

AGENDA

DOWNTOWN
DEVELOPMENT
AUTHORITY



Board Members:

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

Wednesday, September 13, 2023

8:00 a.m. Meeting

29 Pearl Street, NW Suite #1

1. Call to Order
2. Approve August 9, 2023 Minutes (8:01)
(enclosure) Motion Winn
3. Approve Preliminary August 31, 2023 Financials (8:02)
(enclosure) Motion Chapman
4. Approve Greenway Sub-Grant Agreement with DGRI (8:05)
(enclosure) Motion Guy
5. Lyon Square Funding Authorization (8:15)
(enclosure) Motion Miller
6. Disability Advocates of Kent County FY24 Funding Request (8:25)
(enclosure) Motion Miller
7. Wayfinding Phase D Funding Authorization (8:35)
(enclosure) Motion Eledge
8. Monroe Center Streetscape Improvements (8:45)
(enclosure) Motion Eledge
9. Downtown Tree Planting Funding (8:55)
(enclosure) Motion Eledge
10. World of Winter Projection Art Request (9:05)
(enclosure) Motion Van Driel
11. Executive Director Report (9:15) Info Kelly
12. Public Comment (9:20)
13. Closed session under section 8(1)(h) of the Open Meetings Act to
consider material exempt from discussion or disclosure by state or
federal statute – a written legal opinion (9:25) Info Board
14. Adjournment (9:55)



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY
August 09, 2023

1. Call to Order – This meeting was called to order at 9:01AM by Chair Rick Winn.

Attendance

Members Present: Luis Avila, Mayor Rosalynn Bliss, Jermale Eddie (Items 4 to 11 on minutes), Greg McNeilly, Jen Schottke, Diana Sieger, Al Vanderberg, and Rick Winn.

Members Absent: Kayem Dunn

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

2. Approve Meeting Minutes from June 14, 2023
Motion: Member Avila, supported by McNeilly, moved approval of the July 12, 2023, Meeting Minutes with correction to change attendance marking members, Avila, Mayor Bliss, Dunn, Schottke, Seiger, McNeilly, and Vanderberg and Winn from absent to present. The motion carried unanimously.
3. Accept Preliminary June 30, 2023, Financials
Motion: Member McNeilly, supported by Member Vanderberg, motioned to accept Statement D: June 30, 2023, Expenditures. Motion carried unanimously.
4. Block by Block Funding Request
Eledge highlighted the success of the Ambassador program. 2023 marks the 10-year anniversary of the Ambassador Program and Eledge recognized Rick, Rebecca, and Ellen who have been with the Program for a combined 25 years.

Eledge requested approval for \$295,917 for the DDA's contribution to the renewal of the Ambassador contract. The total cost of the services is \$1,043,755.58 with the remaining amount being covered by the DID. The renewed contract increased ambassador wages to \$16.50 and added another week of vacation for all ambassadors.

Motion: Member Avila, supported by Mayor Bliss, motioned to approve funding in an amount not to exceed \$295,917 for Hospitality, Beautification, Maintenance and Placemaking contractual services in FY24. Motion carried unanimously.

5. Jefferson Avenue Re-Design Support

Miller presented a recap of the previously-DDA funded pilot pedestrian refuge island and raised median on Jefferson Avenue near the BRT stops to provide a safer crossing for employees and visitors at Trinity Health. The pilot proved so successful that Trinity Health hired Progressive AE to redesign Jefferson Ave. from Cherry to Wealthy to provide a permanent solution with more enhanced pedestrian crossings. The project includes placement of curbed street median islands with irrigation for landscaping and trees, along with associated pavement marking modifications and roadway signage. Trinity's leadership team is focusing on health relative to the environment around their facilities and not just the health of people within their walls.

DGRI included funding for the construction project in the FY24 budget of \$500,000. Construction bids were received on July 25th and Nagel Construction was selected as the contractor. Nagel submitted the lowest bid at \$433,906.20. Trinity Health has agreed to maintain all improvements within the median, including landscaping. Trinity also paid for all consulting services. The City's Mobile GR Department will fund bike lane improvements and paint. Additional funds from the City of Grand Rapids are not part of this project because it is not part of a near-term Capital Plan. The street is in good condition based on the Vital Streets rankings, so it would not be a priority for the City.

The construction agreement will be at the City Commission on August 22, 2023, after which construction is estimated to begin in late August and be completed by November.

Project costs and fees are as follows:

- 1. Construction: \$433,906.20
- 2. City Engineering Fee: \$45,000
- 3. Contingency: \$21,000
- TOTAL: \$499,906.20

Miller requested a not-to-exceed amount of \$500,000 to be authorized for this project. The funding will come from the Goal 3 Streetscape Improvement line item of the FY24 DDA budget. Trinity Health will be entering into an agreement with Nagel Construction and this funding will be allocated to Trinity for project funding.

Motion: Member Vanderberg, supported by Member Sieger, motioned to approve funding in an amount not to exceed \$500,000 for improvements in Jefferson Avenue from Cherry Street to Wealthy Street. Motion carried unanimously.

6. Pedestrian Improvement Project Design

Miller presented a request for Pedestrian Improvements for various locations Downtown to improve pedestrian safety and enhance crosswalks. These locations include three intersections along Jefferson Avenue and one location at Monroe Avenue and Trowbridge Street. The City issued an RFP for professional engineering services and received four proposals. The City has recommended hiring Rowe Engineering to complete evaluation, design, construction documents, and bidding for these locations.

Project locations and associated fees are as follows:

UNAPPROVED MINUTES

1. Three (3) intersections along Jefferson Avenue at Weston Street, State Street, and Oakes Street. These intersections, specifically State/Jefferson, have been prioritized due to previous pedestrian/car crashes near the intersection.

Consultant Fee: \$17,664

City Engineering Fee: \$4,000

Contingency: \$2,200

TOTAL: \$23,864

2. One (1) location at Monroe Avenue and Trowbridge Street. Note that the MNTIFA will fund two additional intersections along Monroe at Mason Street and at the Boardwalk building as part of this project.

Consultant Fee: \$4,100

City Engineering Fee: \$1,300

Contingency: \$600

TOTAL: \$6,000

Chair Winn raised the question of why the DDA is required to pay a City Engineering Fee even when hiring an engineering consultant. Tim Burkman, City Engineer, provided some explanation of the services. Mayor Bliss inquired whether it would be financially beneficial for the DDA to hire their own engineer to cut down on costs. In response, Miller offered to collect the data on how much the DDA has paid in City Engineering Fees over the past years and report it back to the board.

Miller shared that the goal is to construct these projects in 2024. Construction funding has not yet been determined and is not part of this recommendation. The total cost for the Jefferson Avenue and Monroe Avenue work is \$29,864. It is recommended that the amount be authorized for a not-to-exceed amount of \$30,000. This funding will come from the Goal 3 Streetscape Improvement line item of the DDA budget.

Motion: Member McNeilly, supported by Member Avila, motioned to approve funding not-to-exceed \$30,000 for professional services for various Downtown pedestrian safety improvements. Motion carried unanimously.

7. Van Andel Arena Alley

Miller presented a recap of the previous DDA funding for the Van Andel Alley project. In August 2021, \$230,100 was authorized to fund design and engineering services. In April 2023, an additional \$46,575 was authorized to fund previously completed project design modifications. Additional required services have now been identified to move forward with the project. Specifically, a Check Print review is necessary which requires redrawing plans to meet city standards. Miller requested funding of \$29,000 to cover these additional services.

Miller described issues with permitting and City Engineering Department processes that have delayed aspects of the project. Mayor Bliss said she will meet with the City Manager and City Engineer and invite the Chair and Tim Kelly to have a follow up conversation on this discussion before the next DDA Board Meeting. Mayor Bliss recognized that this is not unique to the DDA, and she is committed to looking at solutions.

UNAPPROVED MINUTES

Miller outlined that the additional LUDS permit and drawing requirements/design modifications due to city utilities on DDA property require additional consultant services in an amount of \$29,000. If the board were to not approve these services, the city would likely deny the permit, halting the work. Approval of this funding does not require that the DDA make the expenditure but will allow negotiations to continue and authorize staff to make the expenditure, if necessary.

Motion: Member McNeilly, supported by Member Vanderberg, motioned to approve funding not-to-exceed \$29,000 for additional professional services for Van Andel Arena Alley. Motion carried unanimously.

8. Executive Director Report

Kelly presented the following updates/ upcoming events:

- Riverfront projects: There is movement with riverfront projects; we received the EGLE (Environment, Great Lakes, and Energy) and CLOMR (Conditional Letter of Map Revision) permits. The Lyon Square project is out to bid, and we hope to come back in September with a contract for approval. The Museum has not gone out to bid yet but has received approvals. The east riverwalk will be out to bid in fall or winter and construction will begin in the spring.
- Development & Streetscape Improvements: Division and Wealthy apartment project broke ground. Wayfinding Phase B is currently being installed. Phase C and D will be installed soon. The Zicla bus extension at Wealthy and Front was installed this past weekend.
- Events & Activation: Global Water Fest was hugely popular. Return to the River is an art and music festival taking place on the last weekend of the month. The latest ground mural was installed at 555 Monroe called 'Joyful Formation.' The Heartside murals begin to get installed this weekend.

9. Public Comment

None.

10. Board Member Comment

None.

11. Adjournment

The meeting adjourned at 10:01 am.

Minutes taken by:
Mandy McDaniel
Recording Secretary

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: September 6, 2023

TO: Rick Winn
Chairman

FROM: Tricia Chapman
Administrative Services Officer II

**Agenda Item 3
September 13, 2023
DDA Meeting**

SUBJECT: Interim Financial Statements as of August 31, 2023

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

The attached statements include:

- Statement A: Balance Sheet
- Statement B: Comparison of FY2024 Budget vs Actual Results
- Statement C: Statement of FY2024 Project Expenditures
- Statement D: Schedule of Expenditures

The Authority's balance sheet on Statement A indicates the Authority is in a strong position financially with sufficient Pooled Cash to support development plan expenditures for FY2024 and beyond.

Statement B shows the summer tax capture was very close to the estimated budget, winter taxes and the gainsharing rebates will be posted later in the fiscal year. The Authority has spent approximately 10.7% and 7.1% of its budgeted appropriations in the Non-Tax and Local Tax funds respectively.

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

Attachments

STATEMENT A
DOWNTOWN DEVELOPMENT AUTHORITY
Balance Sheet
August 31, 2023

	Non-Tax Funds	Local Tax Increment	TOTAL
ASSETS			
Pooled Cash and Investments	\$ 3,646,780	\$ 14,207,007	\$ 17,853,787
Petty Cash	-	500	500
Misc Receivable	100	-	100
General Fixed Assets	-	87,651,535	87,651,535
Accumulated Depreciation on Fixed Assets	-	(67,512,579)	(67,512,579)
TOTAL ASSETS	\$ 3,646,880	\$ 34,346,463	\$ 37,993,343
 LIABILITIES AND FUND EQUITY			
Liabilities			
Current Liabilities	\$ 3,961	\$ 23,029	\$ 26,990
Parking Revenue Payable	46,929	-	46,929
Deposit - Area 4 Developer Damage	1,000	-	1,000
TOTAL LIABILITIES	51,890	23,029	74,919
 Fund Balance / Equity:			
Investments in General Fixed Assets, net of Accumulated Depreciation	-	20,138,956	20,138,956
Non-Tax Increment Reserve	3,201,583	-	3,201,583
Reserve for Authorized Projects	-	13,909,885	13,909,885
Reserve for Compensated Absences	-	8,964	8,964
Reserve for Encumbrances	393,407	265,629	659,036
TOTAL FUND EQUITY	3,594,990	34,323,434	37,918,424
 TOTAL LIABILITIES & FUND EQUITY	\$ 3,646,880	\$ 34,346,463	\$ 37,993,343

STATEMENT B

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

	Non-Tax Funds		Local Tax Increment		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 9,373,994	\$ 9,363,583	\$ 9,373,994	\$ 9,363,583
Property Tax Increment - Prior Year Appeals	-	-	(15,000)	-	(15,000)	-
Property Tax Increment - Gainsharing Rebates	-	-	(1,403,849)	-	(1,403,849)	-
Interest - General	124,204	257,026	222,662	533,468	346,866	790,494
Property Rental - Buildings and Facilities	72,000	6,000	-	-	72,000	6,000
Property Rental - DASH Parking Lots	687,740	-	-	-	687,740	-
Contributions - Lyon Square Reconstruction	-	-	400,000	-	400,000	-
Reimbursements and Miscellaneous Revenues	88,500	-	5,000	-	93,500	-
TOTAL REVENUES	\$ 972,444	\$ 263,026	\$ 8,582,807	\$ 9,897,051	\$ 9,555,251	\$ 10,160,077
EXPENDITURES						
<i>GR Forward Projects:</i>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 10,000	\$ -	\$ 3,300,000	\$ 61,673	\$ 3,310,000	\$ 61,673
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	175,000	2,953	1,675,000	509	1,850,000	3,462
Goal #3: Implement a 21st Century Mobility Strategy	-	-	2,100,000	109,975	2,100,000	109,975
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	-	550,000	40,638	600,000	40,638
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	2,456,000	284,655	2,665,000	58,313	5,121,000	342,968
Total GR Forward Projects	\$ 2,691,000	\$ 287,608	\$ 10,290,000	\$ 271,108	\$ 12,981,000	\$ 558,716
Administration	-	-	1,650,000	632,073	1,650,000	632,073
Debt Service for Bond Issues	-	-	751,500	-	751,500	-
TOTAL EXPENDITURES	\$ 2,691,000	\$ 287,608	\$ 12,691,500	\$ 903,181	\$ 15,382,500	\$ 1,190,789
EXCESS / (DEFICIT)	\$ (1,718,556)	\$ (24,582)	\$ (4,108,693)	\$ 8,993,870	\$ (5,827,249)	\$ 8,969,288
BEGINNING FUND BALANCE		3,619,572		25,329,564		28,949,136
ENDING FUND BALANCE		\$ 3,594,990		\$ 34,323,434		\$ 37,918,424

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

Project Name	%	FY2024	Expenditures		Remaining	% of
		Project Budgets	July/Aug	Fiscal Year	FY2024 Budgets	Budget spent
River Governance		250,000	8,953	8,953	241,047	3.58%
Lyon Square Improvements		850,000	-	-	850,000	0.00%
River Edge Improvements		2,200,000	52,720	52,720	2,147,280	2.40%
GRForward Goal # 1 - Local Tax Increment	25.42%	\$ 3,300,000	\$ 61,673	\$ 61,673	\$ 3,238,327	1.87%
Downtown Speakers Series		10,000	-	-	10,000	0.00%
GRForward Goal # 1 - Non-Tax Increment	0.08%	\$ 10,000	\$ -	\$ -	\$ 10,000	0.00%
Development Project Guidance		25,000	509	509	24,491	2.04%
Development Project Reimbursements		1,600,000	-	-	1,600,000	0.00%
Downtown Enhancement Grants		50,000	-	-	50,000	0.00%
GRForward Goal # 2 - Local Tax Increment	12.90%	\$ 1,675,000	\$ 509	\$ 509	\$ 1,674,491	0.03%
Heartside Quality of Life Implementation		75,000	-	-	75,000	0.00%
Neighborhood Engagement Programs		100,000	2,953	2,953	97,047	2.95%
GRForward Goal # 2 - Non-Tax Increment	1.35%	\$ 175,000	\$ 2,953	\$ 2,953	\$ 172,047	1.69%
Accessibility and Mobility Repairs		130,000	2,825	2,825	127,175	2.17%
DASH North Shuttle Services		400,000	-	-	400,000	0.00%
Streetscape Improvements		1,100,000	44,336	44,336	1,055,664	4.03%
Wayfinding System Improvements		470,000	62,814	62,814	407,186	13.36%
GRForward Goal # 3 - Local Tax Increment	16.18%	\$ 2,100,000	\$ 109,975	\$ 109,975	\$ 1,990,025	5.24%
Economic Development and Innovation		550,000	40,638	40,638	509,362	7.39%
GRForward Goal # 4 - Local Tax Increment	4.24%	\$ 550,000	\$ 40,638	\$ 40,638	\$ 509,362	7.39%
Downtown Workforce Programs		50,000	-	-	50,000	0.00%
GRForward Goal # 4 - Non-Tax Increment	0.39%	\$ 50,000	\$ -	\$ -	\$ 50,000	0.00%
Downtown Marketing and Inclusion Efforts		420,000	24,409	24,409	395,591	5.81%
Downtown Tree Plantings		150,000	823	823	149,177	0.55%
Public Realm Improvements		2,050,000	28,789	28,789	2,021,211	1.40%
Urban Recreation Improvements		45,000	4,292	4,292	40,708	9.54%
GRForward Goal # 5 - Local Tax Increment	20.53%	\$ 2,665,000	\$ 58,313	\$ 58,313	\$ 2,606,687	2.19%
DGRI Event Production		876,000	99,861	99,861	776,139	11.40%
Downtown Ambassador Program		400,000	87,028	87,028	312,972	21.76%
Project and Fixed Asset Maintenance		50,000	776	776	49,224	1.55%
Public Space Activation		1,000,000	96,757	96,757	903,243	9.68%
Rosa Parks Circle Skating Operations		50,000	-	-	50,000	0.00%
Special Events - Office of		75,000	-	-	75,000	0.00%
Winter Avenue Building		5,000	233	233	4,767	0.00%
GRForward Goal # 5 - Non-Tax Increment	18.92%	\$ 2,456,000	\$ 284,655	\$ 284,655	\$ 2,171,345	11.59%
TOTAL	100.00%	\$ 12,981,000	\$ 558,716	\$ 558,716	\$ 12,422,284	4.30%

STATEMENT D
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2024 Expenditures
July 1, 2023 - August 31, 2023

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	8/15/2023	Disability Adv of Kent Co	Accessibility & Mobility Repairs	June 2023 Design Team	\$ 2,825.00
					2,825.00
Local	8/31/2023	Paychex	Administration	DDA Payroll Wages, 401, Taxes- Aug 2023	305,633.13
Local	7/31/2023	Paychex	Administration	DDA Payroll Wages, 401, Taxes- July 2023	213,247.71
Local	7/31/2023	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	13,344.42
Local	8/29/2023	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	13,344.42
Local	7/26/2023	Priority Health	Administration	Health Insurance 07/23 Coverage	10,795.90
Local	8/23/2023	Dickinson Wright PLLC	Administration	Legal services: DDA Admin 7/23	8,042.00
Local	8/3/2023	Dickinson Wright PLLC	Administration	DDA Legal services: Dash West	6,534.00
Local	8/23/2023	McAlvey Merchant & Associates	Administration	Governmental Consulting 07/23	5,500.00
Local	8/15/2023	US Bank National Association	Administration	DDA Admin: Conf/Travel	5,219.14
Local	8/8/2023	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street July '23	4,945.32
Local	8/31/2023	Federal Square Building Co. #1, LLC	Administration	Office Space Lease Sept '23	4,945.32
Local	8/31/2023	Federal Square Building Co. #1, LLC	Administration	Office Space Lease Aug '23	4,945.32
Local	8/3/2023	Dickinson Wright PLLC	Administration	DDA Legal services: Artprize 2023	3,664.00
Local	7/26/2023	PerformYard, Inc.	Administration	HR Software 6/23	3,563.55
Local	8/5/2023	City of Grand Rapids	Administration	Staff services - payroll period ended 08/05/2023	3,141.83
Local	8/19/2023	City of Grand Rapids	Administration	Staff services - payroll period ended 08/19/2023	2,383.16
Local	7/22/2023	City of Grand Rapids	Administration	Staff services - payroll period ended 07/22/2023	2,248.80
Local	8/23/2023	Worksighted, Inc.	Administration	Managed IT Agreement 8/23 DDA	1,760.39
Local	7/27/2023	American United Life-Group Div	Administration	OneAmerica Life Insurance 07/23	1,726.76
Local	8/15/2023	Lisa M Cooper	Administration	HR Consultant services 07/23	1,585.78
Local	7/27/2023	Blue Cross Blue Shield of Mich	Administration	Insurance Premiums 07/23	1,524.61
Local	8/3/2023	American United Life-Group Div	Administration	OneAmerica Life Insurance 08/23	1,510.94
Local	7/8/2023	City of Grand Rapids	Administration	Staff services - payroll period ended 07/08/2023	1,485.17
Local	7/31/2023	City Treasurer - Risk Mgmt	Administration	Monthly General Insurance Allocation	1,027.92
Local	8/29/2023	City Treasurer - Risk Mgmt	Administration	Monthly General Insurance Allocation	1,027.92
Local	8/15/2023	US Bank National Association	Administration	Admin: Professional Development (DDA)	1,025.51
Local	8/15/2023	US Bank National Association	Administration	DGRI Admin: Supplies (DDA)	1,006.73
Local	8/23/2023	Blue Cross Blue Shield of Mich	Administration	Dental Insurance Premiums 09.01.23 - 06.30.24 DDA	713.52
Local	8/31/2023	Paychex	Administration	DDA Payroll Processing Fee - Aug 2023	493.80
Local	7/31/2023	Paychex	Administration	DDA Payroll Processing Fee - July 2023	490.80
Local	8/23/2023	Worksighted, Inc.	Administration	Microsoft Office 365 Agreement 8/23	490.34
Local	8/8/2023	Federal Square Building Co. #1, LLC	Administration	Office Space Lease July 2023 Mezz	484.64
Local	8/31/2023	Federal Square Building Co. #1, LLC	Administration	Office Space Lease Sept 2023 Mezz	484.64
Local	8/31/2023	Federal Square Building Co. #1, LLC	Administration	Office Space Lease Aug 2023 Mezz	484.64
Local	8/15/2023	GreatAmerica Financial Services Corp	Administration	Copier Lease 08/23	408.78
Local	8/3/2023	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 07/23-08/23	365.00
Local	8/31/2023	Paychex	Administration	DDA Payroll HRS Processing Fees-Aug 2023	355.00
Local	7/31/2023	Paychex	Administration	DDA Payroll HRS Processing Fees-July 2023	350.00
Local	7/25/2023	Dickinson Wright PLLC	Administration	DDA Legal services: March 2023	296.17
Local	8/23/2023	Professional Maintenance of Michigan Inc	Administration	DGRI Janitorial Services 7/23	273.21
Local	8/15/2023	Fusion Financial Services, LLC	Administration	Accounting services 07/23	234.01
Local	8/3/2023	Dickinson Wright PLLC	Administration	DDA Legal services: Amphi financing	176.00
Local	8/3/2023	Selective Insurance Company of America	Administration	Selective Insurance Policy 07/23	148.08
Local	8/3/2023	AccuSourceHR, Inc.	Administration	Criminal Background Check services 07/23	111.06
Local	8/3/2023	Pure Water Partners LLC	Administration	Water Cooler Lease 07/23	99.78
Local	8/15/2023	Staples Contract and Commercial Inc.	Administration	Office supplies 7/23	89.37
Local	7/26/2023	JobMatch LLC	Administration	HR software 07/23	86.32
Local	7/26/2023	Engineered Protection Sys Inc	Administration	Office Security System 08/01/23 - 10/31/23	75.62
Local	8/15/2023	US Bank National Association	Administration	Admin: Food/Bev (DDA)	51.89
Local	8/15/2023	US Bank National Association	Administration	Admin: Subscriptions DDA	33.65
Local	8/3/2023	Model Coverall Service Inc	Administration	Floor Mat Rental 07/23	31.03
Local	8/31/2023	Model Coverall Service Inc	Administration	Floor Mat Rental 07/23	31.03
Local	8/15/2023	ACO Inc	Administration	Supplies 7/23	21.37
Local	8/31/2023	ACO Inc	Administration	Supplies 8/23	11.10
Local	8/3/2023	GreatAmerica Financial Services Corp	Administration	Copier Lease 07/23	2.38
					632,072.98
Local	8/23/2023	Progressive Architecture	Development Project Guidance	Project Guidance Consultants 7/23	509.00
					509.00

continued on the next page

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

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	8/2/2023	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	Photographer: Misc 07/23	4,500.00
Local	8/6/2023	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	DGRI - July 2023 Main Shoot	3,430.00
Local	8/15/2023	Bailey Sell	Dntn Marketing & Inclusion Efforts	Transfigure Print t-shirts	2,576.25
Local	8/23/2023	Outfront Media	Dntn Marketing & Inclusion Efforts	Outfront Media Oakes St. Billboard 8/23	2,232.00
Local	7/25/2023	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift Printing: DID Mailer	1,949.66
Local	8/6/2023	Gongwer News Service	Dntn Marketing & Inclusion Efforts	Communications: News Services Subscription 09/2023	1,700.00
Local	8/10/2023	Serendipity Publishing LLC	Dntn Marketing & Inclusion Efforts	Serendipity Media Full Page	1,500.00
Local	7/26/2023	Literacy Center of West Mich	Dntn Marketing & Inclusion Efforts	Sponsorship: Wine & Words 2023 Event	1,000.00
Local	7/26/2023	Serendipity Publishing LLC	Dntn Marketing & Inclusion Efforts	Serendipity Media	829.00
Local	8/10/2023	Serendipity Publishing LLC	Dntn Marketing & Inclusion Efforts	Serendipity Media Full Page	829.00
Local	8/15/2023	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	617.95
Local	8/15/2023	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift Printing:Handbill Las Canchas	589.10
Local	7/26/2023	James Forrest Hughes	Dntn Marketing & Inclusion Efforts	Livestream Training	530.00
Local	8/15/2023	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions	506.60
Local	8/15/2023	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift Printing:Poster - Return to River	449.80
Local	8/15/2023	Hillhouse LLC	Dntn Marketing & Inclusion Efforts	Hillhouse Screen Printing T-shirt	444.35
Local	8/6/2023	Brian Hedrick	Dntn Marketing & Inclusion Efforts	Return to the River Program	300.00
Local	8/21/2023	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	Cypress Forest Project	270.00
Local	8/23/2023	Mighty Co.	Dntn Marketing & Inclusion Efforts	DGRI Website Quarterly Hosting 7/23	105.00
Local	8/15/2023	US Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Supplies	50.00
					24,408.71
Local	7/25/2023	Katerberg Co., Inc	Downtown Tree Plantings	Irrigation services: 235 State Street 6/23	479.15
Local	7/25/2023	Katerberg Co., Inc	Downtown Tree Plantings	Irrigation services: 2 Fulton 6/23	172.14
Local	7/25/2023	Katerberg Co., Inc	Downtown Tree Plantings	Irrigation services: 12 Division 6/23	172.14
					823.43
Local	8/31/2023	Outfront Media	Economic Development & Innovator	Outfront Media	9,000.00
Local	8/10/2023	GR Area Chamber of Commerce	Economic Development & Innovator	Retail Retention & Attraction Contract 7/23	7,916.93
Local	8/9/2023	Grandmas to the Rescue	Economic Development & Innovator	Sponsorship: Colombian Festival	5,000.00
Local	7/25/2023	James Forrest Hughes	Economic Development & Innovator	Relax at Rosa 2023 A/V Support 2 of 3	4,768.50
Local	7/26/2023	Outfront Media	Economic Development & Innovator	Outfront Media	2,232.00
Local	8/17/2023	Max Lockwood	Economic Development & Innovator	Relax at Rosa Performer 8/2	2,160.00
Local	8/9/2023	Earth Radio LLC	Economic Development & Innovator	Relax at Rosa performance 5/23	1,500.00
Local	8/31/2023	Joshua A Dunigan	Economic Development & Innovator	Relax at Rosa 8/23	1,500.00
Local	7/25/2023	Luis Armando Calderon	Economic Development & Innovator	Relax at Rosa Performer 5/23	1,500.00
Local	8/22/2023	Anna Grace Theisen	Economic Development & Innovator	Relax at Rosa performance 7/23	1,000.00
Local	8/31/2023	David Hammond	Economic Development & Innovator	Pop Up Performer 7/23	1,000.00
Local	7/18/2023	Thomas Wall	Economic Development & Innovator	Relax at Rosa performer 6/23	1,000.00
Local	8/31/2023	Olivia dejonghe	Economic Development & Innovator	Relax at Rosa 8/23	600.00
Local	8/3/2023	Costar Realty Information Inc	Economic Development & Innovator	Commercial real estate analytics subscription 7/23	489.13
Local	8/14/2023	Costar Realty Information Inc	Economic Development & Innovator	Commercial real estate analytics subscription 8/23	489.13
Local	8/22/2023	Hub International Midwest Limited	Economic Development & Innovator	Relax at Rosa - Liability Insurance 6/23	482.00
					40,637.69
Local	8/10/2023	SmithGroup, Inc.	Public Realm Improvements	Hill and River Network Tunnel Design	8,872.50
Local	8/3/2023	MKSK Inc	Public Realm Improvements	Van Andel Plaza Construction Phase 2 10/21	8,282.20
Local	7/26/2023	Eric Gale Goodson	Public Realm Improvements	Downtown security services 06.23	4,140.00
Local	7/11/2023	Michael Dublis	Public Realm Improvements	The Lab Summer Camp	3,500.00
Local	7/25/2023	Bazen Electric	Public Realm Improvements	Electrical services/Repair 6/23	1,850.00
Local	8/6/2023	Bazen Electric	Public Realm Improvements	Electrical services/Repair 7/23	750.00
Local	8/23/2023	Matthew Duncan	Public Realm Improvements	DJ Services: Futsal Court watch party 7/23	500.00
Local	7/26/2023	Kerkstra Portable Restroom Svc Inc	Public Realm Improvements	Futsal Court Portable Restroom 06/23	390.00
Local	8/6/2023	Kerkstra Portable Restroom Svc Inc	Public Realm Improvements	Futsal Court Portable Restroom 07/23	390.00
Local	7/26/2023	ACO Inc	Public Realm Improvements	Supplies 12/22	63.98
Local	7/26/2023	Mydatt Service Inc	Public Realm Improvements	Block by Block Supplies 6/23	50.33
					28,789.01
Local	8/29/2023	Site Design Solutions, LLC	River Edge Improvements	Grand River E River Front	52,720.01
					52,720.01
Local	8/15/2023	US Bank National Association	River Governance	River Governance: Food/Bev	2,797.13
Local	8/9/2023	Guidehouse Inc.	River Governance	DGRI ARPA Consult & Labor Services	2,492.50
Local	8/23/2023	Guidehouse Inc.	River Governance	DGRI ARPA Consult & Labor Services 8/23	1,376.98
Local	8/22/2023	BSNA Council of Neighbors	River Governance	Boston Square Fair Sponsorship 7/23	1,000.00
Local	7/25/2023	Dickinson Wright PLLC	River Governance	River Legal Services 4/23	880.00

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

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	7/26/2023	West MI Hispanic Chamber of Commerce	River Governance	2023 Latino Health 5K hub	250.00
Local	8/3/2023	Breck Graphics Inc	River Governance	Business Cards: Grand River Network	149.68
Local	8/15/2023	US Bank National Association	River Governance	River Governance: Subscriptions	7.20
					8,953.49
Local	8/6/2023	Landscape Forms Inc	Streetscape Improvements	Outdoor seating at Veterans Memorial Park	19,300.00
Local	8/6/2023	Eric Gale Goodson	Streetscape Improvements	Downtown security services 07.23	4,140.00
Local	8/6/2023	Eric Gale Goodson	Streetscape Improvements	Downtown security services 07.23	4,140.00
Local	8/7/2023	Eric Gale Goodson	Streetscape Improvements	Downtown security services 07.23	4,140.00
Local	8/23/2023	Landscape Forms Inc	Streetscape Improvements	Planters 8/23	4,040.00
Local	7/25/2023	Thomas Jack Tilma	Streetscape Improvements	Bicycle Infrastructure 6/23	2,755.74
Local	7/25/2023	Katerberg Co., Inc	Streetscape Improvements	Irrigation services: 101 Monroe Center 6/23	1,614.28
Local	7/25/2023	Thomas Jack Tilma	Streetscape Improvements	Bicycle Infrastructure 6/23	1,252.64
Local	8/15/2023	Prestige Products	Streetscape Improvements	Prestige Take Down Cinco	600.00
Local	8/15/2023	Prestige Products	Streetscape Improvements	Prestige Take Down Little bird	600.00
Local	8/15/2023	Prestige Products	Streetscape Improvements	Prestige Take Down Flanagans	600.00
Local	8/15/2023	US Bank National Association	Streetscape Improvements	Streetscape Improvements: Supplies	404.00
Local	7/25/2023	Thomas Jack Tilma	Streetscape Improvements	Bicycle Infrastructure 6/23	250.00
Local	7/25/2023	Katerberg Co., Inc	Streetscape Improvements	Irrigation services: 50 Jefferson 6/23	172.14
Local	7/26/2023	Mydatt Service Inc	Streetscape Improvements	Block by Block Supplies 6/23	141.71
Local	8/17/2023	Kamminga & Roodvoets Inc	Streetscape Improvements	20037-Market & Fulton (K&R-2003736)DDA	138.25
Local	8/3/2023	ACO Inc	Streetscape Improvements	Supplies 7/23	26.77
Local	8/3/2023	ACO Inc	Streetscape Improvements	Supplies 7/23	19.99
					44,335.52
Local	7/26/2023	Mydatt Service Inc	Urban Recreation Improvements	Block by Block Supplies 6/23	1,697.00
Local	8/6/2023	Katerberg Co., Inc	Urban Recreation Improvements	Grapids Irrigation Service call	810.00
Local	7/14/2023	City Treasurer - Planning	Urban Recreation Improvements	Water Connection Permit 210 Market Ave	775.00
Local	7/26/2023	Kristian Craig	Urban Recreation Improvements	URI Supplies 05/23	500.00
Local	8/6/2023	Katerberg Co., Inc	Urban Recreation Improvements	Grapids Irrigation Service call	400.00
Local	8/6/2023	Katerberg Co., Inc	Urban Recreation Improvements	Grapids Irrigation Service call	110.00
					4,292.00
Local	8/10/2023	Universal Sign, Inc.	Wayfinding System Improvements	Universal Sign System: Wayfinding Signs & Installator	56,744.00
Local	7/25/2023	Progressive Architecture	Wayfinding System Improvements	Wayfinding Consultants 6/23	4,215.00
Local	8/10/2023	Universal Sign, Inc.	Wayfinding System Improvements	Universal Sign System: Wayfinding Signs & Installator	1,431.00
Local	7/25/2023	Geotech Inc	Wayfinding System Improvements	Snowmelt Water Leak Repair INV# 9315	423.60
					62,813.60
Non-Tax	8/8/2023	Grand Rapids Asian -Pacific Festival	DGRI Event Production	Global Water Fest sponsorship 07/23	35,000.00
Non-Tax	8/8/2023	Ivy Marie-Ann Orth	DGRI Event Production	Lunosol Custom Artwork, Installation, & Lodging	12,486.00
Non-Tax	7/1/2023	BLVisuals LLC	DGRI Event Production	Body Marbling - Activation	9,500.00
Non-Tax	7/26/2023	Amnestie Lillian-Tate VerDuin	DGRI Event Production	Return to the River Event	8,475.00
Non-Tax	7/26/2023	Hub International Midwest Limited	DGRI Event Production	HUB Int. Special Events policy - Renewal	7,703.00
Non-Tax	8/15/2023	Frostyboyz Entertainment LLC	DGRI Event Production	Frostyboyz Ent LLC Funktion- one rental	6,000.00
Non-Tax	7/26/2023	Two Eagles Marcus	DGRI Event Production	Return to the River 2023	4,000.00
Non-Tax	8/15/2023	US Bank National Association	DGRI Event Production	Event Production: Supplies	3,968.66
Non-Tax	7/18/2023	Front Street LLC	DGRI Event Production	July rent	3,462.84
Non-Tax	8/3/2023	Artists Creating Together	DGRI Event Production	ACT Creative Cube	3,200.00
Non-Tax	8/3/2023	Arrival Artists LLC	DGRI Event Production	Ticket Booth - Area 3 Mural	2,000.00
Non-Tax	7/27/2023	Danielle Bradfield	DGRI Event Production	Return to the River cotton candy cart 8/23	1,500.00
Non-Tax	8/10/2023	Holland Litho Service Inc	DGRI Event Production	Return to the River Palm cards 7/23	1,470.39
Non-Tax	8/31/2023	Chris LaPorte	DGRI Event Production	Return to the River Artist (deposit) 8/23	900.00
Non-Tax	7/26/2023	Jacob Buck	DGRI Event Production	WOW Silent Disco performance 23	150.00
Non-Tax	8/15/2023	US Bank National Association	DGRI Event Production	Event Production: Engineering	45.00
					99,860.89
Non-Tax	8/23/2023	Mydatt Service Inc	Downtown Ambassador Program	Ambassador Program DDA JULY 2024	86,979.63
Non-Tax	7/25/2023	City Treasurer - Mobile GR	Downtown Ambassador Program	Monthly Parking Billing - July 2023	48.00
					87,027.63
Non-Tax	8/10/2023	Swift Printing & Communications	Neighborhood Engagement	Swift Printing: Neighborhood Engagement Trifold	954.85
Non-Tax	7/26/2023	Roosevelt Park Nghbrhd Assn	Neighborhood Engagement	National Night Out Sponsorship 2023	750.00
Non-Tax	8/15/2023	US Bank National Association	Neighborhood Engagement	Neighborhood Engagement: Food/Bev	527.55
Non-Tax	8/24/2023	Josh Leffingwell, LLC	Neighborhood Engagement	DNN Website Design & Development 8/23	450.00
Non-Tax	8/6/2023	Icon Sign Company, LLC	Neighborhood Engagement	Icon Sign - decal	186.76
Non-Tax	8/15/2023	US Bank National Association	Neighborhood Engagement	Neighborhood Engagement: Postage	66.00

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

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Non-Tax	8/15/2023	US Bank National Association	Neighborhood Engagement	Neighborhood Engagement: Equipment Rental	17.50
					2,952.66
Non-Tax	8/23/2023	Mydatt Service Inc	Project & Fixed Asset Maint	Block by Block Supplies 7/23	776.03
					776.03
Non-Tax	7/1/2023	Creos Experts-Conseils Inc	Public Space Activation	Optik Rental Fee (1 of 3)	26,735.60
Non-Tax	8/10/2023	Rock Solid Productions Inc.	Public Space Activation	Rock Solid Productions June 23	13,924.00
Non-Tax	8/23/2023	Sherwin Williams Co	Public Space Activation	'Joyful Formations' Mural paint supplies 7/23	7,908.12
Non-Tax	8/14/2023	LeMonde Studio Inc.	Public Space Activation	Summer 2023 PSA	5,500.00
Non-Tax	8/23/2023	George Eberhardt	Public Space Activation	Mural Concept Parks & Recs (payment 2/2) 7/23	5,000.00
Non-Tax	8/10/2023	Madison Chaffer	Public Space Activation	Tin Can Mural - 50% Installation	5,000.00
Non-Tax	7/26/2023	Rhiannan Sibbald	Public Space Activation	Mural at 555 Monroe 7/23	3,333.00
Non-Tax	8/23/2023	Rhiannan Sibbald	Public Space Activation	555 Monroe Mural	3,333.00
Non-Tax	8/8/2023	Craig Merchant	Public Space Activation	PSA - Mural (payment 2/2) 7/23	2,700.00
Non-Tax	7/25/2023	Craig Merchant	Public Space Activation	Art Installation - Cypress Forest (50%) 6/23	2,500.00
Non-Tax	8/15/2023	US Bank National Association	Public Space Activation	PSA: Services	1,903.99
Non-Tax	8/31/2023	Rhiannan Sibbald	Public Space Activation	555 Monroe Mural	1,800.00
Non-Tax	8/6/2023	Jasmine Janine Bruce	Public Space Activation	Interior Community Mural	1,450.00
Non-Tax	8/8/2023	Micandy Garden Greenhouses, Inc.	Public Space Activation	Blue Bridge Garden Beds 23	1,110.00
Non-Tax	7/26/2023	Grand Rapids Running Tours	Public Space Activation	Summer 2023 Walking Tour	900.00
Non-Tax	8/31/2023	Leah Teigen	Public Space Activation	Ticket Booth Mural	900.00
Non-Tax	8/3/2023	Weirder Wonderland, LLC	Public Space Activation	Ticket booth Mural (payment 2 of 2) 7/23	900.00
Non-Tax	8/10/2023	Ashley Marine Nash	Public Space Activation	Ticket Booth Mural (Payment 1 of 2) 8/23	850.00
Non-Tax	8/3/2023	Allison Martinez	Public Space Activation	Ticket Booth - Area 3 Mural	738.00
Non-Tax	8/10/2023	Dania Margaux Grevengoed	Public Space Activation	PSA -Ticket Booth Mural 7/23	738.00
Non-Tax	8/9/2023	Guillermo Sotelo	Public Space Activation	Ticket Booth Mural (1 of 2) 7/23	738.00
Non-Tax	8/8/2023	Rhiannan Sibbald	Public Space Activation	25% deposit Ticket Booth Mural Area 3	737.50
Non-Tax	8/15/2023	US Bank National Association	Public Space Activation	PSA: Food/Bev	601.22
Non-Tax	8/23/2023	Braelynn Rose Hunter	Public Space Activation	Ticket Booth Mural (1 of 2) 7/23	550.00
Non-Tax	8/8/2023	Elise Ki Su Hewitt	Public Space Activation	PSA -Ticket Booth Mural 7/23	550.00
Non-Tax	8/10/2023	Jacob Wiseheart	Public Space Activation	Ticket booth Mural (payment 1 of 2) 7/23	550.00
Non-Tax	8/9/2023	Jamie Campbell	Public Space Activation	Ticket Booth Mural (1 of 2) 7/23	550.00
Non-Tax	8/9/2023	Jennifer Hearn	Public Space Activation	Ticket Booth Mural (1 of 2) 7/23	550.00
Non-Tax	8/9/2023	Kalee Fix	Public Space Activation	Ticket booth Mural (payment 1 of 2) 7/23	550.00
Non-Tax	8/9/2023	Leah Teigen	Public Space Activation	25% Deposit Ticket Booth Mural	550.00
Non-Tax	8/9/2023	Stephanie Cionca	Public Space Activation	Government Center Ticketbooth Mural 2023	550.00
Non-Tax	8/8/2023	Troy Darrel Bosworth	Public Space Activation	25% Deposit Ticket Booth Mural- Area 6 Cherry St.	550.00
Non-Tax	8/8/2023	Weirder Wonderland, LLC	Public Space Activation	Ticket booth Mural (payment 1 of 2) 7/23	550.00
Non-Tax	8/7/2023	Katherine Blair	Public Space Activation	Ticket Booth Mural (2 of 2) 7/23	369.00
Non-Tax	8/9/2023	Laura Mettam	Public Space Activation	Half Payment -Ticket Booth Mural Area 9	369.00
Non-Tax	8/1/2023	City Treasurer - ELC	Public Space Activation	ELC2196635 23/06 Outlets Michigan & Ottawa	189.59
Non-Tax	8/6/2023	Kerkstra Portable Restroom Svc Inc	Public Space Activation	Handicap Portable Restroom 555 Monroe	180.00
Non-Tax	8/31/2023	Kerkstra Portable Restroom Svc Inc	Public Space Activation	Handicap Portable Restroom 07/23	180.00
Non-Tax	7/25/2023	Anthony P Lubenow	Public Space Activation	Pop Up Perform 06/23	120.00
Non-Tax	8/3/2023	Anthony P Lubenow	Public Space Activation	Pop Up Perform 07/23	120.00
Non-Tax	8/6/2023	Kerkstra Portable Restroom Svc Inc	Public Space Activation	Restroom 555 Monroe cleaning	120.00
Non-Tax	8/31/2023	ACO Inc	Public Space Activation	Supplies 7/23	63.96
Non-Tax	7/25/2023	Alysha Jiten Shah	Public Space Activation	Pop Up Performer 5/23	60.00
Non-Tax	8/3/2023	Maegan Karas	Public Space Activation	Maegan Karas Pop Up Performance 07/23	45.00
Non-Tax	8/31/2023	ACO Inc	Public Space Activation	Supplies 8/23	39.97
Non-Tax	8/31/2023	ACO Inc	Public Space Activation	Supplies 8/23	26.58
Non-Tax	8/31/2023	ACO Inc	Public Space Activation	Supplies 7/23	21.99
Non-Tax	8/15/2023	US Bank National Association	Public Space Activation	PSA: Professional Development	14.99
Non-Tax	8/31/2023	ACO Inc	Public Space Activation	Supplies 8/23	8.99
Non-Tax	8/3/2023	ACO Inc	Public Space Activation	Supplies 7/23	8.59
Non-Tax	8/31/2023	ACO Inc	Public Space Activation	Supplies 8/23	8.38
Non-Tax	8/31/2023	ACO Inc	Public Space Activation	Supplies 7/23	7.59
Non-Tax	8/31/2023	ACO Inc	Public Space Activation	Supplies 8/23	2.99
					96,757.05
Non-Tax	8/25/2023	DTE Energy	Winter Ave NW Building	9100 258 89908 23/08 Winter DDA share	19.40
Non-Tax	8/2/2023	Consumers Energy	Winter Ave NW Building	1030 2027 1245 23/07 Winter DDA share	93.53
Non-Tax	8/25/2023	Consumers Energy	Winter Ave NW Building	1030 2027 1245 23/08 Winter DDA share	100.76
Non-Tax	8/2/2023	DTE Energy	Winter Ave NW Building	9100 258 89908 23/07 Winter DDA share	19.75
					233.44

TOTAL EXPENDITURES \$ 1,190,788.14

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: September 6, 2023
TO: Downtown Development Authority
FROM: Andy Guy, COO
SUBJECT: **Greenway Subgrant Agreement with Downtown Grand Rapids Inc.**

Agenda Item #04
September 13, 2023
DDA Meeting

The State of Michigan in March 2022 awarded Downtown Grand Rapids Inc. (DGRI) \$55,000,000 to support the development of the Grand River Greenway in Grand Rapids and Kent County.

This grant provides DGRI and its river corridor revitalization partners with increased capacity to:

- Rehabilitate and expand the public riverfront greenspace system, and
- Build new nonmotorized trail segments to fill gaps in the riverfront trail system and establish stronger connections to river-adjacent neighborhoods and the broader regional trail network.

This work significantly catalyzes implementation of *GR Forward* Goal 1, *River for All* and other related community master plans.

The state funds will flow to DGRI from the Michigan Department of Natural Resources (MDNR) in accordance with an American Rescue Plan Act Local Parks and Trails Agreement developed collaboratively by the MDNR and DGRI teams.

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

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

Recommendation: Authorize DDA Executive Director to execute the Greenway Subgrant Agreement with Downtown Grand Rapids Inc. for an amount not to exceed \$2,000,000.

**DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF GRAND RAPIDS**

**RESOLUTION AUTHORIZING A SUBRECIPIENT GRANT AWARD AND EXECUTION
OF AN AGREEMENT WITH DOWNTOWN GRAND RAPIDS, INC. (DGRI) TO SUPPORT
DEVELOPMENT OF THE GRAND RIVER GREENWAY**

Board member _____, supported by Board member _____, moved the adoption of the following resolution:

WHEREAS, the Downtown Development Authority of the City of Grand Rapids (the “DDA”) was created by the City Commission on October 16, 1979, and operates pursuant to the authority of Part 2 of Act 57 of 2018, as amended, and

WHEREAS, the Michigan Department of Natural Resources (the “Department”) has authority to issue grants for the development of public outdoor recreation facilities under sections 602 and 603 of section 9901 of the Social Security Act of Public Law No. 117-2, known as the American Rescue Plan Act of 2021 (ARPA), signed into law on March 11, 2021 as the Coronavirus State and Local Fiscal Recovery Funds (SLFRF); and

WHEREAS, the State of Michigan was awarded \$6.54 billion dollars under the Fiscal Recovery Fund, and in section 451 of Public Act 53 of 2022, the State of Michigan Legislature appropriated funds to the Department for an ARPA grant to DGRI in the amount of \$55,000,000 (the “Grant”); and

WHEREAS, in consideration of receiving the Grant, DGRI has been tasked with providing programmatic assistance and distribution of ARPA funding to support the development of a recreational greenway project connecting multiple regional, city and community trail and park systems that promotes and enhances public recreation, equity, tourism and economic development and recovery (the “Project”); and

WHEREAS, DGRI entered into a comprehensive ARPA Local Parks and Trails Grant Agreement (the “Grant Agreement”) with the Department in order to receive the Grant; and

WHEREAS, the Grant Agreement expressly requires that all Department Greenway Grant Subrecipients, including the City of Grand Rapids, Kent County, and the DDA, assume certain specific risks and responsibilities by entering a Subrecipient Agreement with Grantee (DGRI) in consideration of their funding; and

WHEREAS, the DDA has provided and will continue to provide financial and administrative support for the Project, including planning, design, engineering, and other critical activities advancing Project implementation; and

WHEREAS, DGRI has approved a priority plan related to the Project, and has indicated that it shall consider providing a portion of the Grant funding in an amount not to exceed \$2,000,000, to the DDA for those portions of the Project, subject to certain conditions being met and final DNR approval.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the DDA shall act as a Subrecipient of Grand River Greenway Grant funding, and shall be reimbursed for its financial, administrative, and other eligible activities supporting implementation of the Project in an amount not to exceed \$2,000,000.

2. That the DDA Executive Director shall execute a Subrecipient Grant Agreement with DGRI, in a form approved as to content by the DDA Executive Director and as to form by DDA legal counsel.

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

YEAS: Board members _____

NAYS: Board members _____

ABSTAIN: Board members _____

ABSENT: Board members _____

RESOLUTION DECLARED ADOPTED.

Dated: September 13, 2023

Richard A. Winn
Chairperson

CERTIFICATION

I, the undersigned duly qualified and Secretary of the Downtown Development Authority of the City of Grand Rapids (the “DDA”), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the DDA at a regular meeting

held on September 13, 2023, and that public notice of said meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

DDA Secretary

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: September 8, 2023

TO: Downtown Development Authority

FROM: Mark Miller
Managing Director of Planning & Design

SUBJECT: Lyon Square Funding Authorization

Agenda Item #05
September 13, 2023
DDA Meeting

In October 2020, the DDA authorized the funding to begin design on the Lyon Square project. During the subsequent 3-year process the City of Grand Rapids, DGRI, and various private-entity partners collaborated with Progressive AE and Rockford Construction on the design, permitting, and bidding of the project.

Consistent with Goal 5 of the GR Forward Plan (pages 272 and 285), the project will remove the existing street, sidewalks, curbs, and amphitheater to create a public plaza space, or what is referred to as a shared street. As reference, shared streets remove the formal distinctions between spaces dedicated to pedestrians, cyclists, and motorized vehicles, resulting in a shared space with each user becoming increasingly aware and respectful of the others. Shared streets can significantly contribute to the public space network, adding vibrancy and activity with outdoor dining, public seating, artwork, and landscaping. Shared treatments have been proven to make streets safer for all users.

The new Lyon Square streetspace will balance the needs of various users, including maintaining vehicular access to the convention center parking ramp and the loading docks at both the convention center and Amway Hotel. The new space will include significantly increased landscaping and tree canopy, new pedestrian-scaled lighting, brick paver surfaces throughout, a river overlook with a canopy structure and outdoor fireplace, enhanced connection to the Grand River Greenway, new snowmelt for the entire space, public seating, opportunities for café seating, public art, and new utilities in the street.

Bids for the project were received by Rockford Construction on August 10. Since that time the team has reviewed sub-contractor bids and conducted post-bid interviews to establish a total hard construction cost. Rockford and the City of Grand Rapids then collaborated to create a Guaranteed Maximum Price (GMP) for construction and to refine the construction schedule. In addition to the hard construction cost, the GMP includes construction contingencies, allowances, reimbursables, general conditions, and Rockford's preconstruction fees.

This GMP is established at \$10,321,660.00. Additionally, legal fees, City of Grand Rapids administration fees, construction administration fees, construction testing services, and an owner contingency were added to the GMP to establish a total project cost to complete construction. These additional items are broken down as follows:

- Legal fees: \$10,000
 - City administration fees: \$315,000
 - Progressive AE Construction Administration fees: \$374,940
 - Materials testing during construction: \$105,000
 - Owner contingency (10%): \$1,273,112
- Total, additional construction related fees and services: \$2,078,052*

When added to Rockford's GMP, these additional items bring the total project construction investment to **\$12,399,712.00**.

Funding for the project is being provided through a combination of private and public funding sources, including 20-year Capital Improvement Bonds issued by the City of Grand Rapids, currently estimated at \$10 million. The DDA is being asked to authorize paying 80% of that debt service, with principal and interest payments for a total amount not to exceed \$12,000,000, and annual payments of approximately \$640,000. In addition, because the private contributions have and will come to the DDA, the DDA is also being asked to approve a cash contribution for an amount not to exceed \$2,600,000.

Phase 1 of the construction work will begin along the River's edge in October 2023 and continue until approximately the end of January 2024. Phase 2, which includes a majority of the project and street work, will begin in April 2024 and is anticipated to be complete by November 2024.

Recommendation: Authorize funding in an amount not-to-exceed \$2,600,000 in cash contributions and agree to pay 80% of the debt issued to complete the project, not to exceed \$12,000,000 to cover principal and interest payments.

**DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF GRAND RAPIDS**

**RESOLUTION AUTHORIZING FUNDING AND COST-SHARING WITH THE CITY OF
GRAND RAPIDS FOR IMPROVEMENTS TO LYON SQUARE**

Board member _____, supported by Board member _____, moved the adoption of the following resolution:

WHEREAS, the Downtown Development Authority of the City of Grand Rapids (the “DDA”) was created by the City of Grand Rapids (the “City”) City Commission on October 16, 1979, and operates pursuant to the authority of Part 2 of Act 57 of 2018, as amended; and

WHEREAS, the DDA and the City (together, the “Parties”) have agreed to work together in a collaborative effort to design, implement, and provide funding for, certain improvements to be located within and adjacent to Lyon Street, N.W. between Monroe Avenue, N.W. and the Grand River in downtown Grand Rapids, (the “Lyon Square Plaza Project” or “Project”), the details of which will be identified in a Memorandum of Understanding between the Parties; and

WHEREAS, the Parties have discussed a cost-sharing allocation in which the DDA provides a cash contribution, and contributes funding for 80% of the debt service incurred by the City relating to the Project, and the City provides funding for 20% of the debt service incurred by the City relating to the Project; and

WHEREAS, the City has agreed to hold and administer the construction contracts for the Project and the Parties anticipate the commencement of construction in early October; and

WHEREAS, the DDA intends to make a cash contribution in advance of the receipt of any other Project proceeds, so that construction on the Project may begin as soon as possible.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the DDA is authorized to provide a cash contribution of not-to-exceed \$2,600,000, as well as its 80% share of the debt service incurred by the City relating to the Project, for an amount not to exceed \$12,000,000 to cover principal and interest payments, in order to facilitate commencement of construction.
2. That the DDA Executive Director is authorized and directed to take steps necessary to implement this funding authorization in anticipation of execution of a Memorandum of Understanding relating to the Project between the Parties.
3. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

YEAS: Board members _____

NAYS: Board members _____

ABSTAIN: Board members _____

ABSENT: Board members _____

RESOLUTION DECLARED ADOPTED.

Dated: September 13, 2023

Richard A. Winn
Chairperson

CERTIFICATION

I, the undersigned duly qualified and Secretary of the Downtown Development Authority of the City of Grand Rapids (the “DDA”), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the DDA at a regular meeting held on September 13, 2023, and that public notice of said meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

DDA Secretary



**Reconstruction of Lyon Square
Construction Documents
GMP Summary
August 29, 2023**

Division 1 - General Conditions & Reimbursables	See Below
Division 1 - Reimbursables	See Below
Division 2 - Existing Conditions	\$ 12,500.00
Division 3 - Concrete + Auger Cast Piles + Insulation	\$ 1,240,118.00
Division 5 - Metals - Railings and Canopy	\$ 327,525.00
Division 7 - Thermal & Moisture - Areaway + Tunnel Repairs	\$ 30,000.00
Division 10 - Specialties - Signage and Fireplace	\$ 90,004.07
Division 12 - Site Furnishings	\$ 236,343.00
Division 22 - Plumbing	\$ 72,500.00
Division 23 - Snow Melt System	\$ 944,400.00
Division 26 - Electrical	\$ 448,632.00
Division 31 - Earthwork	\$ 1,219,336.86
Division 32 - Exterior Improvements	\$ 2,477,614.31
Division 33 - Utilities - Water Main	\$ 538,218.29
Division 33 - Utilities	\$ 597,856.11
Subtotal	\$ 8,235,047.64
Construction Fee 3.75%	\$ 308,814.29
Construction Total	\$ 8,543,861.93
Preconstruction Fee (Not Included in Hard Construction Costs)	See Below
Winter/Weather Conditions (Allowance)	\$ -
Procure Construction Management	\$ 14,533.83
Estimating/Construction Contingency 5.00%	\$ 411,752.38
Design Contingency 2.50%	\$ 205,876.19
Building Permit Fee (Allowance)	\$ 64,945.67
TOTAL HARD CONSTRUCTION COST	\$ 9,240,970.00

Not Included in Hard Construction Cost Above

Rockford Construction Staffing and Misc. GC's (Based on 100% CD's)	\$ 674,598.00
Reimbursables (Based on 100% CD's)	\$ 90,677.00
Original Precon Fee for Lyon Edge Project	\$ 49,060.00
Additional Precon Fee for Current Project	\$ 72,000.00
Subtotal Hard Costs + GC's / Reimb / Precon	\$ 10,127,305.00
GL Insurance 0.95%	\$ 96,209.40
Project Subtotal	\$ 10,223,514.40
Bonding (Based on Total Contract) 0.96%	\$ 98,145.74
TOTAL GMP	\$ 10,321,660.00

Alternates

Alt No. 1 - New Pavers and Snowmelt in front of the Windquest Building	\$ 142,712.00
Alt No. 2 - Control Resources in lieu of Grand Valley Automation for Snow Melt	\$ 20,464.00
Alt No. 3 - Use Unilock Eco Piora Pavers in lieu of Hanover	\$ (146,185.00)

Items Not Included in Budget

Remove and Replace Amway Exhibitor's Areaway Lid	Not Included
Material and Special Inspections Testing - by City of GR / Soil Borings by City of GR	Not Included
Winter Conditions	Not Included
Shoring or Tiebacks of Existing Seawall	Not Included
LiveSpace - A/V Systems or Rough-In	Not Included
Temporary Flood Protection Measures	Not Included
Monroe Ave. Lane Closures for Amway / DVP / Windquest Deliveries	Not Included
Vicinity Steam Piping to New Snow Melt Power Plant	Not Included

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: September 6, 2023
TO: Downtown Development Authority
FROM: Mark Miller
Managing Director of Planning & Design

Agenda Item #06
September 13, 2023
DDA Meeting

SUBJECT: Disability Advocates of Kent County FY24 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 in collaboration with Common Notice 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 that included 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 persons with disabilities; and expanding the use of accessible technology in wayfinding, public safety, and transportation.

During FY24 DAKC proposes to continue its work with DGRI as an accessibility consultant for projects and events, building "quick guides" that convey accessibility pathways in Downtown to reduce uncertainty for people who live, work, and play in the Downtown, and the creation of best practices for inclusive social and cultural activities. Refer to the attached DAKC Statement of Work for more details on these initiatives.

This scope of work will be performed by DAKC staff and is estimated at a not-to-exceed amount of \$100,000. This funding was anticipated in the FY24 budget under the Goal 3 Accessibility and Mobility Repairs line item.

Recommendation: Authorize funding in an amount not-to-exceed \$100,000 for Disability Advocates of Kent County FY24 Inclusive Design work.

Disability Advocates will continue its work with Downtown Grand Rapids Inc. to implement the following deliverables in three broad areas in FY24:

1. *The Built Environment (Estimated 25%, up to \$25,000)*

Disability Advocates of Kent County will work alongside Downtown Grand Rapids Inc. (DGRI) as its retained accessibility consultant to maximize opportunities in the built environment downtown to move beyond mere ADA compliance and toward inclusive, universal design.

- Disability Advocates will provide DGRI with accessibility consultations on its new-build and rehabilitation projects. In addition to DGRI-funded projects, DGRI may also request consultations from Disability Advocates on externally funded projects within the Grand Rapids Downtown Development Authority boundary area.

2. *Reducing Uncertainty and Encouraging Visits Downtown through Accessibility “Quick Guides” and Narratives (Estimated 50%, up to \$50,000)*

In consultation with DGRI, Disability Advocates will produce and continually update reviews and descriptions for patron use describing accessibility features of places and spaces downtown. A combination of accessibility “quick guides” and longer-form narrative content will place special emphasis on lessening the potential for uncertainty felt by first-time visitors to Downtown Grand Rapids. Development of this content will utilize Disability Advocates staff and test pilot expertise in collaboration with DGRI and other identified partners (e.g., Experience Grand Rapids, etc.). Disability Advocates will also work alongside DGRI and other partners to help identify and maintain agreed upon content webpages, databases, etc.

3. *The Cultural Environment (Estimated 25%, up to \$25,000)*

Disability Advocates will establish best/preferred practices for inclusive social and cultural activities within the DGRI purview by providing accessibility reviews of social and cultural events, recommendations and technical support to the event organizers and corresponding mobility and parking wayfinding guides utilizing staff and test pilot expertise.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: September 13, 2023
TO: Downtown Development Authority
FROM: Melvin Eledge Jr.
Director of Operations

Agenda Item #07
September 13, 2023
DDA Meeting

SUBJECT: Downtown Wayfinding Implementation – Phase D Expansion

In 2015 the GR Forward plan laid out, among other priorities, the improvement of the navigation and wayfinding system throughout Downtown Grand Rapids. This work began in earnest in June 2020 when DGRI partnered with Progressive AE and RLR to begin designing a new wayfinding system.

Since that time significant progress has been made on implementation of the new wayfinding system; Phase A (Skywalk) was completed in late Winter, Phase B (Center City) is currently in the process of being deployed and Phase C (Parking Signage) is nearing fabrication.

In June of 2023, the DDA approved funds for the fabrication and installation of new signage as part of Phase D. During a coordination walkthrough to finalize deployment opportunities to expand and refine this phase were identified. The expansion includes 12 new signs, remediation of old installation locations and new masonry work to create bases for the new signs.

Recommendation: Authorize funds not to exceed \$96,072 for the fabrication and installation of Wayfinding signage outlined in the Phase D Expansion

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: September 13, 2023
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: Monroe Center Bench Replacement

Agenda Item #08
September 13, 2023
DDA Meeting

In 2019 DGRI completed work on the Streetspace guidelines, a document outlining improvements downtown to enhance the pedestrian experience. One such aspect explored in the document was the improvement/enhancement of the existing pedestrian infrastructure into more modern, visually compelling and unified approach.

In April of 2020 implementation of this vision began in earnest with the enhancement of the Grandville pedestrian infrastructure which served to further enhance this corridor among other improvements such as tree plantings and planter bed revitalization.

Looking to further this work and continue to enhance the downtown streetscape it was determined that a significant impact could be made by replacing the benches along the three blocks of Monroe Center. The benches in this area were installed when the streetscape was redesigned 20 years ago and are showing their age. Staff is proposing to remove the 80 existing “plexus” style benches and replace them with 40 “strata” benches that will be modular – allowing staff to experiment with seating arrangements and to factor current use of the public space surrounding Monroe Center.

Benches were sourced from Landscape Forms and the removal and repair of the existing benches and brick sidewalk will be completed by Karsten Masonry who has done similar work for DGRI in the past and is familiar with completing this kind of work where there is imbedded snowmelt.

Recommendation: Authorize DDA funding for an amount not to exceed \$244,988, which includes a 12% contingency, to remove and replace benches along Monroe Center.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: September 13, 2023
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: Downtown Urban Canopy Expansion Phases 5, 6 + 7

Agenda Item #09
September 13, 2023
DDA Meeting

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

In 2015, recognizing the immense benefits to increasing its urban canopy, GR Forward established a goal to increase the Downtown tree canopy from 5% to 10%. Since that time DGRI and its partners have planted over 850 trees throughout Downtown and only 420 trees remain to be planted before this goal is achieved.

To further this goal staff worked with our partners at Stout Creek Landscaping to identify 94 street tree planting sites throughout Downtown to be planted across three phases, the first of which will be completed in Fall of 2023 and the other two (6 & 7) to be completed in Spring of 2024.

Recommendation: Authorize DDA funding for an amount not to exceed \$120,085 which includes a 10% contingency, to remediate and replant 94 street tree sites.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: September 13, 2023
TO: Downtown Development Authority
FROM: Kimberly VanDriel, Director of Public Space Management
SUBJECT: World of Winter Projection Art Activation Funding Authorization

Agenda Item #10
September 13, 2023
DDA Meeting

This year's World of Winter (WoW) festival will host a variety of events and art installations from January 12 through March 10 of 2024. As part of that strategy DGRI staff has been curating public art installations throughout the downtown through traveling art exhibits, grants, curated installations and purchased installations all focusing on light and immersive interactive experiences.

In 2021, DGRI teamed up with LiveSpace to offer the Seasonal Wonders projection installation outside of DeVos Civic Auditorium in Lyon Square. With a busy calendar schedule at the performance hall and convention center, we are not able to host the show until permanent infrastructure is put in place. We are waiting for construction of Lyon Square to be completed before we can bring this beloved program back. However, projection and projection mapping has been a priority made by Goal 5 Alliance members for DGRI staff to continue to explore and put effort towards funding. This year, we are looking to fund three projection artist installations using two different types of projection techniques.

The first is in support of a grant through our Activate grant program offering \$10,000 for a local artist to host their work outside of the Grand Rapids Art Museum. A cast call is currently out now for that grant. The artist selected will be teaming up with Grand Rapids local company LiveSpace to help with the projection installation services, GRAM for hosting and Smith Haughey Rice and Roegge for hosting the technology. This installation would be for the duration of WoW.

The second installation is using goboz imagery, sound, and light much like we did with last year's Tropical Tundra installation under the Gillett Bridge in Ah-Nab-Awen Park. This year's installation will be in the same location and will work with the recently completed Grand Legacy mural painted by local artist Edwin Anderson. DGRI staff has been working to install

interactive lighting into the space year-round and will be working with the artist and Live Space to create a new immersive experience honoring the mural and the legacy of the Grand River. The artist has already been paid for their work for painting of the mural but will be hired back to help bring the immersive experience come to life. This installation would be for the duration of WoW.

The third installation is from Chalk River Labs and will be located at Ah-Nab-Awen park on the stage for two months. Chalk River Labs is a Canadian artist that has designed and built infrastructure to support the artwork and will be working with Live Space to execute projection technology.

The total request for the three installations is for an amount not to exceed \$100,000 that would cover rental fees, equipment, logistics, and artist fees. This amount equals the budgeted amount in the approved DDA NTI FY24 budget and is included as part of the Public Space Activation line item for projection.

Recommendation: Approve expenditures not to exceed \$100,000 to support three winter art projection installations for World of Winter 2024.

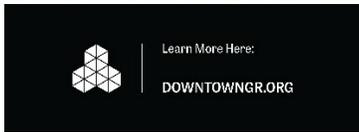


DOWNTOWN GRAND RAPIDS WoW 2024 PROJECTION ART INSTALLATIONS

PROJECT SUMMARY

Our goal is to remind our citizens that we are a 4-season city. In an effort to activate the downtown during the cooler months of the year, we invest in various initiatives through art, placemaking and events to get people to come downtown and experience all our city has to offer.

Downtown Grand Rapids Inc. (DGRI) sought proposals from qualified vendors on ideas for public space and placemaking art installations for the months of January 12, 2024, through March 10, 2024. We are particularly interested in installations that incorporate light and sound as well as being able to allow citizens to interact with the installations.



INSTALLATION # 1 – GRAM Projection

By Local Artist TBD

We have put out a local cast call for interested artists to participate in working on this projection project in collaboration with LiveSpace and the GRAM. We will be selecting an artist in the coming months. This installation would run for the full 8 weeks of WoW.

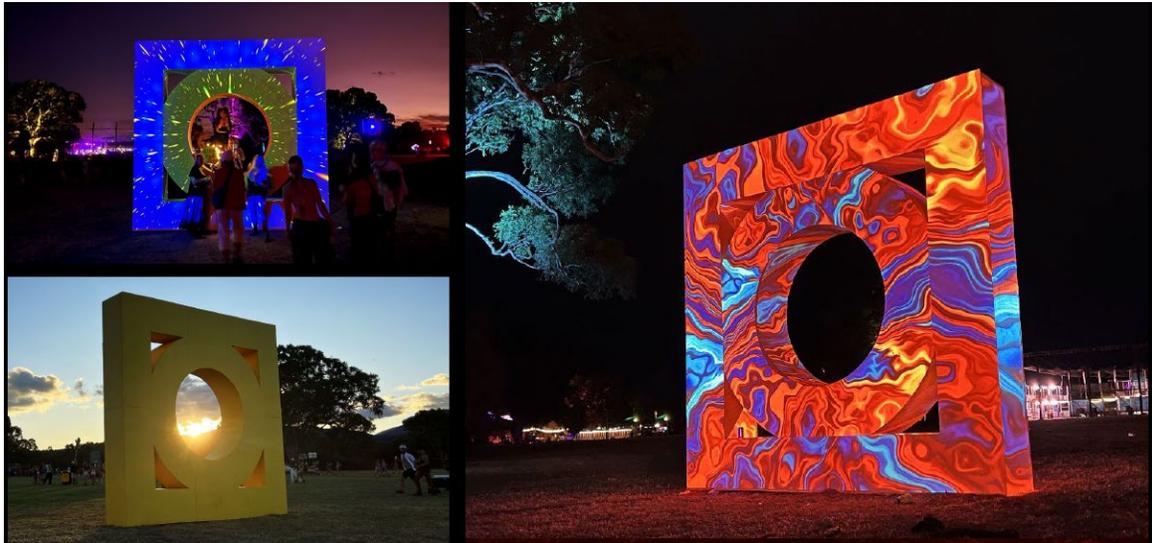


INSTALLATION # 2 – Grand Legacy

By Edwin Anderson, LiveSpace and DGRI

Through the River Activation steering committee, they voiced they wanted more art and educational opportunities along the river. DGRI's Director of Public Space curated the Grand Legacy mural through a public cast call for local muralists to depict the history of the Grand Rivers legacy from Ice Age to modern times. The artist has been working this past summer on the mural and DGRI staff has added color changing lights into the space already. Now that the mural is almost complete, we are working to make this key connecting space an interactive installation for WoW. The idea is to work with LiveSpace to add rapid water sound overhead with water patterns projected onto the ground as if you are walking in the river with a voice layover from the artist talking about the history of the Grand River and imagery shown and not shown in the mural. We have worked

with our partners at the City Parks Dept., Public Museum, Grand Rapids Public Library and the Grand River Bands of Ottawa Indians on this mural that outlines our Grand Rivers Legacy. This installation would run for the full 8 weeks of WoW.



INSTALLATION # 3 – Stargate

By Chalk River Labs

[VIDEO](#)

Stargate is a projection sculpture that is centered around the movement of the sun and sky. The sculpture's alignment allows the audience to experience the sunset through Stargate's central ring. The work features hypnotic visuals and a contemplative soundtrack that contrasts with the surrounding environment blurring the lines between reality, animation, and physical forms.

Installation	Company	Cost	Location	Duration
GRAM Projection			North Wall of GRAM	8 weeks
Local Artist	TBD	\$10,000		
Equipment	LiveSpace	\$13,926		
Grand Legacy			ANA/Gillet Bridge	8 weeks
Equipment	LiveSpace	\$36,580		
Voice Over	Edwin Anderson	\$2,500		
Stargate	Chalk River Labs	\$35,000	Ah-Nab-Awen Park	8 Weeks
Contingency		\$1,994		
Total:		\$100,000.00		

Downtown Vitals Report
Downtown Development Authority



Produced for the month of August 2023

NEW BUSINESSES

+1
in August

+11
year-to-date

STOREFRONT VACANCY RATES

+0%
vs. July

+2%
vs. 2-yr avg.

OFFICE SPACE VACANCY RATES

9.0%
in Q2 vs. 9.2% in Q1

OFFICE SPACE RENTAL RATES

\$21.56
per square foot
in Q2 vs. \$21.87 in Q1

HOUSING OCCUPANCY

+.4%
vs. Q1

+2%
vs. 5-yr avg.

+12%
vs. 15-yr avg.

(JULY) HOTEL OCCUPANCY

-12%
vs. June

-5%
vs. July 2022

+27%
vs. 5-yr avg.

VISITOR ACTIVITY COUNTS

+7%
vs. July

+5%
vs. Aug 2022

EMPLOYEE ACTIVITY COUNTS

-3%
vs. July

+8%
vs. Aug 2022

RESIDENT ACTIVITY COUNTS

+0.2%
vs. July

+22%
vs. Aug 2022

(JULY) CONSUMER SPENDING

-1%
vs. June

-8%
vs. July 2022

(JUNE) DASH 3.0 RIDERSHIP

+5%
vs. May

(JULY) CITY EMPLOYMENT

-1%
vs. June

+4%
vs. July 2022

+5%
vs. 5-yr avg.

Storefront Business Openings in 2023

Retail

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

Food & Beverage

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

Services

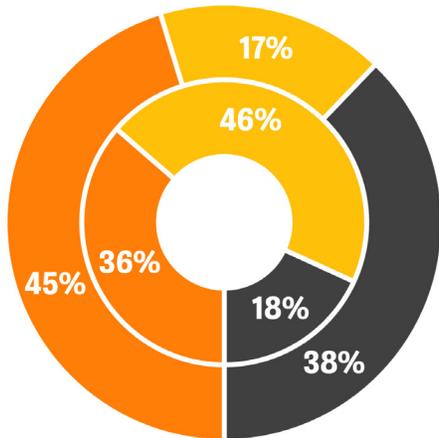
City Nail Bar
 Key Bank

Additionally:

Zabház Expansion
 Second Vibess Expansion

Business Mix of Storefronts

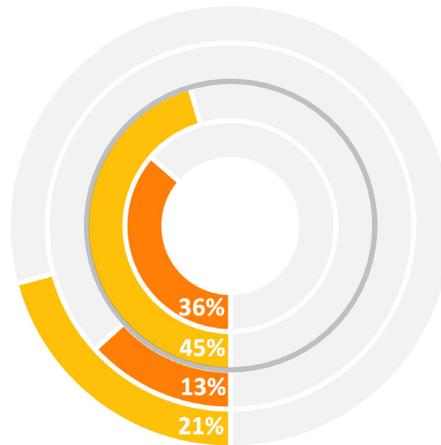
Overall: Outer Ring
 New in 2023: Inner Ring



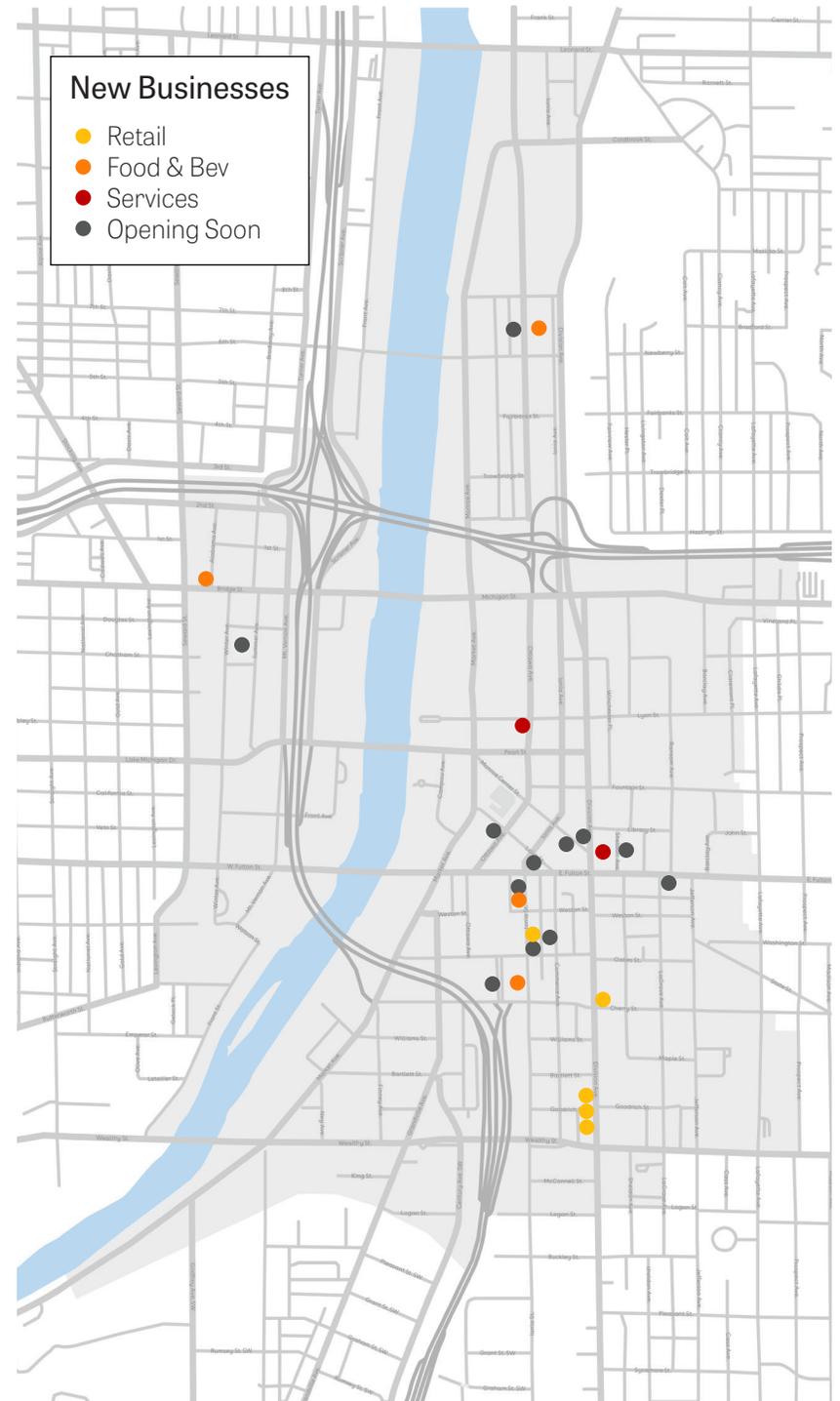
- Food & Bev
- Retail
- Services

Business Ownership of Storefronts

Overall: Outer Rings
 New in 2023: Inner Rings



- BIPOC Ownership
- Women Ownership



Source: Downtown Grand Rapids Inc.

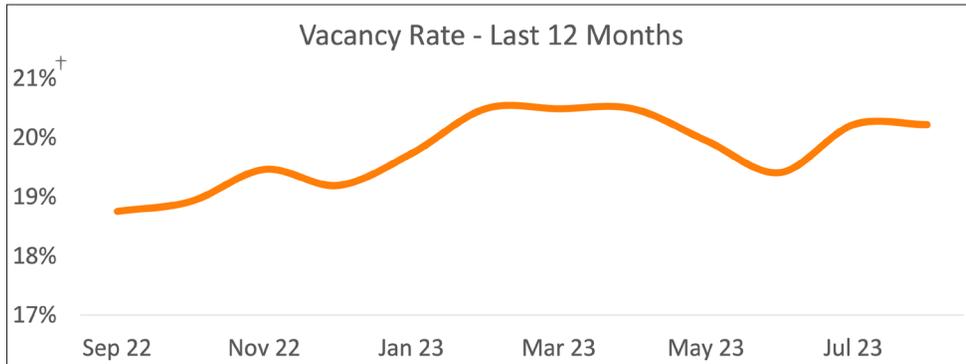
* received DDA Retail Innovation Grant

Storefront Vacancies & Recent Closures

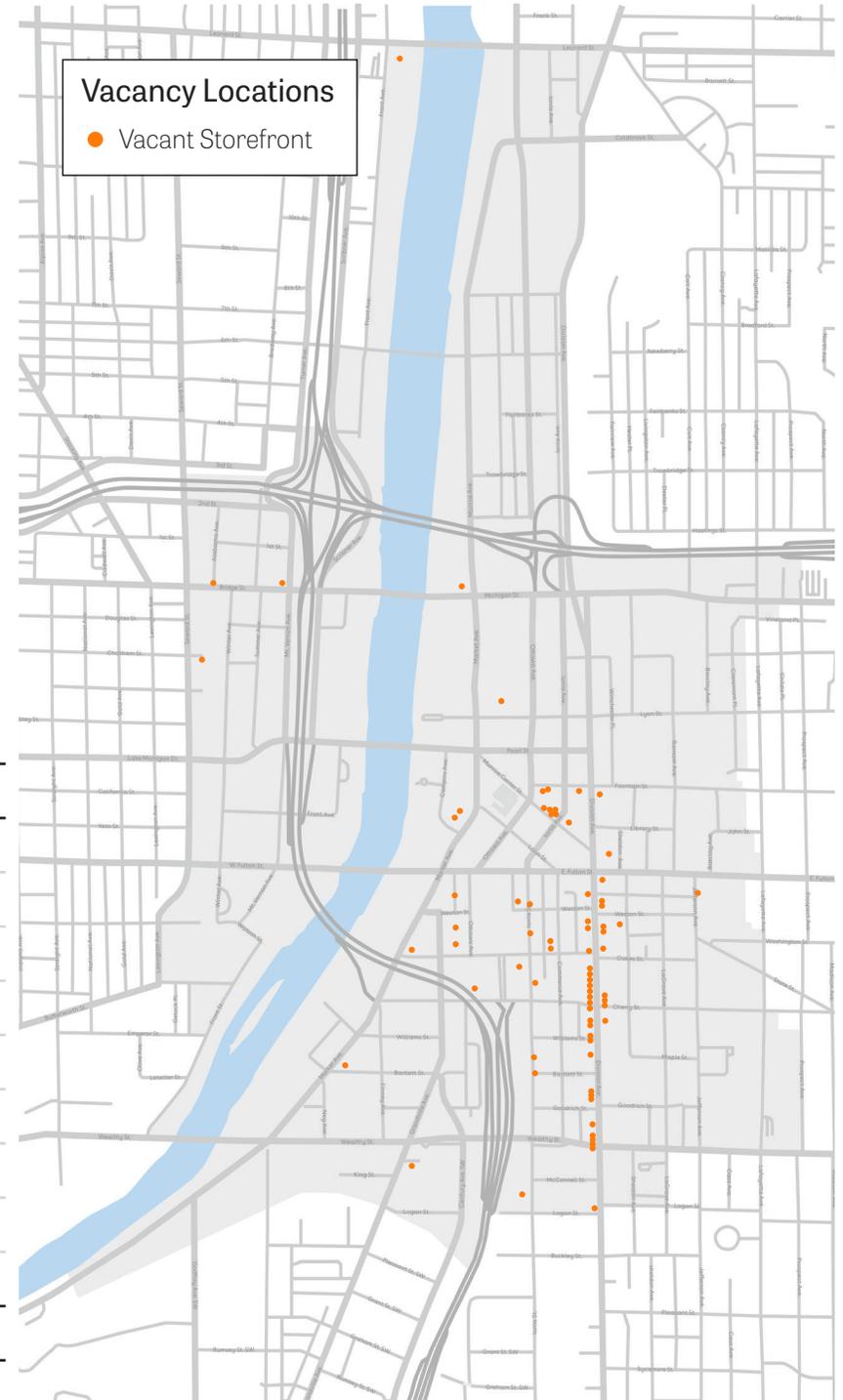
13
storefront
businesses have
closed in 2023

2023 Closures:
38% Food & Bev
31% Retail
31% Services

20%
vacancy rate



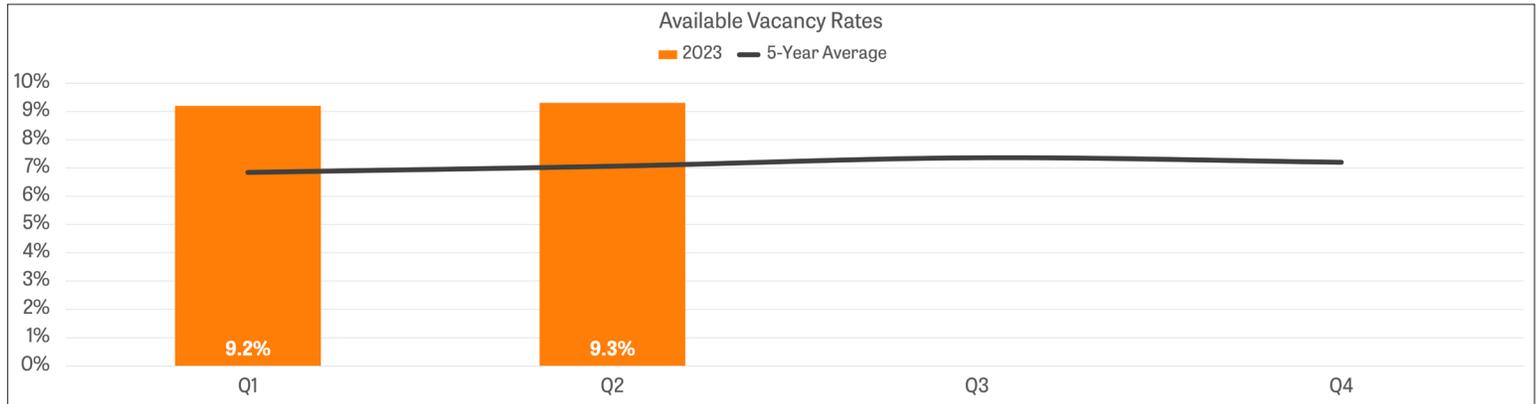
	Storefronts	Vacancies	Vacancy %	Sq Ft Available
Bridge Street	22	2	9%	3,835 sq ft
Center City	116	22	19%	101,486 sq ft
Monroe Center*	52*	9*	17%*	56,042 sq ft*
Fulton & Jefferson	21	0	0%	0 sq ft
Heartside: Division	99	35	35%	~95,161 sq ft
Heartside: Ionia	69	10	14%	41,960 sq ft
Heartside: C. Chavez	14	5	36%	25,238 sq ft
Monroe North	26	0	0%	0 sq ft
Other	4	1	25%	500 sq ft
DISTRICT TOTALS:	371	75	20%	~266,180 sq ft



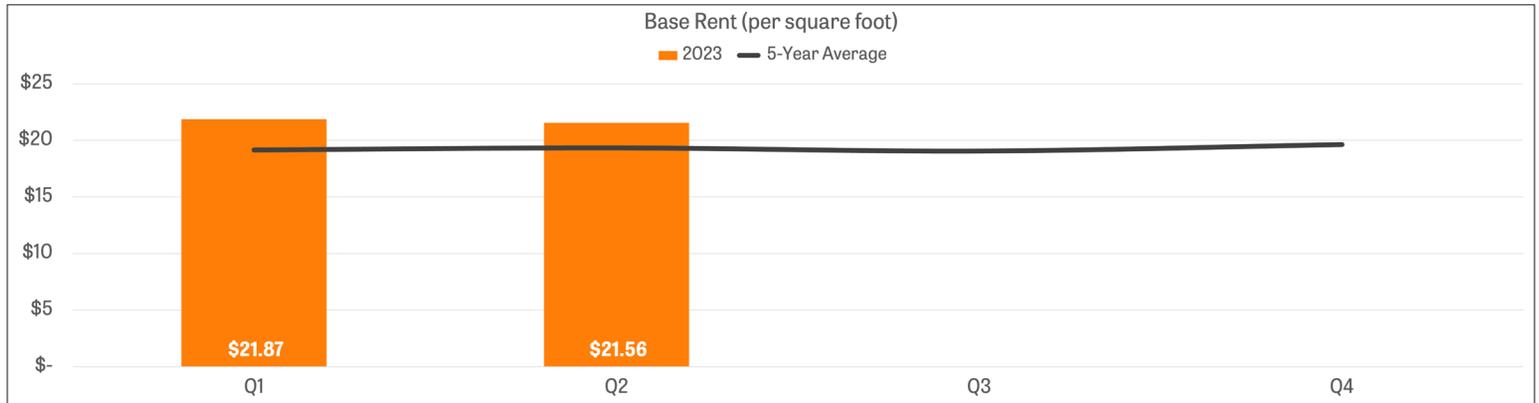
*Monroe Center is a subset of Center City and is not included in District Totals
 †truncated y-axis to highlight month-over-month changes

Source: Downtown Grand Rapids Inc.

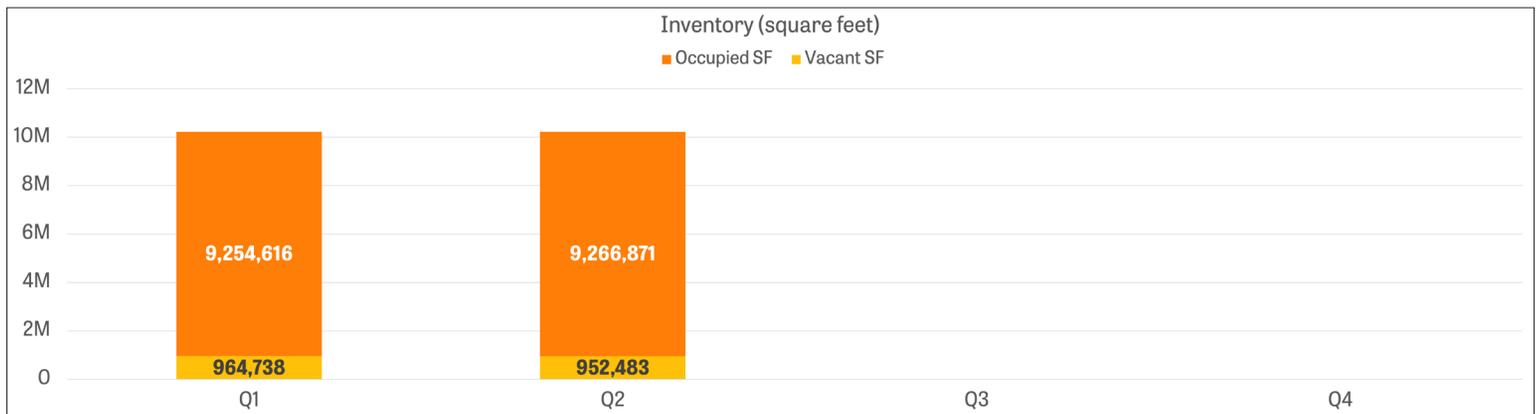
9.0%
vacancy in Q2 2023
vs. 9.2% in Q1 2023



\$21.56
per sq ft in Q2 2023
vs. \$21.87 in Q1 2023



10.2M
square feet of office
space inventory

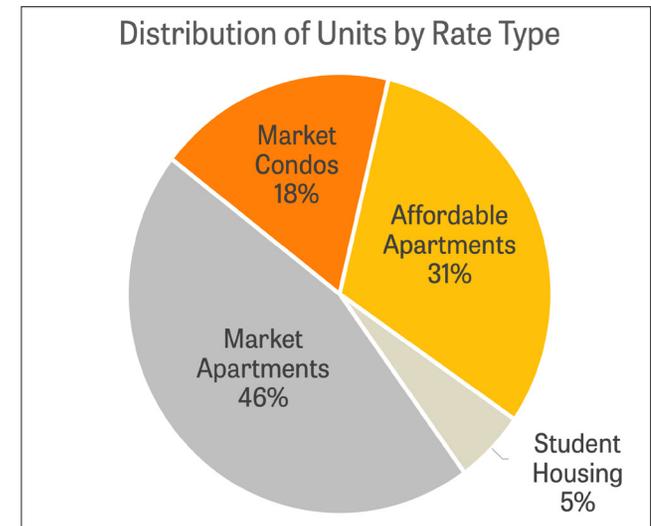
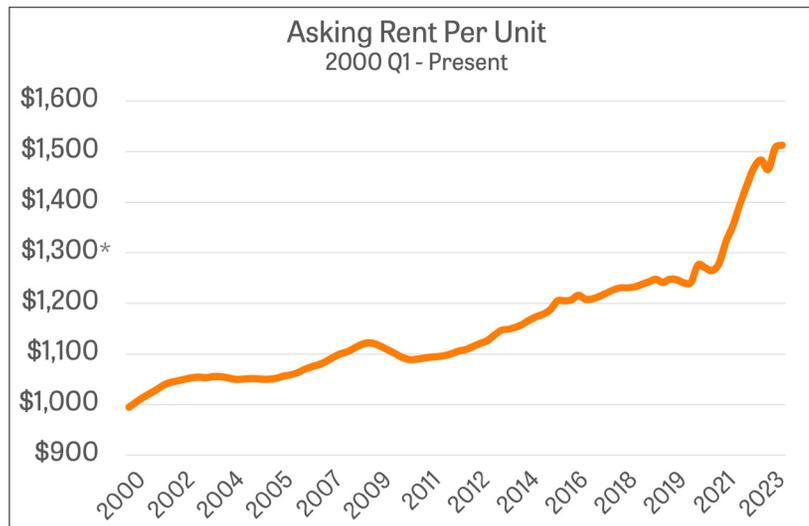
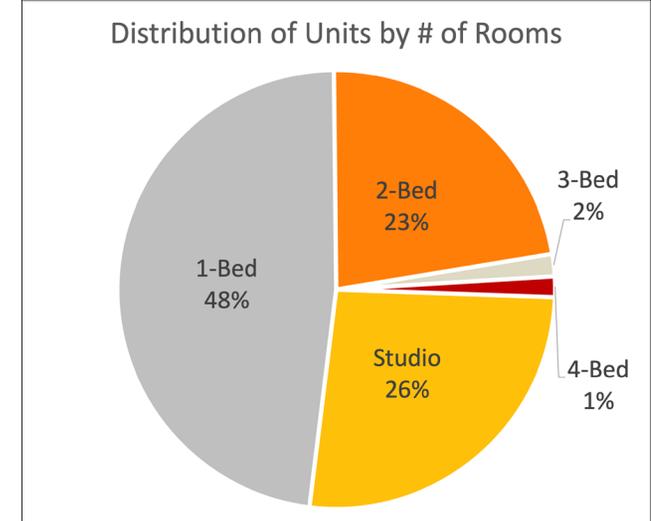
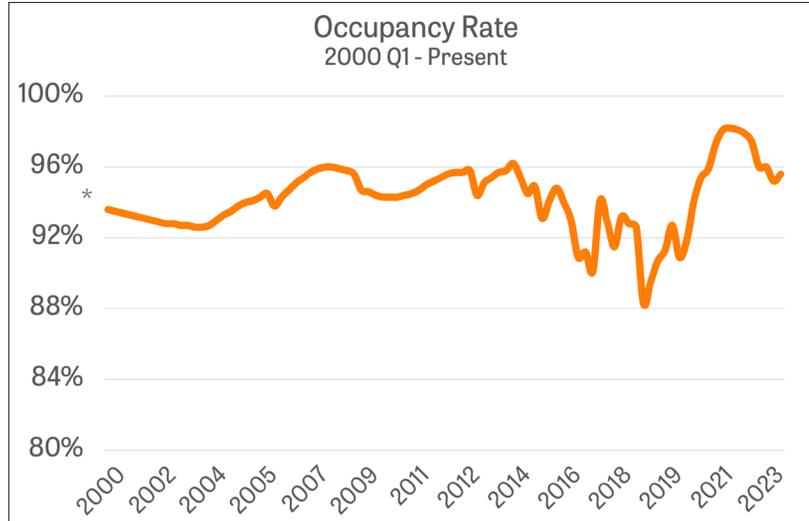


96%
occupancy
in Q2 2023

\$1,511
asking rent rate
in Q2 2023

250
units under
construction

1,171
units in planning



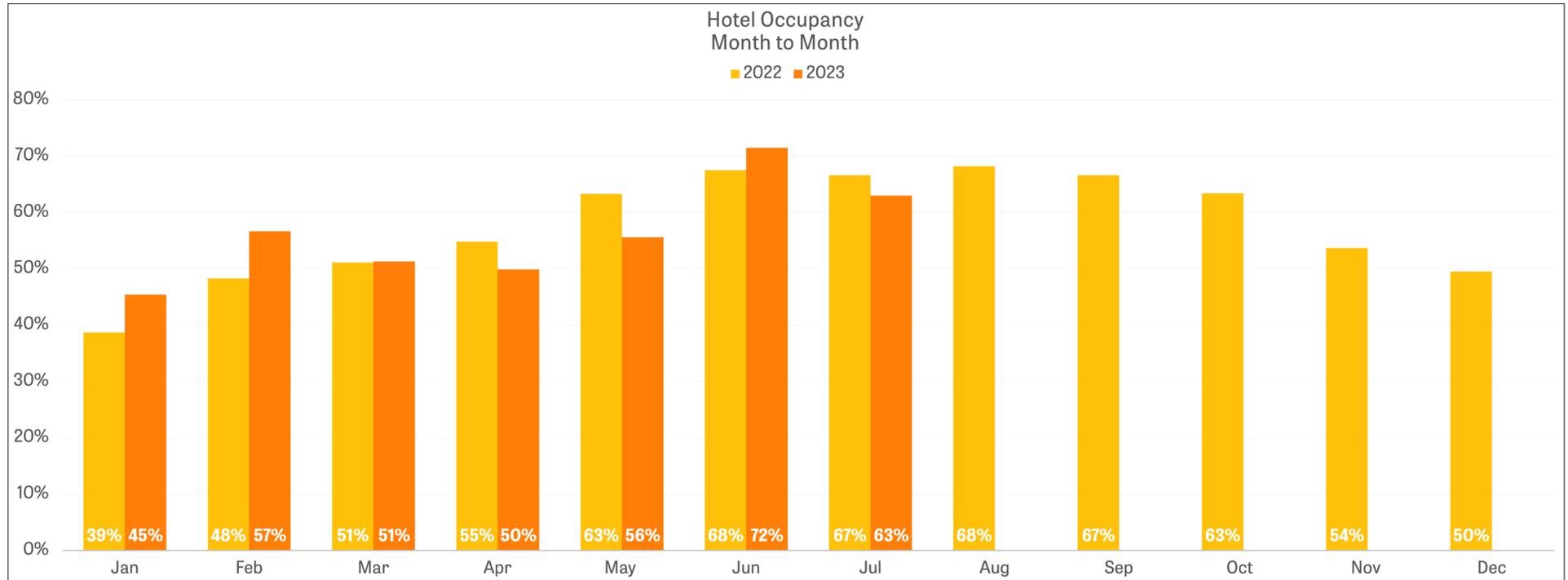
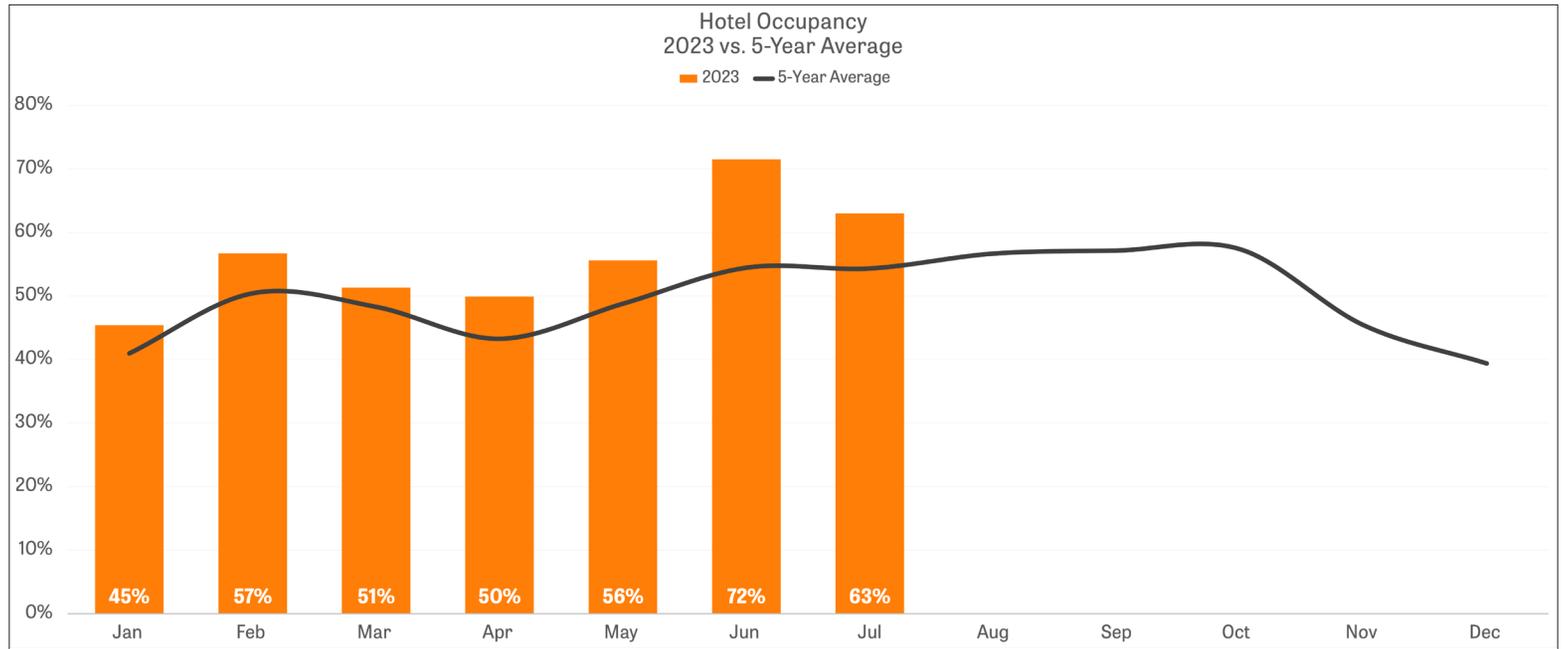
*truncated y-axis to highlight changes

Source: CoStar & Downtown Grand Rapids Inc.

Hotel Occupancy

63%
hotel occupancy in
July 2023

56%
average hotel
occupancy in 2023
so far



Source: Smith Travel Research via CoStar

Downtown Visitor Activity Tracking



7%

increase in visitor activity in Aug 2023 vs. July 2023

4%

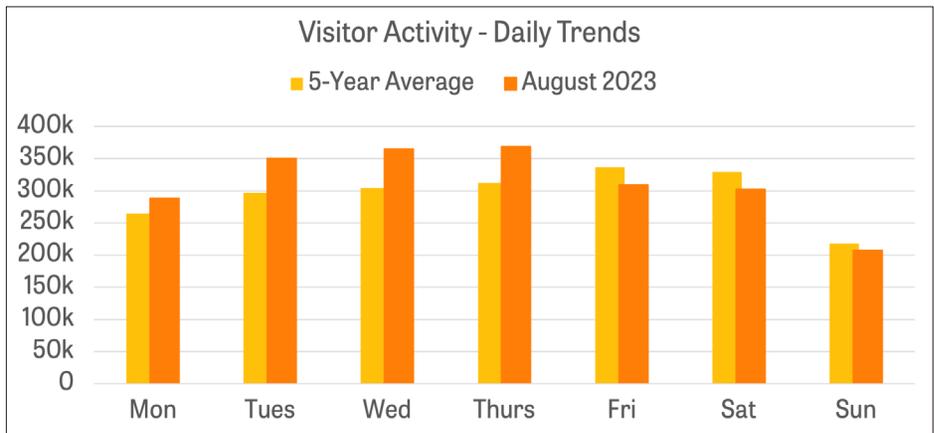
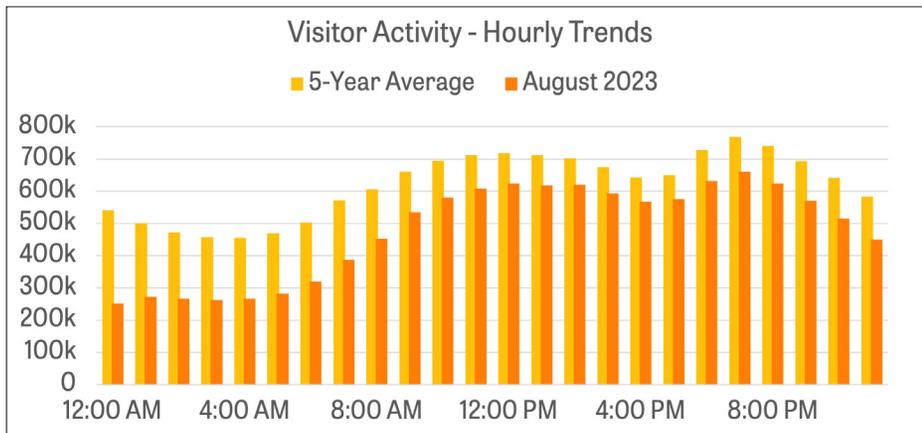
decrease in visitor activity in Aug 2023 vs. 2023 average so far

11%

increase in visitor activity in Aug 2023 vs. Aug 5-year average

5%

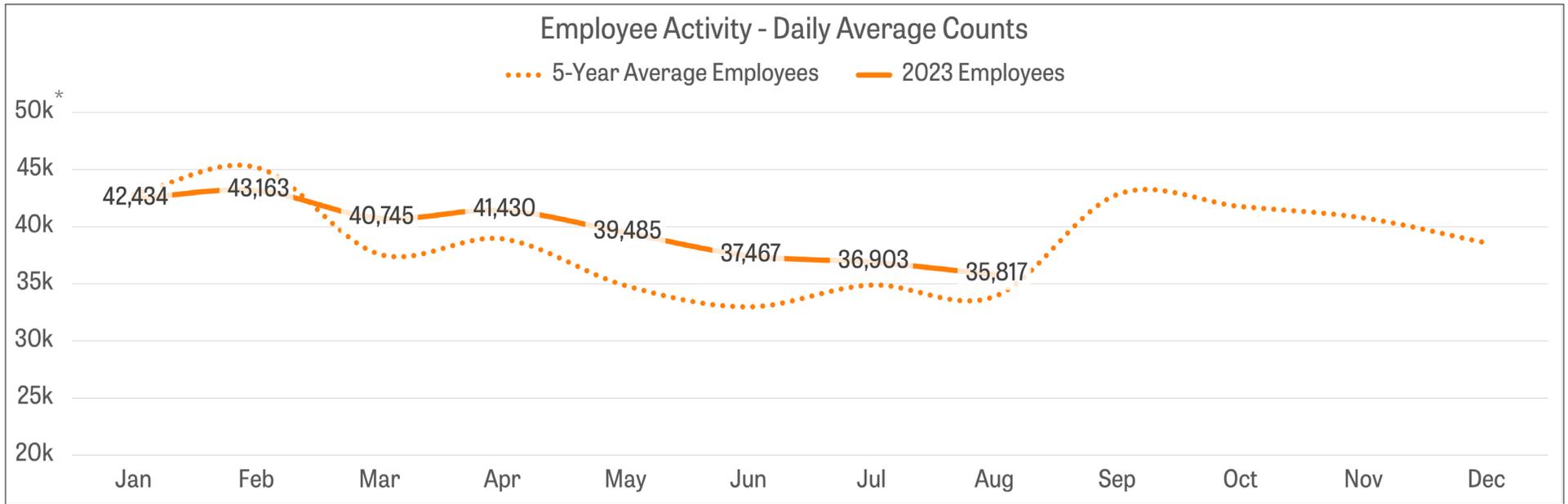
decrease in visitor activity in Aug 2023 vs. Aug 2022



*truncated y-axis to highlight changes

Source: Placer.ai

Downtown Employee Activity Tracking



3%

decrease in employee activity in Aug 2023 vs. July 2023

10%

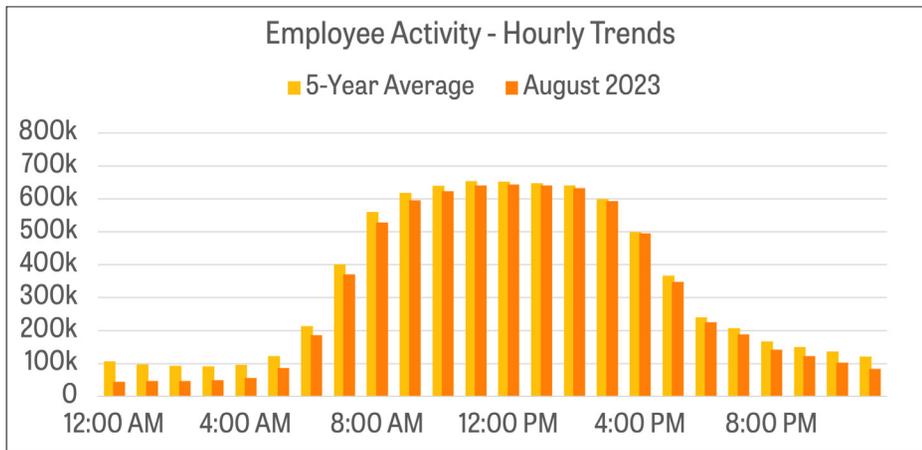
decrease in employee activity in Aug 2023 vs. 2023 average so far

6%

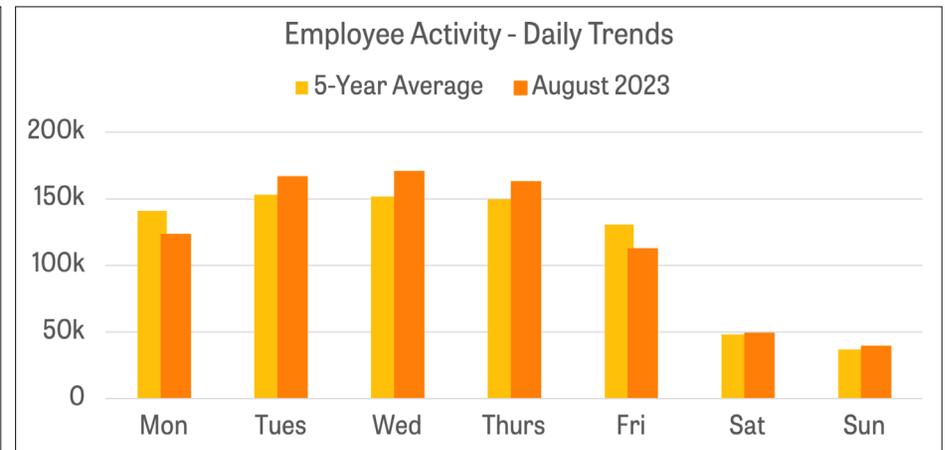
increase in employee activity in Aug 2023 vs. Aug 5-year average

8%

increase in employee activity in Aug 2023 vs. Aug 2022

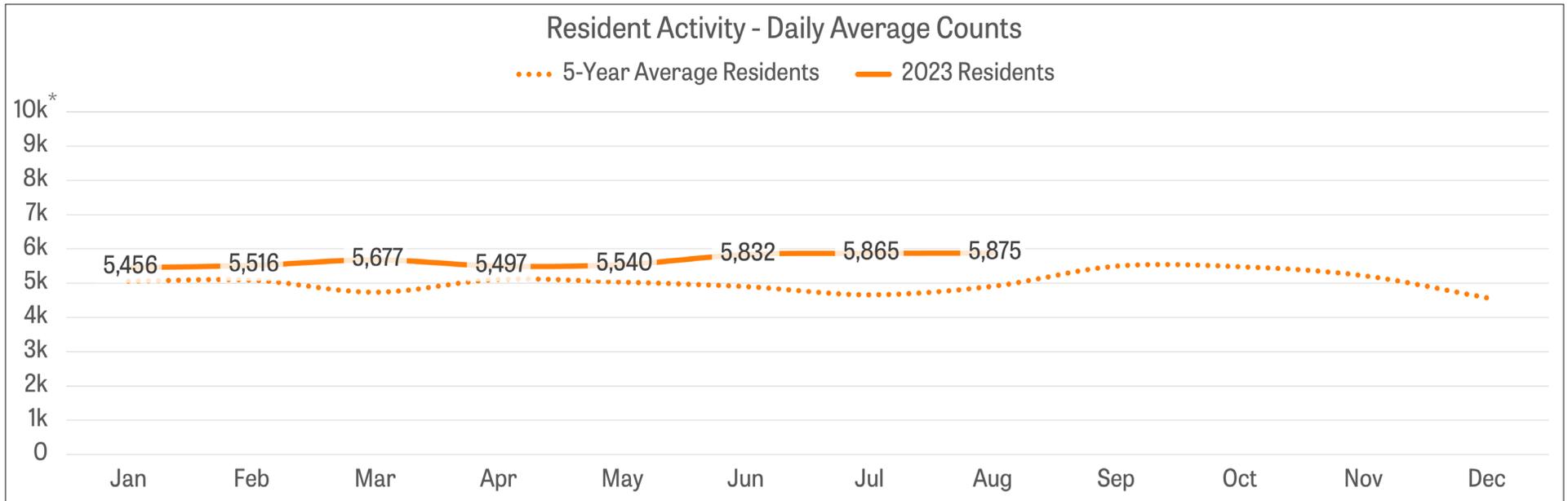


**truncated y-axis to highlight changes*



Source: Placer.ai

Downtown Resident Activity Tracking



0.2%

increase in resident activity in Aug 2023 vs. July 2023

4%

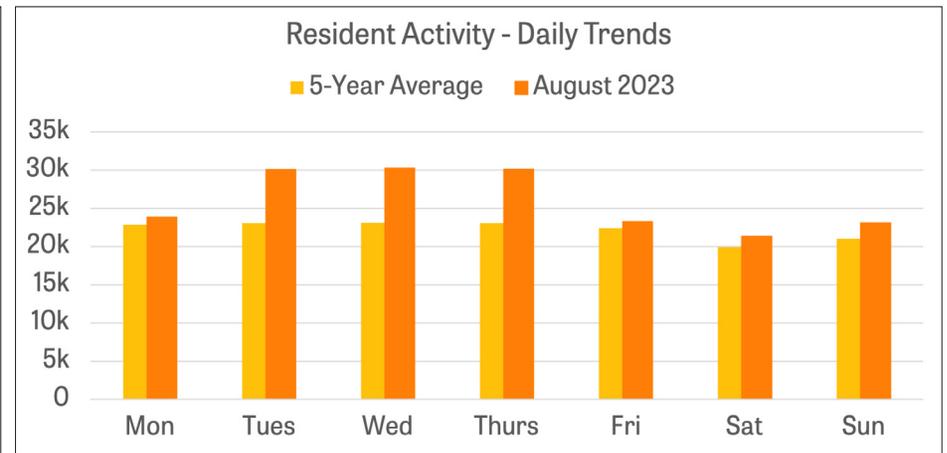
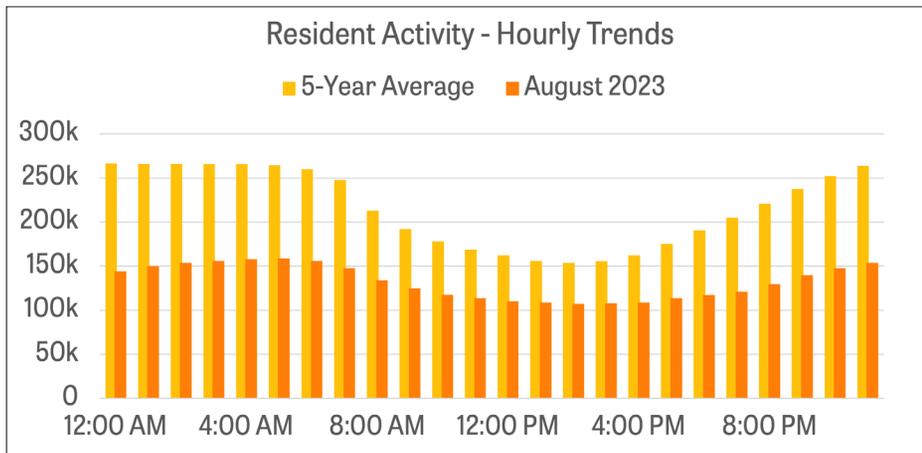
increase in resident activity in Aug 2023 vs. 2023 average so far

20%

increase in resident activity in Aug 2023 vs. Aug 5-year average

22%

increase in resident activity in Aug 2023 vs. Aug 2022



*truncated y-axis to highlight changes

Source: Placer.ai

Current Downtown Construction & Development

1 Center for Transformation & Innovation - *anticipated completion: Summer 2023*

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

2 Corewell Health Ambulatory Building - *anticipated completion: Spring 2024*

- +240,000 square feet of office space

3 Studio Park Residential Tower - *anticipated completion: End 2024*

- +193 housing units

4 Wealthy & Sheldon Lofts - *anticipated completion: End 2024*

- +57 housing units
- +2,500 square feet of commercial space
- +30 parking spaces

5 Corewell Health Parking Structure

Totals:

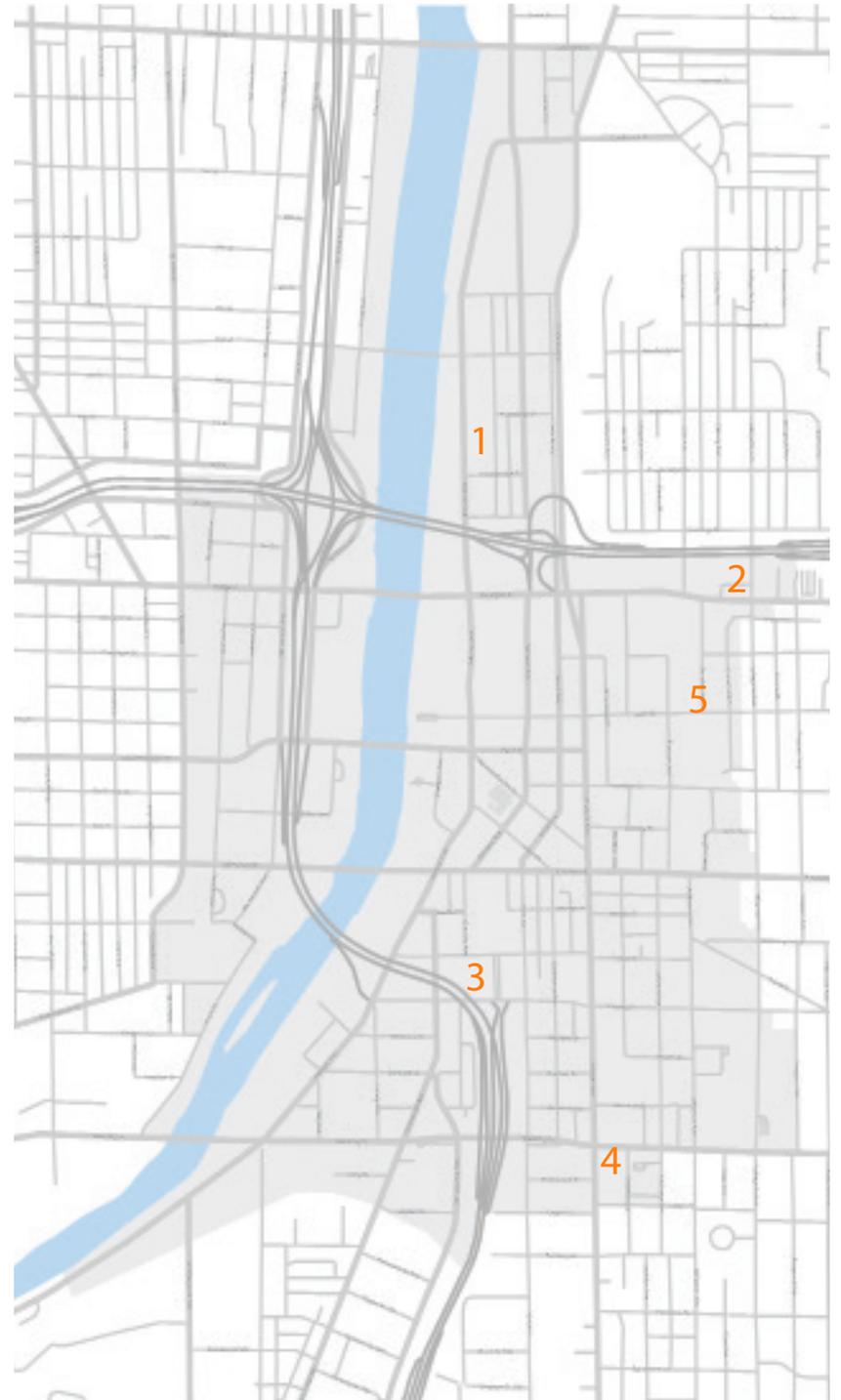
543k
square feet of
office space

2,500
square feet of
commercial space

250
housing units

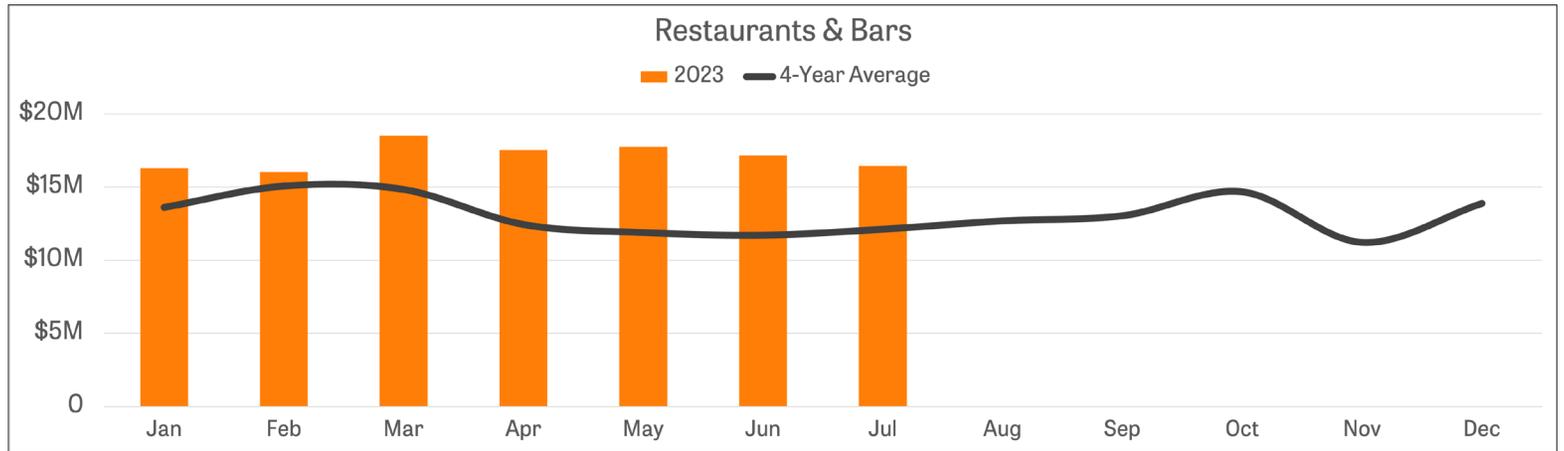
+1,120
parking spaces

1,200
new jobs

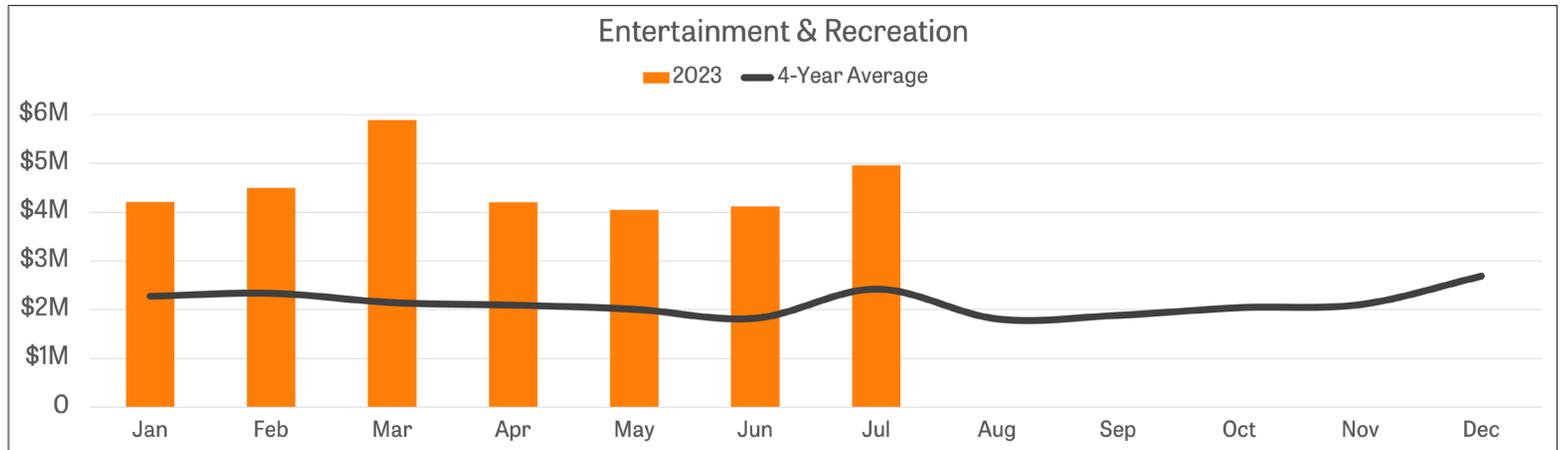


Source: Downtown Grand Rapids Inc.

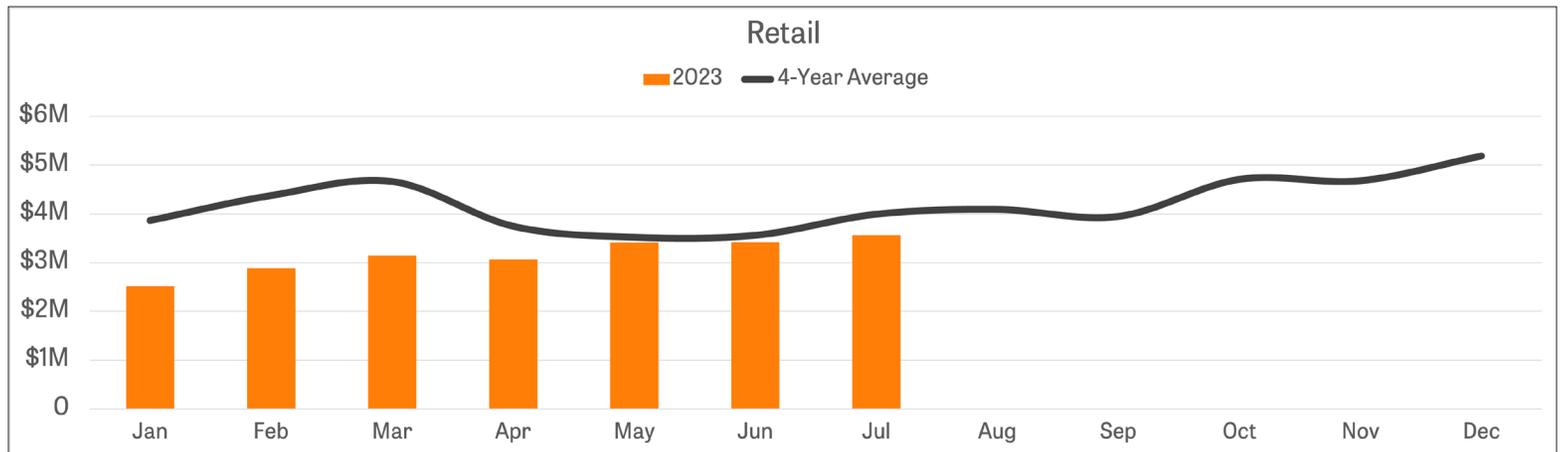
\$16M
in restaurant & bar
consumer spending in
July 2023



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



\$4M
in retail consumer
spending in July 2023

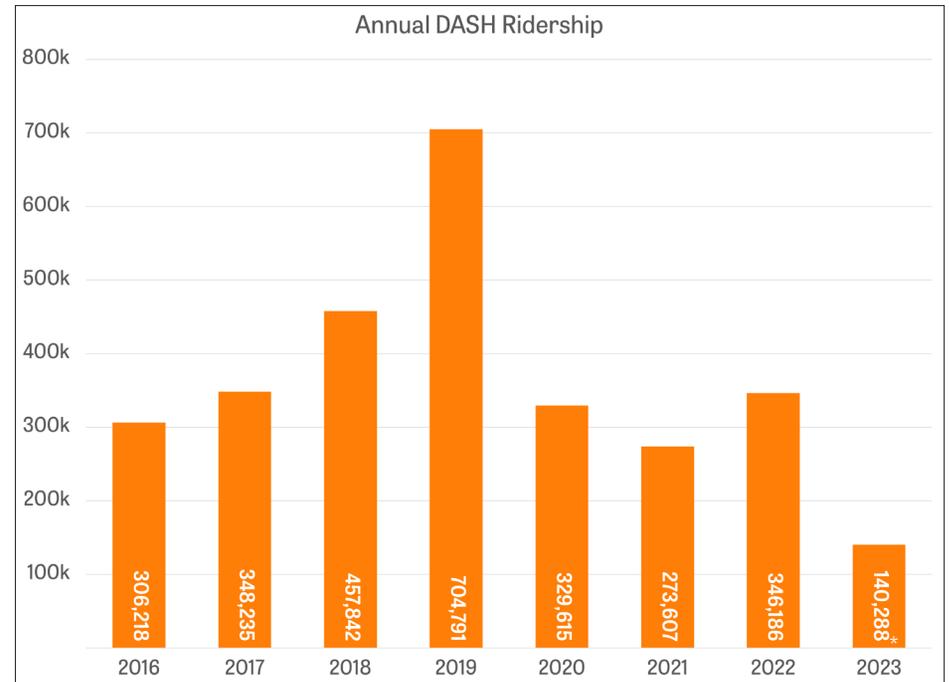
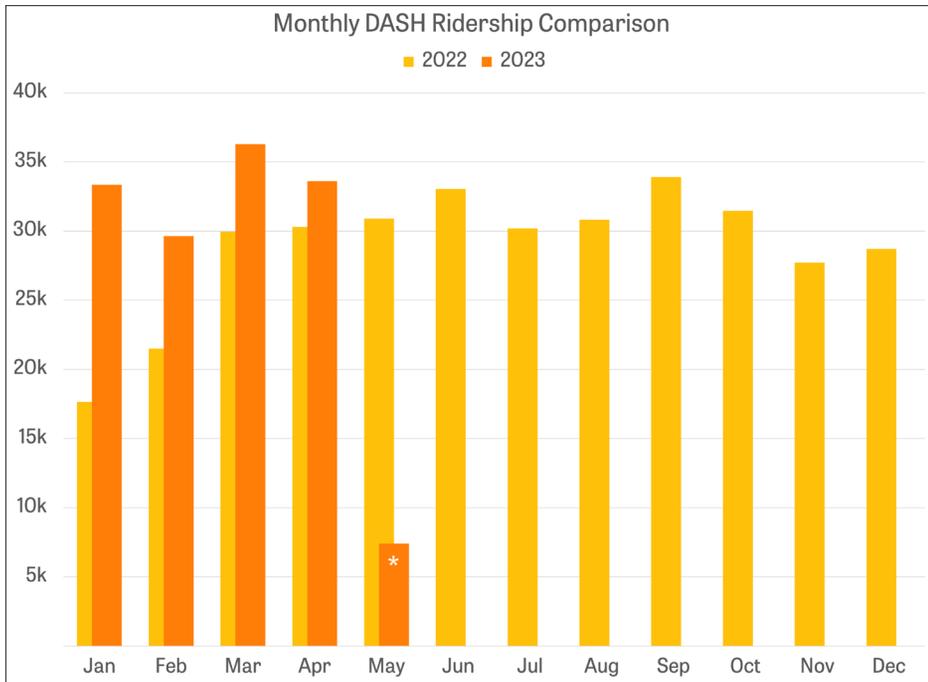
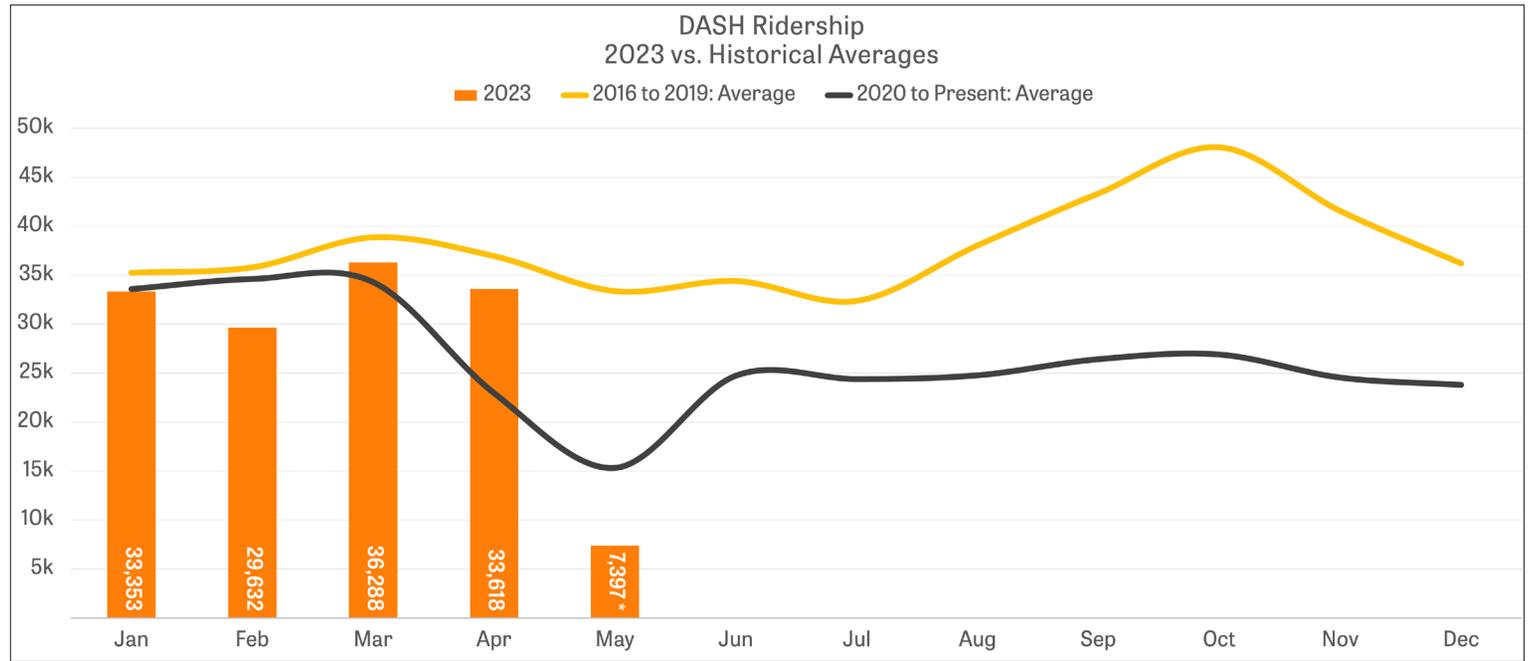


7%

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

34%

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

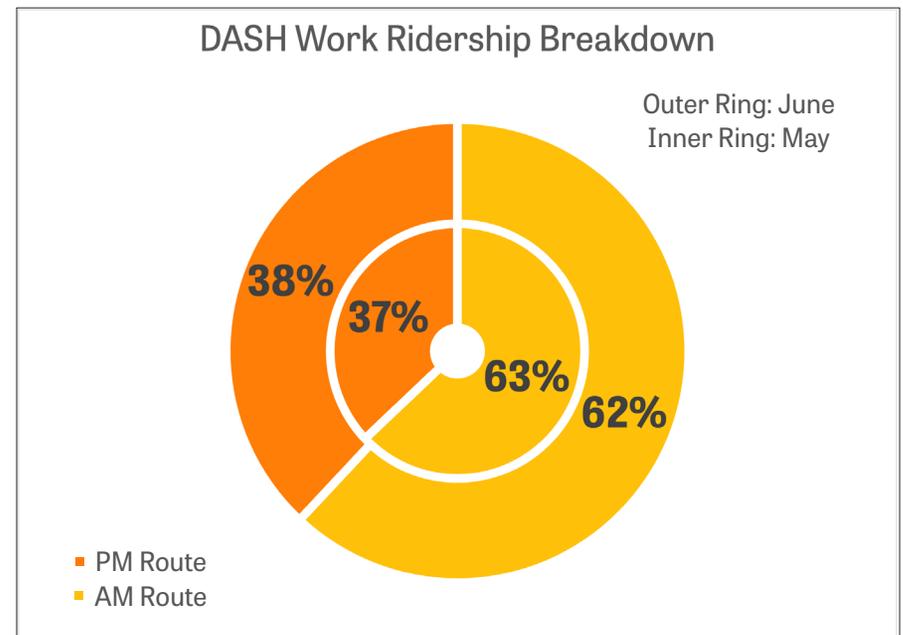
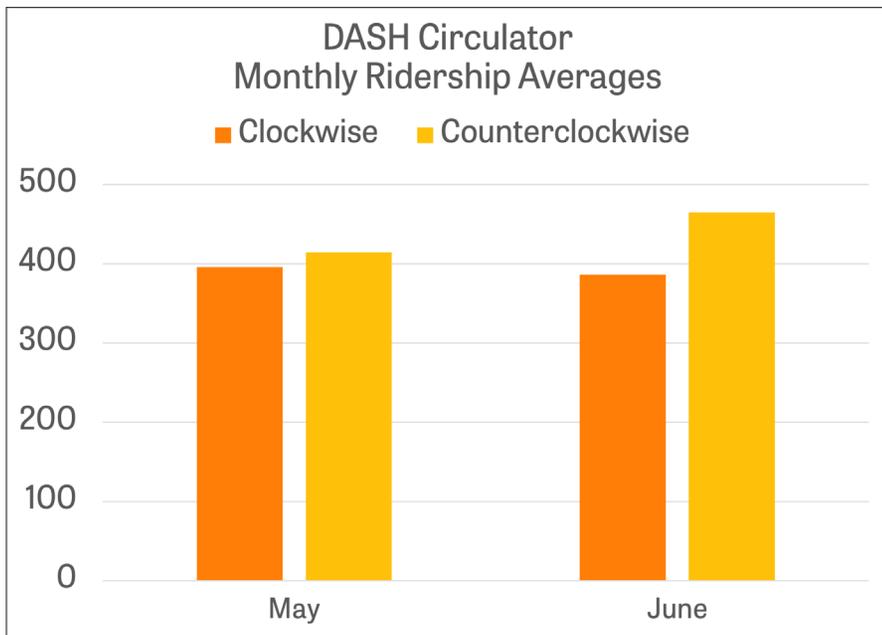
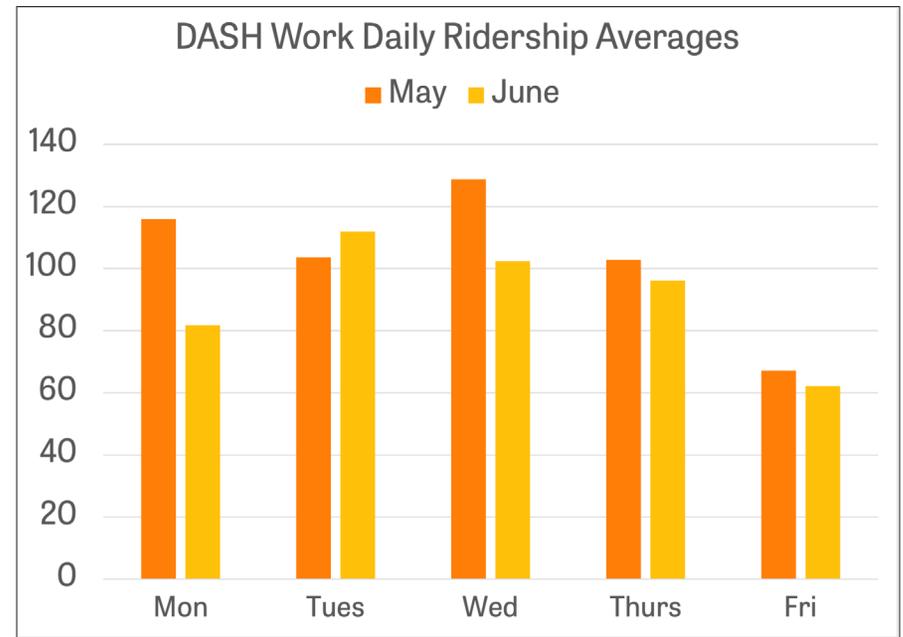
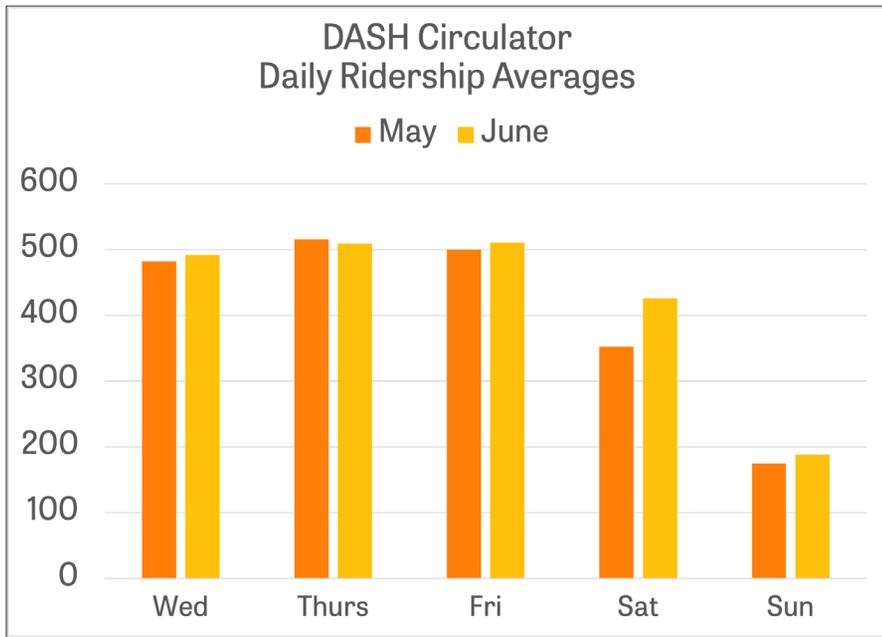


*incomplete year & month

Source: The Rapid

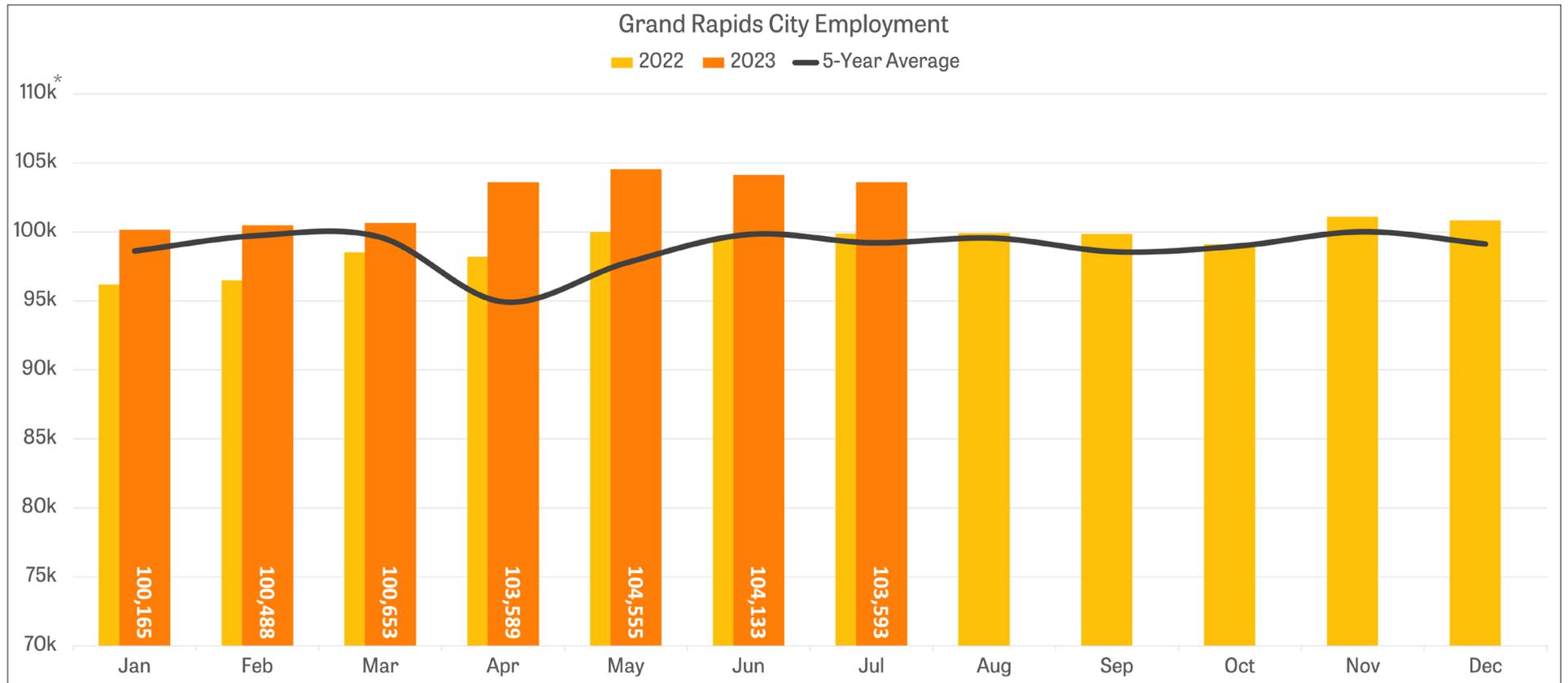
DASH 3.0 Ridership | Updated Quarterly

Reminder: May service started on Wednesday 10



Source: The Rapid

Grand Rapids City Employment



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

Source: BLS

-1%
decrease
 in July 2023
 vs. June 2023

1%
increase
 in July 2023
 vs. 2023 average

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

4%
increase
 in July 2023
 vs. July 2022