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

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Wednesday, October 14, 2026
9:00 a.m. Meeting
29 Pearl Street, NW, Suite #1

1.	Call to Order		Winn
2.	Approve October 14, 2026 Agenda (9:00)	Motion	Winn
3.	Approve August 12, 2026 Minutes (9:01) (enclosure)	Motion	Winn
4.	Holiday Lighting Funding Authorization (9:10) (enclosure)	Motion	Eledge
5.	DDA Liquor License Request: 10 Ionia Avenue NW (9:15) (enclosure)	Motion	Eledge
6.	Disability Advocates of Kent County FY27 Partnership (9:20) (enclosure)	Motion	Miller
7.	City of Grand Rapids Coldbrook RFQ (9:35) (enclosure)	Info	Rainero
8.	Downtown Master Plan Update (9:40)	Info	Miller
9.	Executive Director Report (9:50)	Info	Kelly
10.	Public Comment (9:55)		
11.	Board Discussion (9:58)	Info	Board
12.	Adjournment (10:00)		

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MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY
August 12, 2026

1. Call to Order – This meeting was called to order at 9:02 AM by Chair Winn.

Attendance

Members Present: Luis Avila, Rosalynn Bliss, Mayor David LaGrand, Greg McNeilly, Al Vanderberg and Rick Winn.

Members Absent: Kayem Dunn, Ryan Foley, and Jen Schottke.

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Kadi Smith (Recording Secretary), Melvin Eledge, Mark Miller (DGRI Staff), and Connie Bohatch (City of Grand Rapids).

2. Approve Meeting Minutes from June 9, 2026
Motion: Member McNeilly, supported by Member Vanderberg, moved to approve the June 9, 2026, Meeting Minutes as presented. Motion carried unanimously.

3. 975 Ottawa Avenue Passthrough Agreement
Kelly gave an update on The Brownfield Plan Amendment for 975 Ottawa Ave. (SILVA) that was approved on September 25, 2024. The project is located within multiple overlapping tax capture districts, including the Monroe North TIFA, LDFA SmartZone, and DDA districts.

Recent amendments to the Brownfield Redevelopment Authority Act allow Brownfield TIF reimbursement for certain housing-related eligible costs and authorize tax increment sharing agreements between authorities when pre-existing authorities consent to Brownfield capture.

The project also received an OPRA certificate, which abates local taxes while preserving a portion of school tax revenues during the incentive period.

Because the project is located within pre-existing tax capture districts, the Monroe North TIFA, LDFA, and DDA must each approve tax increment sharing with the Brownfield Authority to allow projected reimbursements to occur. Accordingly, separate interlocal agreements between the Brownfield Authority and each of the three authorities are required.

Motion: Member Bliss, supported by Member Vanderberg, moved to approve the Resolution and Agreement for 975 Ottawa Avenue. Motion carried unanimously.

4. Downtown Retail Innovation Program Funding

Eledge reported on the program's first year, highlighting the development of the program framework, participant skill assessments, a dedicated website, marketing strategy, and recruitment of 12 micro-enterprises (MEs). The program expanded wraparound services through monthly trainings, mentorship opportunities, regular staff check-ins, administrative support nights, and resource days that connected participants with nonprofit and community partners. Participants were also provided additional opportunities to host events and sell products at venues and events they might not otherwise access.

Looking ahead, staff plans to expand the cohort to 20 participants and conduct a comprehensive evaluation of both the program and participant outcomes to ensure it continues meeting the needs of entrepreneurs. The proposed FY27 budget includes an increase of approximately $10,000 over the previous year, largely due to sponsorship support provided to People First Economy.

Member McNeilly asked whether participants are expected to open businesses within the DDA boundaries. Chair Winn asked if any current participants are close to opening a storefront. Eledge stated that one participant is nearing that stage and that another participant already operates within the downtown area but lacked storefront experience. He explained that the program is designed to be customizable and focused on building the skills necessary for long-term business success.

Member LaGrand noted that no current participants have opened storefronts and asked about the program's timeline and evaluation metrics. Eledge responded that the goal is to transition participants toward storefront opportunities by the third year of the program. He added that staff works closely with partners such as Start Garden and People First and emphasized the importance of building strong entrepreneurs rather than rushing participants into storefronts before they are ready.

McNeilly noted that the organization has invested in rent support programs and suggested leveraging those efforts to help participants transition into storefronts. He also asked about a discrepancy in the reported participant numbers in the rent support program. Eledge confirmed that 37 participants is the correct figure.

LaGrand asked about the application process. Eledge explained that applicants must submit a business concept and plan and demonstrate that their business model has the potential to grow into a storefront operation. He noted that some applicants have been declined because their business concepts were not considered scalable. Eledge shared that the participant closest to opening a storefront is a bookseller who is working to diversify products and expand their

customer base. He emphasized the important role mentors play in helping participants develop foundational business skills.

Motion: Member McNeilly, supported by Member LaGrand, moved to authorize DDA funding for an amount not to exceed $185,000 to support the continuation of the micro-entrepreneur incubation program in partnership with the Arts Marketplace supported by additional previously identified economic support organizations. Motion passed unanimously.

5. Mel Trotter Storage Program Request

Kelly reintroduced Connie Bohatch, who had presented the program at a previous meeting. Bohatch reported that the storage program continues to be highly utilized and compliments City ordinances by providing a secure place for individuals experiencing homelessness to store personal belongings. The program has served more than 2,800 unique individuals and expanded from 150 to 265 storage carts. She noted that previous ARPA funding is no longer available, creating a funding gap.

Member LaGrand asked about the remaining funding needed. Bohatch explained that staff is pursuing additional funding sources and continues discussions with Mel Trotter. If additional funds are not secured, operating hours may need to be reduced. The current contract runs through September 30, with another year of operation planned.

Member Bliss asked about the long-term sustainability of the program and whether it is being considered as part of future capital planning efforts. Bohatch said discussions are ongoing, including opportunities to integrate the program into broader service strategies. She added that the program has been included in an application for a four-year federal grant.

Member Bliss commented that both the short- and long-term benefits of the program are clear and that it has helped address concerns in public spaces. Member McNeilly asked whether funding for the program had been included in the FY27 budget. Kelly responded that it was not specifically budgeted but could be funded through available capacity under Goal 2 using non-TIF resources.

Member McNeilly also asked why the City funds half of the program costs. Member LaGrand noted that the program was initially supported through one-time ARPA funding and remains a City priority. Bohatch added that the City's portion is currently budgeted through its refuse fund.

Member Bliss asked when the federal grant decision would be announced. Bohatch stated that only eight grants will be awarded nationwide and that staff expects to hear back soon. If awarded, the grant would begin in September.

Minutes taken by:
Kadi Smith
Recording Secretary

Chair Winn asked whether the requested funding would still be necessary if the grant is received. Bohatch replied that grant funding would reduce the need to seek other sources of support. Member Vanderberg highlighted the complexity of using different funding sources and added that the program's benefits to the district can be demonstrated.

Member Bliss requested an update on the program in six months, and Kelly agreed.

Motion: Member Bliss, supported by Member Avila, moved to approve an amount not to exceed $50,000 in FY2027 funding for the Personal Belongings Storage Program and authorize the Executive Director to finalize and execute an Agreement with the City of Grand Rapids and/or Mel Trotter Ministries, approved as to form by DDA counsel, for operation of the program. Motion passed with Member McNeilly voting no.

6. Downtown Master Plan Update

Miller shared an update on the Downtown Strategic Plan process, noting that the initiative has beenbranded as "Core Priorities." Miller stated that the team is focused on data analysis, mapping, and strategy development while ensuring the plan reflects both the history of Downtown and its future direction.

Miller explained that engagement efforts are extensive and ongoing, with nine community ambassadors attending 18 to 20 events, more than 20 one-on-one stakeholder interviews completed, and additional meetings planned. Outreach has included business districts, commercial brokers, hotel managers and staff, public safety partners, The Rapid, and other community stakeholders. He noted that the engagement process is not yet halfway complete.

Member McNeilly asked about ownership and approval of the final plan. Kelly confirmed that the plan will ultimately be reviewed by the DDA and will also be presented to the MNTIFA and DGRI boards as part of the approval process.

Miller noted that the steering committee charter would be distributed approximately one to two weeks prior to the next meeting. Chair Winn asked whether City and County representatives would be involved. Miller responded that City representation is included with the City Manager and that staff would be meeting with Al Vanderberg the following week.

7. Executive Directors Report

Kelly presented the following updates:

- Riverfront construction projects continue to advance, including the completion of the Amphitheater riverfront park space.
- The first cohort of the Landscape Apprenticeship Program completed the program and graduated.

Minutes taken by:
Kadi Smith
Recording Secretary

- Construction at the Ledyard Building remains on schedule and is expected to be completed next year.
- Development continues in Monroe North, including 118 residential units planned for Corewell Health residents.
- Skywalk Wayfinding has been installed.
- Summer programming continues through Relax at Rosa, Return to the River, and Westside Wednesdays.
- Save the date – ArtPrize begins September 18th – October 3rd.

8. Public Comment

None.

9. Board Member discussion

Member Bliss expressed appreciation for the DGRI team and noted that she is consistently impressed by their work. Kelly thanked Board members for their continued service and volunteer commitment to the organization.

Member McNeilly commented that he appreciates the diversity of opinions represented on the Board and commended staff and Board leadership for fostering productive discussions despite differing viewpoints.

Adjournment

The meeting adjourned at 9:49 AM.

Minutes taken by:
Kadi Smith
Recording Secretary

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY

DDA

Agenda Item #04
October 14, 2026
DDA Meeting

DATE: October 14, 2026

TO: Downtown Development Authority

FROM: Melvin Eledge Jr. - Director of Operations

SUBJECT: Holiday Lighting Funding

In 2014 DGRI took over the holiday décor to enhance Downtown public spaces during winter. Since then, we have continued to make investments in this activity through the maintenance and upkeep of the lights year after year as well as incrementally expanding the installations throughout Downtown.

In recent years we have expanded holiday lights along Ottawa, Sheldon and Jefferson as well as made improvements to the lights on Monroe Center which are left installed and activated throughout the year. Additionally, we've expanded the deployment to include new light tunnels at Rosa Parks and Monument Park, as well as added decorations to Lyon Square.

For FY 27 De Vries will be installing, de-installing and storing the holiday lighting. Funds were budgeted in the NTI budget under Goal 5 Public Space Activation for FY27.

Recommendation:

Approve the expenditure not to exceed $60,100 to Christmas Décor by DeVries for the installation, de-installation and storage of holiday decorations for FY27.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY

DDA

Agenda Item #04
October 14, 2026
DDA Meeting

DATE: October 9, 2026

TO: Downtown Development Authority

FROM: Melvin Eledge Jr., Director of Operations

SUBJECT: DDA Liquor License: 10 Ionia Ave NW

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

Miro Mediterranean, LLC is requesting DDA Board consent to the issuance of a Development District liquor license for their location at 10 Ionia Ave NW Grand Rapids, MI. Miro Mediterranean, LLC is looking to open a bar and restaurant concept in this location. They will be making significant investments in the building which includes commercial kitchen upgrades, various utility upgrades and building out a full bar among other enhancements.

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

Recommendation: Approve the resolution for the issuance of a development area liquor license for Miro Mediterranean, LLC 10 Ionia Ave NW, Grand Rapids, MI 49503.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY

DDA

Agenda Item #05
October 14, 2026
DDA Meeting

DATE: October 9, 2026

TO: Downtown Development Authority

FROM: Mark F. Miller, Managing Director of Planning & Design

SUBJECT: Disability Advocates of Kent County FY27 Funding Request

Goal 2 of GR Forward recommends *Creating a True Downtown Neighborhood that is Home to a Diverse Population by requiring "universal design principles in projects with local subsidy"* (page 172). Specifically Goal 2 states that *"by incorporating these design principles into public projects, the city will send a powerful message of support for all of its residents."*

Goal 3 of GR Forward recommends, as part of its Implementation of a 21st Century Mobility Strategy, to *"provide a stress-free pedestrian experience for all ages and abilities"* (page 186).

Finally, Goal 5 of GR Forward recommends Reinvesting in Public Space, Culture, and Inclusive Programming by *"rethinking our parks and public spaces to better serve the entire community"* (page 264).

In our efforts to implement these goals, the DDA has supported Disability Advocates of Kent County (DAKC) on a variety of initiatives through funding support that began in 2019. The 2019 effort included an Accessibility Charrette that utilized "test pilots" to audit downtown's public spaces (streets, sidewalks, parks, and plazas) and the creation and ideation of a series of accessibility prototypes.

In 2020, this work continued with two distinct projects - the Inclusive Design Initiative (a comprehensive assessment of Downtown pathways that connect parking and destinations) and an Adaptive Strategic Plan that established a set of values and design principles to serve as an alignment, communication, and accountability tool for five agencies interdependently building a more accessible Grand Rapids.

During 2021, DAKC worked to develop the West Michigan Access Collaborative that brought leadership from the area's six core cities as well as Kent County to work together on regional accessibility goals. This Collaborative was a key component of the Strategic Plan.

In 2022 DAKC's work included creation of strategies and tactics for The West Michigan Access Collaborative, acting as an accessibility consultant for Downtown projects and events, increasing employment opportunities for people with disabilities; and expanding the use of accessible technology in wayfinding, public safety, and transportation.

In 2023 DAKC continued its work with DGRI as an accessibility consultant for projects and events, building a series of "quick guides" (referred to as the Downtown Accessibility Navigator) that convey accessibility pathways in Downtown to reduce uncertainty for people who visit the Downtown, and the creation of best practices for inclusive social and cultural activities.

During FY25 and FY26 DAKC continued to act as DGRI's accessibility consultant to maximize universal design opportunities in the built environment, collaborated with DGRI on evaluation of existing and proposed DDA funded projects for universal design, and continued to build the Downtown Accessibility Navigator database. Significant projects include the Acrisure Amphitheater and the Amway Soccer Stadium.

In FY27 DAKC proposes to continue the collaboration with DGRI as follows:

- Acting as the accessibility consultant for projects, programs and events.
- Maintaining and updating the accessibility navigator guides by prioritizing gaps in venue documentation, adding transit connections, and linking adjacent businesses and parking structures.
- Developing and launching a prototype search tool on their website to host the accessibility navigator guides, piloting integration of this search tool to partner websites, and providing recommendations for scaling the tool to adjacent neighborhoods.

An outline of this scope of work is included at the end of this memo for reference. The requested funding for this scope is for a not-to-exceed amount of $40,000. The work will be performed by DAKC staff and its web developers. This funding was anticipated in the FY27 budget under the Goal 3 Accessibility and Mobility Repairs line item.

Recommendation: Authorize funding in an amount not-to-exceed $40,000 for Disability Advocates of Kent County FY27 accessibility services.

CITY OF GRAND RAPIDS | Economic Development Department

River North, Downtown, and Waterfront

Development Partner



Request for Qualifications Issue Date | October 7, 2026
Questions Due | October 19, 2026
Submission Deadline | November 16, 2026

Contents

1. Opportunity Overview 3
2. Community Context 5
3. Development Vision and Objectives 6
4. Development Center Relocation 8
5. Site Information and Property Descriptions 9
6. Community Engagement Expectations 13
7. Submission Requirements 14
8. Evaluation Criteria and Selection Process 17
9. Timeline and Key Dates 18
10. Terms and Conditions 20
11. Submission Checklist 23
12. Appendices 23

1. Opportunity Overview

The City of Grand Rapids invites qualified firms and teams to respond to this transformational opportunity: serving as the Development Partner (Partner) for nearly seven acres of city-owned, downtown, and waterfront property in the River North neighborhood. The Partner would perform due diligence and a master site planning process to understand the options that should be considered to unlock the full potential of the sites.

This opportunity will position a redevelopment with a better understanding of the sites and what it would take to activate the future of this vital downtown neighborhood at the confluence of urban life and riverfront access. As a result of this Request for Qualifications, the City would establish a Professional Service Agreement for fee with the selected Partner. Then the selected Partner will work alongside the City to lead a complex due diligence, multi-phase initiative that requires equal measures of master site planning expertise, real estate development sophistication, operational coordination, and authentic community engagement.

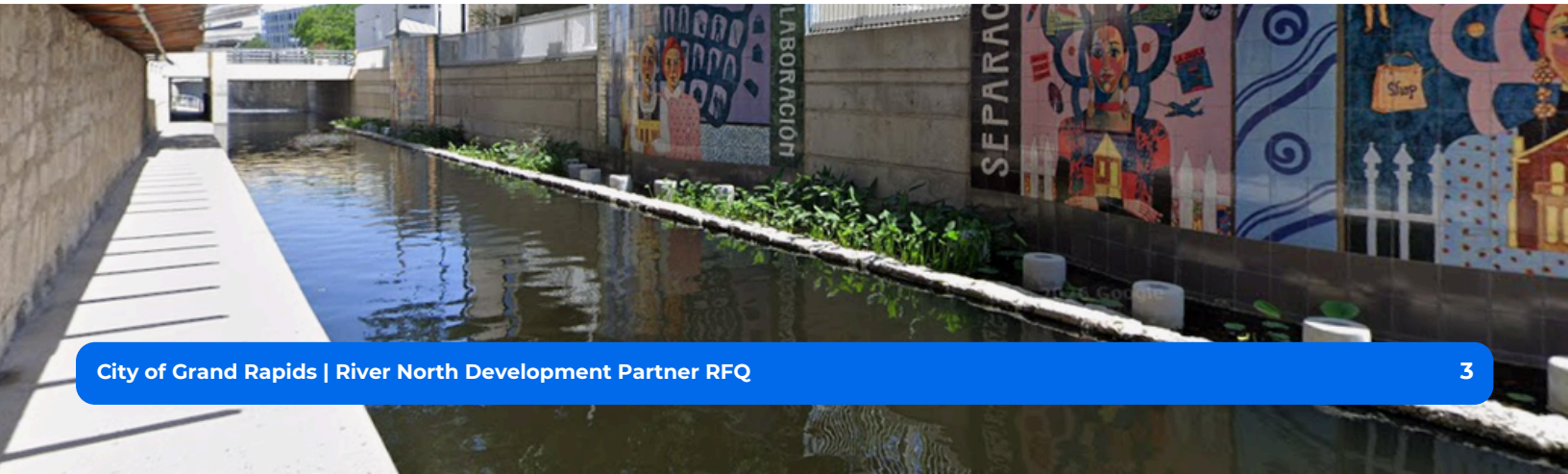
Upon completion of the due diligence and master site planning, the Partner will have a contractual right of first refusal to purchase the city-property on the same material terms as those set forth in any offer, sale, or option to purchase the city-owned property. The process for disposition of the city-owned real property shall be administered pursuant to City Commission Policy No. 900-63 and consist of a Request for Proposals. It would be at this time, the City would enter Phase II to dispose of the site(s) for redevelopment.

The Partnership

The City seeks a Partner with demonstrated capacity to:

- Lead a rigorous due diligence and master site planning process — including environmental review, geotechnical and infrastructure assessment, market analysis, riverfront design and activation strategy that is consistent with adopted City plans, and financial feasibility — across multiple city-owned parcels;
- Navigate the technical and logistical complexity of either maintaining in place or relocating essential city services while maintaining continuity of public-facing operations;
- Lead an inclusive, iterative neighborhood design charrette and community engagement process that educates the public about potential opportunities, integrates adopted City plans, and incorporates the voices of diverse stakeholders to inform final development outcomes;
- Orchestrate a thoughtful redevelopment plan of multiple city-owned parcels that honors the existing community fabric, activates the river edge, and enhances neighborhood assets;
- Recommend an ownership, maintenance, operations, and governance structure that produces durable, long-term public benefit without stifling project feasibility;

This opportunity requires more than conventional development expertise — it demands a partner committed to community-centered development practices and capable of balancing public sector objectives with sustainable project economics.



Project Scope

Total Development Area: Three adjacent parcels in the River North neighborhood across 6.43 acres.

Location: River North neighborhood, downtown Grand Rapids — generally bounded by Monroe Avenue NW and the Grand River.

Current Use: A mix of administrative offices, vehicle storage, surface parking, and materials storage.

Current Zoning: Traditional Neighborhood - Transitional City Center (TN-TCC), which permits mixed-use development of 5 stories by right and up to 7 stories under certain conditions. 1101 and 1165 Monroe Ave NW are also located within the Grand River Overlay. The City may consider zoning amendments or overlay modifications as recommended by the master site plan when in alignment with the Community Master Plan.

Anticipated Development Type: Mixed-use, mixed-income development aligned with the community planning documents detailed in Section 2 and consistent with the public priorities detailed in Section 3.

Engagement Term: The Partner will have twelve (12) months to perform deliverables described in the resulting Professional Services Agreement. This scope of work is detailed in the Appendix.



Disposition and Ownership Structure

The City has not predetermined a disposition mechanism for the parcels. The Partner is expected to evaluate and recommend appropriate structures — which may include direct sale, ground lease, land bank conveyance, community land trust, limited equity cooperative, Brownfield Authority transfer, or hybrid approaches — based on the goals of the master site plan and the financial characteristics of individual parcels.

Stakeholder Coordination

The Partner will coordinate regularly with the following stakeholders throughout the engagement:

- City of Grand Rapids Project Team
- Downtown Grand Rapids Inc. (DGRI);
- Grand Rapids Brownfield Redevelopment Authority and Building Authority, as applicable;
- River North Business Association and adjacent property owners;
- Other community-based organizations and stakeholder groups identified through the engagement process.

Partner Eligibility to Participate in Future Development

Selection as Partner does not preclude participation in parcel ownership or development. The specific terms governing Partner participation in future disposition processes, including the Partner's right of first refusal, will be further defined in the professional services agreement. Respondents should acknowledge and accept this framework.

2. Community Context

Grand Rapids, Michigan's second-largest city, is a fast-growing regional hub of 200,000 residents within a metro area of 1.1 million. Its diversified economy is driven by healthcare and life sciences comprising the Medical Mile, including Corewell Health, Michigan State University, and Grand Valley State University; advanced manufacturing with firms like Steelcase and MillerKnoll; a rapidly expanding tech sector; and major retail employers such as Meijer.

The region continues to grow quickly, with employment exceeding 591,000 jobs, strong in-migration of young professionals, high college graduate retention, competitive wages, and a cost of living below the national average.

Downtown Grand Rapids is experiencing record investment, including large mixed-use developments (Fulton & Market, Studio Park Tower, Factory Yards), major entertainment venues (Acrisure Amphitheater, Amway Stadium), and extensive public realm improvements along the Grand River. Riverfront enhancements include museum expansion, trail connections, new plazas, ecological restoration, and over 100 miles of linked regional trails.

The River North neighborhood—once industrial and now a key connector between downtown and the Grand River—is anchored by Corewell Health's Center for Transformation and Innovation campus, MSU's Medical Mile investments, and an upgraded Canal Park. Mobility improvements and public space investments continue to strengthen connections to surrounding neighborhoods.

Local planning frameworks (GR Forward, the Community Master Plan, and River for All) call for dense, mixed-use, walkable development; expanded housing options; strong multimodal connections; equitable engagement; and an accessible, vibrant riverfront. Together, they guide the River North area toward becoming a connected, people-centered district that expands public access, supports housing and jobs, and reinforces an inclusive, high-quality urban environment.



3. Development Vision and Objectives

Overarching Vision

The City envisions a development that serves as a model for community-centered urban development — one that strengthens the River North neighborhood, enhances downtown vibrancy, improves public access to the riverfront, and creates lasting community benefit without contributing to displacement. The Partner will be expected to translate this vision into a master site plan and execution strategy.

Primary Development Objectives

The City's objectives for this development opportunity, listed in priority order:

1. Mixed-use Development, including Housing Diversity & Density

Combination of public amenity destinations and/or equitable housing, which may include complementary uses such as museums and office/retail space or concentrations of arts, culture, and nightlife. Housing component shall:

- Achieve a minimum average residential density of 40 units per acre across the full site, applied as a site-wide average to allow flexibility in how density is distributed across individual development pads;
- Provide a meaningful mix of housing types serving diverse household incomes, which may include market-rate rental, for-sale condominium and townhome product, income-restricted rental, and mixed-income buildings combining multiple product types;
- Achieve a stated City target of at least 20% of all residential units affordable at or below 100% of Area Median Income (AMI). Deeper affordability or greater affordability at scale will be viewed favorably;
- Consider innovative ownership structures that maintain long-term affordability (e.g., community land trusts, limited equity cooperatives);

2. Neighborhood Wealth-Building Serving Retail and Services

- Include ground-floor commercial space oriented toward neighborhood needs;
- Prioritize local, independent businesses and minority-owned enterprises with intentional capacity for small, emerging, minority-owned, women-owned, and Grand Rapids-based firms to participate alongside established developers;
- Create spaces that enhance rather than compete with existing neighborhood businesses;
- Align commercial programming with the City's industry strengths in technology, design, medical, and furniture sectors where market demand supports it.

3. Public Realm and Waterfront Access

- Treat the river's edge as a public asset accessible to all Grand Rapids residents, not merely as a backdrop for private development;
- Provide enhanced public access to the river walk along the southern edge of the 1101 Monroe parcel, establishing a continuous connection between the Monroe Avenue public sidewalk and the riverwalk.
- Provide design and programming that promote an active, pedestrian-scaled river edge that is consistent with the vision and guidelines of adopted City plans.
- Create high-quality public spaces that invite diverse community use;
- Improve pedestrian and bicycle connectivity through and around the development;
- Incorporate design elements that reflect community priorities reflected in the GR Forward Plan and River for All.

4. Environmental Sustainability

- Pursue high-performance building standards;
- Incorporate stormwater management and green infrastructure;
- Maximize energy efficiency and consider renewable energy integration;
- Maximize flood protection while allowing access to and along the river corridor;
- Support alternative transportation through design and amenities.

5. Economic Viability

- Demonstrate realistic financial feasibility and appropriate capitalization across the execution framework;
- Identify required public support — including TIF, brownfield, NEZ, or other tools — with clear public benefit justification;
- Create sustainable long-term value for both the community and the development team;
- Demonstrate capacity to execute the full development program through orchestrated participation of multiple firms.



Photo Credit: Flywheel Companies

Approach Expectations

Respondents should provide a methodology and approach narrative that demonstrates how the team would:

- Approach due diligence and master site planning across the full RFQ boundary, including phasing strategy if appropriate;
- Integrate the development with surrounding neighborhood fabric;
- Respond to site constraints and opportunities;
- Develop preliminary building massing, site layout, and public space configuration through community-informed iteration;
- Provide sufficient detail to evaluate alignment with City objectives while allowing the final design to emerge through the planning engagement and community input.

The City recognizes that final development plans will emerge through collaborative design processes involving community input. Respondent submissions should demonstrate process expertise, methodology, and team vision while maintaining openness to evolution. Conceptual sketches or precedent images may be included to illustrate the team's perspective; the City does not expect or require fully resolved schematic designs at the qualifications stage.

Discouraged Approaches

The City will not favorably consider submissions that:

- Demonstrate insufficient community engagement strategy;
- Propose uses, operations, or design that are inconsistent with an active, pedestrian-scaled river edge and Greenway; unfairly limits who gets to participate in a development project and;
- Require extraordinary public subsidy without proportional public benefit.

4. Development Center Relocation

A critical component of this opportunity is coordinating the achievement of the City's Facilities Master Plan vision for an expanded Development Center, currently located at 1120 Monroe Ave NW. Long term, the City desires a Consolidated Development Center and intends to co-locate related functions and offer a one-stop shop for development-related interactions with City Staff (combining seven departments). It will consist of three primary functions: public development related interactions, internal City development projects, and public meetings.

With this offering, the City is looking for the Partner to consider the most feasible way to continue and expand the Development Center.

The City is open to various approaches, which may include:

- City services returning to redeveloped space within the project area;
- City services relocating to alternative City-owned or leased space;
- Hybrid arrangements or;
- A parking solution within Parcels 1, 2 and/or 3, which would allow the Development Center to remain in its current location.

Respondents should describe their approach to managing relocation scenarios and identify any preliminary thinking on relocation solutions.



5. Site Information and Property Descriptions

The City of Grand Rapids has a robust toolkit of incentives to help support development at the project site. Several key tools are outlined below.

Please note that incentive types and amounts will vary by project type, and that additional tools may be available through partner organizations and programs.

Parcel 1: 1101 Monroe Ave NW

Address: 1101 Monroe Ave NW

Parcel ID: 41-13-24-226-003

Current Zoning: Traditional Neighborhood - Transitional City Center (TN-TCC)

Current Use: The building is only partially utilized recently housing Parks and Recreation, the Water System, and the Fire Department. Currently occupied by the Fire Department until relocation to a new Fire Training Center in 2027. There is also parking and vehicle storage.



Parcel 2: 1165 Monroe Ave NW

Address: 1165 Monroe Ave NW

Parcel ID: 41-13-24-226-008

Current Zoning: Traditional Neighborhood - Transitional City Center (TN-TCC)

Current Use: Storage and parking.



Parcel 1 & 2

Site Characteristics

- Parcel 1 has an existing building on the property that is 58,614 square feet in size and includes a building built in 1911 that is a decommissioned, classically styled pump station with significance as a landmark on the corner of Monroe and Coldbrook. The site is bounded by the Street Lighting and Consumers Substation to the south, the Coldbrook Annex and Monroe Fire Station to the north, and the Development Center and Development Center Annex directly across Monroe Ave.
- Parcel 2 has an existing building on the property that is 13,720 square feet in size and is unfinished with concrete flooring, exposed ceiling and painted exterior concrete block walls.
- **Dimensions:** 678 feet of frontage along Monroe Ave NW to the east and then along the Grand River to the West. The site's gross net land area is 4.7 acres, or 204,620 square feet.
- **Topography:** Parcels are mostly flat.
- **Access:** Drives are located at the southside of Parcel 1 and also the northside of the building on Parcel 2. The Grand River Edge Trail runs along the length of the west edge of the property.
- **Utilities:** Information about the presence, location, and future requirements for utilities on and through the site is located in Appendix E.
- **Environmental:** Phase I Baseline Environmental Assessment and Hazardous Materials Assessment presently underway for both parcels.
- **Flood Protection and Floodplain Conditions:** Both parcels lie within the 500-year floodplain and are adjacent to the City's flood protection system. FEMA requires that this protection system remain operational at all times. If any work—such as excavation, grading, utility installation, or similar activities—could affect the system's stability or functionality, the City Engineer must be contacted before the work begins.

Development Considerations

Approximately 25,000 square feet of the building on Parcel 1 may be considered part of a historic resource and will be preserved to the extent feasible. The successful submission will collaborate with the City to identify the most appropriate tools and methodologies for preserving the exterior architectural façade of the main building along Monroe, and shall provide detailed recommendations specifying the key attributes to be addressed. There are also multiple additions to the original building that may be removed if necessary.

Parcel 2 has no historical attributes and could be imagined separately. The onsite parking is used to support the Development Center, located at 1120 Monroe directly across the street. If the Development Center remains at 1120, then minimum parking to support that use will need to be provided within the development.

The Monroe North Business Area Plan and Parks and Recreation Master Plan identify this property as a site for future development and riverfront green space activation.

The 2007 Monroe North Area Specific Plan shows the site as Public/Quasi Public use as Mixed Use and a Mixed-Use Village Center with Open Space along the Grand River.

The November 2019 River for All Grand River Corridor study re-envisions this site and the adjacent Leonard Fire Station site with a mixed-use development fronting Leonard and the Coldbrook building repurposed for public use and offices. Various open spaces and park uses are also proposed.

The 2022 Grand Rapids Parks and Recreation Department Strategic Master Plan is currently being updated and changes the expectation for Parcel 1. At a minimum, the City expects there to be connectivity to the river on Parcel 1 and Parcel 2. Finally, the City will maintain a 50' easement adjacent to the river.

Parcel 3: 1120 Monroe Ave NW

Address: 1120 Monroe Ave NW

Parcel ID: 41-13-24-227-014

Size: 1.73 acres, building is 58,352 gross sq. feet

Current Zoning: Traditional Neighborhood - Transitional City Center (TN-TCC)

Current Use: The City's Development Center hosts 105 employees across several specialties and serves as the City's centralized resource for all building and renovation activities. It is responsible for administering building permits, planning and zoning services, trade permits, code compliance, and building inspections. Additionally, there is parking for staff and customers. Finally, in addition to the main building, a 13,800 gross square feet structure, is onsite, currently used as a storage building for various City departments. There are some interior offices and non-accessible restroom spaces that are unused.



Parcel 3

Site Characteristics

- **Dimensions:** 275’ x 260’
- **Topography:** Flat
- **Access:** 275’ of frontage along Monroe Ave, 312’ of frontage along Ionia Ave NW
- **Utilities:** Information about the presence, location, and future requirements for utilities on and through the site is located in Appendix E.
- **Environmental:** Category N Baseline Environmental Assessment was conducted in March 2010.
- **Flood Protection and Floodplain Conditions:** This parcel lies within the 500 year floodplain.

Development Considerations

The building will be a hub for public interactions and collaborations related to zoning, code compliance, plan development, and permitting transactions, offered in a fully accessible facility.

A new 45,000 gross square feet consolidated Development Center should accommodate administrative offices and workstations for all the departments, as well as associated ancillary spaces like conference rooms, focus rooms, collaboration spaces, copy/print rooms, break/wellness rooms, community meeting space, and storage.

The identification of a location for the consolidated Development Center should consider the following recommendations:

- Parking must accommodate 250 staff members, 50 visitors, plus City-owned vehicles for field staff.
- Site access and circulation must accommodate visiting public with oversized vehicles, trailers, etc.
- Walkability between City Hall and the Consolidated Development Center is ideal.
- If an existing building is considered, bring into full ADA compliance and implement City of Grand Rapids Workplace Standards.

Parcel 3 is part of the River North Business Association (historically known as “Monroe North”) and was identified in the 2024 Bridge to Our Future Community Master Plan Future Character and Land Use Map as “Downtown.” The intent of the Downtown Future Character designation is to “promote a dense development pattern focused on the close proximity of services, a diversity of uses, and dynamic building styles. Many buildings contain multiple uses with restaurants or retail on the ground floor and office space or residential units above.” The proximity to Parcel 1 makes Parcel 3 desirable for economic development opportunities.

Available Documentation

The City will make the following materials available to qualified respondents:

- Building Plans, including as-builts
- Decommissioning plans
- Site surveys and boundary information;
- Environmental assessment reports (Phase I and Phase II as applicable);
- Utility maps and capacity information;

These materials will be made available to shortlisted respondents or upon execution of a non-disclosure agreement, as appropriate.

6. Community Engagement Expectations

The City expects the Partner to demonstrate genuine commitment to community-centered development through robust and inclusive engagement processes. No formal engagement has yet occurred on these sites collectively; the engagement process led by the Partner will guide all major planning decisions.

Engagement Principles

Community engagement for this project must:

1. Center Resident Voice

- Prioritize feedback and sentiment from current River North neighborhood business owners, property owners, and residents;
- Ensure access and opportunity for historically underserved and resilient community members;
- Create meaningful opportunities for residents to shape development outcomes, not simply react to predetermined plans.

2. Be Authentically Inclusive

- Utilize varied engagement methods to reach diverse community members — including digital engagement tools; partnerships with trusted community organizations to co-host or co-facilitate engagement sessions; and pop-up engagement at existing neighborhood events, local businesses, parks, and transit stops;
- Remove barriers to participation (communication and marketing, venue selection, childcare, language access, accessibility, transportation, etc.).

3. Demonstrate Transparency

- Clearly communicate what is negotiable and what is predetermined;
- Share information about development economics, timelines, and decision-making processes;
- Report back to community on a predictable, communicated schedule on how feedback influenced project evolution.

Required Engagement Activities

At minimum, the Partner must:

- Establish a clear Threshold of Engagement at the inform level and identify meaningful opportunities to inform the public.
- Publish and maintain an online website using the City's designated public participation platform to provide project information and updates, a calendar of engagement activities, contact information, and public project deliverables on a platform agreed upon by the City;
- Develop a strategy to identify and invite community partners, residents, and other stakeholders who will be impacted by this effort;
- Partner with City staff and the River North Business Association to discuss prioritization of public space amenities, project phasing, and any required closure of local streets and sidewalks. Strategize how this prioritization will impact decision-making and how to communicate its impact to those involved; Create meaningful opportunities for community engagement, aligned with the engagement principles above, as the master site plan is refined throughout the twelve-month engagement.

Evaluation of Engagement Capacity

Respondents will be evaluated on:

- Track record of authentic, inclusive, and transparent community engagement in past projects;
- Proposed engagement approach and methodology for this project;
- Alignment with The City of Grand Rapids Community Engagement Framework;
- Capacity to meaningfully incorporate community input into project evolution.

7. Submission Requirements

Submission Format

By November 16, 2026, respondents must submit one (1) electronic PDF copy via econdevshrd@grand-rapids.mi.us and 10 hard copies delivered to the Economic Development Department at 300 Monroe Avenue NW, Grand Rapids.

The submission should not exceed 40 pages excluding required forms, letters of support, and visual materials. Use a minimum 11-point font.

Required Content

All submissions must include the following components.

A. Cover Letter and Executive Summary (Maximum 3 pages)

- Signed cover letter introducing the responding firm or team and identifying the proposed project lead;
- Executive summary of the team's qualifications and proposed approach;
- Statement of approach to community partnership;
- Affirmation of capacity to perform the full scope of work.

B. Partner Team (Maximum 5 pages)

Lead Entity

- Legal name, address, ownership structure, federal taxpayer ID number;
- Years in business and organizational overview;
- Principal team members with roles and relevant experience;

Required Professional Expertise

Responding teams must demonstrate the following capabilities, either through in-house staff or named subconsultants:

- Urban planner (AICP certification preferred);
- Licensed civil engineer with experience in urban infrastructure assessment;
- Environmental professional licensed or credentialed to conduct Phase I/II ESAs;
- Licensed architect or landscape architect with urban design experience;
- Real estate finance professional with mixed-use development experience;
- Community engagement specialist;
- Other key consultants as appropriate (legal, market research, brownfield/TIF specialist, property management, etc.).

Team Structure

- Organizational chart showing relationships among team members;
- Description of decision-making structure;
- Identification of any anticipated team changes prior to project completion;
- Confirmation of Grand Rapids-based status, where applicable;
- Micro Local/Women/Minority Business Enterprise certifications, where applicable.

C. Relevant Experience and Past Performance (Maximum 8 pages)

Provide detailed information on at least three (3) and no more than five (5) comparable projects. The City is particularly interested in master site planning and master development engagements involving:

- Publicly owned land assemblages of five or more acres;
- Mixed-use, mixed-income programming;
- Multi-developer or multi-parcel execution frameworks;
- Integration of emerging or small-scale developers alongside established firms;
- Successful community engagement and stakeholder coordination;
- Public-private partnerships, complex incentive structuring and possibly relocation of city services.

For each project, include:

- Project name, location, client, and year of completion;
- Scope and scale (square footage, units, uses, development cost);
- Your firm's role and responsibilities;
- Description of community engagement approach and outcomes;
- Description of site investigation and due diligence performed;
- Financing structure and sources;
- Community benefit components and outcomes achieved (with quantitative metrics where available);
- Challenges encountered and how addressed, including any qualifications and experiences mitigating drainage from future large rain events with limited sewer capacity;
- Client/partner references with contact information;
- Photographs or renderings.

D. Approach to Vision and Methodology (Maximum 10 pages plus visual materials)

A narrative description of the team's proposed approach to this twelve-month engagement, including:

- Overall philosophy and approach to master site planning in an urban context;
- Proposed process for site due diligence, including environmental investigation;
- Approach to market analysis and financial feasibility modeling;
- Approach to developing and evaluating Development Center options;
- Perspective on ownership structures that balance public benefit with development feasibility;
- Approach to integrating site-specific design with the GR Forward, Community Master Plan, and River for All frameworks;
- Initial vision for the site and alignment with City objectives, illustrated as appropriate through diagrams, precedent imagery, or conceptual sketches (final massing and design will emerge through the engagement).

The City understands that concepts will evolve through community engagement and design refinement. Respondent submissions should demonstrate methodology and team perspective while indicating openness to iteration.

E. Community Engagement Plan (Maximum 5 pages)

- Proposed engagement approach and methodology;
- Timeline and engagement milestones across the twelve-month engagement;
- Strategies for inclusive participation;
- Partnerships with community-based organizations;
- Clear public participation evaluation plan and metrics of success;
- Examples of authentic community engagement from past projects;
- Proposed accountability mechanisms

F. Financial Capacity and Proposed Business Terms (Maximum 5 pages)

Financial Capacity

- Recent audited financial statements or letters from financial institutions;
- Description of anticipated financing structure for any future parcel development the respondent intends to pursue;
- Equity sources and debt capacity, as applicable.

Financial information will be kept confidential to the extent permitted by law. Respondents should recognize, however, that as a public entity, the City may be required to disclose certain information pursuant to Freedom of Information Act requests.

G. Project Timeline (Maximum 2 pages)

- Anticipated schedule for the twelve-month master site planning engagement, with key milestones;
- Proposed sequence and timing for community engagement, design development, due diligence, financial modeling, and disposition recommendations;
- Critical path items and dependencies;
- Risk factors that could affect timeline.

H. Proof of Insurance

A certificate of insurance or letter from the respondent's insurance carrier confirming current coverage at or above the following minimums (which the selected Partner will be required to maintain throughout the engagement):

- Commercial General Liability: $2,000,000 per occurrence / $4,000,000 aggregate;
- Professional Errors & Omissions: $1,000,000 per claim;
- Workers' Compensation: statutory limits as required by Michigan law;
- Automobile Liability: $1,000,000 combined single limit.

I. Required Forms

- Conflict of Interest Disclosure

Optional Supplementary Materials

Respondents may include:

- Letters of support from community organizations, lenders, or other stakeholders;
- Additional project examples beyond the required five;
- Supporting market or financial analysis;
- Additional visual materials.

These materials do not count toward page limits but should be clearly labeled as supplementary.

8. Evaluation Criteria and Selection Process

Two-Phase Selection Process

Phase I: Written Submission Review. All submissions will be evaluated based on the written materials. The City intends to shortlist respondents to advance to Phase II.

Phase II: Interview Shortlisted respondents will be invited to:

- Present to the Selection Committee;
- Respond to questions and engage in dialogue;
- Potentially refine submissions based on feedback.

Evaluation Criteria

Submissions will be evaluated based on the following weighted criteria:

1. Alignment with Development Vision and Objectives (20 points)

- Responsiveness to the City's stated objectives and priorities;
- Quality and appropriateness of the proposed approach;
- Commitment to community benefit and anti-displacement strategies;
- Affordable housing inclusion and innovation;
- Public realm and waterfront access enhancements;
- Environmental sustainability approach.

2. Master Site Planning Approach and Methodology (20 points)

- Quality and clarity of proposed approach to due diligence, market analysis, financial feasibility, and master site planning;
- Demonstrated methodology and ability to produce an actionable master site plan;

3. Team Qualifications and Experience (20 points)

- Relevant master site planning and master development experience and track record;
- Demonstrated capacity for community-centered development;
- Strength and completeness of the team across all required disciplines;
- References and past performance.

4. Community Engagement and Equitable Development (20 points)

- Quality and authenticity of proposed community engagement strategy;
- Track record of meaningful community partnership;
- Strategy and demonstrated capacity to support emerging, minority-owned, women-owned, and small-scale developers;
- Cultural competency and inclusive practices.

5. Financial Capacity, Local Presence, and Business Terms (20 points)

- Reasonableness of financial capacity and stability;
- Public investment requirements relative to public benefit;
- Grand Rapids / West Michigan presence and local knowledge;
- Participation of M/W/DBE firms within the team.

Total: 100 points

Selection Committee

Submissions will be evaluated by an internal City staff committee, with the assistance of some community representatives, formed at the City's sole discretion.

Selection Authority

Final selection will be made by City Commission based on the Selection Committee's recommendation and community input.

Right to Reject and Negotiate

The City reserves the right to:

- Reject any or all submissions;
- Waive informalities or irregularities in submissions;
- Request additional information or clarification;
- Negotiate with one or more respondents;
- Select a respondent other than the highest-ranked based on overall best value to the City;
- Terminate the selection process at any time.

Selection through this RFQ process does not guarantee any subsequent development rights or development agreement.

9. Timeline and Key Dates

The anticipated timeline for this RFQ process is as follows:

Milestone	Date
RFQ Release	10/7/2026
Deadline for Written Questions	10/19/2026
Site Visit (optional)	10/20/2026
City Responses to Questions Posted	10/23/2026
Submission Deadline	11/16/2026
Review of Submissions	Dept Group Review 11/19/2026
Notification of Shortlisted Respondents	11/23/2026
Shortlist Interviews	Early December
Final Selection	December 2026/January 2027
Professional Service Agreement Begins	January/February 2027
Delivery of Services	12 months after start of Agreement

Note: Proposers shall note that the dates provided are provided as a guideline only and are subject to change as the City deems in its own best interests.

Upon request, City staff will make themselves available for pre-submission visits, which will be held on October 20, 2026. The site visit would provide an opportunity for:

- Overview of the opportunity and City objectives;
- Site tour;
- Question and answer session and;
- Opportunity to meet with City staff.

To attend, please RSVP by Friday, October 15 to: econdevshrd@grand-rapids.mi.us.

Questions and Communications

All questions regarding this RFQ must be submitted in writing to Economic Development Director, Sarah L. Rainero at srainero@grand-rapids.mi.us by October 19, 2026.

Questions and answers will be posted publicly on October 23, 2026 on https://www.grandrapidsmi.gov/departments/economic-development/. It is each respondent's responsibility to check for posted answers.

No oral communications regarding this RFQ will be considered official. Direct contact with City Commissioners, City staff (other than the designated contact), or Selection Committee members regarding this RFQ is prohibited and may result in disqualification.

Designated Contact:
Sarah Rainero
Economic Development Director
City of Grand Rapids
srainero@grand-rapids.mi.us
616-970-7438



10. Terms & Conditions

Professional Services Agreement

Following selection, the City and the Partner will enter into a professional services agreement governing the twelve-month engagement, scope of work, deliverables, fees, and the framework for the Partner coordination.

This signed and completed RFQ document, along with the complete submitted response, will be included by reference as part of any contract document with the awarded vendor.

To the fullest extent permitted by law, the Partner will agree to defend and indemnify the City, against and hold them harmless from any and all losses, claims, liabilities, injuries, damages, and expenses whatsoever, including attorneys' fees and costs, that the City may incur by reason of (i) the breach of the professional services agreement by the Partner; or (ii) any injury or damage sustained to any person or property to the extent arising out of (a) the Partner's errors, omissions, intentional misconduct or negligent acts, or (b) the improper performance or lack of performance by the Partner of their duties and obligations under or pursuant to the agreement or the agreement documents. If the Partner fails to honor its obligation to defend and indemnify the City, as required herein, the City may defend itself with counsel of its choosing, but at the Partner's expense, without recovery from the City.

The City may also under such circumstances settle any claim upon whatever terms as it in its reasonable judgment deems appropriate, and the Partner shall be bound by any defense asserted by the City, any settlement reached, or any judgment or award entered.

All plans, original drawings, original tracings, electronic files, specifications, reports, photographs and other documents relative to the project which the Partner prepares or causes to be prepared in connection with services performed under this RFQ shall become the property of the City.

Costs and Expenses

Each respondent is responsible for all costs associated with preparing and submitting a response to this RFQ. The City will not reimburse any costs associated with the preparation or submission of qualifications.

Reservation of Rights

The City reserves the right, at its sole discretion and for any reason or no reason, to cancel, modify, or suspend this solicitation and/or any planned award if it is in the City's best interest, at no additional cost to the City.

Additionally, the City reserves the right to:

- Request additional information or presentations;
- Conduct site visits or interviews with any or all respondents;
- Negotiate with multiple respondents simultaneously or sequentially;
- Reject any or all responses for any reason;
- Waive minor irregularities;
- Modify the scope of work prior to contract execution;
- Issue subsequent RFPs for all or portions of the opportunity.

Any such cancellation will be communicated to the selected proposer prior to final contract execution.

Public Records and Confidentiality

All information in an application and the subsequent contract is subject to the provisions of the Freedom of Information Act, PA 442 of 1976, as amended, MCL 15.231 et seq., or latest revision thereof. Respondents shall note that pricing methodologies, cost and fee proposals, and any other response information related to pricing shall not be considered confidential information.

The City makes no guarantee that information marked confidential will be withheld if requested under FOIA. Final determination of whether information is exempt from disclosure will be made by the City in accordance with applicable law.

Non-Discrimination Requirements and Compliance in City Contracts

The City of Grand Rapids is committed to nondiscrimination in contracting, equal employment opportunity, and workforce diversity. The successful service provider agrees not to discriminate against any employee or applicant for employment to be employed in the performance of the Services with respect to hire, tenure, or conditions or privileges of employment, or any matter directly or indirectly related to employment, because of race, creed, color, religion, natural origin, age, sex, height, weight, disability, sexual orientation, or marital status. The service provider agrees to review and examine with City staff relevant employment data and other information pertaining to hiring practices in accordance with Grand Rapids City Commission Policy 600-10. Additionally, the service provider agrees that they will not discriminate in the administration of contracts and acquisitions in the performance of the Services. Breach of this covenant may be regarded as a material breach of the Agreement as provided for in the Michigan Civil Rights Act 453 of the Public Acts of Michigan of 1976, as amended; and non-compliance with Grand Rapids Commission Policy 600-10.

Submission and Receipt of Bids

In order to receive consideration, bids are to be received prior to the specified time of opening as designated on the Bid solicitation notice; late bids will not be accepted. The City reserves the right to postpone the bid opening as it deems necessary.

Conflict of Interest

Respondents must disclose any actual or potential conflicts of interest, including any current or recent relationships with the City, City officials, or Selection Committee members. The City will determine whether any disclosed conflict precludes participation.

Insurance and Bonding

The selected Partner will be required to maintain insurance coverage at the levels specified in Section 7.H and any additional insurance and performance bonds as specified in the subsequent Professional Services Agreement.

Compliance with Laws

All work and development must comply with applicable federal, state, and local laws, regulations, and ordinances, including but not limited to:

- Fair Housing Act and Michigan Elliott-Larsen Civil Rights Act;
- Americans with Disabilities Act;
- Environmental regulations;
- Building and safety codes;
- Zoning and land use regulations;
- Prevailing wage requirements (if applicable).

Non-Collusion

By signed submittal and completion of this document, the Proposer certifies that this proposal response is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same product and that this proposal is in all respects bona fide, fair and not the result of any act of fraud or collusion with another person or firm engaged in the same line of business or commerce. The Proposer understands collusive bidding is a violation of Federal Law and that any false statement thereunder constitutes a felony and can result in fines, imprisonment, as well as civil damages.

11. Submission Checklist

Use this checklist to ensure your submission is complete:

- Cover Letter and Executive Summary (max 3 pages)
- Partner Team information (max 5 pages)
- Relevant Experience and Past Performance (max 8 pages, 3–5 projects)
- Approach to Vision and Methodology (max 10 pages plus visual materials)
- Community Engagement Plan (max 5 pages)
- Financial Capacity and Proposed Business Terms (max 5 pages)
- Project Timeline (max 2 pages)
- Proof of Insurance
- All Required Forms (Appendix A)
- Submission in PDF format
- Submitted by deadline via email and hard copy
- Optional: Supplementary materials clearly labeled

12. Appendices

Appendix A: Conflict of Interest Disclosure

Appendix B: Site Maps and Documentation

- Site location map;
- Utilities map and information
- Zoning map, and map with overlays;
- Future Land Use and Character Map and
- Recent private investments map.

Appendix C: Planning Document References

- Links to the GR Forward Plan (currently under revision);
- City Facility Master Plan
  - https://drive.google.com/file/d/19Yluw2kD_lNEJw-Dwr7NB9Dc2Ex3Hz2k/view?usp=sharing
- Links to the Grand Rapids Community Master Plan;
  - https://storymaps.arcgis.com/stories/63c9f07657c64f4fb1ddd17a77e914d6
- Community Engagement Framework
  - https://media-002-us.cdn.govstack.com/grandrapidsmi-us/media/ut2p2qur/cogr-ce-manual-2026.pdf
- Links to the River vision
  - https://www.grandrapidsmi.gov/departments/engineering/river-for-all-initiative/
- Relevant zoning ordinances:
  - Site Layout and Building Placement Requirements: https://library.municode.com/mi/grand_rapids/codes/code_of_ordinances?nodeId=TITV--ZONING_PLANNING_CH61ZOOR_ART6MIECOZODI_S5.6.07SILABUPLRE
  - Building Element Requirements: https://library.municode.com/mi/grand_rapids/codes/code_of_ordinances?nodeId=TITV--ZONING_PLANNING_CH61ZOOR_ART6MIECOZODI_S5.6.08BUELRE
  - Grand River Overlay District: https://library.municode.com/mi/grand_rapids/codes/code_of_ordinances?nodeId=TITV--ZONING_PLANNING_CH61ZOOR_ART8OVDI_S5.8.03GRRIOVDI
  - Urban Open Space: https://library.municode.com/mi/grand_rapids/codes/code_of_ordinances?nodeId=TITV--ZONING_PLANNING_CH61ZOOR_ART11LAGRIN_S5.11.14UROPSP

Appendix D: Utilities Information

The following information is what is known, and what is anticipated pursuant to known city needs and existing specifications. Also, part of Phase 1 will be a detailed plan for addressing all utilities and necessary easements.

Parcel 1 was one of the main utility hubs of the city for decades and has direct access to water, sanitary services, electric, and gas services. The sanitary discharge is currently handled by a grinder pump. The sanitary system will need to meet current ordinances. Parcel 2 has access to water, sanitary services, electric, and gas services in the ROW, which is currently served through the 1101 Monroe property.

- For the electrical power to Coldbrook on Parcel 1, the building is fed from the substation. This is a Consumers Energy facility and will need to remain with access. Partner will need to work with Consumers to potentially relocate the electric service off of the substation and onto the standard grid.
- Department of Energy, Lighting and Communications (ELC) also has a fiber connection from a vault outside Parcel 1 that goes into the building to feed the cameras and Fire. This is located in the red circle along Monroe. This will need to be disconnected at such time the property is sold.
- ELC also has a large and major duct bank that heads north along Monroe (it is believed to be in the ROW and then eventually on the fire station to the north). There is a large vault that is both in the ROW and on City property. This is the critical fiber and power feed to the north that eventually serves 1500 Scribner. This likely will not be able to be relocated so an easement will be needed.
- Two large diameter (10 ft, and 4 ft) storm sewers owned by the Kent County Drain Commissioner run across Parcel 1, and discharge to the river in two separate outfalls. The 10 ft diameter storm sewer runs under part of the building, and any future development shall consider placement of any building. The City of Grand Rapids is working with the Kent County Drain Commissioner to determine minimum setbacks. It is anticipated that an easement(s) will need to be the width of the drains, plus also space to get equipment in, which could be up to 60' wide for the larger storm sewer. Additionally, the drains could be reimagined and possibly be relocated.
- A 6” water main with a public hydrant runs along the west side of Parcel 1. The watermain and hydrant can be abandoned as part of the project.

Parcel 3 has direct access to water, sanitary services , electric, and gas services.

- A large storm sewer (11 ft diameter and up to 18’ near Northeast corner) owned by the Kent County Drain Commissioner is located on this site, which is also referenced above and runs under 1101 Monroe Coldbrook building. Exact location is ill-defined. Any future development shall avoid placing a building on top of or within an appropriate setback from this storm sewer. Further work remains with the Kent County Drain Commissioner to determine minimum setback. The current capacity of the drain is limited, and when large rainfall events occur, manhole surcharge on this parcel. Development should consider how to mitigate for such flood events.

Appendix E: Partner Role & Scope of Work

The selected Partner will, upon acceptance by the City Commission, enter into a professional services agreement for work to be performed by the Partner as drafted below.

1 Partner Core Functions

Lead the Master Site Planning and Due Diligence Process

The Partner will guide the City through an approximately twelve (12) month planning engagement that produces an actionable, community-supported master site plan. This includes site investigation, market analysis, financial modeling, master site planning, community engagement, and the consideration of development scenarios.

2 Site Investigation and Due Diligence

The Partner will conduct or commission all necessary preliminary site investigations, including:

- Continued Environmental Site Assessment for Parcels 1 & 2 at a minimum, which may include Phase II Environmental Site Assessment as warranted by Phase I findings;
- Survey
- Geotechnical assessment of soil conditions, load-bearing capacity, and groundwater table;
- Title review and clearing (or assisting in clearing) and deficiencies on title;
- Utility locations, development of legal descriptions for and utility easement documents
- Infrastructure assessment, including sanitary sewer, water, stormwater, and utility capacity;
- Floodplain and drainage analysis (recent improvements have established all development sites at a minimum of two feet above freeboard);
- Identification of any applicable permits, including any EGLE or U.S. Army Corps of Engineers requirements for riverfront improvements.

3 Market Analysis

The Partner will produce a primary market analysis that:

- Assesses residential, commercial, and retail demand drivers in the River North trade area;
- Identifies primary and secondary market opportunities with supporting data;
- Evaluates comparable mixed-use urban development projects in peer markets;
- Establishes realistic absorption projections by product type;
- Identifies market risks and mitigation strategies.
- Identifies recommended project phasing approach in light of the analysis

The City's established industry strengths in technology, design, medical, and furniture sectors represent natural market opportunities, but the Partner is expected to recommend programming based on rigorous primary market analysis rather than aspirational assumptions.

4 Financial Analysis and Incentive Structuring

The Partner will analyze the financial feasibility of development scenarios and assist the City in structuring appropriate incentives. The City has the ability to offer up to twenty-five (25) years of tax increment financing (TIF) or property tax abatement where necessary to support project feasibility. The Partner will:

- Model development pro formas for each recommended alternative;
- Assess financing gaps and recommend appropriate public incentive structures and;
- Evaluate Brownfield TIF, Neighborhood Enterprise Zone (NEZ), Housing TIF, and other available tools.

5 Master Site Plan and Development Program

The Partner will produce a master site plan encompassing all properties within the RFQ boundary. The plan must include:

- A comprehensive master site plan at an appropriate scale;
- A recommended ownership and governance structure that produces long-term public benefit without stifling development feasibility;
- A clear strategy for enhancing and activating the Grand River edge, integrated with Canal Park and the broader River for All vision;
- Coordination with the Development Center relocation requirements described in Section 4.

6 Anticipated Deliverables

Upon completion of the planning engagement, the Partner will deliver the following:

- Comprehensive site due diligence report, including Phase I/II environmental findings, geotechnical summary, infrastructure assessment, and title review;
- Strategy to address future capacity needs of the Coldbrook Creek drain to support redevelopment,
- Primary market analysis report documenting residential, commercial, and retail demand, absorption projections, and market risk assessment;
- Financial feasibility analysis for each recommended development alternative, including recommended incentive structures;
- Master site plan encompassing at least Parcels 1 and 2 within the RFQ boundary;
- Recommended disposition strategy, including sequencing and pricing guidance;
- Recommended ownership and governance structure, with defined long-term public benefit metrics;
- Grand River edge activation strategy with conceptual design recommendations;
- Development Center relocation coordination plan, if applicable;
- Community engagement summary documenting input received and how it shaped plan recommendations;
- Final presentation to City leadership, Planning Commission, and/or City Commission as required.

Downtown Vitals Report

DOWNTOWN
GRAND RAPIDS INC



A scene from Fiesta Mexicana

Published October 2026

NEW STOREFRONT FILLINGS

+2

in September
13 storefronts filled this year to date

p.3

STOREFRONT VACANCY

20%

in September
15 storefronts vacated this year to date

p.4

CURRENT INVESTMENT IN CORE

$417M

in building renovations,
housing developments
& entertainment venues

p.5

CURRENT GREENWAY INVESTMENT

$68M

in parks renovations,
trail construction
& in-water work

p. 7

DASH CIRCULATOR RIDERSHIP

-9%

vs. last month (August 2026)
-57% vs. this time last year

p.12

HOTEL OCCUPANCY

-1%

vs. last month (July 2026)
+15% vs. this time last year

p. 13

OFFICE VACANCY

7.7%

in Q3 2026
vs. 9.7% this time last year

p. 14

HOUSING OCCUPANCY

+1%

vs. last quarter (Q2 2026)
+1% vs. this time last year

p. 15

CONSUMER SPENDING

+1%

vs. last month (July 2026)
vs. -9% this time last year

p. 16

VISITOR ACTIVITY

+7%

vs. last month (June 2026)
+4% vs. this time last year

p. 17

Business Activity | *Updated September 2026*

Foxtail Coffee
- Café inside the Amway Grand
- Replaced existing café
- Opened May 2026

Adobe Mexican Kitchen
- Storefront restaurant
- Filled vacated storefront
- Opened June 2026

LaunchKit
- In-building office
- Grew from storefront to 3x larger office
- Moved in July 2026

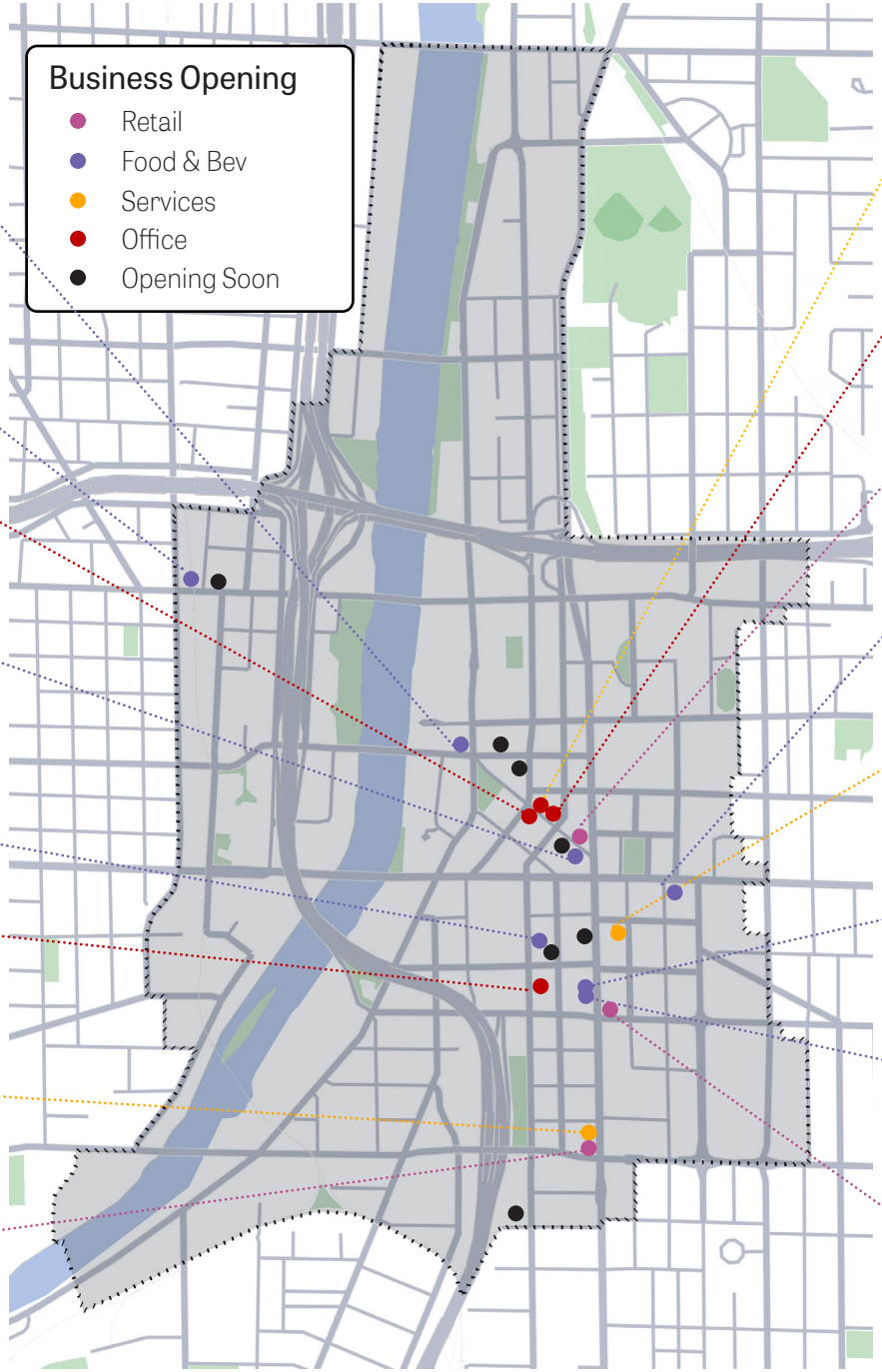
The 1850 Room
- Storefront bar & lounge
- Filled vacated storefront
- Opened September 2026

The Jazzy Rose
- Storefront restaurant
- Filled vacated space
- June 2026

Root Functional Medicine
- In-building office
- Moved their HQ to Downtown
- Moved in September 2026

Starbird Tattoo
- Storefront tattoo parlor
- Filled vacated storefront
- Opened January 2026

The Endcap Market & Studios
- Artist collective and studio space
- Filled vacated building & storefront
- Opened August 2026



Independent Bank
- Standalone building with storefront
- Moved from Downtown & expanded
- Moved in September 2026

Blue Cross Blue Shield
- In-building office
- Moved their Cascade employees DT
- Moved in September 2026

Lovely La Vie
- Storefront soft goods retail
- Filled vacated storefront
- Opened May 2026

Los Potrillos
- Storefront restaurant
- Filled long vacated storefront
- June 2026

GRAAMA
- Standalone museum building
- Filled long vacated building
- Opened February 2026

Tellers Bar
- Storefront bar
- Filled long vacated storefront
- Opened April 2026

Trust Restaurant
- Storefront restaurant
- Filled long vacated storefront
- Opened April 2026

Crow's Hold
- Storefront vendor market
- Filled vacated storefront
- Opened May 2026

Source: Downtown Grand Rapids Inc

14 storefronts vacated

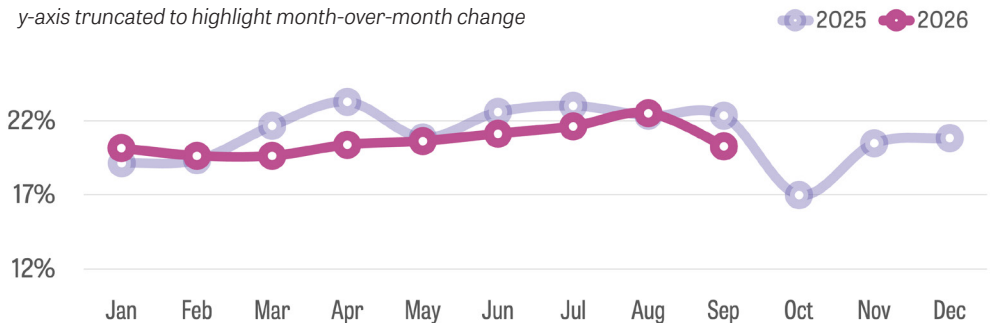
Downtown in 2026 to date

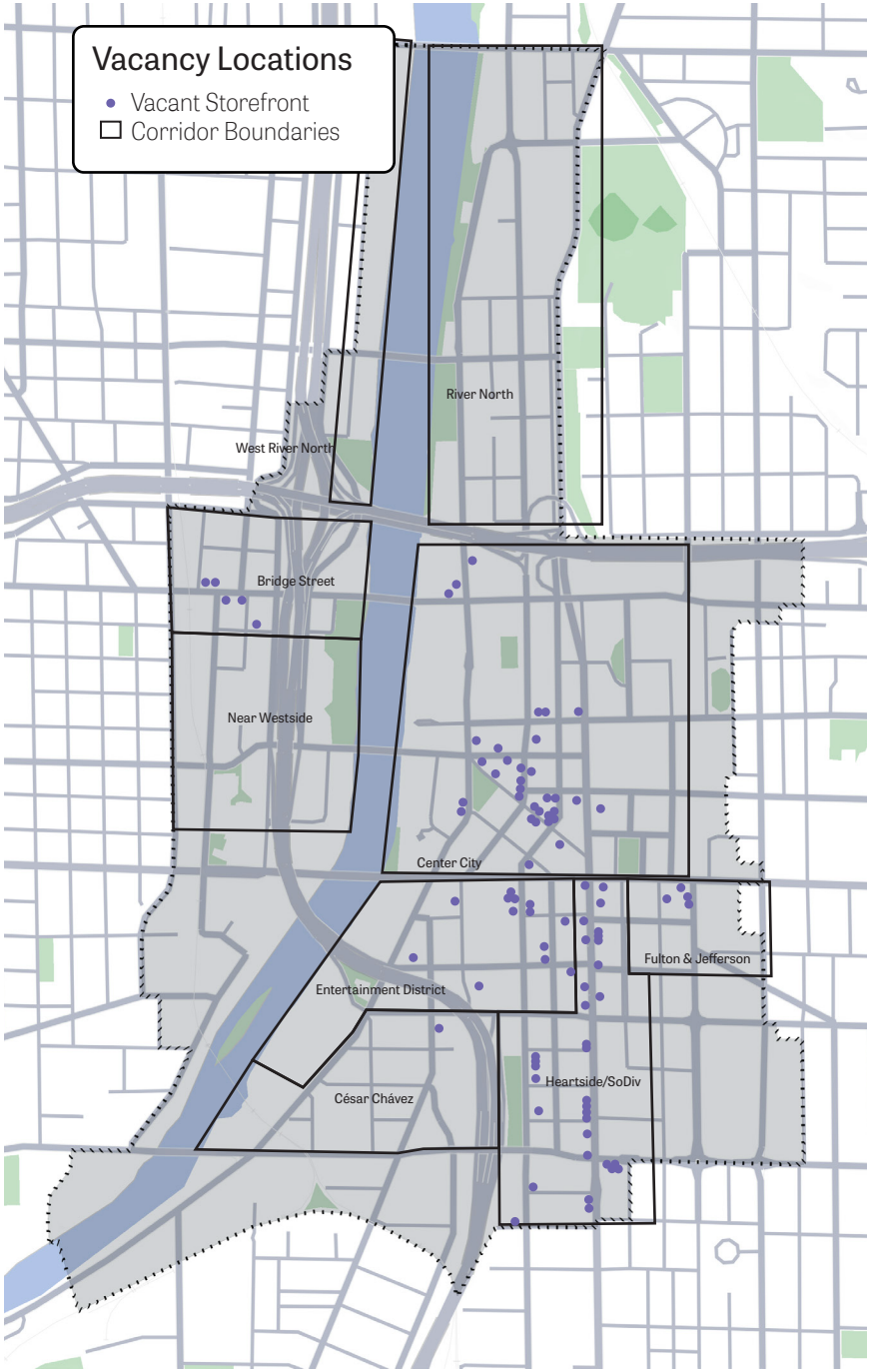
36% Food & Bev - 43% Retail - 21% Services

Corridor	Storefronts	Vacancies
Bridge Street	24	3 (13%)
Center City	126	29 (23%)
Monroe Center[1]	*54*[1]	*11 (20%)*[1]
César Chávez	9	1 (11%)
Entertainment District	65	10 (15%)
Fulton & Jefferson	21	4 (19%)
Heartside/SoDiv	115	35 (30%)
River North	29	0 (0%)
Near Westside	13	0 (0%)
West River North	2	0 (0%)
DISTRICT TOTALS:	404	82 **(20%)**

Storefront vacancy was 20% in September 2026

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





DOWNTOWN GRAND RAPIDS INC

1 - Monroe Center is a subset of Center City and is not included in District Totals

** counted as vacancies*

Source: Downtown Grand Rapids Inc

Current Construction & Development - DDA | *Updated September 2026*

1 Verne Barry Place Renovation
anticipated completion: 2026
$12,600,000 investment

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

3 21 Weston Renovation
anticipated completion: 2027
+96 unit rehabiliation
Investment $TBD

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

5 Ledyard Building Conversion
anticipated completion: July 2027
+36 housing units
$12,300,000 investment

6 Genesis Landing
anticipated completion: July 2027
+26 housing units
+14 car parking spots & bike parking
$5,500,000 investment

7 Blue Dot
anticipated completion: Summer 2028
+15,000 sq ft of new office space
$166,000,000 investment

$417M
current active investment

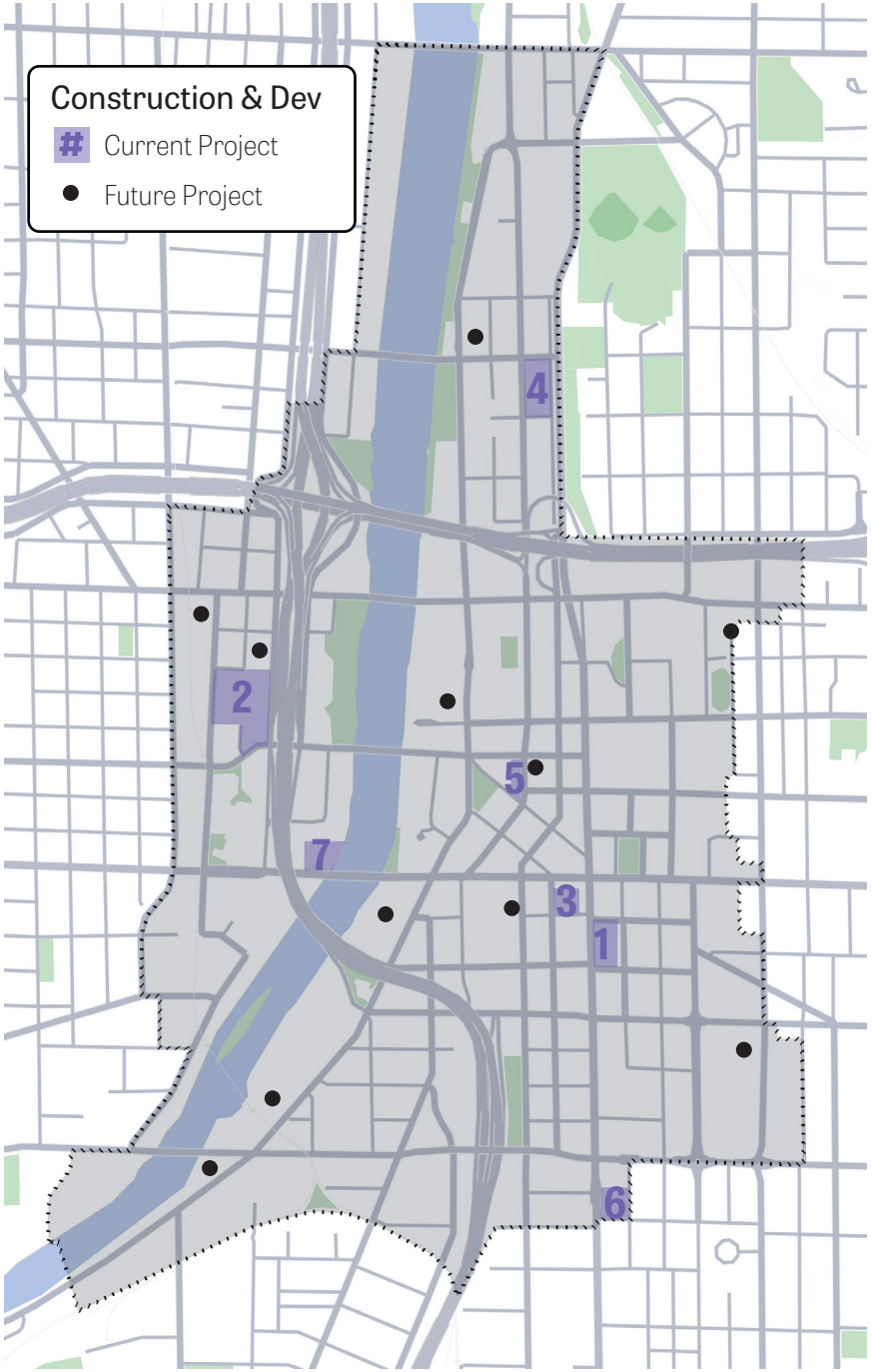
6k
sq ft of new storefront commercial space

15k
sq ft of new office space

104
new jobs

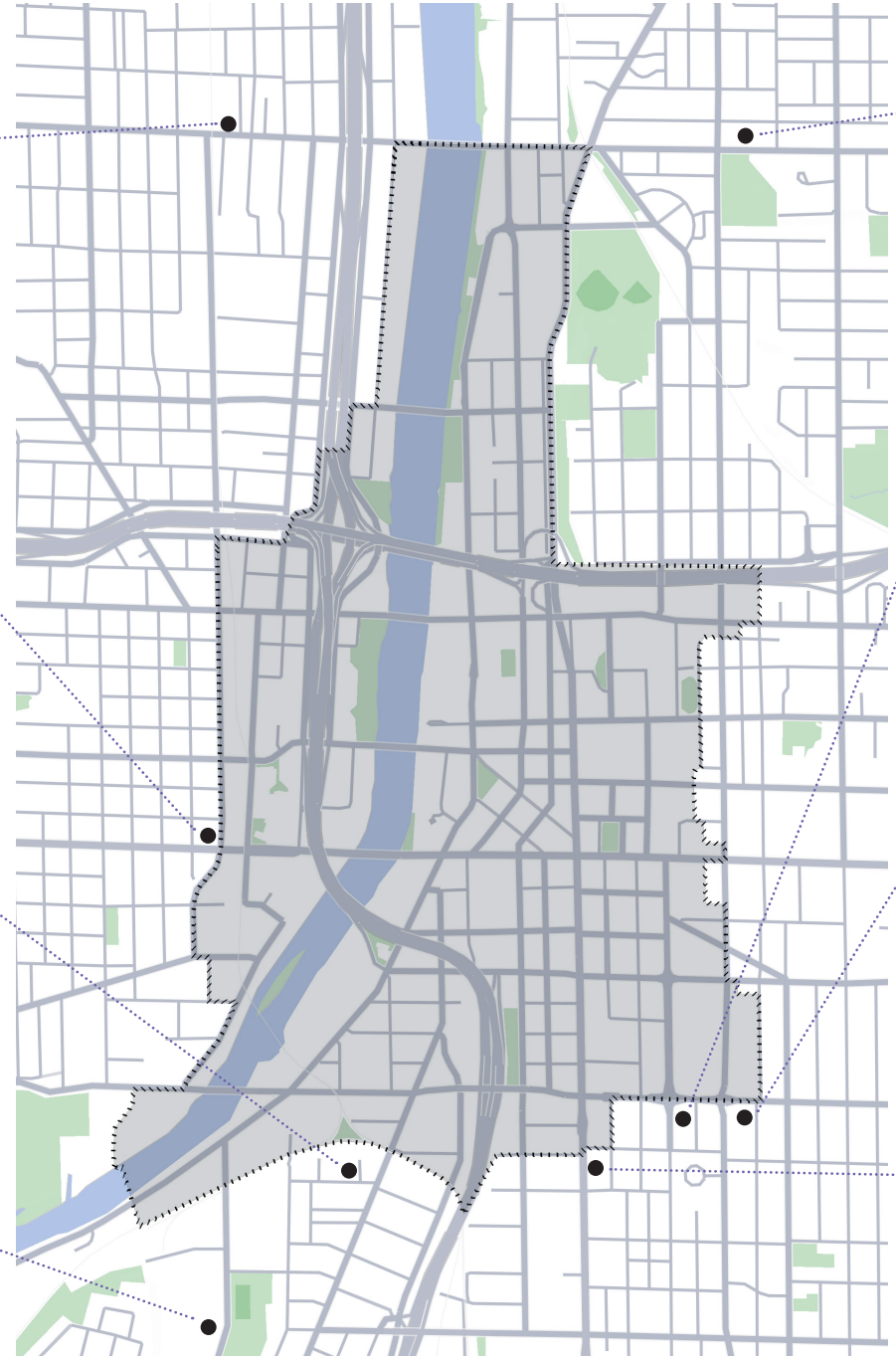
180
new housing units

14
new car parking spaces



Source: Downtown Grand Rapids Inc

Current Construction & Development - Area Adjacent | *Updated September 2026*



1 555 Leonard
anticipated completion: 2026

+28 housing units
+2,025 sq ft of commercial space
$3,900,000 investment

2 Adobe West Fulton
anticipated completion: June 2027

+109 housing units
+6,550 sq ft of commerical space
+70 car parking spaces
$24,500,000 investment

3 Pleasant Hills
anticipated completion: June 2027

+27 housing units
$10,000,000 investment

4 Factory Yards
anticipated completion: 2027

+467 housing units
+7,000 sq ft of commercial space
+31,000 sq ft of office space
+825 car parking spaces
$147,000,000 investment

5 The Horizon
anticipated completion: Summer 2027

+171 housing units
+626 sq ft of commercial space
+79 car parking spaces
$40,000,000 investment

6 Joan Secchia Children's Rehab
anticipated completion: November 2026

+383 car parking spaces
$70,000,000 investment

7 Heritage Court
anticipated completion: TBD

+18 housing units
+4,000 sq ft of office space

8 GR University Prep Academy
anticipated completion: May 2027

+10,000 sq ft expansion
$7,400,000 investment

Source: Downtown Grand Rapids Inc

Grand River Greenway Progress - Urban Core | *Updated September 2026*

***198 total acres** of park improvements*

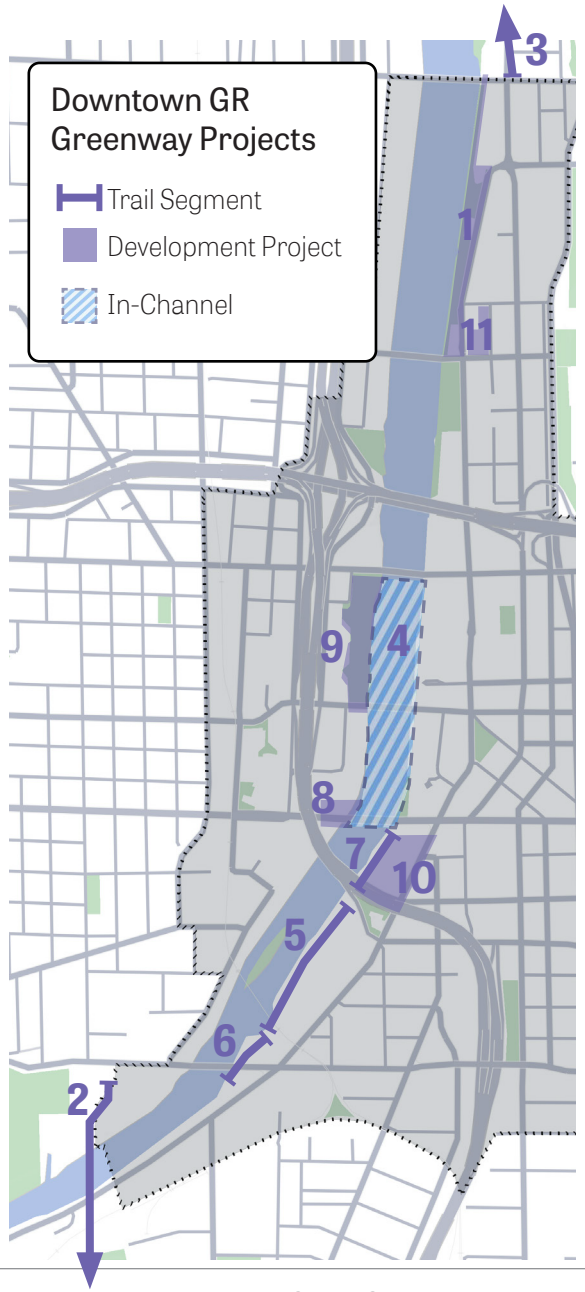
***20 total miles** of trail improvements[1]*

***$332M** in total public space investment*

***$1.9B** in private river-adjacent investment[2]*

***$70M** in DGRI investment[3] (DDA, MNTIFA, ARPA) in 2025*

1	Canal Park *$9,800,000*	Planning	Permitting	Construction	Completion October 2026
2	Oxford Trail *$9,000,000*	Planning	Permitting	**Construction**	Completion est. Nov. 2026
3	Edges Trail, Leonard To Ann *$9,100,000*	Planning	Permitting	**Construction**	Completion est. October 2026
4	Lower Reach In-Channel Improvements *$20,000,000*	Planning	Permitting	**Construction**	Completion est. 2027
	Edges Trail				
5	*US-131 to Railroad $19,800,000*	Planning	Permitting	**Construction**	Completion est. March 2027
6	*Railroad to Wealthy $ TBD*	Planning	**Permitting**	Construction	Completion
7	*Fulton to US-131 $ TBD*	**Planning**	Permitting	Construction	Completion
8	Blue Dot *$ 166,000,000*	Planning	Permitting	**Construction**	Completion est. Summer 2028
9	Ah-Nab-Awen Park *$10,300,000*	**Planning**	Permitting	Construction	Completion
10	Fulton & Market *$797,000,000*	**Planning**	Permitting	Construction	Completion
11	820 Bond *$185,000,000*	**Planning**	Permitting	Construction	Completion



DOWNTOWN GRAND RAPIDS INC

Grand River Network

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

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

Grand River Greenway Progress - Regional | *Updated September 2026*

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

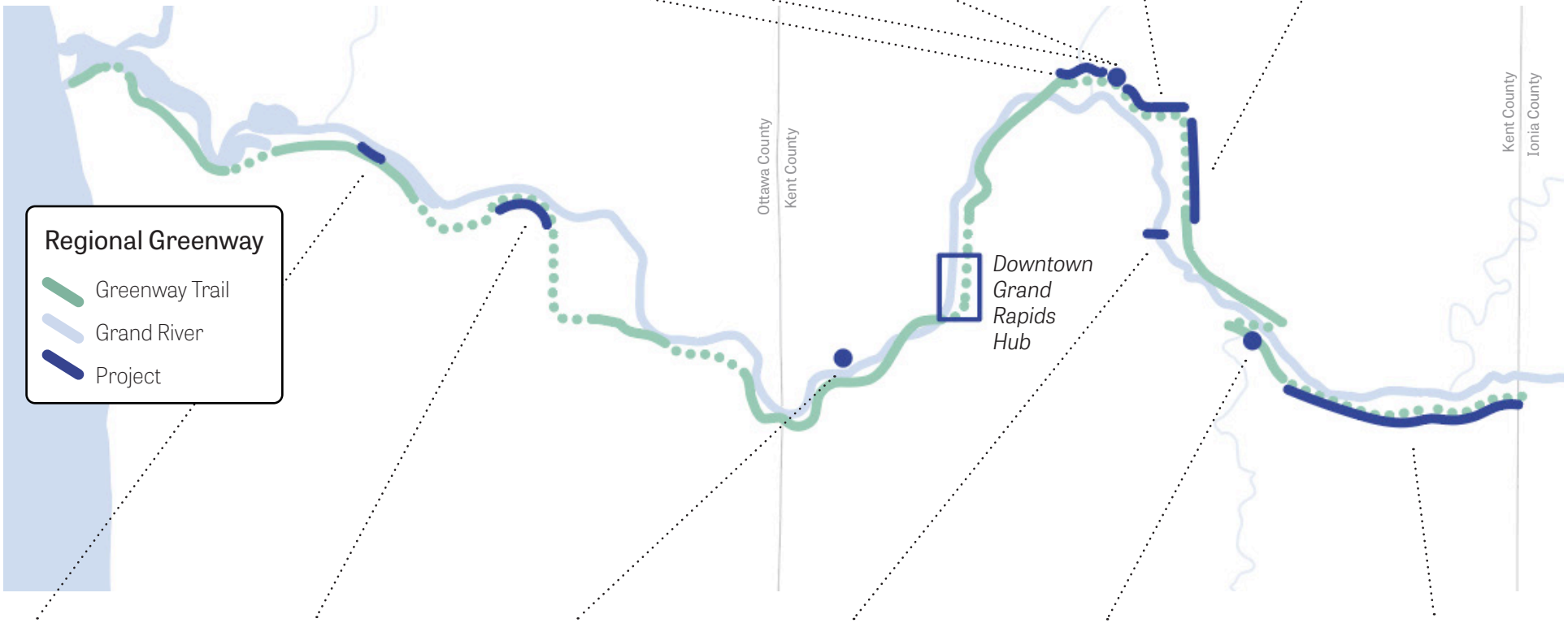
South Rogue River Trail
Complete in July 2026
Scope: New trail
$2,500,000

Northland Tunnel
Under Construction
Scope: New nonmotorized tunnel underneath Northland Drive
Est. Fall 2026 Completion
$9,000,000

Northland Trail
Under Construction
Scope: New trail
Est. Fall 2026 Completion
$1,000,000

Cannonsburg Trail
Under Construction
Northland to Pettis
Scope: New trail
Est. Spring 2027 Completion
$4,000,000

Pettis Trail
Under Construction
Cannonsburg to Knapp
Scope: New trail
Est. Fall 2026 Completion
$5,200,000



Bass River Segment
Under Construction
Scope: New trail
Est. Fall 2026 Completion
$1,500,000

Eastmanville Connector
Construction
Scope: New trail
Est. Winter 2026 Completion
$3,000,000

Johnson Park
Complete in October 2026
Scope: Park improvements
$2,500,000

Knapp Bridge
Under Construction
Scope: New separated pedestrian bridge
Est. Summer 2027 Completion
$10,000,000

Ada Covered Bridge Park
Complete in August 2026
Scope: Park improvements
$8,000,000

Ada to Lowell
In Planning: Design
Scope: New trail
Est. 2031 Completion
$17,000,000

DOWNTOWN GRAND RAPIDS INC

Grand River Network

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

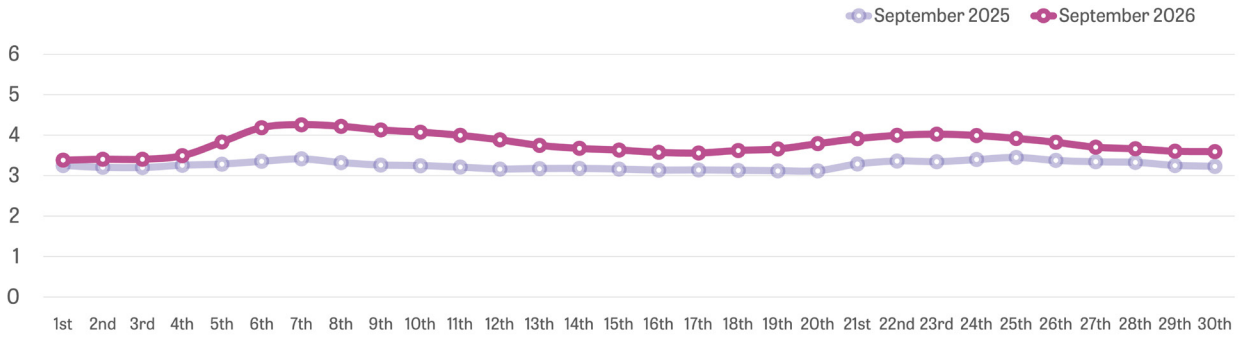
Grand River Water Quality Monitoring[1] | *Updated September 2026*

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

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

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

Gage height increased +0.54 feet on average vs. Sept 2025 / +0.3 feet vs. August 2026

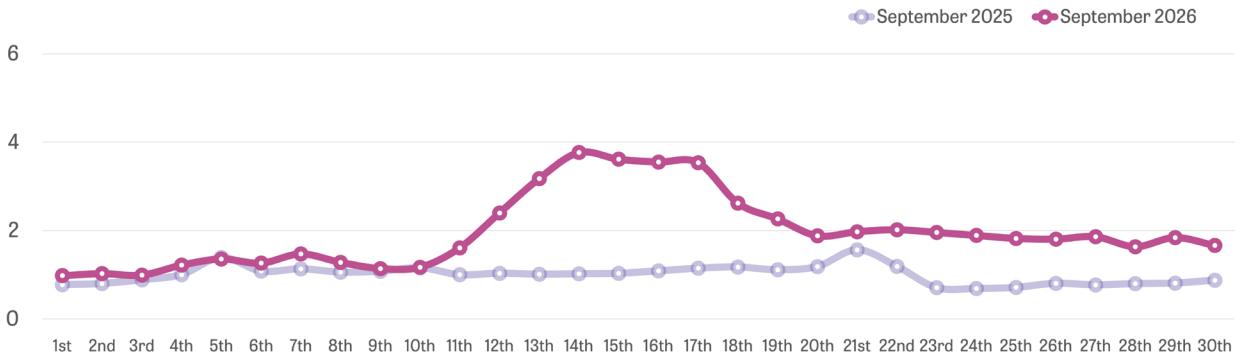


What is turbidity? *Turbidity is the measure of relative clarity of a liquid. The higher the intensity of scattered light, the higher the turbidity.[2]*

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

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

Turbidity increased +95% FNU[3] on average vs. Sept 2025 / +22% vs. August 2026

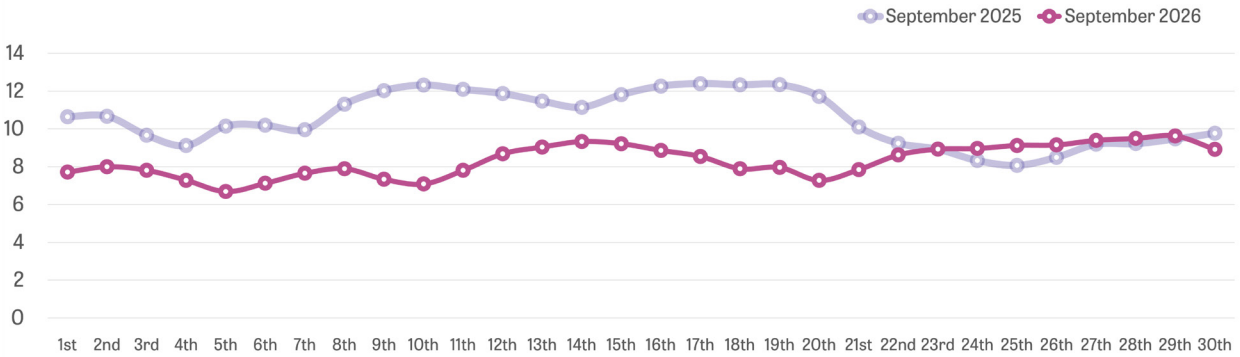


What is dissolved oxygen? *Dissolved oxygen is a measure of how much oxygen is dissolved in the water - the amount of oxygen available to living aquatic organisms.[2]*

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

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

Dissolved O2 decreased -21% ml per liter on average vs. Sept 2025 / -5% vs. August 2026



DOWNTOWN GRAND RAPIDS INC

USGS science for a changing world

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

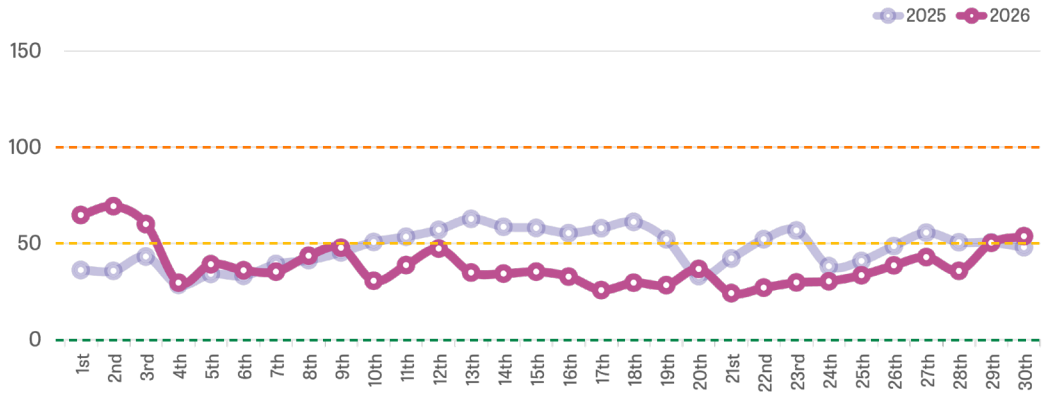
Data partner & source: USGS interpreted by DGRI
Learn more at https://waterdata.usgs.gov/nwis

Air Quality Monitoring | *Updated September 2026*

What is AQI? *The US Environmental Protection Agency (EPA) uses the Air Quality Index (AQI) to measure air pollution levels of both ozone and particulate materials. You'll sometimes see air quality issues described on your local news using AQI, which measures five major air pollutants know to be hazardous to our health: ground-level ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, and particule 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 effets. 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 average maximum AQI decreased -18% vs. September 2025



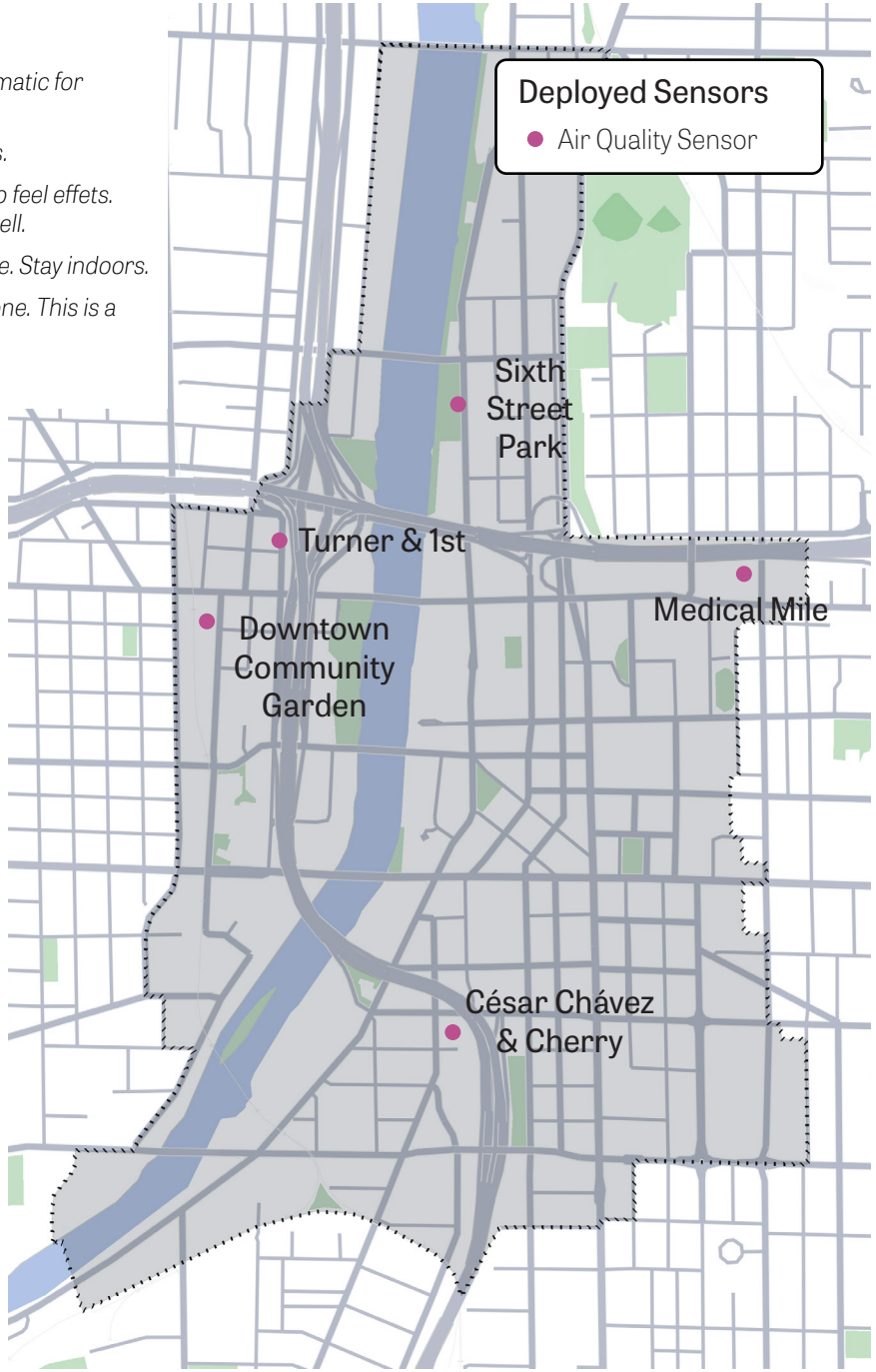
September 2026 Recap

September 21
César Chávez
20.51 AQI
Best AQI Day

César Chávez
37.39 avg AQI
Best Average AQI

September 2
Community Garden
81.59 AQI
Worst AQI Day

Turner & 1st
40.08 avg AQI
Worst Average AQI



1 - Data partner & source: JustAir interpreted by Downtown Grand Rapids Inc. Learn more at https://justair.co
Data collection began in 2022

Source: JustAir interpreted by DGRI

Downtown Ambassador Statistics | *Updated September 2026*

	September 2026	2026 YTD	2025 YTD	5-Year Average YTD
Graffiti Removals	309	1,966	3,365	3,370
Lbs of Trash Removed	42,500	259,575	235,775	279,031
Snow Removals	0	5,217	6,402	7,866
Weeds Abated	56,337	209,710	144,027	182,658
Business Contacts	783	6,343	3,758	4,954
Pedestrian Assists	18,184	145,638	125,825	153,481
Mobility Assists	115	716	491	1,596
Residents Engaged	9	222	408	*N/A*





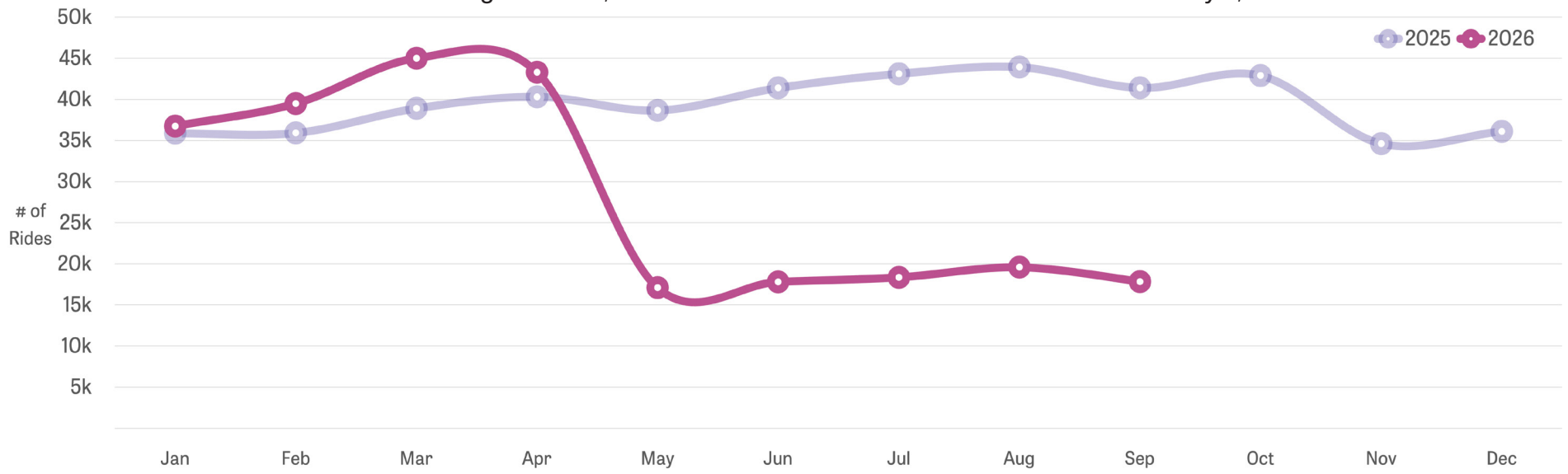
Total Ambassador Banked Hours[1] *as of August 2026:*	667.25

1 - Banked hours reflect underspent Ambassador hours. Negative hours reflect overspent Ambassador hours.

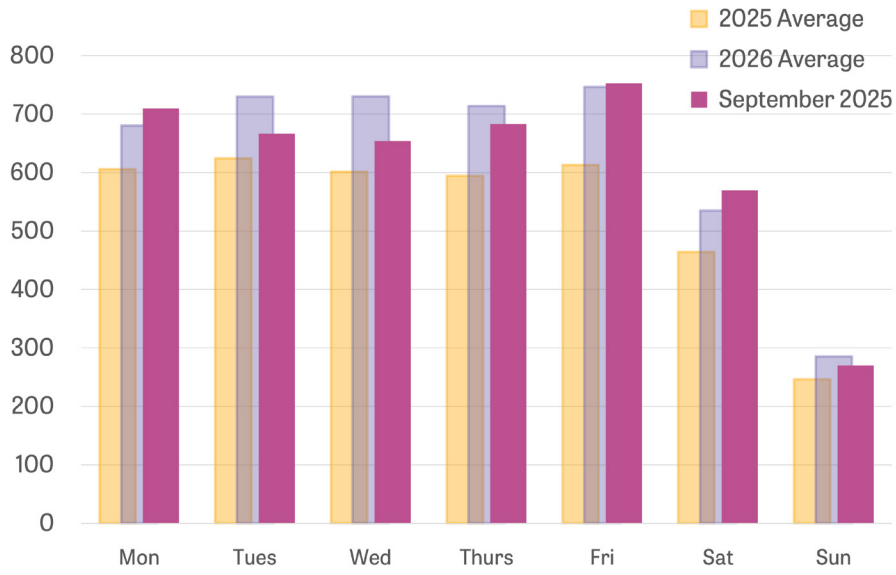
Source: Downtown Grand Rapids Inc via Block by Block

DASH Circulator ridership decreased -9% vs. August 2026 / -57% vs. September 2025

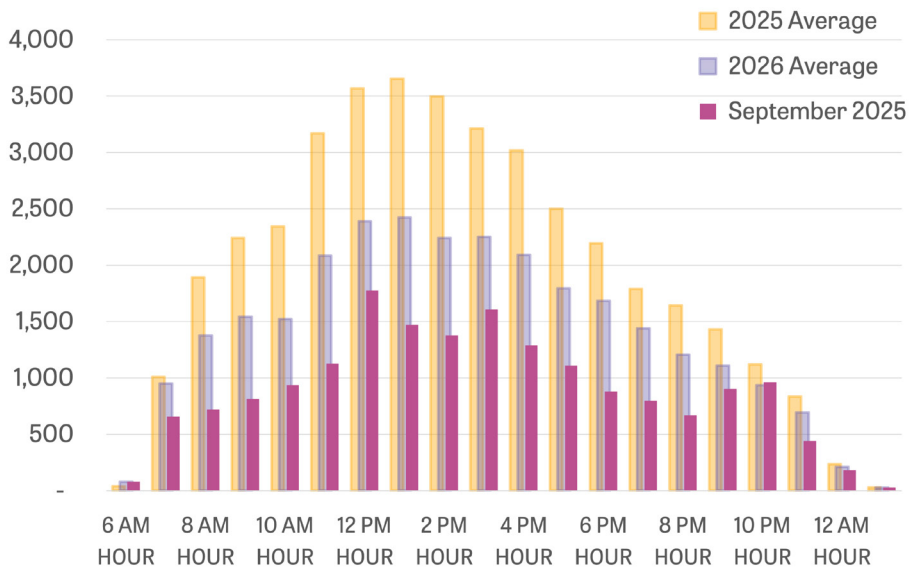
Note: DASH Circulator changed routes, removed Counterclockwise and Work routes on May 4, 2026.



Friday average DASH Circulator ridership increased the most:+22% vs. 2025



66% of DASH Circulator ridership occured before 5 PM in September

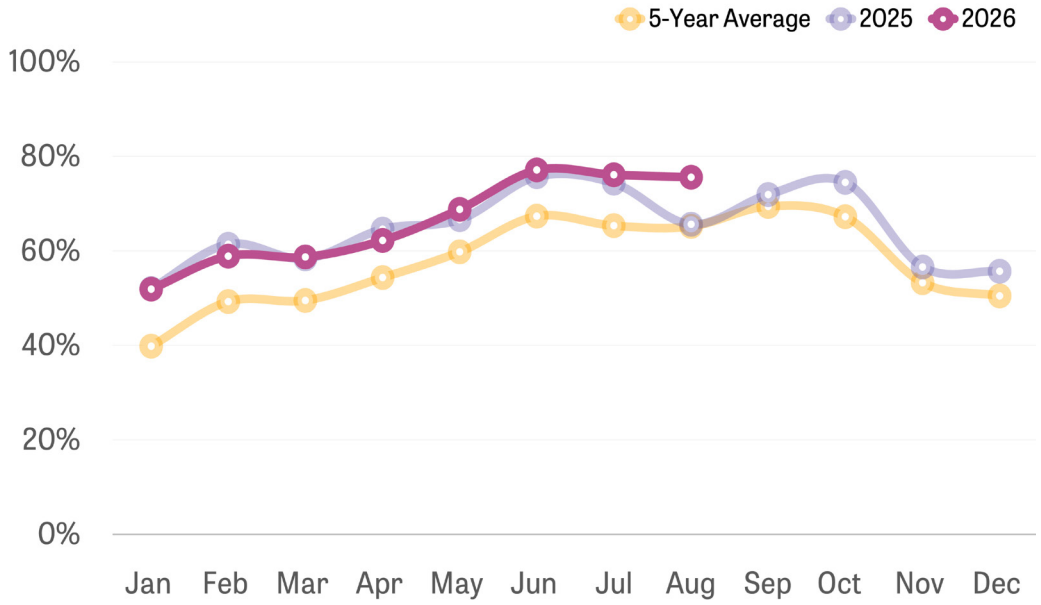


Number of operating days: Jan: 30; Feb: 28; Mar: 31; Apr: 30; May: 30; June: 30; July: 31; August: 31; September: 29
5-year average not considered applicable due to many variations in route, schedule.

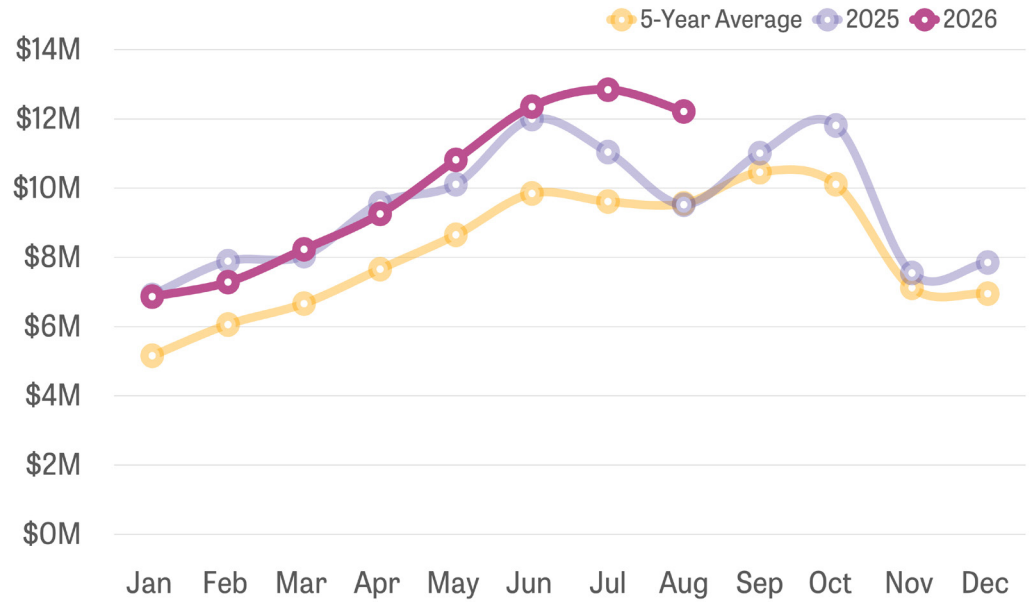
Source: The Rapid interpreted by DGRI

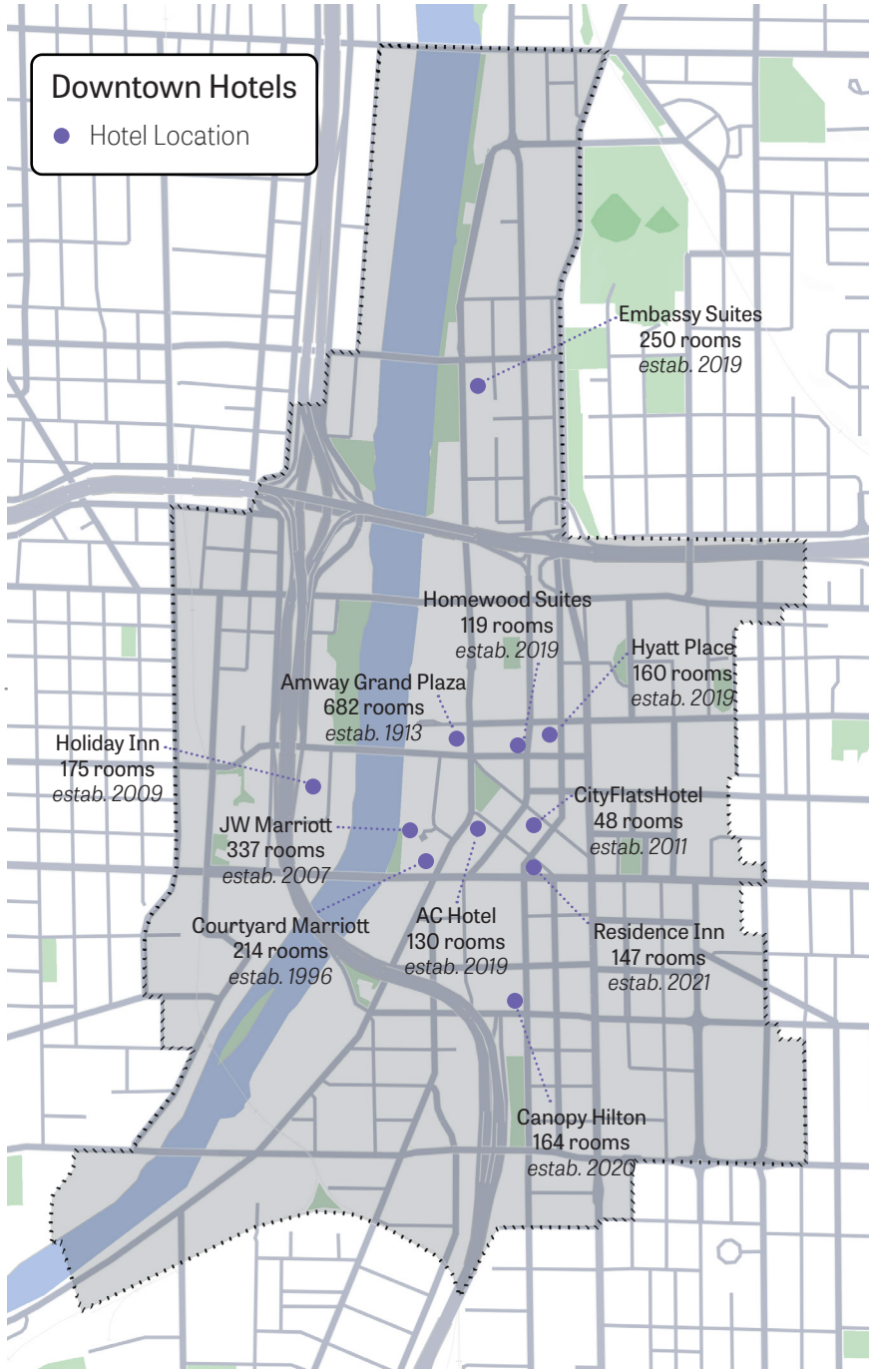
Hotel Occupancy | *Updated August 2026*

Occupancy decreased -1% vs. July 2026 / +15% vs. August 2025 / +16% vs. 5-year average



Revenue decreased -5% vs. July 2026 / +28% vs. August 2025 / +28% vs. 5-year average[1]

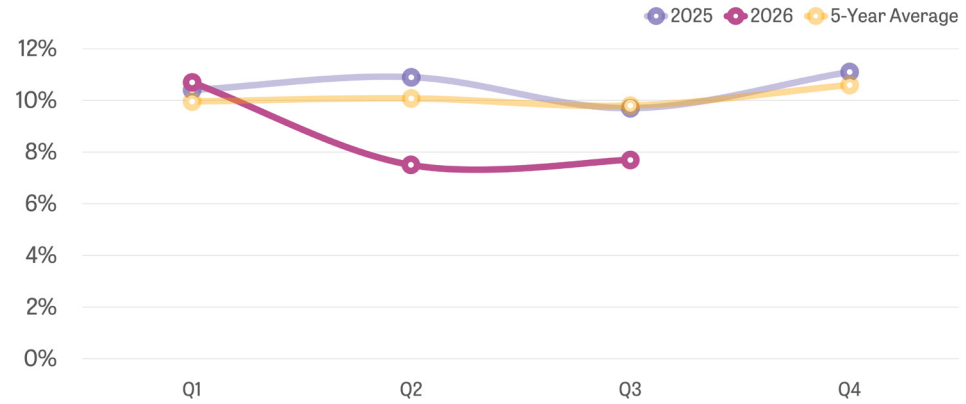




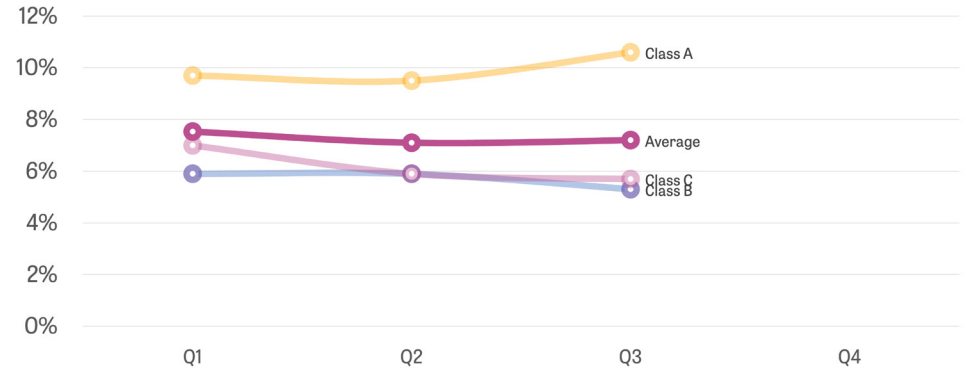
Source: CoStar Analytics interpreted by DGRI

Source: Downtown Grand Rapids Inc

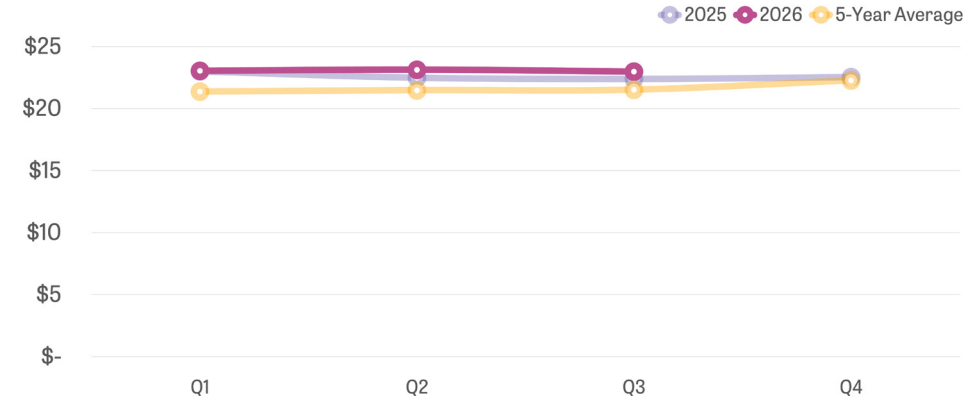
Office vacancy was 7.7% vs. 9.7% in Q3 2025

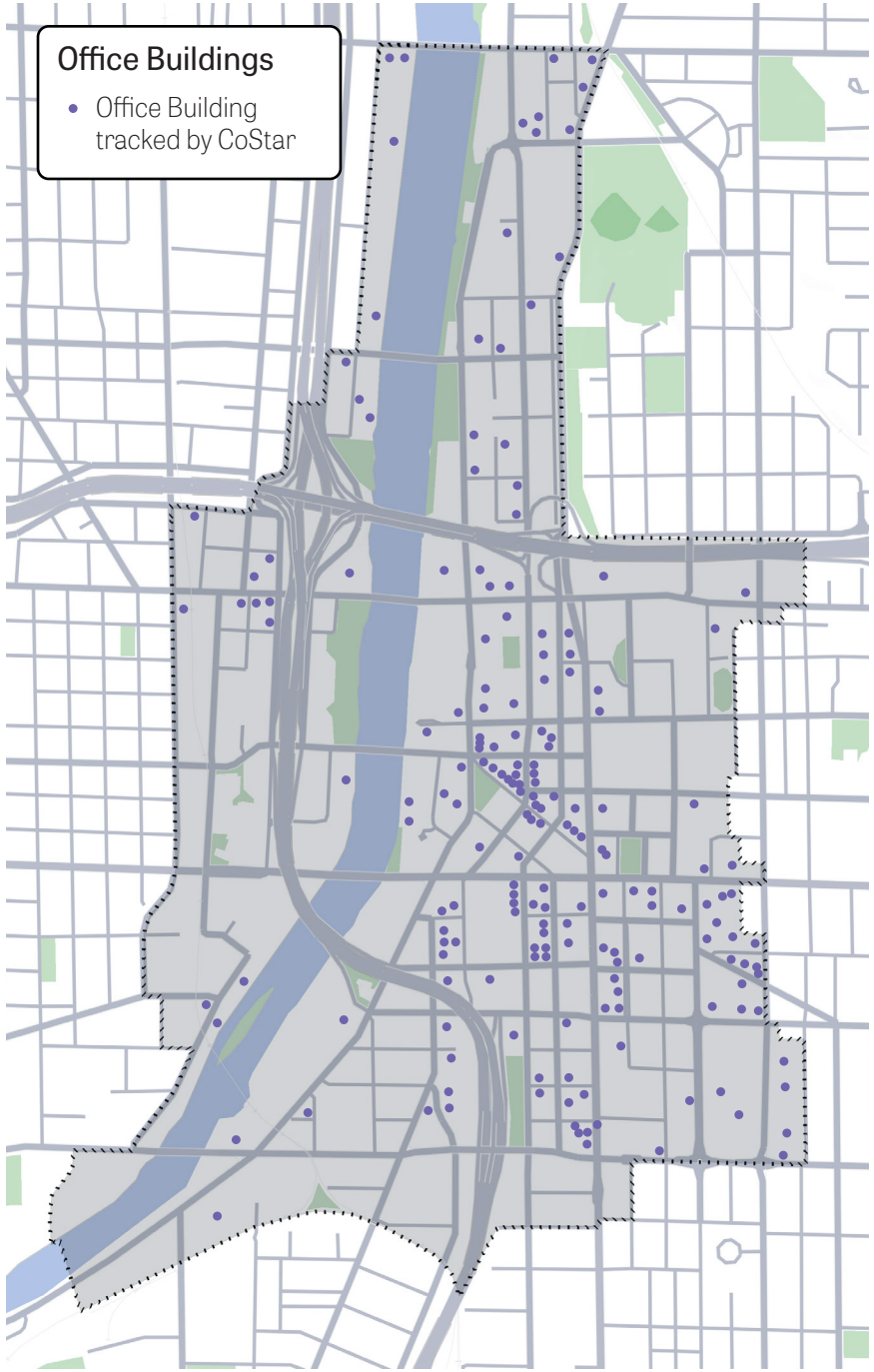


Office vacancy for Class A buildings was +29% vs. the average vacancy[1]



Office base rent was $22.99/sq ft vs. $22.39 in Q3 2025



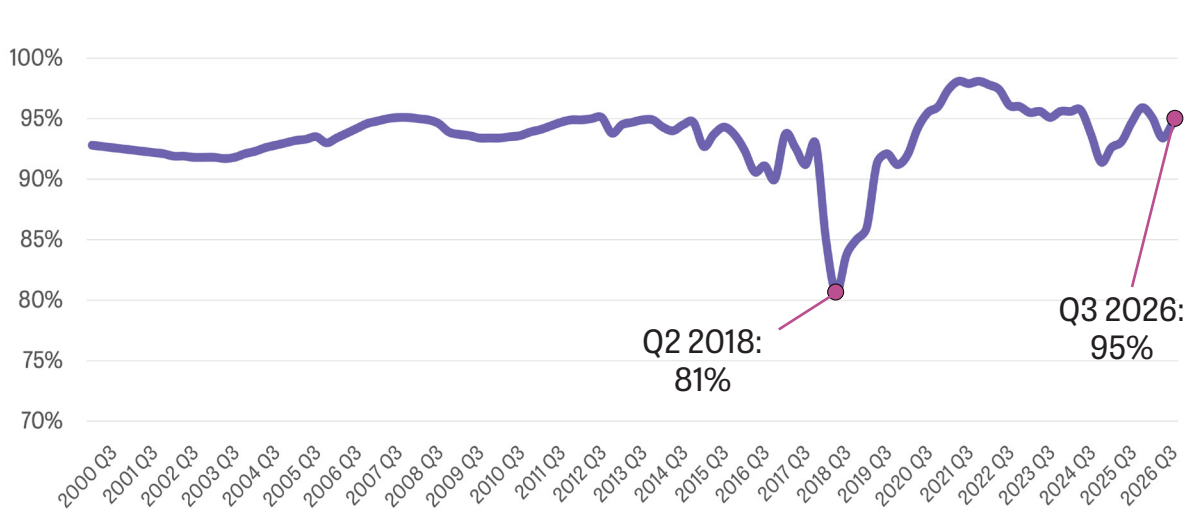


1 - Overall vacancy average is weighted while per class vacancy is the true average of each rate

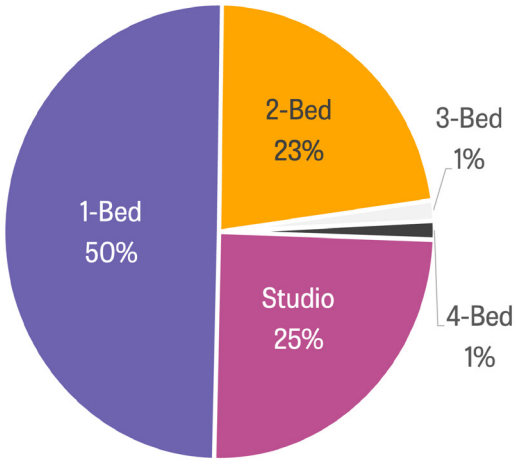
Source: CoStar Analytics interpreted by DGRI

Housing occupancy increased +1% vs. Q2 2026 / -0.1% vs. Q3 2025 / -1% vs. 5-year average

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

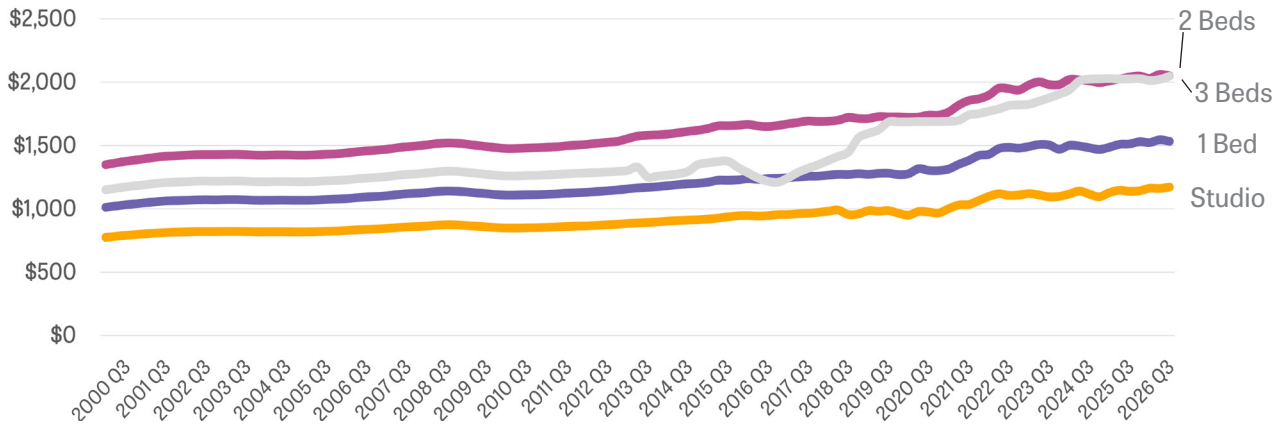


Distribution of Units by # of Rooms

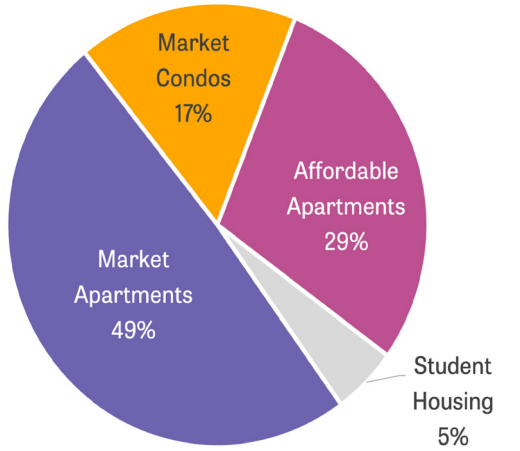


There are **180** units currently under construction and **1,855** in the planning & development pipeline

Average asking rent per unit increased +0.2% vs. Q2 2026 / +1% vs. Q3 2025 / +6% vs. 5-year avg.



Distribution of Units by Rate Type



Source: CoStar Analytics interpreted by DGRI

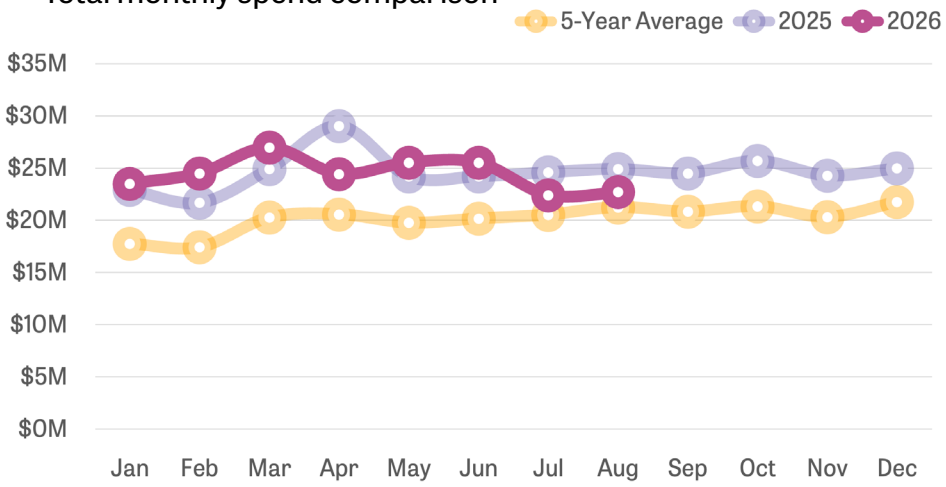
Source: Downtown Grand Rapids Inc

Total spend was approximately $22,740,593 vs. $22,430,852 in July 2026 / $24,932,734 in August 2025 / $21,260,939 August 5-year average

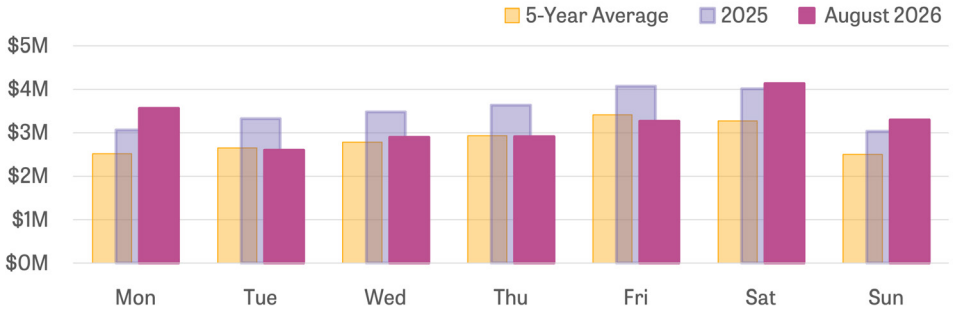
Avg. transaction size was $82.67 vs. $85.98 in July 2026 / $80.17 in August 2025 / $77.25 August 5-year average

Spending was 34% local (origin 0-5 miles) vs. 66% visitor (origin 5+ miles)

Total monthly spend comparison



Spend volume by day



Spending by Category

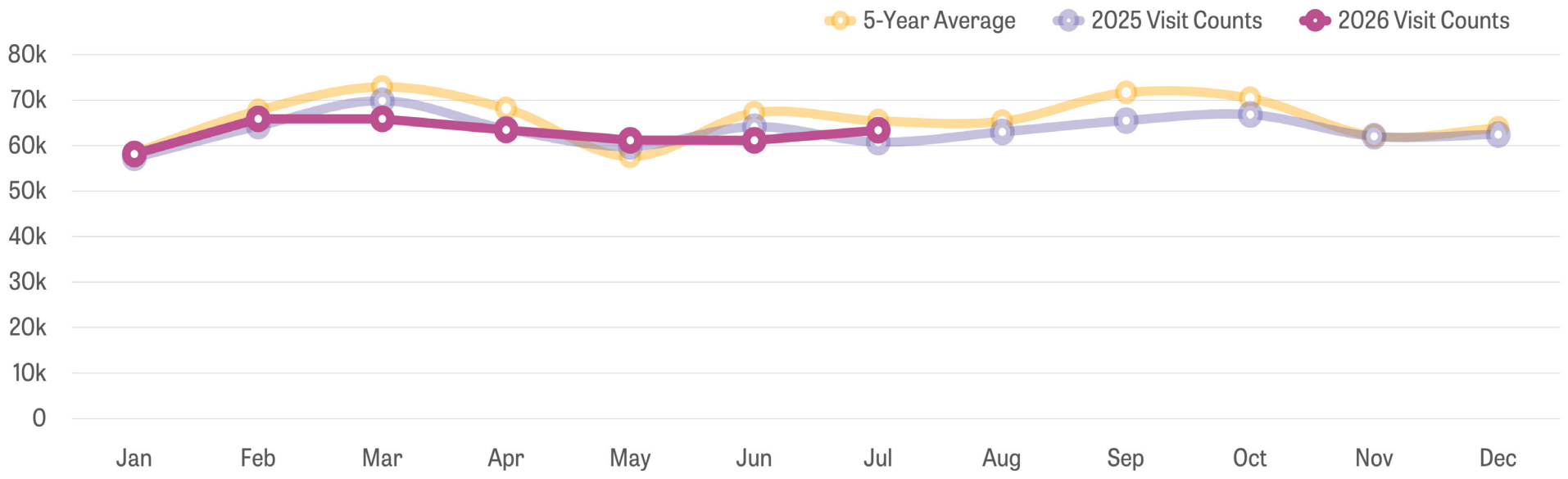
	Share of Spend	Avg. Spend
Financial Services	45%	$433.23
Dining and Nightlife	15%	$45.10
Others	15%	$302.23
Accommodations	12%	$356.53
Fast Food Restaurants	4%	$31.40
Specialty Retail	4%	$78.41
Clothing and Accessories	1%	$53.04
Leisure, Recreation and Entertainment	1%	$83.82
Transportation	1%	$17.08
Grocery and Dept Stores	0.7%	$32.48

Spending by Origin City (Top 10)

	Share of Spend	Avg. Spend
Grand Rapids, MI	51%	$247.30
Wyoming, MI	10%	$254.58
Grandville, MI	3%	$160.93
Holland, MI	3%	$124.38
Rockford, MI	2%	$100.74
Comstock Park, MI	2%	$187.81
Byron Center, MI	2%	$132.30
Hudsonville, MI	2%	$195.96
Caledonia, MI	2%	$111.15
Lowell, MI	1%	$137.69

Total spending: 88% in-state vs. 12% out-of-state

Daily average visit counts increased +7% vs. June 2026 / +4% vs. July 2025 / -3% vs. 5-Year Average

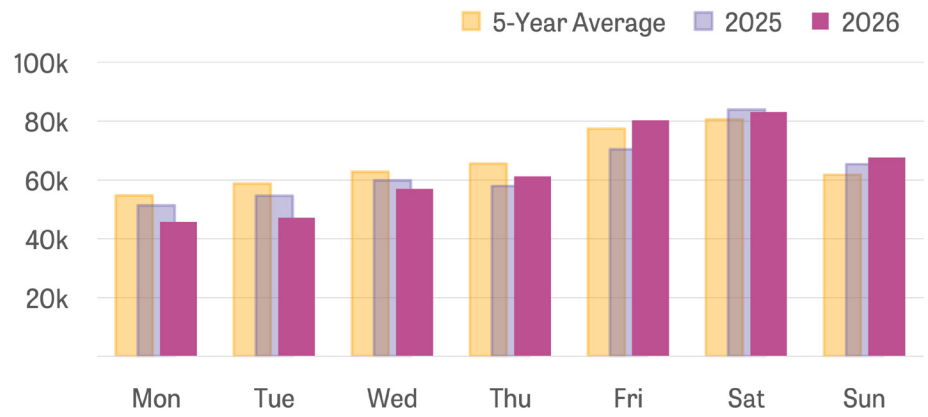


94% of visits are repeat visits in 2026 to date
vs. 97% in 2025 / 96% 5-year average.

10.4% of visits are out-of-state visits in 2026 to date
vs. 6.8% in 2025 / 6.4% 5-year average.

11.7% of visitor days are overnight trips in 2026 to date
vs. 8.8% in 2025 / 10% 5-year average.

Average daily weekday activity decreased -1% vs. 2025 / -9% vs. 5-Year Avg.



Source: Datafy interpreted by DGRI