

AGENDA



DOWNTOWN
DEVELOPMENT
AUTHORITY

Board Members:

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

Wednesday, October 9, 2024
9:00 a.m. Meeting
29 Pearl Street, NW, Suite #1

- | | | |
|--|--------|---------|
| 1. Call to Order | | Winn |
| 2. Approve September 11, 2024, Minutes (9:01)
(enclosure) | Motion | Winn |
| 3. Approve Preliminary September 30, 2024 Statements (9:02)
(enclosure) | Motion | Chapman |
| 4. 2025 Meeting Dates (9:04)
(enclosure) | Info | Kelly |
| 5. Fulton and Market Brownfield Agreement (9:05)
(enclosure) | Motion | Kelly |
| 6. Fulton and Market Easement Agreement (9:30)
(enclosure) | Motion | Kelly |
| 7. Retail Innovation Grant: 45 Ottawa Ave NW (9:35)
(enclosure) | Motion | Eledge |
| 8. Retail Innovation Grant: Division Ave S (9:40)
(enclosure) | Motion | Eledge |
| 9. World of Winter Snow Removal (9:45)
(enclosure) | Motion | Eledge |
| 10. Executive Director Report (9:50) | Info | Kelly |
| 11. Public Comment (9:55) | | |
| 12. Board Discussion (9:58) | | |
| 13. Adjournment (10:00) | | |



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY
September 11, 2024

1. Call to Order – This meeting was called to order at 8:30 AM by Chair Rick Winn.

Attendance

Members Present: Mayor Rosalynn Bliss (arrival after agenda item #2), Kayem Dunn, Ryan Foley, Greg McNeilly, Al Vanderberg, and Rick Winn.

Members Absent: Luis Avila, and Jen Schottke.

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Mandy McDaniel (Recording Secretary), (DGRI Staff).

2. Amenda the agenda
Kelly proposed to amend today's agenda by postponing the Grand Action 2.0 update and adding a liquor license request for 435 Ionia Avenue (Rak Thai, LLC).

Motion: Member McNeilly, supported by Member Foley, moved to approve the Agenda Amendment. Motion carried unanimously.

3. Approve Meeting Minutes from August 31, 2024
Motion: Member Sieger, supported by Member Dunn, moved to approve the August 31, 2024, Meeting Minutes as presented. Motion carried unanimously.

4. Approve Preliminary August 31, 2024, Statements
Motion: Member Sieger, supported by Mayor Bliss, motioned to accept Statement D: August 31, 2024, Expenditures. Motion carried unanimously.

5. DDA Liquor License: Rak Thai, LLC (435 Ionia Ave NW)
Kelly introduced Huan Hang, the Owner of Rak Thai. Rak Thai has been in the Downtown Market since it originally opened in 2013.

Motion: Member Vanderberg, supported by Member Dunn, moved to approve the resolution for the issuance of a development area liquor license for Rak Thai, LLC, located at 435 Ionia Ave NW. Motion carried unanimously.

6. Gillett Bridge Lighting Improvements

Kelly stated that during a routine inspection, it was noted that several lights on Gillett Bridge need to be replaced. The request for today is not to exceed \$30,000. As the memo stated, the work is underway and scheduled to be completed before ArtPrize.

Mayor Bliss inquired about the ownership and maintenance of Gillett Bridge. Kelly confirmed that the city owns Gillett Bridge and that the lights were put in through a partnership with the city and DDA using MDOT funds many years ago. This is another example of infrastructure being put in without a clear maintenance plan. Without the DDA's support, the work would not happen.

Mayor Bliss also asked if we, the DDA, have more freedom for programming on the Blue Bridge, and Kelly confirmed we do.

Motion: Member McNeilly, supported by Mayor Bliss, moved to approve an amount not to exceed \$30,000 to replace light bulbs and perform necessary maintenance on the Gillett Bridge's archway lighting. Motion carried unanimously.

7. Disability Advocates of Kent County FY25 Funding Request

Miller started by explaining that the current request and memo in the packet are related to our ongoing collaboration with Disability Advocates of Kent County (DAKC). DGRI has partnered with them on various projects and accessibility consulting over the past few years. Any projects we fund involve DAKC as consultants. Additionally, DAKC has provided over 100 Accessibility Navigators for both public and private spaces. These navigators assess the accessibility of the space and provide a two-page PDF for those who want to access it. The aim is to create a more predictable environment for Downtown visitors. We will continue working with DAKC on event accessibility, Lyon Square, and more. The organization helps us improve the publicly accessible areas. The total request is for an amount not to exceed \$75,000.

McNeilly inquired about the long-term view and when we would achieve our goal. Miller replied it is to be determined. We also want to embed the consultants in other project processes, including the design team at the city.

Winn asked for clarification on which fund the repairs would come from. Kelly confirmed that funding would come from the local-tax fund.

Motion: Member McNeilly, supported by Member Sieger, moved to approve an amount not to exceed \$75,000 for Disability Advocates of Kent County FY25 accessibility services. Motion carried unanimously.

8. Hill + River Network: Pedestrian Underpass Construction Documents

Miller presented the background on the Hill and River Network project, stating we began work on this project in 2021. This ambitious project had three different parts: reconstruction of Switchback Park, relocating Division Avenue, and adding a pedestrian tunnel, which is now referred to as Bond Underpass. DGRI worked with stakeholders to evaluate feasibility and schedule, and concluded that each part needed to be addressed as a separate project.

Today's request focuses on the bond underpass, an old rail tunnel used to service the GR Press. We are ready to move forward with drawings to allow us to bid and construct the project next year. Miller shared concept rendering and added today's request is \$314k, which includes a 10% contingency.

Mayor Bliss asked if there is an intent to activate this space with events. Miller confirmed that is the plan. Bliss also inquired about any grant funding available for this project, such as the MDOT Enhancement Grant. Miller stated they had early conversations regarding grant opportunities and will continue to explore them.

Motion: Mayor Bliss, supported by Member Vanderberg, moved to approve funding not exceeding \$314,000 for SmithGroup to continue their professional services related to the creation of construction, bidding and permit documents for the pedestrian underpass at Bond Street. Motion carried unanimously.

9. 100 x 100 Initiative

Kelly introduced Ryan Kilpatrick from Housing Next, Courtney Myers-Keaton (Grand Rapids Coalition to End Homelessness) and Thelma Ensick (Degage Ministries).

Kilpatrick started by explaining that before launching the 100 x 100 initiative, his professional focus had been on increasing the housing supply. However, he realized that simply increasing the housing supply alone is not enough to solve the issue. He emphasized the need for a pilot initiative to address chronic homelessness.

Ensick provided a background on how the initiative came to be. She mentioned that there is an opportunity to be part of a national movement called Built for Zero, which offers a framework for ending homelessness. By adopting this framework, they will receive coaching and technical assistance on how to change the system to end chronic homelessness.

They have identified around 200 people who have the most acute housing needs. Out of these, about 100 individuals will be prioritized for resources. Their goal is to functionally end homelessness in Kent County. Commitments have already been received from Kent County and the City, but they are looking to bring in additional partners and resources. Thus far, 8 individuals have been successfully housed. Their ultimate goal is to house 100 individuals by the end of the year.

Degage became a housing provider and helped 25 residents move. After eight months, all of those residents are still housed, and there has been a 42% reduction in emergency visits.

Myers-Keaton added that the housing commission has set aside HUB housing vouchers for homeless individuals and established a landlord liaison for landlord engagement.

Kilpatrick again highlighted the Built for Zero initiative and its help in identifying barriers and resources in the community. A \$250,000 budget supports the collaboration, and we have received surprising resources from supporters, including four full-time staff from Network 180.

Vanderberg inquired about the homeless population number and the variability. Kilpatrick explained that it has consistently been around 100 individuals, however, additional examination revealed that the number is closer to 200.

Mayor Bliss commented that in addition to this initiative, the city continues to improve the overall support and resource system and how we look at the governance model, other cities, data quality, etc.

Chair Winn inquired about the \$250k budget. Kilpatrick confirmed it is the start-up budget for this round to focus on housing 100 individuals.

10. Executive Director Report

- The team hosted a successful Return to the River event.
- New activation was completed with a new mural and seating along the riverfront.
- JW to Blue Bridge Riverwalk improvements are underway and should be done by the end of the year.
- Lyon Square work continues – there have been complications with underground utilities, but the project is still on schedule.
- Mussel relocation should be done in the next few weeks.
- ArtPrize starts this Friday with fireworks at Ah-Nab-Awen Park.

11. Public Comment

Danielle Ellis inquired about the additional \$700k funding needed for the new Childcare center at The Rapid station.

12. Board Member Discussion

Member McNeilly expressed gratitude to the DGRI team for their work on the improvements made to Jefferson Avenue between Cherry and Wealthy.

Adjournment

The meeting adjourned at 9:32 AM.

Minutes taken by:
Mandy McDaniel
Recording Secretary

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: October 2, 2024

TO: Rick Winn
Chairman

FROM: Tricia Chapman
Administrative Services Officer II

**Agenda Item #3
October 9, 2024
DDA Meeting**

SUBJECT: Interim Financial Statements as of September 30, 2024

Attached are the Authority's interim financial statements for the first three months of the Authority's fiscal year ending June 30, 2025.

The attached Statements include:

- Statement A: Balance Sheet
- Statement B: Comparison of FY25 Budget vs Actual Results
- Statement C: Statement of FY25 Project Expenditures
- Statement D: Schedule of Expenditures
- Statement E: City of GR Bond Projects, Supported by the DDA,
Budget vs Actual Results

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 FY25 and beyond.

Summer Tax Increment Revenues captured by the DDA were posted in September. These revenues came in at 96.6% of budget, and are expected to exceed budget after the winter capture.

The Authority has spent approximately 37% and 11% 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, 2024

	<u>Non-Tax Funds</u>	<u>Local Tax Increment</u>	<u>TOTAL</u>
ASSETS			
Pooled Cash and Investments	\$ 1,747,122	\$ 13,227,666	\$ 14,974,788
Petty Cash	-	500	500
Misc Receivable	100	871,209	871,309
General Fixed Assets	-	87,705,001	87,705,001
Accumulated Depreciation on Fixed Assets	-	(70,023,177)	(70,023,177)
TOTAL ASSETS	<u>\$ 1,747,222</u>	<u>\$ 31,781,199</u>	<u>\$ 33,528,421</u>
LIABILITIES, DEFERRED INFLOWS & FUND EQUITY			
Liabilities ¹			
Current Liabilities	\$ 820	\$ 116,154	\$ 116,974
Parking Revenue Payable	89,367	-	89,367
Due to Primary Government	-	286,283	286,283
Deposit - Area 4 Developer Damage	1,000	-	1,000
Compensated Absences	-	11,085	11,085
TOTAL LIABILITIES	<u>91,187</u>	<u>413,522</u>	<u>504,709</u>
Deferred Inflows of Resources			
Unavailable Revenues	-	869,361	869,361
Fund Balance / Equity:			
Investments in General Fixed Assets, net of Accumulated Depreciation	-	17,681,824	17,681,824
Non-Tax Increment Reserve	1,418,494	-	1,418,494
Reserve for Authorized Projects	-	12,520,324	12,520,324
Reserve for Encumbrances	237,541	296,168	533,709
TOTAL FUND EQUITY	<u>1,656,035</u>	<u>30,498,316</u>	<u>32,154,351</u>
TOTAL LIABILITIES, DEFERRED INFLOWS & FUND EQUITY	<u>\$ 1,747,222</u>	<u>\$ 31,781,199</u>	<u>\$ 33,528,421</u>

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

- * Principal outstanding at 6/30/2024, \$7,304,000.
- * Final Maturity 10/1/2043. FY25 debt service \$577,020.

Amphitheater:

- * Principal outstanding at 6/30/2024, \$18,265,000.
- * Final Maturity 4/1/2044. FY25 debt service \$1,450,674.

STATEMENT B

DOWNTOWN DEVELOPMENT AUTHORITY Comparison of FY2025 Budget vs Actual Results July 1, 2024 - September 30, 2024

	Non-Tax Funds		Local Tax Increment		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 10,629,081	\$ 10,267,608	\$ 10,629,081	\$ 10,267,608
Property Tax Increment - Prior Year Appeals	-	-	(15,000)	-	(15,000)	-
Property Tax Increment - Gainsharing Rebates	-	-	(1,592,112)	-	(1,592,112)	-
State/Federal Grants	-	-	700,000	-	700,000	-
Interest - General	99,589	117,529	257,677	336,900	357,266	454,429
Property Rental - Buildings and Facilities	72,000	18,000	-	-	72,000	18,000
Property Rental - DASH Parking Lots	694,617	-	-	-	694,617	-
Contributions - Lyon Square Reconstruction	-	-	750,000	-	750,000	-
Reimbursements and Miscellaneous Revenues	88,500	25,985	-	2,960	88,500	28,945
TOTAL REVENUES	\$ 954,706	\$ 161,514	\$ 10,729,646	\$ 10,607,468	\$ 11,684,352	\$ 10,768,982
EXPENDITURES						
<u>GR Forward Projects:</u>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ -	\$ 1,339	\$ 1,750,000	\$ 12,984	\$ 1,750,000	\$ 14,323
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	120,000	20,256	1,960,269	2,000	2,080,269	22,256
Goal #3: Implement a 21st Century Mobility Strategy	-	-	1,625,000	169,833	1,625,000	169,833
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	15,616	550,000	128,097	600,000	143,713
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,265,000	493,280	3,665,000	485,379	4,930,000	978,659
Total GR Forward Projects	\$ 1,435,000	\$ 530,491	\$ 9,550,269	\$ 798,293	\$ 10,985,269	\$ 1,328,784
Administration	-	-	2,000,000	683,776	2,000,000	683,776
Debt Service	-	-	2,152,520	-	2,152,520	-
TOTAL EXPENDITURES	\$ 1,435,000	\$ 530,491	\$ 13,702,789	\$ 1,482,069	\$ 15,137,789	\$ 2,012,560
EXCESS / (DEFICIT)	\$ (480,294)	\$ (368,977)	\$ (2,973,143)	\$ 9,125,399	\$ (3,453,437)	\$ 8,756,422
BEGINNING FUND BALANCE, Adjusted for Comp Abs		2,025,012		21,372,917		23,397,929
ENDING FUND BALANCE		\$ 1,656,035		\$ 30,498,316		\$ 32,154,351

STATEMENT C
DOWNTOWN DEVELOPMENT AUTHORITY
Statement of FY2025 Project Expenditures
As of September 30, 2024

Project Name		FY2025 Project Budgets	Expenditures		Remaining FY2025 Budgets	% of Budget spent
			Sept	Fiscal Year		
River Governance		150,000	5,894	12,697	137,303	8.46%
Lyon Square Improvements		750,000	-	-	750,000	0.00%
River Edge Improvements		850,000	(45,061)	287	849,713	0.03%
GRForward Goal # 1 - Local Tax Increment	15.93%	\$ 1,750,000	\$ (39,167)	\$ 12,984	\$ 1,737,016	0.74%
River Economic Opportunity Initiative		-	114	1,339	(1,339)	0.00%
GRForward Goal # 1 - Non-Tax Increment	0.00%	\$ -	\$ 114	\$ 1,339	\$ (1,339)	0.00%
Development Project Guidance		25,000	1,000	2,000	23,000	8.00%
Development Project Reimbursements		1,885,269	-	-	1,885,269	0.00%
Downtown Enhancement Grants		50,000	-	-	50,000	0.00%
GRForward Goal # 2 - Local Tax Increment	17.84%	\$ 1,960,269	\$ 1,000	\$ 2,000	\$ 1,958,269	0.10%
Heartside Quality of Life Implementation		50,000	-	-	50,000	0.00%
Neighborhood Engagement Programs		70,000	1,500	20,256	49,744	28.94%
GRForward Goal # 2 - Non-Tax Increment	1.09%	\$ 120,000	\$ 1,500	\$ 20,256	\$ 99,744	16.88%
Accessibility and Mobility Repairs		75,000	-	-	75,000	0.00%
DASH North Shuttle Services		400,000	25,000	75,000	325,000	18.75%
Streetscape Improvements		800,000	6,022	46,500	753,500	5.81%
Wayfinding System Improvements		350,000	288	48,333	301,667	13.81%
GRForward Goal # 3 - Local Tax Increment	14.79%	\$ 1,625,000	\$ 31,310	\$ 169,833	\$ 1,455,167	10.45%
Economic Development and Innovation		550,000	33,246	128,097	421,903	23.29%
GRForward Goal # 4 - Local Tax Increment	5.01%	\$ 550,000	\$ 33,246	\$ 128,097	\$ 421,903	23.29%
Downtown Workforce Programs		50,000	3,700	15,616	34,384	31.23%
GRForward Goal # 4 - Non-Tax Increment	0.46%	\$ 50,000	\$ 3,700	\$ 15,616	\$ 34,384	31.23%
Downtown Marketing and Inclusion Efforts		340,000	40,954	100,474	239,526	29.55%
Downtown Marketing - Sponsorship		80,000	6,900	25,900	54,100	32.38%
Downtown Tree Plantings		100,000	93,415	93,415	6,585	93.42%
Events & Activation - LTI		1,100,000	54,807	61,914	1,038,086	5.63%
Public Realm Improvements		2,000,000	61,784	181,844	1,818,156	9.09%
Urban Recreation Improvements		45,000	8,109	21,832	23,168	48.52%
GRForward Goal # 5 - Local Tax Increment	33.36%	\$ 3,665,000	\$ 265,969	\$ 485,379	\$ 3,179,621	13.24%
DGRI Event Production		400,000	103,788	202,948	197,052	50.74%
Downtown Ambassador Program		400,000	86,979	174,008	225,992	43.50%
Project and Fixed Asset Maintenance		50,000	-	115	49,885	0.23%
Public Space Activation		300,000	18,586	115,814	184,186	38.60%
Rosa Parks Circle Skating Operations		35,000	-	-	35,000	0.00%
Special Events - Office of		75,000	-	-	75,000	0.00%
Winter Avenue Building		5,000	113	395	4,605	7.90%
GRForward Goal # 5 - Non-Tax Increment	11.52%	\$ 1,265,000	\$ 209,466	\$ 493,280	\$ 771,720	38.99%
TOTAL	100.00%	\$ 10,985,269	\$ 507,138	\$ 1,328,784	\$ 9,656,485	12.10%

STATEMENT D
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2025 Expenditures
September 1 - 30, 2024

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	9/6/2024	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	\$ 20,184.83
Local	9/24/2024	Priority Health	Administration	Health Insurance Premium - October 2024 DDA	12,090.87
Local	9/3/2024	Priority Health	Administration	Health Insurance Premium - September 2024 DDA	11,498.43
Local	9/5/2024	McAlvey Merchant & Associates	Administration	Governmental Consulting 08/24	5,500.00
Local	9/12/2024	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street July 2024 - June 2025	5,102.88
Local	9/5/2024	Dickinson Wright PLLC	Administration	DDA Legal Services July 24	4,026.00
Local	9/9/2024	Vari Sales Corporation	Administration	Desktop convertors & standing mats 08/24	2,600.29
Local	9/9/2024	American United Life-Group Div	Administration	OneAmerica Life Insurance 08/24	2,593.12
Local	9/14/2024	City of Grand Rapids	Administration	Staff services - payroll period ended 09/14/2024	2,375.58
Local	8/31/2024	City of Grand Rapids	Administration	Staff services - payroll period ended 08/31/2024	2,370.81
Local	9/16/2024	US Bank National Association	Administration	DDA Admin: Conference & Travel	1,872.43
Local	9/29/2024	American United Life-Group Div	Administration	OneAmerica Life Insurance 09/24	1,800.25
Local	9/30/2024	Advance Local Media LLC	Administration	93708- DDA Plan Amendment publishing	1,792.00
Local	9/9/2024	Worksighted, Inc.	Administration	Worksighted Systems Engineer 07/24	1,780.24
Local	9/18/2024	Worksighted, Inc.	Administration	Worksighted CRIT 09/24	1,780.24
Local	9/23/2024	Promotional Impact	Administration	Green Giftz: DGRI swag final payment 09/24	1,694.67
Local	9/9/2024	Lisa M Cooper	Administration	Cooper People Group HR services 09/24	1,583.32
Local	9/5/2024	Dickinson Wright PLLC	Administration	DDA Legal Services July 24	1,342.00
Local	9/6/2024	City Treasurer - Risk Mgmt	Administration	Monthly General Insurance Allocation	942.75
Local	9/9/2024	Fusion Financial Services, LLC	Administration	Fusion Financial accounting 09/24	781.29
Local	9/9/2024	Selective Insurance Co of America	Administration	Selective Insurance Workers Comp Policy 09/24	779.24
Local	9/18/2024	Blue Cross Blue Shield of Mich	Administration	DDA Dental Insurance Premiums 09/24	769.21
Local	9/16/2024	US Bank National Association	Administration	DGRI Admin: Conference & Travel (DDA)	687.34
Local	9/10/2024	Melvin Eledge JR	Administration	M. Eledge reimbursement 08/24	597.96
Local	9/12/2024	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street July 2024 - June 2025	485.38
Local	9/9/2024	Worksighted, Inc.	Administration	Worksighted Office 365 07/24	449.68
Local	9/18/2024	Worksighted, Inc.	Administration	Worksighted Office 365 09/24	449.68
Local	9/18/2024	Cellco Partnership	Administration	Verizon Cell Phone Service 09/24	398.50
Local	9/19/2024	Professional Maintenance of MI Inc.	Administration	Prof Maint of MI janitorial services FY25	346.50
Local	9/30/2024	Professional Maintenance of MI Inc.	Administration	Prof Maint of MI janitorial services FY25	346.50
Local	9/16/2024	US Bank National Association	Administration	DDA Admin: Food/Bev	335.55
Local	9/5/2024	Dickinson Wright PLLC	Administration	DDA Legal Services July 24	304.50
Local	9/5/2024	Dickinson Wright PLLC	Administration	DGRI Admin Legal Services July 24	271.04
Local	9/5/2024	Dickinson Wright PLLC	Administration	DDA Legal Services July 24	264.00
Local	9/10/2024	GreatAmerica Financial Services Corp	Administration	Great America Copier Lease 08/24	258.65
Local	9/16/2024	US Bank National Association	Administration	Admin: Food/Bev (DDA)	256.57
Local	9/16/2024	US Bank National Association	Administration	DDA Admin Professional Development	246.40
Local	9/9/2024	Metro FiberNet, LLC	Administration	Metonet phones 02/24-6/24	243.56
Local	9/30/2024	Metro FiberNet, LLC	Administration	Metonet phones 09/24	243.56
Local	9/23/2024	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric 09/24	197.03
Local	9/16/2024	US Bank National Association	Administration	DGRI Admin: Supplies (DDA)	114.07
Local	9/9/2024	Littlefoot Coffee Roasters	Administration	Office Supply coffee 08/24	107.80
Local	9/16/2024	US Bank National Association	Administration	DGRI Admin: Subscriptions (DDA)	89.01
Local	9/5/2024	Dickinson Wright PLLC	Administration	DDA Legal Services July 24	88.00
Local	9/10/2024	ApplicantPro Holdings LLC	Administration	Applicant Pro HR software 08/24	83.93
Local	9/12/2024	ApplicantPro Holdings LLC	Administration	Applicant Pro HR software 09/24	83.93
Local	9/9/2024	Metro FiberNet, LLC	Administration	Metonet internet 02/24-6/24	76.96
Local	9/30/2024	Metro FiberNet, LLC	Administration	Metonet internet 09/24	76.96
Local	9/16/2024	US Bank National Association	Administration	Admin: Local Business Expense (DDA)	59.39
Local	9/9/2024	Metro FiberNet, LLC	Administration	Metonet fees 02/24-6/24	38.31
Local	9/30/2024	Metro FiberNet, LLC	Administration	Metonet fees 09/24	38.31
Local	9/10/2024	Staples Contract and Commercial Inc.	Administration	Staples office supplies 09/24	34.49
Local	9/23/2024	Model Coverall Service Inc	Administration	Floor Mat Rental Model Coverall 09/24	33.10
Local	9/13/2024	Catherine Jane Zietse	Administration	C. Zietse Mileage Reimb 08/24	20.13
Local	9/16/2024	US Bank National Association	Administration	Admin: Books (DDA)	18.93
Local	9/16/2024	US Bank National Association	Administration	Admin: Membership (DDA)	15.84
Local	9/16/2024	US Bank National Association	Administration	Admin: Postage (DDA)	11.56
Local	9/16/2024	US Bank National Association	Administration	DDA Admin: Subscriptions	7.20
Local	9/24/2024	ArtPrize	Administration	ArtPrize June Payroll 063024AP	(82,712.86)
					<u>9,927.91</u>
Local	9/20/2024	City Treasurer - Mobile GR	DASH North Shuttle Services	Sept 2024 DDA Share of DASH North Service	25,000.00
					<u>25,000.00</u>

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2025

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Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	9/18/2024	M Retail Solutions, LLC	Development Project Guidance	M Retail Solutions Real Estate Consulting 09/24	1,000.00
					1,000.00
Local	9/9/2024	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift Printing - RTTR signs 08/24	6,671.10
Local	9/19/2024	Adtegrity.com, Inc.	Dntn Marketing & Inclusion Efforts	Media Place Partners August impressions 09/24	5,922.30
Local	9/9/2024	Promotional Impact	Dntn Marketing & Inclusion Efforts	Green Giftz RTTR branded merch 08/24	4,633.49
Local	9/18/2024	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	B. Esler general photography 09/24	4,560.00
Local	9/23/2024	Edgar Omar Arredondo	Dntn Marketing & Inclusion Efforts	AVES Films general photography 09/24	3,345.00
Local	9/23/2024	Meurry Yely Romero Munoz	Dntn Marketing & Inclusion Efforts	Yely, Return to the River advertising 09/24	3,000.00
Local	9/18/2024	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift Printing 09/24	2,316.10
Local	9/23/2024	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift Printing - Panel signage 09/24	1,973.36
Local	9/23/2024	Gongwer News Service	Dntn Marketing & Inclusion Efforts	News Services Subscription 09/2024 - 08/2025	1,900.00
Local	9/10/2024	Holland Litho Service Inc.	Dntn Marketing & Inclusion Efforts	RTTR map/guide & posters & a-frames 08/24	1,210.08
Local	9/16/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions & Publication	1,108.16
Local	9/9/2024	HBCU Power Awards	Dntn Marketing & Inclusion Efforts	"Kemba" film screening sponsorship 08/24	1,000.00
Local	9/16/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Conference & Travel	846.09
Local	9/16/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Printing & Publishing	500.00
Local	9/16/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	463.98
Local	9/10/2024	Holland Litho Service Inc.	Dntn Marketing & Inclusion Efforts	RTTR map/guide & posters & a-frames 08/24	357.64
Local	9/30/2024	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Velasco photography 09/24	332.50
Local	9/30/2024	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Velasco photography 09/24	285.00
Local	9/30/2024	Breck Graphics Inc	Dntn Marketing & Inclusion Efforts	R. Krenz bu cards & Ambassador Cards 09/24	255.17
Local	9/18/2024	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Velasco photography 09/24	237.50
Local	9/16/2024	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Supplies	36.48
					40,953.95
Local	9/22/2024	GR Public Schools Foundation	Downtown Marketing - Sponsorships	Sponsorship: 2024 GR Turkey Trot	2,500.00
Local	9/19/2024	Show Michigan Corporation	Downtown Marketing - Sponsorships	GR Wine, Beer & Food Festival Sponsor 2024	2,500.00
Local	9/23/2024	GR Diversity in Art & Music Fest	Downtown Marketing - Sponsorships	GR African American & Arts festival 2024	1,000.00
Local	9/16/2024	US Bank National Association	Downtown Marketing - Sponsorships	Marketing: Sponsorships	900.00
					6,900.00
Local	9/30/2024	Friends of Grand Rapids Parks	Downtown Tree Plantings	2024 DDA planting/maintenance (2 of 2)	90,000.00
Local	9/30/2024	Grand Rapids Nehemiah Project	Downtown Tree Plantings	Building Bridges August tree removal 09/24	3,415.00
					93,415.00
Local	9/30/2024	Anthony Wis	Economic Development & Innovation	Anthony Wis: Sponsorship 09/24	9,000.00
Local	9/18/2024	Outfront Media	Economic Development & Innovation	Outfront Media digital impressions 09/24	9,000.00
Local	9/10/2024	GR Area Chamber of Commerce	Economic Development & Innovation	Retail Retention & Attraction 08/24	4,583.34
Local	9/24/2024	Sarena Rae Chandler	Economic Development & Innovation	Music That Raised Us RttR 09/24	3,200.00
Local	9/9/2024	Max Lockwood	Economic Development & Innovation	Max Lockwood RTTR performance 08/24	3,000.00
Local	9/9/2024	Holland Litho Service Inc.	Economic Development & Innovation	Holland Litho: SoDiv A-frames & signs 08/24	2,622.55
Local	9/22/2024	Malcolm M McDonald	Economic Development & Innovation	M. McDonald hoop performance RttR 09/24	900.00
Local	9/30/2024	Brownlee Press, LLC	Economic Development & Innovation	Brownlee Press - Jr. Ambassador stickers 09/24	460.00
Local	9/30/2024	Anne DiVitto	Economic Development & Innovation	Word Out Influence: 3rd Thursday 09/24	279.75
Local	9/23/2024	Danielle Christine Terwilliger	Economic Development & Innovation	DBA Dani Twigs - RTTR DJ set 09/24	200.00
					33,245.64
Local	9/18/2024	Ivy Marie-Ann Orth	Events & Activation - LTI	LunoSol RttR 2024 08/24	8,381.10
Local	9/19/2024	Jason Fulton	Events & Activation - LTI	Grey Dog Security - RTTR security 08/24	7,568.40
Local	9/23/2024	LiveSpace, LLC	Events & Activation - LTI	LiveSpace - Return to the River 09/24	7,444.20
Local	9/18/2024	Centurion Security Solutions LLC	Events & Activation - LTI	Centurion Security services RTTR 09/24	6,435.00
Local	9/16/2024	US Bank National Association	Events & Activation - LTI	Event Production: Equipment Rental	3,983.92
Local	9/22/2024	Gregory Lighton	Events & Activation - LTI	Installations of art exhibits RTTR 08/24	3,025.00
Local	9/16/2024	US Bank National Association	Events & Activation - LTI	Event Production: Services	2,727.75
Local	9/16/2024	US Bank National Association	Events & Activation - LTI	Event Production: Food / Bev	2,713.07
Local	9/16/2024	US Bank National Association	Events & Activation - LTI	Event Production: Supplies	2,695.62
Local	9/22/2024	Grand Rapids Event Management LLC	Events & Activation - LTI	RTTR 2024 Sponsorship Engagement 09/24	2,237.50
Local	9/23/2024	LiveSpace, LLC	Events & Activation - LTI	LiveSpace - Return to the River 09/24	1,541.00
Local	9/23/2024	United Rentals (North America), Inc.	Events & Activation - LTI	United Rentals events 09/24	1,224.11
Local	9/19/2024	Anna Grace Theisen	Events & Activation - LTI	G. Theisen - R2R performance 08/24	1,100.00
Local	9/23/2024	United Rentals (North America), Inc.	Events & Activation - LTI	United Rentals events 09/24	832.57
Local	9/18/2024	Asia Horne	Events & Activation - LTI	Free Alchemy Studio Dj Services RTR 09/24	500.00
Local	9/16/2024	US Bank National Association	Events & Activation - LTI	Event Production: Local Business Expense	324.82
					52,734.06

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Local	9/18/2024	Ronald Christian Rivera	Events & Activation - LTI	R.Rivera RttR DJ Set 09/24	300.00
Local	9/10/2024	ACO Inc	Events & Activation - LTI	Ace Hardware supplies RttR 09/24	277.97
Local	9/23/2024	United Rentals (North America), Inc.	Events & Activation - LTI	United Rentals events 09/24	256.88
Local	9/16/2024	US Bank National Association	Events & Activation - LTI	Event Production: Subscriptions	239.88
Local	9/16/2024	US Bank National Association	Events & Activation - LTI	Event Production: Food/Bev	202.60
Local	9/18/2024	Brandon Payne	Events & Activation - LTI	DJ Performance - Return to the River 09/24	200.00
Local	9/22/2024	Matthew S Perrin	Events & Activation - LTI	DJ Performance - Return to the River 09/24	200.00
Local	9/12/2024	City Treasurer - Special Events	Events & Activation - LTI	SGITI Return to the River 09/24	129.90
Local	9/11/2024	ACO Inc	Events & Activation - LTI	Ace Hardware supplies RttR 09/24	76.17
Local	9/10/2024	ACO Inc	Events & Activation - LTI	Ace Hardware supplies RttR 09/24	68.52
Local	9/10/2024	ACO Inc	Events & Activation - LTI	Ace Hardware supplies RttR 09/24	52.02
Local	9/10/2024	ACO Inc	Events & Activation - LTI	Ace Hardware supplies RttR 09/24	25.83
Local	9/10/2024	ACO Inc	Events & Activation - LTI	Ace Hardware supplies RttR 09/24	20.16
Local	9/11/2024	ACO Inc	Events & Activation - LTI	Ace Hardware supplies RttR 09/24	9.87
Local	9/11/2024	ACO Inc	Events & Activation - LTI	Ace Hardware supplies RttR 09/24	7.23
Local	9/10/2024	ACO Inc	Events & Activation - LTI	Ace Hardware supplies RttR 09/24	5.70
					2,072.73
Local	9/3/2024	SmithGroup, Inc.	Public Realm Improvements	SmithGroup Hill and River Network Design 08/24	18,600.25
Local	9/8/2024	Fishbeck, Thompson, Carr & Huber	Public Realm Improvements	23033-Ionia & Division-I-196 to N or Mason	15,259.01
Local	9/30/2024	Downtown Grand Rapids, Inc.	Public Realm Improvements	ArtPrize "David" Activation Sponsorship 9/2024 DDA	5,000.00
Local	9/23/2024	Fishbeck, Thompson, Carr & Huber	Public Realm Improvements	23033-Ionia & Division-I-196 to N or Mason	4,615.72
Local	9/25/2024	Eric Gale Goodson	Public Realm Improvements	Phenix Downtown security services 07/24-09/24	4,080.00
Local	9/25/2024	Eric Gale Goodson	Public Realm Improvements	Phenix Downtown security services 07/24-09/24	4,080.00
Local	9/25/2024	Eric Gale Goodson	Public Realm Improvements	Phenix Downtown security services 07/24-09/24	4,080.00
Local	9/25/2024	Eric Gale Goodson	Public Realm Improvements	Phenix Downtown security services 07/24-09/24	4,080.00
Local	9/9/2024	Kerkstra Portable Restroom Srv Inc	Public Realm Improvements	Kerkstra- portable rental & cleaning services 08/24	3,000.00
Local	9/19/2024	Eric Gale Goodson	Public Realm Improvements	Phenix Downtown security services 07/24-09/24	2,700.00
Local	9/9/2024	Progressive Architecture	Public Realm Improvements	23057-Surface Deck at Calder Plaza	1,861.27
Local	9/23/2024	Matthew Duncan	Public Realm Improvements	Monk Recordings LLC, DJ at Farmer's Market 09/24	500.00
Local	9/18/2024	Bazen Electric	Public Realm Improvements	Bazen Electrical services: pole removal 09/24	469.78
Local	9/9/2024	Kerkstra Portable Restroom Srv Inc	Public Realm Improvements	Kerkstra- portable rental & cleaning services 08/24	180.00
Local	9/9/2024	Swift Printing & Communications	Public Realm Improvements	Swift Printing - community garden signs 08/24	157.00
Local	9/23/2024	Swift Printing & Communications	Public Realm Improvements	Swift Printing - Community garden sign 09/24	125.00
Local	9/16/2024	US Bank National Association	Public Realm Improvements	Public Realm Improvements: Supplies	79.98
Local	9/30/2024	Kerkstra Portable Restroom Srv Inc	Public Realm Improvements	Kerkstra- hasp broken on portable restroom 09/24	75.00
Local	9/9/2024	ACO Inc	Public Realm Improvements	Ace Hardware supplies -storage key 08/24	4.59
Local	7/1/2024	Fishbeck, Thompson, Carr & Huber	Public Realm Improvements	Accrual Reversal - FY24 Expense	(7,164.05)
					61,783.55
Local	9/23/2024	Fishbeck, Thompson, Carr & Huber	River Edge Improvements	19078-Riverwalk at Grand River (FTCH-440687)DDA	287.50
Local	7/1/2024	Site Design Solutions, LLC	River Edge Improvements	Accrual Reversal - FY24 Expense	(45,348.50)
					(45,061.00)
Local	9/5/2024	Dickinson Wright PLLC	River Governance	Greenway Legal Services July 24	1,474.00
Local	9/16/2024	US Bank National Association	River Governance	River Governance: Local Business Expense	1,000.00
Local	9/19/2024	Guidehouse Inc.	River Governance	DGRI ARPA Consult & Labor Services 09/24	988.00
Local	9/19/2024	Guidehouse Inc.	River Governance	DGRI ARPA Consult & Labor Services 09/24	912.00
Local	9/16/2024	US Bank National Association	River Governance	Rive Governance: Food/Bev	749.88
Local	9/16/2024	US Bank National Association	River Governance	River Art Plan: Food / Bev	240.31
Local	9/16/2024	US Bank National Association	River Governance	River Governance: Equipment Rental	185.16
Local	9/16/2024	US Bank National Association	River Governance	River Art Plan: Equipment Rental	151.21
Local	9/16/2024	US Bank National Association	River Governance	River Governance: Supplies	125.03
Local	9/16/2024	US Bank National Association	River Governance	River Governance: Conference & Travel	43.27
Local	9/16/2024	US Bank National Association	River Governance	River Art Plan: Books	25.00
					5,893.86
Local	9/30/2024	Eric Gale Goodson	Streetscape Improvements	Phenix Downtown security services August 09/24	3,965.89
Local	9/9/2024	Micandy Garden Greenhouses, Inc.	Streetscape Improvements	Micandy - Lyon Street planters 08/24	2,000.00
Local	9/9/2024	Uline Inc	Streetscape Improvements	Uline Supplies streetscape improvements 08/24	56.10
					6,021.99

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Local	9/18/2024	Mydatt Service Inc	Urban Recreation Improvements	Block by Block Supplies 09/24	2,580.15
Local	9/9/2024	Katerberg Co., Inc.	Urban Recreation Improvements	Grapids irrigation-service call & repair work 08/24	1,527.40
Local	9/11/2024	Geotech Inc	Urban Recreation Improvements	Blue Bridge Camera Repairs	1,060.27
Local	9/24/2024	Presidio Holdings Inc	Urban Recreation Improvements	Blue Bridge Camera Repairs	1,057.71
Local	9/9/2024	Katerberg Co., Inc.	Urban Recreation Improvements	Grapids irrigation-service call & repair work 08/24	545.60
Local	9/30/2024	Bazen Electric	Urban Recreation Improvements	Bazen Electrical services: receptacle turn off 09/24	355.00
Local	9/18/2024	Mydatt Service Inc	Urban Recreation Improvements	Block by Block Supplies 09/24	340.84
Local	9/23/2024	Kerkstra Portable Restroom Srv Inc	Urban Recreation Improvements	Restrooms skate park rental FY25	180.00
Local	9/9/2024	Katerberg Co., Inc.	Urban Recreation Improvements	Grapids irrigation-service call & repair work 08/24	119.00
Local	9/30/2024	Katerberg Co., Inc.	Urban Recreation Improvements	Grapids - service call 09/24	119.00
Local	9/30/2024	Eric Gale Goodson	Urban Recreation Improvements	Phenix Downtown security services August 09/24	114.11
Local	9/18/2024	Mydatt Service Inc	Urban Recreation Improvements	Block by Block Supplies 09/24	90.10
Local	9/16/2024	US Bank National Association	Urban Recreation Improvements	Urban Recreation Improve: Local Business Expense	20.00
					8,109.18
Local	9/18/2024	Universal Sign, Inc.	Wayfinding System Improvements	Universal Sign System 09/24	288.00
					288.00
Non-Tax	9/10/2024	Amnestie Lillian-Tate VerDuin	DGRI Event Production	Amnestie VerDuin - RTTR performers 08/24	12,000.00
Non-Tax	9/11/2024	Ivy Marie-Ann Orth	DGRI Event Production	LunoSol RttR 2024 08/24	10,598.15
Non-Tax	9/11/2024	Frostyboyz Entertainment LLC	DGRI Event Production	Frostyboyz Ent LLC RTR 08/24	9,700.00
Non-Tax	9/9/2024	Art House Live, LLC	DGRI Event Production	Shrooms RTR Install - final payment 08/24	7,305.00
Non-Tax	9/9/2024	Creos Experts-Conseils Inc	DGRI Event Production	Los Trompos WoW - general production	6,406.96
Non-Tax	9/11/2024	Opera Grand Rapids	DGRI Event Production	RTTR - Hip Opera 08/24	6,000.00
Non-Tax	9/23/2024	Two Eagles Marcus	DGRI Event Production	Two Eagles Marcus - RTTR 09/24	4,600.00
Non-Tax	9/23/2024	Front Street LLC	DGRI Event Production	Storage Facility Rent FY25 - August rent 07/24	4,167.82
Non-Tax	9/23/2024	Front Street LLC	DGRI Event Production	Storage Facility Rent FY25 - Sept. rent 08/24	4,092.85
Non-Tax	9/11/2024	Ivy Marie-Ann Orth	DGRI Event Production	LunoSol RttR rental 2024 08/24	4,086.16
Non-Tax	9/11/2024	MacAllister Machinery Co Inc	DGRI Event Production	RTTR Machine Rental 08/24	3,569.00
Non-Tax	9/18/2024	Seth Michael Haut	DGRI Event Production	Seth Haut Contract Employee RttR 09/24	2,475.00
Non-Tax	9/11/2024	United Rentals (North America), Inc.	DGRI Event Production	United Rentals RTTR rental 08/24	2,439.14
Non-Tax	9/10/2024	Gabrielle Stoner	DGRI Event Production	Brie Stoner: Musical Performance - RTTR 08/24	2,000.00
Non-Tax	9/9/2024	Monique Ramirez	DGRI Event Production	Sunshine Face Painting: RTTR 08/24	2,000.00
Non-Tax	9/18/2024	The Hacky Turtles	DGRI Event Production	The Hacky Turtles - RTTR performance 08/24	2,000.00
Non-Tax	9/11/2024	Western MI Bengali Cultural Assn	DGRI Event Production	Sponsorship for WMBCA RTTR 2024	2,000.00
Non-Tax	9/9/2024	Centurion Security Solutions LLC	DGRI Event Production	Centurion Security services RTTR 08/24	1,755.00
Non-Tax	9/9/2024	Creos Experts-Conseils Inc	DGRI Event Production	Los Trompos WoW - equipment rental	1,596.29
Non-Tax	9/9/2024	Ice Sculptures Ltd	DGRI Event Production	Ice Sculptures RttR invoice 2 of 2 08/24	1,250.00
Non-Tax	9/11/2024	Winfred Julien	DGRI Event Production	DBA Magnate Media Group LLC - RTTR 08/24	1,100.00
Non-Tax	9/10/2024	Chris LaPorte	DGRI Event Production	C. LaPorte RttR caricature artist invoice 2 of 2 08/24	1,050.00
Non-Tax	9/9/2024	Colin Gaddis	DGRI Event Production	DBA Gadatonic: RTTR live painting 08/24	1,000.00
Non-Tax	9/9/2024	Elizabeth Rennie-Gardner	DGRI Event Production	RTTR hand painted signs 08/24	1,000.00
Non-Tax	9/9/2024	Karlana J Morehouse	DGRI Event Production	DBA Lipstick Jodi - RTTR Performance 08/24	1,000.00
Non-Tax	9/9/2024	Olivia Mendoza	DGRI Event Production	Olivia Mendoza - Pleasant Peninsula: mural 08/24	1,000.00
Non-Tax	9/20/2024	City Treasurer - Mobile GR	DGRI Event Production	Meter Reservation 4501	838.00
Non-Tax	9/9/2024	Creos Experts-Conseils Inc	DGRI Event Production	Los Trompos WoW - admin fee	800.32
Non-Tax	9/9/2024	Kasandra Fox	DGRI Event Production	DBA Cosmic Glitter - final payment R2R 08/24	700.00
Non-Tax	9/18/2024	Naymlis	DGRI Event Production	NAYMLIS Inc. - Kesswa DJ set for RTTR 09/24	600.00
Non-Tax	9/23/2024	Dania Margaux Grevengoed	DGRI Event Production	DBA Interpersonal Design: mural final 09/24	500.00
Non-Tax	9/10/2024	Grand Rapids Running Tours	DGRI Event Production	RTTR Walking Tours 08/24	500.00
Non-Tax	9/11/2024	Jamie John	DGRI Event Production	Jamie John - RTTR mural painting 08/24	500.00
Non-Tax	9/9/2024	Thiago Porraz	DGRI Event Production	Pleasant Peninsula mural (inv 8 of 2) 07/24	500.00
Non-Tax	9/19/2024	Joseph Mark Consolla	DGRI Event Production	RTTR DJ setup & performance 08/24	400.00
Non-Tax	9/11/2024	Michigan State University	DGRI Event Production	MSU RTTR 2024	400.00
Non-Tax	9/11/2024	Ivy Marie-Ann Orth	DGRI Event Production	LunoSol RttR shipping 2024 08/24	312.64
Non-Tax	9/11/2024	DeVante Barnes	DGRI Event Production	DeVante Barnes - RTTR DJ 08/24	300.00
Non-Tax	9/10/2024	Evan Roy	DGRI Event Production	Evan Roy dab E. Roy RTTR 08/24	300.00
Non-Tax	9/19/2024	Joseph Mark Consolla	DGRI Event Production	J. Consolla RTTR DJ setup & performance 08/24	300.00
Non-Tax	9/10/2024	Kyle Patrick Roy	DGRI Event Production	DBA Drop Catch - RTTR performance 08/24	300.00
Non-Tax	9/10/2024	Creative Studio Promotions	DGRI Event Production	DGRI (events) - assorted shirts 08/24	260.98
Non-Tax	9/10/2024	Paul Sapp	DGRI Event Production	Sixth Street Park Point of Contact Return to the River !	155.00
Non-Tax	9/12/2024	Kathryn Marie Benson	DGRI Event Production	GR Yoga Performance RttR 09/24	150.00
Non-Tax	9/10/2024	Rebecca Ward	DGRI Event Production	R. Ward RttR Yoga Flow 09/24	80.00
Non-Tax	9/30/2024	Naymlis	DGRI Event Production	Void Check	(300.00)
					103,788.31

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Source	Date	Vendor	Purpose / Project	Description	Amount
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Non-Tax	9/5/2024	Mydatt Service Inc	Downtown Ambassador Program	Ambassador Program DDA Aug 2024	86,979.63
					<u>86,979.63</u>
Non-Tax	9/18/2024	Linda Tellis	Downtown Workforce	Linda Tellis - Relax at Rosa 09/24	2,200.00
Non-Tax	9/18/2024	Adrian Wright	Downtown Workforce	Adrian Wright - Relax at Rosa performance 09/24	1,000.00
Non-Tax	9/11/2024	Olivia Vargas	Downtown Workforce	O. Vargas relax performance 09/24	500.00
					<u>3,700.00</u>
Non-Tax	9/25/2024	Alita Kelly	Neighborhood Engagement	Jade Rabbit - Com Garden education 2024	1,500.00
					<u>1,500.00</u>
Non-Tax	9/9/2024	Amy Reckley	Public Space Activation	Final payment for 7 City Diorama project 08/24	5,000.00
Non-Tax	9/23/2024	Madison Chaffer	Public Space Activation	M. Chaffer RttR 09/24	4,000.00
Non-Tax	9/23/2024	American Athletix LLC	Public Space Activation	DBA ParkVision-playground equip - 08/24	3,871.37
Non-Tax	9/10/2024	Auto Fixit Body Shop Inc	Public Space Activation	Auto Fix-It - vehicle servicing 08/24	993.87
Non-Tax	9/16/2024	US Bank National Association	Public Space Activation	Public Space Activation: Supplies	767.53
Non-Tax	9/22/2024	Craig Merchant	Public Space Activation	C. Merchant - Sturgeon lighting repair 08/24	600.00
Non-Tax	9/18/2024	Katherine Williams	Public Space Activation	Grant application panel review 09/24	600.00
Non-Tax	9/18/2024	Brianna Garrett	Public Space Activation	Brianna Garrett dba Bubbles R Fun RttR 09/24	300.00
Non-Tax	9/16/2024	US Bank National Association	Public Space Activation	Public Space Activation: Food / Bev	179.45
Non-Tax	9/23/2024	Aaron Clason	Public Space Activation	A. Clason - Pop up Performer 09/24	160.00
Non-Tax	9/30/2024	Cecilia Hascher	Public Space Activation	DBA Silly CeCe -Pop up Performer 09/24	160.00
Non-Tax	9/30/2024	David E Fioritto	Public Space Activation	DBA Phoenix 432 - Pop up Performer 09/24	160.00
Non-Tax	9/30/2024	Patrick Robert Schmidt	Public Space Activation	Patrick Schmidt - pop up performer 09/24	160.00
Non-Tax	9/23/2024	United Rentals (North America), Inc.	Public Space Activation	United Rentals PSA 09/24	152.89
Non-Tax	9/16/2024	US Bank National Association	Public Space Activation	Public Space Activation: Supplies	125.99
Non-Tax	9/18/2024	ACO Inc	Public Space Activation	Ace Hardware supplies RttR 09/24	121.96
Non-Tax	9/23/2024	Robert A Broene	Public Space Activation	DBA SGR Services: graffiti removal 09/24	115.00
Non-Tax	9/23/2024	United Rentals (North America), Inc.	Public Space Activation	United Rentals PSA 09/24	103.99
Non-Tax	9/30/2024	Zach Dubay	Public Space Activation	DBA Candid Antics - Pop up Performer 09/24	100.00
Non-Tax	9/10/2024	Cecilia Hascher	Public Space Activation	DBA Silly CeCe - RTTR Pop up Performer 08/24	80.00
Non-Tax	9/9/2024	Jay McBride	Public Space Activation	DBA Intergalactic Agency - Pop up Performer 08/24	80.00
Non-Tax	9/30/2024	Jay McBride	Public Space Activation	DBA Intergalactic Agency - Pop up Performer 09/24	80.00
Non-Tax	9/30/2024	Katelynn j Fonger	Public Space Activation	DBA K8theGr8: Pop up Performer 09/24	80.00
Non-Tax	9/10/2024	Kiara Glekler	Public Space Activation	Kiara Glekler - RTTR Pop up Performer 08/24	80.00
Non-Tax	9/18/2024	Megan DeKievit	Public Space Activation	M. DeKievit - Pop up Performer 09/24	80.00
Non-Tax	9/10/2024	Savannah Greenert	Public Space Activation	DBA Savvywiththeflow - Popup Performer R2R 9/24	80.00
Non-Tax	9/30/2024	Stephan Mathos	Public Space Activation	S. Mathos - Pop up performer 09/24	80.00
Non-Tax	9/23/2024	ACO Inc	Public Space Activation	Ace Hardware supplies PSA 09/24	54.11
Non-Tax	9/16/2024	US Bank National Association	Public Space Activation	Public Space Activation: Travel	48.96
Non-Tax	9/16/2024	US Bank National Association	Public Space Activation	Public Space Activation: Vehicles	39.99
Non-Tax	9/16/2024	US Bank National Association	Public Space Activation	Public Space Activation: Printing	33.97
Non-Tax	9/23/2024	United Rentals (North America), Inc.	Public Space Activation	United Rentals PSA 09/24	32.09
Non-Tax	9/23/2024	ACO Inc	Public Space Activation	Ace Hardware supplies PSA 09/24	23.99
Non-Tax	9/23/2024	ACO Inc	Public Space Activation	Ace Hardware supplies PSA 09/24	13.99
Non-Tax	9/10/2024	ACO Inc	Public Space Activation	Ace Hardware supplies 09/24	13.89
Non-Tax	9/11/2024	ACO Inc	Public Space Activation	Ace Hardware supplies 09/24	3.81
Non-Tax	9/10/2024	ACO Inc	Public Space Activation	Ace Hardware supplies 09/24	3.42
Non-Tax	9/10/2024	ACO Inc	Public Space Activation	Ace Hardware supplies 09/24	2.60
Non-Tax	9/10/2024	ACO Inc	Public Space Activation	Ace Hardware supplies 09/24	1.29
Non-Tax	9/10/2024	ACO Inc	Public Space Activation	Ace Hardware supplies 09/24	1.01
Non-Tax	9/11/2024	ACO Inc	Public Space Activation	Ace Hardware supplies 09/24	0.49
Non-Tax	9/11/2024	ACO Inc	Public Space Activation	Ace Hardware supplies 09/24	0.36
Non-Tax	9/10/2024	ACO Inc	Public Space Activation	Ace Hardware supplies 09/24	0.29
					<u>18,586.31</u>
Non-Tax	9/23/2024	Swift Printing & Communications	River Economic Opportunity Initiative	Swift Printing - Contractors fair signs 09/24	113.74
					<u>113.74</u>
Non-Tax	9/23/2024	Consumers Energy	Winter Ave NW Building	1030 2027 1245 24/09	86.49
Non-Tax	9/27/2024	DTE Energy	Winter Ave NW Building	9100 258 89908 24/09	26.20
					<u>112.69</u>

TOTAL EXPENDITURES \$ 517,065.55

STATEMENT E

City of Grand Rapids - Informational Only
FY25 Capital Improvement Bond Funds
Debt Service supported by the DDA
Project Inception to September 30, 2024

Lyon Square ¹				
	Budget	FY24 Unaudited	FY25 Actual	Remaining
REVENUES				
Bond Proceeds	\$ 9,130,000	\$ 9,130,000	\$ -	\$ -
Bond Premium	497,152	497,152	-	-
Interest	165,000	279,355	44,670	(159,025)
TOTAL REVENUES	\$ 9,792,152	\$ 9,906,507	\$ 44,670	\$ (159,025)
EXPENDITURES				
External Legal Services	\$ -	\$ 33,750	\$ -	\$ (33,750)
Cost of Issuance/Paying Agent Fees	124,925	89,975	-	34,950
Construction in Progress	9,667,227	5,111,272	679,794	3,876,161
TOTAL EXPENDITURES	\$ 9,792,152	\$ 5,234,997	\$ 679,794	\$ 3,877,361
EXCESS / (DEFICIT)	\$ -	\$ 4,671,510	\$ (635,124)	
BEGINNING FUND BALANCE		-	4,671,510	
ENDING FUND BALANCE		\$ 4,671,510	\$ 4,036,386	

Amphitheater ²				
	Budget	FY24 Unaudited	FY25 Actual	Remaining
REVENUES				
Bond Proceeds	\$ 18,265,000	\$ 18,265,000	\$ -	\$ -
Bond Premium	2,234,825	2,234,825	-	-
Interest	500,000	703	231,075	268,222
TOTAL REVENUES	\$ 20,999,825	\$ 20,500,528	\$ 231,075	\$ 268,222
EXPENDITURES				
External Legal Services	\$ -	\$ 25,582	\$ -	\$ (25,582)
Cost of Issuance/Paying Agent Fees	132,979	110,198	-	22,781
Construction in Progress	20,866,846	-	-	20,866,846
TOTAL EXPENDITURES	\$ 20,999,825	\$ 135,780	\$ -	\$ 20,864,045
EXCESS / (DEFICIT)	\$ -	\$ 20,364,748	\$ 231,075	
BEGINNING FUND BALANCE		-	20,364,748	
ENDING FUND BALANCE		\$ 20,364,748	\$ 20,595,823	

Note 1: DDA pays 80% of Total Debt Service. DDA share of outstanding principal at 6/30/2024 is \$7,304,000.

Note 2: DDA pays 100% of Debt Service, outstanding principal at 6/30/2024 is \$18,265,000.



**DOWNTOWN
DEVELOPMENT
AUTHORITY**

Second Wednesday of each month
Downtown Grand Rapids Inc.
29 Pearl St. NW, Suite 1

2025 Meeting Schedule

January 8th
February 12th
March 12th
April 9th
May 14th
June 11th
July 9th
August 13th
September 10th
October 8th
November 12th
December 10th

*Please contact Downtown Grand Rapids Inc. at
616-719-4610 if you have any questions prior to the
meeting.*

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: October 9, 2024

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

**Agenda Item #05
October 9, 2024
DDA Meeting**

SUBJECT: Fulton and Market Brownfield Agreement

Fulmar Property Holdings, LLC (Owner) is planning to undertake a transformational riverfront project at the currently vacant site commonly referred to as “Fulton and Market”. The project site is approximately 6.9 acres and is made up of 10 parcels. The site is bound by Fulton Street to the north, Market Avenue SW to the east, US 131 to the south, the Grand River to the west, and includes the former Charley’s Crab restaurant that was closed in 2020 and demolished in 2024.

The proposed project includes three distinct high-rise towers that will deliver 420,000 square feet of office space, 595 units of market rate residential, 76 condominium units, 130 hotel rooms, 37,880 square feet of retail space and 2,510 parking spaces. Total investment in the project is estimated at \$738 million, which is expected to create 1,938 *new* permanent jobs. A summary of the project components is provided in the attached memo.

Given the scale of the project and the magnitude of the investment, the Owner is seeking multiple incentive approvals to make the project viable, including \$296 million through the Transformational Brownfield Program (TBP). Along with the TBP request, the project is also seeking traditional real estate incentives from the City of Grand Rapids Brownfield Redevelopment Authority (BRA) in an amount of \$247 million for eligible activities. As outlined in the attached resolution, because the DDA is in first position to receive tax increment it is requested they agree to “pass-through” their capture to the BRA to allow for maximum reimbursement. In keeping with the existing Development Support Policy, the DDA would retain 25 percent of increment generated from the project through 2054.

Once complete, the benefits brought by this project will be incredibly important to the overall goals of Downtown. For starters, the 1,900 new jobs will bring new vitality and energy to Downtown. Additionally, the new housing units are a much-needed outcome as the entire City and County look to increase housing supply. While no income restricted units are proposed on site, the project would contribute \$8.5 million to the City’s Affordable Housing Fund thus allowing for critical investments elsewhere in Grand Rapids.

Last, the development will create an important connection and extension for the Grand River Greenway. The improved River edge and public green spaces will enhance walkability from Fulton Street to the Acrisure Amphitheater and be an important link to the soon-to-be restored Grand River.

Considering these benefits, staff are recommending approval of the attached resolution. The owner is seeking approval by the BRA on October 16, and the City Commission will hold a public hearing on November 12, 2024 with final consideration scheduled for December 3, 2024. The Michigan Strategic Fund would then consider approval of the TBP application at its meeting in February 2025. Construction could begin in Fall 2025, with project completion in Spring 2029.

Recommendation: Approve the Resolution authorizing the Assignment of Tax Increment Revenues to the City of Grand Rapids Brownfield Redevelopment Authority to support the development at Fulton and Market.



45 Ottawa Avenue SW
Suite 1100
P.O. Box 306
Grand Rapids, MI 49501-0306

JOE AGOSTINELLI, CECD
Managing Director

269.567.0669
joe@michiangrowthadvisors.com

September 13, 2024

Tim Kelly
President & CEO
Grand Rapids Downtown Development Authority
29 Pearl St NW, Suite 1
Grand Rapids, MI 49503

Re: Riverfront TBP – Fulton and Market

Dear Tim:

On behalf of Fulmar Property Holdings, LLC, we appreciate the DDA's consideration of the proposed riverfront transformational project at Fulton and Market.

The Grand Rapids Riverfront Transformational Brownfield Plan (TBP) is contained within 10 parcels on the Fulton and Market Site. This information reflects the Projects as proposed at the time of the submission of this TBP and is subject to change. Each of these Projects are described below and the property on which the Projects will occur. Each Project description provides both a projected gross square footage and net rentable square footage. So-called "back of the house" usages such as common areas, elevators, stairs, lobbies, corridors, mechanical rooms, and janitor closets are included in calculating the gross square footage.

Fulton and Market Overview

There are three distinct towers planned on the Fulton and Market Site. The Fulton and Market site is bounded by Fulton Street W to the North, Market Avenue SW to the East, US-131 to the South, and the Grand River to the West. The property is approximately 6.9 acres and is primarily a surface parking lot and vacant land. The project includes the former site of the Charley's Crab restaurant that permanently closed in 2020 and was demolished in 2024. Outside of the buildings planned, the development will include a Riverwalk across the entire riverfront, which will include connectivity to the North of Fulton Street and an underpass below US-131, providing additional connectivity to transformational developments occurring South of US-131 at 201 Market. There will also be a promenade approximately adjacent to Weston Street that will bisect the property to the Riverwalk, which is currently programmed to include Riverfront stairs and a River lookout.

Cumulatively, the Fulton and Market development will include 420,000 square feet of office space, 595 units of residential rental units, 76 owner-occupied condominium units, 130 hotel keys, 37,880 square feet of retail space, and 2,510 parking spaces. This development will replace more than 6 acres of surface parking lots and vacant land with three high-rise mixed-use

MICHIGAN GROWTH ADVISORS

Tim Kelly
September 13, 2024
Page 2

developments with open public spaces and an activated riverfront. There will be an additional 68,200-square feet of promenade area, Riverwalk, lookout, and riverfront steps available to the public.

The private investment of the Fulton and Market Site is expected to be \$738,538,831 and the development is expected to create 1,938 permanent full-time jobs with an average salary of more than \$85,000 (\$40.87 per hour, on average), with a total labor impact of \$165,152,128 annually. The total construction labor impact resulting from this development is anticipated to be \$286,633,384, which would represent 3,822 temporary construction jobs. A summary of uses contemplated in this project are included below.

Component	Gross Square Feet	Units
Hotel	137,006	130
Residential (For Sale)	106,628	76
Residential (For Rent)	476,350	595
Office	420,000	N/A
Retail/Commercial	37,880	N/A
Back of House	63,970	
Total	1,241,834	

Request

The project is requesting that the DDA allow 75% of the DDA's TIF capture from the project site to flow through to the City Brownfield Redevelopment Authority for the remainder of the DDA's TIF capture.

Thank you for your assistance with this project. Please let me know if there are any questions or additional information that I can provide.

Sincerely,

Michigan Growth Advisors



BY
JOE AGOSTINELLI, CECD
MANAGING DIRECTOR

JGA:AF

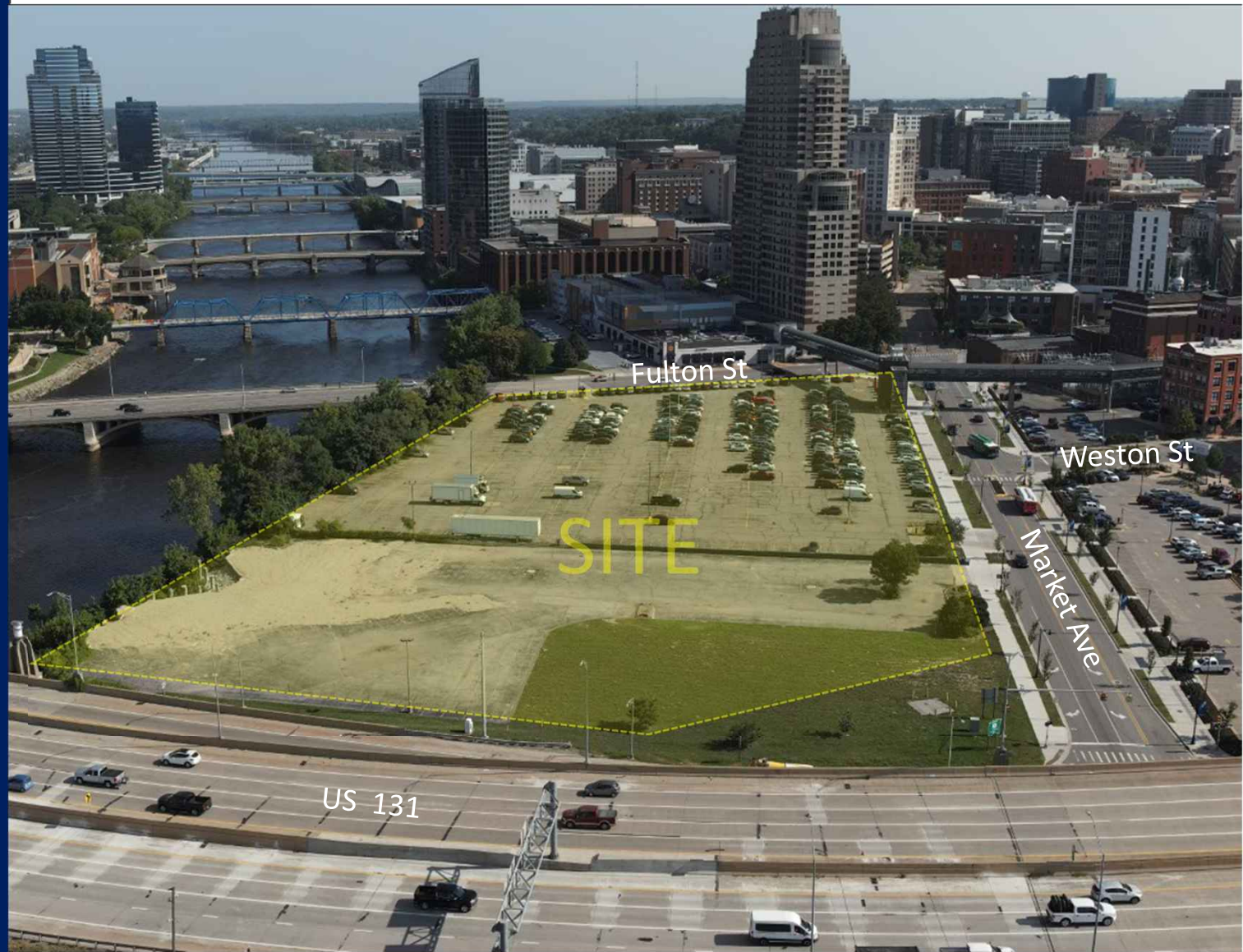


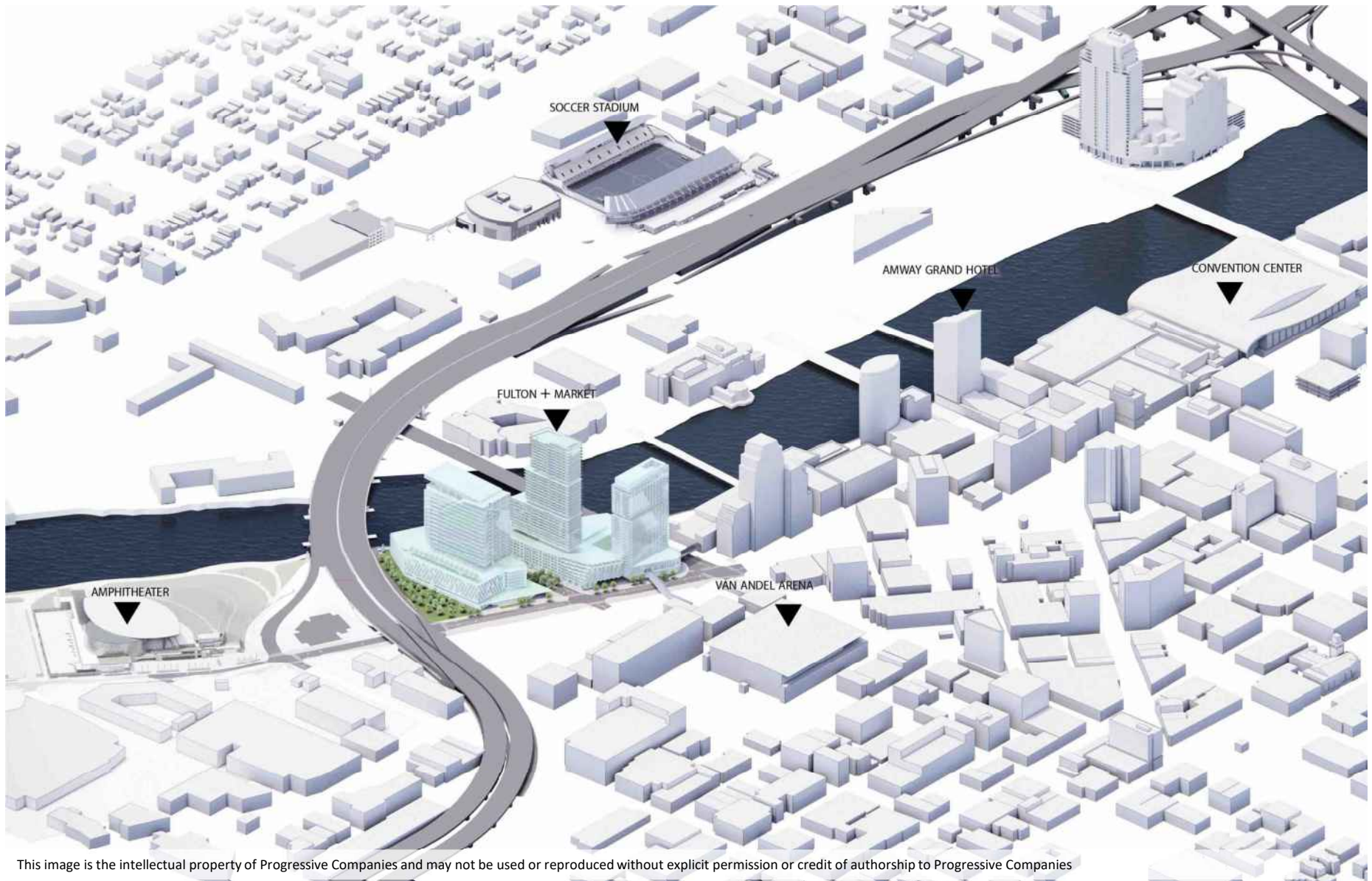
FULTON + MARKET



The Site

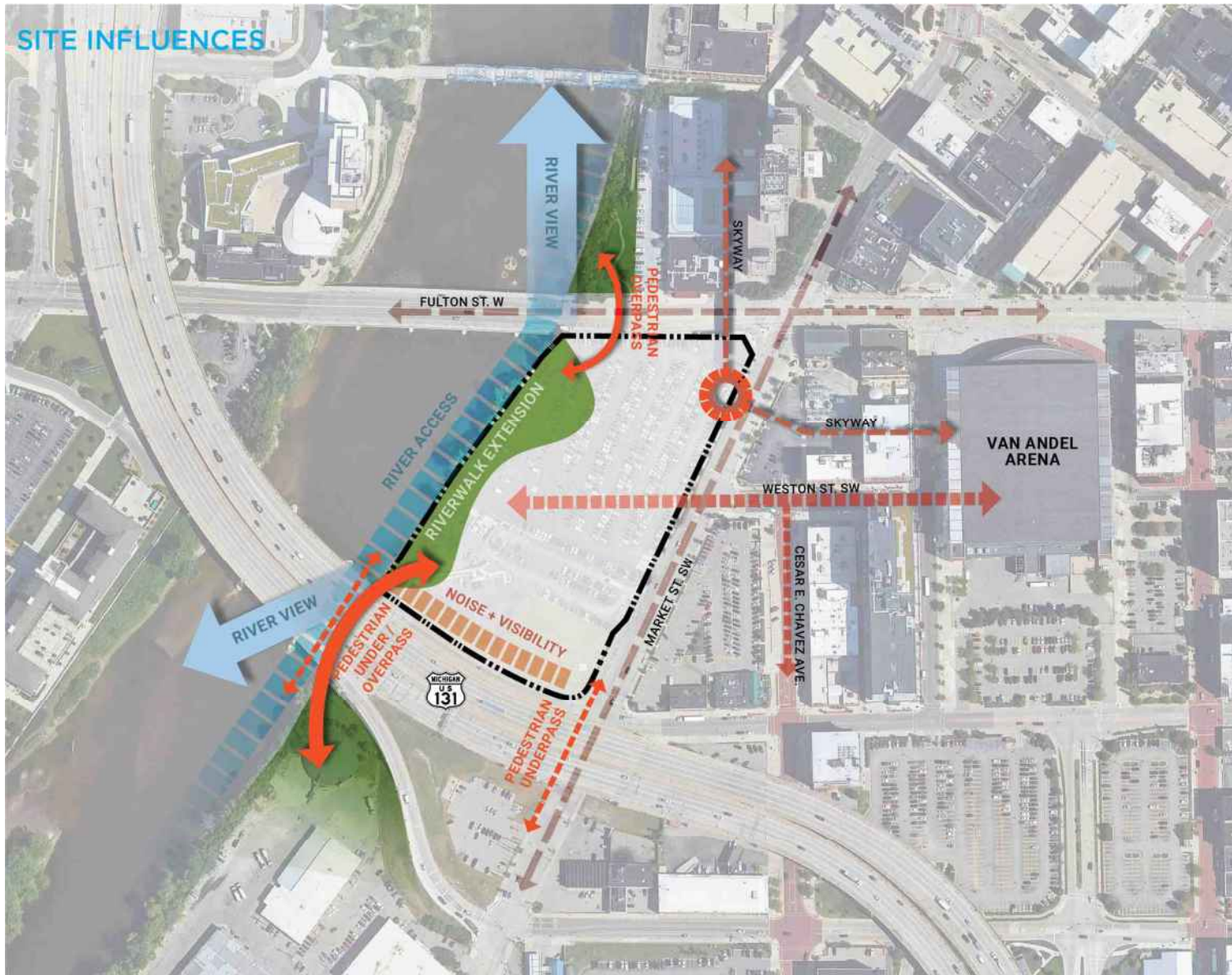
- Address: 3, 17, 21, 37, 41, 45, 47, 53, and 63 Market Ave SW and 216 Fulton Street W
- Approximately 6.8 acres
- Current use: surface parking
- Zoned: CC City Center + Grand River Overlay





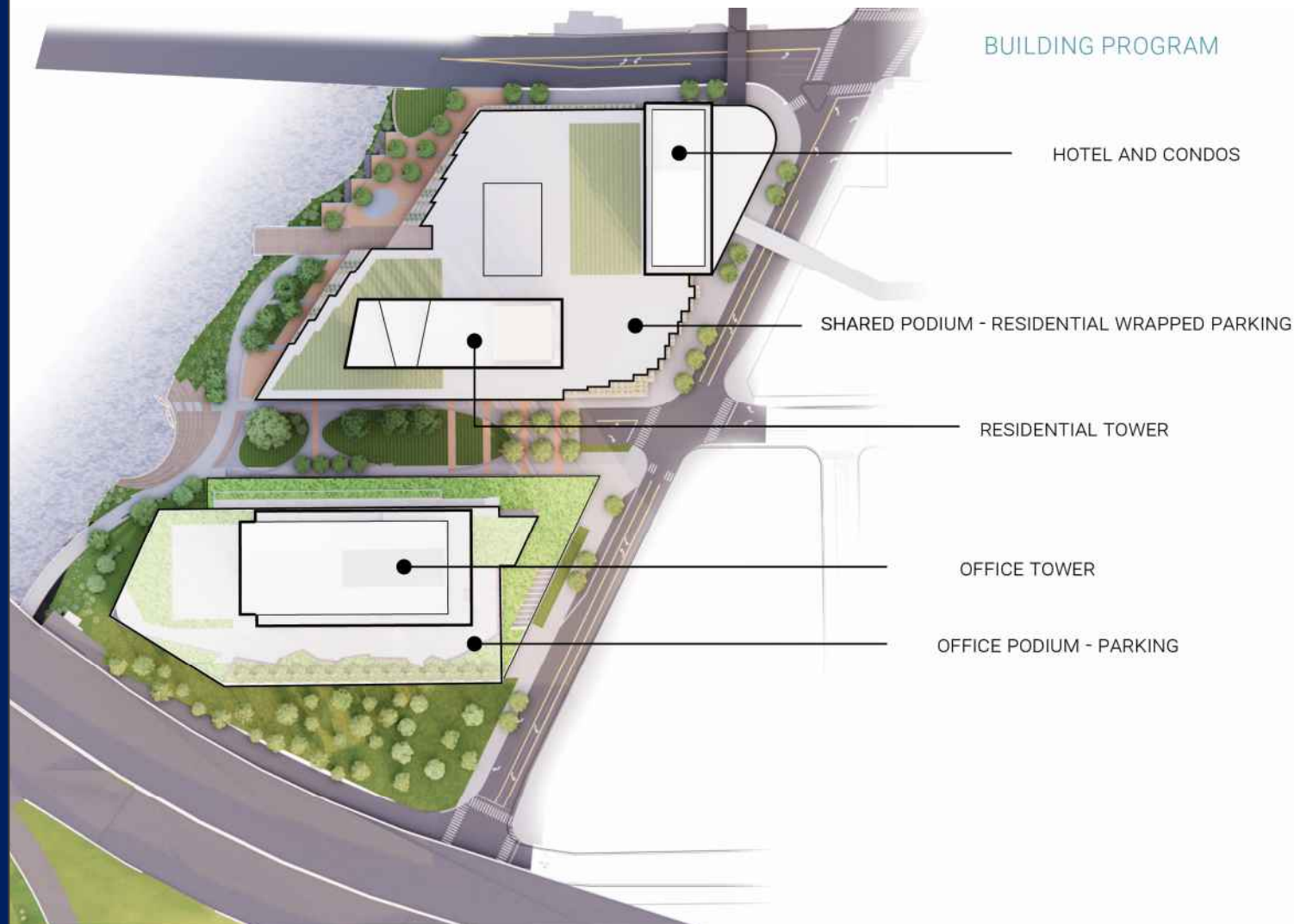
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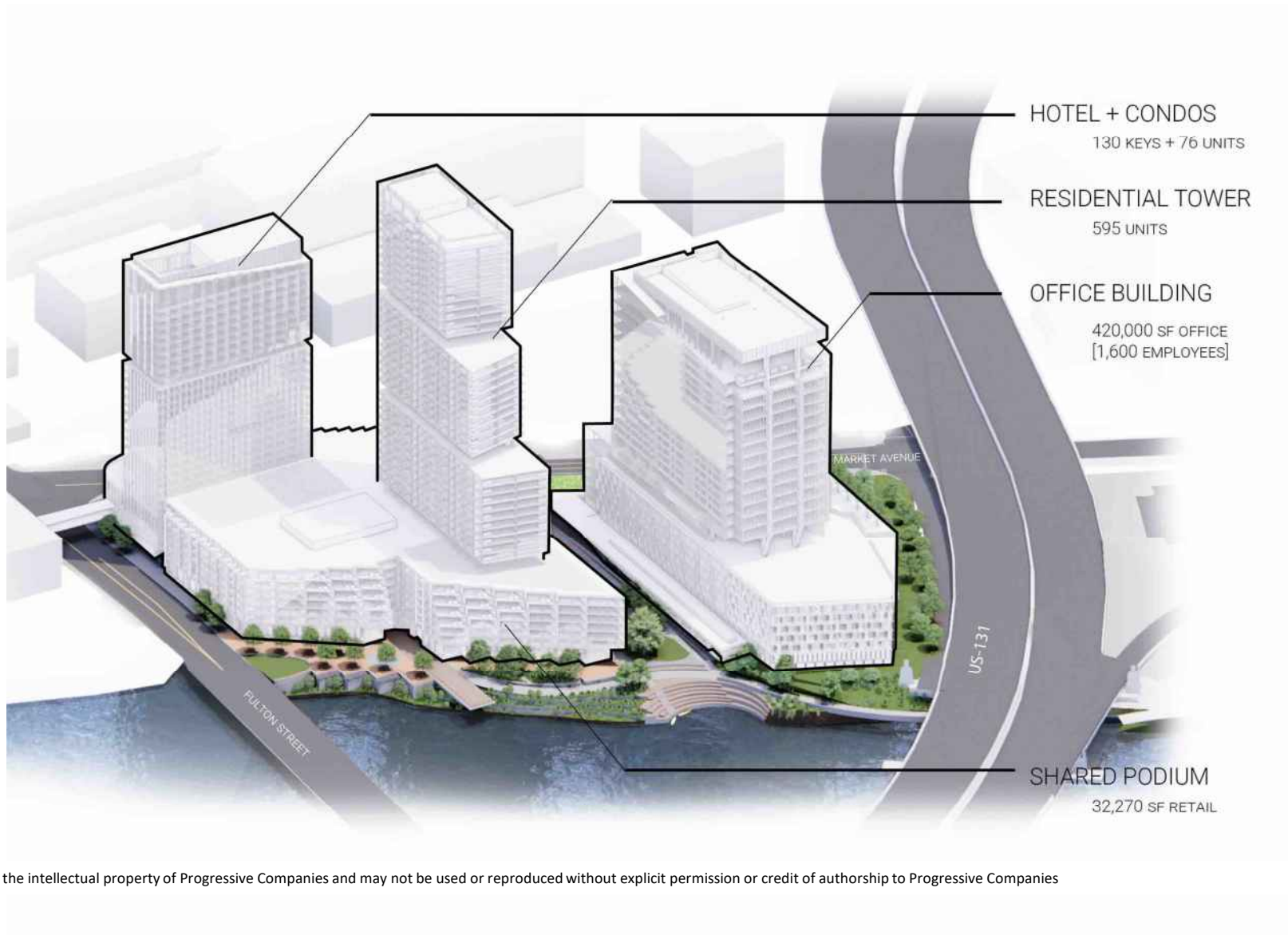
SITE INFLUENCES



Scope of Project

- Two podiums providing structured parking within
- 420,000 sf Office Tower adjacent to US131
- Northern podium wrapped with housing
- Ground floor retail activation 130 key Hotel
- Up to 671 residential units
- Total parking of up to 2,500 spaces





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MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: October 9, 2024

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

SUBJECT: Fulton and Market Easement Agreement

**Agenda Item #06
October 9, 2024
DDA Meeting**

Fulmar Property Holding's, LLC (Owner), who is undertaking the transformational development at Fulton and Market, recognizes the value of the Grand River and the Grand River Greenway (Greenway) for both its project as well as to the entire community. To facilitate public access and enjoyment of both amenities, the Owner has agreed to an access easement to allow connections to and through their site.

While the site design for the development is still being finalized, the Owner has agreed to construct the River edge and trail improvements as part of their site improvements during construction. At a minimum, this will allow a 30' permanent public access easement for non-motorized traffic. Additional easement area may be added later as the design of the site and trail improvements are finalized. As with other secured easements along the river, maintenance will be the responsibility of the City of Grand Rapids and will be coordinated with the Owner. Once design and costs are finalized, the Owner and DDA will enter into a separate agreement to establish repayment terms.

Securing this easement and completing this trail segment is critically important for creating a connected Greenway. Further, by coming to an agreement now, the segment that runs below US-131 can also move forward to permitting allowing work to be coordinated with the ongoing construction at the Acrisure Amphitheater.

Recommendation: Approve the Resolution authorizing the Executive Director to execute a Trail and Access Easement Agreement with Fulmar Property Holding's, LLC.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: October 9, 2024
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: Retail Innovation Grant: Gimme's Par & Grill (45 Ottawa Ave NW)

**Agenda Item #07
October 9, 2024
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, 24 new businesses have received DDA grants totaling just over \$600,000 since the program's launch in 2018.

Gimme's Par & Grill is a new experiential dining concept that combines dining with an entertainment experience. This new business is located at 45 Ottawa in the long vacant Davenport building and is estimated to create 60 new jobs in Downtown.

Set to open in late October, Gimme's Par & Grill has executed a 10-year lease and is seeking support through the Retail Innovation Grant in an amount not to exceed \$53,289 to support their investment. Their application was reviewed and recommended by the economic support working group in September 2024.

Funding for this grant is budgeted in Goal 4: Economic Development (LTI) line item.

Recommendation: Authorize DDA funding for an amount not to exceed \$53,289 for a retail innovation grant to support the opening of Gimme's Par & Grill located at 45 Ottawa Ave.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: October 9, 2024
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: Retail Innovation Grant: Reworked Studio (15 Division Ave S)

**Agenda Item #08
October 9, 2024
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, 24 new businesses have received DDA grants totaling just over \$600,000 since the program's launch in 2018.

The Reworked Studio, located at 15 Division Ave S, is a new retail and creative space that mixes interactive retail experiences with a community inclusive focus.

The Reworked Studio opened in March and has executed a 5-year lease and is seeking support through the Retail Innovation Grant in an amount not to exceed \$20,295 to support their investment. Their application was reviewed and recommended by the economic support working group in September 2024.

Funding for this grant is budgeted in Goal 4: Economic Development (LTI) line item.

Recommendation: Authorize DDA funding for an amount not to exceed \$20,295 for a retail innovation grant to support the opening of The Reworked Studio located at 15 Division Ave S.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: October 9, 2024
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: World of Winter Snow Removal

**Agenda Item #09
October 9, 2024
DDA Meeting**

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

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

Staff obtained 2 qualified quotes from local vendors and based on their proposal and prior experience providing services for WoW, Building Bridges was once again selected to perform the snow and ice removal for the event. The Building Bridges team will perform daily checks of the WoW footprint and work closely with DGRI staff to ensure on-site conditions meet the accessibility and safety expectations of the team and provide snow removal and de-icing services for the duration of the event.

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

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