

AGENDA

DOWNTOWN
DEVELOPMENT
AUTHORITY



Board Members:

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

Wednesday, October 8, 2025

9:00 a.m. Meeting

29 Pearl Street, NW, Suite #1

- | | | |
|--|--------|---------|
| 1. Call to Order | | Winn |
| 2. Approve September 10 2025, Minutes (9:00)
(enclosure) | Motion | Winn |
| 3. Accept August 31, 2025 Preliminary Financials (9:05)
(enclosure) | Motion | Arapari |
| 4. 45 Ionia Parking Lease Agreement (9:10)
(enclosure) | Motion | Kelly |
| 5. Retail Innovation Grant: 44 - 46 Division Ave S (9:15)
(enclosure) | Motion | Eledge |
| 6. Retail Innovation Grant: 112 Monroe Center NW (9:20)
(enclosure) | Motion | Eledge |
| 7. Downtown Tree Planting Proposal (9:25)
(enclosure) | Motion | Eledge |
| 8. Executive Director Report (9:30) | Info | Kelly |
| 9. Public Comment (9:40) | | |
| 10. Board Discussion (9:45) | Info | Board |
| 11. Adjournment (9:50) | | |



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY September 10, 2025

1. Call to Order – This meeting was called to order at 8:33 AM by Chair Winn.

Attendance

Members Present: Luis Avila, Kayem Dunn, Ryan Foley, Greg McNeilly, Mayor David LaGrand (arrived after agenda item #2), Jen Schottke, Rosalynn Bliss, Al Vanderberg, and Rick Winn

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Teva Arapari (Treasurer), Mandy McDaniel (Recording Secretary), Sam Cummings (CWD Real Estate Investment), Jared Belka (Partner, Warner Norcross + Judd), Jess Solis (Project Consultant, SME), Bryce Hansen, James Eerdsman (Developers, 443 Sheldon), Chris Ake (Owner, Harris Building), Brent Fisher (Owner, Harris Building), Chris Tower (Attorney, Harris Building Development), Michael Williams (Community Organizer, Disability Advocates of Kent County), Melvin Eledge (DGRI Staff).

2. Approve Meeting Minutes from July 9, 2025
Motion: Member Dunn, supported by Member Bliss, moved to approve July 9, 2025, Meeting Minutes as presented. Motion carried unanimously.
3. Accept June 30, 2025, Preliminary Financial Statements
Motion: Member McNeilly, supported by Member Bliss, motioned to accept Statement D: June 30, 2025, Expenditures. Motion carried unanimously.
4. 125 Ottawa Brownfield Agreement
Kelly previewed the project at 125 Ottawa in the Ledyard building. The DDA is being asked to pass through funds to the Brownfield Redevelopment Authority for the redevelopment of 125 Ottawa, where 125 Ottawa LLC plans to convert the office space into 36 residential apartments, with a \$11.4 million investment. The project will provide eight affordable units and increase Downtown housing supply. The owner is seeking a Neighborhood Enterprise Zone (NEZ) designation and up to \$4.6 million in Brownfield reimbursements, with the DDA passing their tax increment to the BRA while retaining 10% for 28 years.

Sam Cummings has been exploring new applications for converting office spaces to residential. Today, he is proposing the conversion of 125 Ottawa in the Leonard building to 36 residential apartments with 20% of units at 60% AMI. Cummings shared floor plans of the conversion.

The Mayor inquired if age-qualifying residential units (such as 55+) have been explored. Cummings stated that it is worthy of consideration.

Motion: Member McNeilly, supported by Member Dunn, motioned to approve Resolution authorizing the Assignment of Tax Increment Revenues to the City of Grand Rapids Brownfield Redevelopment Authority to support renovations to 125 Ottawa Avenue. Motion carried unanimously.

5. 443 Sheldon Avenue Brownfield Agreement

Kelly introduced Jess Solis and Bryce Hansen from the 443 Sheldon project team to provide an overview of their project that will deliver 26 new residential units.

Bryce Hansen introduced himself as a new developer and provided an overview of what they have been working on. The property he is interested in developing is located at 443 Sheldon Avenue. The project will include a 17,750-square-foot building featuring 26 apartments—4 studios, 19 one-bedroom units, and 3 two-bedroom units—20% of which will be income-restricted.

The Brownfield recently approved 25 years of tax increment revenue capture in return. To make the project feasible, they are requesting a 75% pass-through of tax increment revenue from the DDA.

While this may result in a reduction of revenue for the DDA, the project is expected to contribute significantly to the local housing supply and revitalize a currently vacant parcel.

Motion: Member McNeilly, supported by Member Dunn, approved the Resolution authorizing the Assignment of Tax Increment Revenues to the City of Grand Rapids Brownfield Redevelopment Authority to support renovations to 443 Sheldon Avenue SE. Motion carried unanimously.

6. DDA Liquor License: 107 – 111 Division Ave S.

Eledge presented the first of two liquor license requests. The first is a request from GR Gamebar LLC, which is planning a barcade concept. Significant investments in the building, including renovation of the bar equipment, kitchen, bathrooms, and overall lighting are included in the project. Eledge introduced the owners, Chris Ake and Brent Fisher.

The Mayor asked the owners to contact the city if they needed any resources from the city to help make this project successful.

Motion: Member Bliss, supported by Member Avila, approved the resolution for the issuance of a development area liquor license for GR GameBar, LLC, located at 107 – 111 Division Ave. S., Grand Rapids, MI 49503. Motion carried unanimously.

7. DDA Liquor License: 115-117 Division Ave S.

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

Eledge presented the second liquor license request on behalf of Elite District LLC, the same ownership entity. They are making substantial investments in building renovations, which will facilitate sit-down dining, a high-end cocktail lounge, and a full-service restaurant.

Member McNeilly inquired about the reasons behind the willingness to undertake the risk. Ake explained that this is a mixed-use building, currently hosting a successful wedding venue as a tenant alongside residential units. There are further plans to expand the mixed-use development, with the aim of attracting more visitors to the South Division.

Motion: Member Bliss, supported by Member Dunn, approved the resolution for the issuance of a development area liquor license for Elite District, LLC located at 115 – 117 Division Ave. S., Grand Rapids, MI 49503. Motion carried unanimously.

8. Wayfinding Digitization Request

Eledge stated that Phases A, B, C, and D of the Wayfinding have been completed; Phases E and F are concluding no later than October, potentially prior to ArtPrize. The primary focus is on digitizing the wayfinding system. Six kiosks were deployed, with the understanding that these will eventually be converted into digital kiosks at shared locations. We propose collaborating with BlueWater Tech Company to develop the hardware, which includes a four-year service contract and a one-year hardware warranty. The visitor website, currently in development, is undergoing final revisions and is anticipated to be ready for launch in approximately one month and will be incorporated in the digitized signs.

Motion: Member Vanderberg, supported by Member Dunn, approved funding for an amount not to exceed \$68,834.64 for the conversion of six static kiosks into interactive digital kiosks. Motion carried unanimously.

Disability Advocates of Kent County FY26 Funding Request

Miller stated DGRI has partnered with Disability Advocates of Kent County (DAKC) for five years to improve Downtown accessibility, serving as a disability consultant and conducting test pilots across the city. DAKC, working with DGRI, created the Downtown Accessibility Navigator guides and advised on inclusive design and events. In fiscal year 2026, DAKC will continue consulting, update the navigator guides, and develop a searchable online tool, with a budget allocation not to exceed \$50,000. The ongoing collaboration supports employment opportunities for individuals with disabilities and advances accessible technology in wayfinding, safety, and transportation.

Michael Williams has reviewed the successes and deliverables of the collaboration with DGRI and DAKC, including highlights of the Accessibility Navigator.

The Mayor asked about targeted signage for changing stations, highlighting the need to map venues and amenities. Discussion included using physical signs versus online info and potentially collaborating with some venues.

Motion: Member Dunn, supported by Member McNeilly, approved an amount not to exceed \$50,000 for Disability Advocates of Kent County FY26 accessibility services. Motion carried unanimously.

Minutes taken by:
Mandy McDaniel
Recording Secretary

9. Executive Director Report

Kelly presented the following updates:

- Requests for Qualifications (RFQs) for GR Forward were distributed at the end of August, resulting in 14 responses. Committee member volunteers have been requested.
- Groundbreaking has commenced on the east riverfront site, adjacent to the amphitheater.
- The Oxford Trail project is currently out for bid, with groundbreaking planned for September 30.
- Lyon Square has reached completion; the official opening will take place on October 2, with invitations scheduled to be sent this week.
- Regarding events, the final Relax at Rosa gathering will be held this Thursday, and Return to the River Festival as notably successful.
- ArtPrize is scheduled to begin in one week.

The Mayor proposed installing storage lockers along the river.

Member Bliss asked for an update regarding bids for the Leonard to Ann and Van Andel alleyway projects. Kelly reported that the Leonard to Ann portion will be out for bid within this calendar year. For the Van Andel Alley project, an update will be presented to the board in the coming months, detailing changes to the overall design and new ownership. Construction is expected to begin next year.

10. Public Comment

None.

11. Board Member discussion

None.

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

Adjournment

The meeting adjourned at 10:22 am

Minutes taken by:
Mandy McDaniel
Recording Secretary

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: September 12, 2025

TO: Rick Winn
Chairman

FROM: Teva Arapari
Financial Analyst, Fiscal Services

**Agenda Item #3
October 8, 2025
DDA Meeting**

SUBJECT: Interim Financial Statements as of August 31, 2025

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

The attached Statements include:

- Statement A: Balance Sheet
- Statement B: Comparison of FY26 Budget vs Actual Results
- Statement C: Statement of FY26 Project Expenditures
- Statement D: Schedule of Expenditures
- 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 FY26 and beyond. Statement B includes revenue reserves of \$52,831 for pending 2025 property tax appeals. Statement E indicates that all bond proceeds for Lyon Square and Amphitheater have been fully expended.

The Authority has spent 11.2% and 11.6% of its budgeted appropriations in the Non-Tax and Local Tax funds respectively.

Please feel free to contact me at 616-456-3854 or at tarapari@grcity.us if you have any questions.

Attachments

STATEMENT A
DOWNTOWN DEVELOPMENT AUTHORITY
Balance Sheet
August 31, 2025

	<u>Non-Tax Fund</u>	<u>Local Tax Increment</u>	<u>TOTAL</u>
ASSETS			
Pooled Cash and Investments	\$ 2,039,376	\$ 1,686,605	\$ 3,725,981
Petty Cash	-	500	500
Interest Receivable	4,254	11,484	15,738
Misc Receivable	100	1,848	1,948
General Fixed Assets	-	87,705,002	87,705,002
Accumulated Depreciation on Fixed Assets	-	(70,025,867)	(70,025,867)
TOTAL ASSETS	<u>\$ 2,043,730</u>	<u>\$ 19,379,572</u>	<u>\$ 21,423,302</u>
 LIABILITIES, DEFERRED INFLOWS & FUND EQUITY			
Liabilities ¹			
Current Liabilities	\$ 112,300	\$ 78,580	\$ 190,880
Parking Revenue Payable	143,420	-	143,420
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>256,720</u>	<u>375,948</u>	<u>632,668</u>
 Deferred Inflows of Resources			
Unavailable Revenues	-	-	-
 Fund Balance / Equity:			
Investments in General Fixed Assets, net of Accumulated Depreciation	-	17,679,135	17,679,135
Non-Tax Increment Reserve	450,200	-	450,200
Reserve for Authorized Projects	-	1,324,489	1,324,489
Reserve for Encumbrances	1,336,810	-	1,336,810
TOTAL FUND EQUITY	<u>1,787,010</u>	<u>19,003,624</u>	<u>20,790,634</u>
TOTAL LIABILITIES, DEFERRED INFLOWS & FUND EQUITY	<u>\$ 2,043,730</u>	<u>\$ 19,379,572</u>	<u>\$ 21,423,302</u>

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

Lyon Square:

* Principal outstanding, \$7,084,000.

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

Amphitheater:

* Principal outstanding, \$17,550,000.

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

STATEMENT B

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

	Non-Tax Fund		Local Tax Increment		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 11,434,588	\$ -	\$ 11,434,588	\$ -
Property Tax Increment - Prior Year Appeals	-	-	(15,000)	52,831	(15,000)	52,831
Property Tax Increment - Gainsharing Rebates	-	-	(1,712,938)	-	(1,712,938)	-
State/Federal Grants	-	-	800,000	-	800,000	-
Interest - General	72,329	-	248,052	-	320,381	-
Property Rental - Buildings and Facilities	12,000	-	-	-	12,000	-
Property Rental/Disp - Soccer Stadium	326,700	26,900	-	-	326,700	26,900
Property Rental - DASH Parking Lots	419,098	179,843	-	-	419,098	179,843
Events & Sponsorships	71,500	-	-	-	71,500	-
Contributions - Lyon Square Reconstruction	-	-	-	750,000	-	750,000
Reimbursements and Miscellaneous Revenues	17,000	-	5,000	-	22,000	-
TOTAL REVENUES	\$ 918,627	\$ 206,743	\$ 10,759,702	\$ 802,831	\$ 11,678,329	\$ 1,009,574
EXPENDITURES						
<u>GR Forward Projects:</u>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 200,000	\$ 947	\$ 1,025,000	\$ 4,543	\$ 1,225,000	\$ 5,490
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	65,000	5,225	1,320,646	9,000	1,385,646	14,225
Goal #3: Implement a 21st Century Mobility Strategy	-	-	1,225,000	505,018	1,225,000	505,018
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	5,010	500,000	227,788	550,000	232,798
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,070,000	143,857	3,670,000	204,496	4,740,000	348,353
Total GR Forward Projects	\$ 1,385,000	\$ 155,039	\$ 7,740,646	\$ 950,845	\$ 9,125,646	\$ 1,105,884
Administration	-	-	2,350,000	461,228	2,350,000	461,228
Debt Service	-	-	2,106,220	-	2,106,220	-
TOTAL EXPENDITURES	\$ 1,385,000	\$ 155,039	\$ 12,196,866	\$ 1,412,074	\$ 13,581,866	\$ 1,567,113
EXCESS / (DEFICIT)	\$ (466,373)	\$ 51,704	\$ (1,437,164)	\$ (609,243)	\$ (1,903,537)	\$ (557,539)
BEGINNING FUND BALANCE		1,735,306		19,612,867		21,348,173
ENDING FUND BALANCE		\$ 1,787,010		\$ 19,003,624		\$ 20,790,634

STATEMENT C
DOWNTOWN DEVELOPMENT AUTHORITY
Statement of FY2026 Project Expenditures
As of August 31, 2025

Project Name		FY2026 Project Budgets	Expenditures		Remaining FY2026 Budgets	% of Budget spent
			July/Aug	Fiscal Year		
River Governance		225,000	71	71	224,929	0.03%
Lyon Square Improvements		-	4,472	4,472	(4,472)	0.00%
River Edge Improvements		800,000	-	-	800,000	0.00%
GRForward Goal # 1 - Local Tax Increment	11.23%	\$ 1,025,000	\$ 4,543	\$ 4,543	\$ 1,020,457	0.44%
River Economic Opportunity Initiative		-	947	947	(947)	0.00%
Downtown Speaker Series		200,000	-	-	200,000	0.00%
GRForward Goal # 1 - Non-Tax Increment	2.19%	\$ 200,000	\$ 947	\$ 947	\$ 199,053	0.00%
Development Project Guidance		25,000	1,000	1,000	24,000	4.00%
Development Project Reimbursements		1,245,646	-	-	1,245,646	0.00%
Downtown Enhancement Grants		50,000	8,000	8,000	42,000	16.00%
GRForward Goal # 2 - Local Tax Increment	14.47%	\$ 1,320,646	\$ 9,000	\$ 9,000	\$ 1,311,646	0.68%
Heartside Quality of Life Implementation		25,000	-	-	25,000	0.00%
Neighborhood Engagement Programs		40,000	5,225	5,225	34,775	13.06%
GRForward Goal # 2 - Non-Tax Increment	0.71%	\$ 65,000	\$ 5,225	\$ 5,225	\$ 59,775	8.04%
Accessibility and Mobility Repairs		50,000	-	-	50,000	0.00%
DASH North Shuttle Services		300,000	50,000	50,000	250,000	16.67%
Streetscape Improvements		750,000	422,297	422,297	327,703	56.31%
Wayfinding System Improvements		125,000	32,721	32,721	92,279	26.18%
GRForward Goal # 3 - Local Tax Increment	13.42%	\$ 1,225,000	\$ 505,018	\$ 505,018	\$ 719,982	41.23%
Economic Development and Innovation		500,000	227,788	227,788	272,212	45.56%
GRForward Goal # 4 - Local Tax Increment	5.48%	\$ 500,000	\$ 227,788	\$ 227,788	\$ 272,212	45.56%
Downtown Workforce Programs		50,000	5,010	5,010	44,990	10.02%
GRForward Goal # 4 - Non-Tax Increment	0.55%	\$ 50,000	\$ 5,010	\$ 5,010	\$ 44,990	10.02%
Downtown Marketing and Inclusion Efforts		450,000	62,829	62,829	387,171	13.96%
Downtown Marketing - Sponsorship		-	2,500	2,500	(2,500)	0.00%
Downtown Tree Plantings		75,000	-	-	75,000	0.00%
Events & Activation - LTI		1,100,000	116,056	116,056	983,944	10.55%
Public Realm Improvements		2,000,000	6,724	6,724	1,993,276	0.34%
Urban Recreation Improvements		45,000	16,387	16,387	28,613	36.42%
GRForward Goal # 5 - Local Tax Increment	40.22%	\$ 3,670,000	\$ 204,496	\$ 204,496	\$ 3,465,504	5.57%
DGRI Event Production		-	11,470	11,470	(11,470)	0.00%
Downtown Ambassador Program		400,000	110,813	110,813	289,187	27.70%
Project and Fixed Asset Maintenance		50,000	7,650	7,650	42,350	15.30%
Public Space Activation		500,000	13,765	13,765	486,235	2.75%
Winter Avenue Building		5,000	159	159	4,841	3.18%
GRForward Goal # 5 - Non-Tax Increment	11.73%	\$ 1,070,000	\$ 143,857	\$ 143,857	\$ 926,143	13.44%
TOTAL	100.00%	\$ 9,125,646	\$ 1,105,884	\$ 1,105,884	\$ 8,019,762	12.12%

STATEMENT D

DOWNTOWN DEVELOPMENT AUTHORITY

Schedule of FY2026 Expenditures

July 1 - August 31, 2025

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	8/15/2025	Paycor	Administration	DDA share of payroll costs - Jul 25	350,005.24
Local	7/29/2025	City Treasurer - Budget Office	Administration	Monthly Operating Transfer A-87	28,889.75
Local	8/29/2025	City Treasurer - Budget Office	Administration	Monthly Operating Transfer A-87	28,889.75
Local	8/28/2025	Priority Health	Administration	Priority Health Insurance Premium - September 2025	17,954.41
Local	7/24/2025	Priority Health	Administration	Priority Health Insurance Premium - July 2025	13,583.67
Local	8/28/2025	Custer Office Envir Inc	Administration	Custer Inc office furniture 08/25	8,559.80
Local	7/2/2025	Mcalvey Merchant & Associates	Administration	McAlvey & Merchant gov consulting 06.25	5,500.00
Local	8/15/2025	Mcalvey Merchant & Associates	Administration	McAlvey & Merchant gov consulting 08.25	5,500.00
Local	7/2/2025	Federal Square Building Co. #1, Llc	Administration	Office Lease: 29 Pearl Street July 2025 FY25	5,102.88
Local	8/11/2025	Federal Square Building Co. #1, Llc	Administration	Office Lease: 29 Pearl Street August 2025	5,102.88
Local	7/31/2025	Performyard, Inc.	Administration	PerformYard subscription 07/25	4,620.00
Local	7/3/2025	Cooper People	Administration	HR services artprize 06/25 FY25	2,548.75
Local	8/28/2025	American United Life-Group Div	Administration	OneAmerica Life Insurance September 2025	2,479.10
Local	7/19/2025	City of Grand Rapids	Administration	Staff services - pay period ending 7/19/2025	2,399.91
Local	8/2/2025	City of Grand Rapids	Administration	Staff services - pay period ending 8/2/2025	2,399.90
Local	8/16/2025	City of Grand Rapids	Administration	Staff services - pay period ending 8/16/2025	2,399.90
Local	8/30/2025	City of Grand Rapids	Administration	Staff services - pay period ending 8/16/2025	2,399.90
Local	7/15/2025	Cooper People	Administration	HR services ArtPrize 07/25 FY25	2,065.00
Local	7/31/2025	American United Life-Group Div	Administration	OneAmerica Life Insurance August 2025	2,050.62
Local	8/18/2025	Blue Cross Blue Shield Of Mich	Administration	Blue Cross Blue Shield insurance September 2025	2,035.84
Local	7/15/2025	Worksighted, Inc.	Administration	Worksighted IT CRIT 07/25 FY26	1,833.37
Local	8/11/2025	Worksighted, Inc.	Administration	Worksighted CRIT 08/25	1,833.37
Local	8/4/2025	Dickinson Wright PLLC	Administration	Dickinson Wright legal 07/25 DDA	1,716.00
Local	7/31/2025	Express Services Inc	Administration	2025 July 31 Leadership Foundations - M. Catcho 07/25	1,595.00
Local	8/14/2025	Us Bank National Association	Administration	Admin: Service	1,269.80
Local	8/4/2025	Dickinson Wright PLLC	Administration	Dickinson Wright legal 07/25 DDA	1,254.00
Local	8/11/2025	Cooper People	Administration	DDA Share HR services 07/25	912.25
Local	7/29/2025	City Treasurer - Risk Mgmt	Administration	Monthly General Insurance allocation	895.58
Local	8/29/2025	City Treasurer - Risk Mgmt	Administration	Monthly General Insurance allocation	895.58
Local	7/5/2025	City of Grand Rapids	Administration	Staff services - pay period ending 7/5/2025	856.30
Local	8/14/2025	Us Bank National Association	Administration	Admin: Membership	768.14
Local	8/15/2025	Paycor	Administration	DDA share of payroll fees - Jul 25	756.43
Local	8/14/2025	Us Bank National Association	Administration	Admin: Conference & Travel	692.91
Local	8/14/2025	Us Bank National Association	Administration	Admin: Supplies	691.73
Local	7/10/2025	New Dreams, Inc.	Administration	Janitorial Services 07/25 FY26	635.25
Local	8/11/2025	New Dreams, Inc.	Administration	Janitorial Services 08/25	635.25
Local	8/4/2025	Dickinson Wright PLLC	Administration	Dickinson Wright legal 07/25 DGRl admim	609.84
Local	7/3/2025	Paycor	Administration	Paycor 06/25 FY25	566.72
Local	7/3/2025	Cooper People	Administration	HR services 06/25 FY25	514.74
Local	7/2/2025	Federal Square Building Co. #1, Llc	Administration	Office Lease: 29 Pearl Street July 2025 FY25	485.38
Local	8/11/2025	Federal Square Building Co. #1, Llc	Administration	Office Lease: 29 Pearl Street August 2025	485.38
Local	8/14/2025	Us Bank National Association	Administration	Admin: Food & Bev	462.74
Local	8/11/2025	Paycor	Administration	Paycor 08/25	458.92
Local	7/2/2025	Paycor	Administration	Paycor FY25 charges 07/25	440.44
Local	7/15/2025	Worksighted, Inc.	Administration	Worksighted IT 07/25 FY26	429.66
Local	8/11/2025	Worksighted, Inc.	Administration	Worksighted Office 365 08/25	429.66
Local	8/4/2025	Dickinson Wright PLLC	Administration	Dickinson Wright legal 07/25 DGRl admim	423.50
Local	7/2/2025	Dickinson Wright PLLC	Administration	Dickinson Wright greenway 06/25 FY25	418.00
Local	7/2/2025	Paycor	Administration	Paycor FY25 charges 07/25	392.70
Local	7/2/2025	Paycor	Administration	Paycor FY25 charges 07/25	380.37
Local	7/2/2025	Paycor	Administration	Paycor FY25 charges 07/25	378.84
Local	8/14/2025	Fusion Financial Services, Llc	Administration	Fusion Financial accounting July 08/25	373.06
Local	8/14/2025	Us Bank National Association	Administration	DDA Admin: Food & Bev	360.00
Local	8/14/2025	Greatamerica Financial Services Corp	Administration	Great America Copier Lease 08/25	300.72
Local	7/17/2025	Federal Square Building Co. #1, Llc	Administration	FSB Utility Service: Electric 07/25	224.88
Local	8/15/2025	Cellco Partnership	Administration	Verizon Cell Phone Service 07/25	202.40
Local	7/24/2025	Metro Fibernet, Llc	Administration	Metronet services - phone 07/25	197.75
Local	8/28/2025	Metro Fibernet, Llc	Administration	Metronet services - phone 08/25	197.75
Local	8/11/2025	Cooper People	Administration	HR services Artprize 07/25	192.50
Local	7/2/2025	Paycor	Administration	Paycor FY25 charges 07/25	192.50
Local	7/2/2025	Paycor	Administration	Paycor FY25 charges 07/25	181.91

continued on the next page

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

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Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	7/24/2025	Metro Fibernet, Llc	Administration	Metronet services - internet 07/25	180.87
Local	8/28/2025	Metro Fibernet, Llc	Administration	Metronet services - internet 08/25	180.87
Local	8/15/2025	Littlefoot Coffee Roasters	Administration	Office coffee 07/25	156.69
Local	7/16/2025	Worksighted, Inc.	Administration	Laptop RAM upgrade 07/25	146.30
Local	8/14/2025	Us Bank National Association	Administration	Admin: Local Business Expense	135.66
Local	8/21/2025	Adobe Inc	Administration	Adobe - Enterprise license subscription 07/25	124.28
Local	7/24/2025	Ymca Of Greater Grand Rapids	Administration	YMCA memberships 07/25	120.00
Local	7/2/2025	Paycor	Administration	Paycor FY25 charges 07/25	114.35
Local	8/14/2025	Us Bank National Association	Administration	Admin: Subscriptions & Publication	91.86
Local	8/27/2025	Kimberly Van Driel	Administration	K. Van Driel mileage reimbursement 08/25	88.03
Local	7/31/2025	City Treasury - Mobile GR	Administration	Parking Validations - Jul 25	88.00
Local	7/17/2025	Applicantpro Holdings Llc	Administration	Applicant Pro HR software 08/25-09/25	83.93
Local	8/21/2025	Applicantpro Holdings Llc	Administration	Applicant Pro HR software 09/25-10/25	83.93
Local	7/2/2025	Staples Contract And Commercial Inc.	Administration	Staples Supplies DGRI 06/25 FY25	79.76
Local	8/14/2025	Us Bank National Association	Administration	Admin: Software Maintenance Agreements	79.19
Local	8/8/2025	Accusourcehr, Inc.	Administration	Data & Security fee 08/25	77.00
Local	7/17/2025	Engineered Protection Sys Inc	Administration	EPS Security Systems 07/25	75.74
Local	7/24/2025	Oh Hello Companies Llc	Administration	Oh, Hello: M. Anderson gear 07/25	72.64
Local	7/17/2025	Blue Cross Blue Shield Of Mich	Administration	Blue Cross Blue Shield insurance August 2025	71.73
Local	8/18/2025	Staples Contract And Commercial Inc.	Administration	Staples Supplies DGRI 08/25	53.74
Local	8/14/2025	Us Bank National Association	Administration	Admin: Supplies	46.64
Local	8/14/2025	Aco Inc	Administration	ACO Ace Hardware: supplies 08/25	38.50
Local	7/24/2025	Model Coverall Service Inc	Administration	Model Coverall floor mat rental 07/25	33.10
Local	8/21/2025	Model Coverall Service Inc	Administration	Model Coverall floor mat rental 08/25	33.10
Local	7/24/2025	Metro Fibernet, Llc	Administration	Metronet services - fees 07/25	29.76
Local	8/28/2025	Metro Fibernet, Llc	Administration	Metronet services - fees 08/25	29.76
Local	8/21/2025	Lauren Suidgeest	Administration	L. Suidgeest mileage reimbursement 08/25	19.18
Local	8/14/2025	Us Bank National Association	Administration	Admin: Professional Dev.	5.69
Local	7/31/2025	Paycor	Administration	DDA payroll tax refund - Jul 25	(704.64)
Local	7/31/2025	Melio Solutions Inc	Administration	Refund	(1,936.00)
Local	7/1/2025	City Fiscal	Administration	Accrual reversal McAlvey invoice 11067	(5,500.00)
Local	7/16/2025	Grand Action Foundation	Administration	Soccer Stadium License Fee	(27,000.00)
Local	8/25/2025	Grand Action Foundation	Administration	Soccer Stadium License Fee	(27,000.00)
					461,228.28
Local	7/31/2025	City Treasury - Mobile GR	DASH North Shuttle Services	DDA share of DASH North Service - Jul 25	25,000.00
Local	8/31/2025	City Treasury - Mobile GR	DASH North Shuttle Services	DDA share of DASH North Service - Aug 25	25,000.00
					50,000.00
Local	7/31/2025	M Retail Solutions, Llc	Development Project Guidance	M Retail solutions monthly engagement 07/25	1,000.00
					1,000.00
Local	7/17/2025	Michael Dublis	Dntn Marketing & Inclusion Efforts	The Soccer Rebellion: The Lab 07/25	6,000.00
Local	8/19/2025	Grand Rapids Ballet	Dntn Marketing & Inclusion Efforts	Summer Dance Festival sponsorship 07/25	5,000.00
Local	7/31/2025	The Right Place Inc	Dntn Marketing & Inclusion Efforts	Right Place tech week sponsorship 07/25	5,000.00
Local	8/18/2025	Promotional Impact	Dntn Marketing & Inclusion Efforts	Green Giftz: RTTR giveaways 07/25	4,169.50
Local	8/11/2025	Promotional Impact	Dntn Marketing & Inclusion Efforts	General photography 07/25	3,800.00
Local	7/31/2025	Grand Rapids Community Media Cent	Dntn Marketing & Inclusion Efforts	Underwriting partnership WYCE 07/25	3,749.00
Local	7/24/2025	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	General photography 07/25	3,149.00
Local	8/18/2025	Creative Studio Promotions	Dntn Marketing & Inclusion Efforts	RTTR giveaways 07/25	3,039.45
Local	7/17/2025	Aves Films	Dntn Marketing & Inclusion Efforts	AVES Films general photography 07/25	2,722.50
Local	8/20/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift return to the river 08/25	2,575.40
Local	7/31/2025	Disability Adv Of Kent Co	Dntn Marketing & Inclusion Efforts	DAKC: event sponsorships 07/25	2,500.00
Local	7/31/2025	Disability Adv Of Kent Co	Dntn Marketing & Inclusion Efforts	DAKC: event sponsorships 07/25	2,500.00
Local	7/18/2025	Hispanic Center Of W Mich	Dntn Marketing & Inclusion Efforts	Hispanic Festival sponsorship 06/25 FY26	2,500.00
Local	8/20/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift return to the river 08/25	2,183.83
Local	8/11/2025	Gongwer News Service	Dntn Marketing & Inclusion Efforts	Communications: News Services Subscription 09/20	2,100.00
Local	8/11/2025	Aves Films	Dntn Marketing & Inclusion Efforts	AVES Films general photography 08/25	2,026.50
Local	8/11/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Jazz on Bridge Street sponsorship 07/25	1,375.00

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DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2026

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Source	Date	Vendor	Purpose / Project	Description	Amount
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Local	8/11/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Jazz on Bridge Street sponsorship 07/25	1,375.00
Local	7/31/2025	Brian Hedrick	Dntn Marketing & Inclusion Efforts	DRIP branding/logo 07/25	1,300.00
Local	8/14/2025	Us Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions & Publication	1,263.24
Local	8/20/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift return to the river 08/25	1,112.99
Local	8/14/2025	Us Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Supplies	967.78
Local	7/18/2025	Seeds Of Promise	Dntn Marketing & Inclusion Efforts	PEACE of Mind Session 06/25 FY26	625.00
Local	8/20/2025	Colin Gaddis	Dntn Marketing & Inclusion Efforts	RTTR designs & signage 08/25	560.00
Local	7/24/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift: general printing 06/25	422.85
Local	8/21/2025	Brian Hedrick	Dntn Marketing & Inclusion Efforts	DRIP postcard 08/25	400.00
Local	8/27/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	RTTR signage 08/25	294.40
Local	7/24/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift: general printing 06/25	248.96
Local	8/21/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift return to the river 08/25	232.44
Local	7/31/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift: RTTR lineup poster 07/25	224.72
Local	8/21/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift return to the river 08/25	204.60
Local	8/14/2025	Us Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	105.05
Local	7/17/2025	Mighty Co.	Dntn Marketing & Inclusion Efforts	Mighty quarterly hosting 07/25 FY26	105.00
Local	8/26/2025	Advance Publications, Inc	Dntn Marketing & Inclusion Efforts	MLive Refund	(1,003.08)
					62,829.13
Local	8/8/2025	Road To Revitalize Llc.	Downtown Enhancement Grants	DEG: Road to Revitalize 07/25	8,000.00
					8,000.00
Local	7/18/2025	West Michigan Hispanic Chamber Of (	Downtown Marketing - Sponsorships	WM Hispanic Chamber 2025 sponsorship 07/25 FY2	2,500.00
					2,500.00
Local	7/17/2025	Arts Marketplace At Studio Park	Economic Development & Innovation	DRIP Grant 2025 07/25	175,000.00
Local	7/17/2025	Heartside Business Association Incorp	Economic Development & Innovation	Heart Prize 2025 07/25	10,000.00
Local	7/31/2025	Road To Revitalize Llc.	Economic Development & Innovation	Road to Rev G4 Grant 07/25	9,000.00
Local	7/2/2025	Grand Rapids Area Chamber Of Comr	Economic Development & Innovation	Retail Retention & Attraction Contract 06/25	5,000.00
Local	8/11/2025	Grand Rapids Area Chamber Of Comr	Economic Development & Innovation	Retail Retention & Attraction Contract 07/25	5,000.00
Local	7/31/2025	Michael Justin Berne	Economic Development & Innovation	Consulting 07/25	5,000.00
Local	7/30/2025	Zach Skogheim	Economic Development & Innovation	Grand Rapids FitFest sponsorship 07/25	5,000.00
Local	7/31/2025	Grand Rapids Area Chamber Of Comr	Economic Development & Innovation	Retail Retention & Attraction Contract - Rich App boi	3,500.00
Local	7/24/2025	Cocoon Art Space	Economic Development & Innovation	Event support: First Friday artwalk and bus tour 07/2	3,350.00
Local	8/1/2025	Anne Divitto	Economic Development & Innovation	A. Divitto Word Out Influence 07/25	2,400.00
Local	8/20/2025	Anne Divitto	Economic Development & Innovation	Word Out Influence: Third Thursdays 07/25	2,400.00
Local	7/2/2025	Anne DiVitto	Economic Development & Innovation	Third Thursday's Influencer program 06/25 FY25	2,300.00
Local	7/2/2025	Dwelling Place Of Grand Rapids Nphc	Economic Development & Innovation	Dwelling Place FY25 window activation 06/25	2,000.00
Local	7/2/2025	Grand Rapids Area Chamber Of Comr	Economic Development & Innovation	Retail Retention & Attraction Contract DGRI 06/25 F	1,925.00
Local	8/22/2025	Heartside Business Association Incorp	Economic Development & Innovation	Food Truck Summer 08/25	504.00
Local	7/17/2025	Grand Rapids Area Chamber Of Comr	Economic Development & Innovation	Retail Retention & Attraction Contract	409.47
Local	7/1/2025	City Fiscal	Economic Development & Innovation	Accrual reversal - GR Chamber of Commerce 21085	(5,000.00)
					227,788.47
Local	7/17/2025	Downtown Grand Rapids Inc	Events & Activation - LTI	DGRI - 2025 Pleasant Peninsula Mural Festival 07/2	40,000.00
Local	8/28/2025	Downtown Grand Rapids Inc	Events & Activation - LTI	DGRI - 2025 RttR Zac De Kenyah Pyramid Curbs 08	35,000.00
Local	7/17/2025	Amnestie Lillian-Tate Verduin	Events & Activation - LTI	RTTR Festival deposit 07/25	6,500.00
Local	7/16/2025	The Glitch Mob Touring, Llc	Events & Activation - LTI	Glitch Mob RttR deposit invoice 1/2 07/25 FY26	6,000.00
Local	8/28/2025	Monique Ramirez	Events & Activation - LTI	Face painting - Return to the River 08/25	4,400.00
Local	8/18/2025	Front Street Llc	Events & Activation - LTI	1300 Front St Storage September 08/25	4,289.87
Local	7/16/2025	Front Street Llc	Events & Activation - LTI	1300 Front St Storage August 07/25 FY26	4,252.18
Local	8/28/2025	Ivy Marie-Ann Orth	Events & Activation - LTI	LunoSol Design LLC return to the river 08/25	3,700.00
Local	8/28/2025	Elizabeth Rennie-Gardner	Events & Activation - LTI	Print Project - Return to the River 08/25	2,500.00
Local	8/28/2025	United Rentals (North America), Inc.	Events & Activation - LTI	United Rentals - Return to the River 08/25	1,890.00
Local	8/19/2025	Nicole Cacciavillano	Events & Activation - LTI	Submission Agency return to the river deposit 08/25	1,500.00
Local	8/14/2025	Us Bank National Association	Events & Activation - LTI	Events: Supplies	1,487.93
Local	8/28/2025	United Rentals (North America), Inc.	Events & Activation - LTI	United Rentals - Return to the River 08/25	1,102.80
Local	8/14/2025	Us Bank National Association	Events & Activation - LTI	Events: Food & Bev	830.00
Local	8/19/2025	Rime Time Productions	Events & Activation - LTI	Rime Time return to the river deposit 08/25	800.00
Local	8/15/2025	Beer Me Bro Llc	Events & Activation - LTI	Label art for RTTR 07/25	500.00

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Local	8/28/2025	Aco Inc	Events & Activation - LTI	ACO Ace Hardware: RTTR supplies 08/25	399.45
Local	8/21/2025	Megan Catcho	Events & Activation - LTI	Mileage reimb	231.00
Local	8/14/2025	Us Bank National Association	Events & Activation - LTI	Events: Service	185.52
Local	8/14/2025	Aco Inc	Events & Activation - LTI	ACO Ace Hardware: supplies 08/25	113.50
Local	8/28/2025	Aco Inc	Events & Activation - LTI	ACO Ace Hardware: RTTR supplies 08/25	107.11
Local	8/28/2025	Aco Inc	Events & Activation - LTI	ACO Ace Hardware: RTTR supplies 08/25	80.96
Local	8/28/2025	Aco Inc	Events & Activation - LTI	ACO Ace Hardware: RTTR supplies 08/25	56.98
Local	8/28/2025	Aco Inc	Events & Activation - LTI	ACO Ace Hardware: RTTR supplies 08/25	51.96
Local	8/14/2025	Us Bank National Association	Events & Activation - LTI	Events: Fees	49.00
Local	8/1/2025	Aco Inc	Events & Activation - LTI	ACO Ace Hardware: general supplies 07/25	47.94
Local	8/21/2025	Megan Catcho	Events & Activation - LTI	Bookshelf reimb	30.00
Local	8/28/2025	Aco Inc	Events & Activation - LTI	ACO Ace Hardware: RTTR supplies 08/25	10.98
Local	8/28/2025	Aco Inc	Events & Activation - LTI	ACO Ace Hardware: RTTR supplies 08/25	6.99
Local	7/24/2025	Fifth Third Bank	Events & Activation - LTI	Credit balance refund	(67.83)
					116,056.34
Local	7/31/2025	City Fiscal	Lyon Square Improvements	Reclass contribution to revenue	750,000.00
Local	8/15/2025	Progressive Architecture	Lyon Square Improvements	16077-Lyon Sqaure - Grand River to Monroe	4,472.30
Local	7/31/2025	Downtown Grand Rapids Inc	Lyon Square Improvements	DGRI Lyon Square Contribution	(750,000.00)
					4,472.30
Local	7/24/2025	Swift Printing & Communications	Public Realm Improvements	Swift: general printing 07/25	1,346.00
Local	8/11/2025	Katerberg Co., Inc	Public Realm Improvements	Grapids Irrigation - servicing community garden 07/2	564.02
Local	7/17/2025	Franklin B Kendrick	Public Realm Improvements	Farmers Market DJ 07/25 FY26	500.00
Local	7/31/2025	Franklin B Kendrick	Public Realm Improvements	Farmers Market DJ 07/25	500.00
Local	8/22/2025	Franklin B Kendrick	Public Realm Improvements	Las Canchas DJ 08/25	500.00
Local	8/28/2025	Franklin B Kendrick	Public Realm Improvements	DJ at Las Canchas 08/25	500.00
Local	7/24/2025	Monk Recordings and Art LLC	Public Realm Improvements	DJ - Las Canchas Farmers Market 07/25	500.00
Local	7/24/2025	Monk Recordings and Art LLC	Public Realm Improvements	DJ - Las Canchas Farmers Market 07/25	500.00
Local	8/15/2025	Monk Recordings and Art LLC	Public Realm Improvements	Las Canchas Farmer's Market DJ 08/25	500.00
Local	8/14/2025	Us Bank National Association	Public Realm Improvements	Public Relam Improvements: Supplies	284.83
Local	7/31/2025	Aco Inc	Public Realm Improvements	ACO Ace Hardware: garden supplies 07/25	237.49
Local	7/22/2025	Swift Printing & Communications	Public Realm Improvements	Swift printing farmers market palm cards 06/25 FY2!	226.98
Local	8/14/2025	Us Bank National Association	Public Realm Improvements	Public Realm Improvements: Supplies	205.74
Local	7/16/2025	Sherwin Williams Co	Public Realm Improvements	Paint and supplies 07/25	135.48
Local	8/21/2025	Kerkstra Portable Restroom Service In	Public Realm Improvements	Portable restroom servicing 08/25	100.00
Local	8/1/2025	Aco Inc	Public Realm Improvements	ACO Ace Hardware: garden supplies 07/25	51.11
Local	8/14/2025	Us Bank National Association	Public Realm Improvements	Public Realm Improvements: Subscriptions	50.00
Local	7/17/2025	Aco Inc	Public Realm Improvements	ACO Ace Hardware supplies garden 07/25 FY26	22.35
					6,724.00
Local	7/24/2025	Fcpa Holdings, Llc	River Governance	Foremost M. Anderson business cards 07/25 FY26	70.81
					70.81
Local	7/10/2025	Livespace, Llc	Streetscape Improvements	LiveSpace projection mapping 07/25 FY26	255,525.07
Local	8/11/2025	Livespace, Llc	Streetscape Improvements	LiveSpace projection mapping 08/25	153,315.05
Local	8/20/2025	Micandy Garden Greenhouses, Inc.	Streetscape Improvements	Spring and Summer Contract Planters 06/25	60,000.00
Local	8/18/2025	Fishbeck, Thompson, Carr & Huber, In	Streetscape Improvements	Fishbeck: Gillett Bridge Deck replacement 08/25	4,296.25
Local	7/16/2025	Csf, Inc.	Streetscape Improvements	Un-install Platform on Front & Wealthy	3,725.00
Local	7/31/2025	City Treasury - Public Services	Streetscape Improvements	Monthly Trash Disposal - Jul 25	2,605.20
Local	8/31/2025	City Treasury - Public Services	Streetscape Improvements	Monthly Trash Disposal - Aug 25	2,605.20
Local	7/16/2025	Csf, Inc.	Streetscape Improvements	Packing Materials	225.00
Local	7/1/2025	City Fiscal	Streetscape Improvements	Accrual reversal - Micandy SI-42666	(60,000.00)
					422,296.77
Local	7/24/2025	Kevin Karsten	Urban Recreation Improvements	Bench removal 07/25	5,200.00
Local	8/11/2025	Katerberg Co., Inc	Urban Recreation Improvements	Grapids Irrigation - servicing 07/25	4,046.23
Local	8/11/2025	Katerberg Co., Inc	Urban Recreation Improvements	Grapids Irrigation - servicing 07/25	2,739.26

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DOWNTOWN DEVELOPMENT AUTHORITY
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Source	Date	Vendor	Purpose / Project	Description	Amount
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Local	7/31/2025	Uline Inc	Urban Recreation Improvements	Uline supplies 07/25	1,386.69
Local	8/20/2025	Micandy Garden Greenhouses, Inc.	Urban Recreation Improvements	Spring and Summer Contract Planters 06/25	750.00
Local	8/20/2025	Micandy Garden Greenhouses, Inc.	Urban Recreation Improvements	Spring and Summer Contract Planters 06/25	600.00
Local	8/11/2025	Katerberg Co., Inc	Urban Recreation Improvements	Grapids Irrigation - servicing 07/25	580.96
Local	8/21/2025	Bazen Electric	Urban Recreation Improvements	Bazen: electrical servicing 08/25	226.00
Local	8/28/2025	City Treasurer - Water	Urban Recreation Improvements	36 S Division - Heartside Restroom - 08/2025	211.62
Local	7/31/2025	Kerkstra Portable Restroom Service In	Urban Recreation Improvements	555 Portable Restroom 07/25	180.00
Local	8/21/2025	Kerkstra Portable Restroom Service In	Urban Recreation Improvements	Portable restroom rental 08/25	180.00
Local	8/21/2025	Mydatt Service Inc	Urban Recreation Improvements	Mydatt BBB supplies 08/25	149.74
Local	8/21/2025	Icon Sign Company, Llc	Urban Recreation Improvements	Ambassador Truck Vinyl 08/25	136.69
					16,387.19
Local	7/14/2025	Universal Sign, Inc.	Wayfinding System Improvements	Wayfinding signage 07/25 FY26	32,416.00
Local	8/1/2025	Universal Sign, Inc.	Wayfinding System Improvements	Wayfinding signage 07/25	305.00
					32,721.00
Non-Tax	8/31/2025	City Treasury - Mobile GR	DGRI Event Production	Meter reservation request - 4930 6TH ST	11,602.00
Non-Tax	8/31/2025	City Treasury - Mobile GR	DGRI Event Production	Meter reservation request - Aug 2025	868.00
Non-Tax	7/30/2025	Silva GR, LLC	DGRI Event Production	Refund from vendor	(1,000.00)
					11,470.00
Non-Tax	8/28/2025	Mydatt Service Inc	Downtown Ambassador Program	Ambassador Program July 2025	110,813.12
					110,813.12
Non-Tax	7/24/2025	Hannah Laine Schroeder	Downtown Workforce	H. Schroeder: Relax at Rosa performance 07/25	1,700.00
Non-Tax	8/18/2025	Elizabeth Nowicki	Downtown Workforce	L. DeCamp: Relax at Rosa 07/25	1,500.00
Non-Tax	7/2/2025	Ian Thompson	Downtown Workforce	Relax @ Rosa 06/25 FY25	1,000.00
Non-Tax	8/18/2025	Thomas Pancy	Downtown Workforce	T. Pancy Relax @ Rosa performance 08/25	800.00
Non-Tax	8/14/2025	Us Bank National Association	Downtown Workforce	Downtown Workforce Program: Food & Bev	10.02
					5,010.02
Non-Tax	7/31/2025	Alita Kelly	Neighborhood Engagement	Alita Kelly dba Jade Rabbit garden invoice 06/25	5,225.00
					5,225.00
Non-Tax	8/19/2025	VanBelkum Companies LLC	Project & Fixed Asset Maint	Verkada: Multi sensor camera order 06/25	6,165.08
Non-Tax	7/2/2025	Katerberg Co., Inc	Project & Fixed Asset Maint	Grapids Irrigation - servicing 06/25	502.42
Non-Tax	7/2/2025	Katerberg Co., Inc	Project & Fixed Asset Maint	Grapids Irrigation - servicing 06/25	454.64
Non-Tax	8/14/2025	Us Bank National Association	Project & Fixed Asset Maint	Fixed Asset Maintenance: Local Business Exp.	305.00
Non-Tax	8/9/2025	City Treasurer - Water	Project & Fixed Asset Maint	199 Wealthy roundabout irrigation - 07/2025	111.51
Non-Tax	8/12/2025	City Treasurer - Water	Project & Fixed Asset Maint	199 Wealthy roundabout irrigation - 08/2025	111.51
					7,650.16
Non-Tax	8/20/2025	Alex Perez Art	Public Space Activation	A. Perez: Activation Grant 08/25	4,375.00
Non-Tax	7/31/2025	Oeno Gallery Inc	Public Space Activation	Oeno Gallery: freight/shipping/insurance 07/25	2,100.00
Non-Tax	7/24/2025	Robert A Broene	Public Space Activation	Graffiti and mural shield services 07/25	1,650.00
Non-Tax	7/24/2025	Jacob Steven Creager	Public Space Activation	J. Creager: PUP 07/25	300.00
Non-Tax	8/15/2025	SHERWIN WILLIAMS CO	Public Space Activation	5 gallon paint 08/25	293.24
Non-Tax	8/27/2025	Patrick Robert Schmidt	Public Space Activation	P. Schmidt PUP 08/25	250.00
Non-Tax	8/14/2025	Us Bank National Association	Public Space Activation	PSA: Supplies	207.13
Non-Tax	7/2/2025	Adam Bonner	Public Space Activation	A. Bonner PUP 06/25	200.00
Non-Tax	7/2/2025	Anthony P Lubenow	Public Space Activation	A. Lubenow - Pop up performer 06/25	200.00
Non-Tax	7/2/2025	Kyle Dobrowolski	Public Space Activation	K. Dobrowolski PUP 06/25	200.00
Non-Tax	7/2/2025	Patrick Robert Schmidt	Public Space Activation	P. Schmidt PUP 06/25 FY25	200.00
Non-Tax	7/24/2025	Anthony P Lubenow	Public Space Activation	A. Lubenow: PUP 07/25	200.00
Non-Tax	7/24/2025	Jared Higgins	Public Space Activation	J. Higgins: PUP 07/25	200.00
Non-Tax	8/15/2025	Kyle Dobrowolski	Public Space Activation	K. Dobrowolski: PUP 07/25	200.00
Non-Tax	8/27/2025	Anthony P Lubenow	Public Space Activation	A. Lubenow: PUP 08/25	200.00
Non-Tax	8/27/2025	Cecilia Hascher	Public Space Activation	C. Hascher: PUP 08/25	200.00
Non-Tax	8/27/2025	Jacob Steven Creager	Public Space Activation	J. Creager: PUP 08/25	200.00

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DOWNTOWN DEVELOPMENT AUTHORITY
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Source	Date	Vendor	Purpose / Project	Description	Amount
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Non-Tax	8/27/2025	Patrick Robert Schmidt	Public Space Activation	P. Schmidt PUP 08/25	200.00
Non-Tax	7/17/2025	Katelynn j Fonger	Public Space Activation	K. Fonger: PuP 07/25 FY26	150.00
Non-Tax	7/25/2025	City Treasurer - Electric	Public Space Activation	300 Monroe Ave-RECP at Mich/Ottawa - 05/2025	125.50
Non-Tax	7/31/2025	Robert A Broene	Public Space Activation	Graffiti removal and shield services 07/25	120.00
Non-Tax	7/2/2025	Savannah Greenert	Public Space Activation	S. Greenert PUP 06/25	100.00
Non-Tax	7/24/2025	Anthony P Lubenow	Public Space Activation	A. Lubenow: PUP 07/25	100.00
Non-Tax	7/24/2025	Anthony P Lubenow	Public Space Activation	A. Lubenow: PUP 07/25	100.00
Non-Tax	7/24/2025	Katelynn j Fonger	Public Space Activation	K. Fonger: PUP 07/25	100.00
Non-Tax	7/31/2025	Jared Higgins	Public Space Activation	J. Higgins: PUP 07/25	100.00
Non-Tax	8/14/2025	Anthony P Lubenow	Public Space Activation	A. Lubenow: PUP 07/25	100.00
Non-Tax	8/15/2025	Cecilia Hascher	Public Space Activation	C. Hascher: PUP 08/25	100.00
Non-Tax	8/15/2025	Cecilia Hascher	Public Space Activation	C. Hascher: PUP 08/25	100.00
Non-Tax	8/15/2025	Lucas Michael Fridsma	Public Space Activation	L. Fridsma: PUP 08/25	100.00
Non-Tax	8/18/2025	Jack Botsford	Public Space Activation	J. Botsford: PUP 07/25	100.00
Non-Tax	8/18/2025	Tyler Riley	Public Space Activation	T. Riley: PUP 07/25	100.00
Non-Tax	8/18/2025	Tyler Toscano	Public Space Activation	T. Toscano: PUP 07/25	100.00
Non-Tax	8/18/2025	Tyler Toscano	Public Space Activation	T. Toscano: PUP 07/25	100.00
Non-Tax	8/27/2025	Jared Higgins	Public Space Activation	J. Higgins: PUP 08/25	100.00
Non-Tax	8/27/2025	Joshua Haan	Public Space Activation	J. Haan: PUP 08/25	100.00
Non-Tax	8/27/2025	Joshua Haan	Public Space Activation	J. Haan: PUP 08/25	100.00
Non-Tax	8/27/2025	Katelynn j Fonger	Public Space Activation	K. Fonger: PUP 08/25	100.00
Non-Tax	8/27/2025	Katelynn j Fonger	Public Space Activation	K. Fonger: PUP 08/25	100.00
Non-Tax	8/14/2025	Us Bank National Association	Public Space Activation	PSA: Food & Bev	79.08
Non-Tax	8/12/2025	ACO Inc	Public Space Activation	ACO Ace Hardware: supplies 08/25	71.75
Non-Tax	8/1/2025	ACO Inc	Public Space Activation	ACO Ace Hardware: general supplies 07/25	42.74
					13,764.44
Non-Tax	8/14/2025	Us Bank National Association	River Economic Opportunity Initiative	River Economic Opportunity Initiative: Food & Bev	947.20
					947.20
Non-Tax	7/24/2025	Consumers	Winter Ave NW Building	351 Winter Ave - 07/2025	158.55
					158.55
Prepared 9/12/2025				TOTAL EXPENDITURES \$	1,567,112.78

STATEMENT E

City of Grand Rapids - Informational Only
FY26 Capital Improvement Bond Funds
Debt Service supported by the DDA
Project Inception to August 31, 2025

Lyon Square ¹				
	Budget ³	FY24	FY25 Actual	Remaining
REVENUES				
Bond Proceeds	\$ 9,130,000	\$ 9,130,000	\$ -	\$ -
Bond Premium	497,152	497,152	-	-
Interest	465,000	279,355	115,529	70,116
TOTAL REVENUES	\$ 10,092,152	\$ 9,906,507	\$ 115,529	\$ 70,116
EXPENDITURES				
External Legal Services	\$ -	\$ 33,750	\$ -	\$ (33,750)
Cost of Issuance/Paying Agent Fees	124,925	89,975	500	34,450
Construction in Progress	9,967,227	5,111,272	4,783,432	72,523
TOTAL EXPENDITURES	\$ 10,092,152	\$ 5,234,997	\$ 4,783,932	\$ 73,223
EXCESS / (DEFICIT)	\$ -	\$ 4,671,510	\$ (4,668,403)	
BEGINNING FUND BALANCE		-	4,671,510	
ENDING FUND BALANCE		\$ 4,671,510	\$ 3,107	

Amphitheater ²				
	Budget	FY24	FY25 Actual	Remaining
REVENUES				
Bond Proceeds	\$ 18,265,000	\$ 18,265,000	\$ -	\$ -
Bond Premium	2,234,825	2,234,825	-	-
Interest	500,000	703	644,734	(145,437)
TOTAL REVENUES	\$ 20,999,825	\$ 20,500,528	\$ 644,734	\$ (145,437)
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	-	21,056,028	(189,182)
TOTAL EXPENDITURES	\$ 20,999,825	\$ 135,780	\$ 21,056,028	\$ (191,983)
EXCESS / (DEFICIT)	\$ -	\$ 20,364,748	\$ (20,411,294)	
BEGINNING FUND BALANCE		-	20,364,748	
ENDING FUND BALANCE		\$ 20,364,748	\$ (46,546)	

Note 1: DDA pays 80% of Total Debt Service. DDA share of outstanding principal is \$7,084,000.

Note 2: DDA pays 100% of Debt Service, outstanding principal is \$17,550,000.

Note 3: The Lyon Square interest revenue and construction in progress budgets were increased by \$300,000 approved by the City Commission October 22, 2024

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: October 8, 2025
TO: Downtown Development Authority
FROM: Tim Kelly, AICP
Executive Director

Agenda Item #04
October 8, 2025
DDA Meeting

SUBJECT: 45 Ionia Parking Agreement

In 2006, the DDA entered into a Development Agreement to sell property at 45 Ionia Avenue to Tall House at 45 Ionia, LLC. In addition to conveying the land, the Agreement also outlined the developer's commitment to complete public infrastructure improvements and a mixed-use project.

The project as envisioned was not able to move forward, and in 2009 the DDA approved the assignment of the Agreement to 45 Ionia Associates (Owner), an affiliate of RDV Corporation. Since that time the site has been operating as the Area 3 parking lot near Van Andel Arena.

While the Owner is still interested in developing the property, the timeline to do so is undefined and the conditions today are different than they were in 2009. In acknowledgement of that, and with a desire for Area 3 to remain available for public parking as interim use, the Owner has proposed terminating the 2009 Development Agreement and entering a lease with the DDA for the continued operation of the parking lot. As proposed the DDA will pay \$4,200 per month to the Owner until such time that it is ready for development. The monthly lease fee would be covered using revenue generated from the lot which will continue to be managed by MobileGR as outlined in the City and DDA Parking Agreement. Any remaining funds after maintenance and operation fees would become non-tax revenue available to the DDA for budgeted projects and programs. The initial lease term is 10 years following which it will automatically be extended for consecutive one-year terms.

Recommendation: Terminate the Development Agreement and authorize the Executive Director to finalize the terms of a lease agreement with 45 Ionia Associates, LLC for the continued operation of the Area 3 parking lot.

**CITY OF GRAND RAPIDS
DOWNTOWN DEVELOPMENT AUTHORITY**

**RESOLUTION AUTHORIZING THE TERMINATION OF
DEVELOPMENT AGREEMENT, A LEASE WITH
DEVELOPER, AND A PARKING MANAGEMENT
AGREEMENT, ALL RELATED TO AREA 3, AND THE
EXECUTION OF SAME**

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

WHEREAS, the City of Grand Rapids Downtown Development Authority (the “DDA”), an Authority operating pursuant to Part 2 of Act 57 of 2018, as amended, (the “Act”), and an entity called Tall House at 45 Ionia, LLC (the “First Developer”), entered into a development and reimbursement agreement in 2009 (the “2009 Development Agreement”) related to Area 3, which is the development area, including a surface parking lot, adjacent to Van Andel Arena; and

WHEREAS, the First Developer subsequently assigned its rights in the 2009 Development Agreement to another entity, 45 Ionia Associates, LLC (the “Developer”); and

WHEREAS, pursuant to the terms of the 2009 Development Agreement, the DDA conveyed Area 3 to Developer, who intended to develop a mixed use development on the site; and

WHEREAS, as part of the 2009 Development Agreement, the DDA was permitted to operate the surface parking lot on Area 3, which it has done pursuant to a parking management agreement with the City of Grand Rapids (Mobile GR) (“Mobile GR”), unless and until construction began; and

WHEREAS, the property was conveyed to Developer, however, the development as proposed did not occur; and

WHEREAS, the Developer is still interested in developing the property, however, the timeline to do so is undefined and the conditions today are different than they were when the initial project was proposed; and

WHEREAS, acknowledging the uncertainties of the new development at this time, and desiring for Area 3 to remain available for public parking as an interim use, the DDA and Developer propose to officially terminate the 2009 Development Agreement and to enter a new lease for the continued operation of the parking lot (the “Area 3 Lease”); and

WHEREAS, the Area 3 Lease will involve the DDA paying monthly rental fees to Developer until such time that the new development project is undertaken, with such rental fees paid for with revenue generated from the parking lot; and

WHEREAS, the parking lot would continue to be managed by Mobile GR as outlined in a parking management agreement, which will reflect rate sharing and fees consistent with rate sharing and fees applicable to other DDA parking lot areas managed by MobileGR.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the DDA is authorized to terminate the 2009 Development Agreement with Developer and to settle any outstanding accounts related thereto.
2. That the DDA is authorized to negotiate and enter into a new Area 3 Lease with Developer in order to continue to provide public parking.
3. That the DDA is authorized to negotiate and enter into a parking management agreement with Mobile GR related to Area 3.
4. That the Chairperson of the DDA Board is authorized to execute documents as necessary to effectuate these approvals, in forms approved by DDA legal counsel.

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

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: October 8, 2025

Mandy McDaniel, Recording Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Recording Secretary of the City of Grand Rapids Downtown Development Authority (the "DDA"), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of the DDA at a meeting held on October 8, 2025, and that public notice of said meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: October 8, 2025

Mandy McDaniel, Recording Secretary

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: October 8, 2025
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations

Agenda Item #05
October 8, 2025
DDA Meeting

SUBJECT: Retail Innovation Grant: ArtRat Studio (44 - 46 Division Ave S.)

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, 32 new businesses have received DDA grants totaling just over \$850,000 since the program's launch in 2018.

ArtRat Studio, located at 44 - 46 Division Ave S, is a new retail and creative space that focuses on small, affordable high-quality supplies for painters, illustrators, printmakers and hobbyists. Items will include handmade paper, brushes, pens/pencils, sketchbooks and a range of art products designed for children.

ArtRat Studio opened in September and has executed a 2-year lease and is seeking support through the Retail Innovation Grant in an amount not to exceed \$20,446 to support their investment. Their application was reviewed and recommended by the economic support working group in September 2025.

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

Recommendation: Authorize DDA funding for an amount not to exceed \$20,446 for a retail innovation grant to support the opening of ArtRat Studio located at 44 - 46 Division Ave S.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: October 9, 2024
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: Retail Innovation Grant: GR Gameshow (112 Monroe Center)

Agenda Item #06
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, 32 new businesses have received DDA grants totaling just over \$850,000 since the program's launch in 2018.

GR Gameshow, located at 112 Monroe Center, is a new immersive entertainment venue that will cater to birthday parties, corporate groups and public competitions by bringing the excitement of TV gameshows to life. GR Gameshow will offer a variety of games to choose from – Jeopardy, Family Feud, Wheel of Fortune and custom trivia games.

The Reworked Studio opened in March and has executed a 3+-year lease, with built in renewal options, and is seeking support through the Retail Attraction + Innovation Grant in an amount not to exceed \$25,000 to support their investment. Their application was reviewed and recommended by the economic support working group in September 2025.

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

Recommendation: Authorize DDA funding for an amount not to exceed \$25,000 for a retail innovation grant to support the opening of GR Gameshow located at 112 Monroe Center.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: October 8, 2025
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: Downtown Urban Canopy

Agenda Item #07
October 8, 2025
DDA Meeting

Urban forests and the canopies they produce have been shown to offset carbon, help cities manage stormwater runoff and reduce the urban “heat island” island effect by reducing rising temperatures. Dense urban canopies have also been shown to reduce stress, increase physical activity in their residents and make neighborhoods safer.

In 2015, recognizing the immense benefits to increasing its urban canopy, GR Forward established a goal to increase the Downtown tree canopy from 5% to 10%. That goal was achieved in 2024 – one year ahead of schedule.

Despite achieving the 10% canopy goal DGRI continues to prioritize sustained maintenance and routine replanting to maintain a healthy urban canopy.

DGRI staff has worked with our partners at Friends of Grand Rapids Parks to identify 100 locations throughout Downtown – with a particular emphasis on trees planted in sidewalk wells or along streets - to plant new trees. This work is set to be done in two phases – the first occurring Fall 2025 and the second occurring Spring of 2026. These 100 trees will be maintained by FGRP for two years and primarily replace dead, dying or missing trees throughout Downtown.

Additionally, FGRP will update the Urban Canopy Inventory and analysis to help inform maintenance priorities.

Recommendation: Authorize DDA funding for an amount not to exceed \$111,000 to plant and maintain, for two years, 100 new trees and provide an update to the Urban Canopy Inventory.

Downtown Vitals Report

Published October 2025



DOWNTOWN
GRAND RAPIDS INC.

ArtPrize 15 transforms the Blue Bridge →



NEW BUSINESSES

+2

in September
+15 businesses this year so far

STOREFRONT VACANCY

22%

in September
-17 businesses this year so far

OFFICE VACANCY

9.4%

in Q3
vs. 9.4% this time last year

OFFICE BASE RENT

\$22.43/sqft

in Q3
vs. \$22.96 this time last year

HOUSING OCCUPANCY

+0.4%

vs. last quarter
+0.2% vs. this time last year

HOTEL OCCUPANCY

-12%

vs. last month (July)
+1% vs. this time last year

VISITOR ACTIVITY

+12%

vs. last month
-8% vs. this time last year

DAILY EMPLOYEE POPULATION

+18%

vs. last month
+9% vs. this time last year

RESIDENT ACTIVITY

+11%

vs. last month
-18% vs. this time last year

DASH CIRCULATOR RIDERSHIP

+2%

vs. last month (July)
+22% vs. this time last year

DASH WORK RIDERSHIP

+8%

vs. last month (July)
-16% vs. this time last year

CURRENT ACTIVE INVESTMENT

\$475M

Storefront Business Openings | Updated September 2025

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

The Cottage
Coworking Space - March

Kawa Sushi
Restaurant - April

Ashton inside the BOB
Bar - March

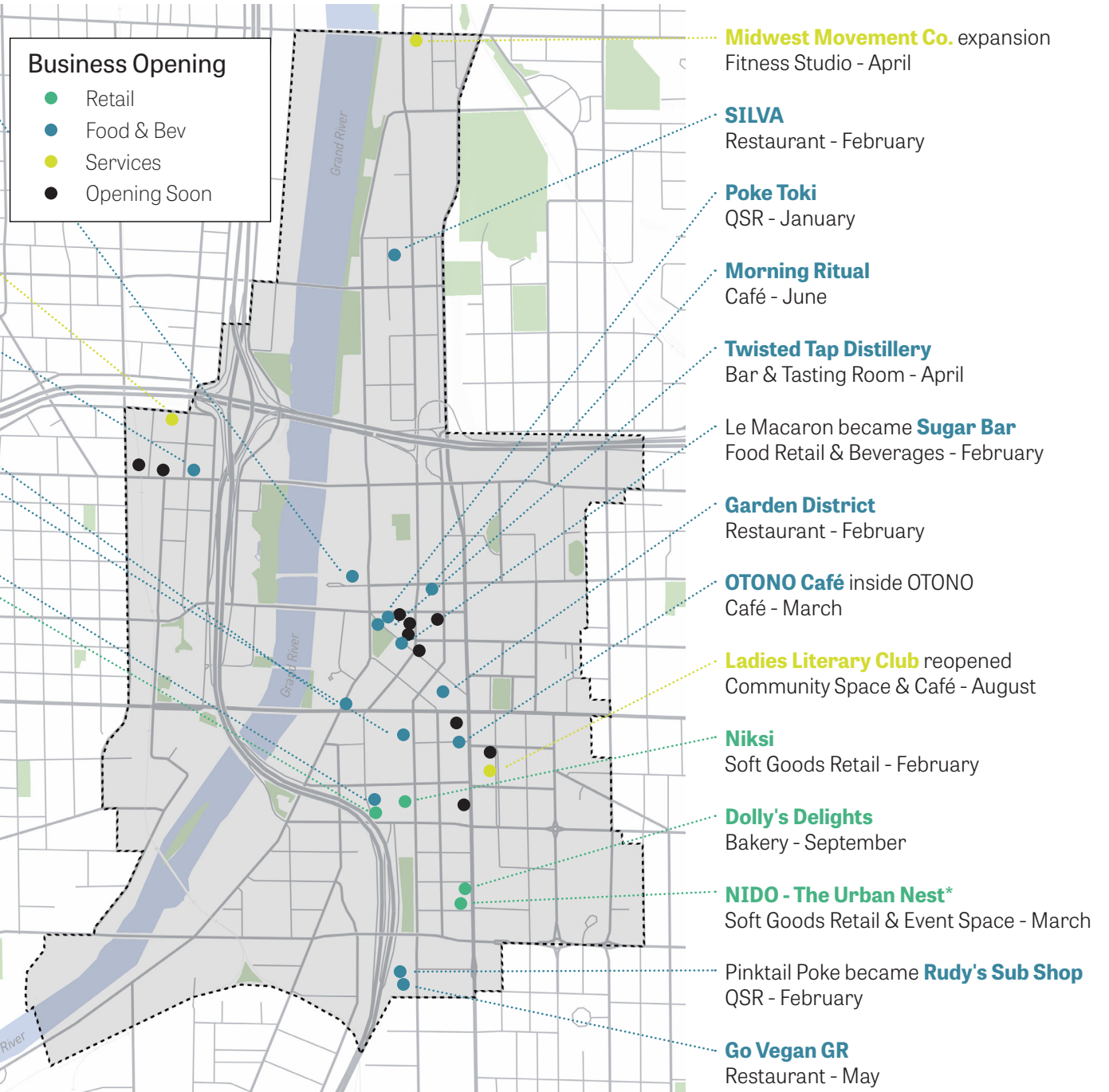
Cottage Inn
Pizza Shop - September

Vel Sushi and Pho
Restaurant - May

Earthly Refillery
Soft Goods Retail - August

DDA Retail Innovation Grant

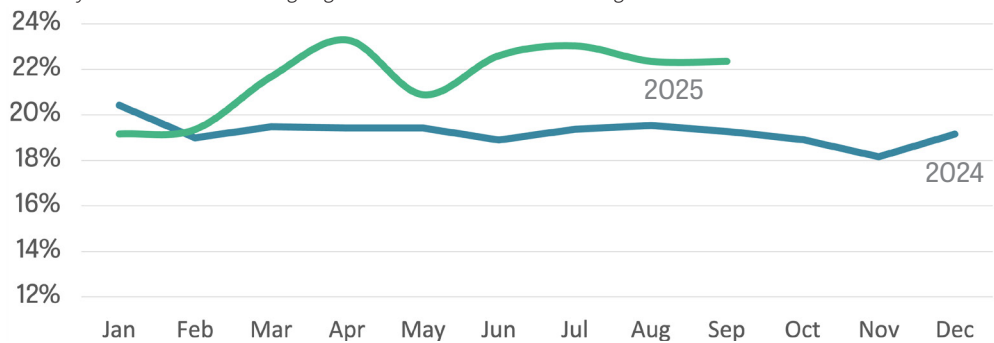
Fiscal Year	# of Businesses	Total Spent
FY2018	1	\$60,000.00
FY2019	1	\$45,000.00
FY2020	5	\$133,385.70
FY2021	5	\$109,333.00
FY2022	1	\$18,448.17
FY2023	6	\$167,894.00
FY2024	5	\$105,433.59
FY2025	8	\$213,067.00
Total	32	\$852,571.46



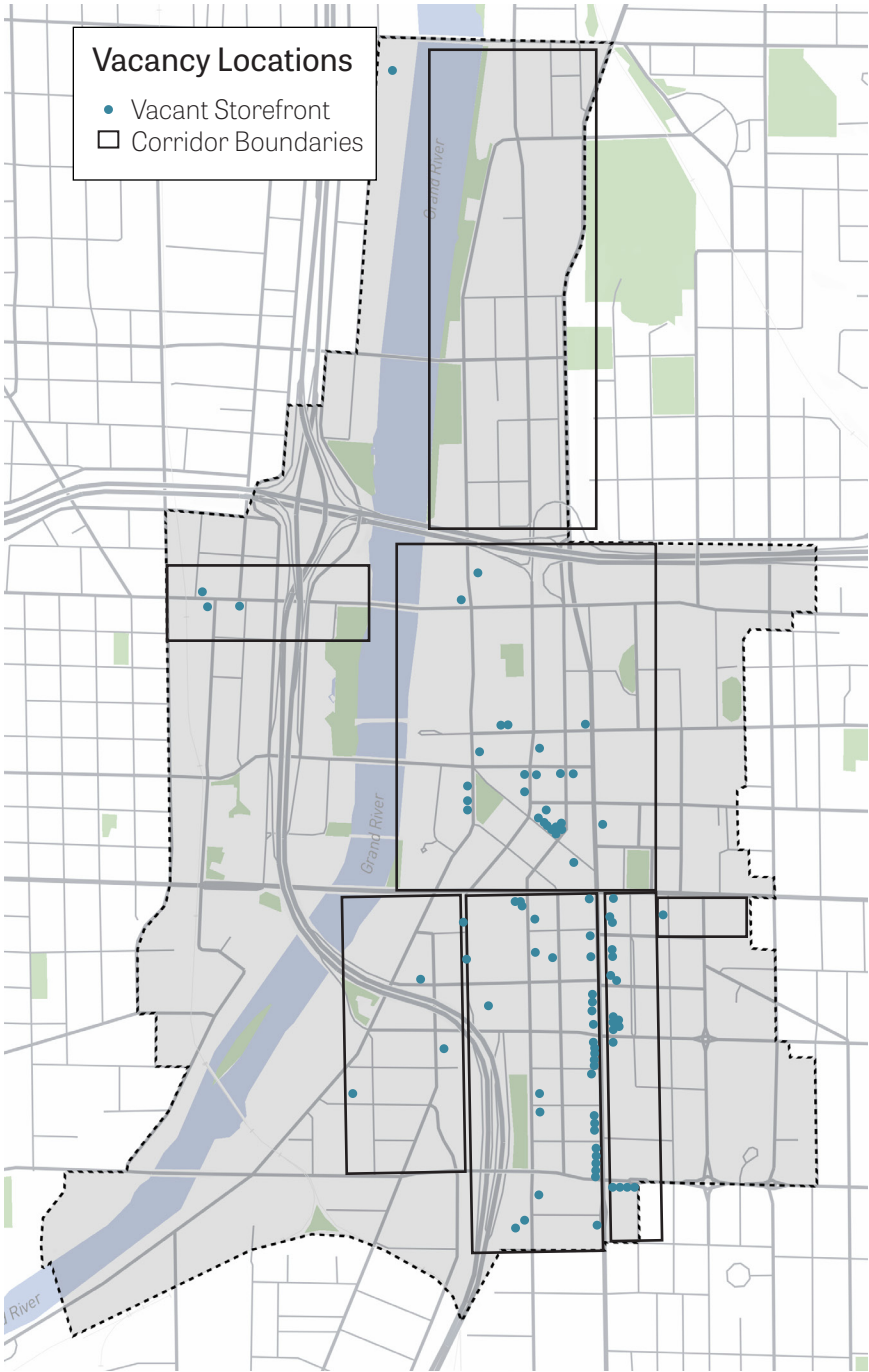
17 storefront businesses closed
in Downtown in 2025 so far
71% Food & Bev - 12% Retail - 18% Services

Storefront vacancy was 22% in September 2025

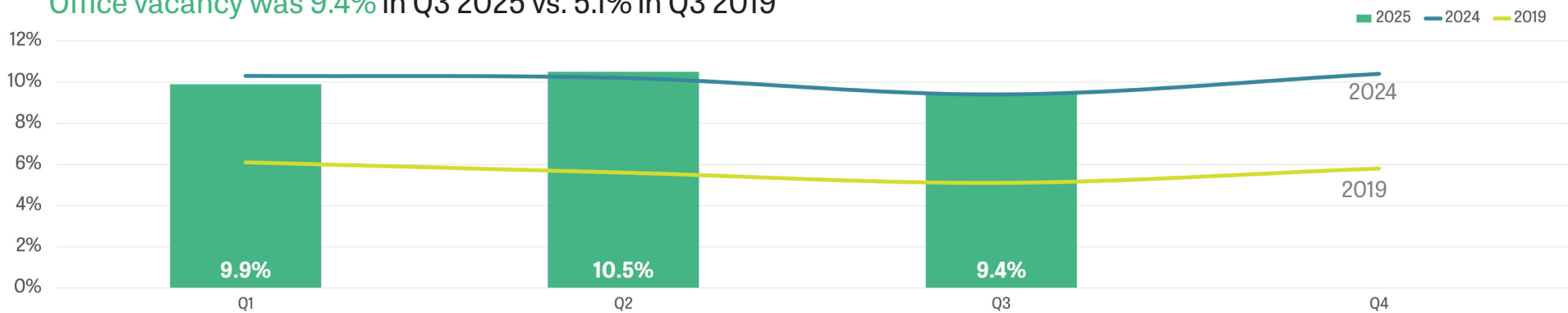
y-axis truncated to highlight month-over-month changes



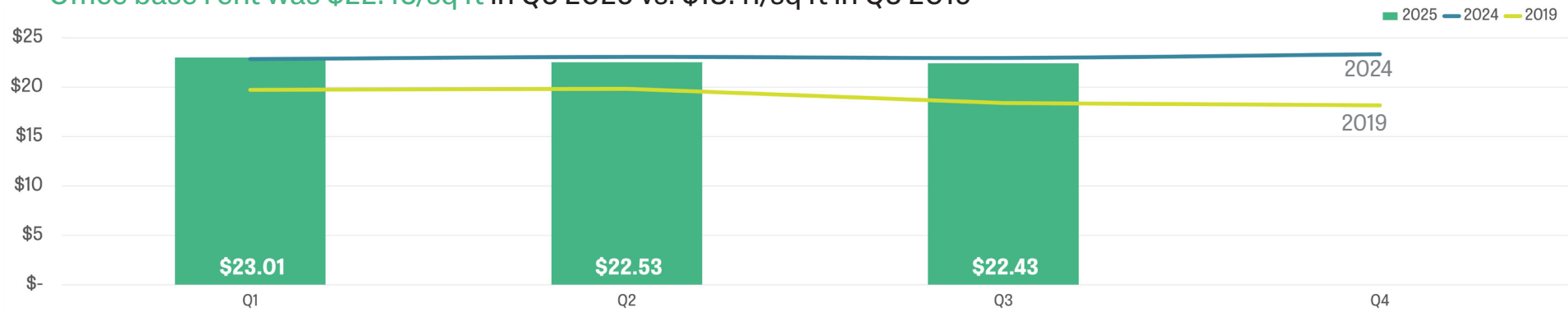
	Storefronts	Vacancies	Vacancy %
Bridge Street	25	3	12%
Center City	127	27	21%
Monroe Center ¹	54 ¹	11 ¹	20% ¹
Fulton & Jefferson	21	1	5%
Heartside: Division	102	41	40%
Heartside: Ionia	73	15	21%
Heartside: C. Chavez	13	3	23%
Monroe North	29	0	0%
Other	17	1	6%
DISTRICT TOTALS:	407	91	22%



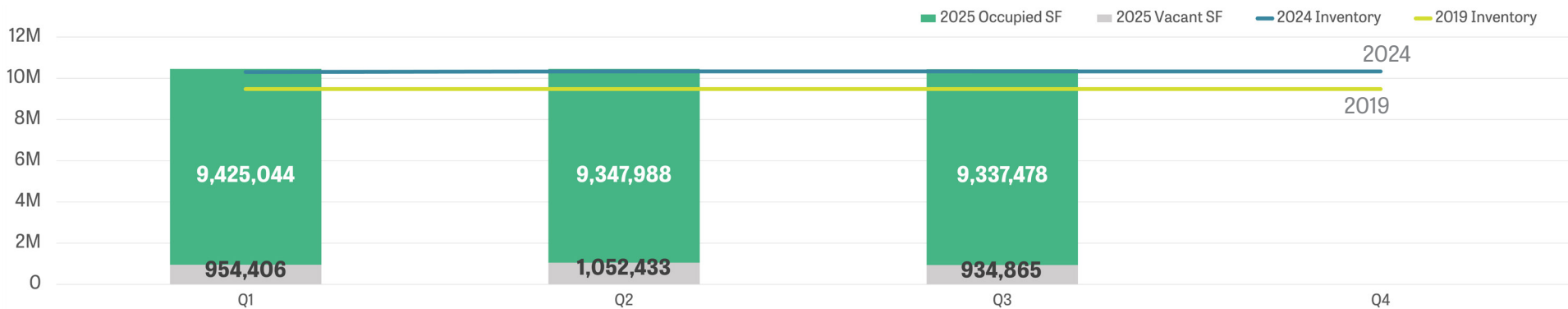
Office vacancy was 9.4% in Q3 2025 vs. 5.1% in Q3 2019



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

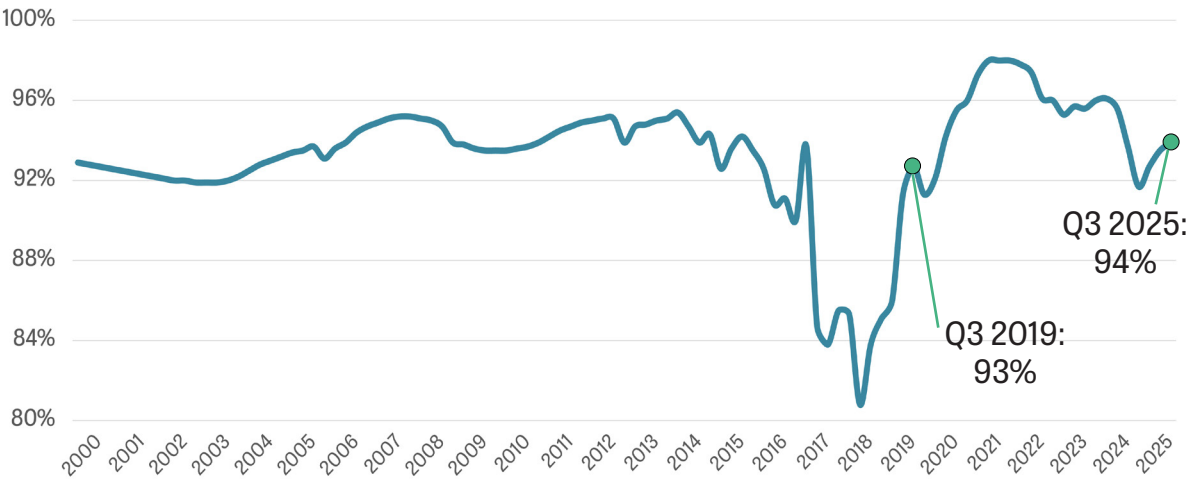


There were 10.3 million square feet of office inventory in Q3 2025



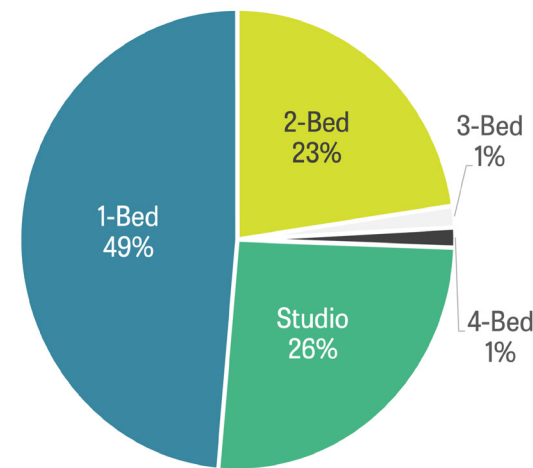
Housing occupancy increased **+0.4%** vs. Q2 2025; **+1%** vs. Q3 2019

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



Source: CoStar

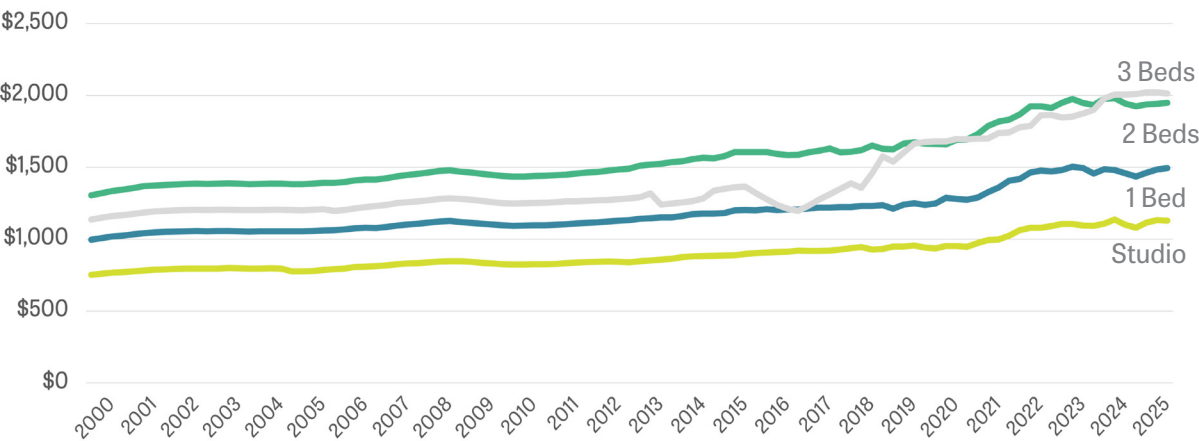
Distribution of Units by # of Rooms



Source: Downtown Grand Rapids Inc.

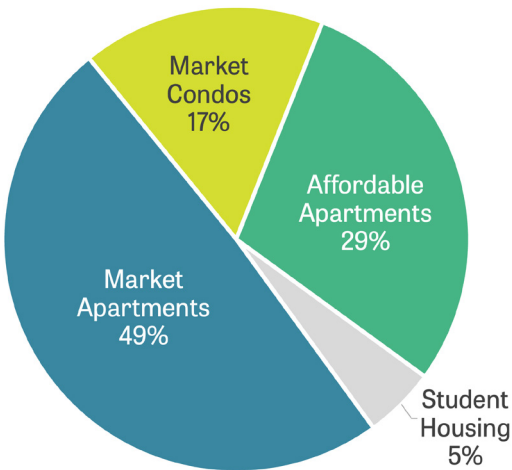
There are **175** units currently under construction and **1,981** in the planning & development pipeline

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



Source: CoStar

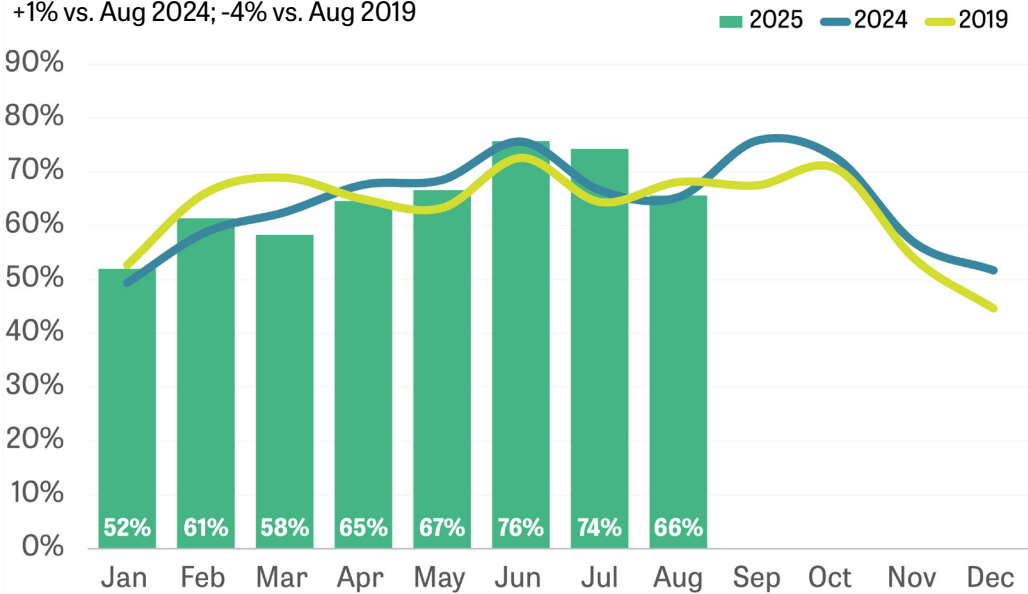
Distribution of Units by Rate Type



Source: Downtown Grand Rapids Inc.

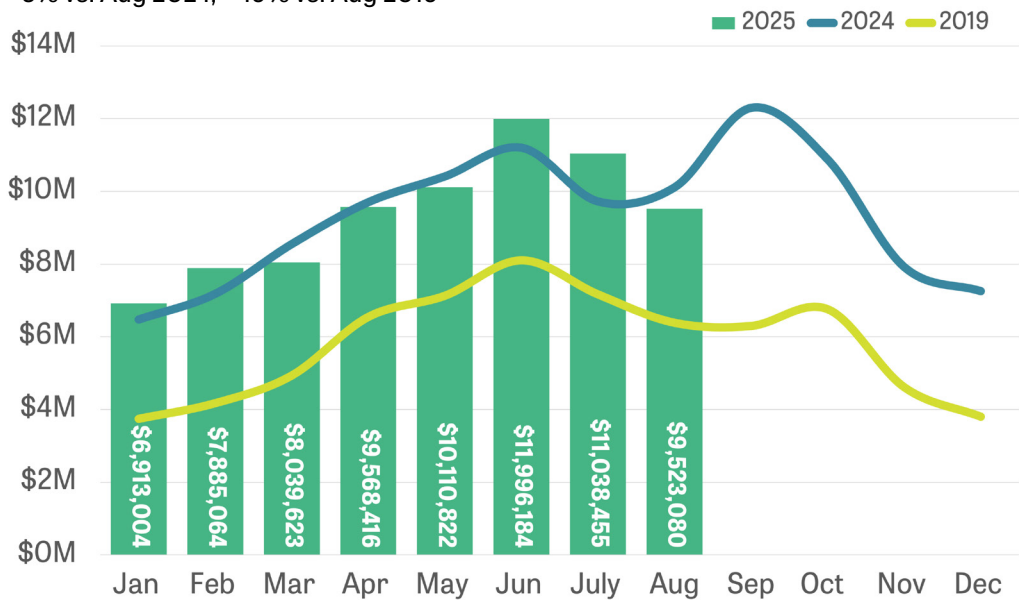
Hotel Occupancy | Updated August 2025

Hotel occupancy decreased -12% in Aug 2025 vs. July 2025;
+1% vs. Aug 2024; -4% vs. Aug 2019

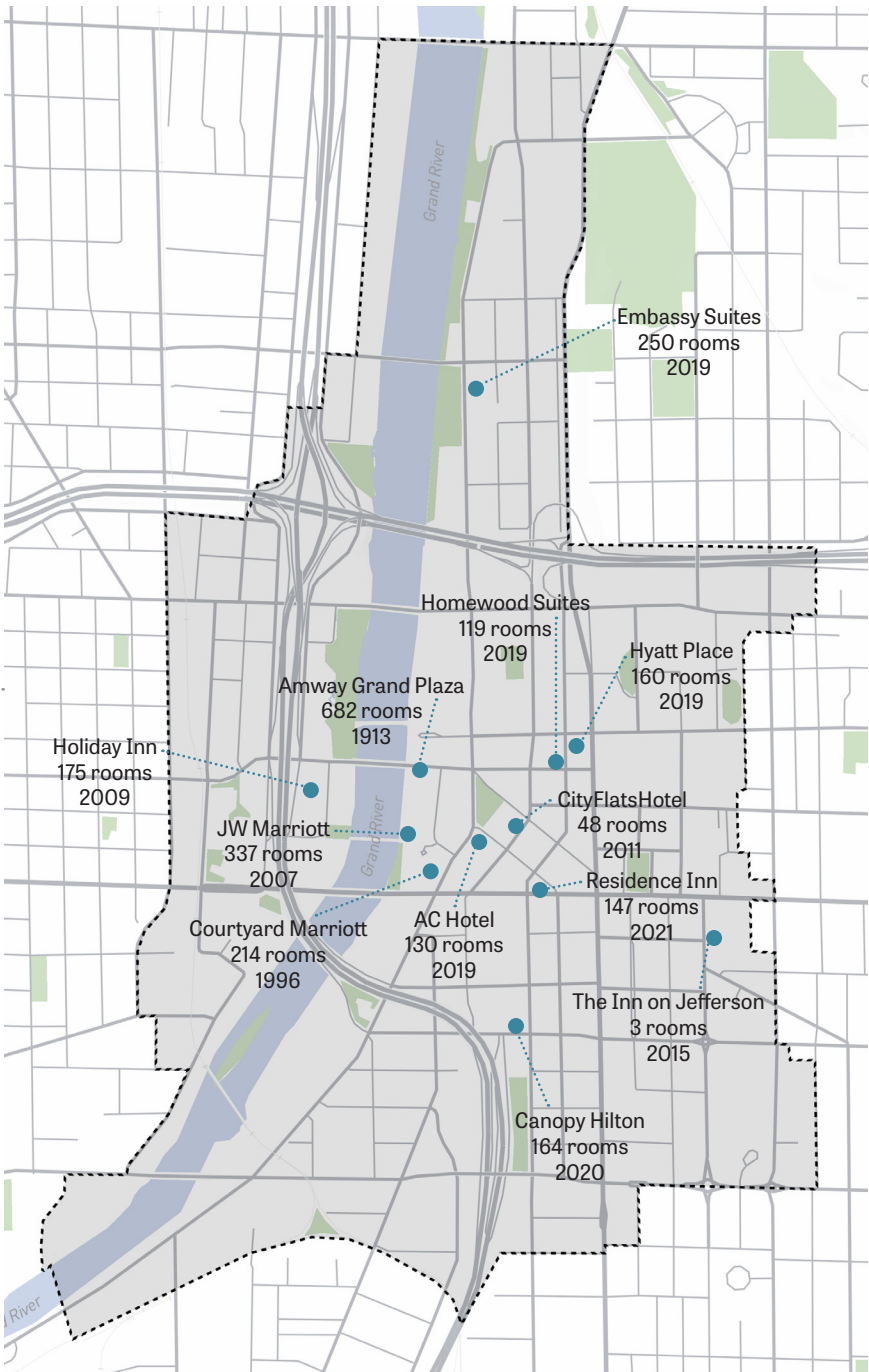


Source: CoStar

Hotel revenue decreased -14% in Aug 2025 vs. July 2025;
-6% vs. Aug 2024; +49% vs. Aug 2019

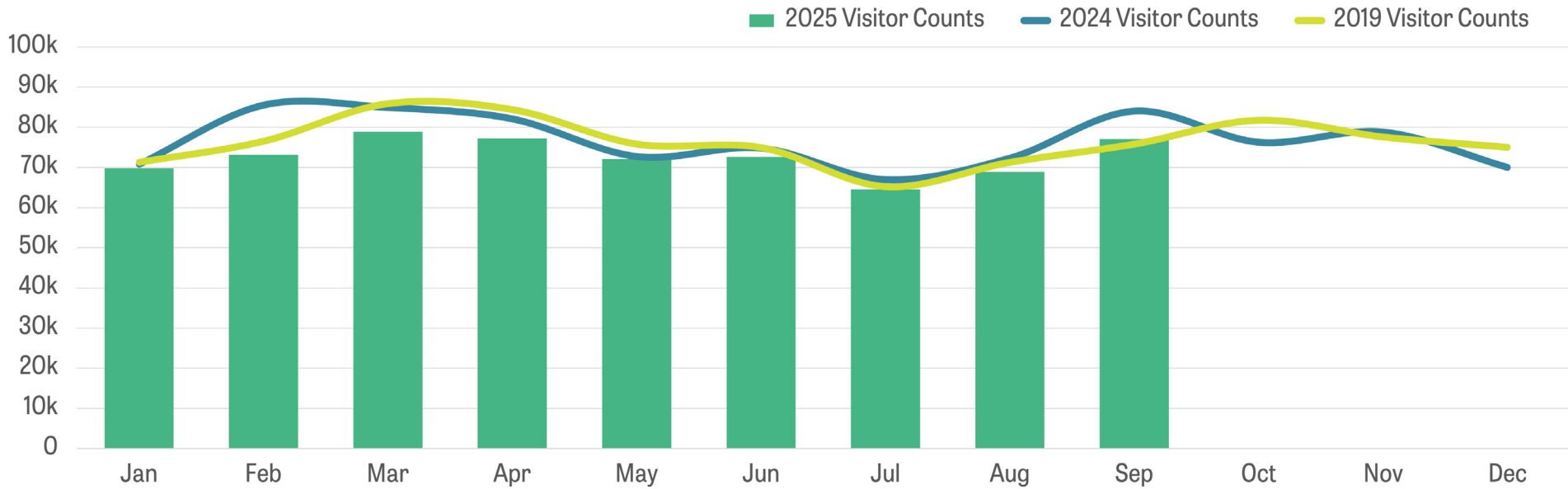


Source: CoStar

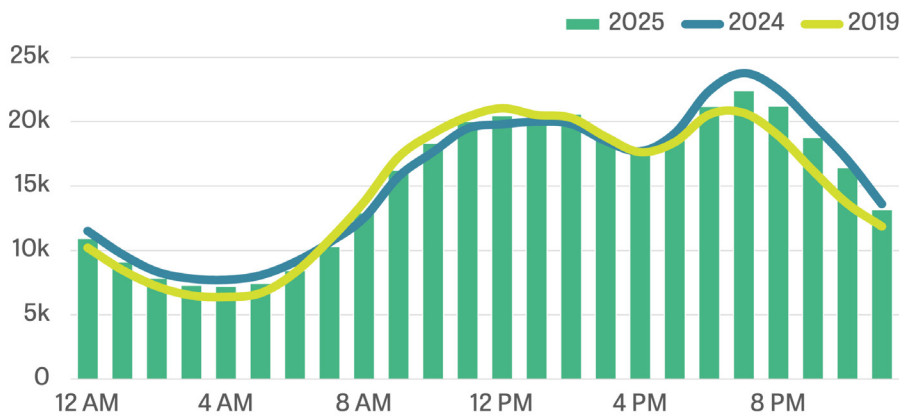


Source: Downtown Grand Rapids Inc.

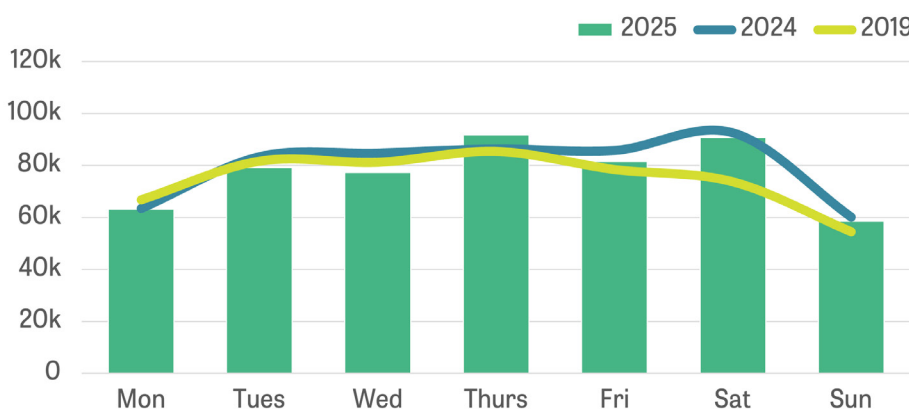
Daily average visit counts increased +12% in Sep 2025 vs. Aug 2025; -8% vs. Sep 2024; +2% vs. Sep 2019



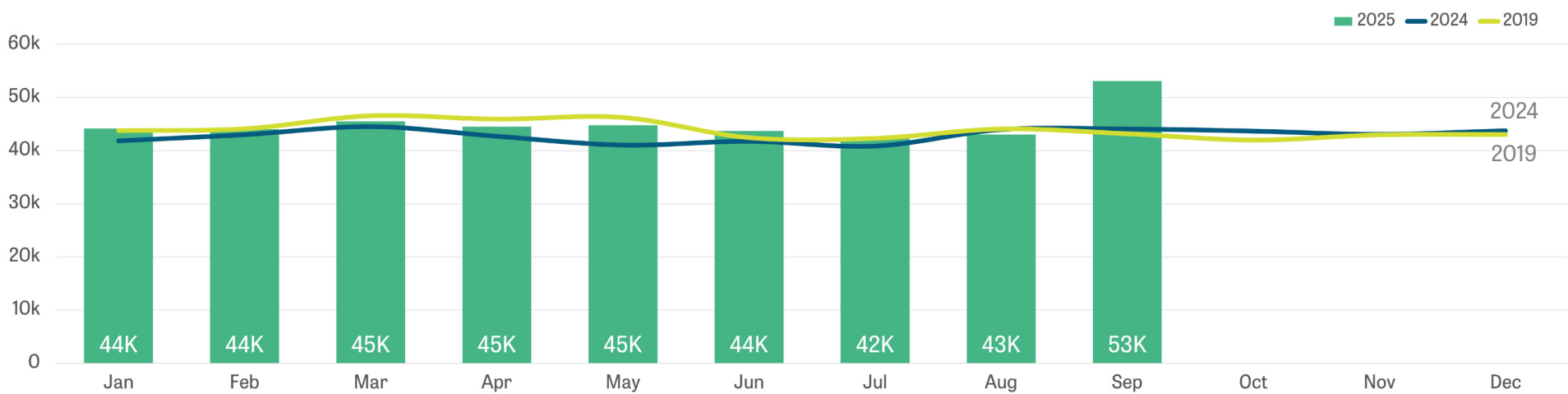
From 5 PM - 11 PM daily average hourly counts decreased -5% in Sep 2025 vs. Sep 2024; +9% vs. Sep 2019



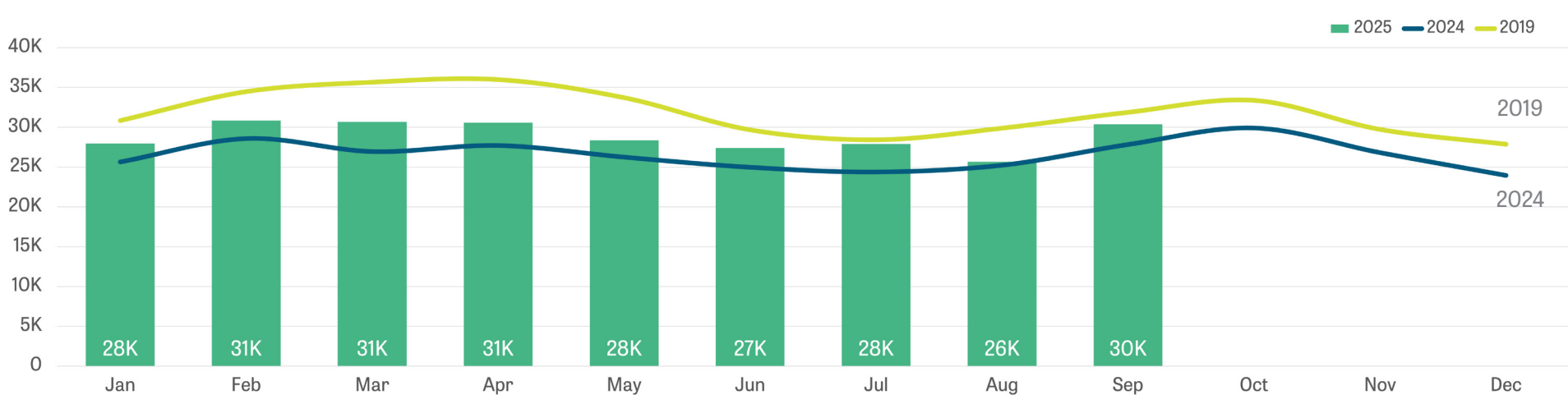
Thursday average daily counts increased +6% in Sep 2025 vs. in Sep 2024; +7% vs. in Sep 2019



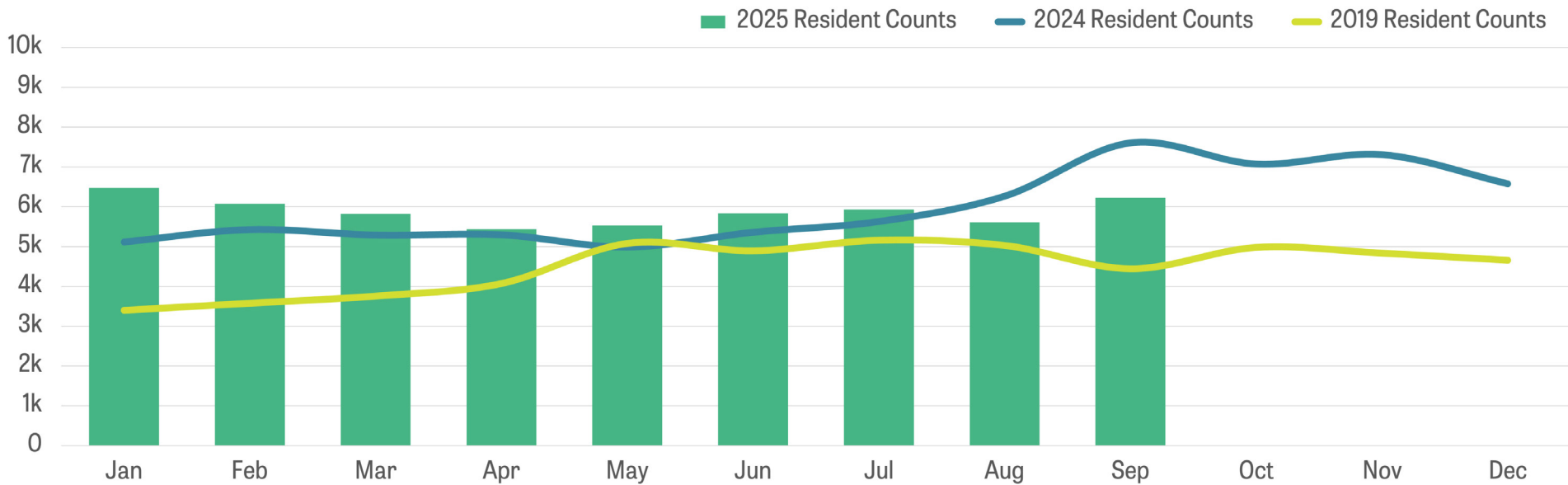
Unique employees increased +23% in Sep 2025 vs. Aug 2025; +21% vs. Sep 2024; +23% vs. Sep 2019¹



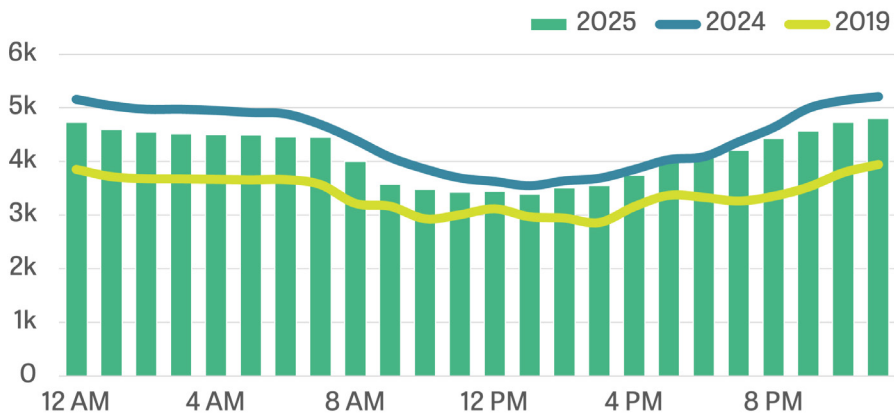
Average daily workforce increased +18% in Sep 2025 vs. Aug 2025; +9% vs. Sep 2024; -5% vs. Sep 2019²



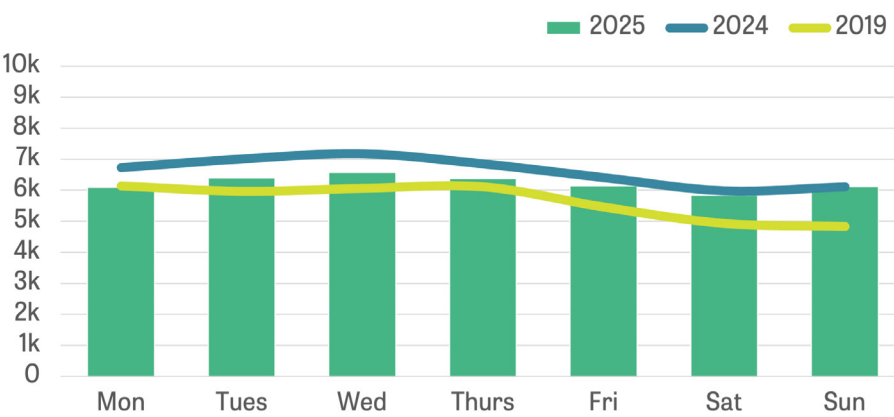
Daily average resident counts increased +11% in Sep 2025 vs. Aug 2025; -18% vs. Sep 2024; +40% vs. Sep 2019



Overall daily average hourly counts decreased -7% in Sep 2025 vs. Sep 2024; +22% vs. Sep 2019



Weekday average daily counts decreased -7% in Sep 2025 vs. Sep 2024; +6% vs. Sep 2019



Downtown Ambassador Statistics | Updated September 2025

	September 2025	2025 YTD	2024 YTD	2019 YTD
Graffiti Removals	229	3,365	5,234	1,422
Lbs of Trash Removed	35,425	235,775	284,925	361,875
Snow Removals	-	6,402	5,569	8,036
Weeds Abated	9,455	144,027	362,560	123,444
Business Contacts	881	3,758	6,605	1,535
Pedestrian Assists	18,372	125,825	277,268	141,143
Mobility Assists	86	491	3,067	1,063
Total Ambassador Banked Hours ¹ as of July:				1,179.50



1 GRPM River's Edge Work

anticipated completion: November 2025

\$12,000,000 investment

2 Bamboo Cowork Phase 1

anticipated completion: November 2025

\$3,100,000 investment

3 Acrisure Amphitheater

anticipated completion: May 2026

+190 car parking spaces

+825 jobs

\$214,500,000 investment

4 111 Lyon Residential Conversion

anticipated completion: Spring 2026

+140 housing units

-125,000 sq ft of office space

\$50,000,000 investment

5 Clipper Lofts

anticipated completion: Spring 2026

+35 housing units

+20,000 sq ft of office space

\$12,800,000 investment

6 Early Childhood Center @ Rapid Central Station

anticipated completion: 2026

\$7,900,000 investment

7 Amway Soccer Stadium

anticipated completion: Spring 2027

+104 jobs

\$175,000,000 investment

8 Corewell Parking Lots

anticipated completion: TBD

+40 car parking spaces

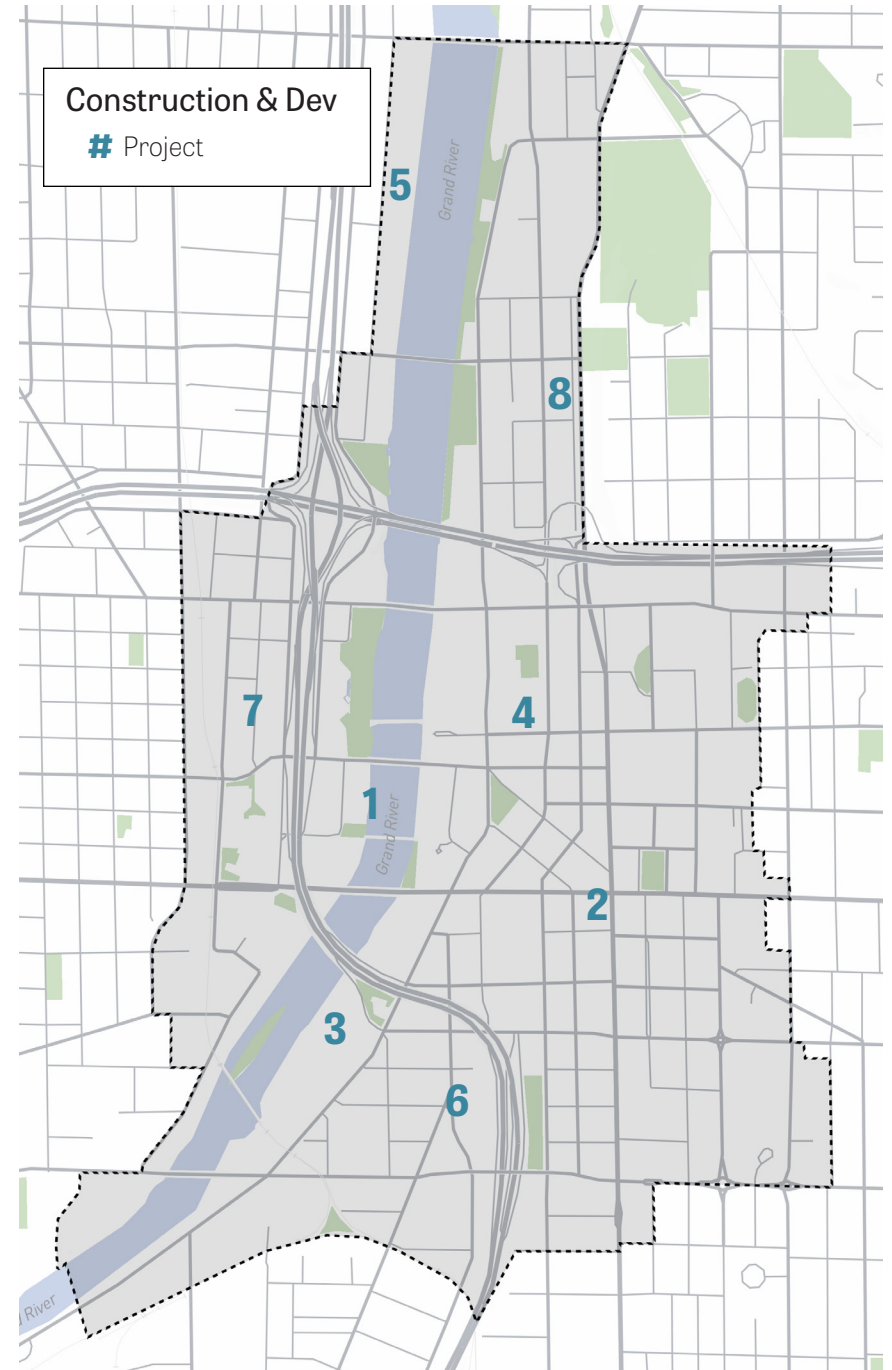
\$475M
in investment

230
car parking spaces

175
housing units

929
new jobs

-125k
sq ft of office space



48

acres of park improvements

20

miles of trail improvements¹

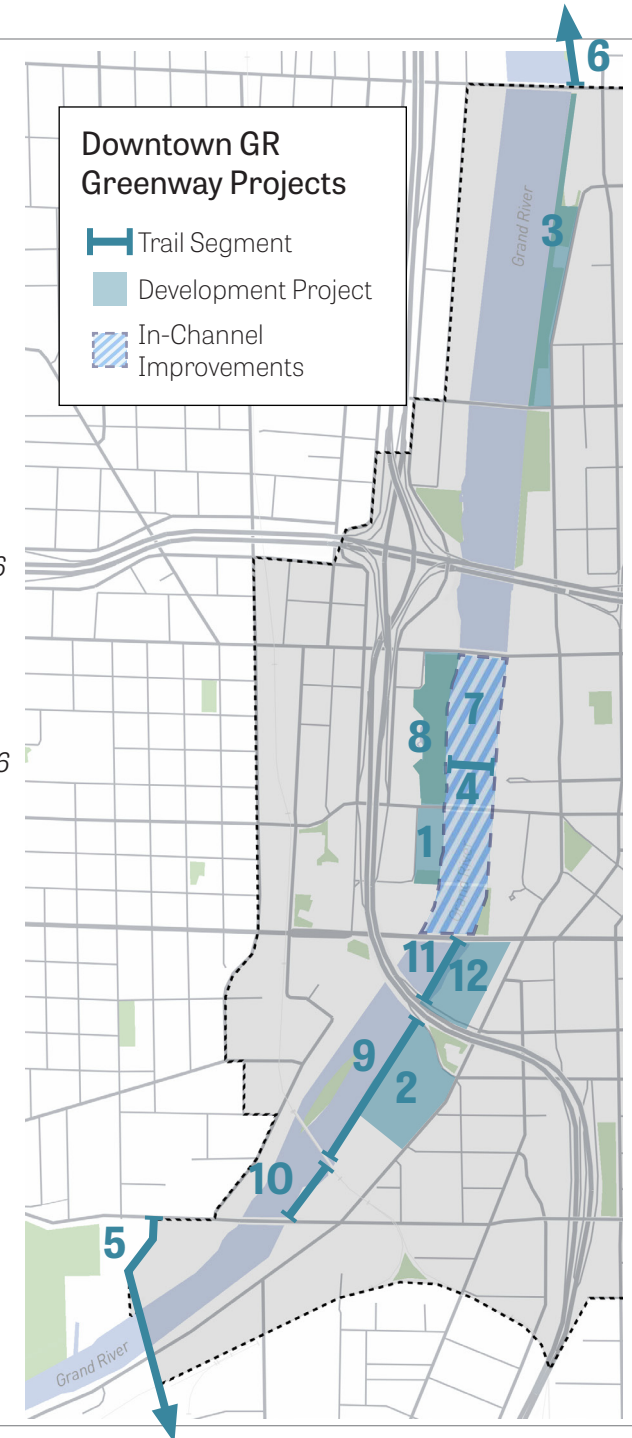
\$62M

total DGRI investment
(DDA, MNTIFA, ARPA)

\$1.7B

total private river-adjacent investment

1	GRPM River Edge Improvements	Planning	Design	Permitting	Bidding	Construction	Completion est. Nov 2025
2	Acrisure Amphitheater	Planning	Design	Permitting	Bidding	Construction	Completion est. May 2026
3	Canal Park	Planning	Design	Permitting	Bidding	Construction	Completion est. Summer 2026
4	Gillett Bridge	Planning	Design	Permitting	Bidding	Construction	Completion est. Oct 2025
5	Oxford Trail	Planning	Design	Permitting	Bidding	Construction	Completion est. Summer 2026
6	Edges Trail, Leonard To Ann	Planning	Design	Permitting	Bidding	Construction	Completion est. Oct 2025
7	Lower Reach In-Channel Improvements	Planning	Design	Permitting	Bidding	Construction	Completion est. Summer 2026
8	Ah-Nab-Awen Park	Planning	Design	Permitting TBD ²	Bidding	Construction	Completion
9	Edges Trail	Planning	Design	Permitting	Bidding	Construction	Completion
10	US-131 to Railroad					Construction	est. Oct 2026
11	Railroad to Wealthy						TBD
12	Fulton to US-131						TBD
12	Fulton & Market	Planning	Design	Permitting	Bidding	Construction	Completion



DOWNTOWN
GRAND RAPIDS INC.

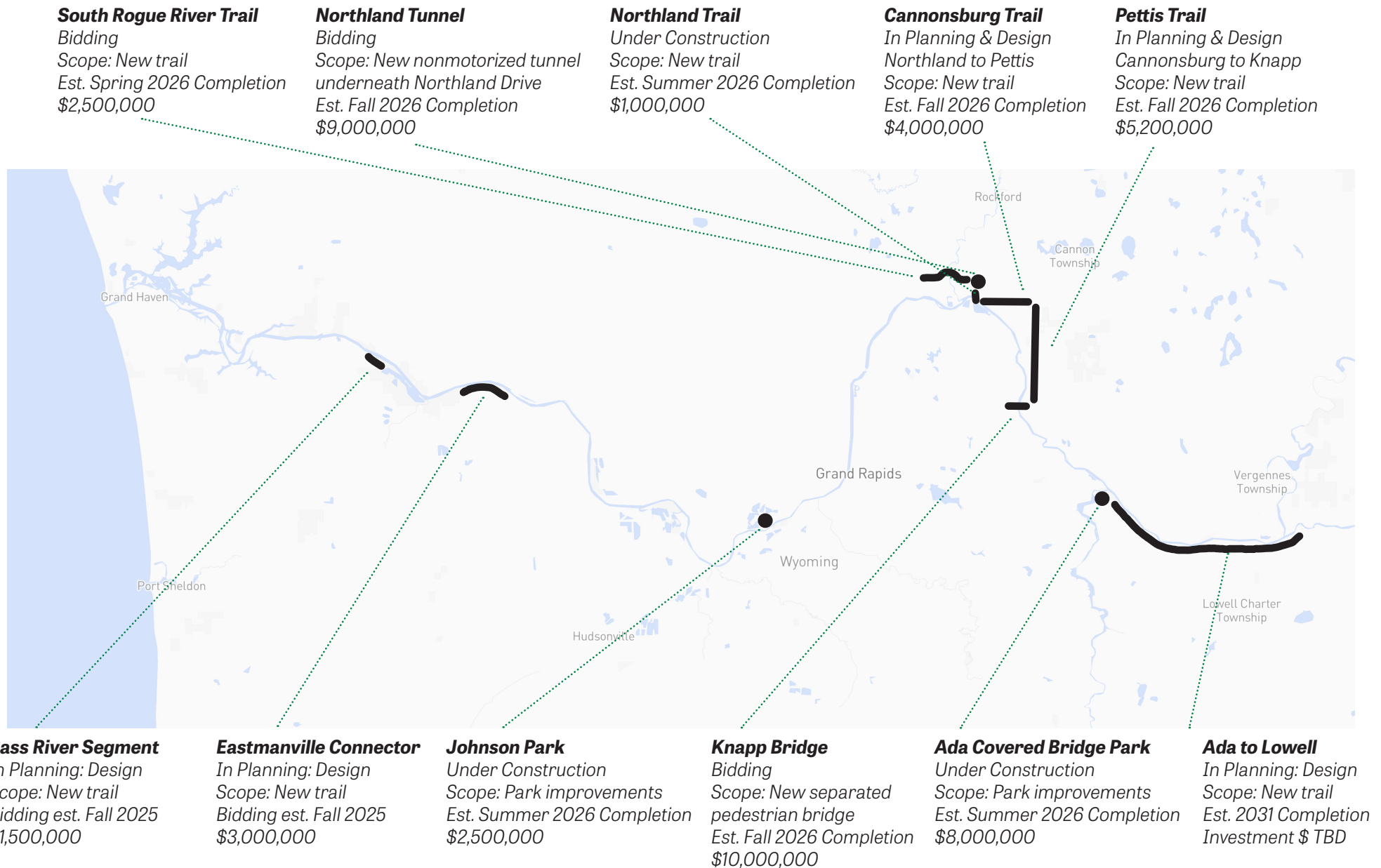
For more information, visit: <https://grandriver.network/upcoming-projects>

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

2 - Ah-Nab-Awen Park construction is dependent on Lower Reach in-channel improvements timing.

Grand River Greenway Progress - Regional | Updated September 2025

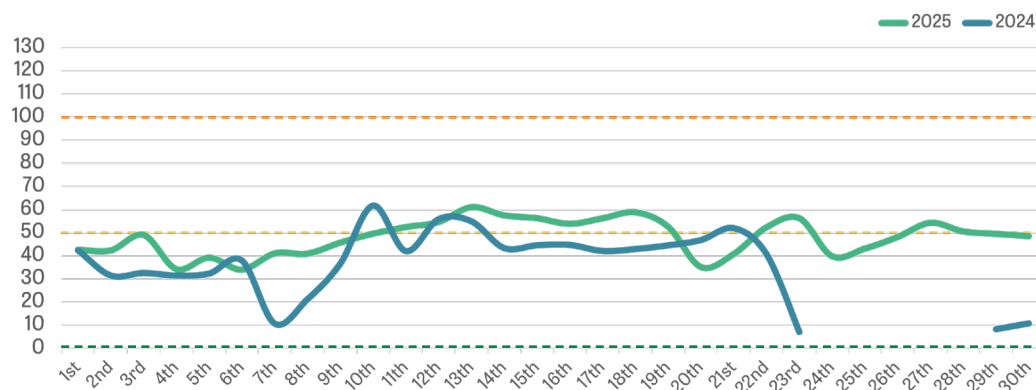
The urban core of Grand Rapids is the hub of West Michigan's outdoor recreation system. Beyond Downtown, partners across the region continue progress to establish the **Grand River Greenway** - an 80+ mile network of public parks and trails connecting Lowell to the Lakeshore.



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

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

Average daily maximum AQI increased +30% in Sep 2025 vs. Sep 2024²



September 2025 Recap

September 4
Medical Mile
22.33

Best AQI Day

Medical Mile
45.49 avg

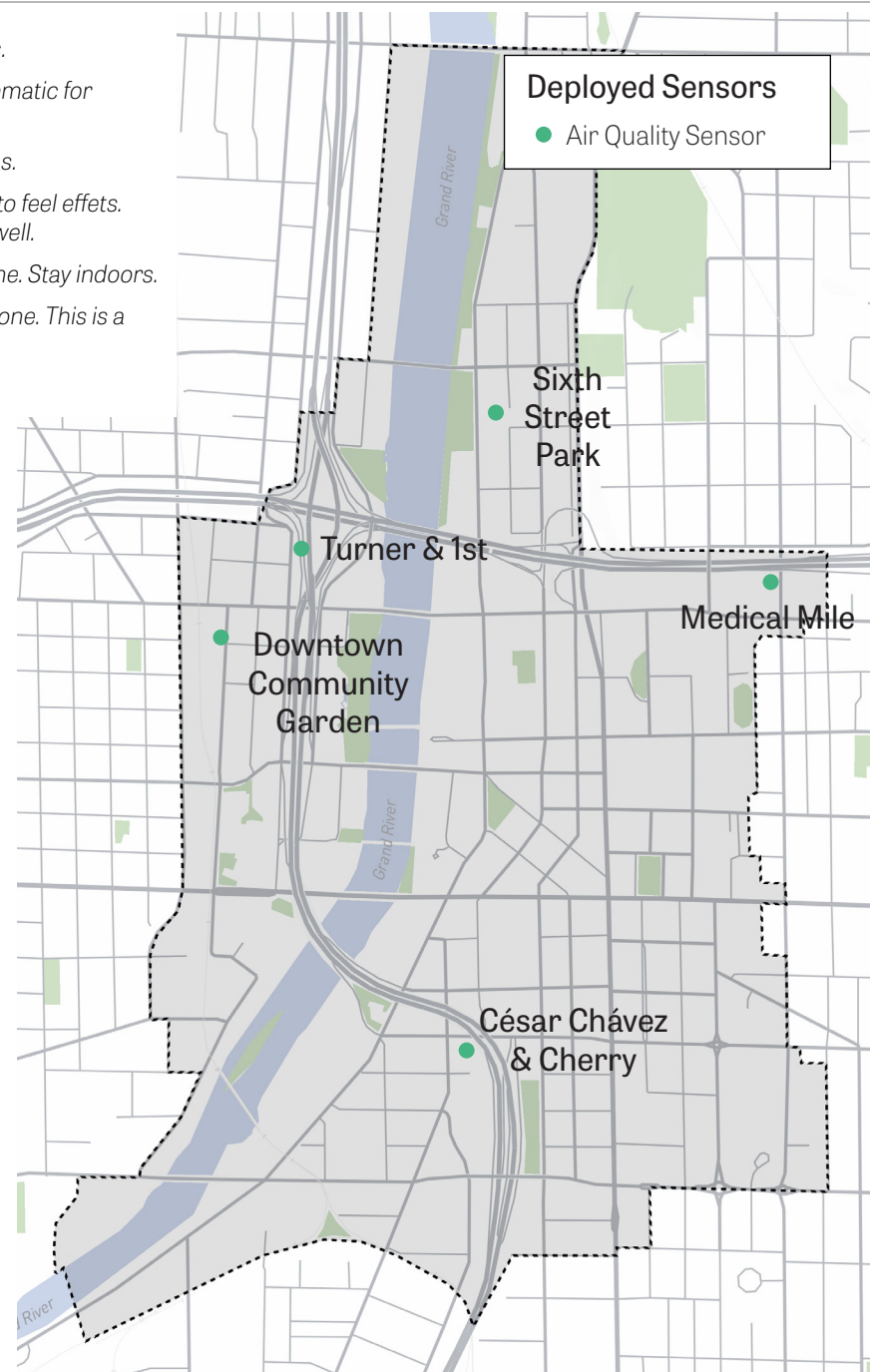
Best Average
September AQI

September 13
Sixth Street Park
66.46

Worst AQI Day

Turner & 1st
50.03 avg

Worst Average
September AQI



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

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

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

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

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

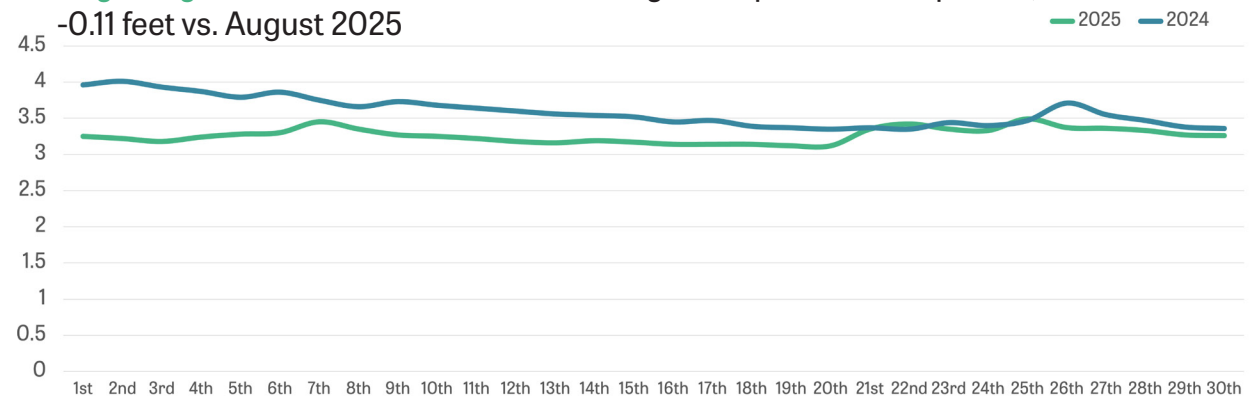
Learn more here: <https://www.usgs.gov/water-science-school/science/turbidity-and-water>

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

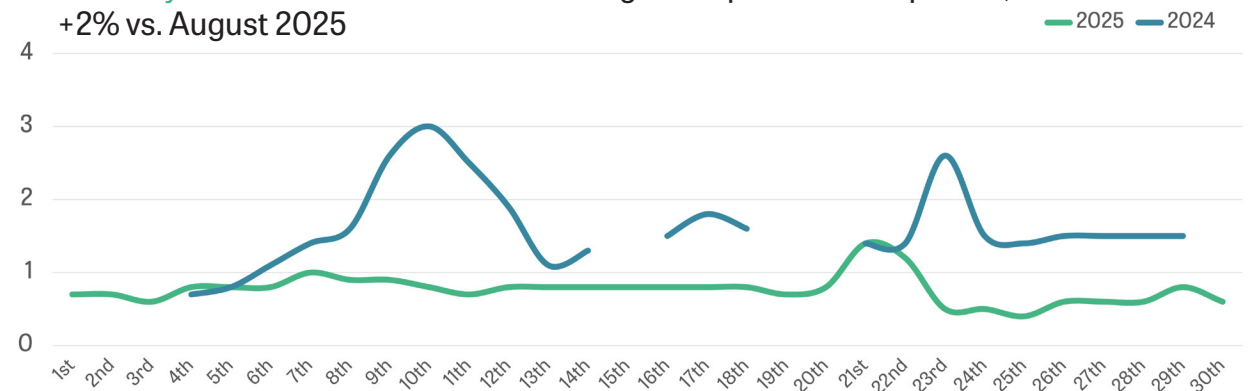
Why it matters: Fast-moving streams and rivers hold more oxygen, while stagnant waters hold less. When excess organic matter decays, bacteria use up oxygen, leading to eutrophication, i.e. low-oxygen conditions that can kill aquatic life.

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

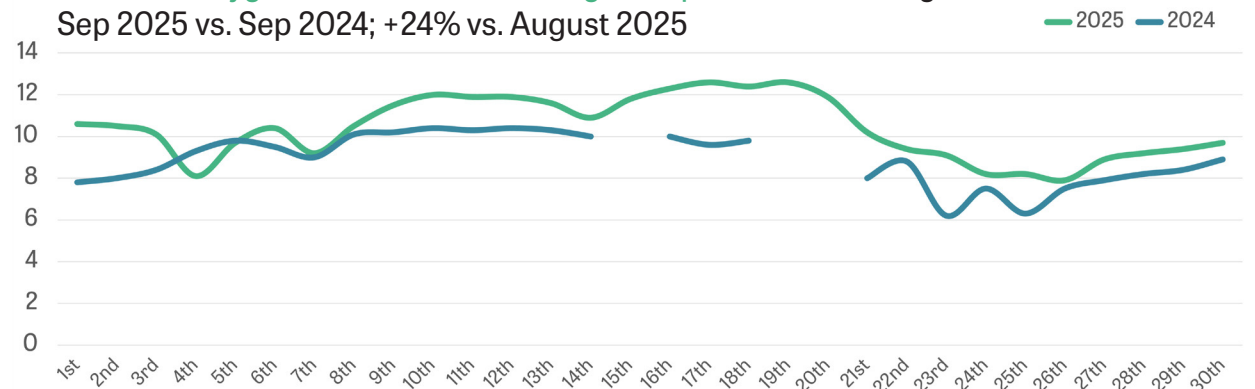
Gage height decreased -0.32 feet on average in Sep 2025 vs. Sep 2024; -0.11 feet vs. August 2025



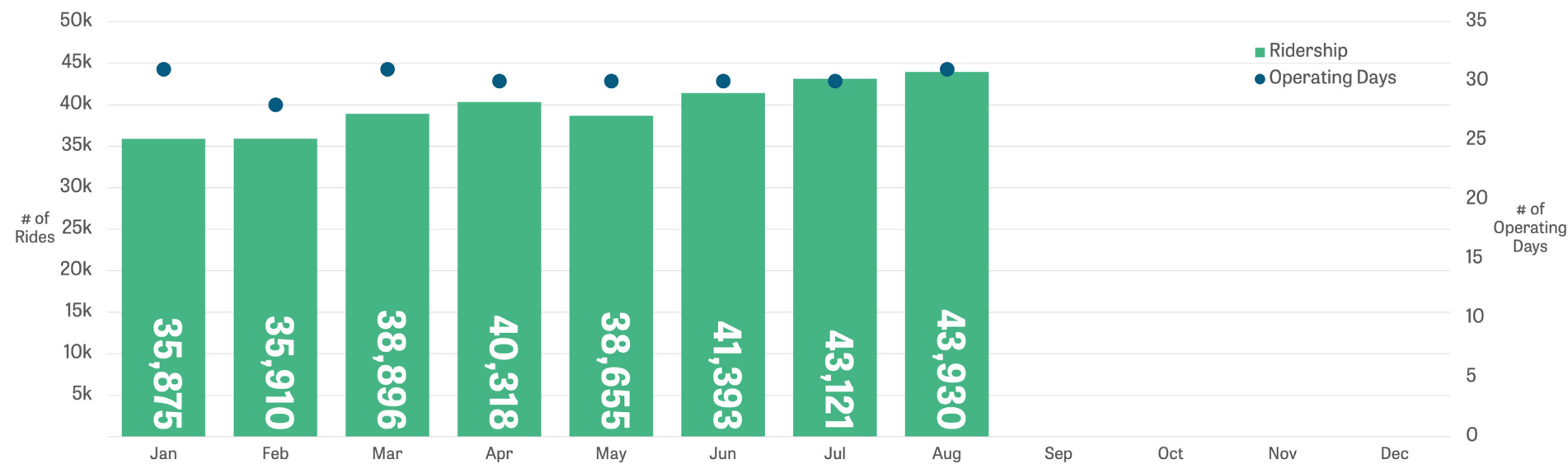
Turbidity decreased -53% FNU³ on average in Sep 2025 vs. Sep 2024; +2% vs. August 2025



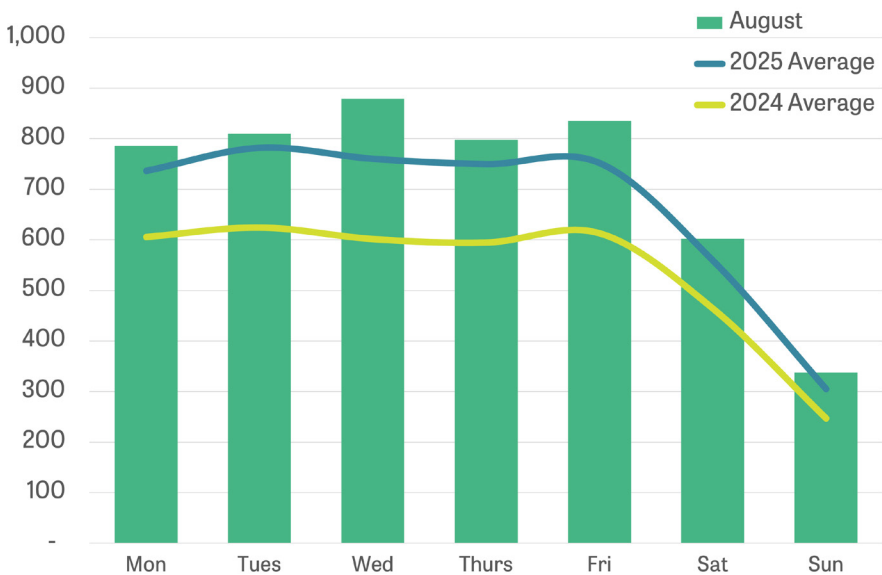
Dissolved oxygen increased +17% milligrams per liter on average in Sep 2025 vs. Sep 2024; +24% vs. August 2025



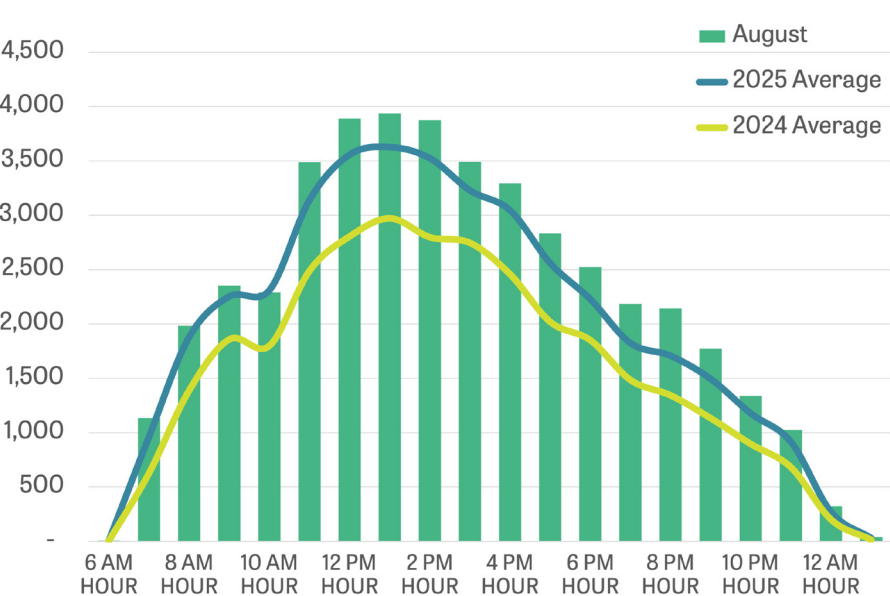
DASH Circulator ridership increased +2% in Aug 2025 vs. July 2025; +22% vs. Aug 2024; -31% vs. Aug 2019



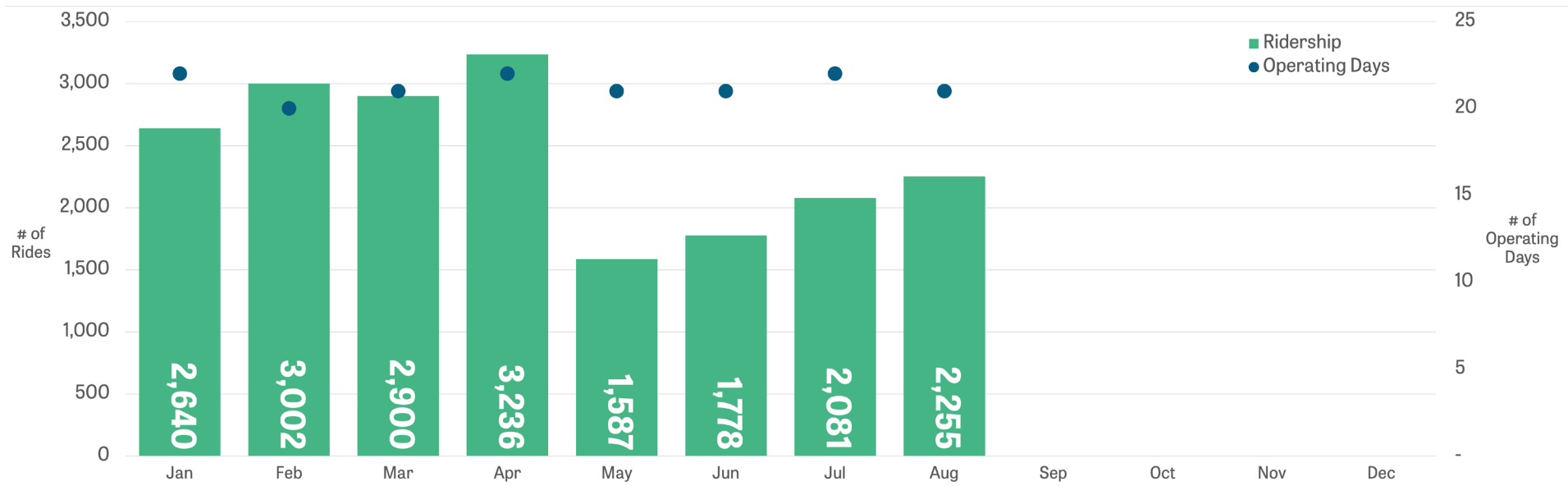
Wednesday DASH Circulator ridership increased +32% in Aug 2025 vs. Aug 2024



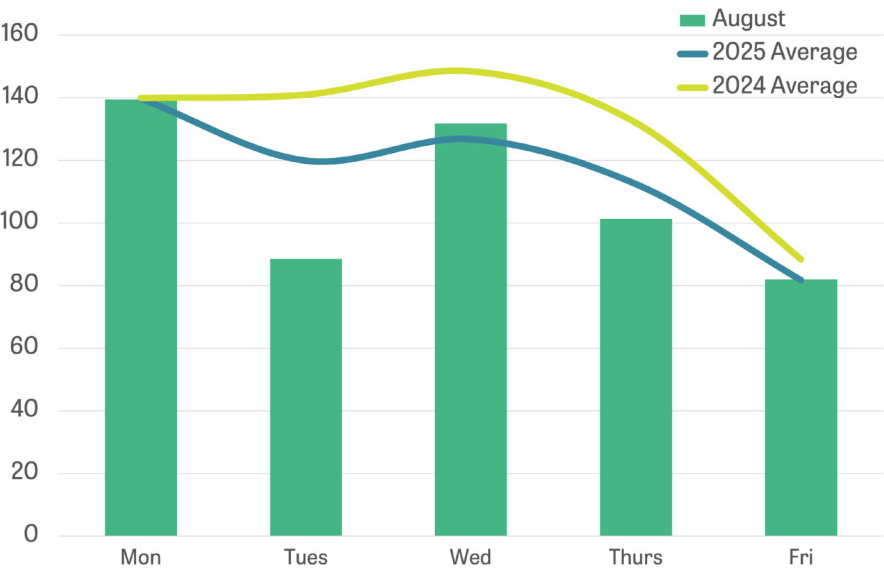
32% of DASH Circulator ridership occurred before noon in August



DASH WORK ridership increased +8% in August 2025 vs. July 2025; -16% vs. August 2024



Tuesday DASH WORK ridership decreased -15% in 2025 vs. 2024



35% of DASH WORK ridership in August occurred between 7 AM - 9 AM

