

AGENDA

DOWNTOWN
DEVELOPMENT
AUTHORITY



Board Members:

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

Wednesday, September 10, 2025

8:30 a.m. Meeting

29 Pearl Street, NW, Suite #1

- | | | |
|--|--------|---------|
| 1. Call to Order | | Winn |
| 2. Approve July 9, 2025, Minutes (8:30)
(enclosure) | Motion | Winn |
| 3. Accept June 30, 2025 Preliminary Financials (8:35)
(enclosure) | Motion | Arapari |
| 4. 125 Ottawa Ave Brownfield Agreement (8:40)
(enclosure) | Motion | Kelly |
| 5. 443 Sheldon Ave Brownfield Agreement (8:45)
(enclosure) | Motion | Kelly |
| 6. DDA Liquor License Request: 107 – 111 Division Ave (8:50)
(enclosure) | Motion | Eledge |
| 7. DDA Liquor License Request: 115-117 Division Ave (8:53)
(enclosure) | Motion | Eledge |
| 8. Wayfinding Digitization Request (8:55)
(enclosure) | Motion | Eledge |
| 9. Disability Advocates of Kent County FY26 Funding Request (9:00)
(enclosure) | Motion | Miller |
| 10. Executive Director Report (9:15) | Info | Kelly |
| 11. Public Comment (9:20) | | |
| 12. Board Discussion (9:25) | Info | Board |
| 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 (9:30) | | |
| 14. Adjournment (9:55) | | |



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY July 09, 2025

1. Call to Order – This meeting was called to order at 9:00 AM by Chair Winn.

Attendance

Members Present: Luis Avila, Rosalynn Bliss, Ryan Foley, Kayem Dunn, Greg McNeilly, Jen Schottke, and Chair Rick Winn.

Members Absent: Mayor David LaGrand and Al Vanderberg.

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Mandy McDaniel (Recording Secretary), Marion Bonneaux, Melvin Eledge, Bill Kirk and Kim Van Driel (DGRI Staff).

2. Agenda Amendment

Kelly requested a motion to remove agenda item #3 – 45 Ionia Parking Agreement.

Motion: Member McNeilly, supported by Member Bliss, moved to amend the agenda to remove item #3 regarding the 45 Ionia Parking Agreement. Motion passed unanimously.

3. Approve Meeting Minutes from June 11, 2025

Motion: Member McNeilly, supported by Member Bliss, moved to approve the June 11, 2025, Meeting Minutes as presented. Motion carried unanimously.

4. Downtown Enhancement Grant: Civic Theater

Kelly noted that Division Avenue is under construction and the City of Grand Rapids is working with property owners to remediate the areaway and add snowmelt.

The Civic Theater secured \$527,000 in federal funds to remove their areaway and install snowmelt from Library Street to Monroe Center. The project costs \$834,719.07, covering removal, utilities, foundations, backfill, sidewalk, and private snowmelt. The Civic and City share a \$308,000 funding gap.

To cover a portion of this funding gap, the Civic applied for a Downtown Enhancement Grant with the DDA to help fund the \$133,914 snowmelt system. The grant allows the DDA to cover 50% of that cost (\$66,957).

McNeilly asked about the ownership of snowmelt, distinguishing between publicly and privately owned. The consensus was that private ownership is preferable for maintenance purposes.

Motion: Member Bliss, supported by Member Dunn, motioned to approve Downtown Enhancement Grant request for an amount not-to-exceed \$67,000 for the Civic Theater (30 Division Avenue N). Motion carried unanimously.

5. Downtown Holiday Lighting

Eledge presented a request to collaborate with DeVries for the installation and removal of holiday decorations to be completed before the annual tree lighting. All lights at Rosa Parks Circle have exceeded their lifespan; the lights have been replaced, and a new area has been added at Lyon Square. Last year, we replaced the tunnel and added a tunnel at Monument Park, and we will continue to deploy those as well.

Motion: Member Schottke, supported by Member Foley, approved an amount not to exceed \$83,275 to Christmas Décor by DeVries for the provision, installation, de-installation, and storage of holiday decorations for FY26. Motion carried unanimously.

6. World of Winter Installations

Van Driel provided an overview of the successes from last year's World of Winter festival and highlighted our partnership with Grand Valley State University to conduct an economic impact report.

A recap video of World of Winter 2025 was shared as part of this review. Van Driel stated that data is gathered throughout the festival demonstrating consistent growth each year since 2020, which has established the World of Winter as the largest winter festival in the U.S. The festival is also gaining international recognition.

The event hosted over 130 activities and installations, highlighting new initiatives such as the Rapid Art Movement, among others.

Kirk provided an overview of the Economic Impact Study. He noted the methodology used is the same as that employed for ArtPrize. To achieve a reliable confidence level, the goal was to complete at least 1,000 surveys, and this was exceeded with over 1,200 completed surveys. The festival generated an overall economic impact of \$38 million from nonlocal visitors, with 67% of attendees coming from outside the region.

Kirk emphasized that the survey also included more qualitative questions, revealing a higher percentage of repeat visitors. The report containing all findings was included in the meeting packet.

Kirk shared additional data on visitor demographics, which was derived from census tracks, and noted that the numbers presented are estimates.

Van Driel then moved on to present art proposals for 2026, which include installations from around the world along with a large-scale, custom projection show titled "Seasonal

Minutes taken by:
Mandy McDaniel
Recording Secretary

Wonders," returning to Lyon Square. The Activate Grant program will continue to provide opportunities for local artists.

The funding request is an amount not to exceed \$400,000.

Schottke asked about vandalism to the art installations. Van Driel said it happens occasionally, mostly to the inflatable installations, and security measures have been added.

Motion: Member Dunn, supported by Member McNeilly, approved an amount not to exceed \$400,000 to support winter art installations for World of Winter 2026. Motion carried unanimously.

7. Executive Director Report

Kelly presented the following updates:

- Lyon Square is complete and open. Official ribbon cutting ceremony date to be determined.
- Sunset Cinema series and Relax at Rosa continue through the summer.
- GR Forward Masterplan: DGRI staff plans to initiate an update and will send out a Request for Qualifications to hire a consultant. A steering committee will be formed. The proposed schedule aims for completion within 12-18 months.

8. Public Comment

None.

9. Board Member discussion:

Member Bliss gave kudos and thanked the DGRI Events and Activation team for their efforts in supporting a four-season city.

Adjournment

The meeting adjourned at **9:36 am.**

Minutes taken by:
Mandy McDaniel
Recording Secretary

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: August 25, 2025

TO: Rick Winn
Chairman

FROM: Teva Arapari
Financial Analyst, Fiscal Services

**Agenda Item #3
September 10, 2025
DDA Meeting**

SUBJECT: Interim Financial Statements as of June 30, 2025

Attached are the Authority's interim financial statements for the twelve periods of the Authority's fiscal year ending June 30, 2025. These are preliminary statements. Year-end statements will be provided once the 2025 audit is complete.

The attached Statements include:

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

The Authority's balance sheet on Statement A indicates the Authority is in a strong position financially with sufficient Pooled Cash to support development plan expenditures for FY26 and beyond.

Authority has spent 75.8% and 92.8% of its budgeted appropriations in the Non-Tax and Local Tax funds respectively.

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

Attachments

STATEMENT A
DOWNTOWN DEVELOPMENT AUTHORITY
Balance Sheet
6/30/2025 (PRELIMINARY)

	<u>Non-Tax Fund</u>	<u>Local Tax Increment</u>	<u>TOTAL</u>
ASSETS			
Pooled Cash and Investments	\$ 1,895,141	\$ 2,186,413	\$ 4,081,554
Petty Cash	-	500	500
Misc Receivable	17,868	1,720,825	1,738,693
General Fixed Assets	-	87,705,002	87,705,002
Accumulated Depreciation on Fixed Assets	-	(70,025,867)	(70,025,867)
TOTAL ASSETS	<u>\$ 1,913,009</u>	<u>\$ 21,586,873</u>	<u>\$ 23,499,882</u>
LIABILITIES, DEFERRED INFLOWS & FUND EQUITY			
Liabilities ¹			
Current Liabilities	\$ 45,728	\$ 1,326,045	\$ 1,371,773
Parking Revenue Payable	131,023	-	131,023
Due to Primary Government	-	286,283	286,283
Deposit - Area 4 Developer Damage	1,000	-	1,000
Compensated Absences	-	11,085	11,085
TOTAL LIABILITIES	<u>177,751</u>	<u>1,623,413</u>	<u>1,801,164</u>
Deferred Inflows of Resources			
Unavailable Revenues	-	-	-
Fund Balance / Equity:			
Investments in General Fixed Assets, net of Accumulated Depreciation	-	17,679,135	17,679,135
Non-Tax Increment Reserve	210,598	-	210,598
Reserve for Authorized Projects	-	1,004,017	1,004,017
Reserve for Encumbrances	1,524,660	1,280,308	2,804,968
TOTAL FUND EQUITY	<u>1,735,258</u>	<u>19,963,460</u>	<u>21,698,718</u>
TOTAL LIABILITIES, DEFERRED INFLOWS & FUND EQUITY	<u>\$ 1,913,009</u>	<u>\$ 21,586,873</u>	<u>\$ 23,499,882</u>

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

Lyon Square:

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

* Final Maturity 10/1/2043. FY25 debt service \$577,020.

Amphitheater:

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

* Final Maturity 4/1/2044. FY25 debt service \$1,450,674.

STATEMENT B

DOWNTOWN DEVELOPMENT AUTHORITY Comparison of FY2025 Budget vs Actual Results July 1, 2024 - June 30, 2025 (PRELIMINARY)

	Non-Tax Fund		Local Tax Increment		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 10,629,081	\$ 11,101,542	\$ 10,629,081	\$ 11,101,542
Property Tax Increment - Prior Year Appeals	-	-	(15,000)	1,269	(15,000)	1,269
Property Tax Increment - Gainsharing Rebates	-	-	(1,592,112)	(2,040,166)	(1,592,112)	(2,040,166)
State/Federal Grants	-	-	700,000	1,037,210	700,000	1,037,210
Interest - General	99,589	165,562	257,677	550,654	357,266	716,217
Property Rental - Buildings and Facilities	72,000	72,000	-	-	72,000	72,000
Property Rental - DASH Parking Lots	694,617	508,276	-	-	694,617	508,276
Contributions - Lyon Square Reconstruction	-	-	750,000	-	750,000	-
Reimbursements and Miscellaneous Revenues	88,500	51,485	-	652,960	88,500	704,445
TOTAL REVENUES	\$ 954,706	\$ 797,323	\$ 10,729,646	\$ 11,303,469	\$ 11,684,352	\$ 12,100,793
EXPENDITURES						
<u>GR Forward Projects:</u>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ -	\$ 5,191	\$ 1,750,000	\$ 2,083,051	\$ 1,750,000	\$ 2,088,242
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	120,000	53,391	1,960,269	2,021,498	2,080,269	2,074,889
Goal #3: Implement a 21st Century Mobility Strategy	-	-	1,625,000	970,680	1,625,000	970,680
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	39,071	550,000	592,213	600,000	631,284
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,265,000	989,424	3,665,000	2,161,680	4,930,000	3,151,104
Total GR Forward Projects	\$ 1,435,000	\$ 1,087,077	\$ 9,550,269	\$ 7,829,122	\$ 10,985,269	\$ 8,916,199
Administration	-	-	2,000,000	2,954,055	2,000,000	2,954,055
Debt Service	-	-	2,152,520	1,927,059	2,152,520	1,927,059
Depreciation & Capitalization	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 1,435,000	\$ 1,087,077	\$ 13,702,789	\$ 12,710,236	\$ 15,137,789	\$ 13,797,314
EXCESS / (DEFICIT)	\$ (480,294)	\$ (289,754)	\$ (2,973,143)	\$ (1,406,767)	\$ (3,453,437)	\$ (1,696,521)
BEGINNING FUND BALANCE, Adjusted for Comp Abs		2,025,012		21,370,227		23,395,239
ENDING FUND BALANCE		\$ 1,735,258		\$ 19,963,460		\$ 21,698,718

STATEMENT C
DOWNTOWN DEVELOPMENT AUTHORITY
Statement of FY2025 Project Expenditures
As of June 30, 2025 (Preliminary)

Project Name	%	FY2025 Project Budgets	Expenditures			Remaining FY2025 Budgets	% of Budget spent
			May	June	Fiscal Year		
River Governance		150,000	2,720	19,235	179,239	(29,239)	119.49%
Lyon Square Improvements		750,000	-	1,097,252	1,299,645	(549,645)	173.29%
River Edge Improvements		850,000	-	265	604,167	245,833	71.08%
GRForward Goal # 1 - Local Tax Increment	15.93%	\$ 1,750,000	\$ 2,720	\$ 1,116,752	\$ 2,083,051	\$ (333,051)	119.03%
River Economic Opportunity Initiative		-	-	694	5,191	(5,191)	0.00%
GRForward Goal # 1 - Non-Tax Increment	0.00%	\$ -	\$ -	\$ 694	\$ 5,191	\$ (5,191)	0.00%
Development Project Guidance		25,000	-	3,000	15,000	10,000	60.00%
Development Project Reimbursements		1,885,269	-	-	1,994,969	(109,700)	105.82%
Downtown Enhancement Grants		50,000	-	11,171	11,529	38,471	23.06%
GRForward Goal # 2 - Local Tax Increment	17.84%	\$ 1,960,269	\$ -	\$ 14,171	\$ 2,021,498	\$ (61,229)	103.12%
Heartside Quality of Life Implementation		50,000	5,000	-	5,000	45,000	10.00%
Neighborhood Engagement Programs		70,000	13,150	3,110	48,391	21,609	69.13%
GRForward Goal # 2 - Non-Tax Increment	1.09%	\$ 120,000	\$ 18,150	\$ 3,110	\$ 53,391	\$ 66,609	44.49%
Accessibility and Mobility Repairs		75,000	6,950	15,450	75,000	-	100.00%
DASH North Shuttle Services		400,000	50,000	25,000	300,000	100,000	75.00%
Streetscape Improvements		800,000	43,653	28,634	247,615	552,385	30.95%
Wayfinding System Improvements		350,000	59,840	69,749	348,065	1,935	99.45%
GRForward Goal # 3 - Local Tax Increment	14.79%	\$ 1,625,000	\$ 160,443	\$ 138,833	\$ 970,680	\$ 654,320	59.73%
Economic Development and Innovation		550,000	15,394	22,184	592,213	(42,213)	107.68%
GRForward Goal # 4 - Local Tax Increment	5.01%	\$ 550,000	\$ 15,394	\$ 22,184	\$ 592,213	\$ (42,213)	107.68%
Downtown Workforce Programs		50,000	4,000	15,393	39,071	10,929	78.14%
GRForward Goal # 4 - Non-Tax Increment	0.46%	\$ 50,000	\$ 4,000	\$ 15,393	\$ 39,071	\$ 10,929	78.14%
Downtown Marketing and Inclusion Efforts		340,000	34,689	16,986	323,482	16,518	95.14%
Downtown Marketing - Sponsorship		80,000	14,267	24,000	121,916	(41,916)	152.40%
Downtown Tree Plantings		100,000	-	-	95,072	4,928	95.07%
Events & Activation - LTI		1,100,000	60,086	79,930	1,189,317	(89,317)	108.12%
Public Realm Improvements		2,000,000	17,497	71,151	402,403	1,597,597	20.12%
Urban Recreation Improvements		45,000	-	639	29,490	15,510	65.53%
GRForward Goal # 5 - Local Tax Increment	33.36%	\$ 3,665,000	\$ 126,539	\$ 192,706	\$ 2,161,680	\$ 1,503,320	58.98%
DGRI Event Production		400,000	-	65,856	120,822	279,178	30.21%
Downtown Ambassador Program		400,000	-	-	400,048	(48)	100.01%
Project and Fixed Asset Maintenance		50,000	-	23,949	39,441	10,559	78.88%
Public Space Activation		300,000	2,025	1,423	317,567	(17,567)	105.86%
Rosa Parks Circle Skating Operations		35,000	-	35,000	35,000	-	100.00%
Special Events - Office of		75,000	-	-	75,000	-	100.00%
Winter Avenue Building		5,000	20	143	1,546	3,454	30.92%
GRForward Goal # 5 - Non-Tax Increment	11.52%	\$ 1,265,000	\$ 2,045	\$ 126,371	\$ 989,424	\$ 275,576	78.22%
TOTAL	100.00%	\$ 10,985,269	\$ 329,291	\$ 1,630,214	\$ 8,916,199	\$ 2,069,070	81.17%

STATEMENT D
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2025 Expenditures
April 19 - June 30, 2025 (PRELIMINARY)

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	6/11/2025	Disability Adv Of Kent Co	Accessibility & Mobility Repairs	Disability Advocates of Kent County FY25 (May)	13,850.00
Local	5/16/2025	Disability Adv Of Kent Co	Accessibility & Mobility Repairs	Disability Advocates - Inclusive Design 05/25	6,950.00
Local	6/30/2025	Disability Adv Of Kent Co	Accessibility & Mobility Repairs	Disability Advocates of Kent County FY25 (June)	1,600.00
					22,400.00
Local	6/30/2025	Paycor	Administration	DDA Share payroll costs - May 2025	237,616.22
Local	6/30/2025	Paycor	Administration	DDA Share payroll costs - Apr 2025	230,011.02
Local	6/30/2025	Paycor	Administration	DDA Share payroll costs - Jun 2025	225,842.64
Local	6/30/2025	Paycor	Administration	DDA Share payroll costs - Mar 2025	215,309.96
Local	6/13/2025	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	20,184.87
Local	6/11/2025	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	20,184.83
Local	6/26/2025	Adobe Inc	Administration	Adobe - license renewals 06/25	14,582.66
Local	5/14/2025	Priority Health	Administration	Priority Health insurance May 2025	13,766.09
Local	5/23/2025	Priority Health	Administration	Priority Health Insurance Premium - June 2025	13,766.09
Local	6/27/2025	Priority Health	Administration	Priority Health Insurance Premium - July 2025	13,230.65
Local	5/27/2025	Dickinson Wright Pllc	Administration	DDA Dickinson Wright legal services- May 2025	7,788.00
Local	5/23/2025	Transnation Title Agency Of Michigan	Administration	Title Insurance: soccer stadium 05/25	5,625.00
Local	6/30/2025	McAlvey Merchant	Administration	DDA Legal Services 06/2025	5,500.00
Local	5/19/2025	Mcalvey Merchant & Associates	Administration	McAlvey & Merchants consulting 05/25	5,500.00
Local	6/11/2025	Mcalvey Merchant & Associates	Administration	Governmental Consulting 05/25	5,500.00
Local	5/21/2025	Federal Square Building Co. #1, Llc	Administration	Federal Square Building June 2025 Office	5,102.88
Local	6/5/2025	Federal Square Building Co. #1, Llc	Administration	Office Lease: 29 Pearl Street June 2025 - Office	5,102.88
Local	5/23/2025	Andrews Hooper Pavlik Plc	Administration	Andrews Hooper Pavlik PLC: audit service 05/25	3,121.50
Local	5/24/2025	City Of Grand Rapids	Administration	Payroll - pay period ending 5/24/2025	2,700.17
Local	5/15/2025	Us Bank National Association	Administration	Admin: Conference & Travel	2,655.48
Local	6/7/2025	City Of Grand Rapids	Administration	Payroll - pay period ending 6/7/2025	2,487.68
Local	5/16/2025	Lisa M Cooper	Administration	HR Consulting services ArtPrize 05/25	2,487.50
Local	5/10/2025	City Of Grand Rapids	Administration	Payroll - pay period ending 5/10/2025	2,486.86
Local	5/27/2025	Dickinson Wright Pllc	Administration	DDA Dickinson Wright legal services- May 2025	2,486.00
Local	5/6/2025	City Of Grand Rapids	Administration	Payroll - pay period ending 5/6/2025	2,475.50
Local	6/21/2025	City Of Grand Rapids	Administration	Payroll - pay period ending 6/21/2025	2,399.90
Local	5/27/2025	American United Life-Group Div	Administration	OneAmerica Life Insurance May 2025	2,177.18
Local	5/29/2025	American United Life-Group Div	Administration	OneAmerica Life Insurance May 2025	2,177.18
Local	6/26/2025	American United Life-Group Div	Administration	OneAmerica Life Insurance June 2025	2,124.49
Local	6/30/2025	Worksighted, Inc.	Administration	Meraki Renewal: products 06/25 FY25	2,077.46
Local	6/12/2025	Us Bank National Association	Administration	Admin: Conference & Travel	2,067.23
Local	6/30/2025	Worksighted, Inc.	Administration	Worksighted Criterion Agreement May 2025	2,061.31
Local	6/6/2025	Worksighted, Inc.	Administration	Worksighted CRIT 06/25	1,833.37
Local	6/30/2025	Dickinson Wright Pllc	Administration	DDA Dickinson Wright legal services- June 2025	1,650.00
Local	6/30/2025	City Of Grand Rapids	Administration	Payroll - pay period ending 6/30/2025	1,541.60
Local	5/16/2025	Lisa M Cooper	Administration	HR Consulting services 05/25	1,253.17
Local	6/30/2025	Fusion Financial Services, Llc	Administration	Fusion Financial accounting June 07/25 FY25	1,157.11
Local	5/23/2025	Worksighted, Inc.	Administration	Worksighted: Criterion renewal 05/25	1,155.00
Local	5/27/2025	Dickinson Wright Pllc	Administration	DDA Dickinson Wright legal services- May 2025	1,100.00
Local	6/30/2025	Paycor	Administration	DDA Share payroll fee - Mar 2025	1,065.60
Local	6/5/2025	Lisa M Cooper	Administration	Cooper People Group HR services 05/25	1,030.83
Local	6/10/2025	City Treasurer - Risk Mgmt	Administration	Monthly General Insurance Allocation	942.75
Local	6/13/2025	City Treasurer - Risk Mgmt	Administration	Monthly General Insurance Allocation	942.75
Local	6/30/2025	Us Bank National Association	Administration	Admin: Service	910.68
Local	5/14/2025	Blue Cross Blue Shield Of Mich	Administration	Blue Cross Blue Shield insurance June 2025	906.02
Local	6/30/2025	Worksighted, Inc.	Administration	New hire Laptop 4/25	892.43
Local	5/15/2025	Us Bank National Association	Administration	DDA Admin: Conference & Travel	886.00
Local	6/11/2025	Blue Cross Blue Shield Of Mich	Administration	Blue Cross Blue Shield insurance July 2025	849.94
Local	6/30/2025	Paycor	Administration	DDA Share payroll fee - Apr 2025	757.85
Local	6/30/2025	Dickinson Wright Pllc	Administration	DDA Dickinson Wright legal services- June 2025	638.00
Local	5/21/2025	New Dreams, Inc.	Administration	Coverall of Western Michigan: janitorial services 04	635.25
Local	5/21/2025	New Dreams, Inc.	Administration	Coverall of Western Michigan: janitorial services 04	635.25
Local	5/16/2025	New Dreams, Inc.	Administration	Janitorial services 05/25	635.25
Local	6/11/2025	New Dreams, Inc.	Administration	Coverall of Western Michigan: janitorial services 05	635.25
Local	6/30/2025	Dickinson Wright Pllc	Administration	DDA Dickinson Wright legal services- June 2025	616.00
Local	6/30/2025	Worksighted, Inc.	Administration	Meraki Renewal: labor 06/25 FY25	616.00
Local	6/30/2025	Paycor	Administration	DDA Share payroll fee - Jun 2025	607.19

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

Page 2

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	5/16/2025	Fusion Financial Services, LLC	Administration	Accounting services - April 05/25	589.05
Local	6/10/2025	Melvin Eledge Jr	Administration	hold check for DGRl pickup	558.34
Local	6/30/2025	Paycor	Administration	DDA Share payroll fee - May 2025	525.06
Local	6/5/2025	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street June 2025 - Mezz	485.38
Local	5/21/2025	Federal Square Building Co. #1, LLC	Administration	Federal Square Building June 2025 Mezz	485.38
Local	6/6/2025	Worksighted, Inc.	Administration	Worksighted Office 365 06/25	442.77
Local	6/30/2025	Worksighted, Inc.	Administration	Worksighted O365 May 2025	412.72
Local	6/12/2025	Us Bank National Association	Administration	Admin: Food & Bev	393.91
Local	6/12/2025	Us Bank National Association	Administration	DDA Admin: Food & Bev	392.35
Local	6/30/2025	Us Bank National Association	Administration	Admin: Food & Bev	330.75
Local	5/20/2025	Greatamerica Financial Services Corp	Administration	Great America Copier Lease 04/25 FY25	314.95
Local	6/30/2025	Greatamerica Financial Services Corp	Administration	Great America Copier Lease 06/25 FY25	314.67
Local	6/11/2025	Fusion Financial Services, LLC	Administration	Fusion Financial accounting May 05/25	311.46
Local	6/25/2025	Mark Miller	Administration	Conference & travel reimbursement 06/25	310.12
Local	6/30/2025	Kimberly Van Driel	Administration	Mileage reimbursement 06/25	295.40
Local	6/6/2025	Greatamerica Financial Services Corp	Administration	Great America Copier Lease 05/25 FY25	291.97
Local	6/6/2025	Accusourcehr, Inc.	Administration	Accusource HR - background checks ArtPrize 05/25	283.85
Local	5/15/2025	Us Bank National Association	Administration	DDA Admin: Food & Bev	268.45
Local	5/29/2025	Emma Breidenich	Administration	E. Breidenich travel reimbursement 05/25	261.81
Local	6/20/2025	Federal Square Building Co. #1, LLC	Administration	FSB Utility Service: Electric 06/25	229.50
Local	5/15/2025	Us Bank National Association	Administration	Admin: Supplies	228.59
Local	5/16/2025	Federal Square Building Co. #1, LLC	Administration	FSB Utility electrical 05/25	218.74
Local	5/19/2025	Ymca Of Greater Grand Rapids	Administration	YMCA memberships 04/25	217.86
Local	6/12/2025	Us Bank National Association	Administration	Admin: Membership	217.77
Local	6/3/2025	Tim Kelly	Administration	T. Kelly mileage reimbursement 05/25	210.14
Local	6/30/2025	Us Bank National Association	Administration	Admin: Supplies	200.20
Local	6/30/2025	Dickinson Wright PLLC	Administration	DDA Dickinson Wright legal services- June 2025	198.00
Local	5/21/2025	Metro Fibernet, LLC	Administration	metronet 04/25	197.75
Local	5/29/2025	Metro Fibernet, LLC	Administration	Metronet services 05/25	197.75
Local	6/26/2025	Metro Fibernet, LLC	Administration	Metronet services 06/25	197.75
Local	6/12/2025	Us Bank National Association	Administration	Admin: Subscriptions	190.05
Local	5/21/2025	Metro Fibernet, LLC	Administration	metronet 04/25	180.87
Local	5/29/2025	Metro Fibernet, LLC	Administration	Metronet services 05/25	180.87
Local	6/26/2025	Metro Fibernet, LLC	Administration	Metronet services 06/25	180.87
Local	6/30/2025	Cellco Partnership	Administration	Verizon Cell Phone Service 07/25 FY25	172.44
Local	5/21/2025	Cellco Partnership	Administration	Verizon Cell Phone Service 04/25	170.66
Local	5/21/2025	Cellco Partnership	Administration	Verizon Cell Phone Service 04/25	170.66
Local	6/11/2025	Cellco Partnership	Administration	Verizon Cell Phone Service 06/25	170.66
Local	6/30/2025	Us Bank National Association	Administration	Admin: Membership	157.59
Local	6/9/2025	Promotional Impact	Administration	Green Giftz coasters 06/25	156.58
Local	5/16/2025	Robbins Lock Shop Inc	Administration	Service call & keys 05/25	155.08
Local	5/23/2025	Marion Bonneaux	Administration	Conference & travel reimbursement 05/25	144.54
Local	6/26/2025	Littlefoot Coffee Roasters	Administration	Littlefoot Coffee 05/25	138.98
Local	5/15/2025	Littlefoot Coffee Roasters	Administration	Littlefoot Coffee 05/25	138.40
Local	5/15/2025	Us Bank National Association	Administration	Admin: Supplies	126.95
Local	6/30/2025	Accusourcehr, Inc.	Administration	Accusource HR - background checks ArtPrize 06/25	124.12
Local	5/23/2025	City Treasurer - Mobile Gr	Administration	Parking Validation Invoices - Apr 2025	122.43
Local	6/30/2025	Us Bank National Association	Administration	Admin: Food & Bev	119.25
Local	6/12/2025	Us Bank National Association	Administration	Admin: Local Business Expense	118.78
Local	6/10/2025	Nancy Toledo Jimenez	Administration	Conference & Travel reimbursement 05/25	115.75
Local	6/20/2025	City Of Grand Rapids Treasurer	Administration	Admin: Food & Bev	111.83
Local	5/15/2025	Us Bank National Association	Administration	Admin: Food & Bev	99.90
Local	5/15/2025	Accusourcehr, Inc.	Administration	Accusource HR - Artprize criminal background chec	98.74
Local	6/25/2025	Mark Miller	Administration	Conference & travel reimbursement 06/25	97.87
Local	6/12/2025	Us Bank National Association	Administration	Admin: Supplies	96.72
Local	6/6/2025	Accusourcehr, Inc.	Administration	Accusource HR - background checks ArtPrize 05/25	88.31
Local	5/20/2025	Applicantpro Holdings LLC	Administration	Applicant Pro HR software 05/25-06/25	83.93
Local	5/20/2025	Applicantpro Holdings LLC	Administration	Applicant Pro HR software 06/25-07/25	83.93
Local	6/20/2025	Applicantpro Holdings LLC	Administration	Applicant Pro HR software 07/25-08/25	83.93

continued on the next page

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

Page 3

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	5/15/2025	Us Bank National Association	Administration	Admin: Local Business Exp.	80.06
Local	6/30/2025	Worksighted, Inc.	Administration	Meraki Renewal: labor 06/25 FY25	63.52
Local	6/30/2025	City Treasurer - Mobile Gr	Administration	Parking Validation Invoices May 25	62.00
Local	5/15/2025	Us Bank National Association	Administration	Tim Kelly Pcard 04/25	58.60
Local	6/12/2025	Us Bank National Association	Administration	DDA Admin: Fees	54.99
Local	6/6/2025	Staples Contract And Commercial Inc.	Administration	Staples Supplies 05/25	53.74
Local	6/30/2025	City Treasurer - Mobile Gr	Administration	Parking Validation Invoices Jun 25	49.00
Local	6/20/2025	City Of Grand Rapids Treasurer	Administration	Admin: Local Business Exp.	47.77
Local	5/15/2025	Us Bank National Association	Administration	Admin: Professional Dev.	41.19
Local	6/3/2025	Tim Kelly	Administration	T. Kelly travel reimbursement 05/25	36.34
Local	6/26/2025	Oh Hello Companies Llc	Administration	Oh, Hello: Embroidery 05/25	34.65
Local	5/19/2025	Model Coverall Service Inc	Administration	Model Coverall floor mat rental 05/25	33.10
Local	6/9/2025	Model Coverall Service Inc	Administration	Model Coverall floor mat rental 05/25	33.10
Local	6/26/2025	Model Coverall Service Inc	Administration	Model Coverall floor mat rental 06/25	33.10
Local	5/21/2025	Metro Fibernet, Llc	Administration	metronet 04/25	29.57
Local	5/29/2025	Metro Fibernet, Llc	Administration	Metronet services 05/25	29.57
Local	6/26/2025	Metro Fibernet, Llc	Administration	Metronet services 06/25	29.57
Local	6/25/2025	Mark Miller	Administration	Food & bev reimbursement 06/25	23.15
Local	5/19/2025	Staples Contract And Commercial Inc.	Administration	Staples Supplies 05/25	21.15
Local	5/15/2025	Lauren Suidgeest	Administration	Mileage reimbursement 05/25	11.90
Local	6/30/2025	Us Bank National Association	Administration	Admin: Subscriptions & Publications	11.87
Local	6/20/2025	City Of Grand Rapids Treasurer	Administration	Admin: Postage	10.77
Local	5/29/2025	Dte Energy	Administration	Utilities - 407 Pearl St NW	8.87
Local	6/30/2025	Us Bank National Association	Administration	Admin: Books	7.91
Local	5/15/2025	Us Bank National Association	Administration	DDA Admin: Subscriptions & Publications	7.20
Local	6/20/2025	City Of Grand Rapids Treasurer	Administration	Admin: Supplies	4.68
Local	6/12/2025	Us Bank National Association	Administration	DDA Admin: Subscriptions	1.39
Local	5/30/2025	City Treasurer - Treasury	Administration	Soccer Stadium license fee	(27,000.00)
Local	5/30/2025	City Treasurer - Treasury	Administration	Soccer Stadium license fee	(27,000.00)
Local	6/23/2025	City Treasurer - Treasury	Administration	Soccer Stadium license fee	(27,000.00)
Local	5/30/2025	City Treasurer - Treasury	Administration	Artprize Jan-Feb payroll	(193,158.08)
					<u>844,676.33</u>
Local	6/30/2025	City Treasurer - Comptroller	Brownfield Series 2012A Bonds	Brownfield Debt Subsidy - Ionia S of Wealthy	75,000.00
					<u>75,000.00</u>
Local	5/27/2025	City Treasurer - Mobile Gr	DASH North Shuttle Services	Apr 2025 DDA Share of DASH North Service	25,000.00
Local	5/31/2025	City Treasurer - Mobile Gr	DASH North Shuttle Services	May 2025 DDA Share of DASH North Service	25,000.00
Local	6/30/2025	City Treasurer - Mobile Gr	DASH North Shuttle Services	Jun 2025 DDA Share of DASH North Service	25,000.00
					<u>75,000.00</u>
Local	6/30/2025	City of Grand Rapids	CIB Series 2024 Bonds - Amphitheater	Reimburse City for DDA's portion of bond interest	1,171,625.00
Local	6/30/2025	City of Grand Rapids	CIB Series 2024 Bonds - Amphitheater	Reimburse City for DDA's portion of bond principal	279,048.61
Local	5/20/2025	Huntington Bank	CIB Series 2024 Bonds - Amphitheater	admin fee - 2024 bonds (DM) - 2025	125.00
					<u>1,450,798.61</u>
Local	6/5/2025	M Retail Solutions, Llc	Development Project Guidance	M Retail Solutions Real Estate Consulting 05/25	1,000.00
Local	6/5/2025	M Retail Solutions, Llc	Development Project Guidance	M Retail Solutions Real Estate Consulting 05/25	1,000.00
Local	6/5/2025	M Retail Solutions, Llc	Development Project Guidance	M Retail Solutions Real Estate Consulting 05/25	1,000.00
					<u>3,000.00</u>
Local	5/21/2025	The Hummingbirds, Inc.	Dntn Marketing & Inclusion Efforts	Marketing subscription 4/25	14,965.00
Local	5/16/2025	Edgar Omar Arredondo	Dntn Marketing & Inclusion Efforts	AVES Films - general photography 05/25	7,450.00
Local	5/21/2025	James Forrest Hughes	Dntn Marketing & Inclusion Efforts	Q1 AV Support 4/25	5,375.06
Local	6/26/2025	Promotional Impact	Dntn Marketing & Inclusion Efforts	Green Giftz: various marketing supplies 05/25	2,484.76
Local	6/12/2025	Us Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions & Publication	2,300.99
Local	6/27/2025	Josh Leffingwell, Llc	Dntn Marketing & Inclusion Efforts	Website updates for GRN 06/25	1,950.00
Local	6/26/2025	Promotional Impact	Dntn Marketing & Inclusion Efforts	Green Giftz: various marketing supplies 05/25	1,786.63
Local	5/15/2025	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	Bryan Esler - general photography 05/25	1,638.75
Local	6/30/2025	Us Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions & Publications	1,383.88
Local	6/27/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift - general printing 06/25	1,320.60

continued on the next page

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

Page 4

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	6/26/2025	Promotional Impact	Dntn Marketing & Inclusion Efforts	Green Giftz: various marketing supplies 05/25	1,273.62
Local	5/16/2025	Edgar Omar Arredondo	Dntn Marketing & Inclusion Efforts	AVES Films - general photography 05/25	1,197.00
Local	6/30/2025	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	B. Esler: general photography 06/25 FY25	1,140.00
Local	5/15/2025	Us Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions & Publications	1,108.00
Local	6/26/2025	Colin Gaddis	Dntn Marketing & Inclusion Efforts	Digital illustrations 06/25	1,000.00
Local	5/19/2025	Serendipity Publishing Llc	Dntn Marketing & Inclusion Efforts	Serendipity Publishing 05/25	829.00
Local	5/29/2025	Serendipity Publishing Llc	Dntn Marketing & Inclusion Efforts	Serendipity Media Revue Ad 05/25	829.00
Local	5/21/2025	Icon Sign Company, Llc	Dntn Marketing & Inclusion Efforts	Las Canchas Signage 4/25	764.39
Local	6/30/2025	Us Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Supplies	742.00
Local	6/27/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift - general printing 06/25	689.68
Local	6/30/2025	Edgar Omar Arredondo	Dntn Marketing & Inclusion Efforts	AVES Films general photography 05/25	563.00
Local	5/23/2025	Raul Alejandro Velasco	Dntn Marketing & Inclusion Efforts	R. Velasco photography 05/25	400.00
Local	5/15/2025	Us Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Local Business Expense	380.00
Local	6/27/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Swift printing - RTTR small flyers	252.08
Local	5/16/2025	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Ambassador Palm Cards 05/25	223.09
Local	6/12/2025	Us Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Local Business Expense	40.00
Local	6/10/2025	Nancy Toledo Jimenez	Dntn Marketing & Inclusion Efforts	Subscription reimbursement 05/25	39.96
Local	6/30/2025	Us Bank National Association	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	18.91
Local	5/30/2025	City Treasurer - Treasury	Dntn Marketing & Inclusion Efforts	Refund for overpayment on marketing invoice	(470.00)
					51,675.40
Local	6/26/2025	Grand Rapids Children'S Museum	Downtown Enhancement Grants	Grand Rapids Children's Museum - DEG 06/25	11,170.55
					11,170.55
Local	6/26/2025	Grand Rapids Asian-Pacific Festival	Downtown Marketing - Sponsorships	GRAPF - sponsorship 05/25	10,000.00
Local	5/23/2025	Creative Studio Promotions	Downtown Marketing - Sponsorships	DGRI summer giveaways 05/25	6,767.19
Local	5/15/2025	Andy Siradakis	Downtown Marketing - Sponsorships	Sponsorship for Coffee & Cars GR Event 05/25	5,000.00
Local	6/2/2025	Disability Adv Of Kent Co	Downtown Marketing - Sponsorships	DAKC: sponsorships 05/25	5,000.00
Local	6/16/2025	Julius Rogers	Downtown Marketing - Sponsorships	Justice 4 All Juneteenth sponsorship 05/25	5,000.00
Local	6/30/2025	Asher Legacy Group	Downtown Marketing - Sponsorships	Watercolor event 06/25 FY25	2,500.00
Local	5/19/2025	West Michigan Hispanic Chamber Of	Downtown Marketing - Sponsorships	WMHCC - Sponsorship Business Awards Gala 05/2	2,500.00
Local	6/30/2025	Bsna Council Of Neighbors	Downtown Marketing - Sponsorships	BSNA sponsorship 06/25 FY25	1,500.00
					38,267.19
Local	6/20/2025	Placer Labs, Inc.	Economic Development & Innovation	Placer.ai subscription 04/25-04/26	9,900.00
Local	5/19/2025	Anne Divitto	Economic Development & Innovation	Word Out Influence 05/25	5,300.00
Local	6/30/2025	Grand Rapids Area Chamber Of Comr	Economic Development & Innovation	Retail Retention & Attraction Contract 06/25	5,000.00
Local	5/15/2025	Grand Rapids Area Chamber Of Comr	Economic Development & Innovation	GR Chamber Retail Retention and Attraction 05/25	4,583.34
Local	6/5/2025	Grand Rapids Area Chamber Of Comr	Economic Development & Innovation	Retail Retention & Attraction Contract 05/25	4,583.34
Local	5/19/2025	Anne Divitto	Economic Development & Innovation	Word Out Influence 05/25	2,700.00
Local	6/5/2025	Anne Divitto	Economic Development & Innovation	Third Thursday's Influencer program 05/25	2,700.00
Local	5/29/2025	Monroe North Business Association	Economic Development & Innovation	MNBA: sponsorship 05/25	1,400.00
Local	5/29/2025	Oh Hello Companies Llc	Economic Development & Innovation	Oh, Hello: PVC Sign 05/25	1,004.29
Local	5/16/2025	Swift Printing & Communications	Economic Development & Innovation	Relax at Rosa posters & palm cards 05/25	406.83
					37,577.80
Local	5/28/2025	Downtown Grand Rapids Inc	Events & Activation - LTI	DGRI- Return to the River artist installation 05/25	27,500.00
Local	6/27/2025	Ivy Marie-Ann Orth	Events & Activation - LTI	Lunosol Design: RTTR 06/25	15,000.00
Local	5/23/2025	Madison Chaffer	Events & Activation - LTI	Motu Viget Projection Show - design phase 05/25	15,000.00
Local	6/26/2025	Frostyboyz Entertainment Llc	Events & Activation - LTI	RTTR Funktion rental deposit 06/25	10,000.00
Local	6/26/2025	Blvisuals Llc	Events & Activation - LTI	RTTR - Body Marbling activation 06/25	9,500.00
Local	6/30/2025	Hub International Midwest Limited	Events & Activation - LTI	HUB International Special events policy 07/25 FY26	9,245.00
Local	6/12/2025	Us Bank National Association	Events & Activation - LTI	Events (LTI): Supplies	7,635.79
Local	6/26/2025	Dania Margaux Grevengoed	Events & Activation - LTI	Dania Grevengoed: Activate Grant Installation 06/2	7,000.00
Local	6/30/2025	Front St LLC	Events & Activation - LTI	1300 Front Ave - Revised 2024 Cam Reconciliation	5,772.07
Local	5/16/2025	Front Street Llc	Events & Activation - LTI	1300 Front St Storage Facility Rent FY25 - June	5,398.74
Local	5/29/2025	General Wood Shop Llc	Events & Activation - LTI	Riverpride Grant (1 of 2) 05/25	5,000.00
Local	6/26/2025	Alex Perez Art	Events & Activation - LTI	Activation grant 06/25	4,375.00
Local	6/20/2025	Front Street Llc	Events & Activation - LTI	1300 Front St Storage Facility Rent FY25 - July	4,311.36

continued on the next page

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

Page 5

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>continued from previous page</i>					
Local	6/26/2025	Downtown Grand Rapids Inc	Events & Activation - LTI	DGRI - RTTR artist installation 06/25	2,500.00
Local	6/30/2025	Elizabeth Rennie-Gardner	Events & Activation - LTI	RTTR print project 07/25 FY25	2,500.00
Local	5/23/2025	Alayah Dudley	Events & Activation - LTI	A. Dudley: summer activation grant 05/25	2,065.24
Local	5/15/2025	Us Bank National Association	Events & Activation - LTI	Events: Supplies	1,436.54
Local	5/15/2025	Us Bank National Association	Events & Activation - LTI	Events: Food & Bev	1,279.91
Local	5/27/2025	Riverbend Body Shop Inc-Clear Image	Events & Activation - LTI	E&A truck repairs 05/25	1,046.80
Local	6/30/2025	Danielle Bradfield	Events & Activation - LTI	Hey Sugar: RTTR 06/25 FY25	975.00
Local	6/30/2025	Us Bank National Association	Events & Activation - LTI	Events: Supplies (LTI)	609.71
Local	5/19/2025	Robert A Broene	Events & Activation - LTI	R. Broene dba SGR Services 05/25	480.00
Local	5/15/2025	Us Bank National Association	Events & Activation - LTI	Events: Local Business Exp.	427.50
Local	6/12/2025	Us Bank National Association	Events & Activation - LTI	Events: Food & Bev	257.94
Local	6/20/2025	City Of Grand Rapids Treasurer	Events & Activation - LTI	DDA Events: Supplies	250.00
Local	6/25/2025	Megan Catcho	Events & Activation - LTI	M. Catcho reimbursement 06/25 - DGRI Employee -	205.00
Local	5/19/2025	Robert A Broene	Events & Activation - LTI	R. Broene dba SGR Services 05/25	120.00
Local	6/30/2025	Us Bank National Association	Events & Activation - LTI	Events: Food & Bev	102.06
Local	6/3/2025	Megan Catcho	Events & Activation - LTI	M. Catcho reimbursement 05/25	70.00
Local	5/15/2025	Us Bank National Association	Events & Activation - LTI	Events: Postage	65.25
Local	5/15/2025	Megan Catcho	Events & Activation - LTI	M. Catcho reimbursement 05/25	60.00
Local	5/23/2025	Megan Catcho	Events & Activation - LTI	M. Catcho reimbursement 05/25	55.00
Local	5/15/2025	Aco Inc	Events & Activation - LTI	Ace Hardware Event Supplies	53.35
Local	5/15/2025	Aco Inc	Events & Activation - LTI	Ace Hardware Event Supplies	41.99
Local	6/5/2025	Megan Catcho	Events & Activation - LTI	M. Catcho reimbursement 05/25	30.00
Local	5/15/2025	Aco Inc	Events & Activation - LTI	Ace Hardware Event Supplies	29.99
Local	5/15/2025	Us Bank National Association	Events & Activation - LTI	Events: Professional Dev.	26.00
Local	6/20/2025	City Of Grand Rapids Treasurer	Events & Activation - LTI	DDA Events: Service	18.00
Local	6/23/2025	City Treasurer - Treasury	Events & Activation - LTI	Refund on fees	(427.00)
					140,016.24
Local	6/30/2025	Rockford Construction Co	Lyon Square Improvements	16077-Lyon Sq from Grand River-Monroe (Rockfor	664,864.07
Local	6/30/2025	Rockford Construction Co	Lyon Square Improvements	16077-Lyon Sq from Grand River-Monroe (Rockfor	278,394.77
Local	6/30/2025	Rockford Construction Co	Lyon Square Improvements	16077-Lyon Square (Rockford)	134,424.38
Local	6/30/2025	Progressive Architecture	Lyon Square Improvements	16077-Lyon Sqaure - Grand River to Monroe	5,856.25
Local	6/30/2025	Materials Testing Consultants	Lyon Square Improvements	19104-Geotechnical & Materials Testing Term (MT	5,610.50
Local	6/30/2025	Progressive Architecture	Lyon Square Improvements	16077-Lyon Sqaure - Grand River to Monroe , 1607	3,948.85
Local	6/30/2025	Materials Testing Consultants	Lyon Square Improvements	19104-Geotechnical & Materials Testing Term (MT	1,523.00
Local	6/30/2025	Materials Testing Consultants	Lyon Square Improvements	19104-Geotechnical & Materials Testing Term (MT	1,474.00
Local	6/30/2025	Materials Testing Consultants	Lyon Square Improvements	19104-Geotechnical & Materials Testing Term (MT	1,156.00
					1,097,251.82
Local	6/30/2025	Progressive Architecture	Public Realm Improvements	22002-Professional Architectural Services (Progres	24,141.45
Local	6/30/2025	Progressive Architecture	Public Realm Improvements	22002-Professional Architectural Services (Progres	14,753.36
Local	6/30/2025	Fishbeck, Thompson, Carr & Huber, In	Public Realm Improvements	22092-Professional & Technical Engineering Servic	10,535.23
Local	6/30/2025	Progressive Architecture	Public Realm Improvements	22002-Professional Architectural Services (Progres	10,021.58
Local	6/30/2025	Progressive Architecture	Public Realm Improvements	22002-Professional Architectural Services (Progres	9,106.41
Local	5/21/2025	Joseph Alan Salamon	Public Realm Improvements	Rainbow Road Repaint 5/23	8,862.59
Local	6/30/2025	Progressive Architecture	Public Realm Improvements	22002-Professional Architectural Services (Progres	4,352.88
Local	6/30/2025	Progressive Architecture	Public Realm Improvements	22002-Professional Architectural Services (Progres	4,351.80
Local	6/30/2025	Fishbeck, Thompson, Carr & Huber, In	Public Realm Improvements	22092-Professional & Technical Engineering Servic	3,911.57
Local	5/16/2025	Fence Consultants Of W Mi Inc	Public Realm Improvements	Fence Consultants - repair services 05/25	3,830.47
Local	6/20/2025	Kerkstra Portable Restroom Service In	Public Realm Improvements	Kerkstra Las Canchas restrooms 06/25	2,835.00
Local	5/29/2025	Uline Inc	Public Realm Improvements	Las Canchas tables & chairs 05/25	2,444.89
Local	6/12/2025	Us Bank National Association	Public Realm Improvements	Public Realm Improvements: Supplies	1,537.09
Local	6/27/2025	Christopher W Long	Public Realm Improvements	Chris Long native plants install 06/25	900.00
Local	5/23/2025	Robert A Broene	Public Realm Improvements	R Broene SGR Services 05/25	575.00
Local	6/30/2025	Franklin B Kendrick	Public Realm Improvements	F. Kendrick: Farmers Market DJ 06/25 FY25	500.00
Local	5/14/2025	Aco Inc	Public Realm Improvements	Ace Hardware Garden Supplies	400.74
Local	5/19/2025	Reb T Roberts	Public Realm Improvements	R. Roberts dba Sanctuary Folk Art 05/25	400.00
Local	5/22/2025	Michael Hubbard	Public Realm Improvements	Birch Tree soil & mulch 05/25	338.00
Local	6/12/2025	Us Bank National Association	Public Realm Improvements	Public Realm Improvements: Fees	300.00
Local	6/30/2025	Us Bank National Association	Public Realm Improvements	Public Realm Improvements: Supplies	283.27

continued on the next page

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

Page 6

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>continued from previous page</i>					
Local	6/5/2025	Alita Kelly	Public Realm Improvements	Alita Kelly dba Jade Rabbit garden invoice 06/25	180.00
Local	5/21/2025	Kerkstra Portable Restroom Service In	Public Realm Improvements	555 Portable Restroom 4/25	180.00
Local	6/20/2025	Alita Kelly	Public Realm Improvements	Alita Kelly dba Jade Rabbit garden invoice 05/25	150.00
Local	6/30/2025	Edgar Omar Arredondo	Public Realm Improvements	AVES Films general photography 05/25	137.00
Local	5/15/2025	Us Bank National Association	Public Realm Improvements	Public Relam Improvements: Subscriptions & Publi	130.00
Local	5/16/2025	Swift Printing & Communications	Public Realm Improvements	Community Garden signage 05/25	125.00
Local	6/30/2025	Lauren Suidgeest	Public Realm Improvements	L. Suidgeest reimbursement 07/25 FY25	104.88
Local	6/30/2025	Us Bank National Association	Public Realm Improvements	Public Realm Improvements: Subscriptions & Publi	100.00
Local	6/12/2025	Us Bank National Association	Public Realm Improvements	Public Realm Improvements: Subscriptions & Publi	80.00
Local	6/30/2025	Us Bank National Association	Public Realm Improvements	Public Realm Improvements: Supplies	56.17
Local	5/15/2025	Aco Inc	Public Realm Improvements	Ace Hardware Garden Supplies	46.32
Local	5/15/2025	Aco Inc	Public Realm Improvements	Ace Hardware Garden Supplies	45.71
Local	5/15/2025	Us Bank National Association	Public Realm Improvements	Public Realm Improvements: Supplies	43.96
Local	5/14/2025	Aco Inc	Public Realm Improvements	Ace Hardware Garden Supplies	29.15
Local	5/15/2025	Aco Inc	Public Realm Improvements	Ace Hardware Garden Supplies	27.43
Local	5/22/2025	Aco Inc	Public Realm Improvements	Ace Hardware Event Supplies	17.53
Local	6/30/2025	Lauren Suidgeest	Public Realm Improvements	L. Suidgeest mileage reimbursement 07/25 FY25	13.16
Local	6/2/2025	City Treasurer - Treasury	Public Realm Improvements	Reimbursement for Dragonfly Project	(17,200.00)
					<u>88,647.64</u>
Local	6/30/2025	Fishbeck, Thompson, Carr & Huber, In	River Edge Improvements	22092-Professional & Technical Engineering Servic	265.00
					<u>265.00</u>
Local	6/27/2025	Moore Iacofano Goltsman, Inc.	River Governance	MIG: Grand River Public Art Plan consultant 06/25	15,242.00
Local	6/27/2025	Moore Iacofano Goltsman, Inc.	River Governance	MIG: Grand River Public Art Plan consultant 06/25	3,882.95
Local	5/15/2025	Us Bank National Association	River Governance	Public Art Plan: Service	2,310.00
Local	5/15/2025	Us Bank National Association	River Governance	Public Art Plan: Food & Bev	273.41
Local	5/15/2025	Us Bank National Association	River Governance	Public Art Plan: Local Business Exp.	96.75
Local	6/30/2025	Us Bank National Association	River Governance	Public Art Plan: Food & Bev	93.43
Local	5/15/2025	Us Bank National Association	River Governance	Public Art Plan: Supplies	40.12
Local	6/12/2025	Us Bank National Association	River Governance	Public Art Plan: Food & Bev	16.25
					<u>21,954.91</u>
Local	6/30/2025	City Treasurer - Fleet	Streetscape Improvements	DGRI FY25 fuel and non-pool billing	11,611.33
Local	6/25/2025	Hotsy Equipment Company	Streetscape Improvements	Hotsy Equipment install 06/25	10,950.00
Local	5/21/2025	Landscape Forms Inc	Streetscape Improvements	Landscape Forms G3 streetscape improvements 06/25	10,100.00
Local	5/21/2025	Landscape Forms Inc	Streetscape Improvements	Landscape Forms G3 streetscape improvements 06/25	9,070.00
Local	5/16/2025	Grand Rapids Nehemiah Project-Build	Streetscape Improvements	Building Bridges - monthly contract services 05/25	4,914.00
Local	5/23/2025	Newco Design Build Llc	Streetscape Improvements	Parklet repairs & installation 05/25	4,850.00
Local	5/16/2025	Csf, Inc.	Streetscape Improvements	CSF, Inc - platform installation 05/25	3,725.00
Local	5/31/2025	City Treasurer - Public Services	Streetscape Improvements	DGRI Monthly Trash Disposal May 2025	2,740.20
Local	6/30/2025	City Treasurer - Public Services	Streetscape Improvements	DGRI Monthly Trash Disposal Jun 2025	2,726.20
Local	5/1/2025	City Treasurer - Public Services	Streetscape Improvements	DGRI Monthly Trash Disposal Apr 2025	2,298.72
Local	6/30/2025	Kristian Craig	Streetscape Improvements	Downtown Dog Park repairs 06/25 FY25	1,349.00
Local	5/16/2025	Bush Concrete Products Inc	Streetscape Improvements	Downtown Barrier moving 05/25	875.00
Local	5/29/2025	Newco Design Build Llc	Streetscape Improvements	Replacement service at Market St. Dog Park 05/25	580.00
Local	6/20/2025	Bush Concrete Products Inc	Streetscape Improvements	Bush Concrete - barrier moving 06/25	525.00
Local	5/20/2025	Katerberg Co., Inc	Streetscape Improvements	Grapids - servicing 05/25	476.00
Local	6/20/2025	Impact Melanoma Inc	Streetscape Improvements	Impact Melanoma sunscreen dispensers 06/25	453.80
Local	5/20/2025	Katerberg Co., Inc	Streetscape Improvements	Grapids - servicing 05/25	332.00
Local	6/23/2025	Katerberg Co., Inc	Streetscape Improvements	Grapids - servicing 05/25	332.00
Local	5/20/2025	Katerberg Co., Inc	Streetscape Improvements	Grapids - servicing 05/25	332.00
Local	5/20/2025	Katerberg Co., Inc	Streetscape Improvements	Grapids - servicing 05/25	332.00
Local	5/20/2025	Katerberg Co., Inc	Streetscape Improvements	Grapids - servicing 05/25	332.00
Local	5/20/2025	Katerberg Co., Inc	Streetscape Improvements	Grapids - servicing 05/25	332.00
Local	5/20/2025	Katerberg Co., Inc	Streetscape Improvements	Grapids - servicing 05/25	332.00
Local	5/20/2025	Katerberg Co., Inc	Streetscape Improvements	Grapids - servicing 05/25	332.00
Local	5/20/2025	Katerberg Co., Inc	Streetscape Improvements	Grapids - servicing 05/25	332.00
Local	5/20/2025	Katerberg Co., Inc	Streetscape Improvements	Grapids - servicing 05/25	332.00
Local	5/20/2025	Katerberg Co., Inc	Streetscape Improvements	Grapids - servicing 05/25	332.00
Local	6/20/2025	Bazen Electric	Streetscape Improvements	Bazen services 06/25	226.00
Local	5/21/2025	Uline Inc	Streetscape Improvements	Parking stops 4/25	194.89

continued on the next page

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

Page 7

Source	Date	Vendor	Purpose / Project	Description	Amount
continued from previous page					
Local	6/11/2025	Bazen Electric	Streetscape Improvements	Bazen services 06/25	175.00
Local	6/12/2025	Us Bank National Association	Streetscape Improvements	Streetscape Improvements: Fees	150.00
Local	6/26/2025	Thomas Jack Tilma	Streetscape Improvements	Installation - cycling infrastructure 06/25	136.00
Local	5/21/2025	Mydatt Service Inc	Streetscape Improvements	Mydatt Block by Block services 05/25	109.98
Local	5/21/2025	Mydatt Service Inc	Streetscape Improvements	Mydatt Block by Block services 05/25	66.77
					72,286.89
Local	6/9/2025	Kerkstra Portable Restroom Service In	Urban Recreation Improvements	555 Portable Restroom 4/25	180.00
Local	6/26/2025	Kerkstra Portable Restroom Service In	Urban Recreation Improvements	555 Portable Restroom 4/25	180.00
Local	6/9/2025	City Of Gr Treasurer Water Bills	Urban Recreation Improvements	Utilities - 36 S Division	171.30
Local	6/30/2025	City Of Grand Rapids Treasurer	Urban Recreation Improvements	Utilities - 40 S Division	107.21
					638.51
Local	6/30/2025	Universal Sign, Inc.	Wayfinding System Improvements	Wayfinding signage 006/25 FY25	69,749.00
Local	5/21/2025	Universal Sign, Inc.	Wayfinding System Improvements	Wayfinding Signage 4/25	54,744.00
Local	5/29/2025	Progressive Architecture	Wayfinding System Improvements	Progressive AE DT Wayfinding Professional Service	2,012.75
Local	5/21/2025	Universal Sign, Inc.	Wayfinding System Improvements	Wayfinding Signage 4/25	1,510.00
Local	5/29/2025	Universal Sign, Inc.	Wayfinding System Improvements	Wayfinding sign repairs 05/25	714.00
Local	5/20/2025	Rlr Associates, Inc.	Wayfinding System Improvements	RLR: Skywalk Signage 05/25	600.00
Local	5/19/2025	Progressive Architecture	Wayfinding System Improvements	Progressive AE wayfinding 05/25	258.75
					129,588.50
Non-Tax	6/10/2025	Curious Form Llc	DGRI Event Production	RTTR art installation (1 of 2) 05/25	10,000.00
Non-Tax	6/30/2025	Grand Valley State University	DGRI Event Production	GVSU: WoW 2025 Impact report 06/25 FY25	10,000.00
Non-Tax	6/11/2025	Oeno Gallery Inc	DGRI Event Production	Oeno Gallery: sculpture 06/25	10,000.00
Non-Tax	6/26/2025	Patty Matters	DGRI Event Production	Gather GR Night Market sponsorship 06/25	10,000.00
Non-Tax	6/11/2025	General Wood Shop Llc	DGRI Event Production	Riverpride Grant (2 of 2) 05/25	5,000.00
Non-Tax	6/3/2025	Valerie Wahna	DGRI Event Production	Snail re-paint & prep and Kinetic Boxes 05/25	4,900.00
Non-Tax	6/3/2025	Valerie Wahna	DGRI Event Production	Snail re-paint & prep and Kinetic Boxes 05/25	3,100.00
Non-Tax	6/30/2025	City Treasurer - Mobile Gr	DGRI Event Production	Meter reservation 16353	3,000.00
Non-Tax	6/12/2025	Us Bank National Association	DGRI Event Production	Kim VanDriel Pcard 06/25	2,309.44
Non-Tax	6/26/2025	Robert A Broene	DGRI Event Production	Graffiti removal and shield services 06/25	1,850.00
Non-Tax	6/11/2025	Amnestie Lillian-Tate Verduin	DGRI Event Production	175th Birthday Celebration at Rosa Parks	1,800.00
Non-Tax	6/12/2025	Grand Rapids Event Management Llc	DGRI Event Production	Event Management training - May 06/25	1,800.00
Non-Tax	6/30/2025	Us Bank National Association	DGRI Event Production	K. Vandriel Pcard 07/25	1,391.99
Non-Tax	6/11/2025	Grand Rapids Running Tours	DGRI Event Production	Legacies & Legends walking tours 06/25	375.00
Non-Tax	6/26/2025	Robert A Broene	DGRI Event Production	GVSU Downtown Campus Mural	330.00
					65,856.43
Non-Tax	6/30/2025	James Forrest Hughes	Downtown Workforce	Relax at Rosa 2025 season 07/25 FY25	4,813.33
Non-Tax	6/30/2025	Artists Creating Together	Downtown Workforce	Creative cube//Mobile Studio RTTR 05/25 FY25	3,000.00
Non-Tax	5/23/2025	Elisabeth Pixley-Fink	Downtown Workforce	Elisabeth Pixley-Fink: Relax at Rosa performance 0	2,000.00
Non-Tax	6/4/2025	Micah Jordan Middaugh	Downtown Workforce	Relax at Rosa performance 05/25	2,000.00
Non-Tax	5/29/2025	Molly Bouwsma Schultz	Downtown Workforce	M. Bouwsma Schultz: Relax at Rosa performance 0	2,000.00
Non-Tax	6/11/2025	Alex Passanesi	Downtown Workforce	Relax at Rosa performance 07/25 FY25	1,800.00
Non-Tax	6/20/2025	Chris Bota	Downtown Workforce	Chris Bota Relax at Rosa 06/25	1,600.00
Non-Tax	6/12/2025	Us Bank National Association	Downtown Workforce	Kim VanDriel Pcard 06/25	874.95
Non-Tax	6/30/2025	Steven Leaf	Downtown Workforce	Relax at Rosa performance	750.00
Non-Tax	6/30/2025	Aaron Wayne Otto	Downtown Workforce	Relax at Rosa performance 07/25 FY25	400.00
Non-Tax	6/27/2025	Swift Printing & Communications	Downtown Workforce	Swift printing - Relax at Rosa palmcards	134.04
Non-Tax	6/30/2025	Us Bank National Association	Downtown Workforce	K. Vandriel Pcard 07/25	20.59
					19,392.91
Non-Tax	5/16/2025	Fulton Street Farmers Market	Heartside Quality of Life Implementatio	Fulton Food Recovery Program 05/25	5,000.00
					5,000.00
Non-Tax	5/29/2025	Alita Kelly	Neighborhood Engagement	Jade Rabbit garden	7,100.00
Non-Tax	5/14/2025	Alita Kelly	Neighborhood Engagement	Jade Rabbit garden	6,050.00
Non-Tax	6/30/2025	Alita Kelly	Neighborhood Engagement	Jade Rabbit community garden 06/25	2,650.00
Non-Tax	6/5/2025	Alita Kelly	Neighborhood Engagement	Jade Rabbit garden	460.00
					16,260.00

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STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Source

Page 8

Source	Date	Vendor	Purpose / Project	Description	Amount
<i>continued from previous page</i>					
Non-Tax	6/27/2025	Porous Pave, Inc	Project & Fixed Asset Maint	Porous Pave: tree plantings 06/25	10,550.00
Non-Tax	6/30/2025	Porous Pave, Inc	Project & Fixed Asset Maint	Porous Pave: tree plantings 07/25 FY25	8,500.00
Non-Tax	6/26/2025	Katerberg Co., Inc	Project & Fixed Asset Maint	Grapids Irrigation - servicing 06/25	2,031.37
Non-Tax	6/26/2025	Katerberg Co., Inc	Project & Fixed Asset Maint	Grapids Irrigation - servicing 06/25	1,354.40
Non-Tax	6/30/2025	Overhead Door Co Of Grand Rapids A	Project & Fixed Asset Maint	Overhead Door Co 07/25 FY25	315.00
Non-Tax	6/11/2025	Katerberg Co., Inc	Project & Fixed Asset Maint	Grapids - servicing 05/25	301.18
Non-Tax	6/30/2025	Geotech Inc	Project & Fixed Asset Maint	Geotech: camera troubleshooting 06/25 FY25	259.75
Non-Tax	6/11/2025	Newco Design Build Llc	Project & Fixed Asset Maint	Blox Towing from 555 06/25	242.81
Non-Tax	6/11/2025	Katerberg Co., Inc	Project & Fixed Asset Maint	Grapids - servicing 05/25	205.92
Non-Tax	6/30/2025	Presidio Holdings Inc	Project & Fixed Asset Maint	Blue Bridge security field service 06/25 FY25	140.00
Non-Tax	6/30/2025	Aco Inc	Project & Fixed Asset Maint	ACO Ace Hardware supplies 06/25 FY25	19.52
Non-Tax	6/11/2025	Katerberg Co., Inc	Project & Fixed Asset Maint	Grapids - servicing 05/25	12.48
Non-Tax	6/26/2025	Aco Inc	Project & Fixed Asset Maint	ACO Ace Hardware - Ambassador supplies 06/25	9.99
Non-Tax	6/11/2025	Katerberg Co., Inc	Project & Fixed Asset Maint	Grapids - servicing 05/25	6.24
					23,948.66
Non-Tax	5/15/2025	Brianna Garrett	Public Space Activation	B. Garrett - Pop up performer 05/25	225.00
Non-Tax	5/15/2025	Anthony P Lubenow	Public Space Activation	A. Lubenow - Pop up performer 05/25	200.00
Non-Tax	6/20/2025	Anthony P Lubenow	Public Space Activation	A. Lubenow - Pop up performer 06/25	200.00
Non-Tax	6/26/2025	Anthony P Lubenow	Public Space Activation	A. Lubenow - Pop up performer 06/25	200.00
Non-Tax	5/16/2025	David E Fioritto	Public Space Activation	D. Fioritto dba Phoenix 432 - Pop up performer 05/25	200.00
Non-Tax	6/30/2025	Denise Laraque	Public Space Activation	D. Laraque: PUP 06/25 FY25	200.00
Non-Tax	5/29/2025	Jamie Vanderzwaag/Acro	Public Space Activation	J. VanderZwaag: PUP 04/25	200.00
Non-Tax	5/19/2025	Jared Higgins	Public Space Activation	J. Higgins - Pop up performer 04/25	200.00
Non-Tax	5/22/2025	Jared Higgins	Public Space Activation	J. Higgins 05/25	200.00
Non-Tax	5/21/2025	Katelynn J Fonger	Public Space Activation	K. Fonger: PuP 04/25 FY25	200.00
Non-Tax	6/6/2025	Katelynn J Fonger	Public Space Activation	K. Fonger: PuP 05/25 FY25	200.00
Non-Tax	5/19/2025	Patrick Robert Schmidt	Public Space Activation	P. Schmidt pup 05/25	200.00
Non-Tax	5/23/2025	Patrick Robert Schmidt	Public Space Activation	P. Schmidt: PUP 05/25	200.00
Non-Tax	5/29/2025	Jamie Vanderzwaag/Acro	Public Space Activation	J. VanderZwaag: PUP 05/25	150.00
Non-Tax	6/6/2025	Cecilia Hascher	Public Space Activation	C. Hascher: PUP 05/25	100.00
Non-Tax	6/26/2025	Jay McBride	Public Space Activation	J. McBride - PUP 06/25	100.00
Non-Tax	6/30/2025	Katelynn J Fonger	Public Space Activation	K. Fonger: PuP 07/25 FY25	100.00
Non-Tax	6/27/2025	Nicholas James Thomasma, Llc	Public Space Activation	N. Thomasma 06/25	100.00
Non-Tax	6/30/2025	Pierre Schumann	Public Space Activation	P. Schumann: PUP 06/25 FY25	100.00
Non-Tax	6/30/2025	Sydney Law	Public Space Activation	S. Law PUP 06/25 FY25	100.00
Non-Tax	6/30/2025	City Of Grand Rapids Treasurer	Public Space Activation	Utilities - 300 Monroe Ave-RECP at Mich/Ottawa	86.48
Non-Tax	5/23/2025	Jay McBride	Public Space Activation	J. McBride: PUP 05/25	50.00
Non-Tax	6/18/2025	Downtown Grand Rapids Inc	Public Space Activation	Billing credit for J Tettamanti APOGEE Installation	(63.00)
					3,448.48
Non-Tax	6/30/2025	Us Bank National Association	River Economic Opportunity Initiative	T. Kelly Pcard 07/25	660.00
Non-Tax	6/30/2025	Us Bank National Association	River Economic Opportunity Initiative	T. Kelly Pcard 07/25	33.92
					693.92
Non-Tax	6/30/2025	City Treasurer - Parks & Rec	Rosa Parks Circle Skating Operations	Rosa Parks Ice Rink Reimbursement	35,000.00
					35,000.00
Non-Tax	6/27/2025	Consumers Energy-01	Winter Ave NW Building	Utilities - 351 Winter Ave	89.00
Non-Tax	6/30/2025	Consumers Energy	Winter Ave NW Building	1030 2027 1245 25/02 Winter Building	54.43
Non-Tax	5/28/2025	Dte Energy	Winter Ave NW Building	Utilities - 351 Winter Ave	20.05
					163.48

Prepared 8/25/2025

TOTAL EXPENDITURES \$ 4,329,979.27

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: September 10, 2025

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

Agenda Item #04
September 10, 2025
DDA Meeting

SUBJECT: 125 Ottawa Brownfield Agreement

125 Ottawa LLC (Owner) is proposing to redevelop the existing office and retail building at 125 Ottawa Avenue by converting the existing office space on Floors 2-4 into thirty-six (36) residential apartments (the “**Project**”). The Project will consist of a mix of one-bedroom (ranging from approximately 500-700 square feet per unit) and two-bedroom (around 1,100 square feet) units. Total capital investment is estimated to be approximately \$11.4 million.

As part of the project financing, the Developer is seeking to utilize the new Housing TIF program and intends to offer eight (8) of the new residential units to income qualified households earning 60% Area Median Income (AMI) or less with the remaining units at 120% or less AMI. These new residential rentals will address the anticipated demand by 2027 for 1,573 units for tenants at 81%-120% of AMI and 1,710 units for tenants at 51%-80% of AMI, as identified by the [Grand Rapids/Kent County Housing Needs Assessment](#).

To support the renovation, the Owner is seeking a Neighborhood Enterprise Zone designation and up to \$4.6 million in reimbursement for Brownfield Redevelopment eligible activities. As outlined in the attached resolution, because the DDA is in first position to receive tax increment it is requested they agree to “pass-through” their capture to the BRA to allow for maximum reimbursement and make the project feasible. As proposed the DDA would retain 10 percent of the annual increment generated from the project over the life of the Brownfield Plan (estimated at 28 years).

While the structure of the of the BRA Agreement will result in forgone revenue to the DDA, without this Agreement the project would be unable to move forward. Further, the benefits brought by this project are incredibly important to the overall goals of Downtown. For starters, the addition of new housing units, and especially the addition of income restricted units, is a much-needed outcome as the entire City and County look to increase housing supply. Additionally, the transition of 50,000 square feet of underutilized commercial office space to housing units will bring new activation to the Central Business District and a historic building via new residents.

Considering these benefits, staff are recommending approval of the attached resolution. Following DDA approval, the owner will then present to the City's Brownfield Redevelopment Authority, and then to the City Commission who will schedule a public hearing. Pending those approvals, construction is expected to begin in the late fall of 2025 and is estimated to be completed by late 2026.

Recommendation: Approve the Resolution authorizing the Assignment of Tax Increment Revenues to the City of Grand Rapids Brownfield Redevelopment Authority to support renovations to 125 Ottawa Avenue.





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**CITY OF GRAND RAPIDS
DOWNTOWN DEVELOPMENT AUTHORITY**

**RESOLUTION AUTHORIZING AN AGREEMENT TO FOREGO
TAX INCREMENT REVENUES WITH THE CITY OF GRAND
RAPIDS BROWNFIELD REDEVELOPMENT AUTHORITY
RELATED TO 125 OTTAWA II, LLC BROWNFIELD PLAN**

Boardmember _____, supported by Boardmember _____, moved 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”) pursuant to the Downtown Development Authority Act, Act 197 of the Public Acts of Michigan of 1975, as amended (“Act 197”), since consolidated as part of the Recodified Tax Increment Financing Act, Act 57 of 2018, as amended (“Act 57”)(together the “Acts”); and

WHEREAS, the DDA has, pursuant to the Acts, established a Tax Increment Financing and Development Plan as from time to time amended (the “Plan”) for the implementation of development activities within Grand Rapids Development Area No. 1 (the “Development Area”); and

WHEREAS, the Plan provides, in part, that it is the purpose of the DDA to support the development of property in the Development Area by entering into development agreements with private parties and reimbursing said private parties the costs of public facilities as defined in Act 57, related to the development of such property from tax increment revenues, also as defined in Act 57, realized from the development of such property and available to the DDA for reimbursement; and

WHEREAS, in order to implement said provisions of the Plan, the DDA has adopted a Development Support Policy approved by the DDA Board on January 11, 2006, and amended by the DDA Board on October 13, 2010 (the “Policy”); and

WHEREAS, the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended previously, and as specifically amended by Act 90 of 2023 (together, “Act 381”), authorizes the City of Grand Rapids Brownfield Redevelopment Authority (the “BRA”) to enter into agreements with taxing jurisdictions established under Act 57 (such as the DDA) and the governing bodies of municipalities to share a portion of the taxes captured from an eligible property under Act 381 only if such taxing jurisdictions (here, the DDA) agree to forego or transfer their tax capture for an eligible property only for a period of time not to exceed the duration of the plan for that eligible property; and

WHEREAS, 125 Ottawa II, LLC (the “Developer”) owns and is proposing to redevelop the existing office and retail building at 125 Ottawa Avenue, Grand Rapids, Michigan (the “Property”); and

WHEREAS, the Developer anticipates investing \$11,400,000 in the Project and will undertake the conversion of the existing office space on Floors 2-4 into thirty-six (36) residential apartments and will consist of a mix of one-bedroom (ranging from approximately 500-700 square feet per unit) and two-bedroom (around 1,100 square feet) units (the “Project”); and

WHEREAS, as part of the Project, Developer intends to offer eight (8) of the new residential units (22%) to income qualified households earning 60% Area Median Income (AMI) or less with the remaining units at 120% or less of the AMI; and

WHEREAS, the Property is located within the DDA Development Area and shall also be the subject of a City of Grand Rapids Brownfield Redevelopment Authority Brownfield Plan for the Project, which will be considered by both the Authority and the City Commission following a public hearing; and

WHEREAS, the Project will involve interior demolition activities and “housing development activities” which are now eligible activities under recent amendments to Act 381; and

WHEREAS, in order for the Project to benefit from recent amendments to Act 381, the BRA is requesting that the DDA forego a portion of its capture in order for it to qualify for capture by the BRA; and

WHEREAS, in accordance with the Acts, the Plan and the Policy, as modified for the Project by this resolution, the DDA wishes to cooperate with the BRA by agreeing to forego 90% of its projected TIF capture related to this Property, thereby allowing the BRA to enter into a development and reimbursement agreement with Developer; and

WHEREAS, the DDA shall retain 10% of its TIF capture related to the Property; and

WHEREAS, the Project will generate economic growth in the DDA District, as well as much needed housing and residential space in the heart of the City.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the DDA hereby agrees, contingent upon all Brownfield Plan approvals, to forego 90% of its TIF capture, and retain 10% of the TIF revenue generated over 30 years, related to the Property, so that the BRA may capture the TIF for development and reimbursement purposes.

2. This approval and consent by the DDA also constitutes evidence of the neighborhood and community support for the Neighborhood Enterprise Zone incentive Developer seeks.

3. That the DDA Executive Director is authorized to negotiate the terms of, and enter into a TIF Sharing Agreement with the BRA, consistent with the terms herein, and, if warranted, to renegotiate such terms if the actual Project deviates substantially from the estimations, description, or timeline represented to date relating to the Project.

4. That the DDA Executive Director is authorized and directed to execute the documents necessary to implement this approval for and on behalf of the DDA.

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

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: September 10, 2025

Recording Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Recording Secretary of the City of Grand Rapids 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 10, 2025, and that public notice of said meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: September 10, 2025

Recording Secretary

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: September 10, 2025

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

Agenda Item #05
September 10, 2025
DDA Meeting

SUBJECT: 443 Sheldon Avenue Brownfield Agreement

443 Sheldon Avenue, LLC. (Developer) is planning to develop a 0.2 acre vacant site on the corner of Sheldon Avenue SE and Logan Street SE, east of Division Avenue. The site is currently owned by the City of Grand Rapids Land Bank Authority. Total investment is estimated at \$5.4 million and will deliver a new 17,750 square foot residential building with 26 apartment units and a surface parking lot with 13 spaces. Once complete it will continue the ongoing investment in the Division Avenue corridor and join the recently completed Wealthy & Sheldon Apartments and The Southgate Senior Living development.

The 26 apartments proposed in the project will include four (4) studios, 19 one-bedroom units, and three (3) two-bedroom units. Of the 26 apartments, 20 are currently anticipated to be rented at rates affordable to households earning at or below 120% of the Area Median Income (AMI) with the remaining six (6) units (20%) anticipated to be income restricted at 60 percent AMI.

To support the renovation, the Developer is seeking up to \$3.8 million in reimbursement from the City of Grand Rapids Brownfield Redevelopment Authority (BRA) for eligible activities. As outlined in the attached resolution, because the DDA is in first position to receive tax increment revenue it is requested they agree to “pass-through” their capture to the BRA to allow for maximum reimbursement and make the project feasible. As proposed the DDA would retain 25 percent of increment generated from the project over 25 years.

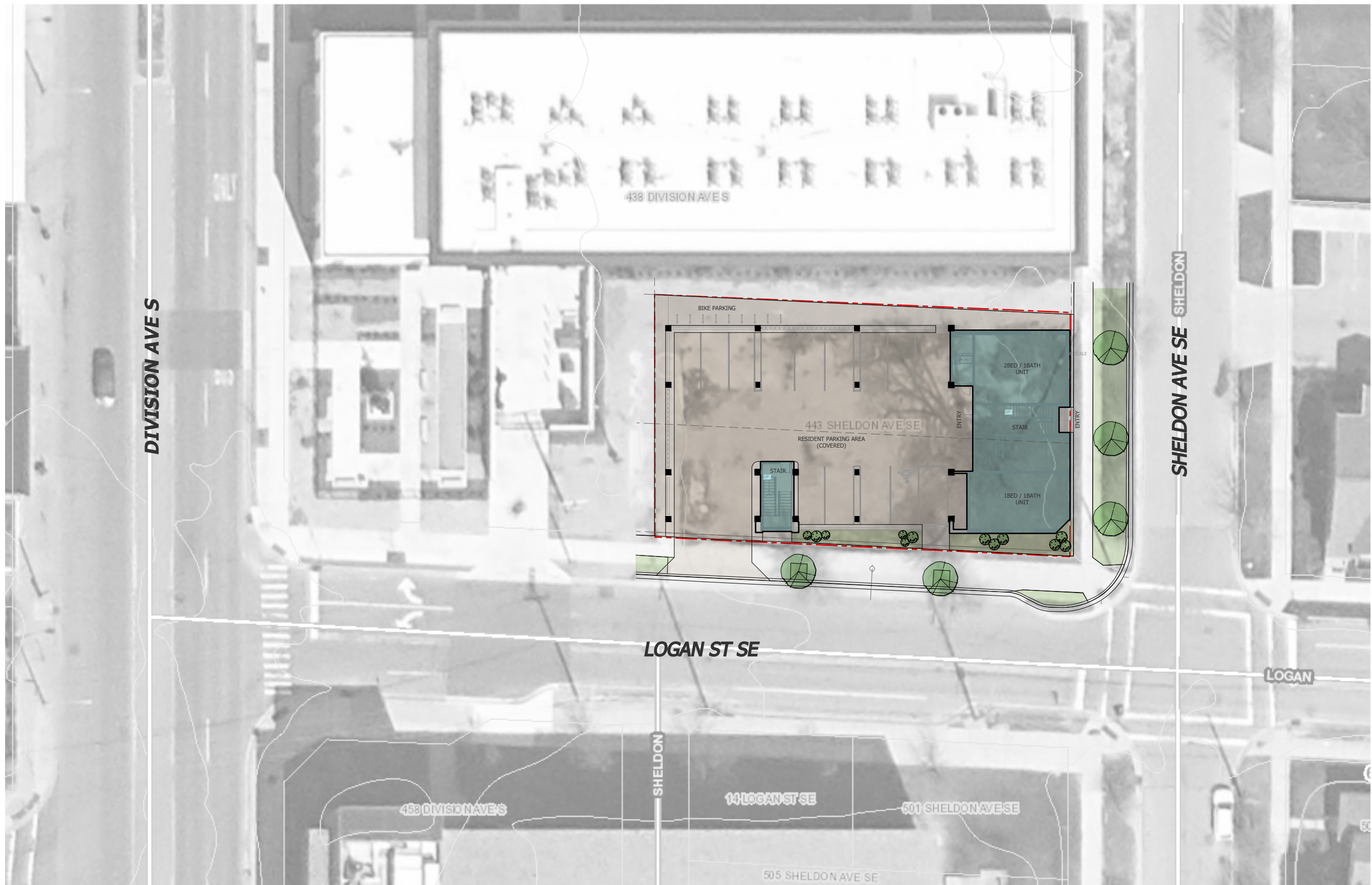
While the Agreement with the Brownfield will result in forgone revenue for the DDA, the benefits brought by this project are important to the overall goals of Downtown. For starters, the addition of new housing units, and especially the addition of income restricted units, is a much-needed outcome as the entire City and County look to increase housing supply. Additionally, the transition of a long vacant lot will bring new activation to the Division Avenue corridor via new residents.

Considering these benefits, staff are recommending approval of the attached resolution. The Developer has received approval from the BRA, and contingent upon approval the City Commission will hold a public hearing on September 23, 2025.

Recommendation: Approve the Resolution authorizing the Assignment of Tax Increment Revenues to the City of Grand Rapids Brownfield Redevelopment Authority to support renovations to 443 Sheldon Avenue SE.

443 Sheldon Ave SE





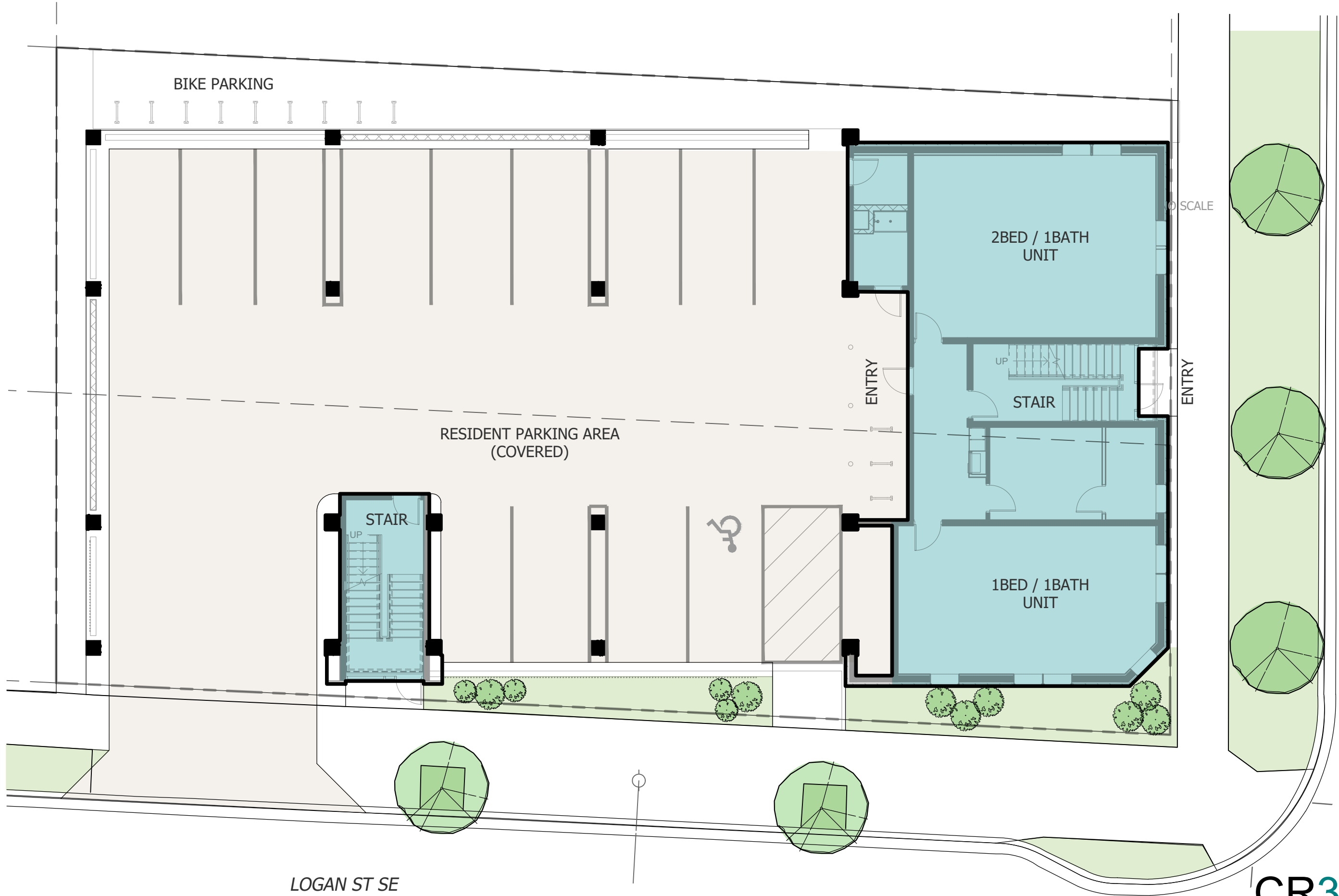
SITE / LOCATION PLAN

RESIDENTIAL APARTMENTS - 443 SHELTON SE - GRAND RAPIDS, MI

CR3ATE
ARCHITECTURE

07/30/25
#25-0503





LOGAN ST SE

SITE / GROUND FLOOR PLAN

RESIDENTIAL APARTMENTS - 443 SHELDON SE - GRAND RAPIDS, MI

CR3ATE
ARCHITECTURE

07/30/25
#25-0503



STREET CORNER PERSPECTIVE

RESIDENTIAL APARTMENTS - 443 SHELDON SE - GRAND RAPIDS, MI

CR3ATE
ARCHITECTURE

07/30/25
#25-0503

**CITY OF GRAND RAPIDS
DOWNTOWN DEVELOPMENT AUTHORITY**

**RESOLUTION AUTHORIZING AN AGREEMENT TO FOREGO
TAX INCREMENT REVENUES WITH THE CITY OF GRAND
RAPIDS BROWNFIELD REDEVELOPMENT AUTHORITY
RELATED TO 443 SHELDON BROWNFIELD PLAN**

Boardmember _____, supported by Boardmember _____, moved 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”) pursuant to the Downtown Development Authority Act, Act 197 of the Public Acts of Michigan of 1975, as amended (“Act 197”), since consolidated as part of the Recodified Tax Increment Financing Act, Act 57 of 2018, as amended (“Act 57”)(together the “Acts”); and

WHEREAS, the DDA has, pursuant to the Acts, established a Tax Increment Financing and Development Plan as from time to time amended (the “Plan”) for the implementation of development activities within Grand Rapids Development Area No. 1 (the “Development Area”); and

WHEREAS, the Plan provides, in part, that it is the purpose of the DDA to support the development of property in the Development Area by entering into development agreements with private parties and reimbursing said private parties the costs of public facilities as defined in Act 57, related to the development of such property from tax increment revenues, also as defined in Act 57, realized from the development of such property and available to the DDA for reimbursement; and

WHEREAS, in order to implement said provisions of the Plan, the DDA has adopted a Development Support Policy approved by the DDA Board on January 11, 2006, and amended by the DDA Board on October 13, 2010 (the “Policy”); and

WHEREAS, the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended previously, and as specifically amended by Act 90 of 2023 (together, “Act 381”), authorizes the City of Grand Rapids Brownfield Redevelopment Authority (the “BRA”) to enter into agreements with taxing jurisdictions established under Act 57 (such as the DDA) and the governing bodies of municipalities to share a portion of the taxes captured from an eligible property under Act 381 only if such taxing jurisdictions (here, the DDA) agree to forego or transfer their tax capture for an eligible property only for a period of time not to exceed the duration of the plan for that eligible property; and

WHEREAS, 443 Sheldon (the “Developer”) is proposing to develop the property located just east of Division Avenue in Downtown Grand Rapids, which is an existing vacant lot that was turned over to foreclosure in 2021 and has been owned by the State Land Bank Authority and City of Grand Rapids Land Bank Authority (GRLBA) since that time (the “Property”); Developer is in the process of acquiring the Property and has an option to purchase agreement with the GRLBA; and

WHEREAS, the project includes the construction of a new, approximately 17,750 square foot, residential building with 26 apartments and a surface parking lot with approximately 13 spaces, which will include electric vehicle charging stations; the building is anticipated to be all electric and solar ready at project completion (the “Project”); and

WHEREAS, the 26 apartments within the Project will include four (4) studios, 19 one-bedroom units, and three (3) two-bedroom units, of which, 20 are currently anticipated to be rented at rates affordable to households earning at or below 120 percent of the Area Median

Income (AMI) with the remaining six (6) units (20%) anticipated to be income restricted at 60 percent AMI and subject to annual income monitoring requirements for a period of 25 years, which coincides with the term of developer reimbursement; and

WHEREAS, total Project development costs are estimated to be approximately \$5.4 million with \$4.8 million in hard construction costs and eligible activities costs are estimated at \$3,839,462; and

WHEREAS, the Property is located within the DDA Development Area and shall also be the subject of a City of Grand Rapids Brownfield Redevelopment Authority Brownfield Plan for the Project, considered by the BRA on August 27, 2025, and to be considered by the City Commission for approval following a public hearing and

WHEREAS, the Project will involve interior demolition activities and “housing development activities” which are now eligible activities under recent amendments to Act 381; and

WHEREAS, in order for the Project to benefit from recent amendments to Act 381, the BRA is requesting that the DDA forego a portion of its capture in order for it to qualify for capture by the BRA; and

WHEREAS, in accordance with the Acts, the Plan and the Policy, as modified for the Project by this resolution, the DDA wishes to cooperate with the BRA by agreeing to forego 75% of its projected TIF capture related to this Property, thereby allowing the BRA to enter into a development and reimbursement agreement with Developer; and

WHEREAS, the DDA shall retain 25% of its TIF capture related to the Property; and

WHEREAS, the Project will generate economic growth in the DDA District, as well as much needed housing and residential space in the heart of the City.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the DDA hereby agrees, contingent upon all Brownfield Plan approvals, to forego 75% of its TIF capture, and retain 25% of the TIF revenue generated over 30 years, related to the Property, so that the BRA may capture the TIF for development and reimbursement purposes.

2. This approval and consent by the DDA also constitutes evidence of the neighborhood and community support for the Neighborhood Enterprise Zone incentive Developer seeks.

3. That the DDA Executive Director is authorized to negotiate the terms of, and enter into a TIF Sharing Agreement with the BRA, consistent with the terms herein, and, if warranted, to renegotiate such terms if the actual Project deviates substantially from the estimations, description, or timeline represented to date relating to the Project.

4. That the DDA Executive Director is authorized and directed to execute the documents necessary to implement this approval for and on behalf of the DDA.

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

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: September 10, 2025

Recording Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Recording Secretary of the City of Grand Rapids 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 10, 2025, and that public notice of said meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: September 10, 2025

Recording Secretary

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: September 10, 2025
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: DDA Liquor License: 107 – 111 Division Ave. S.

**Agenda Item #06
September 10, 2025
DDA Meeting**

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.

GR GameBar, LLC is requesting DDA Board consent to the issuance of a Development District liquor license for their location at 107 - 111 Division Ave. S Grand Rapids, MI. GR GameBar, LLC is looking to open a bar and restaurant concept in this location. They will be making significant investments in the building that will include renovation of the kitchen, bar equipment, bathrooms and lighting.

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 GR GameBar, LLC located at 107 – 111 Division Ave. S., Grand Rapids, MI 49503.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: September 10, 2025
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: DDA Liquor License: 115 – 117 Division Ave. S.

**Agenda Item #07
September 10, 2025
DDA Meeting**

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.

Elite District, LLC is requesting DDA Board consent to the issuance of a Development District liquor license for their location at 115 - 117 Division Ave. S Grand Rapids, MI. GR Elite District, LLC is looking to open a bar and restaurant concept in this location. They will be making significant investments in the business including new equipment, fixtures, leasehold improvements and other renovations.

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 Elite District, LLC located at 115 – 117 Division Ave. S., Grand Rapids, MI 49503.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: September 10, 2025
TO: Downtown Development Authority
FROM: Melvin Eledge Jr., Director of Operations
SUBJECT: Wayfinding Kiosk Digitization

**Agenda Item #08
September 10, 2025
DDA Meeting**

In 2015 the GR Forward plan laid out, among other priorities, the improvement of the navigation and wayfinding system throughout Downtown Grand Rapids. In June 2020 DGRI took its first steps towards realizing this goal with the hiring of Progressive AE and RLR to design a wayfinding system that:

- Focuses more on enhancing pedestrian experience.
- Appeals to a broader segment of Downtown pedestrians using inclusive design principles.
- Creates opportunities to upgrade to 21st century wayfinding strategies such as interactive kiosks and mobile applications.
- Allows for easier maintenance and updating.
- Aligns and integrates the on-street and skywalk wayfinding systems.

Work toward achieving this goal was furthered in November 2022 when Universal Sign Systems was brought onboard to fabricate and install new wayfinding signage. Since that time Phases A: Skywalk, B: Center City, C: Parking and D: Outer Core have concluded while Phases E + F: Kiosks & Welcome Signs are finishing implementation.

Now that much of the physical signage has been deployed throughout Downtown the project will begin focusing on completing the next goal identified as part of the wayfinding project: introducing interactive + digital elements into the public realm.

To complete this work staff is recommending working with Blue Water, a local digital sign company, to convert the 6 previously installed static kiosks to interactive digital displays. The contract will cover hardware, materials, installation and a 4-year service contract, 1-year replacement warranty.

Recommendation: Authorize DDA funding for an amount not to exceed \$68,834.64 for the conversion of 6 static kiosks into interactive digital kiosks.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: September 5, 2025

TO: Downtown Development Authority

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

SUBJECT: Disability Advocates of Kent County FY26 Funding Request

Agenda Item #09
September 10, 2025
DDA Meeting

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 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 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 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, advanced best practices for inclusive social and cultural events, and continued to build the Downtown Accessibility Navigator database. *Sample pages of the Downtown Accessibility Navigator are included with this memo for reference.*

In FY26 DAKC proposes to continue the collaboration with DGRI as follows:

- As an 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 \$50,000. The work will be performed by DAKC staff. This funding was anticipated in the FY26 budget under the Goal 3 Accessibility and Mobility Repairs line item.

Recommendation: Authorize funding in an amount not-to-exceed \$50,000 for Disability Advocates of Kent County FY26 accessibility services.



Proposed Statement of Work FY2025–2026

Disability Advocates of Kent County will continue as Downtown Grand Rapids Inc.'s retained accessibility consultant, advancing inclusive design across downtown's built and cultural environments. In FY26, the focus will be on maintaining essential accessibility reviews and consultations while strategically upgrading the growing library of Access Navigator documents with added transit connections, neighborhood indicators, adjacent businesses and the development of a prototype embeddable search tool.

1. Built Environment (Estimated 30%)

- Provide accessibility consultation on select new-build and rehabilitation projects within the DDA boundaries.
- Ensure new projects incorporate universal design principles that extend beyond ADA compliance.

2. Cultural Environment (Estimated 20%)

- Consult with event organizers to integrate accessibility best practices (ArtPrize, World of Winter, and others as feasible).
- Provide accessibility reviews and mobility/parking/wayfinding support for select downtown events.

3. Reducing Uncertainty Through Experience-Based Accessibility Narratives (Estimated 30%)

Maintain and update the existing library of experience-focused accessibility narratives of downtown venues, with priority given to:

- Gaps in venue documentation
- Adding nearby transit connections
- Including neighborhood indicators
- Linking adjacent businesses and parking structures

4. Shared Tools & Innovation (Estimated 20%)

- Develop and launch a **prototype embeddable search tool** to host existing accessibility reviews and guides.
- Pilot integration with partner websites and prepare framework for future community access.
- Provide recommendations for scaling the tool to neighborhoods beyond downtown in later years.

Downtown Accessibility Navigator

Government Center Ramp

300 Monroe Avenue NW, Grand Rapids, Michigan 49503.

The parking lot is a gated public parking ramp. There are two driveway entrances and exits along Monroe Avenue NW, and a driveway entrance and exit along Ottawa Avenue NW.

The Main Entrance on Monroe has push button activated powered swinging double doors. There are two Stairwell Towers on the Vandenberg "Calder" Plaza, on the roof of the parking ramp. These are along Ottawa Avenue, and do not have elevators or power doors. The upper landings of the stairs in these towers are very narrow in front of the doors.

The best way to get to the parking ramp from the surrounding sidewalks is by the Main Entrance along Monroe Avenue, near the crosswalk in front of the DeVos Performance Hall. The driveways along Monroe Avenue have gate arms and have a significant slope leading down into the first level of the parking ramp and cannot be used as an accessible route between the sidewalks and the parking ramp. The Ottawa driveway is very steep, and can be dangerous to move along.

The Parking Ramp can also be accessed from the Grand Rapids City Hall. The accessible entrance inside the City Hall to the parking ramp can be hard to find, as



Downtown Accessibility Navigator

there are several other entrances that have stairs. The best route to the parking ramp through City Hall is by going down the south corridor out of the Lobby. You will come across a power double door, and beyond is the parking ramp with an access ramp leading down to the first level and the designated accessible parking space area of the ramp by the gate ticket booth.

The Main Entrance on Monroe is between the upper and ground levels. There is a large landing with a ramp system that leads down to the ground level, and up to the upper level of the parking ramp. There are landings present along both lengths of the slope. On the ground level, there is another ramp leading down to the lower level of the ramp. These ramps are the only accessible route between the upper, ground, and lower levels of the parking ramp.

Vehicles are able to access the different levels of the parking ramp by steep ramps near the north and south ends of the structure. These ramps are very long and cannot be considered an accessible route. Vehicles also move very quickly along the slopes.

There is a bank of designated accessible parking spaces with adjacent access aisles near the SW driveway entrance, near the gate ticket booth on the ground floor, and near the ramp entrance to City Hall. There are van accessible parking spaces available. There are also designated accessible parking spaces present on the lower and upper level of the garage, near the Main Entrance ramp system in the SW corner of the facility. The lower-level designated accessible parking spaces may be difficult to use, as some have support pillars occupying the adjacent access aisles.

The parking ramp is lit by overhead lighting. The parking stripping is well maintained. The parking spaces are standard perpendicular and diagonal spaces. There are EV charging stations present on the upper level of the ramp, near the Ottawa Avenue entrance, and in the lower level of the NW corner of the ramp.

The parking ramp is primarily underground, with the VandenBerg “Calder” Plaza on the roof of the ramp. The upper level is open to the outside along Monroe. While mechanically ventilated, this sometimes means that fumes may become pronounced on the ground and lower levels during events and similar high traffic times.

Downtown Accessibility Navigator

Gerald R. Ford Presidential Museum

303 Pearl Street NW, Grand Rapids, Michigan

The parking lot is a gated surface lot and surrounded by landscaping. There is a driveway entrance and exit along Pearl Street, at an intersection with a traffic light.

The best way to get to the parking lot from the surrounding sidewalks is by the intersection of Pearl Street and Front Avenue, where the driveway entrance and exit is located. The intersection has diagonal style curb ramps. There is a sidewalk along the driveway leading to The Gerald R. Ford Presidential Museum.

There are 6 designated accessible parking spaces available with an adjacent access aisle. Van accessible spaces are not indicated, but all the designated accessible parking spaces have the dimensions to qualify as van accessible. The two closest parking spaces do not have signage indicating them as accessible, and only have a decal on the pavement. The route from the designated accessible parking spaces is marked with pavement stripping. The curbs are flush with the pavement between the accessible parking and the entrance to the museum.



There is a sculpture patio just outside the museum's main entrance. There is bench seating surrounding the patio in landscaping with no companion spaces. The patio is large enough to accommodate assistive devices. Ah-Nab-Awen Park is adjacent to the Museum, and paved sidewalks connect the two.

Downtown Accessibility Navigator

Entrances.

The main entrance to the facility is covered with a large vestibule. There are push button activated powered swinging double doors on both the exterior doors and the interior doors of the vestibule. The buttons are located on handrails flanking the doors and are mounted low.



Inside.

The admission ticket window has a lowered counter. There is a gift shop next to the ticket window with lowered service counters.

There are men's and women's multi-user style restrooms available by the gift shop in a corridor. There are ambulatory style stalls present. There is bench seating available in the corridor.

The lobby has high ceilings with large windows facing Ah-Nab-Awen Park. There is an elevator providing access to the second floor, adjacent to a grand staircase.

There is an auditorium present just off the lobby. There is designated accessible seating with companion seating present. The stage can be accessed by a long shallow ramp that stretches from the back row to stage left.

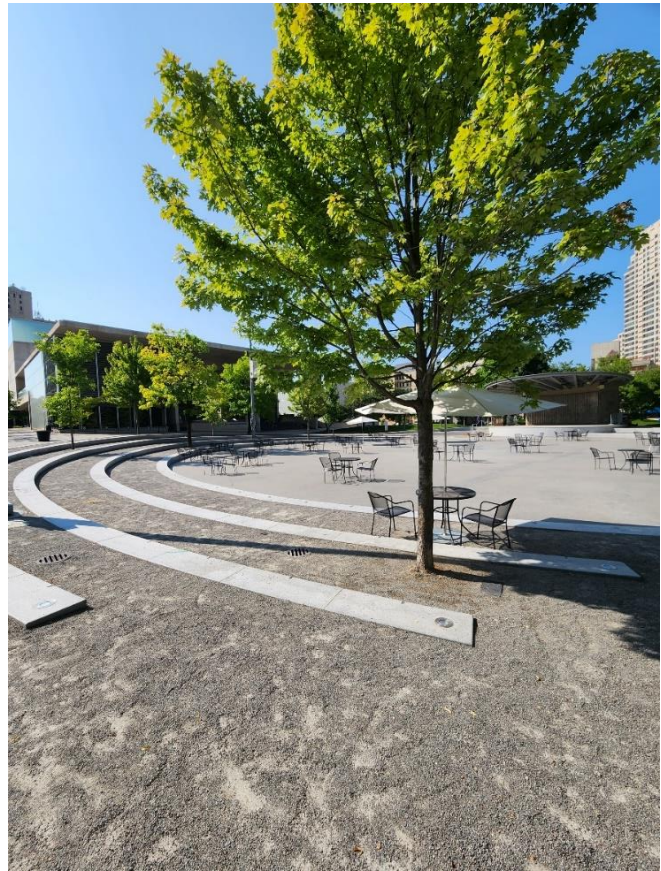
The second floor houses the museum exhibits. There are unisex family style restrooms available on this level, a short distance from the grand staircase.

Downtown Accessibility Navigator

Rosa Parks Circle

135 Monroe Center St. NW, Grand Rapids, Michigan 49503

The park occupies a block corner in the center of Downtown Grand Rapids. The park is located in front of the entrance to the Grand Rapids Art Museum. The property is dedicated to Rosa Louise Parks, with a large bronze statue standing at the corner of Monroe Avenue and Monroe Center Street. The main attraction is the Amphitheater, a large circular plaza composed of concentric ramps in front of an elevated covered stage. The ramps provide access onto the stage. Paved paths wind outward from the amphitheater, snaking around berms to the surrounding sidewalks of the block.



There are metered on-street parking spaces available along the north side of Monroe Center Street on the north side of the block. There is additional metered on-street parking along the north side of Louis Street on the south side of the block. There are no designated accessible on-street parking spaces near the park property.

There is an intersection at the southwest corner of the park, with painted brick crosswalks, curb ramps and detectible warning plates. There are perpendicular style curb ramps. The detectible warning plates do not directly face the curb ramps on the other side of the street.

There is a mid-block crosswalk on the north side of the property. The crosswalk is a faintly contrasting brick, across a brick paved street. There are perpendicular style curb ramps. Only the curb ramp on the park side of the crossing has detectible warning.

Downtown Accessibility Navigator

There are no audible cues for crossing the street at this intersection. The curb ramp and detectible warning plates directly face the other curb ramp across the street.

There is an intersection at the northwest corner of the park, with painted brick crosswalks, curb ramps, and detectible warning plates. The intersection is a hub for three streets: Monroe Avenue, Monroe Center, and Pearl Street. There are diagonal style curb ramps. There are no audible cues for crossing the street at this intersection. The detectible warning plates curve to follow the curb, and only partially face the other curb ramp across the street.

There is a men's and women's multi-user restroom building near the Amphitheater. There are designated accessible stalls present.

There is bench seating available along the paths winding around the property. There is also seasonal table with chair seating in the Amphitheater. During the winter season, the tables are removed to make way for an ice rink in front of the stage.



Downtown Vitals Report

Published September 2025



DOWNTOWN
GRAND RAPIDS INC.

Return to the River Festival attendees in August



NEW BUSINESSES

+2

in August
+13 businesses this year so far

STOREFRONT VACANCY

22%

in August
-17 businesses this year so far

OFFICE VACANCY

10.4%

in Q2
vs. 10.1% this time last year

OFFICE BASE RENT

\$22.52/sqft

in Q2
vs. \$23.05 this time last year

HOUSING OCCUPANCY

+1%

vs. last quarter
+1% vs. this time last year

HOTEL OCCUPANCY

-2%

vs. last month (June)
+12% vs. this time last year

VISITOR ACTIVITY

+7%

vs. last month
-5% vs. this time last year

DAILY EMPLOYEE POPULATION

-8%

vs. last month
+2% vs. this time last year

RESIDENT ACTIVITY

-5%

vs. last month
-10% vs. this time last year

DASH CIRCULATOR RIDERSHIP

+4%

vs. last month (June)
+21% vs. this time last year

DASH WORK RIDERSHIP

+17%

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

CURRENT ACTIVE INVESTMENT

\$475M

Storefront Business Openings | Updated August 2025

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

The Cottage
Coworking Space - March

Kawa Sushi
Restaurant - April

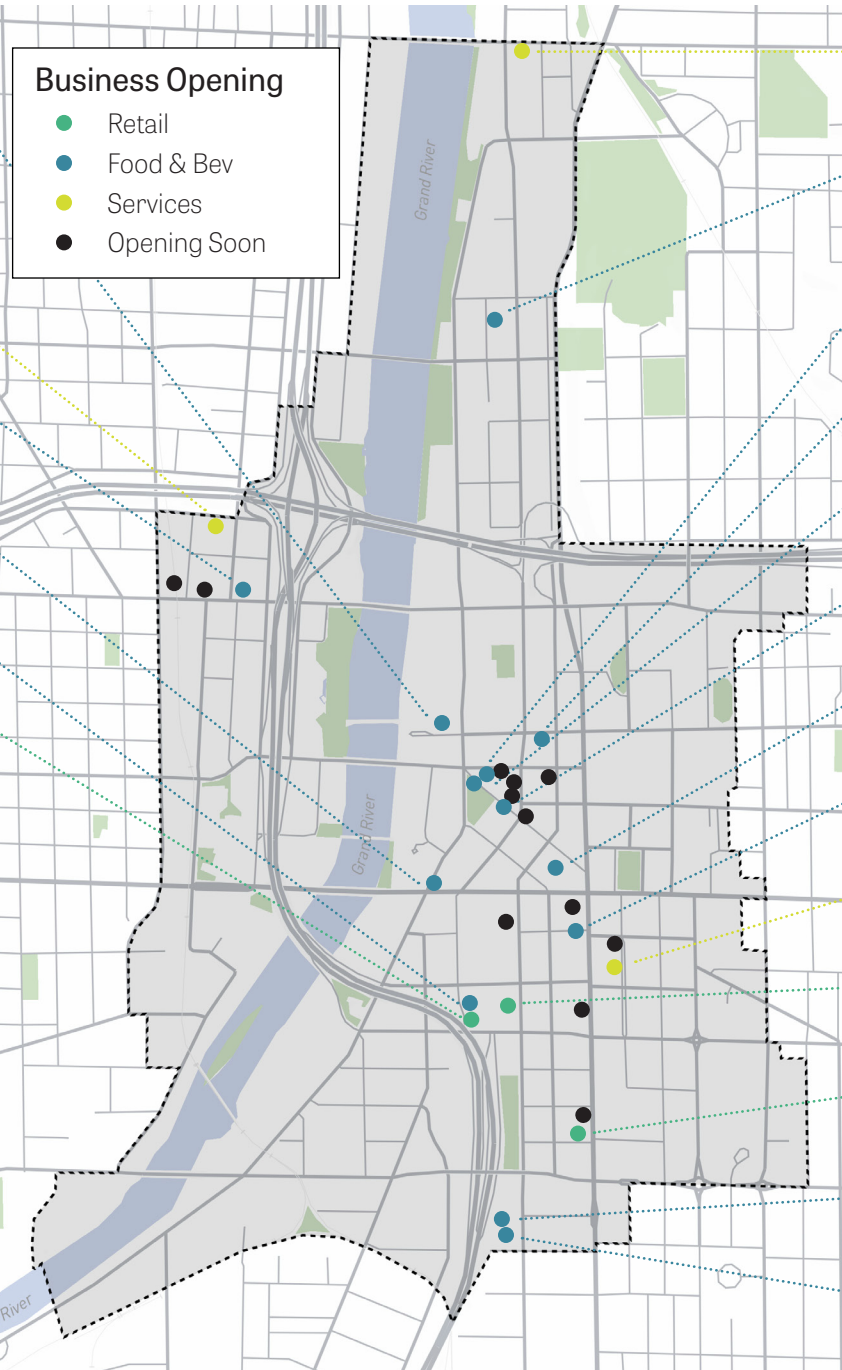
Ashton inside the BOB
Bar - March

Vel Sushi and Pho
Restaurant - May

Earthly Refillery
Soft Goods Retail - August

DDA Retail Innovation Grant

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



Midwest Movement Co. expansion
Fitness Studio - April

SILVA
Restaurant - February

Poke Toki
QSR - January

Morning Ritual
Café - June

Twisted Tap Distillery
Bar & Tasting Room - April

Le Macaron became **Sugar Bar**
Food Retail & Beverages - February

Garden District
Restaurant - February

OTONO Café inside OTONO
Café - March

Ladies Literary Club reopened
Community Space & Café - August

Niksi
Soft Goods Retail - February

NIDO - The Urban Nest*
Soft Goods Retail & Event Space - March

Pinktail Poke became **Rudy's Sub Shop**
QSR - February

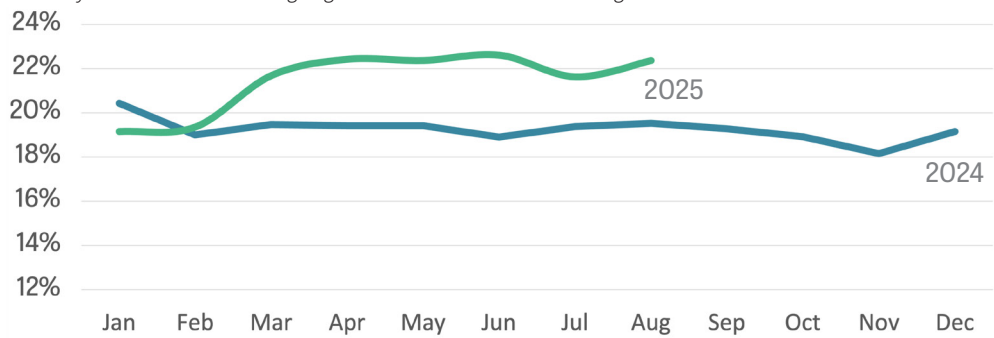
Go Vegan GR
Restaurant - May



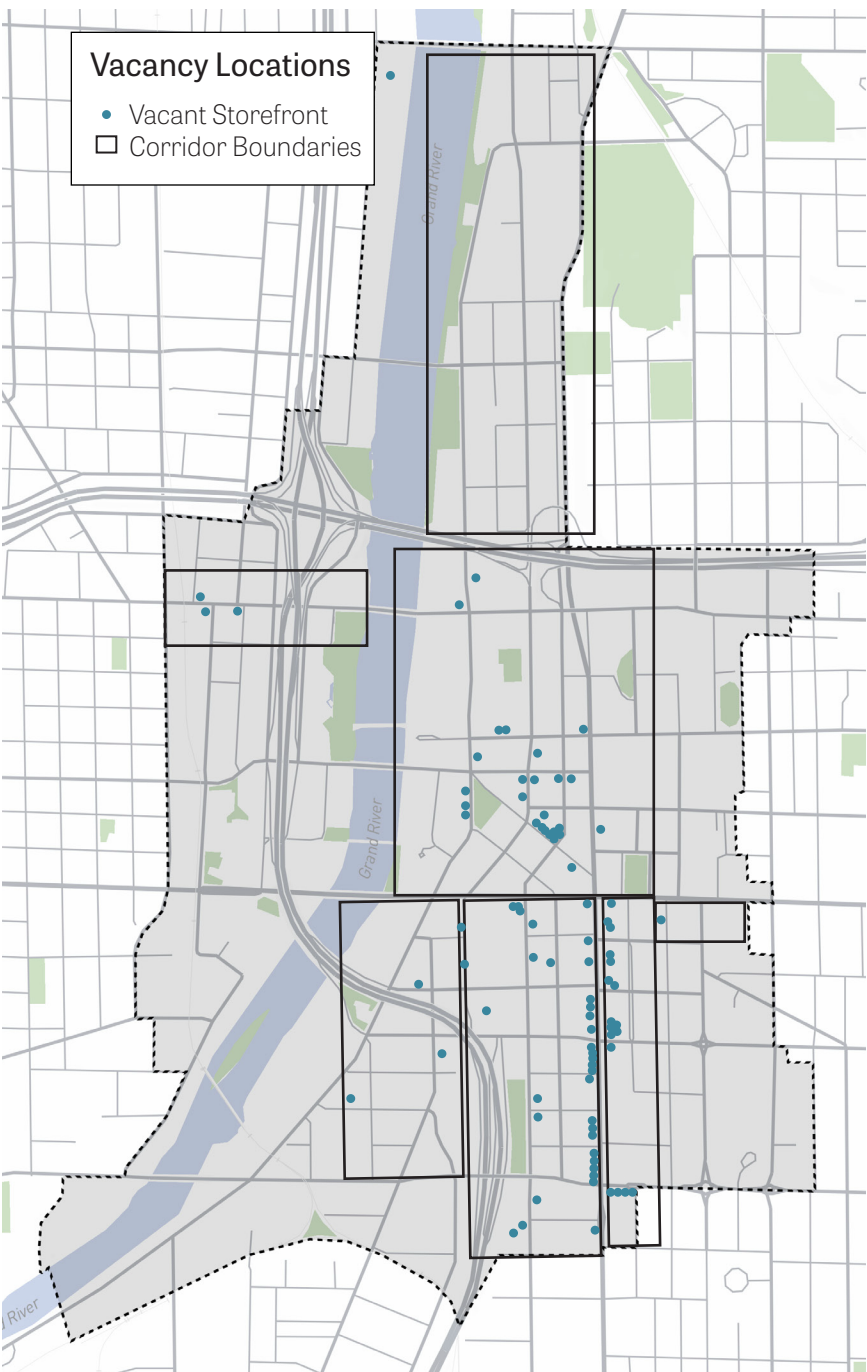
17 storefront businesses closed
in Downtown in 2025 so far
71% Food & Bev - 12% Retail - 18% Services

Storefront vacancy was 22% in August 2025

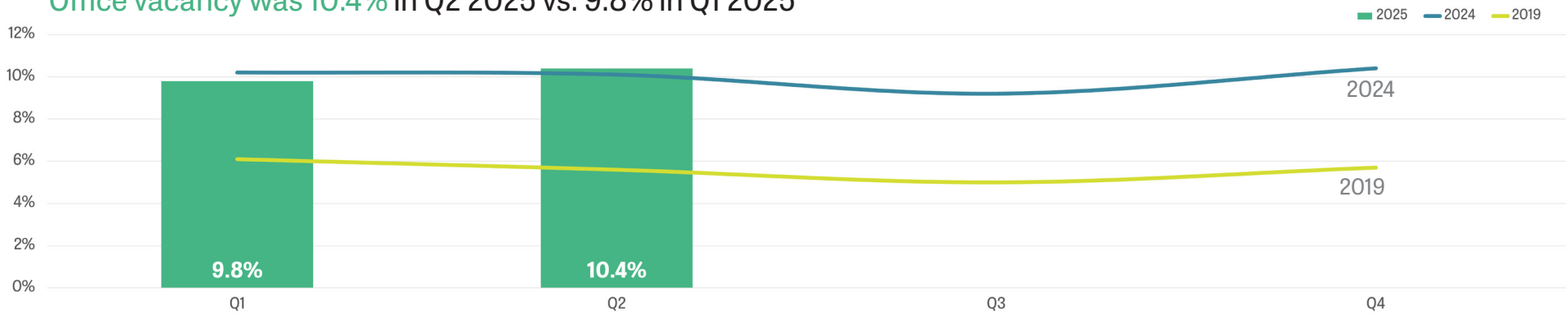
y-axis truncated to highlight month-over-month changes



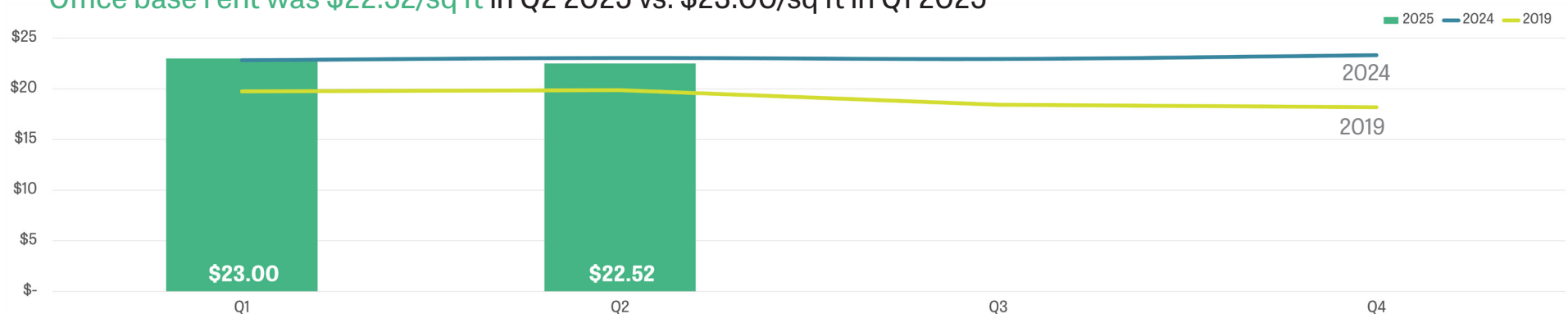
	Storefronts	Vacancies	Vacancy %
Bridge Street	25	3	12%
Center City	127	26	20%
Monroe Center ¹	54 ¹	10 ¹	19% ¹
Fulton & Jefferson	21	1	5%
Heartside: Division	102	42	41%
Heartside: Ionia	73	15	21%
Heartside: C. Chavez	13	3	23%
Monroe North	29	0	0%
Other	17	1	6%
DISTRICT TOTALS:	407	91	22%



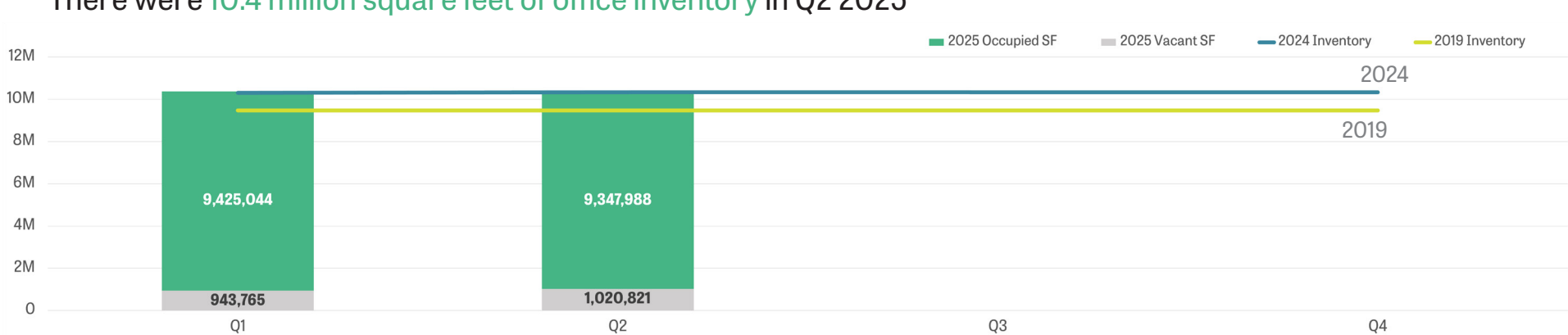
Office vacancy was 10.4% in Q2 2025 vs. 9.8% in Q1 2025



Office base rent was \$22.52/sq ft in Q2 2025 vs. \$23.00/sq ft in Q1 2025

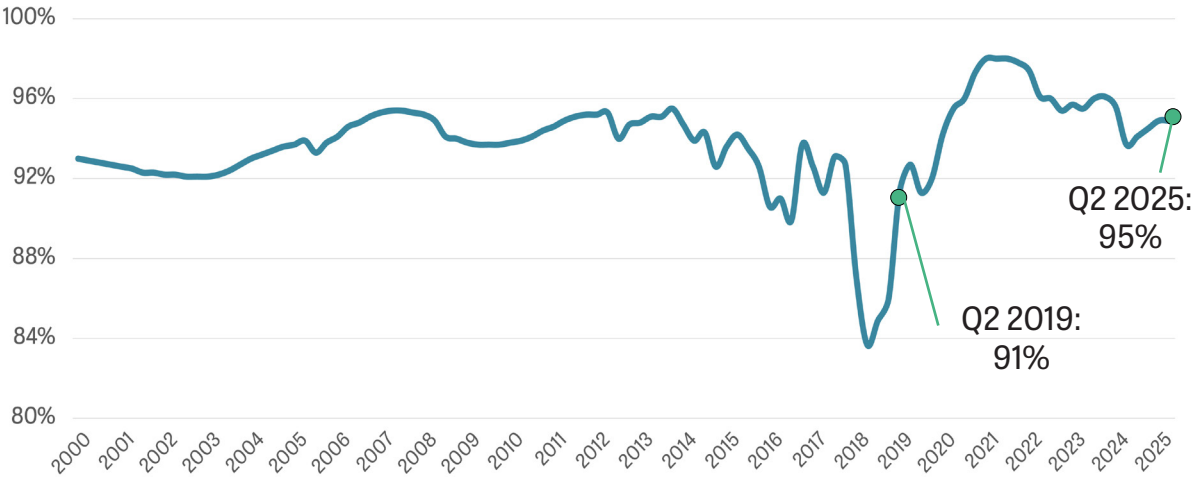


There were 10.4 million square feet of office inventory in Q2 2025



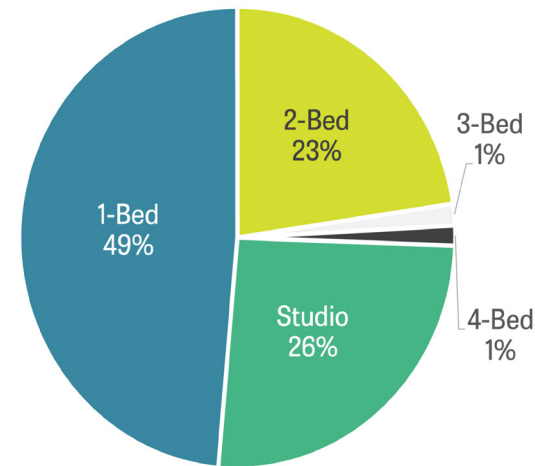
Housing occupancy increased +4% vs. Q2 2019; +1% vs. Q1 2025

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



Source: CoStar

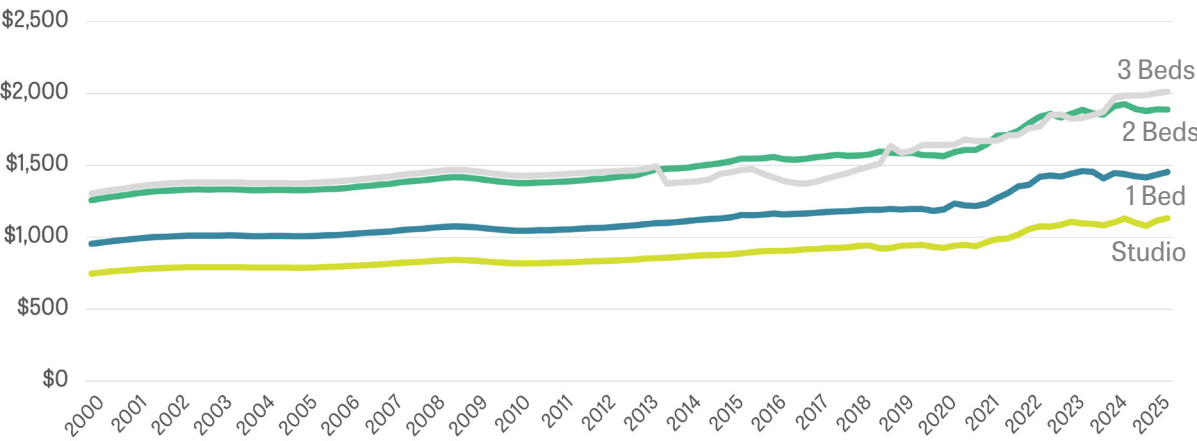
Distribution of Units by # of Rooms



Source: Downtown Grand Rapids Inc.

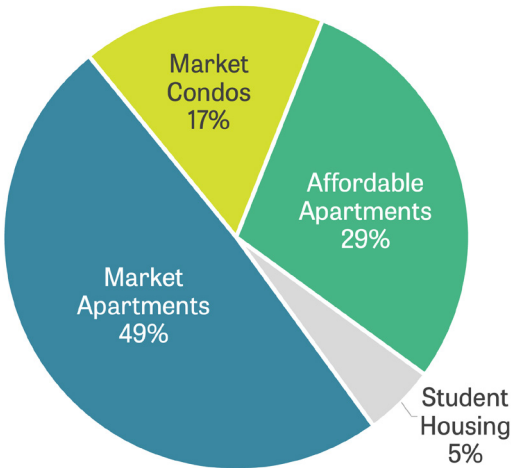
There are **175** units currently under construction and **1,945** in the planning & development pipeline

Average asking rent per unit increased +9% vs. Q2 2019; +1% vs. Q1 2025



Source: CoStar

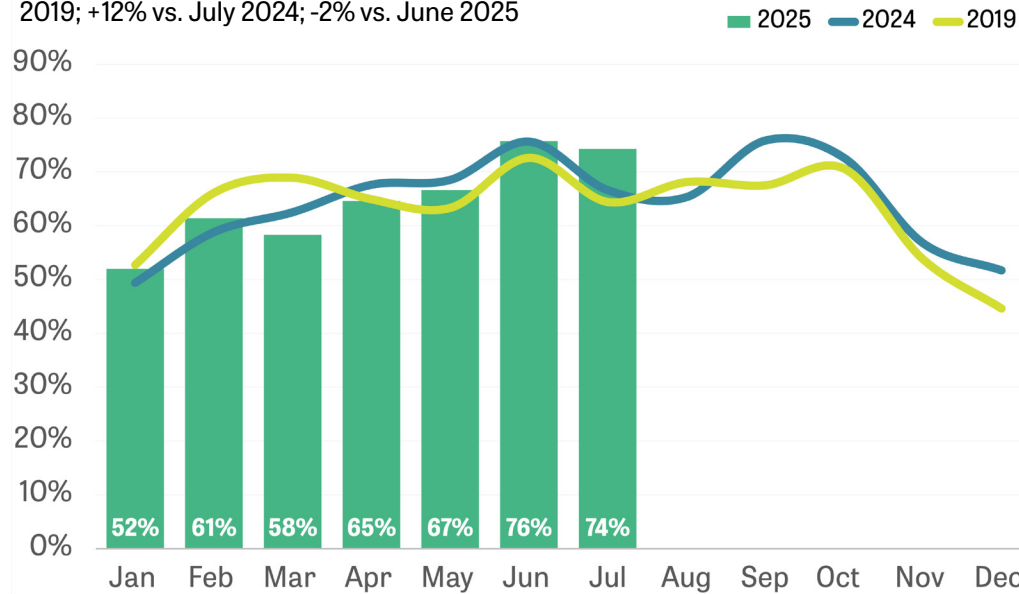
Distribution of Units by Rate Type



Source: Downtown Grand Rapids Inc.

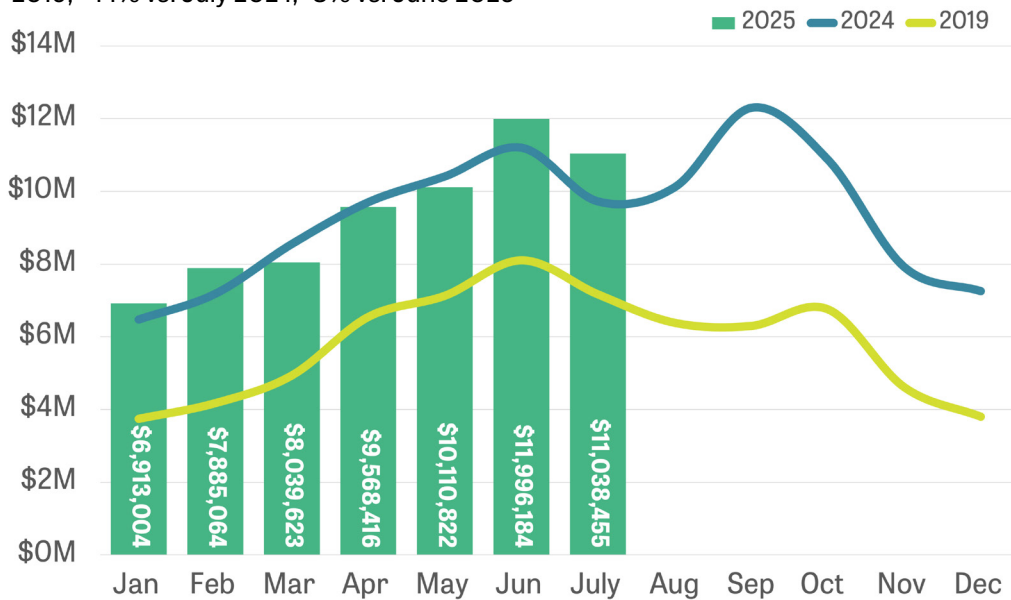
Hotel Occupancy | Updated July 2025

Hotel occupancy increased +15% in July 2025 vs. July 2019; +12% vs. July 2024; -2% vs. June 2025

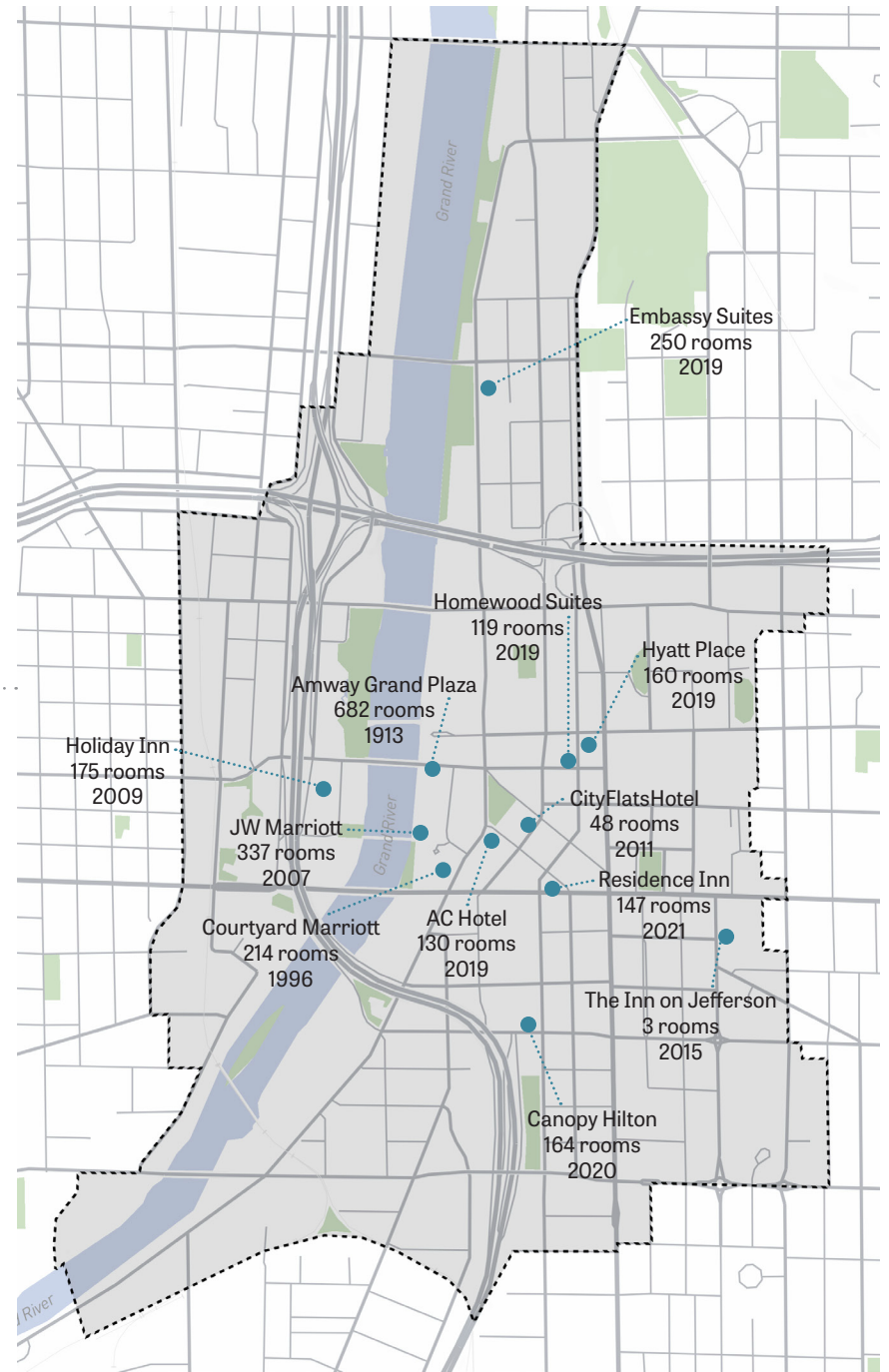


Source: CoStar

Hotel revenue increased +54% in July 2025 vs. July 2019; +14% vs. July 2024; -8% vs. June 2025

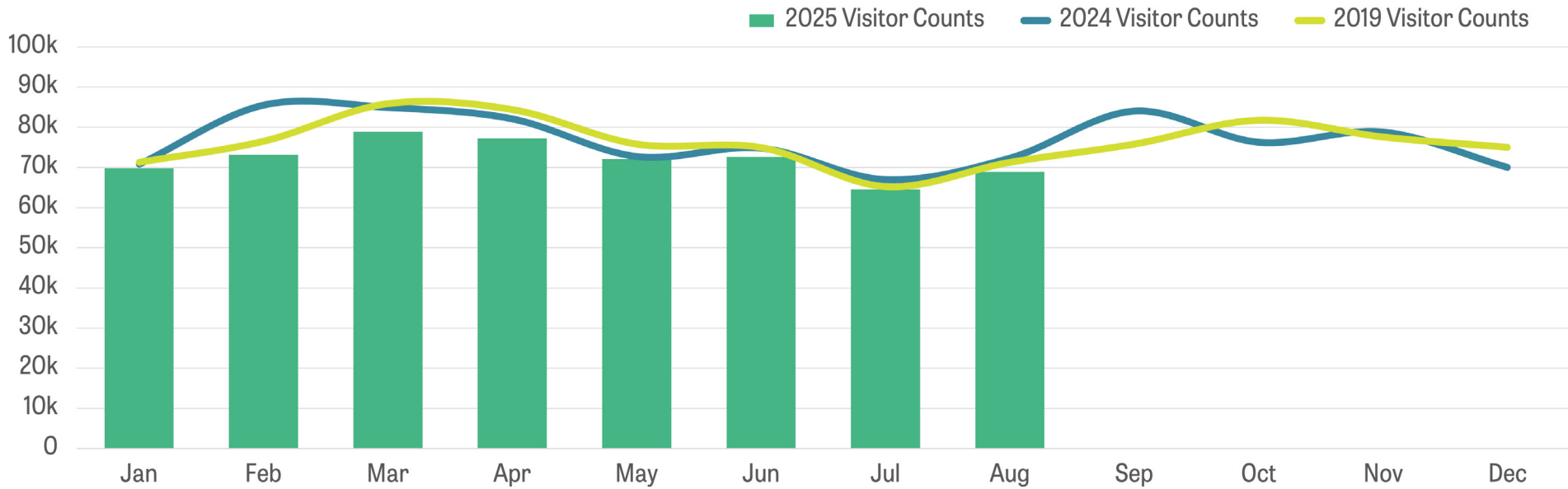


Source: CoStar

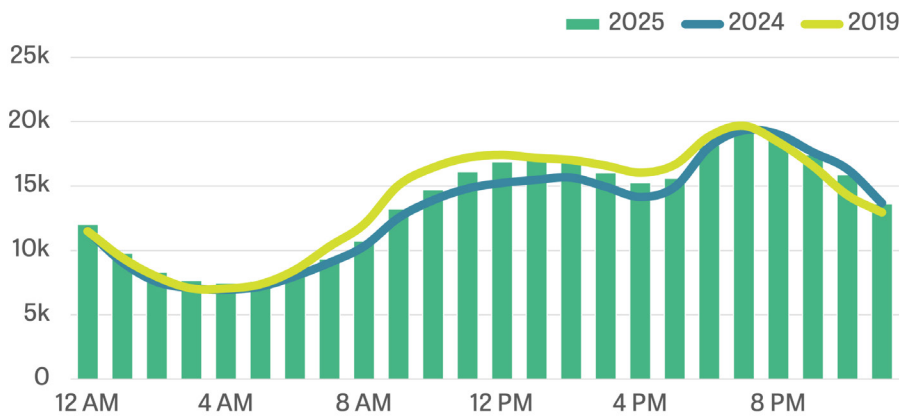


Source: Downtown Grand Rapids Inc.

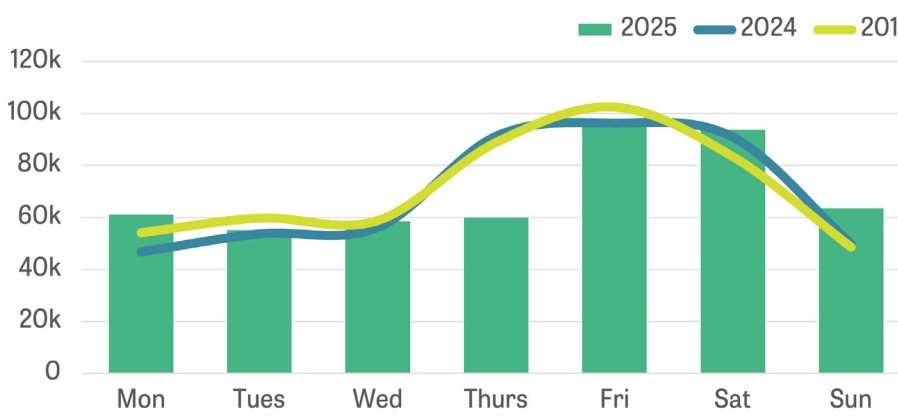
Daily average visit counts increased +7% in August 2025 vs. July 2025; -5% vs. August 2024; -3% vs. August 2019



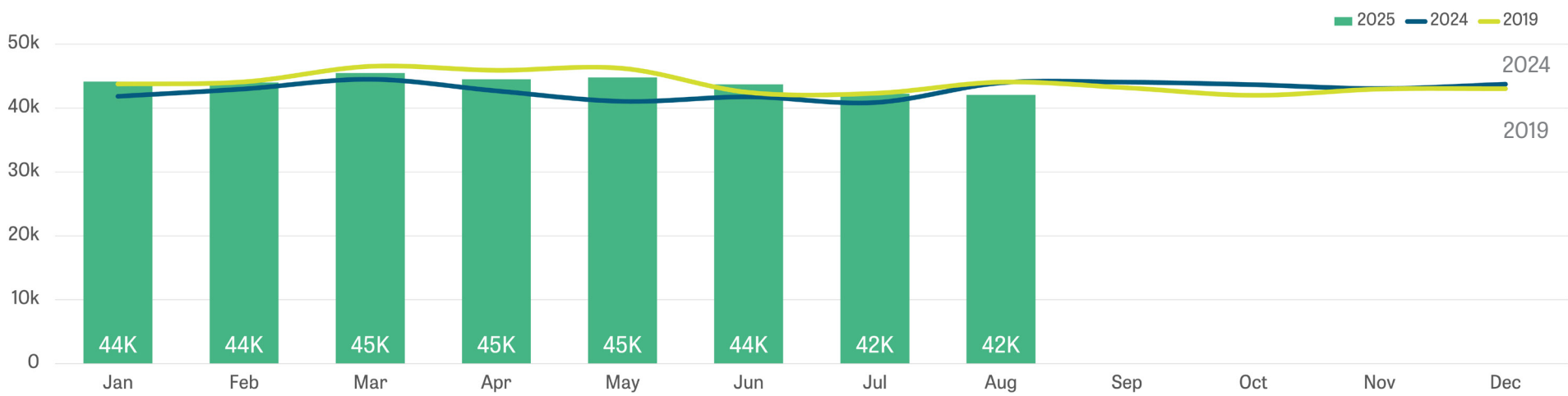
From 5 PM - 11 PM daily average hourly counts decreased -0.3% in August 2025 vs. August 2024; +1% vs. August 2019



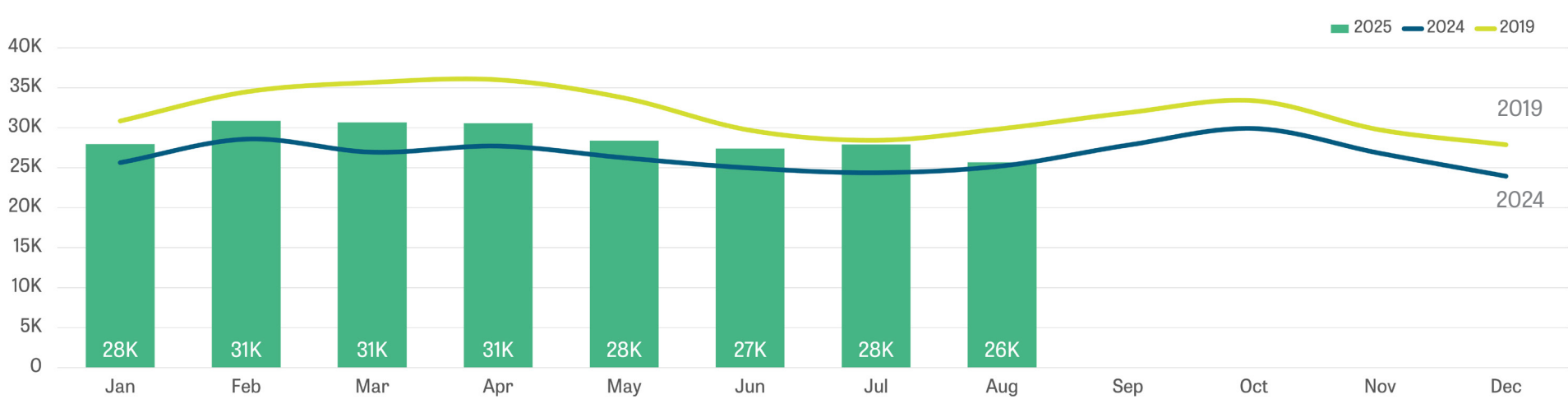
Saturday average daily counts increased +3% in August 2025 vs. in August 2024; +13% vs. in August 2019



Unique employees decreased **-0.4%** in August 2025 vs. July 2025; **-5%** vs. August 2024; **-3%** vs. August 2019¹

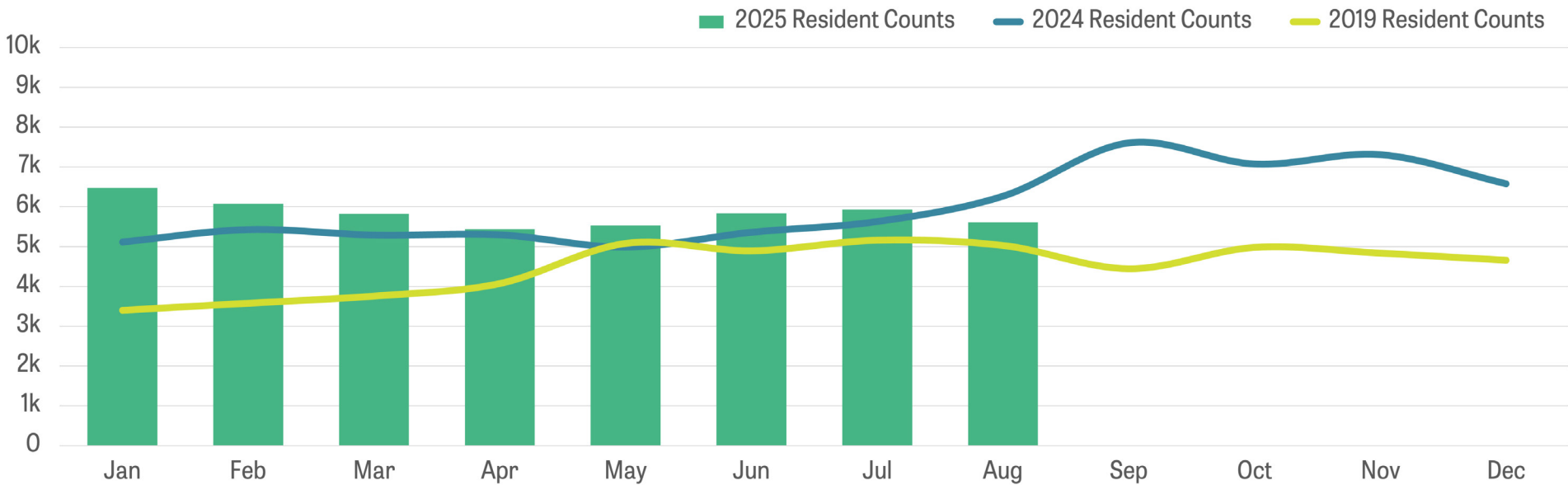


Average daily workforce decreased **-8%** in August 2025 vs. July 2025; **+2%** vs. August 2024; **-14%** vs. August 2019²

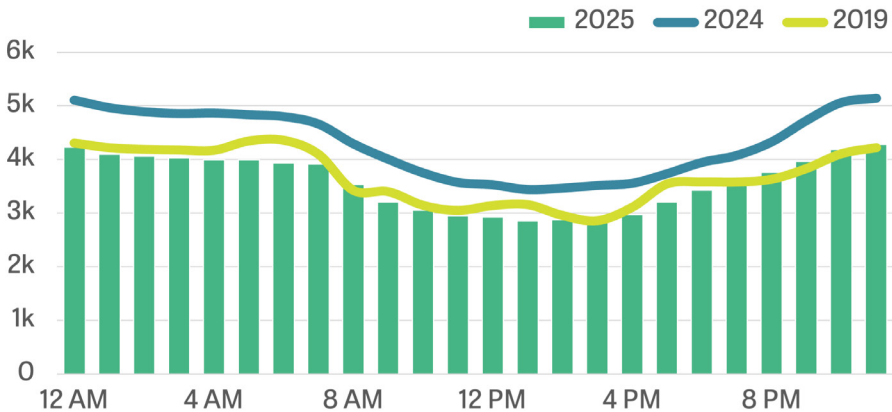


1 - The average number of overall workers in the district over the course of a month, a number comparable to the number of jobs in the district.
2 - The daily average employee population. This includes inbound commuters as well as resident workers that work in the district on an average daily basis.

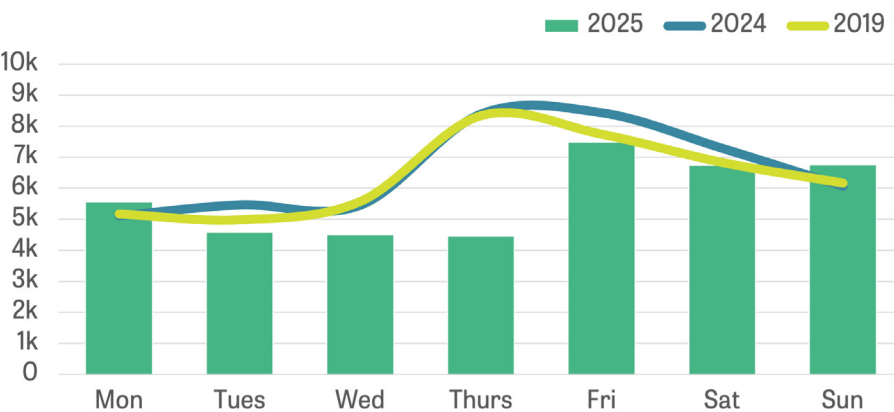
Daily average resident counts decreased -5% in August 2025 vs. July 2025; -10% vs. August 2024; +12% vs. August 2019



Overall daily average hourly counts decreased -17% in August 2025 vs. August 2024; -3% vs. August 2019



Weekday average daily counts decreased -47% in August 2025 vs. August 2024; -47% vs. August 2019



Downtown Ambassador Statistics | Updated August 2025

	August 2025	2025 YTD	2024 YTD	2019 YTD
Graffiti Removals	416	3,136	4,373	1,275
Lbs of Trash Removed	34,350	200,350	243,600	301,775
Snow Removals	-	6,402	5,569	8,036
Weeds Abated	28,542	134,572	338,264	113,507
Business Contacts	274	2,877	5,826	1,448
Pedestrian Assists	13,620	107,453	243,986	132,481
Mobility Assists	40	405	2,856	1,045
Total Ambassador Banked Hours ¹ as of July:				1,179.50



1 GRPM River's Edge Work

anticipated completion: November 2025

\$12,000,000 investment

2 Bamboo Cowork Phase 1

anticipated completion: Q4 2025

\$3,100,000 investment

3 Acrisure Amphitheater

anticipated completion: Spring 2026

+190 car parking spaces

+825 jobs

\$214,500,000 investment

4 111 Lyon Residential Conversion

anticipated completion: Spring 2026

+140 housing units

-125,000 sq ft of office space

\$50,000,000 investment

5 Clipper Lofts

anticipated completion: Spring 2026

+35 housing units

+20,000 sq ft of office space

\$12,800,000 investment

6 Early Childhood Center @ Rapid Central Station

anticipated completion: 2026

\$7,900,000 investment

7 Amway Soccer Stadium

anticipated completion: Spring 2027

+104 jobs

\$175,000,000 investment

8 Corewell Parking Lots

anticipated completion: TBD

+40 car parking spaces

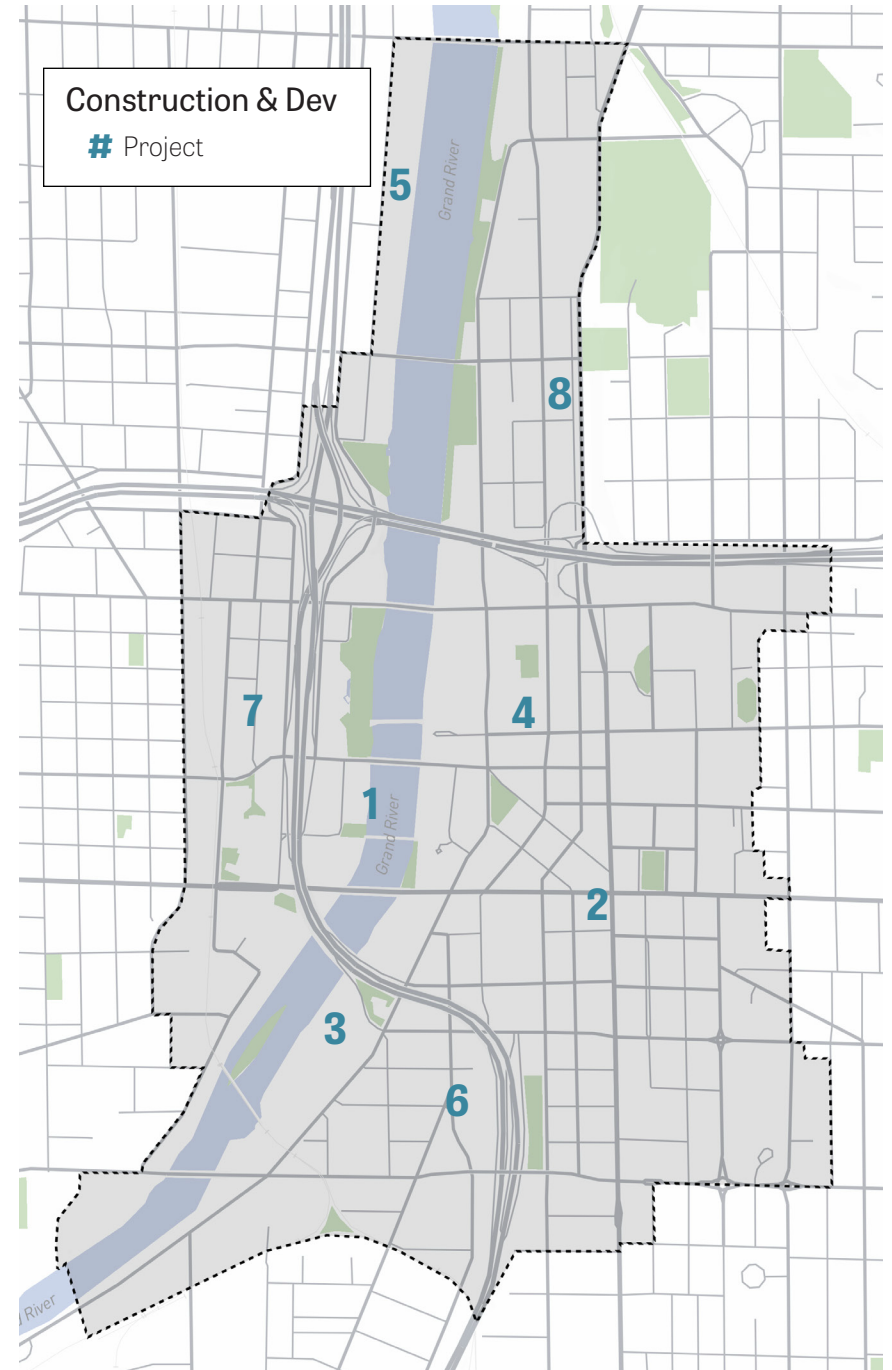
\$475M
in investment

230
car parking spaces

175
housing units

929
new jobs

-125k
sq ft of office space



48

acres of park improvements

20

miles of trail improvements¹

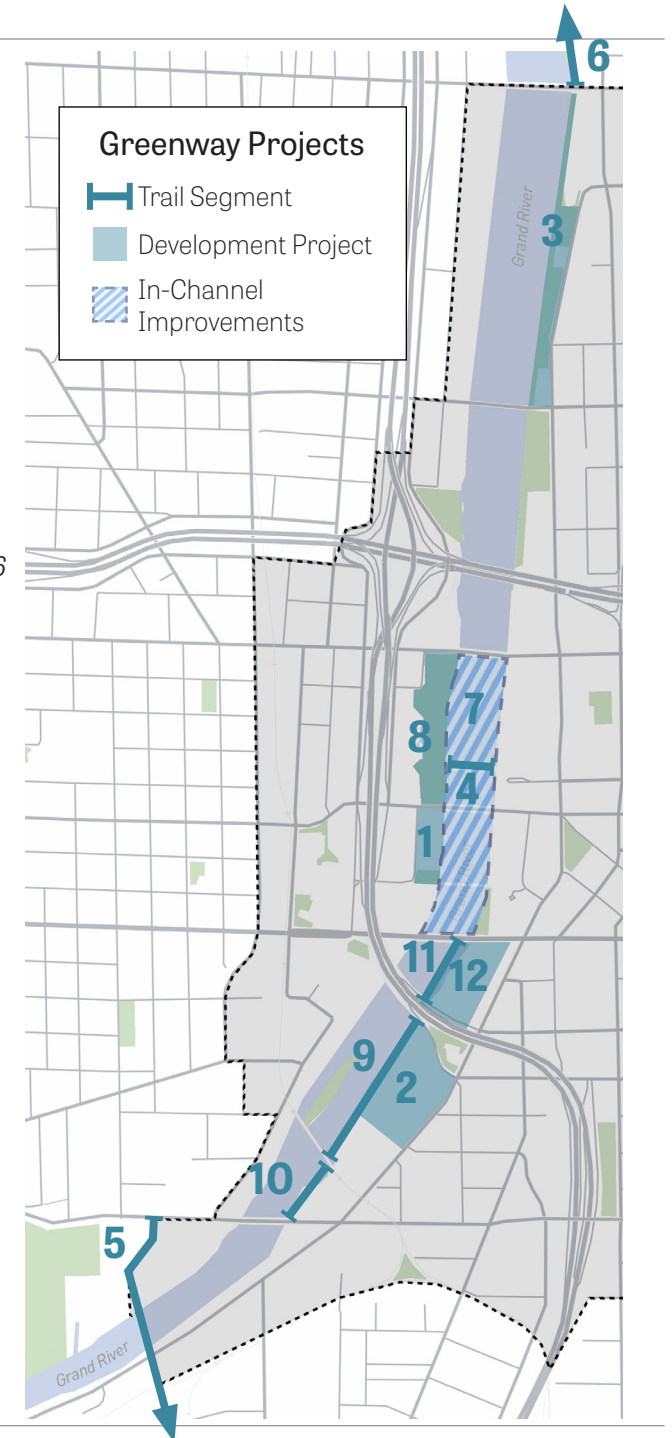
\$62M

total DGRI investment
(DDA, MNTIFA, ARPA)

\$1.7B

total private river-adjacent investment

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



DOWNTOWN
GRAND RAPIDS INC.

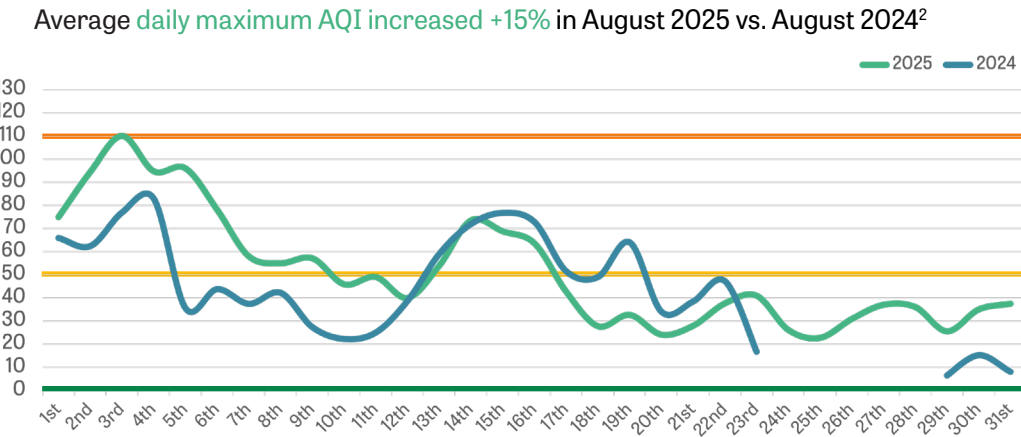
For more information, visit: <https://grandriver.network/upcoming-projects>

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

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

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

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



August 2025 Recap

August 20
Medical Mile
17.31

Best AQI Day

August 3
Community Garden
132.28

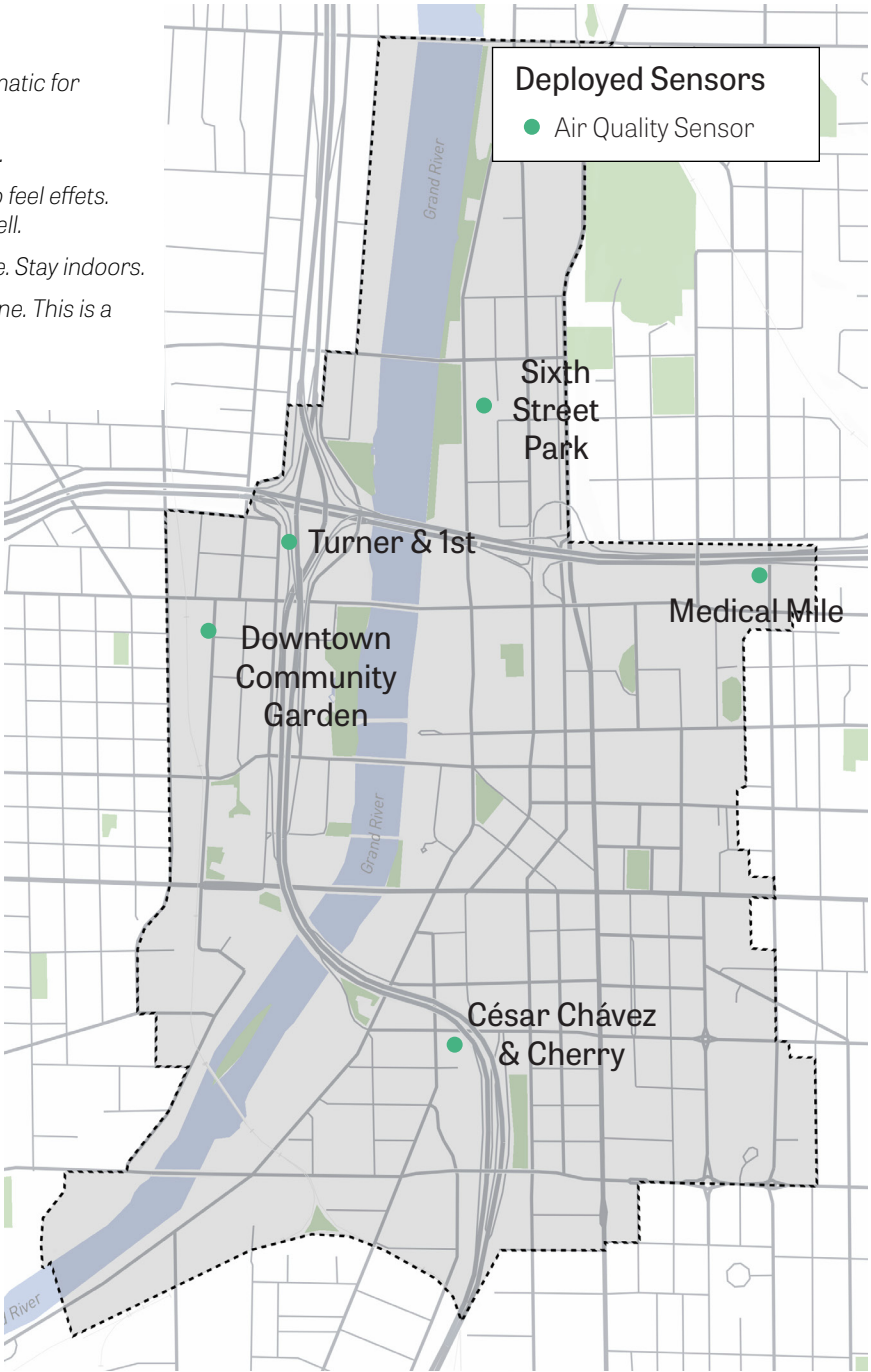
Worst AQI Day

Medical Mile
35.15 avg

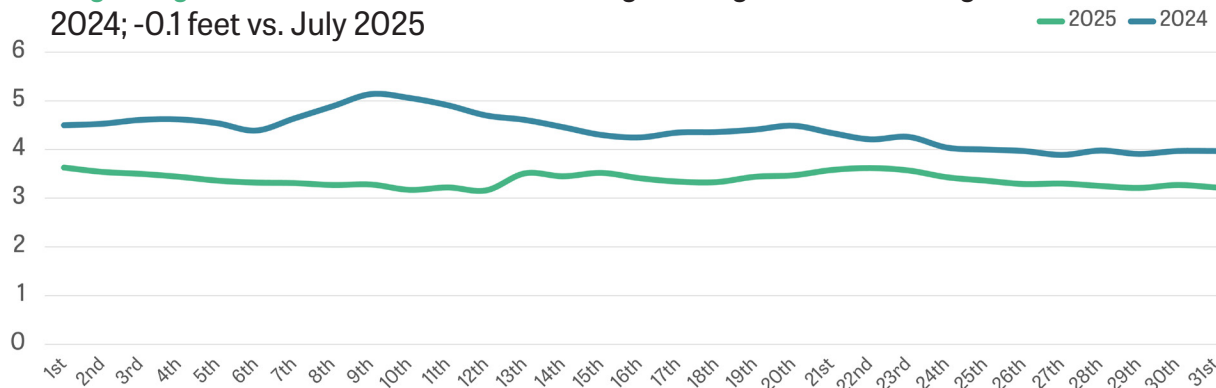
Best Average
August AQI

Community Garden
58.68 avg

Worst Average
August AQI



Gage height decreased 1.02 feet on average in August 2025 vs. August 2024; -0.1 feet vs. July 2025

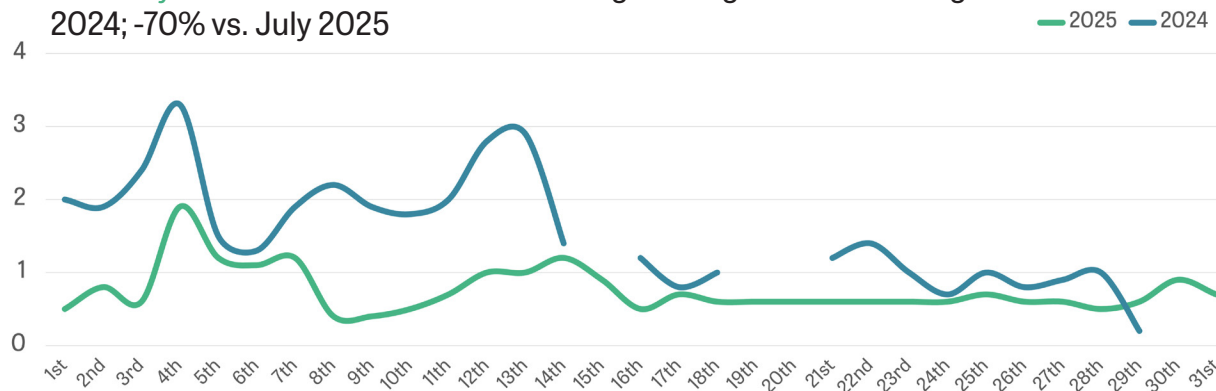


What is gage height? Gage height is the distance (or height) of the water surface above the streamgage datum reference point. Gage height is often observed as it relates to landmarks as well as historical data.²

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/

Turbidity decreased -52% FNU³ on average in August 2025 vs. August 2024; -70% vs. July 2025

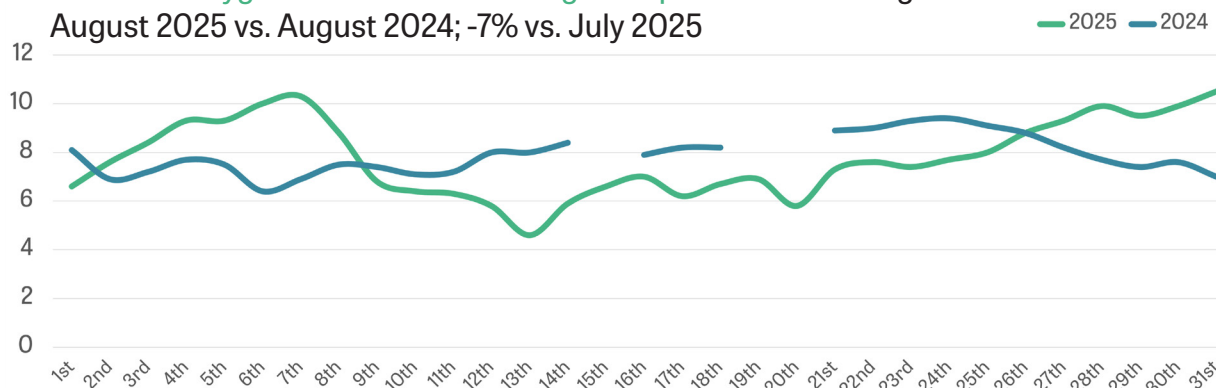


What is turbidity? Turbidity is the measure of relative clarity of a liquid. The higher the intensity of scattered light, the higher the turbidity.²

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>

Dissolved oxygen decreased -1% milligrams per liter on average in August 2025 vs. August 2024; -7% vs. July 2025

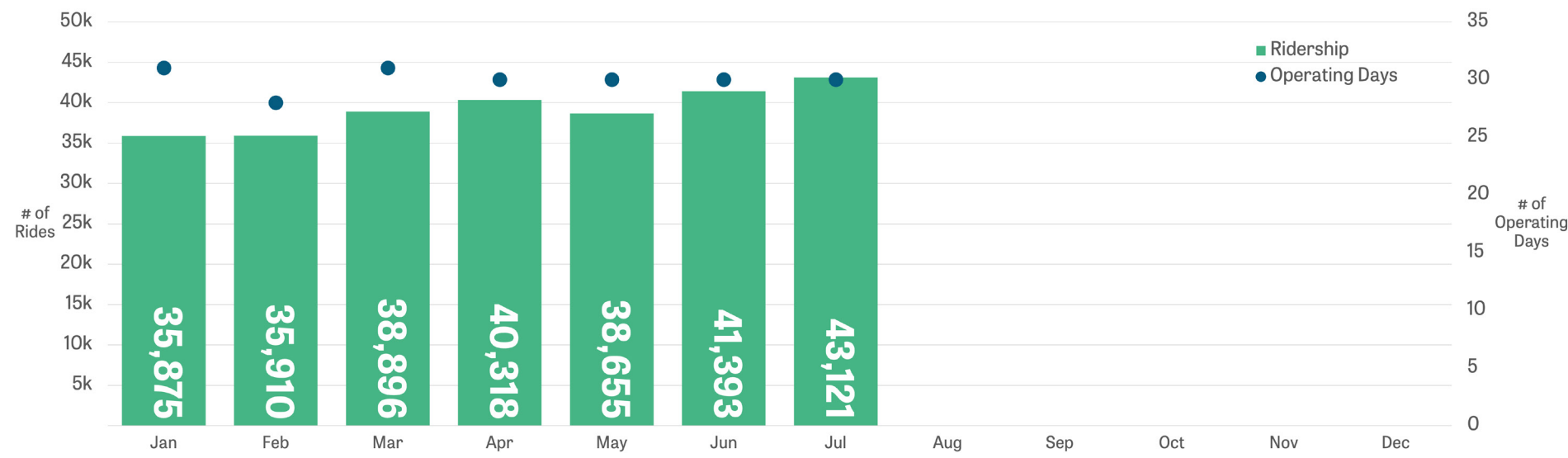


What is dissolved oxygen? Dissolved oxygen is a measure of how much oxygen is dissolved in the water - the amount of oxygen available to living aquatic organisms.²

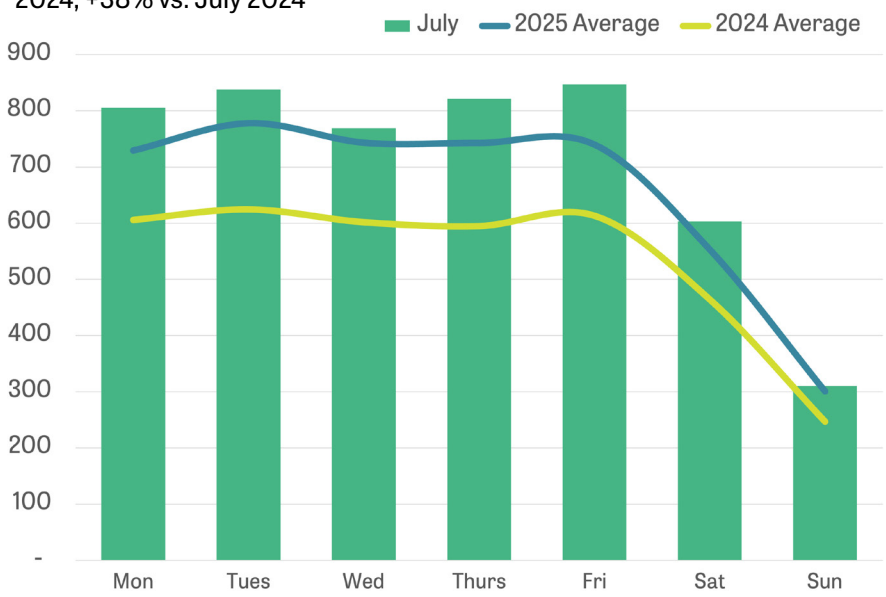
Why it matters: Fast-moving streams and rivers hold more oxygen, while stagnant waters hold less. When excess organic matter decays, bacteria use up oxygen, leading to eutrophication, i.e. low-oxygen conditions that can kill aquatic life.

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

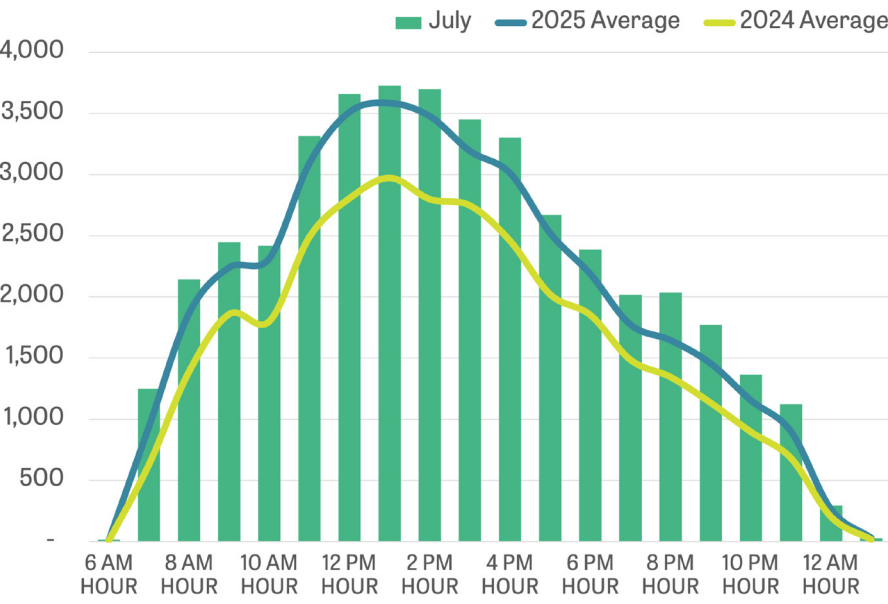
DASH Circulator ridership increased +4% in July 2025 vs. June 2025; +21% vs. July 2024; -27% vs. July 2019



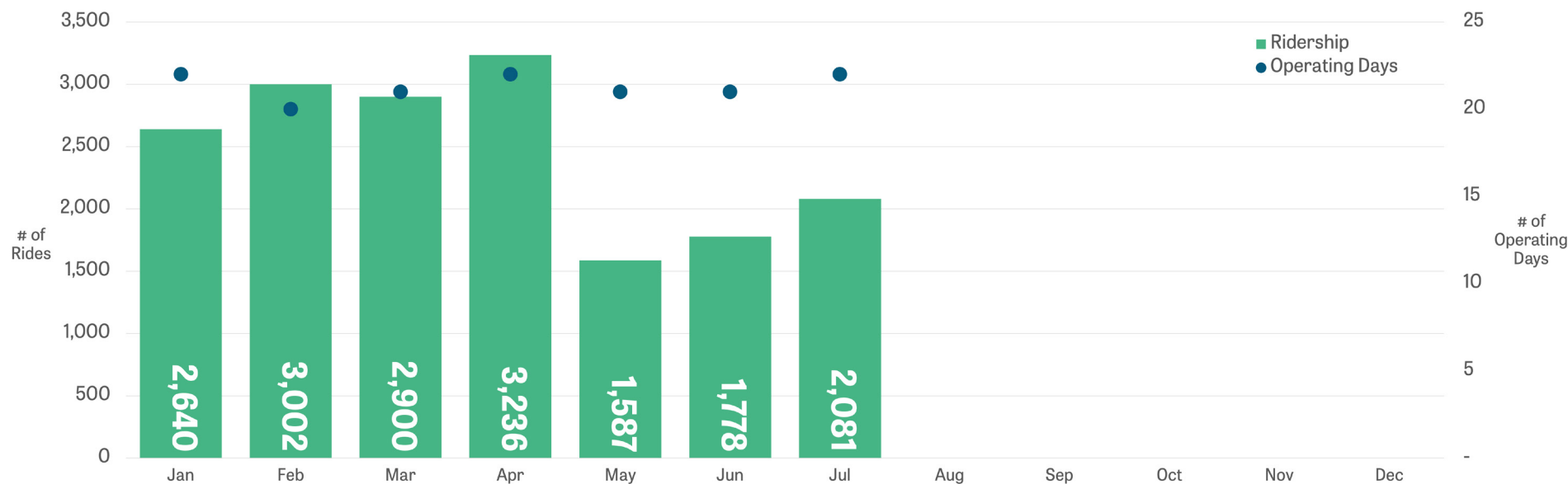
Friday average DASH Circulator ridership increased +15% in July 2025 vs. July 2024; +38% vs. July 2024



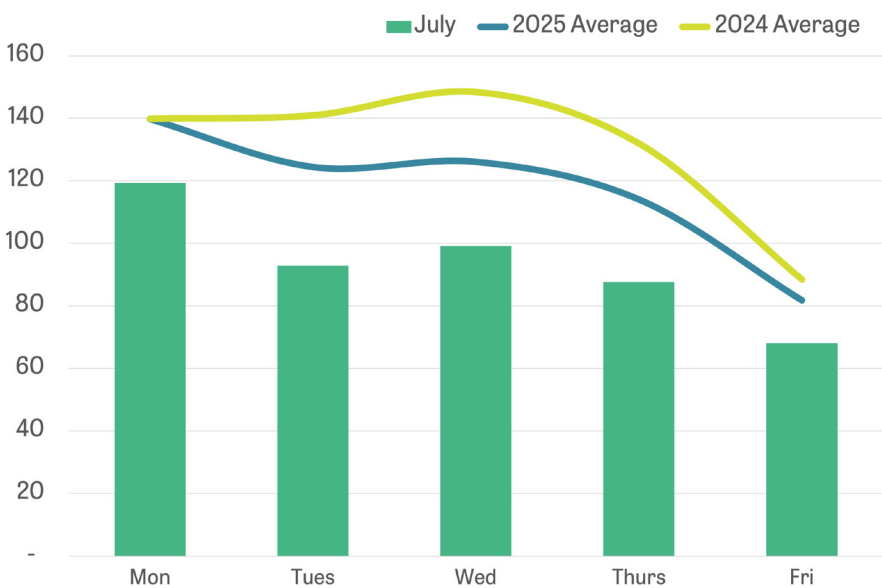
33% of DASH Circulator ridership occurred before noon



DASH WORK ridership increased +17% in July 2025 vs. June 2025; -4% vs. July 2024



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



34% of DASH WORK ridership in July occurred between 7 AM - 9 AM

