	50,000	33.33%
Winter Avenue Building		5,000	109	868	4,132	0.00%
GRForward Goal # 5 - Non-Tax Increment	18.92%	\$ 2,456,000	\$ 431,079	\$ 1,114,630	\$ 1,341,370	45.38%
TOTAL	100.00%	\$ 12,981,000	\$2,361,866	\$ 4,327,614	\$ 8,653,386	33.34%

STATEMENT D
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2024 Expenditures
October 2023

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	10/2/2023	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Disability Advocates FY24	\$ 11,975.00
Local	10/11/2023	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Disability Advocates FY24	5,800.00
					17,775.00
Local	9/30/2023	Paychex	Administration	DDA Payroll Wages, 401, Taxes- Sept 2023	229,237.15
Local	10/23/2023	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	13,344.42
Local	10/11/2023	McAlvey Merchant & Associates	Administration	Governmental Consulting 09/23	5,500.00
Local	10/9/2023	Federal Square Building Co. #1, LLC	Administration	Office Space Lease Oct 2023	4,952.81
Local	10/25/2023	Catherine Jane Zietse	Administration	DDA Catherine Zietse Tuition Reimbursement 09/23	3,959.50
Local	10/5/2023	Dickinson Wright PLLC	Administration	DDA Legal Services 9/23	3,652.00
Local	10/16/2023	US Bank National Association	Administration	Admin: Conference & Travel (DDA)	3,598.14
Local	10/16/2023	US Bank National Association	Administration	Admin: Software Maintenance Agreements	3,417.00
Local	10/29/2023	Dickinson Wright PLLC	Administration	DDA Legal Services 10/23	2,970.00
Local	10/14/2023	City of Grand Rapids	Administration	Staff services - payroll period ended 10/14/2023	2,285.61
Local	9/30/2023	City of Grand Rapids	Administration	Staff services - payroll period ended 09/30/2023	2,257.94
Local	10/18/2023	Worksighted, Inc.	Administration	DDA Worksighted IT software 10/23	1,876.49
Local	10/29/2023	Dickinson Wright PLLC	Administration	DDA Legal Services 10/23	1,848.00
Local	10/2/2023	American United Life-Group Div	Administration	OneAmerica Life Insurance 09/23	1,469.10
Local	10/5/2023	Dickinson Wright PLLC	Administration	DDA DASH West Legal Services 09/23	1,254.00
Local	10/5/2023	Dickinson Wright PLLC	Administration	DDA Legal Services 8/23	1,194.30
Local	10/23/2023	City Treasurer - Risk Mgmt	Administration	Monthly General Insurance Allocation	1,027.92
Local	10/8/2023	Lisa M Cooper	Administration	HR Consultant services 10/03	1,002.54
Local	9/30/2023	Paychex	Administration	DDA Payroll Processing Fee - Sept 2023	883.45
Local	10/5/2023	Dickinson Wright PLLC	Administration	DDA Lyon Square Legal Services 09/23	814.00
Local	10/16/2023	US Bank National Association	Administration	Admin: Professional Development (DDA)	809.66
Local	10/15/2023	Blue Cross Blue Shield of Mich	Administration	DDA Dental Insurance Premiums 11.01.23 - 06.30.24	800.39
Local	10/3/2023	Selective Insurance Company of America	Administration	Selective Insurance Workers Comp Policy 09/23	778.47
Local	10/16/2023	US Bank National Association	Administration	Admin: Subscriptions (DDA)	729.09
Local	10/30/2023	American United Life-Group Div	Administration	OneAmerica Life Insurance 10/23	686.15
Local	10/5/2023	Dickinson Wright PLLC	Administration	Art Prize Legal Services	572.00
Local	10/18/2023	Worksighted, Inc.	Administration	Worksighted IT monthly subscription 10/23	537.77
Local	10/29/2023	Dickinson Wright PLLC	Administration	DDA Legal Services 10/23	525.14
Local	10/5/2023	Dickinson Wright PLLC	Administration	DDA Legal Services 201 Market 09/23	506.00
Local	10/9/2023	Federal Square Building Co. #1, LLC	Administration	Office Space Lease Oct 2023 Mezz	485.38
Local	10/16/2023	US Bank National Association	Administration	Admin: Food/Bev (DDA)	426.85
Local	10/5/2023	Dickinson Wright PLLC	Administration	DGRI Legal Services 9/23	400.70
Local	10/16/2023	US Bank National Association	Administration	DDA Admin: Travel	393.61
Local	10/18/2023	Worksighted, Inc.	Administration	DDA Worksighted IT 10/23	365.75
Local	9/30/2023	Paychex	Administration	DDA Payroll HRS Processing Fees-Sept 2023	365.00
Local	10/30/2023	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 10/23	359.11
Local	10/2/2023	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 09/23	355.02
Local	10/16/2023	US Bank National Association	Administration	Admin: Professional Development (DDA)	315.18
Local	10/8/2023	Professional Maintenance of Michigan Inc	Administration	Janitorial services Sept 23	273.21
Local	10/12/2023	City Treasurer - Mobile GR	Administration	DDA Parking Validation Billing Sept 2023	269.50
Local	10/31/2023	Professional Maintenance of Michigan Inc	Administration	Janitorial services Oct 23	265.65
Local	10/9/2023	Fusion Financial Services, LLC	Administration	Accounting services 10/23	244.48
Local	10/15/2023	Local First West Michigan	Administration	Membership: Local First membership renewal 2023	227.15
Local	10/8/2023	GreatAmerica Financial Services Corp	Administration	Copier Lease 10/23	226.44
Local	10/19/2023	Advance Local Media LLC	Administration	Publication of notice of intent - Lyon Square Bonds	224.00
Local	10/2/2023	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric 07/23	215.96
Local	10/16/2023	US Bank National Association	Administration	DGRI Admin: Supplies (DDA)	199.36
Local	10/2/2023	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric 07/23	191.62
Local	10/19/2023	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric 10/23	167.44
Local	10/19/2023	Jonathan David Austin	Administration	ArtPrize: Moving costs (to be reimbursed) 10/23	150.00
Local	10/29/2023	Dickinson Wright PLLC	Administration	Dash West Legal Services 10/23	145.47
Local	10/19/2023	Littlefoot Coffee Roasters	Administration	Office Supply coffee 10/23	108.57
Local	10/15/2023	JobMatch LLC	Administration	HR software 10/23	83.93
Local	10/8/2023	Staples Contract and Commercial Inc.	Administration	Office supplies 10/23 DDA	76.22
Local	10/8/2023	Engineered Protection Sys Inc	Administration	Office Security System 11/01/23-1/31/24	73.53
Local	10/16/2023	US Bank National Association	Administration	Admin: Memberships	70.00
Local	10/19/2023	Mark Miller	Administration	M.Miller - IDA conference reimbursement 10/23	60.10
Local	10/8/2023	Staples Contract and Commercial Inc.	Administration	Office supplies 10/23 DDA	44.34
Local	10/19/2023	Melvin Eledge Jr	Administration	M. Eledge reimbursement 10/23	40.28
Local	10/29/2023	Model Coverall Service Inc	Administration	Floor Mat Rental Model Coverall 10/23-06/24	31.52
					299,344.41

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2024

Page 2

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	10/30/2023	City Treasurer - Mobile GR	DASH North Shuttle Services	Oct 2024 DDA Share of DASH North Service	25,000.00
					25,000.00
Local	10/15/2023	Progressive Architecture	Development Project Guidance	Project Guidance Consultants 9/23	993.00
					993.00
Local	10/11/2023	Jackson Entertainment LLC	Development Projects	Developer Reimbursement FY2024-Summer	479,313.43
Local	10/11/2023	150 Ottawa Development, LLC	Development Projects	Developer Reimbursement FY2024-Summer	213,789.71
Local	10/11/2023	Arena Place Development LLC	Development Projects	Developer Reimbursement FY2024-Summer	162,907.99
Local	10/25/2023	CWD Vandenberg Center LLC	Development Projects	Developer Reimbursement FY2024-Summer	151,547.93
Local	10/11/2023	55 Ionia Partners LLC	Development Projects	Developer Reimbursement FY2024-Summer	111,216.22
Local	10/11/2023	CWD 50 Monroe II LLC	Development Projects	Developer Reimbursement FY2024-Summer	110,100.77
Local	10/11/2023	10 Ionia LLC	Development Projects	Developer Reimbursement FY2024-Summer	103,364.57
Local	10/11/2023	Waters Building LLC	Development Projects	Developer Reimbursement FY2024-Summer	101,052.50
Local	10/12/2023	City of Grand Rapids	Development Projects	Jackson Ent Reimbursement FY24 Summer	95,862.69
Local	10/11/2023	Venue Tower, LLC	Development Projects	Developer Reimbursement FY2024-Summer	71,442.82
Local	10/11/2023	20 Fulton Street East LLC	Development Projects	Developer Reimbursement FY2024-Summer	41,560.26
Local	10/11/2023	CWD Urban Fund LLC	Development Projects	Developer Reimbursement FY2024-Summer	17,093.70
					1,659,242.59
Local	10/22/2023	Josh Leffingwell, LLC	Dntn Marketing & Inclusion Efforts	DGRI Website Design & Development 10/23	12,437.50
Local	10/8/2023	Brian Hedrick	Dntn Marketing & Inclusion Efforts	Point of View: 10 Years of Public Art 10/23	6,500.00
Local	10/2/2023	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	DGRI - August 2023 Photo Shoots	5,400.00
Local	10/2/2023	Promotional Impact	Dntn Marketing & Inclusion Efforts	Return to the River totes 2023	4,725.50
Local	10/16/2023	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions & Publication	3,436.60
Local	10/1/2023	David Specht	Dntn Marketing & Inclusion Efforts	Photography-Video Return to the River 09/23	3,200.00
Local	10/4/2023	Grand Rapids Children's Museum	Dntn Marketing & Inclusion Efforts	State of Play 2023 Event Sponsorship 09/23	2,500.00
Local	10/31/2023	Show Michigan Corporation	Dntn Marketing & Inclusion Efforts	GR Wine, Beer & Food Festival Sponsor 2023 1 of 2	2,500.00
Local	10/8/2023	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	DGRI - September 2023 Photo Shoots	1,777.50
Local	10/15/2023	Maria-Isabel Dinkel	Dntn Marketing & Inclusion Efforts	Photography 10/23	1,745.37
Local	10/29/2023	Hour Media LLC	Dntn Marketing & Inclusion Efforts	Hour Media print and digital marketing 10/23	1,520.00
Local	10/15/2023	Serendipity Publishing LLC	Dntn Marketing & Inclusion Efforts	Serendipity Media	1,500.00
Local	10/2/2023	West Michigan Environmental Action Cou	Dntn Marketing & Inclusion Efforts	Event Sponsorship: Grand River Clean Up 2023	1,200.00
Local	10/1/2023	Maria-Isabel Dinkel	Dntn Marketing & Inclusion Efforts	Photography 09/23	915.75
Local	10/8/2023	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Trail Grant Photoshoot	540.00
Local	10/29/2023	Roosevelt Park Neighborhood Association	Dntn Marketing & Inclusion Efforts	Trunk or Treat Sponsorship 2023	500.00
Local	10/15/2023	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift Printing GRN palmcards 10/23	298.74
Local	10/8/2023	Mighty Co.	Dntn Marketing & Inclusion Efforts	DGRI Website Quarterly Hosting 10/23	105.00
Local	10/16/2023	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	17.16
					50,819.12
Local	10/2/2023	Stout Creek Landscapes, Inc.	Downtown Tree Plantings	Stout Creek Landscapes zones (invoice 1 of 3) 09/23	19,503.00
					19,503.00
Local	10/29/2023	Jaime Jose Izurieta Varea	Economic Development & Innovator	Storefront Mastery Workshop 2023	6,500.00
Local	10/2/2023	Anthony Wis	Economic Development & Innovator	Anthony Wis: Sponsorship 09/23	6,000.00
Local	10/2/2023	James Forrest Hughes	Economic Development & Innovator	Relax at Rosa 2023 A/V Support 3 of 3	5,000.00
Local	10/4/2023	GR Area Chamber of Commerce	Economic Development & Innovator	Retail Retention & Attraction Contract 9/23	4,583.34
Local	10/2/2023	Second Vibess LLC	Economic Development & Innovator	Popup Marketplace Grant 09/23	3,690.00
Local	10/1/2023	Elijah Russ	Economic Development & Innovator	Musical Performance Relax at Rosa 09/23	1,500.00
Local	10/8/2023	Brandon Dante Copeland	Economic Development & Innovator	Brandon Copeland Relax at Rosa 10/23	1,000.00
Local	10/1/2023	Emilee Petersmark	Economic Development & Innovator	Musical Performance Relax at Rosa 09/23	1,000.00
Local	10/2/2023	Katherine Pillsbury	Economic Development & Innovator	Musical Performance Relax at Rosa 09/23	1,000.00
Local	10/3/2023	James Elton Johnson III	Economic Development & Innovator	Musical Performance Relax at Rosa 09/23	750.00
Local	10/22/2023	Second Vibess LLC	Economic Development & Innovator	Event Rental Space 10/23	500.00
Local	10/11/2023	Costar Realty Information Inc	Economic Development & Innovator	Commercial real estate analytics subscription 10/23	489.13
Local	10/19/2023	Abbey Hunter	Economic Development & Innovator	Abbey Hunter: The Mortals Crew Package 10/23	200.00
Local	10/2/2023	Field & Fire Cafe LLC	Economic Development & Innovator	Business Catering 09/23	167.80
					32,380.27
Local	10/22/2023	Progressive Architecture	Lyon Square Improvements	Lyon Square Professional Services 10/23	7,653.00
					7,653.00
Local	10/31/2023	MKSK INC	Public Realm Improvements	Van Andel Plaza Construction Phase 2 8/23	10,697.28
Local	10/29/2023	SmithGroup, Inc.	Public Realm Improvements	Hill and River Network Tunnel Design	8,872.50
Local	10/5/2023	LiveSpace, LLC	Public Realm Improvements	AV Services: Futsal Court watch party 7/23	8,598.00
					28,167.78

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2024

Page 3

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	10/2/2023	Eric Gale Goodson	Public Realm Improvements	Downtown security services 09/23	4,200.00
Local	10/3/2023	Eric Gale Goodson	Public Realm Improvements	Downtown security services 09/23	4,200.00
Local	10/8/2023	Eric Gale Goodson	Public Realm Improvements	Downtown security services 10/23	4,200.00
Local	10/29/2023	Eric Gale Goodson	Public Realm Improvements	Downtown security services 10/23	4,200.00
Local	10/2/2023	Eric Gale Goodson	Public Realm Improvements	Downtown security services 09/23	4,140.00
Local	10/2/2023	Thermo King Michigan	Public Realm Improvements	Las Canchas storage container 09/23	3,450.00
Local	10/29/2023	Eric Gale Goodson	Public Realm Improvements	Downtown security services 10/23	3,360.00
Local	10/15/2023	Swift Printing & Communications	Public Realm Improvements	Swift Printing Las Canchas banner 10/23	2,415.00
Local	10/19/2023	Melvin Eledge Jr	Public Realm Improvements	M. Eledge reimbursement 10/23	1,376.98
Local	10/29/2023	Eric Gale Goodson	Public Realm Improvements	Downtown security services 10/23	480.00
Local	10/2/2023	Kerkstra Portable Restroom Svc Inc	Public Realm Improvements	Futsal Portable Restroom 9/23	390.00
Local	10/16/2023	US Bank National Association	Public Realm Improvements	Public Realm Improvements: Postage	363.46
Local	10/16/2023	US Bank National Association	Public Realm Improvements	Public Realm Improvements: Supplies	301.40
Local	10/29/2023	Kerkstra Portable Restroom Svc Inc	Public Realm Improvements	Return to the River portable restrooms 10/23	142.50
Local	10/12/2023	Corey Mathein	Public Realm Improvements	C. Mathein reimb for Las Canchas misc 10/23	39.73
Local	10/20/2023	City of Grand Rapids	Public Realm Improvements	Reimbursement Security Services Downtown 10/23	(22,350.00)
					10,909.07
Local	10/29/2023	Interface Studio LLC	River Governance	Grand River Greenway Mapping consultant 10/23	7,667.50
Local	10/30/2023	Dickinson Wright PLLC	River Governance	Greenway Legal Services July 2023	5,940.00
Local	10/15/2023	Guidehouse Inc.	River Governance	DGRI ARPA Consult & Labor Services	3,237.50
Local	10/29/2023	Dickinson Wright PLLC	River Governance	Greenway Legal Services 10/23	2,244.00
Local	10/5/2023	Dickinson Wright PLLC	River Governance	Greenway Grant Legal Services	1,826.00
Local	10/5/2023	Dickinson Wright PLLC	River Governance	DDA Legal Services Greenway Grant 09/23	1,100.00
Local	10/16/2023	US Bank National Association	River Governance	River Governance: Food/Bev	291.29
Local	10/16/2023	US Bank National Association	River Governance	River Governance: Building rental	50.00
Local	10/16/2023	US Bank National Association	River Governance	River Governance: Subscriptions	7.20
					22,363.49
Local	10/2/2023	Porous Pave, Inc	Streetscape Improvements	Tree Pit Installation 09/23	13,750.00
Local	10/29/2023	Stout Creek Landscapes, Inc.	Streetscape Improvements	Van Andel Planters 10/23	10,400.29
Local	10/2/2023	Landscape Forms Inc	Streetscape Improvements	Landscape Liner 09/23	2,490.00
Local	10/29/2023	Micandy Garden Greenhouses, Inc.	Streetscape Improvements	Vandenberg Circle perennial planting 10/23	1,300.00
Local	10/12/2023	City Treasurer - Public Services	Streetscape Improvements	DGRI Monthly Trash Disposal Sept 2023	1,249.75
Local	10/2/2023	Micandy Garden Greenhouses, Inc.	Streetscape Improvements	Founders/Williams hydrangeas 09/23	475.00
Local	10/16/2023	US Bank National Association	Streetscape Improvements	Streetscape Improvements: Supplies	40.00
					29,705.04
Local	10/2/2023	Katerberg Co., Inc	Urban Recreation Improvements	GRapids Irrigation maintenance VAA Plaza 09/23	402.96
Local	10/8/2023	Katerberg Co., Inc	Urban Recreation Improvements	GRapids Irrigation back flow testing 3 Market 10/23	255.90
Local	10/8/2023	Katerberg Co., Inc	Urban Recreation Improvements	GRapids Irrigation back flow testing Oakes East & Div	110.00
Local	10/8/2023	Katerberg Co., Inc	Urban Recreation Improvements	GRapids Irrigation back flow testing 221 Grandville 10/	110.00
Local	10/8/2023	Katerberg Co., Inc	Urban Recreation Improvements	GRapids Irrigation back flow testing roundabout Wealth	110.00
Local	10/8/2023	Katerberg Co., Inc	Urban Recreation Improvements	GRapids Irrigation back flow testing Oakes 10/23	110.00
Local	10/8/2023	Katerberg Co., Inc	Urban Recreation Improvements	GRapids Irrigation back flow testing Oakes East & Div	110.00
Local	10/12/2023	City Treasurer - Water System	Urban Recreation Improvements	ELC2187565 23/09 - 40 S Div Loo	78.72
Local	10/8/2023	ACO Inc	Urban Recreation Improvements	Dog park top soil 10/23	59.80
Local	10/8/2023	ACO Inc	Urban Recreation Improvements	Dog park top soil 10/23	29.90
					1,377.28
Local	10/29/2023	Progressive Architecture	Wayfinding System Improvements	Wayfinding Consultants 1/23	4,215.00
Local	10/2/2023	Uline Inc	Wayfinding System Improvements	Uline Supplies 09/23	254.55
					4,469.55
Non-Tax	10/2/2023	Ivy Marie-Ann Orth	DGRI Event Production	Lunosol Custom Artwork, Installation, & Lodging (2/2) C	12,486.00
Non-Tax	10/30/2023	LiveSpace, LLC	DGRI Event Production	DJ Stage Rental & Labor - Return to River 09/23	12,006.00
Non-Tax	10/30/2023	LiveSpace, LLC	DGRI Event Production	DJ Stage Rental & Labor - Return to River 09/23	9,805.50
Non-Tax	10/22/2023	BLVisuals LLC	DGRI Event Production	Body Marbling - Return to River invoice 2 of 2 10/23	9,500.00
Non-Tax	10/22/2023	Frostyboyz Entertainment LLC	DGRI Event Production	Frostyboyz Ent LLC Funktion One Rental 10/23	7,000.00
Non-Tax	10/29/2023	Jamie Robinson	DGRI Event Production	GRABB Awards Sponsorship 2023 10/23	5,000.00
Non-Tax	10/8/2023	Edgar Hernandez	DGRI Event Production	Tree Wraps final payment	3,880.00
Non-Tax	10/22/2023	West Michigan Center for Arts & Technol	DGRI Event Production	WMCAT iBall Sponsorship 2024 10/23	3,500.00
Non-Tax	10/3/2023	Front Street LLC	DGRI Event Production	August Storage Facility Rent	3,462.84
Non-Tax	10/5/2023	Front Street LLC	DGRI Event Production	September Storage Facility Rent	3,462.84
Non-Tax	10/5/2023	Front Street LLC	DGRI Event Production	October Storage Facility Rent	3,462.84
Non-Tax	10/29/2023	ULINE INC	DGRI Event Production	Events Uline Supplies 10/23	3,014.23
Non-Tax	10/22/2023	Amnestie Lillian-Tate VerDuin	DGRI Event Production	State of Our Downtown entertainment 10/23	3,000.00

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2024

Page 4

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Non-Tax	10/15/2023	Kerkstra Portable Restroom Svc Inc	DGRI Event Production	Return to the River portable restrooms 10/23	2,730.00
Non-Tax	10/8/2023	Edgar Hernandez	DGRI Event Production	Concrete Ball Install final payment	1,640.00
Non-Tax	10/8/2023	You enjoy myself llc	DGRI Event Production	DJ Set Return to the River 10/23	1,500.00
Non-Tax	10/29/2023	Valerie Wahna	DGRI Event Production	SOODT Award Design 10/23	1,405.00
Non-Tax	10/22/2023	Kevin Forest Wolfrom	DGRI Event Production	Return to the River live painting 10/23	1,000.00
Non-Tax	10/8/2023	Upcycle Bikes	DGRI Event Production	Sponsorship Bikes & Brew 10/23	1,000.00
Non-Tax	10/16/2023	US Bank National Association	DGRI Event Production	Events: Supplies	922.04
Non-Tax	10/1/2023	Chris LaPorte	DGRI Event Production	Return to the River Artist (invoice 2/2) 9/23	900.00
Non-Tax	10/15/2023	Kerkstra Portable Restroom Svc Inc	DGRI Event Production	Return to the River portable restrooms 10/23	720.00
Non-Tax	10/22/2023	Swift Printing & Communications	DGRI Event Production	SOODT A Frame Sign 10/23	613.80
Non-Tax	10/16/2023	Aiky E Amoros	DGRI Event Production	DJ Performance Return to the River 09/23	400.00
Non-Tax	10/8/2023	Nkechinyere Philomena Okwuvasi	DGRI Event Production	Face Painting Return to the River 10/23	400.00
Non-Tax	10/1/2023	Chakea Payton	DGRI Event Production	DJ Performance Return to the River 09/23	100.00
Non-Tax	10/8/2023	Creative Studio Promotions	DGRI Event Production	DGRI tshirts 10/23	59.98
Non-Tax	10/12/2023	Hub International Midwest Limited	DGRI Event Production	Void Check - Overpayment	(102.00)
					92,869.07
Non-Tax	10/4/2023	Mydatt Service Inc	Downtown Ambassador Program	Ambassador Program DDA Sept 2024	86,979.63
Non-Tax	10/31/2023	Mydatt Service Inc	Downtown Ambassador Program	Ambassador Program DDA SEPT 2024	86,979.63
Non-Tax	9/29/2023	City Treasurer - Mobile GR	Downtown Ambassador Program	Monthly Parking Billing Sept 2023	48.00
					174,007.26
Non-Tax	10/31/2023	City Treasurer - OCC	Downtown Workforce	GRow1000 Program - Summer 2023	4,800.00
					4,800.00
Non-Tax	10/15/2023	Swift Printing & Communications	Neighborhood Engagement	Swift Printing DNN perks mailer 10/23	6,762.04
Non-Tax	10/1/2023	Biked Forward LLC	Neighborhood Engagement	Bike Services Bikes @ Artprize 09/23	2,820.00
Non-Tax	10/8/2023	Biked Forward LLC	Neighborhood Engagement	Bike Services Bikes @ Artprize 10/23	2,820.00
Non-Tax	10/15/2023	West Michigan Center for Arts & Technol	Neighborhood Engagement	WMCAT Design Research - community engagement d	1,875.00
Non-Tax	10/15/2023	Swift Printing & Communications	Neighborhood Engagement	Swift Printing DNN perks cards 10/23	764.50
Non-Tax	10/16/2023	US Bank National Association	Neighborhood Engagement	Neighborhood Engagement Program: Food/bev	287.81
Non-Tax	10/15/2023	Swift Printing & Communications	Neighborhood Engagement	Swift Printing DNN perks cards 10/23	198.87
Non-Tax	10/16/2023	US Bank National Association	Neighborhood Engagement	Neighborhood Engagement Program: Supplies	100.00
					15,628.22
Non-Tax	10/2/2023	Madden Industrial Craftsmen Inc	Project & Fixed Asset Maint	Portland Loo sign replacements 09/23	665.00
Non-Tax	10/2/2023	Madden Industrial Craftsmen Inc	Project & Fixed Asset Maint	Portland Loo sign replacements 09/23	540.00
Non-Tax	10/19/2023	Mydatt Service Inc	Project & Fixed Asset Maint	Block by Block Supplies 10/23	32.45
					1,237.45
Non-Tax	10/15/2023	Michigan Landscape Services	Public Space Activation	DeVries Installation of New Holiday Decor 10/23	30,888.00
Non-Tax	10/26/2023	Zara Pasfield	Public Space Activation	Sculpture Rental: Evanescent and Love Birds. 10/23	22,450.00
Non-Tax	10/29/2023	Zara Pasfield	Public Space Activation	Sculpture Rental: Evanescent and Love Birds. 10/23	22,450.00
Non-Tax	10/3/2023	Creos Experts-Consells Inc	Public Space Activation	Optik Rental Fee (2 of 3)	7,590.70
Non-Tax	10/8/2023	Creos Experts-Consells Inc	Public Space Activation	Optik Rental Fee (3 of 3)	7,590.70
Non-Tax	10/3/2023	Creos Experts-Consells Inc	Public Space Activation	Optik Rental Fee (2 of 3)	5,777.10
Non-Tax	10/8/2023	Creos Experts-Consells Inc	Public Space Activation	Optik Rental Fee (3 of 3)	5,777.10
Non-Tax	10/29/2023	Brandon Dante Copeland	Public Space Activation	WoW Activation Grant Ghost Town invoice 1of2 10/23	5,000.00
Non-Tax	10/8/2023	The ArtRanger	Public Space Activation	WoW 2024 "The Conservatory of Dreams." Deposit	5,000.00
Non-Tax	10/8/2023	Centurion Security Solutions LLC	Public Space Activation	555 Monroe 2023 Event Security	4,940.00
Non-Tax	10/22/2023	Valerie Wahna	Public Space Activation	World of Winter sign deposit 10/23	4,425.00
Non-Tax	10/8/2023	Centurion Security Solutions LLC	Public Space Activation	555 Monroe 2023 Event Security	4,355.00
Non-Tax	10/16/2023	US Bank National Association	Public Space Activation	PSA: Contractual Services	2,600.00
Non-Tax	10/22/2023	Valerie Wahna	Public Space Activation	World of Winter audio post deposit 10/23	1,860.00
Non-Tax	10/15/2023	United Rentals (North America), Inc.	Public Space Activation	Equipment forklift rental 10/23	1,653.32
Non-Tax	10/8/2023	Allison Martinez	Public Space Activation	Ticket Booth final payment 10/23	1,462.00
Non-Tax	10/22/2023	KT Black Services, LLC.	Public Space Activation	KT Black Skilled Trades 10/23	1,050.00
Non-Tax	10/8/2023	Jamie Campbell	Public Space Activation	Ticket Booth Mural (2 of 2) 10/23	900.00
Non-Tax	10/16/2023	US Bank National Association	Public Space Activation	PSA: Food/Bev	809.41
Non-Tax	10/16/2023	US Bank National Association	Public Space Activation	PSA: Supplies	468.25
Non-Tax	10/16/2023	US Bank National Association	Public Space Activation	PSA: Equipment Rental	391.45
Non-Tax	10/8/2023	Anthony P Lubenow	Public Space Activation	Pop Up Perform 10/23	120.00
Non-Tax	10/16/2023	US Bank National Association	Public Space Activation	Public Space Activation: Supplies	99.36
Non-Tax	10/4/2023	Alysha Jiten Shah	Public Space Activation	Pop Up Performer 7/23	60.00

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STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2024

Page 5

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>continued from previous page</i>					
Non-Tax	10/8/2023	Maegan Karas	Public Space Activation	Pop up Performer 10/23	60.00
Non-Tax	10/8/2023	Sam Kenny	Public Space Activation	Pop Up Performer 10/23	60.00
Non-Tax	10/8/2023	ACO Inc	Public Space Activation	Truck hitch fasteners 10/23	17.40
Non-Tax	10/8/2023	ACO Inc	Public Space Activation	Truck hitch fasteners 10/23	2.38
					<u>137,857.17</u>
Non-Tax	10/20/2023	City Treasurer - Special Events	Special Events - Office of, Grants, T	DGRI FY24 Special Event Billing-1 of 3 Installment	25,000.00
					<u>25,000.00</u>
Non-Tax	10/26/2023	Consumers Energy	Winter Ave NW Building	1030 2027 1245 23/10 Winter DDA share	55.09
Non-Tax	10/12/2023	Consumers Energy	Winter Ave NW Building	1030 4058 7935 23/09 Winter DDA share	33.30
Non-Tax	10/26/2023	DTE Energy	Winter Ave NW Building	9100 258 89908 23/10 Winter DDA share	20.65
					<u>109.04</u>
TOTAL EXPENDITURES					<u><u>\$ 2,661,210.81</u></u>

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: November 8, 2023
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: World of Winter Snow Removal Operations

Agenda Item #05
November 8, 2023
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 difference the snow and ice removal made for attendee experience as well as DGRI's event operations for the festival it was decided to continue and expand the services for WoW 2024.

Staff obtained 3 quotes from local vendors and based on their quote and prior experience providing services for WoW, Building Bridges was selected to perform the snow and ice removal for the event.

Recommendation: Authorize DDA funding for an amount not to exceed \$21,322, which includes a 10% contingency for snow and ice removal throughout the WoW footprint for the duration of the festival.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: November 8, 2023
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: Has Heart – MEDC Match on Main Grant

Agenda Item #06
November 8, 2023
DDA Meeting

In early 2023 the owners of Has Heart approached DGRI about pursuing a small business grant through the MEDC's Match on Main program.

The Match on Main program is designed to support new or expanding place-based businesses by providing \$25,000 in funding to support eligible activities. Per MEDC guidelines, applicants must be local units of governments, Michigan Mainstreet programs, Downtown Development Authorities or other management districts.

The Has Heart project is the revitalization of the previously vacant building in Veteran's Memorial Park. By turning the vacant building into a coffee shop and space that furthers their mission of supporting veterans and bringing together communities through the power of art, design and fashion. This space is set to open in mid-November and will feature a retail component in addition to the coffee shop.

In early October, Has Heart completed the work outlined in the DDA's grant application and was reviewed and accepted by the MEDC who then released the funds to the DDA to disburse to Has Heart.

Recommendation: Authorize the disbursement of the MEDC Match on Main funds, totaling \$25,000, to Has Heart for completion of their Match on Main project.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: November 8, 2023
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: Retail Innovation Grant: Shinola

Agenda Item #07
November 8, 2023
DDA Meeting

Among the established goals for Downtown is to address storefront vacancies and increase soft goods retail density in and around Monroe Center/Center City. In furtherance of that goal, a total of 19 new businesses have received DDA grants in the last 2 years, with five located on or immediately adjacent to the Monroe Center Corridor. Those include Gazelle Sports, Courage & Soar, Oh Hello, WIMAGE, and Periwinkle FOG. We now have a sixth request to support Shinola, a Detroit based watch retailer.

Shinola operates 20 stores across 17 states with an outlet store currently located at the Tanger Outlets in Byron Center, MI. They have signed a lease for 40 Monroe Center and are proposing a full Shinola retail store for this location.

Shinola has executed a 3-year lease and is seeking support through a Retail Innovation Grant in an amount not to exceed \$61,000 to support their investment. Their application was reviewed and recommended by the economic support working group in September 2023.

Recommendation: Authorize DDA funding for an amount not to exceed \$61,000 for a retail innovation grant to support the opening 40 Monroe Center Ave.

Address	Opening Date	Business Name	DDA/Goal4 Approval Amount	DDA/Goal4 Approval Date	FY	Status	BIPOC-Owned	Women-Owned
<i>Food Truck</i>	7/11/18	Tamales Mary	\$60,000.00	6/13/18	FY18	Open	X	X
125 Ottawa Ave NE	12/31/21	Ambiance GR Kitchen & Lounge	\$45,000.00	4/10/19	FY19	Closed 11/24/22	X	
15 Ionia Ave SW	11/22/19	Mosby's Popcorn	\$45,000.00	7/10/19	FY20	Open	X	X
315 Division Ave S	9/19/20	Mel Styles	\$10,908.00	10/9/19	FY20	Closed 6/2022	X	
40 Monroe Center St NW #103	1/11/20	Oh, Hello Co.	\$20,312.73	12/11/19	FY20	Open		X
35 Division Ave S	12/4/20	GRNoir	\$21,164.97	12/11/19	FY20	Open	X	X
55 Monroe Center St NW	7/10/20	Art Caribbean Fusion Cuisine	\$36,000.00	12/11/19	FY20	Closed 6/21/21	X	X
123 Ionia Ave SW (Studio Park)	12/10/20	Pack Elephant	\$67,500.00	12/9/20	FY21	Closed 6/18/22	X	X
325 Division Ave S	11/14/20	Basic Bee	\$10,908.00	12/9/20	FY21	Closed 1/26/23	X	X
341 Division Ave S	7/16/20	The Color Forest	\$4,050.00	12/9/20	FY21	Closed early 2023		X
8 Jefferson Ave SW	6/2/21	The 12th House	\$12,375.00	5/18/21	FY21	Open		X
64 Division Ave S	3/1/21	Blonde Theory	\$14,500.00	6/15/21	FY21	Open		X
125 Ottawa Ave SW #150	6/3/22	WIMAGE	\$18,448.17	6/8/22	FY22	Open	X	
52 Monroe Center St NW	5/1/22	Gazelle Sports	\$67,000.00	12/3/21	FY23	Open		X
40 Monroe Center St NW	4/21/22	Courage & Soar	\$22,100.00	1/12/22	FY23	Open		X
13 Division Ave S	8/13/22	Second Vibess	\$19,800.00	8/24/22	FY23	Open	X	X
125 Ottawa Ave SW	2/9/22	Periwinkle Fog	\$13,581.00	11/9/22	FY23	Open		X
40 Ionia Ave SW	1/16/23	Pochi's Sweet Desserts	\$32,813.00	11/9/22	FY23	Open	X	X
327 Division Ave S	11/29/22	Cocoon Art Space	\$12,600.00	11/9/22	FY23	Open		X

	Total Spent	# of Businesses
FY18	\$60,000.00	1
FY19	\$45,000.00	1
FY20	\$133,385.70	5
FY21	\$109,333.00	5
FY22	\$18,448.17	1
FY23	\$167,894.00	6
TOTAL	\$534,060.87	19
	Still Open:	13

Total:	11	16
Still open:	6	12

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: November 8, 2023
TO: Downtown Development Authority
FROM: Tim Kelly, AICP
Executive Director
SUBJECT: Community Rebuilders Update

Agenda Item #08
November 8, 2023
DDA Meeting

At its June 2023 meeting, the DDA Board authorized funding, in partnership with the City of Grand Rapids and Kent County, to support Community Rebuilders to initiate a Geo Targeted Housing Outreach Program. The Program is intended to help unsheltered homeless individuals obtain permanent housing and will initially focus on Monroe Center and the Louis Campau Promenade in Downtown.

Representatives from Community Rebuilders will be at the November meeting to report out on their work and discuss plans heading into 2024.

Geographically Targeted Housing Outreach Stakeholder Report

10.24.23

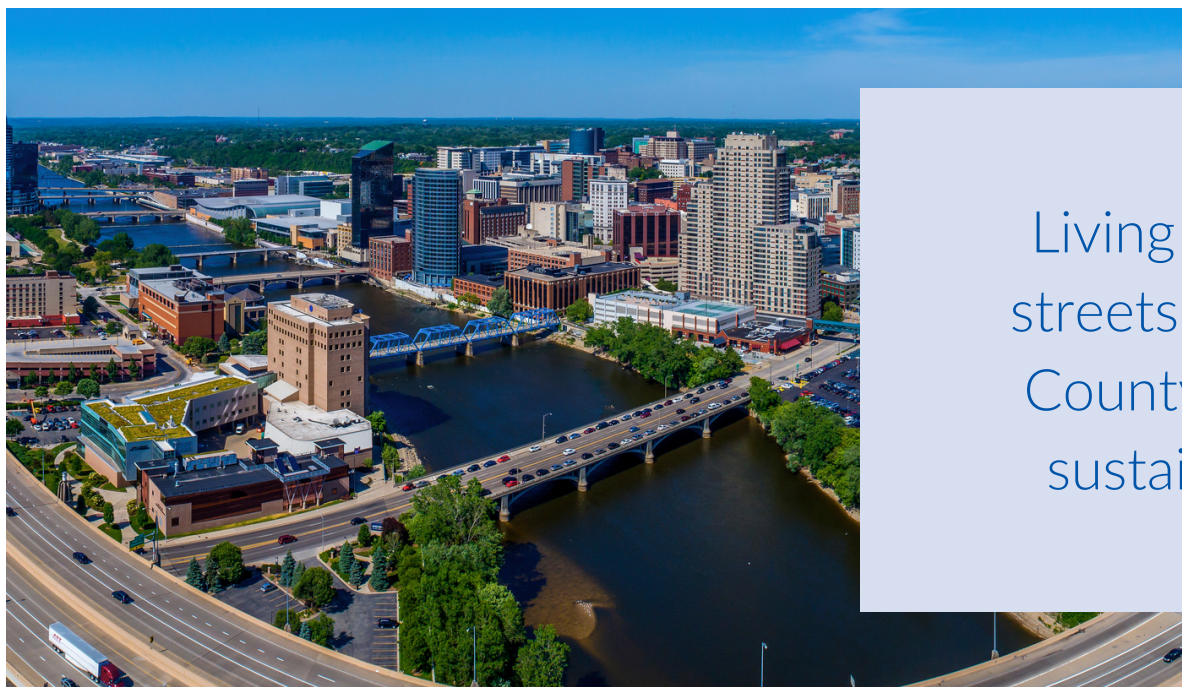
A MESSAGE FROM COMMUNITY REBUILDERS

The streets of Kent County were never meant to be homes.

Dear Esteemed Partners and Community Members,

Welcome to our inaugural Quarterly Review for the Geographically Targeted Housing Outreach (GTHO) project. This report encapsulates our collective journey —a comprehensive snapshot of our most recent achievements, financial data, demographic information, and insights about this collaborative community initiative. Our commitment to openness, result-driven strategies, and impactful community change is evident in every page. As we progress towards our goal of eradicating homelessness, we value and invite your continued collaboration and support.

Warmly,
Vera Beech
Executive Director



”
Living on the
streets in Kent
County is not
sustainable!

INTRODUCTION.....01

The Geographically Targeted Housing Outreach (GTHO) project, led by Community Rebuilders, aims to transition individuals from the streets to stable housing, restoring one geographic area at a time.

OBJECTIVE.....01

The primary goal is to ensure that living on the streets is seen as neither safe nor sustainable, to swiftly transition individuals to permanent housing, and to restore the streets of our community to their intended purpose.

APPROACH.....03

Contacts: Housing Focused Outreach efforts recorded that aim at guiding individuals from streets to homes.

Engagement: Symbolizes a mutual commitment to actively pursue housing.

TYPES OF HOUSING SOLUTIONS.....04

Bridge Housing: An interim step between street living and permanent housing, it offers individuals a safe, temporary place where they can focus on their health, well-being, and steps toward finding permanent housing.

Permanent Housing: A long-term housing solution without time constraints.

Rapid Re-housing: Offers immediate housing with short-term assistance.

Permanent Supportive Housing: A long-term solution coupled with supportive services tailored to individual with high service needs.

COST OF CARE.....06

The project ensures transparent sharing of the investments made to transition individuals from streets to homes.

DEMOGRAPHICS.....06

The project serves a diverse range of individuals experiencing unsheltered homelessness.

PRIORITY AREAS.....07

Monroe Center and Rosa Parks Circle have been recognized as pivotal locations requiring immediate interventions due to the impact on local businesses and vulnerabilities faced by those residing there. It is the first targeted area.

SUCCESS STORY.....08

Vince and Alisha, who once resided at Rosa Parks Circle, transitioned from streets to bridge housing and finally to their own apartment, marking a new beginning.

PARTNERSHIPS.....09

The project underscores the significance of public-private partnerships in ending homelessness and emphasizes the potential impact of monetary support from partners and stakeholders dedicated to reducing unsheltered homelessness.

CONCLUSION.....09

The GTHO project showcases that collective efforts can bring about transformative changes. Through strategic initiatives and partnerships, the project has made significant strides in its mission to end homelessness. As we continue our journey, we invite further collaboration and support from the community to amplify our impact.

GTHO: A PATH TO PERMANENT HOUSING

Navigating life on the streets can be a daunting challenge filled with uncertainty. Our street outreach workers are dedicated to emphasizing a crucial message: living on the streets is neither safe nor sustainable. With a genuine concern for individuals' health and well-being, they approach with a singular goal – to swiftly connect them to permanent housing, thus ending their experience with homelessness.

FROM STREETS TO STABILITY

Each interaction, labeled as "Contacts" in our records, isn't about making life on the streets bearable. It's a focused effort to transition someone from the unpredictable environment of the streets to the safety and comfort of a home. These pivotal interactions are carefully noted in our HMIS (Homeless Management Information System) as contacts.

ACTION BEYOND WORDS

There's a transformative moment when the individual and our outreach worker align on a shared mission: securing stable housing. We call this "Engagement." The date this commitment is made gets a special note in our HMIS, marking the beginning of a focused journey towards permanent housing.

IN SUMMARY:

Contacts: Direct efforts to guide individuals from the streets to the security of a home.

Engagement: The mutual commitment between our team and the individual to actively pursue stable housing.

Enrolled: Clients currently receiving services from the project.

	Q1 June - Sept	Q2	Q3	Q4
Total number of enrolled persons	14			
Total number of enrolled households	12			
Average length of stay in Outreach (leavers)	13 days			
Average length of stay in Outreach (stayers)	104 days			
Number of engagements recorded	12			
Total contacts made through outreach	21			
% of engaged households	100%			

Leaver: Client who have exited the project

Stayer: Client who is still in the project

BRIDGING THE GAP

While 'Engagement' marks a pivotal moment, it's often just the beginning of a nuanced journey. For many individuals, the path from the streets to permanent housing is most often paved with an important interim step: bridge housing.

BRIDGE HOUSING

Bridge housing is like a brief pause on one's journey toward lasting stability. While short-lived, it offers a vital reprieve from the unpredictability of the streets. Here, individuals regain control over the simple yet profound rhythms of life: when to eat, sleep, work, and relax. It's a space where they can find respite, focus on their well-being, and, most importantly, actively work towards their ultimate goal: securing permanent housing. Think of bridge housing not as a destination, but as a secure platform from which to confidently stride forward to a future home.

The journey to stable housing isn't always linear. Some days have witnessed great progress, while others see familiar retreats to the streets. Through it all, we remain steadfast, harnessing a strengths-based approach. Recognizing the profound challenges of this transition, we persistently re-engage with understanding and empathy. Every step, forward or back, we're there, committed to guiding each individual home. When challenges have happened we often reach out to our partners on the City of Grand Rapids Homeless Outreach Team to help locate and guide the individual back toward their housing resource specialist and the goal of permanent housing.



Our teams have worked tirelessly, understanding each individual's unique circumstances and crafting tailored plans. Whether it's trauma-informed care, health services, or regular goal setting we strive to ensure that every individual's specific needs are met.

IDENTIFYING HOUSING NEEDS AND OPTIONS

In bridge housing, individuals prepare for their chosen permanent home. It's no easy task to find and secure permanent housing. Throughout the project, we are carefully coordinating with community partners to ensure efficient and effective use of the coordinated entry system and the permanent supportive housing opportunities in our community. We are seeking landlords, working on preventing future episodes of homelessness, and rallying the strengths of each individual to achieve their goal of permanent housing. Many will need long-term housing solutions such as permanent supportive housing, some will utilize rapid re-housing to quickly secure a place to stay while others may benefit from permanent housing that doesn't include supportive services.

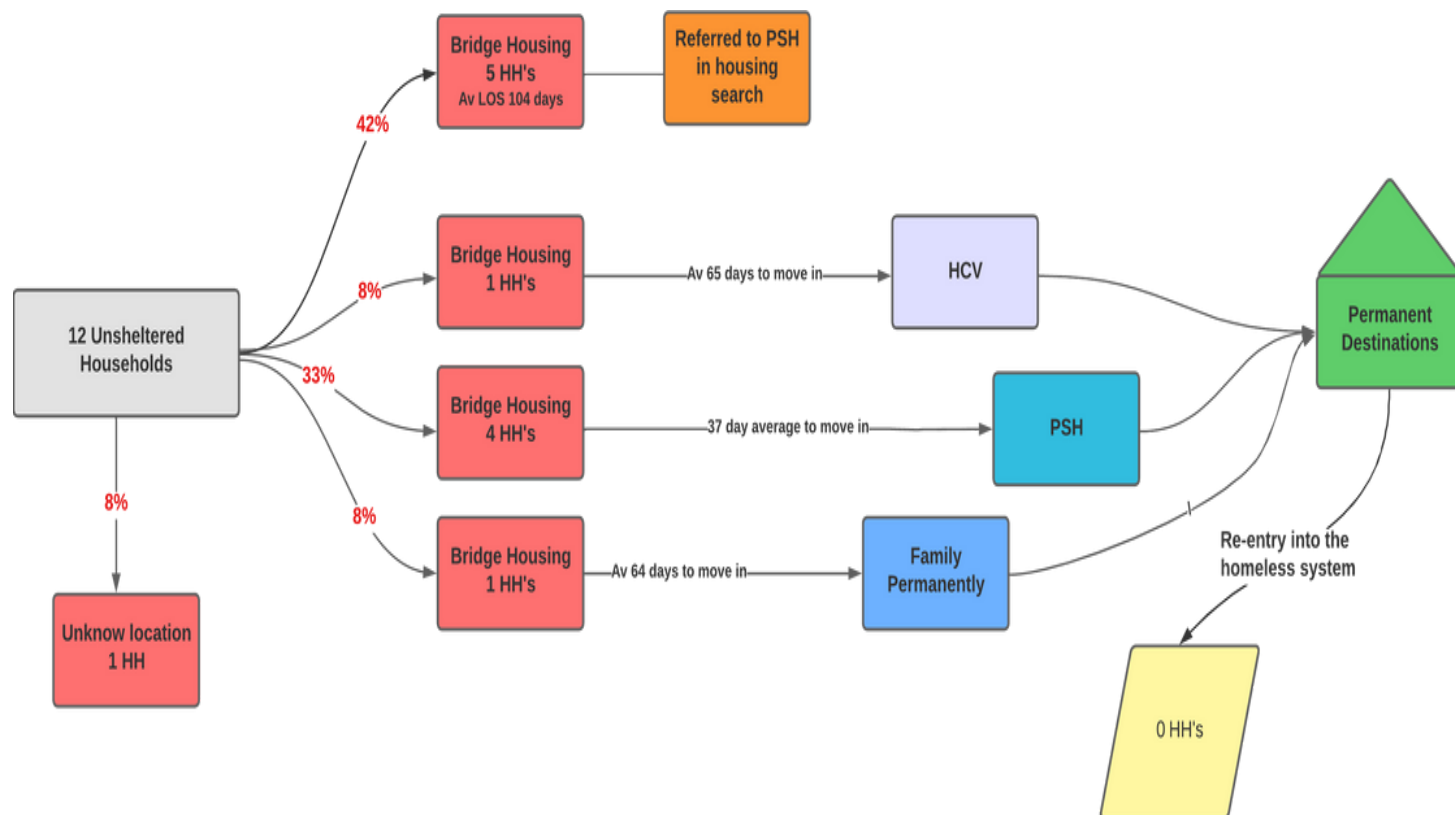
TYPE OF HOUSING UTILIZED

Bridge Housing: Bridge housing is a brief, secure respite from the streets, empowering individuals to regain life's rhythms and focus on their ultimate goal of securing permanent housing

Rapid Re-housing (RRH): It's like a helping hand for housing. Not only does it provide folks with a home quickly, but it also offers short-term help, like rent assistance and voluntary supportive services to ensure they transition smoothly and stay stably housed. This is most suitable for persons who will be able to stabilize in permanent housing with short-term assistance.

Permanent Supportive Housing (PSH): It's permanent housing but with an added bonus! Beyond a stable place to live, individuals also receive supportive services tailored to their needs, ensuring they have the best chance to thrive in their new home.

Other Permanent Housing (PH): A long-term housing solution that doesn't impose time limits, allowing individuals to have a stable place they can call home indefinitely.



Data Source: HMIS, Community Rebuilders
Date Range: 6/1/23-10/15/23
Population: Unsheltered Homeless, GTO

UNDERSTANDING THE INVESTMENT: THE COST OF CARE

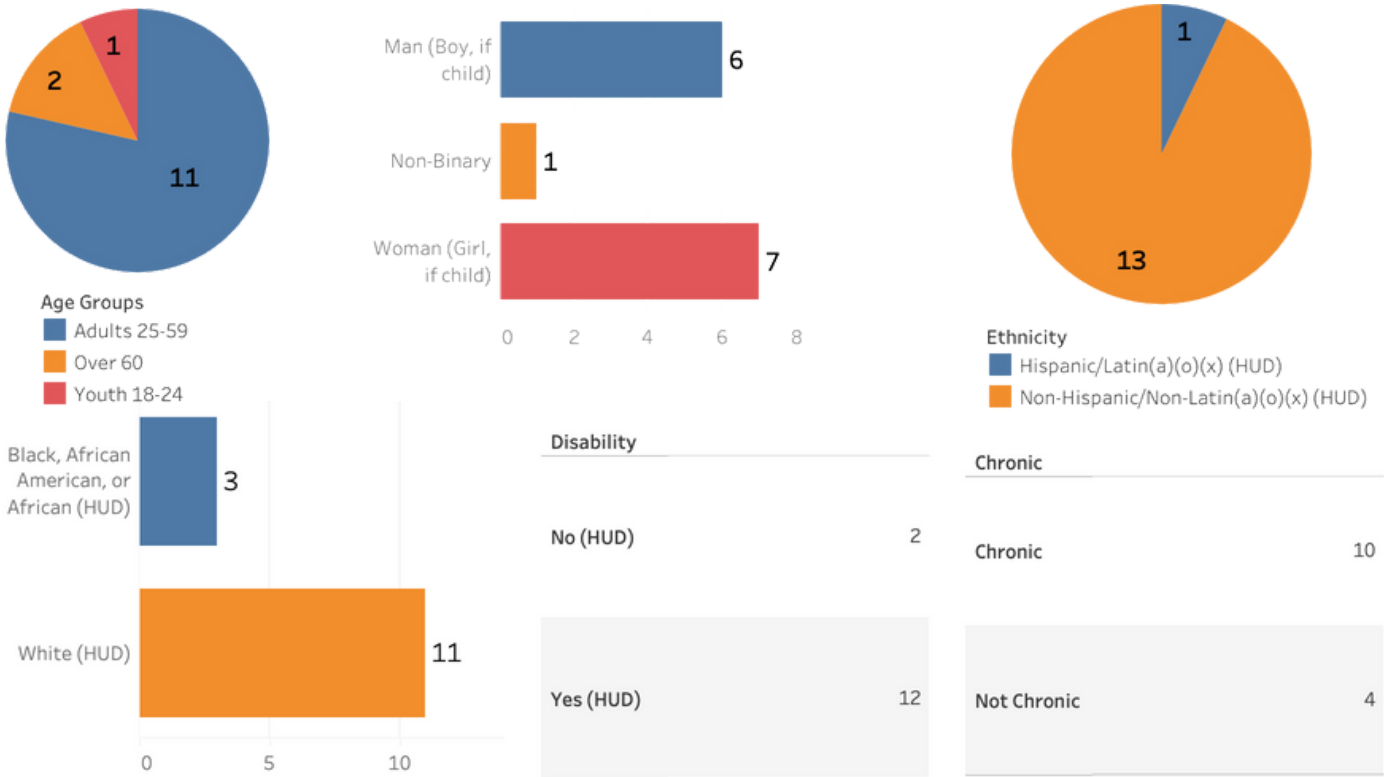
Every individual we serve is unique, and so are their needs. As we work diligently to provide a bridge from the streets to a stable home, it's important to transparently share the investment behind these efforts. The following section breaks down the costs associated with serving our community members to date. By understanding these figures, we can better appreciate the value of each step taken towards a brighter, more stable future for all.

AVERAGE COST PER PERSON

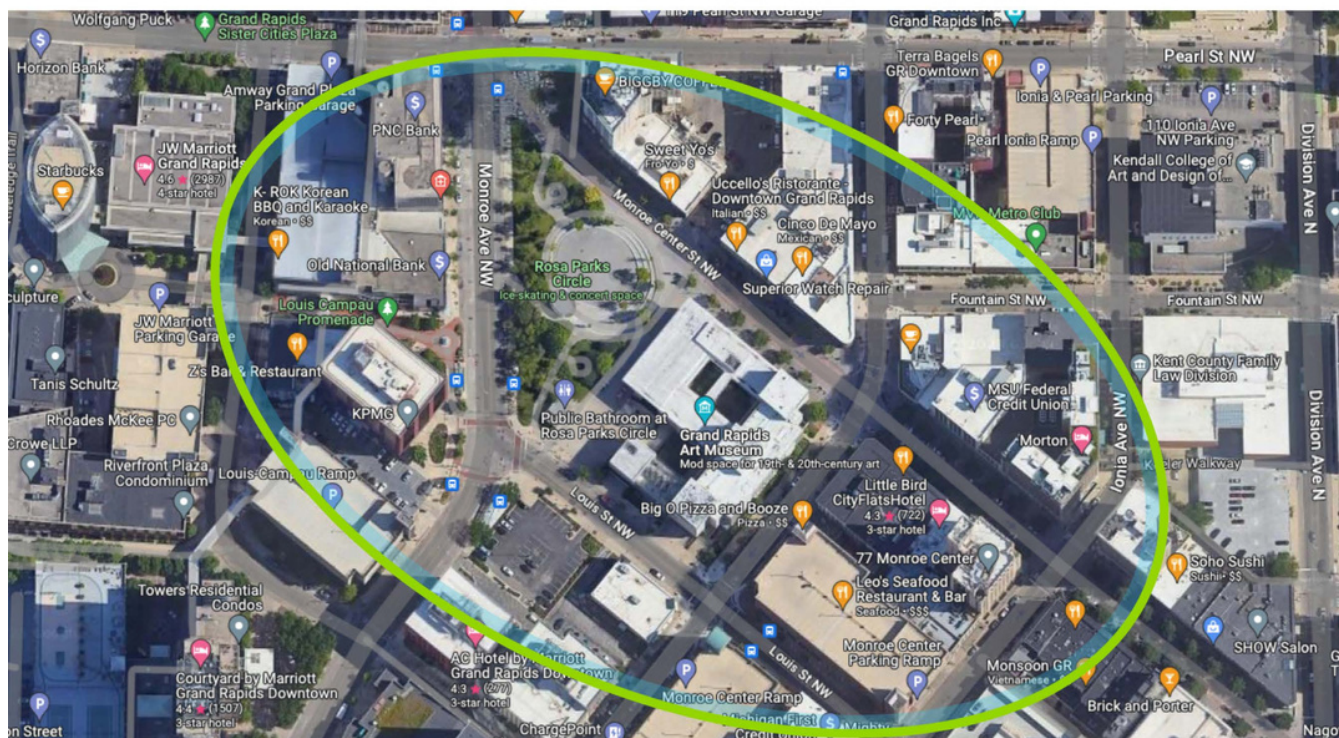
	Q1 June - Sept	Q2	Q3	Q4
Bridge Housing	\$1,677			
Rapid Re-housing	\$108			
Other Direct Financial Assistance	\$86			
Supportive Service (Staffing/OH)	\$4,661			
Totals	\$6,532			

A CLOSER LOOK: WHO ARE WE SERVING?

Beyond the numbers and financials, it's crucial to understand the faces and stories behind our costs. As we break down our expenditure, let's also shed light on the diverse range of individuals we've had the privilege to serve. Their backgrounds, experiences, and needs provide context to our investments and illuminate the real, human impact of our work.



ZOOMING IN: PRIORITIZING MONROE CENTER AND ROSA PARKS CIRCLE



Every community has its unique challenges and strengths. Monroe Center and Rosa Parks Circle are no exception. These areas have been identified as priority regions due to the significant community impact and the vulnerabilities faced by those residing there. Local businesses have felt the ripple effects, underscoring the urgent need for intervention. By directing our focus towards these pivotal locations, we not only address immediate concerns but are also investing in the future vibrancy and resilience of the area.

Monroe Center and Rosa Parks Circle have seen a remarkable transformation as of September 24th. Thanks to our dedicated efforts, the area is now ready for its next phase of rejuvenation. Local businesses have noticed and appreciated the changes. We eagerly await the city's next steps to uphold this progress, confident in our joint mission to enhance our community and identify next priority areas where we can restore the streets to their intended purpose in recognition of the strengths and needs of all community members.

THE HUMAN PRIORITY

After detailing the broader efforts in Monroe Center and Rosa Parks Circle, it's essential to remember the real, individual impacts of our work. Every face tells a story; every interaction can lead to a new chapter.



Meet Vince and Alisha

These two were a familiar sight at Rosa Parks Circle, with their makeshift bed on the cold, hard sidewalk. Their story, like so many, is laced with challenges and hesitations. Alisha's persistent illness, intensified as they had spent more than a year of nights on the concrete, and Vince's part-time job earnings painted a bleak picture of their futures. They had hesitations and fears and courage! The couple accepted an offer of Bridge housing within the first week that they spoke to our housing-focused outreach team. Their progress didn't stop there. Within two weeks, with the support of Community Rebuilders' Shelter Plus Care program, they had signed a lease for their own apartment, marking the end of their homelessness journey and the start of a new, stable chapter. From the moment they turned the key to their new home, Vince and Alisha were relieved to have found a place of their own to call home and they consider it a place of new beginnings ready to start achieving their dreams! They have overcome the most daunting challenges and their story is an inspiration to those who face adversity and a testament to the power of community in creating a brighter future.

*names and images changed for confidentiality

Each step of this journey, from the first outreach contact to settling into permanent housing, is filled with stories of resilience, hope, and transformation. We're proud to be part of these stories, making a tangible difference in countless lives every day.

A PUBLIC-PRIVATE PARTNERSHIP TO END HOMELESSNESS

This Quarterly Progress Report is a testament to our unwavering commitment to the GTHO project and the community we cherish. Our success owes much to the collaborative spirit of our community. To our partners, stakeholders, and community members, your unwavering support has been our backbone. Now, we extend an invitation to others: seize the opportunity to join us in this transformative journey. Your monetary contributions can propel this work further, ensuring that each street we restore brings hope to countless individuals. Together, we can write the next chapter of transformation and recovery for our community. Seize this opportunity to make a lasting difference.

We thank our current partners for your continued effort to end homelessness in our community.

City of Grand Rapids | Kent County | Downtown Grand Rapids Inc. |
Downtown Grand Rapids Businesses | Grand Rapids Area Coalition to
End Homelessness

CONTACT

Community Rebuilders

1120 Monroe Ave. NW Suite 220,
Grand Rapids, MI 49503

communityrebuilders.org/gtho



Downtown Vitals Report

Downtown Development Authority



Produced for the month of October 2023

Summary of Downtown Vital Signs | Vitals Collected: October 2023

NEW BUSINESSES

+1

in October

+13

year-to-date

STOREFRONT VACANCY RATES

-1%

vs. Sep

+1%

vs. 2-yr avg.

OFFICE SPACE VACANCY RATES

9.6%

in Q3 vs. 9.3% in Q2

OFFICE SPACE RENTAL RATES

\$22.12

per square foot
in Q3 vs. \$21.56 in Q2

HOUSING OCCUPANCY

+.3%

vs. Q2

+2%

vs. 5-yr avg.

+2%

vs. 15-yr avg.

(SEP) HOTEL OCCUPANCY

-2%

vs. Aug

+2%

vs. Sep 2022

+37%

vs. 5-yr avg.

VISITOR ACTIVITY COUNTS

-9%

vs. Sep

-1%

vs. Oct 2022

EMPLOYEE ACTIVITY COUNTS

-2%

vs. Sep

+2%

vs. Oct 2022

RESIDENT ACTIVITY COUNTS

+5%

vs. Sep

+25%

vs. Oct 2022

(SEP) CONSUMER SPENDING

+6%

vs. Aug

+27%

vs. Sep 2022

(JUNE) DASH 3.0 RIDERSHIP

+5%

vs. May

(AUG) CITY EMPLOYMENT

+1%

vs. July

+5%

vs. Aug 2022

+6%

vs. 5-yr avg.



Storefront Business Openings | Updated October 2023

Retail

Pochi's Sweet Designs*
Open Door Bakery
Celebri-T Floral & Design
One of a Kind Vintage
The August Connection

Food & Beverage

Elsa's
Chicago Beef Joint
The General Wood Shop
Daisies Place
Caribbean Bite
Scholar

Services

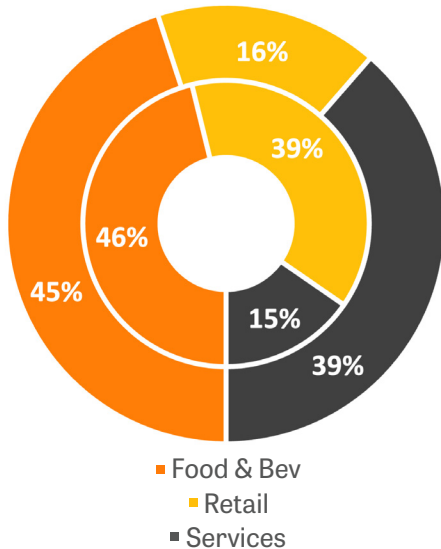
City Nail Bar
Key Bank

Additionally:

Zabház Expansion
Second Vibess Expansion

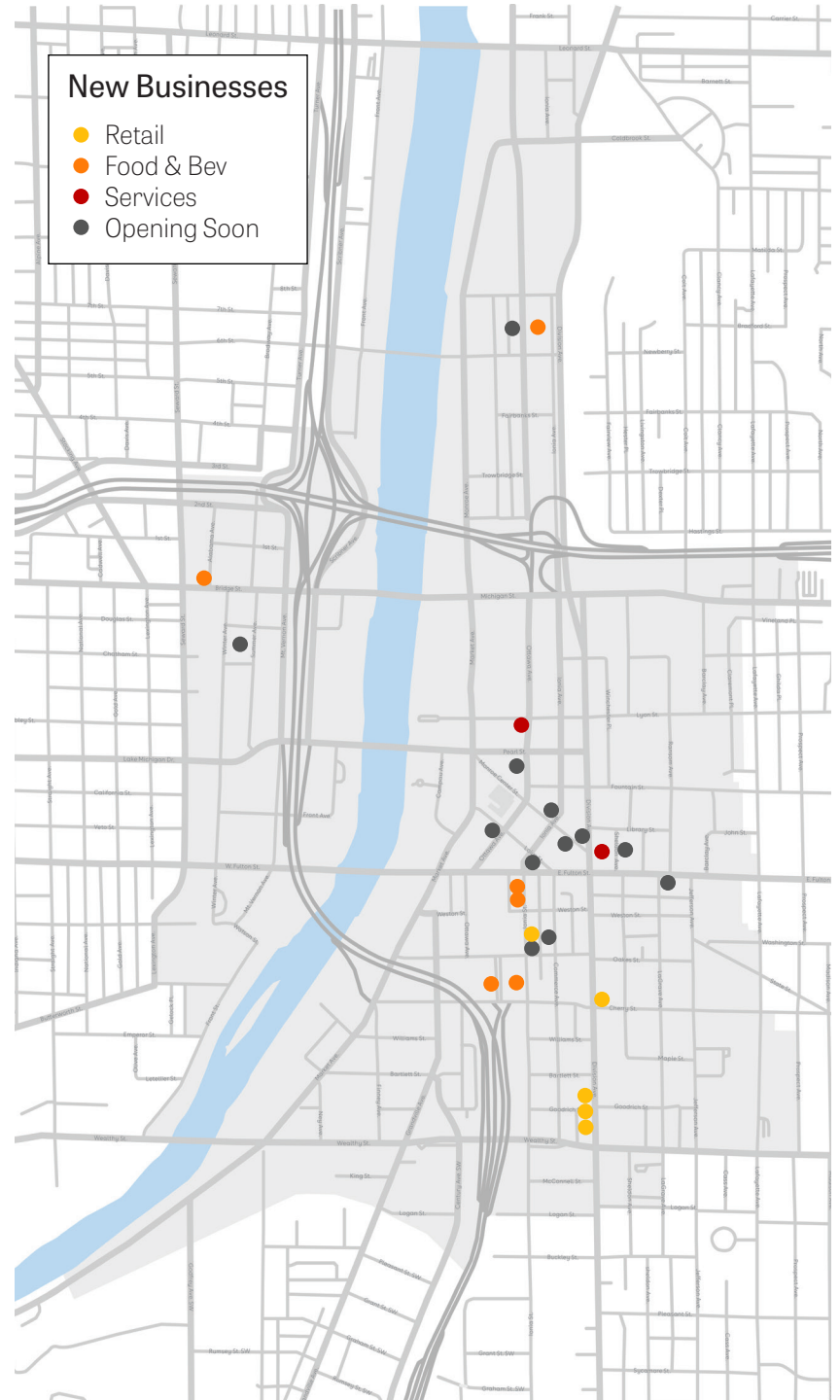
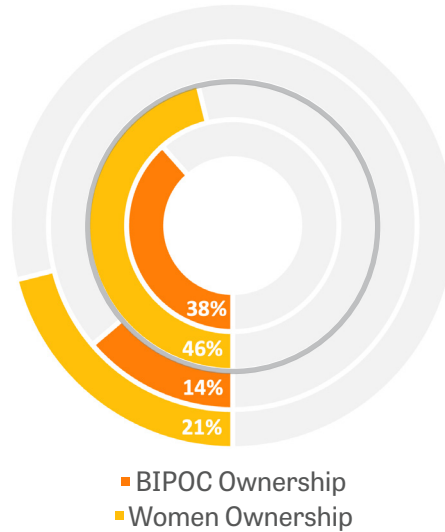
Business Mix of Storefronts

Overall: Outer Ring
New in 2023: Inner Ring



Business Ownership of Storefronts

Overall: Outer Rings
New in 2023: Inner Rings



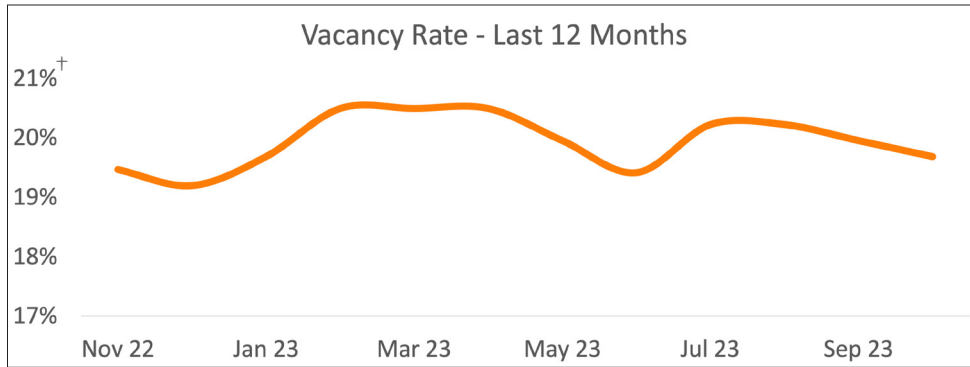
Source: Downtown Grand Rapids Inc.

Storefront Vacancies & Recent Closures | Updated Oct 2023

13
storefront
businesses have
closed in 2023

2023 Closures:
42% Food & Bev
33% Retail
25% Services

20%
vacancy rate

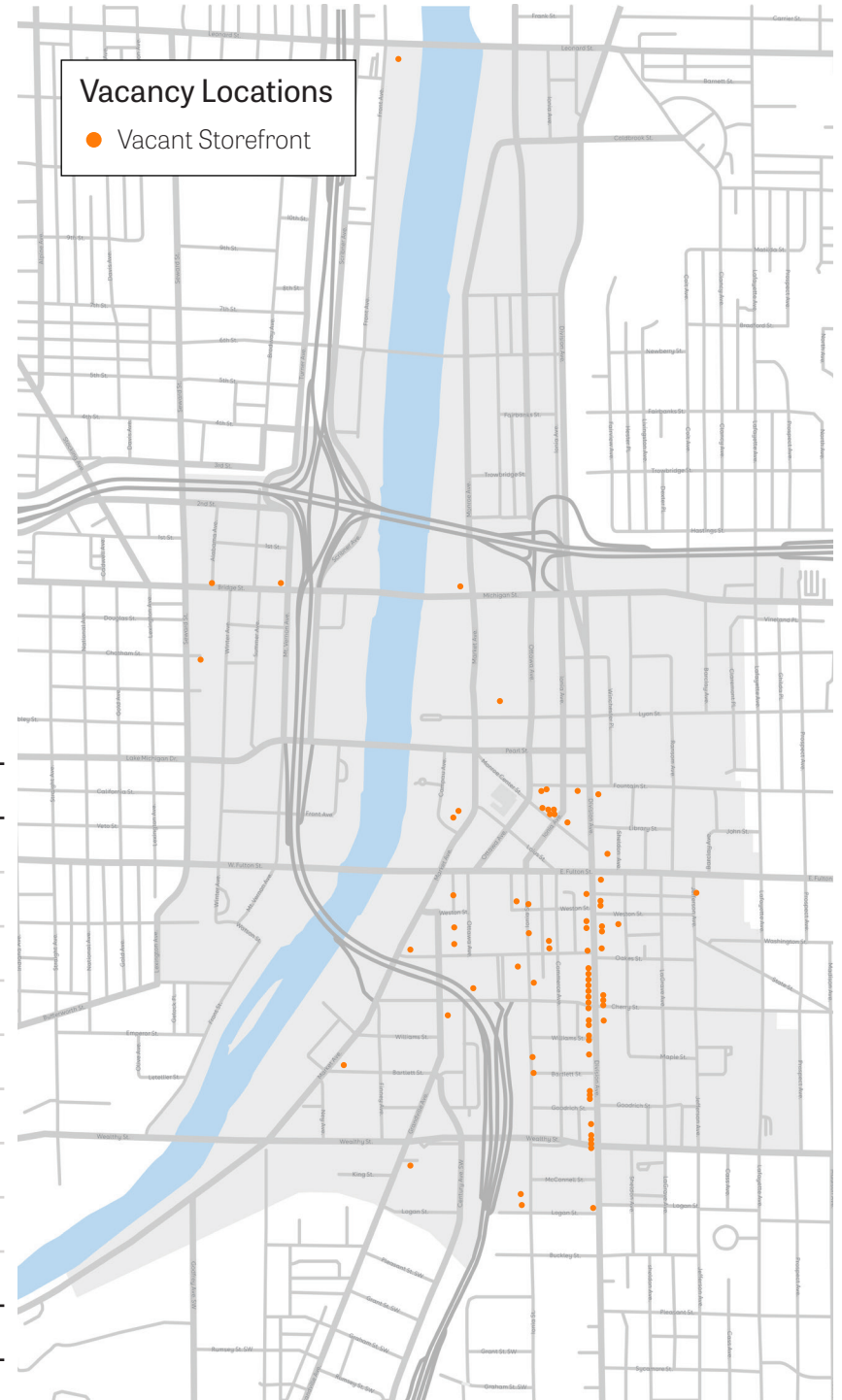


	Storefronts	Vacancies	Vacancy %	Sq Ft Available
Bridge Street	22	3	14%	6,475 sq ft
Center City	116	20	17%	99,952 sq ft
Monroe Center*	52*	8*	15%*	55,388 sq ft*
Fulton & Jefferson	21	0	0%	0 sq ft
Heartside: Division	99	34	34%	~90,097 sq ft
Heartside: Ionia	69	11	16%	46,812 sq ft
Heartside: C. Chavez	14	4	29%	21,087 sq ft
Monroe North	26	0	0%	0 sq ft
Other	4	1	25%	500 sq ft
DISTRICT TOTALS:	371	73	20%	~264,923sq ft



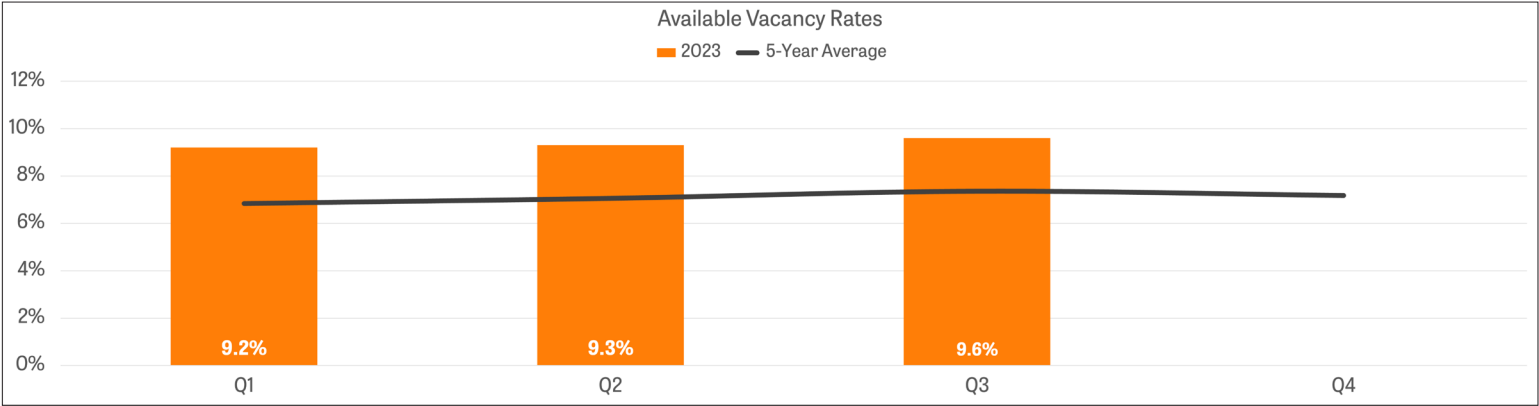
**DOWNTOWN
DEVELOPMENT
AUTHORITY**

*Monroe Center is a subset of Center City and is not included in District Totals
†truncated y-axis to highlight month-over-month changes

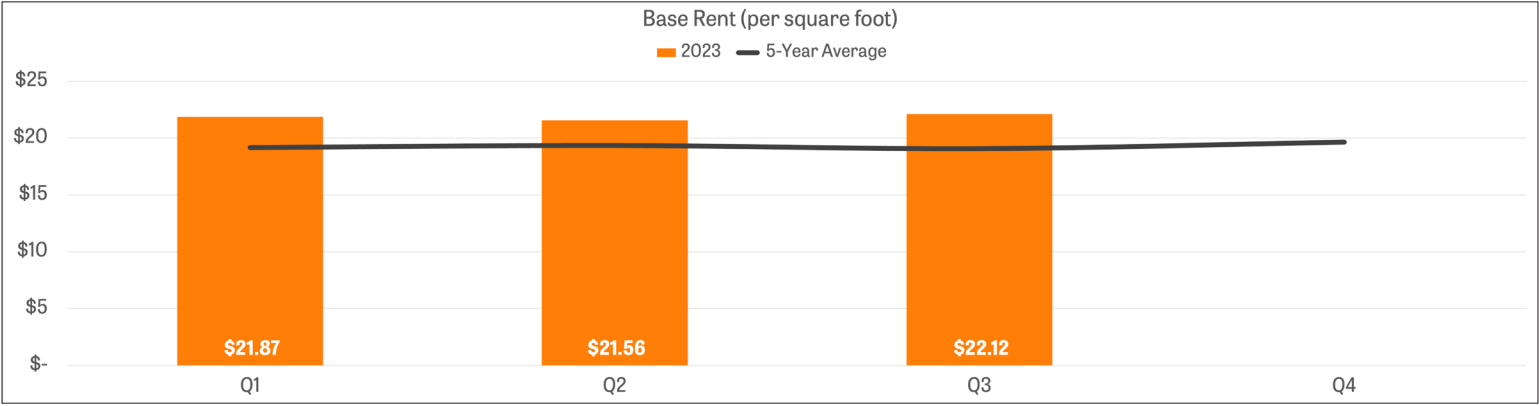


Source: Downtown Grand Rapids Inc.

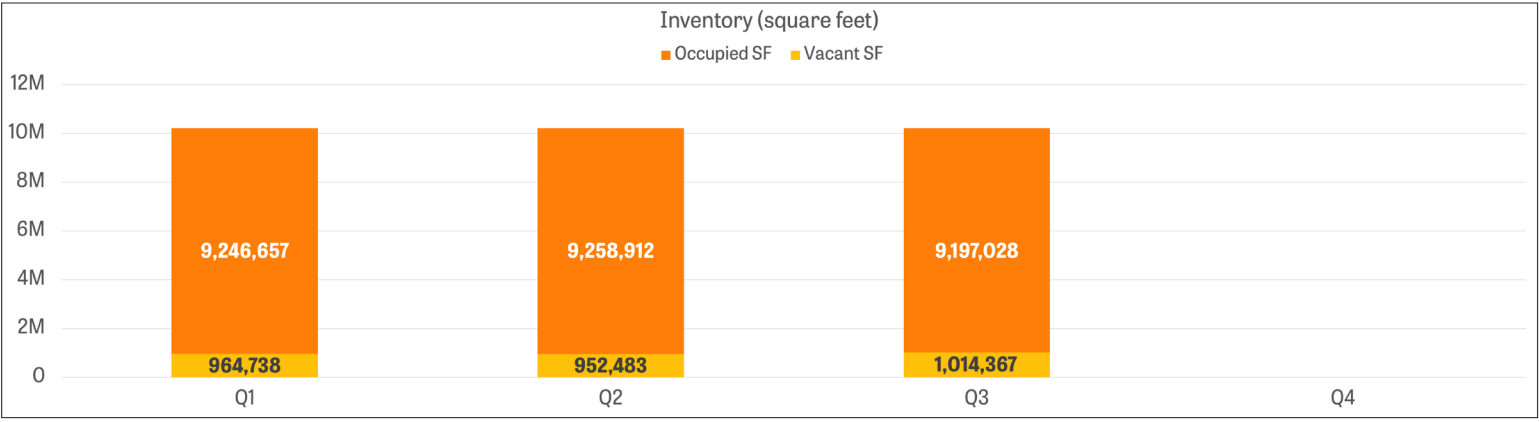
9.6%
vacancy in Q3 2023
vs. 9.3% in Q2 2023



\$22.12
per sq ft in Q3 2023
vs. \$21.56 in Q2 2023



10.2M
square feet of office
space inventory

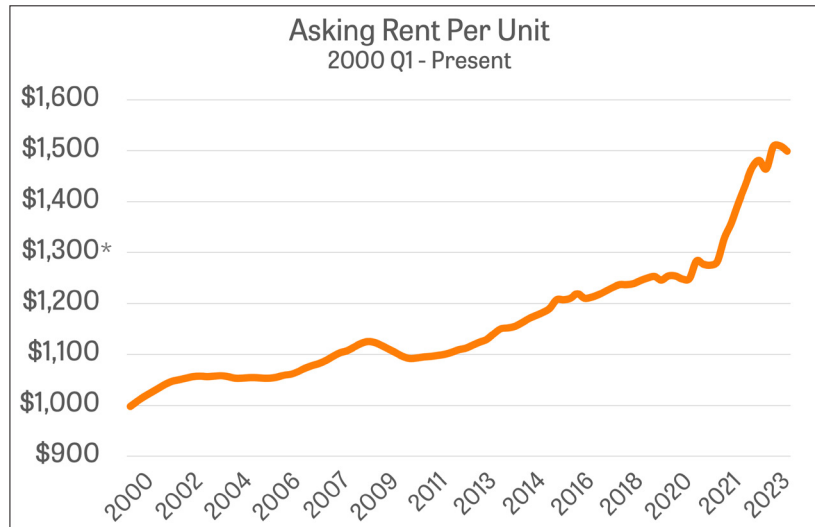
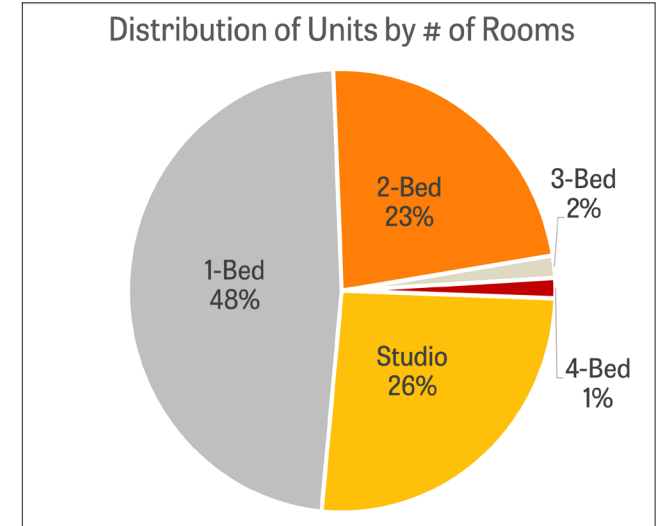
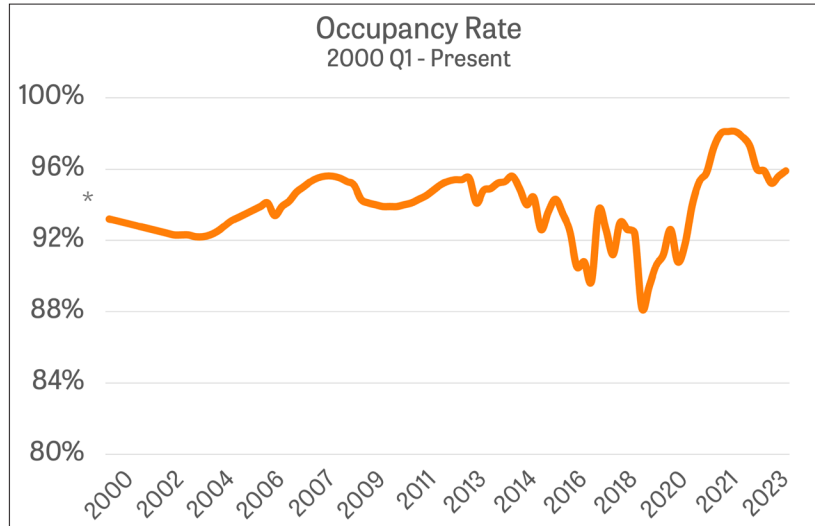


96%
occupancy
in Q3 2023

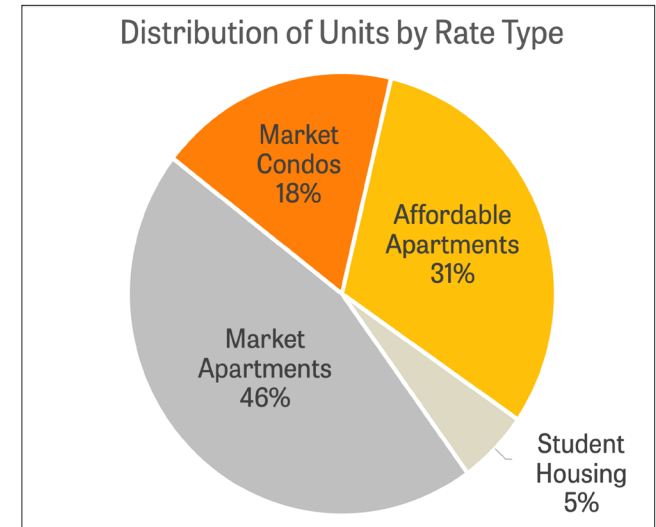
\$1,499
asking rent rate
in Q3 2023

251
units under
construction

1,171
units in planning



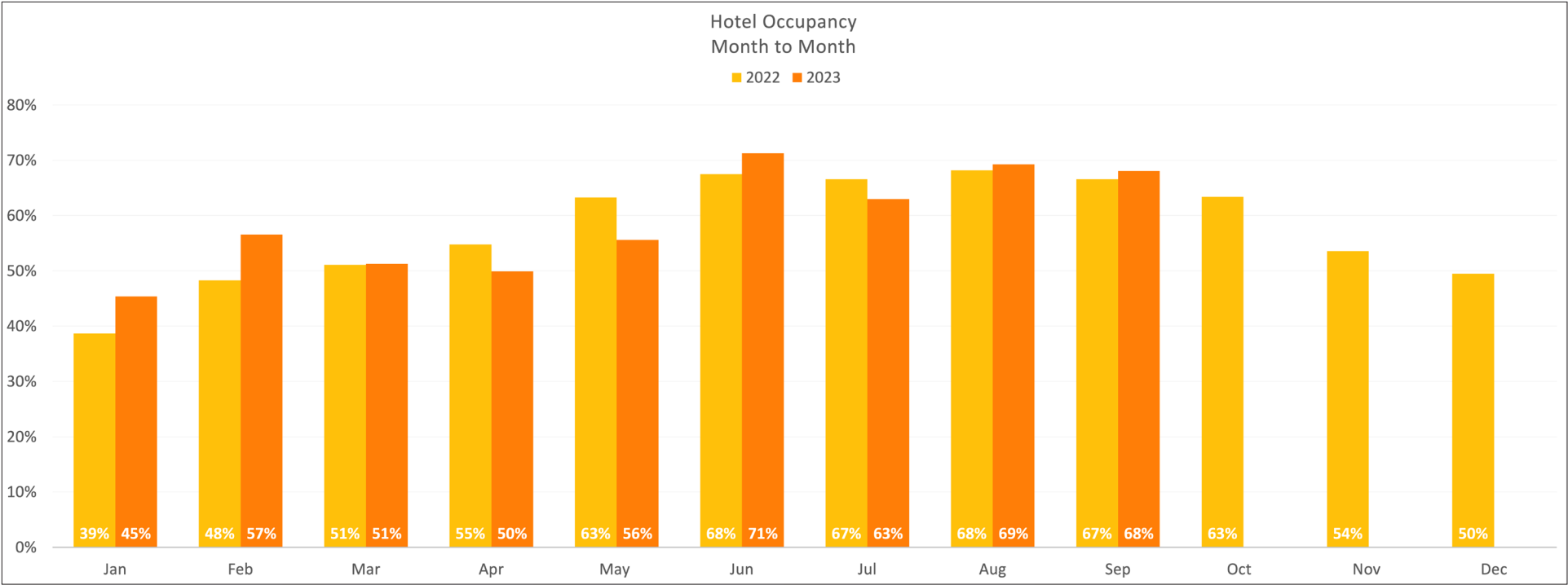
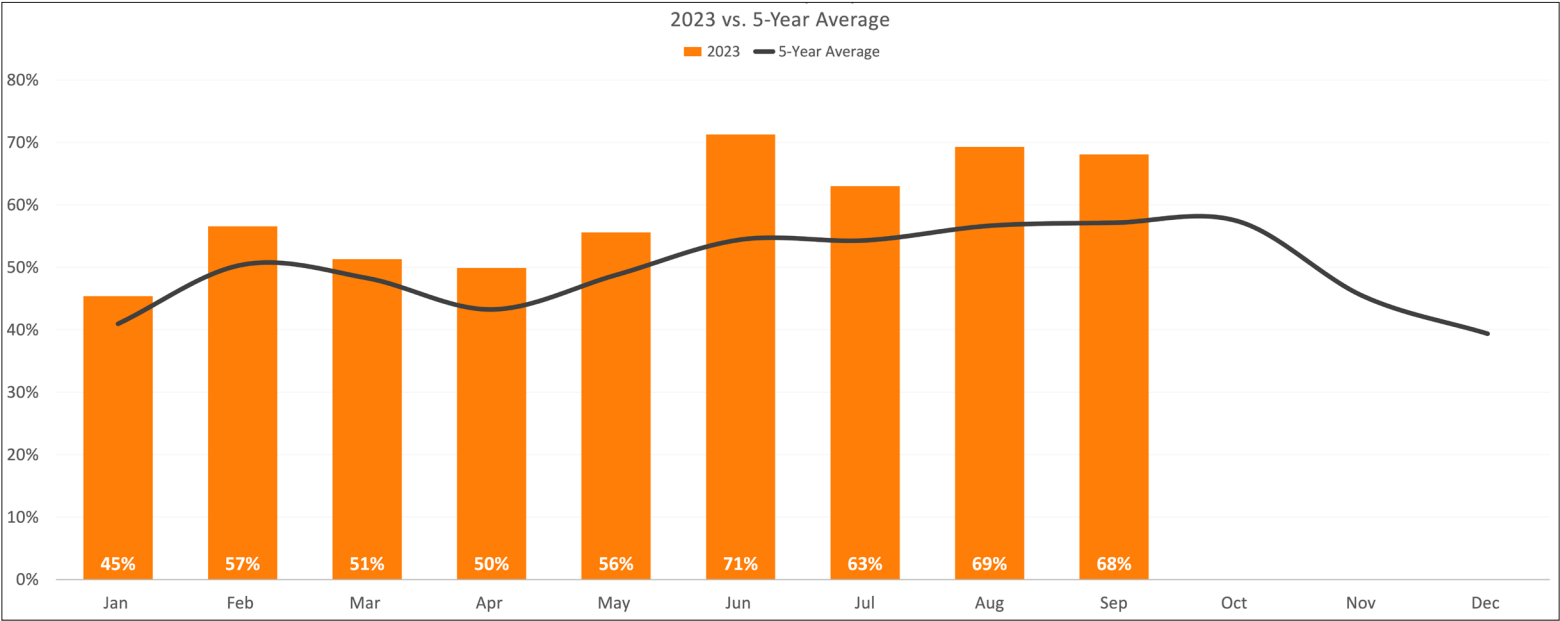
*truncated y-axis to highlight changes

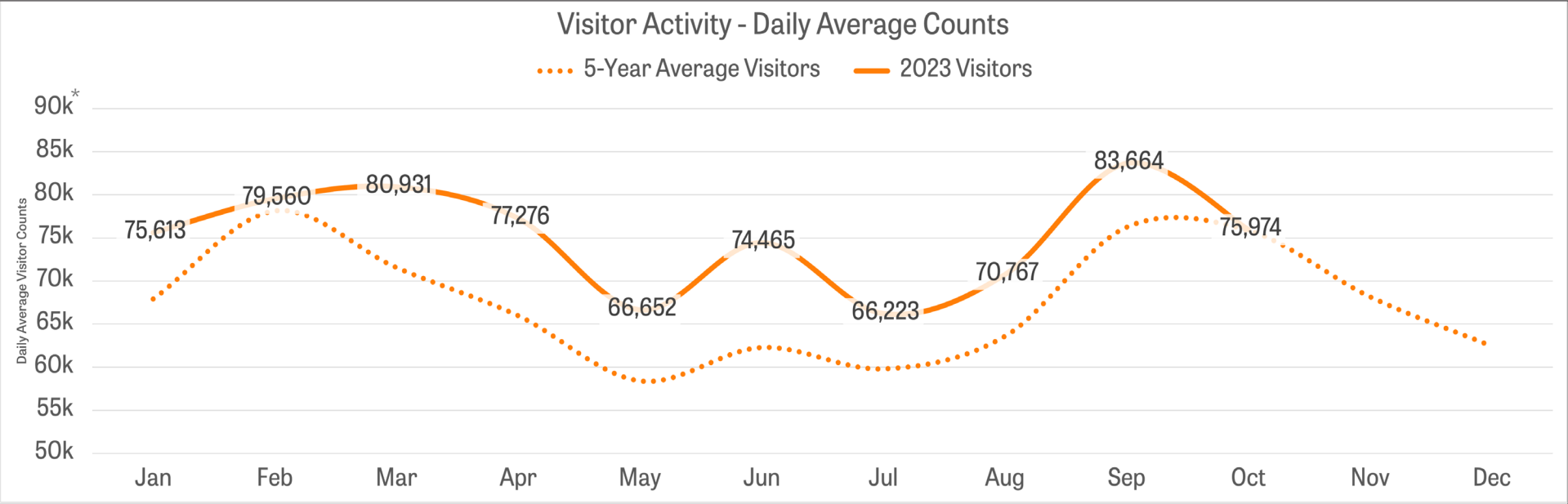


Source: CoStar &
Downtown Grand Rapids Inc.

68%
hotel occupancy in
September 2023

59%
average hotel
occupancy in 2023
so far





9%

decrease in

Oct 2023 vs. Sep 2023

1%

increase in Oct 2023

vs. 2023 average so far

0.2%

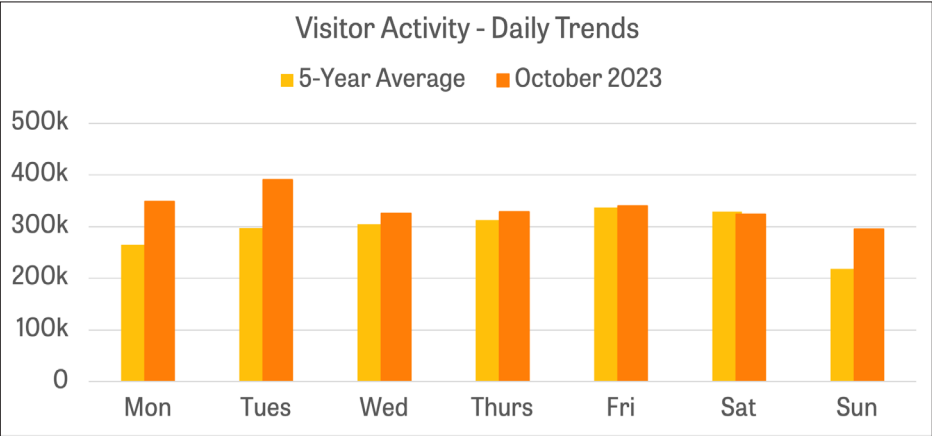
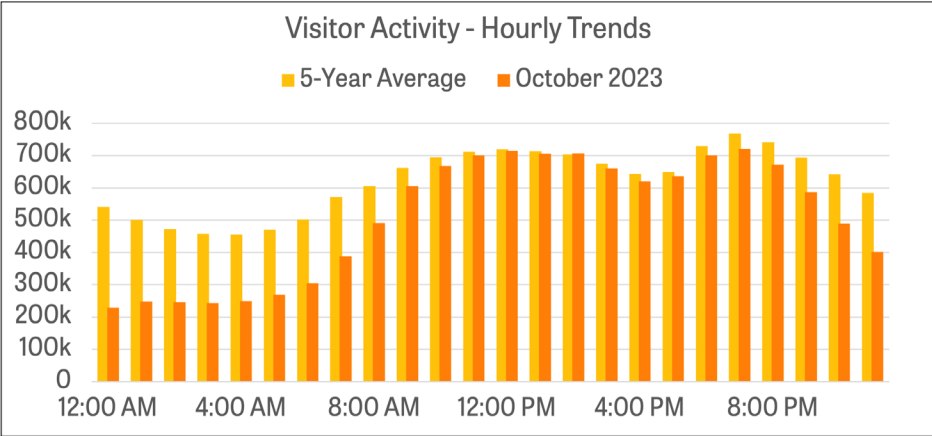
increase in Oct 2023

vs. Oct 5-year average

1%

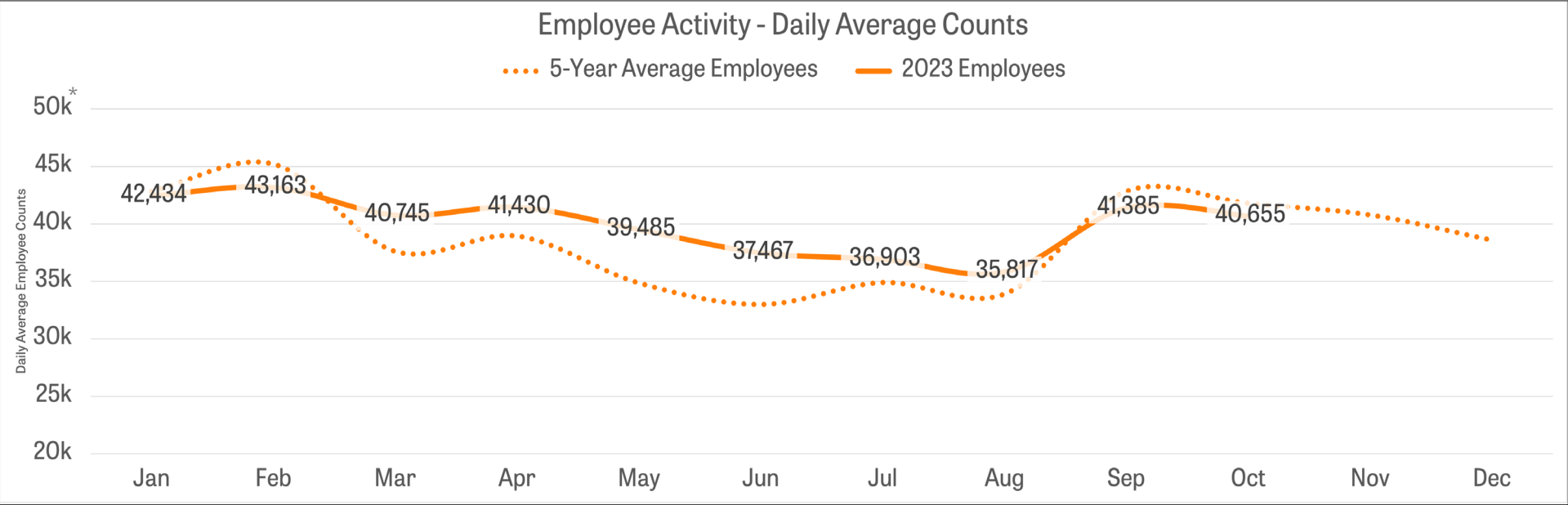
decrease in

Oct 2023 vs. Oct 2022



**truncated y-axis to highlight changes*

Source: Placer.ai

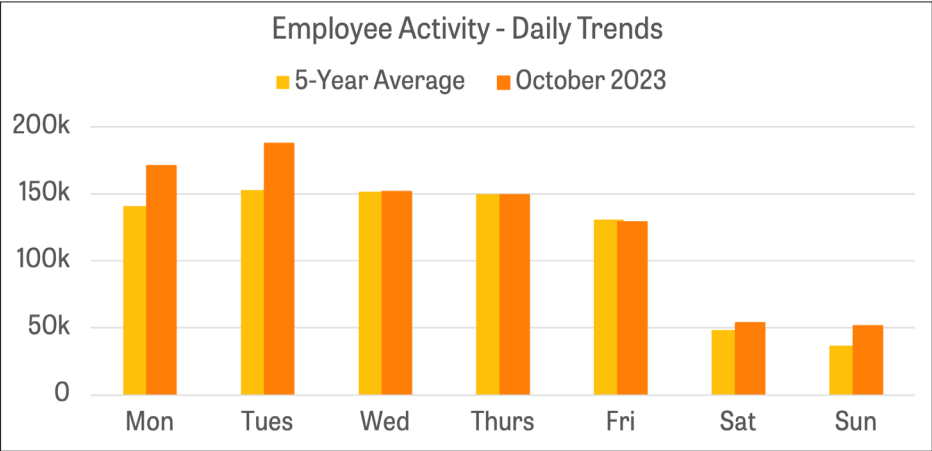
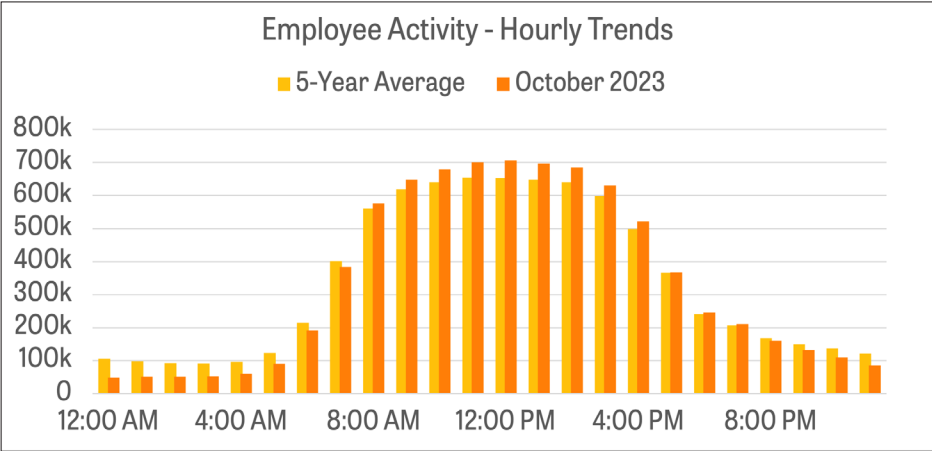


2%
decrease in
Oct 2023 vs. Sep 2023

2%
increase in Oct 2023
vs. 2023 average so far

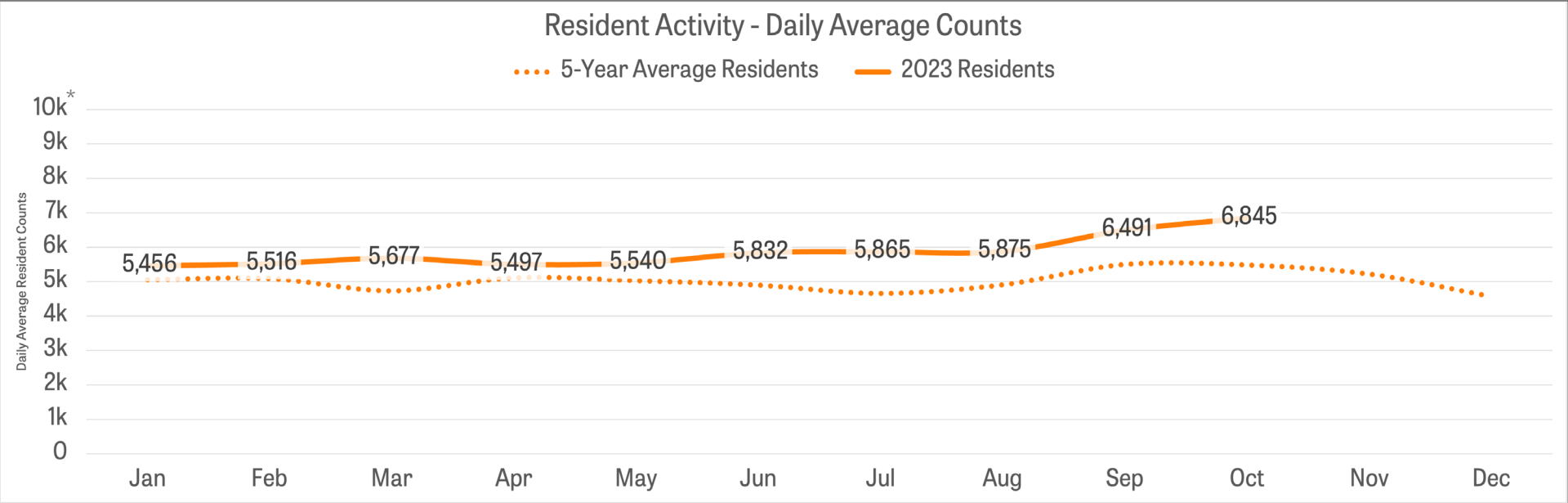
3%
decrease in Oct 2023
vs. Oct 5-year average

2%
increase in
Oct 2023 vs. Oct 2022



*truncated y-axis to highlight changes

Source: Placer.ai

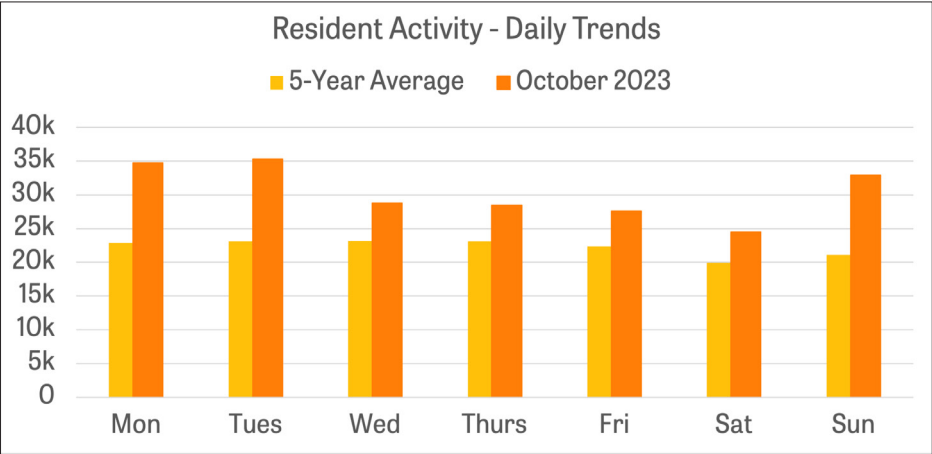
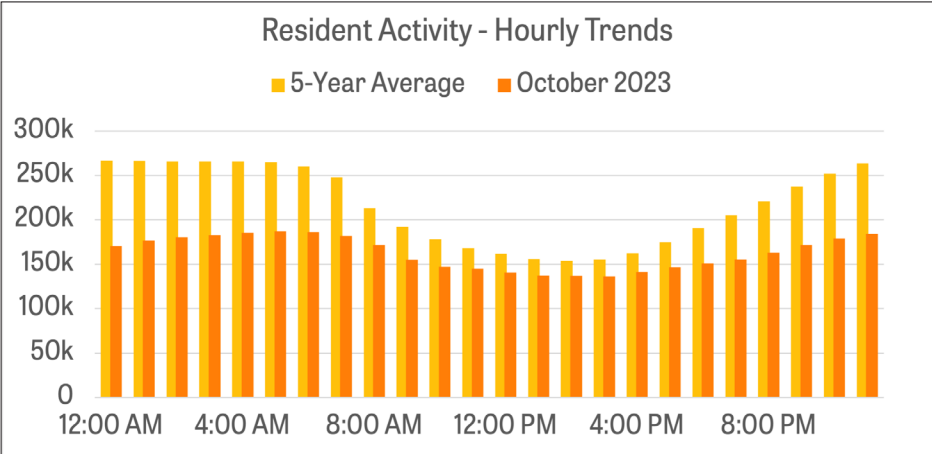


5%
increase in
Oct 2023 vs. Sep 2023

19%
increase in Oct 2023
vs. 2023 average so far

25%
increase in Oct 2023
vs. Oct 5-year average

25%
increase in
Oct 2023 vs. Oct 2022



Current Construction & Development | Updated October 2023

1 Center for Transformation & Innovation

anticipated completion: Spring 2024

- +303,000 square feet of office space
- +1,200 jobs
- +1,090 parking spaces
- +\$100,000,000 investment

543k

square feet of
office space

2 Corewell Health Ambulatory Building

anticipated completion: Spring 2024

- +240,000 square feet of office space
- +\$20,000,000 investment

2,400

square feet of
commercial space

3 Studio Park Residential Tower

anticipated completion: End 2024

- +193 housing units
- +\$52,000,000 investment

251

housing units

4 Wealthy & Sheldon Lofts

anticipated completion: End 2024

- +58 housing units
- +2,400 square feet of commercial space
- +30 parking spaces
- +\$17,500,000 investment

1,200

new jobs

5 Corewell Health Parking Structure

6 Lyon Square Reconstruction

anticipated completion: Fall 2024

- +\$12,000,000 investment

1,120

parking spaces

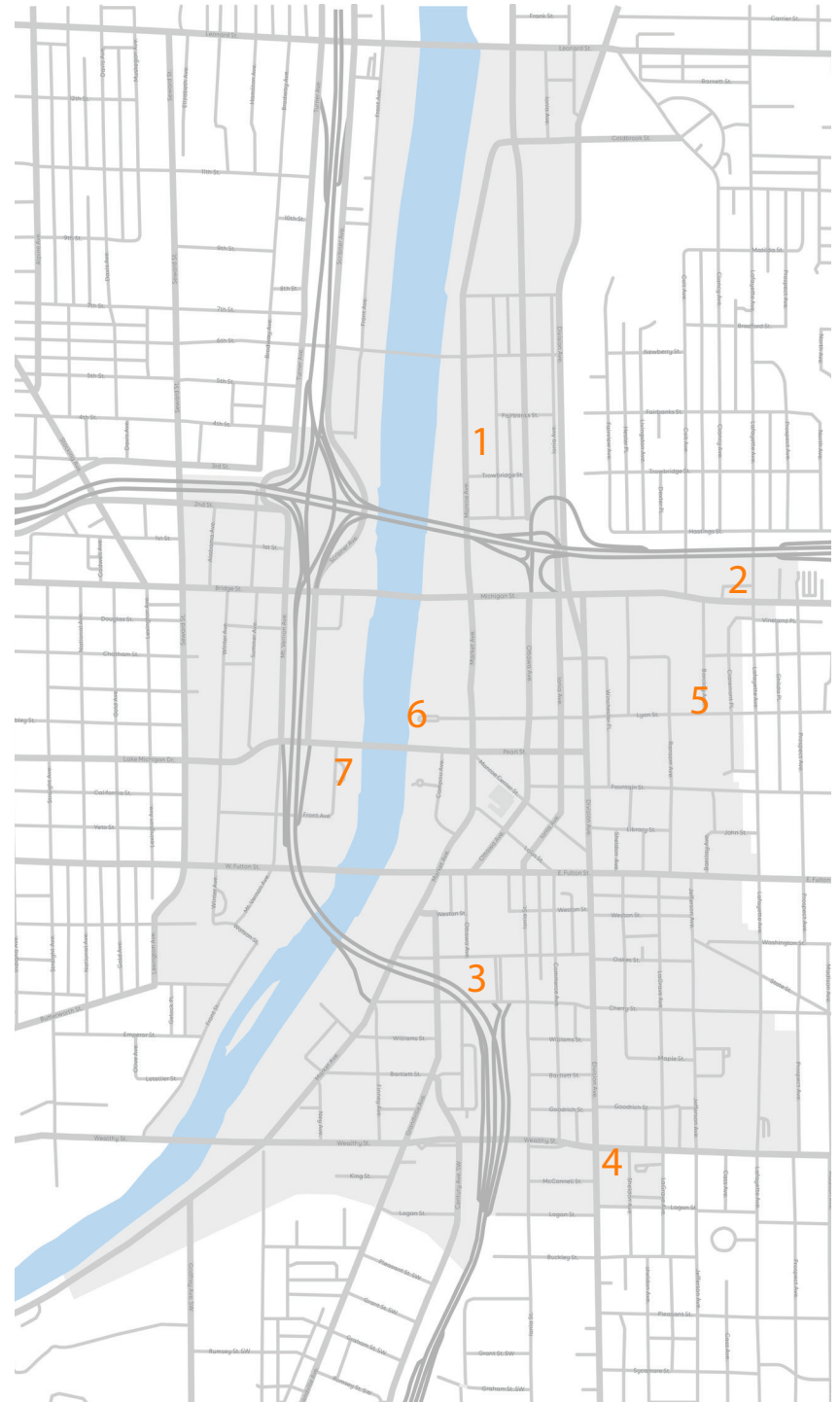
7 GRPM River's Edge Work

anticipated completion: 2025

- +\$12,000,000 investment

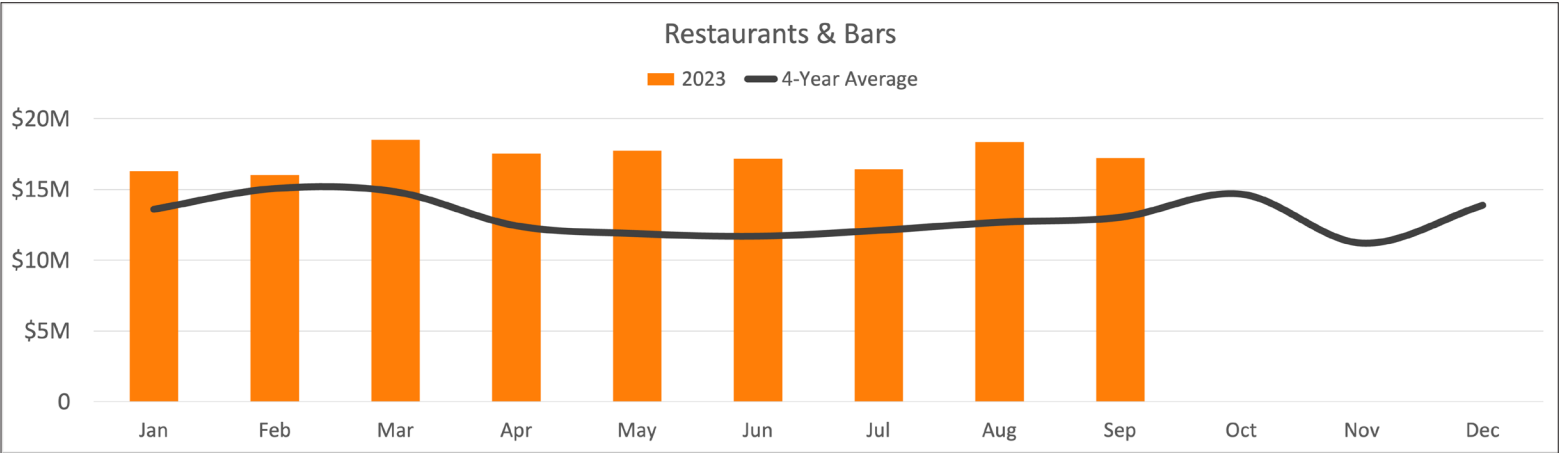
\$214M

in investment

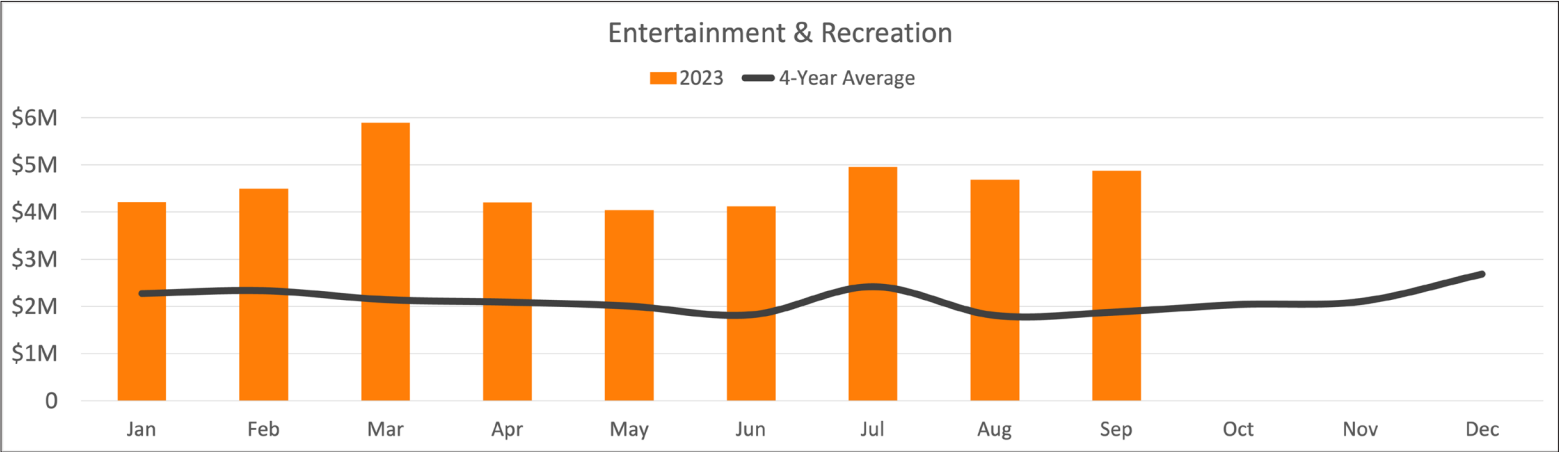


Source: Downtown Grand Rapids Inc.

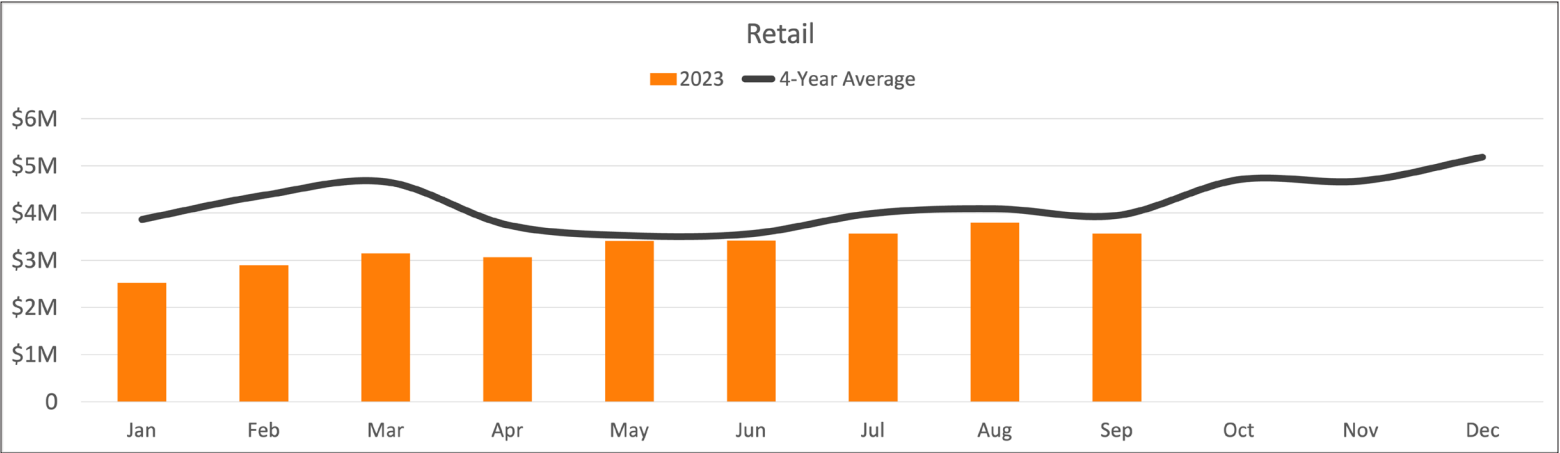
\$17M
in restaurant & bar
consumer spending
in Sep 2023



\$5M
in entertainment &
recreation consumer
spending in Sep 2023

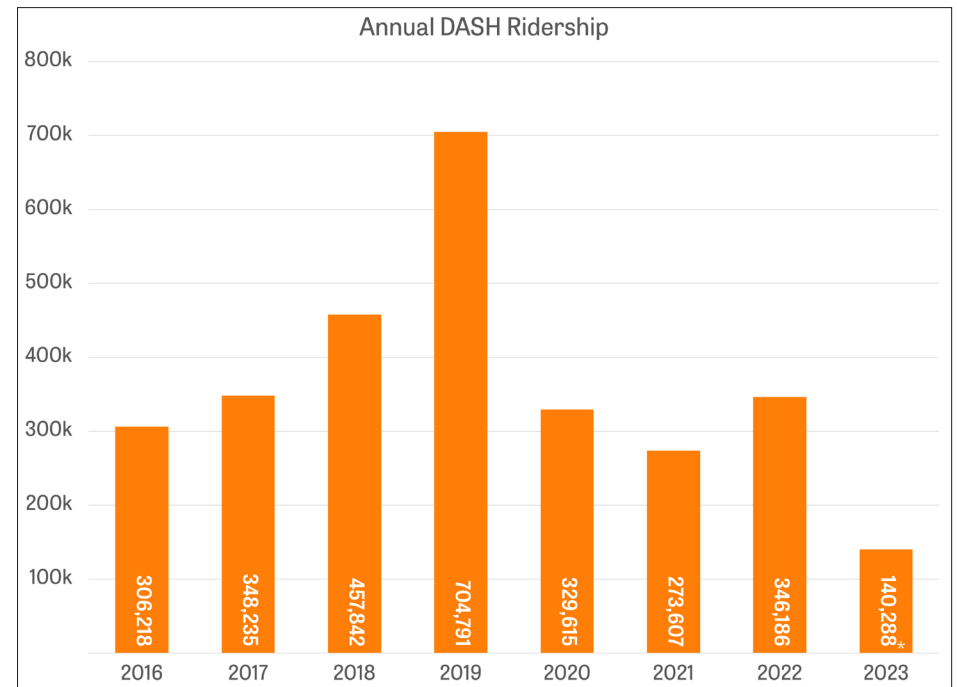
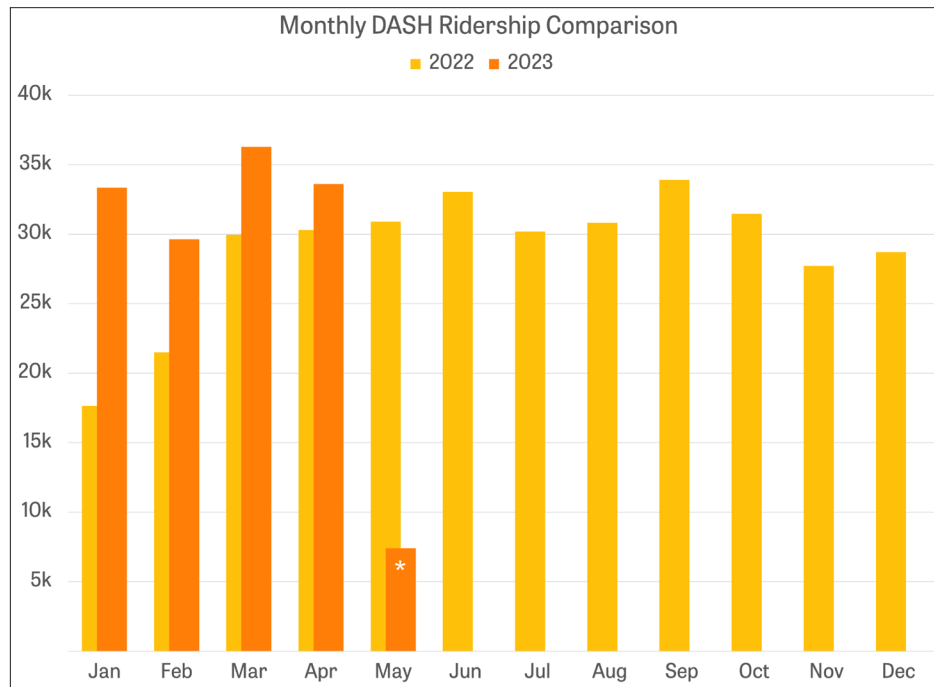
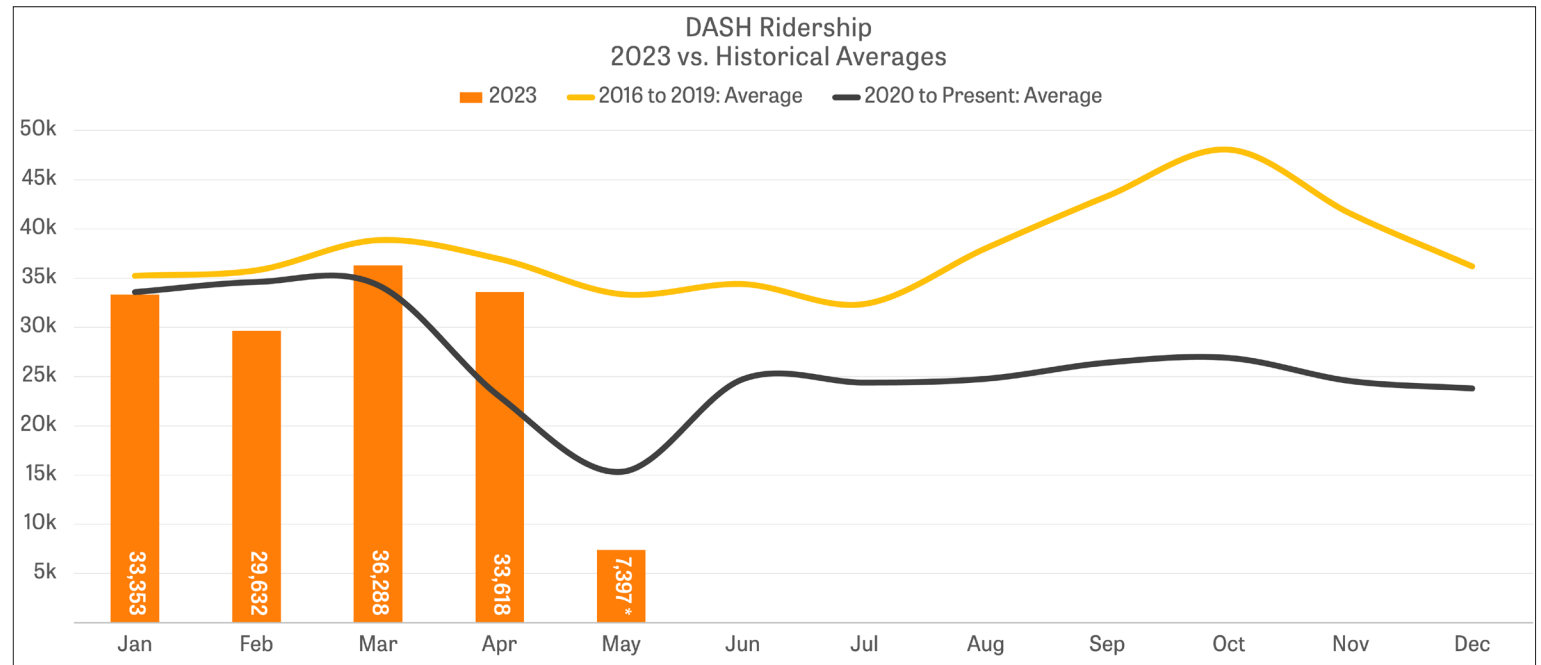


\$4M
in retail consumer
spending in Sep 2023



7%
decrease in average
 ridership Jan - Apr 2023
 vs. 7-year average

34%
increase in ridership
 in Jan - Apr 2023 vs.
 Jan - Apr 2022

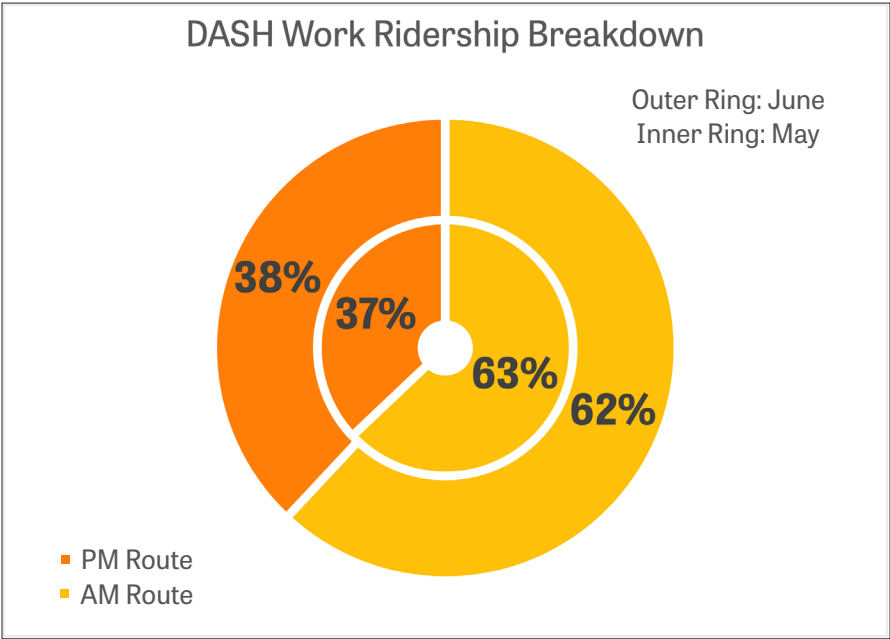
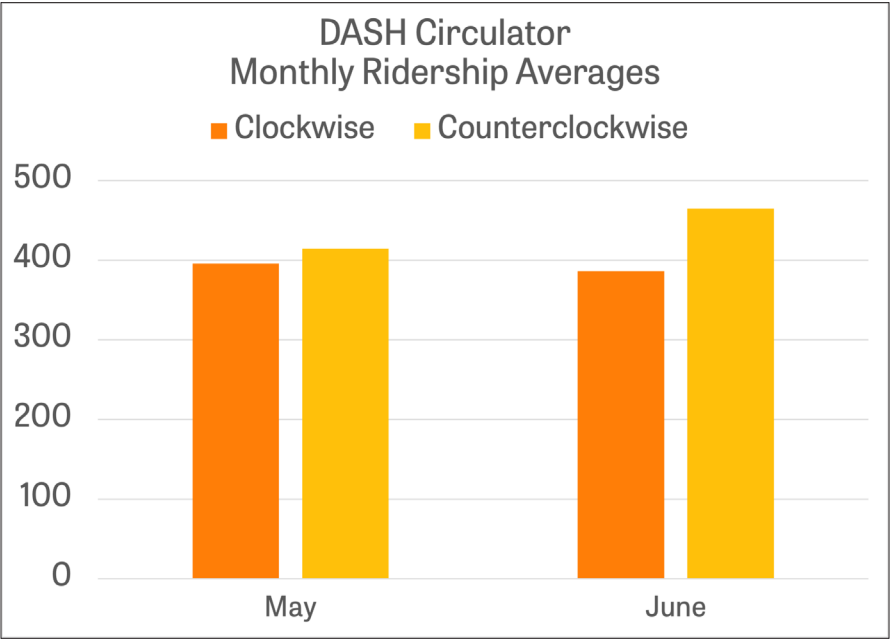
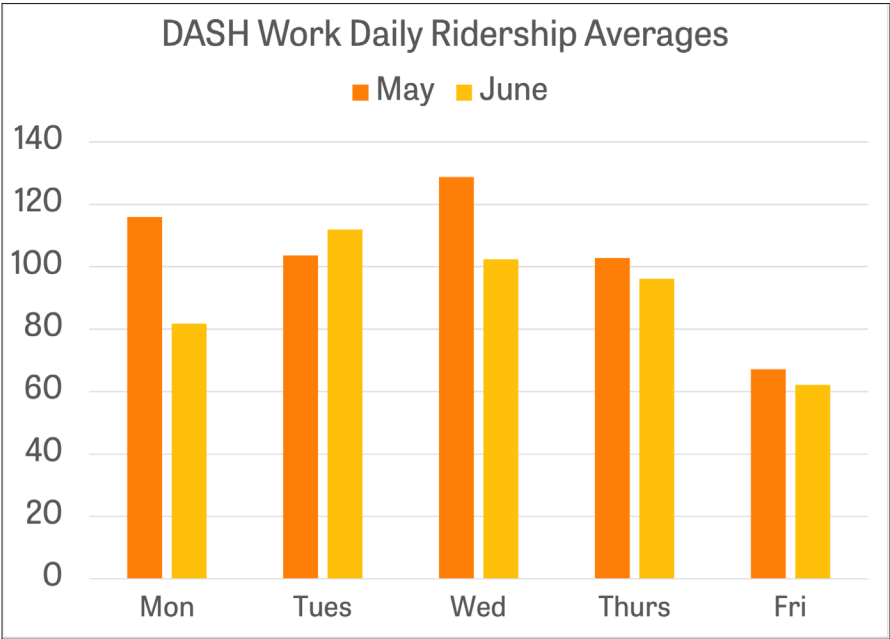
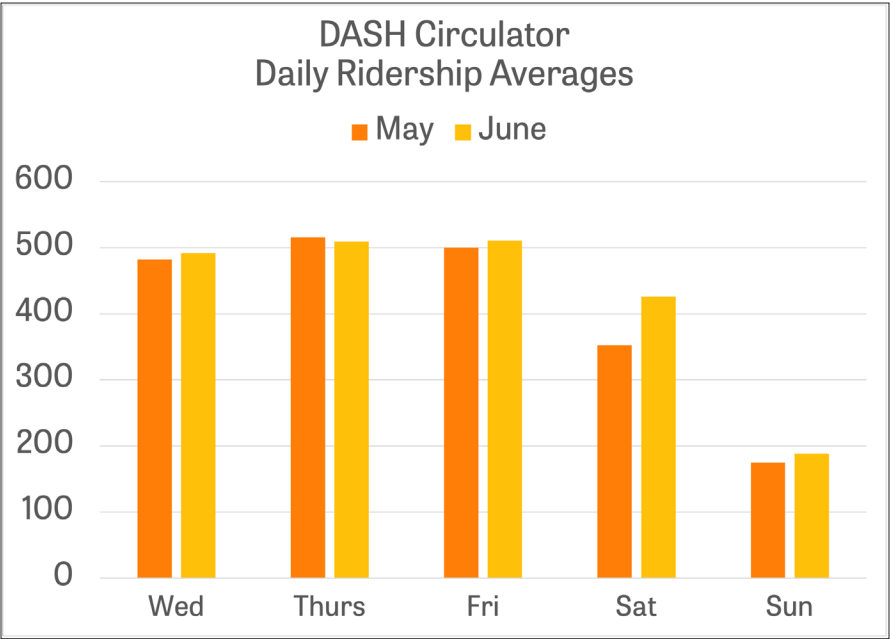


*incomplete year & month

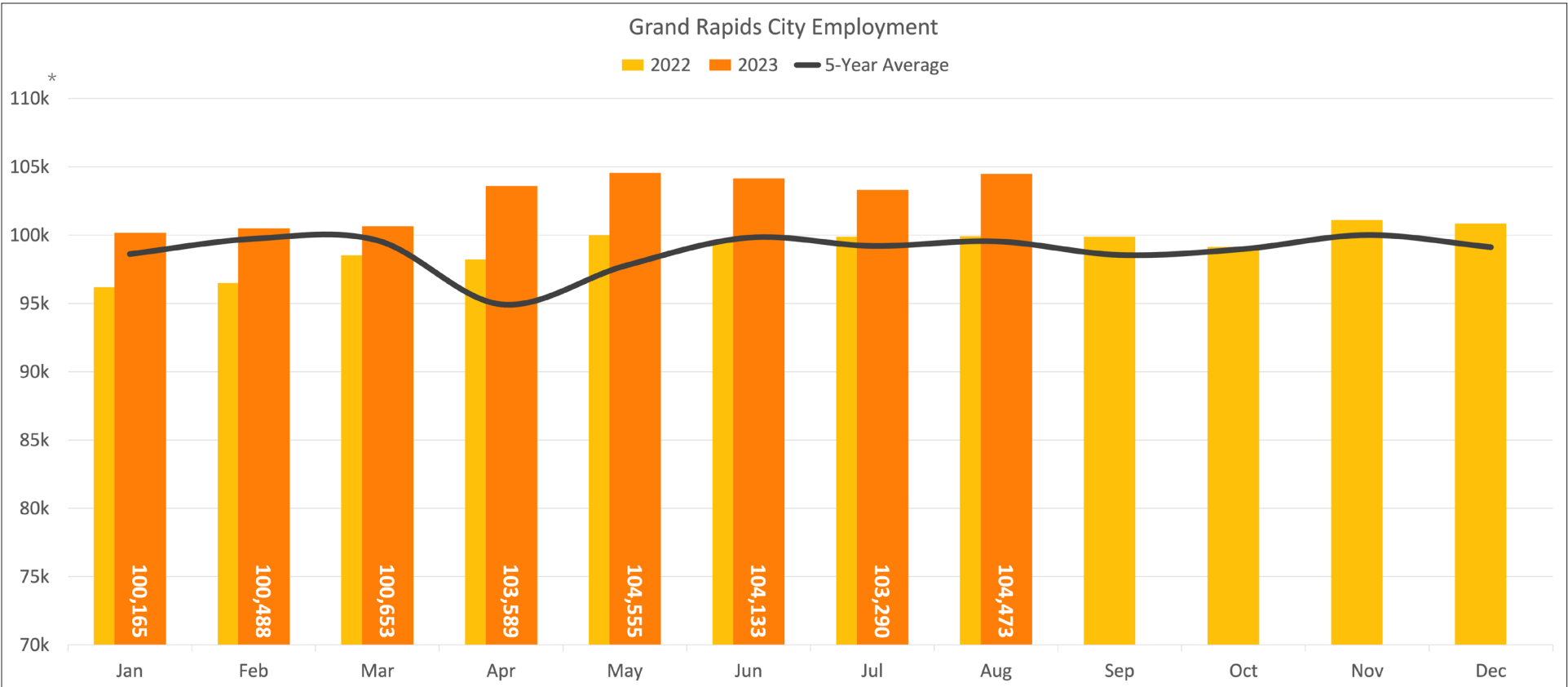
Source: The Rapid

DASH 3.0 Ridership | Updated June 2023

Reminder: May service started on Wednesday 10



Source: The Rapid



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

Source: BLS

1%
increase
in Aug 2023
vs. July 2023

2%
increase
in Aug 2023
vs. 2023 average

5%
increase
in Aug 2023
vs. 5-year average

6%
increase
in Aug 2023
vs. Aug 2022