

Virtual Meeting Access

Greetings!

For the safety and wellbeing of our members and employees, we would like to continue to hold meetings in accordance with the Open Meetings Act, PA 267 of 1976, as amended.

We have decided to use Microsoft Teams for video/phone conferencing for all upcoming board and alliance meetings. Teams has many exciting features including screen sharing, recording, live captions, file sharing, and more. Below are instructions on how to access the upcoming virtual meeting.



MICROSOFT TEAMS

1. It is recommended to download the App -
 - a. [Apple Devices](#)
 - b. [Android Devices](#)
2. Once you have downloaded the app, [click here](#) to access the Teams meeting.

** Note: If you do not have a Microsoft account, you can join as a [guest](#).*

Please note that you may provide comments during the meeting using the “chat” feature of Microsoft Teams; however, comments posted in that fashion may not be read or addressed until after the meeting. You may also provide input or ask questions of the Board relating to any items of business that will come before them at the meeting by emailing Tim Kelly at tkelly@downtowngr.org who will forward them to the Board, or by mailing them via regular U.S. Postal service to c/o Tim Kelly, Downtown Grand Rapids Inc., 29 Pearl NW, Suite 1, Grand Rapids, MI 49503, or by calling (616) 719-4610.

Persons with disabilities may attend and participate using any of the above described methods. If you require special accommodations, please email asloan@downtowngr.org and we will be happy to accommodate you. If you have any questions or need further assistance, please email asloan@downtowngr.org.

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AGENDA

DOWNTOWN
DEVELOPMENT
AUTHORITY



DDA

Board Members:

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

Wednesday, April 14, 2021

8:00 a.m. [Virtual Meeting](#)

Microsoft Teams

- | | | |
|--|--------|-----------|
| 1. Call to Order | | |
| 2. Approve Meeting Minutes from March 10, 2021 (8:01)
(enclosure) | Motion | Winn |
| 3. Accept March 31, 2021 Financials (8:05)
(enclosure) | Motion | Chapman |
| 4. Grand River Engagement (8:10)
(enclosure) | Motion | Guy |
| 5. Heartside Historical Mural Series (8:20)
(enclosure) | Motion | Van Driel |
| 6. Bike and Ped Infrastructure Improvements (8:30)
(enclosure) | Motion | Miller |
| 7. Social Zone Enhancements (8:40)
(enclosure) | Motion | Eledge |
| 8. Ecliptic at Rosa Parks Improvements (8:50)
(enclosure) | Motion | Kelly |
| 9. FY22 Budget Recommendation (9:00)
(enclosure) | Motion | Kelly |
| 10. Downtown Retail Presentation (9:20) | Info | Berne |
| 11. Executive Director Report (9:45) | Info | Kelly |
| 12. Public Comment (9:50) | | |



DOWNTOWN
GRAND RAPIDS INC.

AGENDA

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Board Members:

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Rick Winn

13. Board Member Discussion (9:55)

14. Adjournment (10:00)





MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY

March 10, 2021

1. Call to Order – This virtual meeting was called to order at 8:02 a.m. by Chair Rick Winn.

Attendance

Members Present: Luis Avila, Mayor Rosalynn Bliss, Kayem Dunn, Jermale Eddie, Greg McNeilly, Jen Schottke, Diana Sieger, Jim Talen, and Rick Winn

Others Present: Tim Kelly (DDA Executive Director), Amanda Sloan, (DDA Recording Secretary), Tricia Chapman (Treasurer), Jessica Wood (Legal Counsel), Kimberly Van Driel, Andy Guy, Melvin Eledge, Marion Bonneaux, Annamarie Buller, Samantha Suarez, and Mark Miller (DGRI Staff), Mark Washington, Josh Naramore, Joe Agostinelli, Masharie Valentine, Nolan Miller and others.

Luis Avila stated he is attending remotely from Grand Rapids, MI. Mayor Rosalynn Bliss announced she is participating remotely from Grand Rapids, MI. Kayem Dunn stated she is attending remotely from Grand Rapids, MI. Greg McNeilly stated he is attending remotely from Grand Rapids, MI. Jen Schottke stated she is attending remotely from Grand Rapids, MI. Rick Winn stated he is attending remotely from Grand Rapids, MI.

2. Approve Meeting Minutes from February 10, 2021

Motion: Ms. Dunn, supported by Mr. McNeilly, moved approval of the February 10, 2021 Meeting Minutes as presented. Motion carried unanimously.

3. Accept February 28, 2021 Financials

Ms. Chapman presented the February 2021 Interim Financial Statements and noted the estimated revenues and appropriations for the non-tax increment was increased by \$297,285 by the City Commission in December as they were awarded the Coronavirus Relief Local Government Grant of \$1.4 million. She stated a cash deposit will be reflected in March's statements.

Motion: Mr. McNeilly, supported by Ms. Dunn, motioned to accept Statement D: February 28, 2021 Expenditures. Motion carried unanimously.

Joining late, Diana Sieger stated she is attending remotely from Grand Rapids, MI. Jim Talen stated he is attending remotely from Grand Rapids, MI. Jermale Eddie stated he is attending remotely from Grand Rapids, MI.

4. Grand River Governance Recommendations

Mr. Guy provided a process update as DGRI over the last year has facilitated conversations to explore and advance a governance strategy for revitalizing the Grand River Corridor. He stated Kathy Blaha, helping to lead this discussion, shared best practices, and introduced recommendations shared broadly with the community in an inclusive process. With the endorsement of this board, and financial support, we will continue to advance on the startup efforts and organize around the proposed strategy. The governance model determined the most appropriate and promising by the Organizational Leadership Committee is a two-pronged approach: to establish both a new non-profit entity and a Recreational Authority. The non-profit should be capable of serving as a backbone, cultivating collaboration and coordination to implement the vision, and focused on capital planning, fundraising, and adjacent neighborhood organizing. On a parallel track, the establishment of a Recreational Authority serves as the foundation for regional coordination, public-private collaboration, and greater flexibility to access multiple funding sources. The Authority would strike a balance between independent governance and public accountability with respect to leadership, engagement, funding and ultimately the management of public facilities. Mr. Guy added the recommendation is to remain flexible especially in this near-term organizing work as we advance real projects. Ultimately the goal is to develop the partnerships, with proficiency and capacity, to coordinate the long-term needs of the project (to develop, manage, program, and maintain the public capital assets within the corridor). He shared that a number of committee members have agreed to continue this work and will start to develop a business plan and fundraising plan for the non-profit which DGRI will support for the next 6 – 12 months. Mr. Guy noted the importance of economic recovery, among other things, brings a sense of urgency for us to be positioned to take advantage of the revitalization efforts though does not diminish the inclusive and extensive process taken to arrive at this recommendation.

Ms. Sieger asked how this governance structure coordinates with the conceptual plans that Grand Action has. Mr. Kelly, a member of that committee, stated this process compliments their plan. Mr. McNeilly encouraged the group to think of governance as what is possible. He warned against the proliferation of entities as multiple entities over time work against efficiency. Mr. Guy stated that is a shared concern with other committee members and highlights the importance of organizing with other partners, property owners, and community groups as a unifying force to have these conversations.

Motion: Mayor Bliss, supported by Ms. Sieger, moved to endorse the recommended governance model (and to support DGRI staff effort to organize same) and authorize DDA funding in an amount not to exceed \$42,400 to retain the services of Kathy Blaha Consulting to support formation of the new nonprofit entity and retain the services of HR&A to finalize the phase one benefits analysis of river corridor revitalization. None opposed. Motion carries.

5. Downtown Infrastructure Purchase

Mr. Eledge reminded the group that in 2020, DGRI started the implementation of the Streetspace Guidelines which re-imagined the infrastructure throughout Downtown. New trash cans and benches have been replaced and added on the West Side and along Ionia Avenue. Replacing an additional 36 trash cans throughout Center City and Heartside will bring about 90% of our current trash infrastructure up to the current guidelines. He presented images of where these will be installed.

Motion: Mayor Bliss, supported by Ms. Dunn, moved to approve funding support not to exceed \$84,580 to replace 36 trash cans in the Center City and Heartside neighborhoods. Motion carries unanimously.

6. 120 Ionia Avenue Liquor License Request

Mr. Kelly stated we received an application for a Class C Development District Liquor License for The Rutledge located at 120 Ionia Avenue noting that the application meets all criteria for this type of license. Loren and Susan Hansen, The Rutledge, introduced themselves and briefly described their event space that can host up to 275 people.

Motion: Mr. McNeilly, supported by Mr. Avila, moved to approve the resolution for the issuance of a development area liquor license for Verdigris Venues, LLC at 120 Ionia Ave SW. None opposed. Motion carries.

7. Lyon Square Update

Mr. Miller introduced the Progressive AE team to share the new design of Lyon Square that is on track for April construction. Ms. Valentine presented the design principles for this project which includes creating a flexible four seasons space that brings people together and connects them to their context, establishing a memorable destination that promotes culture of engagement and inclusion, and creating a comfortable shared place for pedestrians and vehicles in an equitable environment. She shared 3D images of the project "Experience The Grand" using elements of our history and a flowing topography to draw people into the space. Mr. Nolan Miller pointed out the absence of a traditional raised curb, and stated this flush element creates common ground making the site more unified. Pavers and concrete banding are used to warm up the space, making it more inclusive and accessible. He shared that the overlook introduces a new element that encourages lingering and can accommodate events with unique lighting and a removable canopy. The garden area would host deep benches and a fireplace. Lighting elements would include contemporary posts along the promenade and lights on top of the exhibitors building shining down to create a moonlighting effect with ambient lighting. A water filling station will be installed along the river trail as well and

Mr. Talen asked why there is no direct river access included in this design. Mr. Kelly stated we have learned that this is a complex space and construction below the flood plain becomes infinitely more complicated. He agreed those levels of access are important but working that into the design was likely to hold up the entire project. Mr. Winn suggested access be implemented at a later date should that be desired. Mr. Eddie suggested a bike repair station be installed in this area. Mr. Nolan added that everything that is not green in this space will have snowmelt as well.

8. World of Winter Update

Ms. Van Driel presented an update on the World of Winter Festival still ongoing. She stated with the pandemic restrictions and safety measures this festival became heavily focused on placemaking installations as opposed to events. Still this festival consisted of 52 events and 20 art installations involving 75 artists including 2 international and 72 local artists, 60 of which were of a minority. 16 grants were awarded and 11 of those recipients were of a minority. Also, 200 blocks of ice weighing in over 50,000 pounds were used to create 109 ice sculptures throughout downtown making this the largest ice festival in the country! Over 20 organizations teamed up with us to execute 60 days of activation. Ms. Van Driel shared our communications team did an amazing job promoting the festival gaining 6,700 social media followers. 95 online articles were written about World of Winter and the festival also received national news coverage on NBC with Lester Holt. Based on pedestrian counters

we had over 400,000 attendees in the two months of the festival. With a total cost for this program of \$348,295 our return on investment would be \$0.87 per attendee. Mayor Bliss commended Ms. Van Driel and the entire team for continuing to build GR into a four seasons city. Mr. Talen agreed and gushed over the projection mapping.

9. FY22 Budget Discussion

Mr. Kelly stated that while this is an uncommon year, we are relying on our pre-established budget process as in years past. Our alliances began budget discussions immediately in the new year and those budget recommendations will be incorporated in what we bring to you. After you see the budget recommendation next month it will, of course, be presented to the City Commission for final approval. Mr. Kelly highlighted a number of priority projects that were delivered last year: World of Winter, murals downtown, the Portland Loo public restroom, and Van Andel Plaza. Despite the lockdowns we were able to celebrate new business openings such as the Residence Inn and GR Noir. In the next few months, we expect to see the opening of several major projects including the Acrisure headquarters, RDV Corp office, the Grand Rapids Innovation Partners Phase II and the DeVos Center on Michigan Street. This amounts to about \$400 million in construction activity with over 500,000 square feet of office and 50,000 square feet of commercial space. For next year, significant developments ahead include Phase III of the Grand Rapids Innovation Partners project, Perrigo headquarters, Spectrum Health in Monroe North, Lyon Square, Rosa Parks Circle and of course, Market Avenue. Support for events like Art Prize will be important to energize the downtown landscape again while considering our debt service and any previously authorized contributions as well as being mindful of broader economic uncertainty. Mr. Kelly shared over the last 6 years we have continued to see steady growth in our local tax increment fund and we are confident that will continue (we anticipate by 1% - 1.5% next year). The non-tax increment fund is more volatile with spikes from the sale of Areas 4 and 5 in 2018 and the remnant parcel to Acrisure last year. We will likely close this year with less revenue than expected due to lack of parking revenues on the west side, though we will see a \$1.5 million transfer from fund balance and a City payment for Ottawa Avenue to close out with a positive balance at year end. Mr. Talen requested a summary of the development support projects.

10. Executive Director Report

Mr. Kelly shared the bulk of current staff efforts are budget related. The City Commission voted to extend social zones until November, so we are working with businesses to get those deployed. Sewer line decommission starts in April at 201 market. Friends of GR Parks will be out in April to start tree plantings. Another Womens Way mural to honor Maurilia Ortiz Blakley will be completed off Fulton St. at San Chez. Sadly, Kyama Kitavi has taken another position and will be leaving DGRI; we greatly appreciate all the work he has done over the last 3 years with our Goal 4 Alliance.

11. Public Comment

None.

12. Board Member Discussion

Mr. Winn noted we will be required to meet in person next month unless additional legislation passes. Mr. Eddie gave accolades to local inspirational leader and African American, Shannon Cohen. Mosby's Popcorn and Malamiah Juice are also being more widely distributed around Grand Rapids.

13. Adjournment

The meeting adjourned at 9:38 a.m.



DOWNTOWN
GRAND RAPIDS INC.

COVID-19 Impact Report
April 9, 2021

Business Openings

2020

- ① Morning Belle (June 8)
- ② Ding Tea (June 28)
- ③ Downtown Nutrition (June 29)
- ④ Art Caribbean Fusion Cuisine (July 10)*
- ⑤ The Color Forest (July 16)*
- ⑥ Insomnia Cookies (July 21)
- ⑦ Pump House (July 23, 2020)
- ⑧ Balke P&D Gallery (August 7)
- ⑨ Alt City Beverage Downtown Market (August 20)
- ⑩ Portico & Knoop Canopy Hilton (September 8)
- ⑪ Mel Styles (September 19)*
- ⑫ Tupelo Honey (September 19)
- ⑬ Basic Bee Boutique (November 14)*
- ⑭ Purpose Training Studio (November 16)
- ⑮ GRNoir (December 4)*
- ⑯ Aggregate 136 (December 4)
- ⑰ House Rules Board Game Lounge (December 4)
- ⑱ Pack Elephant (December 10)*
- ⑲ Arktos Meadery (December 11)

2021

- ⑳ Marissa's Jewels (January)
- ㉑ Poké Poké & Boba (January 19)
- ㉒ MDRD (February 2)
- ㉓ Condado Tacos (February 4)
- ㉔ Spinful.Bike (March 9)

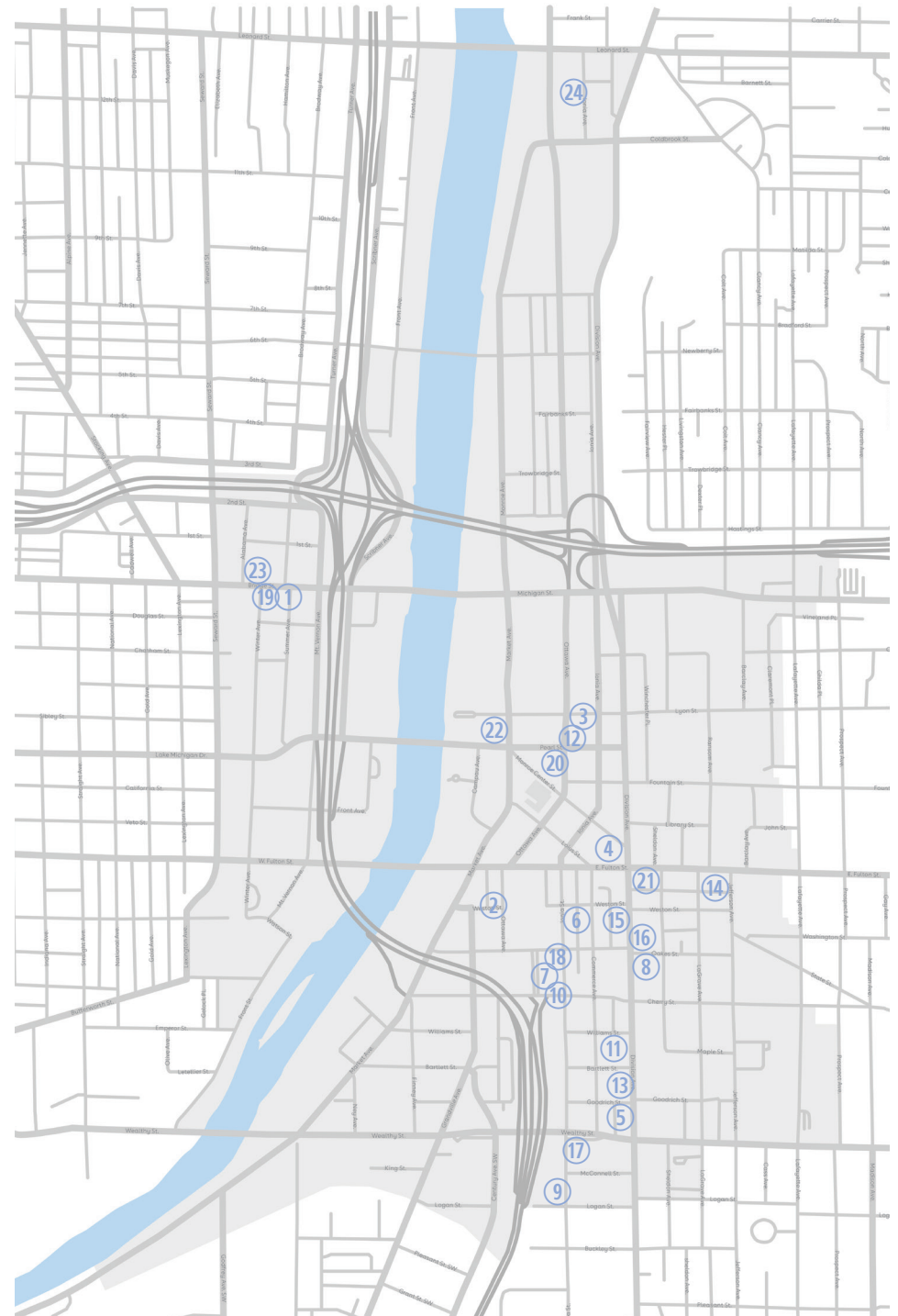
26%
BIPOC-Owned

39%
Women-Owned

28
businesses opened
in the same time
frame pre-COVID

*received DDA Retail Incubation Grant

Source: Downtown Grand Rapids Inc.



Business Closings

2020

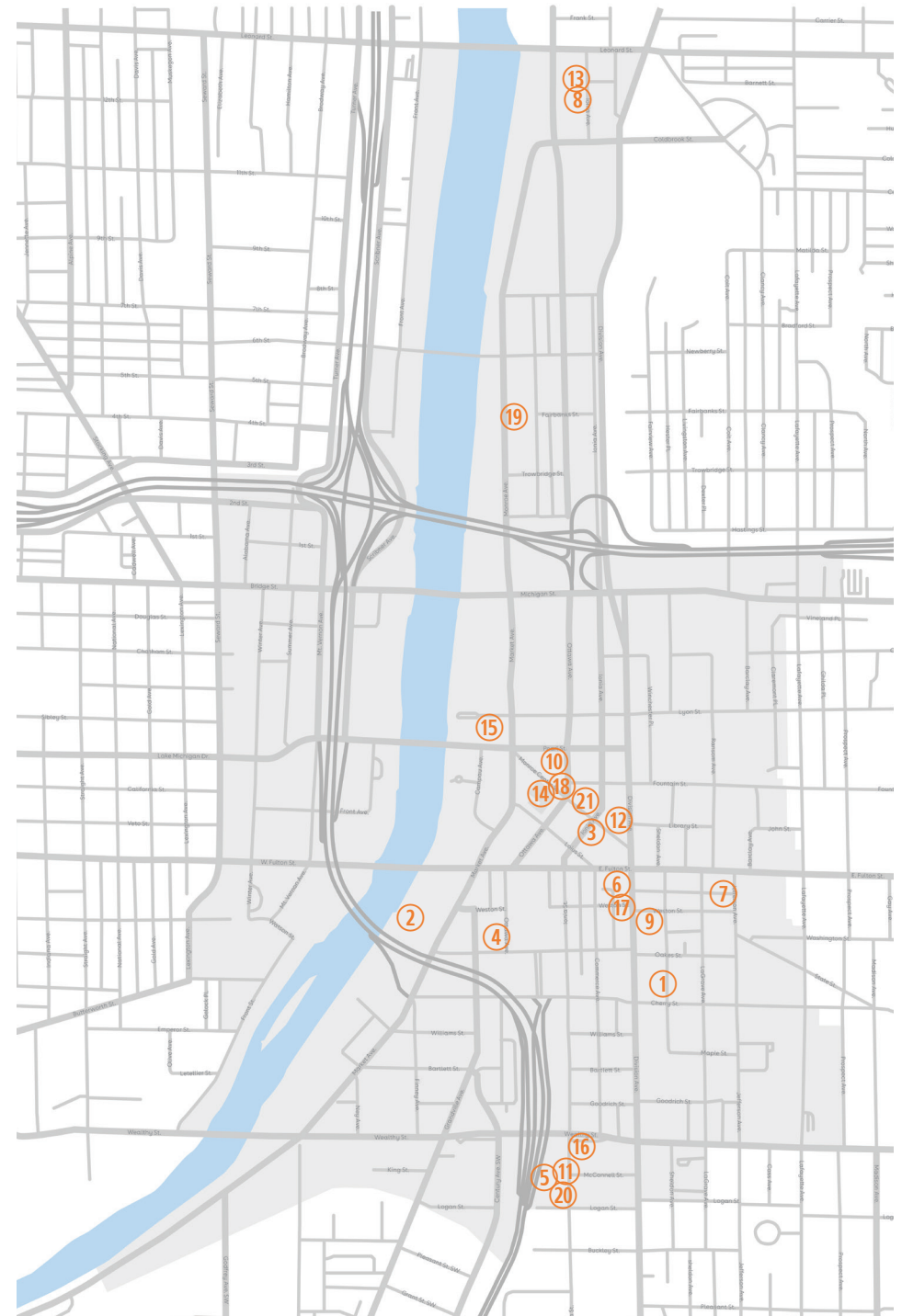
- ① Zoey Ashwood Fine Art (May)
- ② Charley's Crab (May 15)
- ③ Grand Central Market (June 1)
- ④ The Wheelhouse (June 4)*
- ⑤ Madcap Downtown Market (June 8)
- ⑥ UICA (June 17)*
- ⑦ Dog Story Theatre (June 27)*
- ⑧ Sloppy Joe's Snack Shack (July)
- ⑨ Bend Gallery (July)
- ⑩ Perrigo Printing (July 1)*
- ⑪ Social Kitchen (July 7)
- ⑫ Gina's Boutique (August 8)
- ⑬ Sin Republic Salon (August 28)
- ⑭ GRAM Store (August 30)
- ⑮ GP Sports (Summer)
- ⑯ Craft Beer Cellar (September 26)*
- ⑰ Bultema Group (December 14)*
- ⑱ The Dog Pit (December 19)*

2021

- ⑲ Big E's Sports Grill (February 18)
- ⑳ Sweetie-Licious Downtown Market (February 25)
- ㉑ Apothecary Off Main (February 28)

15
businesses closed
in the same time
frame pre-COVID

businesses are opening
1.14x
faster than they are closing



*business transitioned or moved

Source: Downtown Grand Rapids Inc.

Downtown Ground-Floor Storefront Vacancies

339

ground-floor
businesses in DT

22%

current
vacancy rate

2.3 yr

average vacancy
duration

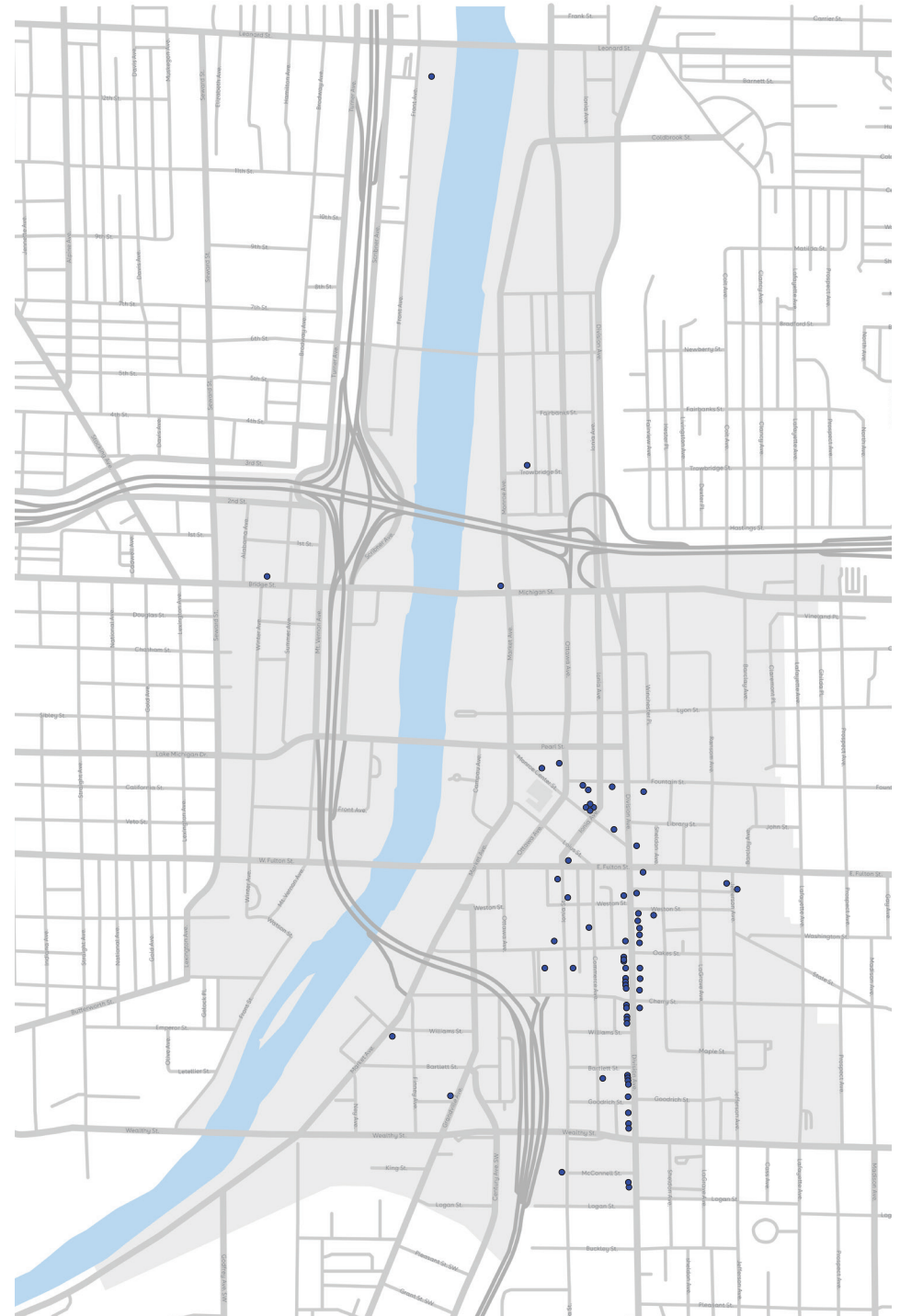
This equates to
404k
square feet of
available space

4 new storefronts have been added in the last 12 months:

- 449 Bridge St NW #1 (Condado Tacos @ Bridge St Lofts)
- 449 Bridge St NW #2 (Vacant @ Bridge St Lofts)
- 10 Ionia Ave NW #1 (Wahlburgers @ Residence Inn)
- 10 Ionia Ave NW #2 (TBA @ Residence Inn)

Anticipated new storefronts:

- 111 Lyon St NW development - May 2021
- 430 Monroe Ave NW development - 2022
- 446 Grandville Redevelopment - 2022
- 760 Ottawa development - 2023



Downtown Office Space Vacancy

3.4%

overall **increase** in
vacancy rates in 2020

This equates to

6,405

square feet of
office space

Colliers estimates

5.7M

square feet of occupied
space in Q3 2020, a

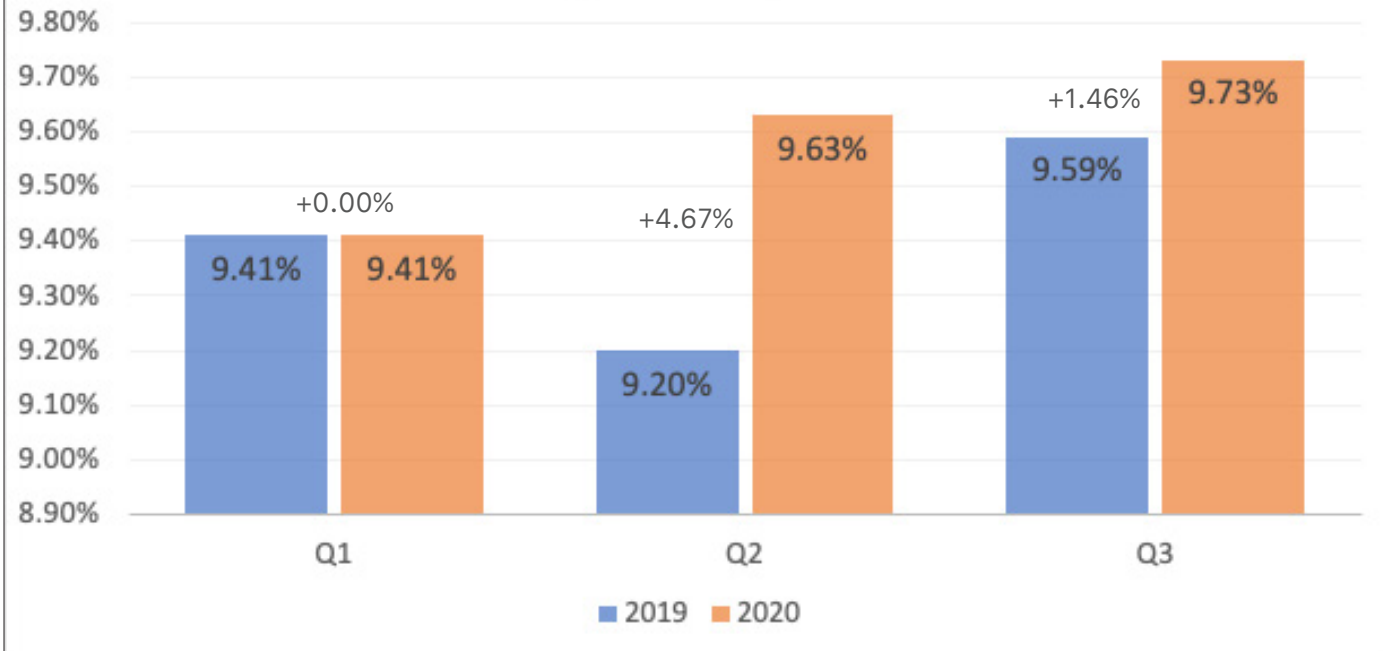
2.6%

decrease since
Q1 2020

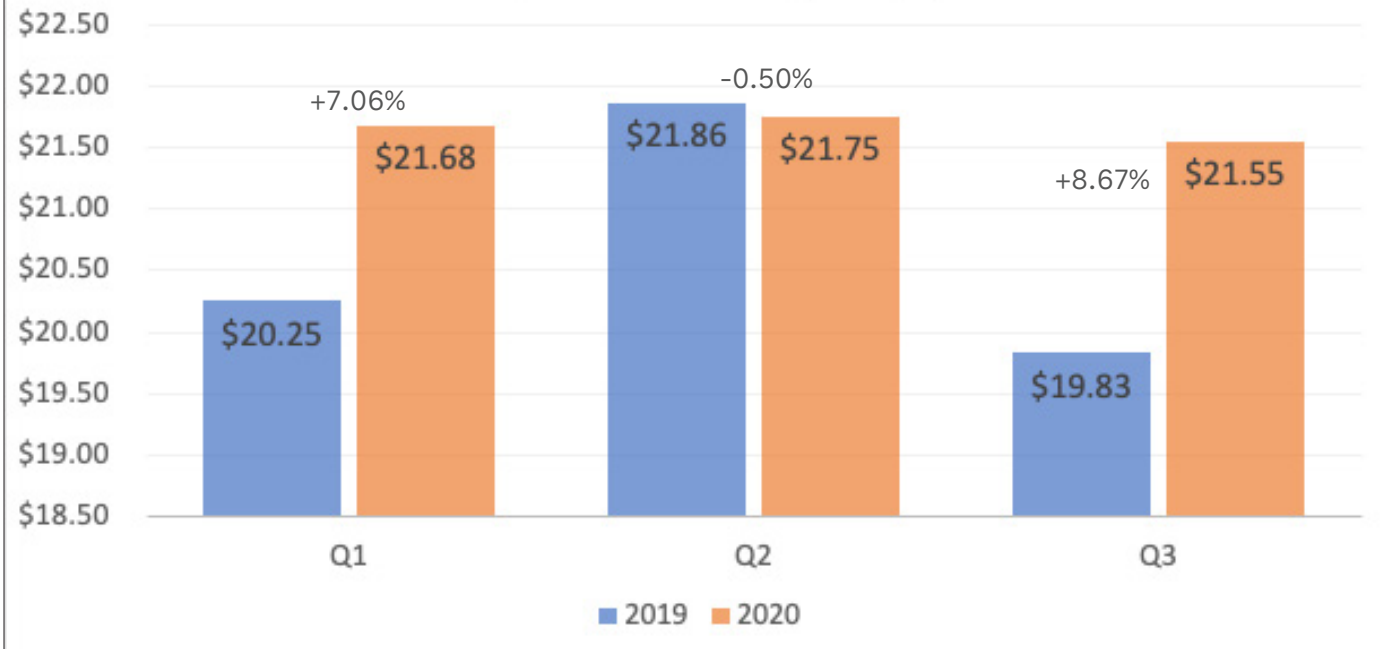
0.6%

overall **decrease** in
rental rates (\$0.13)

Downtown Office Space Vacancy Rates 2019 vs. 2020



Downtown Office Space Rental Rates (per sq ft) 2019 vs. 2020



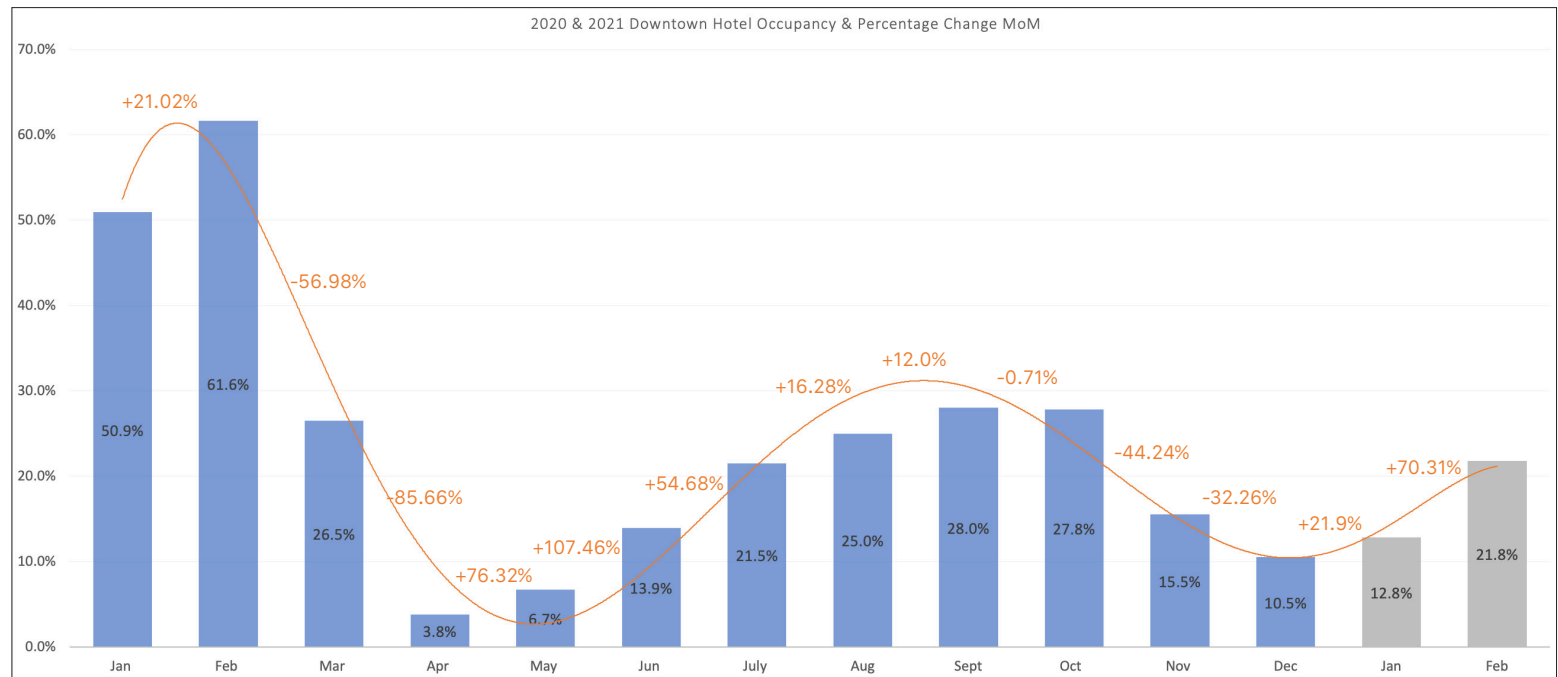
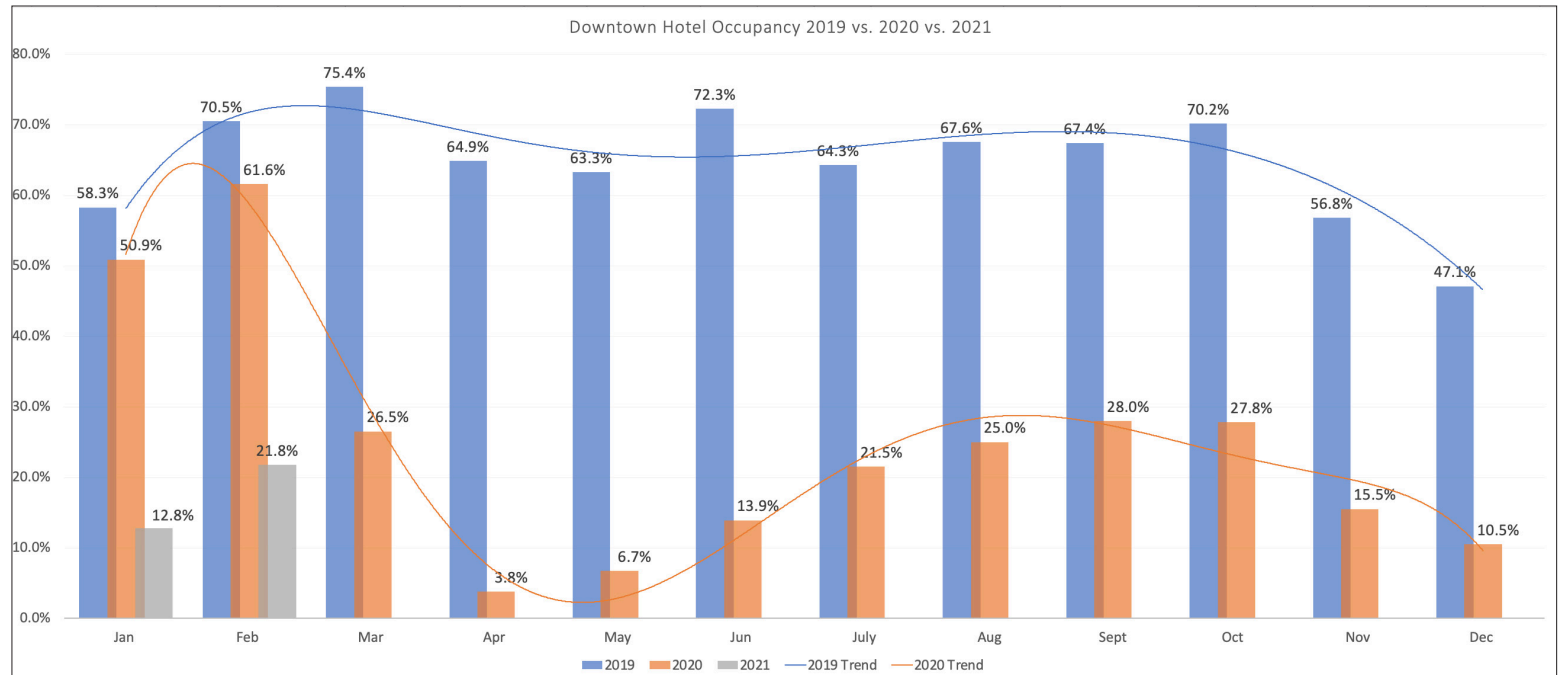
Downtown Hotel Occupancy

73%
average **decrease**
in hotel occupancy
during COVID

The point change between October and November in 2019 and 2020 is comparable (12.3% and 13.4% respectively), indicating that although occupancy did decrease it decreased at the same rate in 2020 as it does in non-COVID years.

Similarly, the point change between December through February 2019/2020 and 2020/2021 is comparable (3.8% and 2.3%; 10.7% and 9%)

4.47%
average **increment**
of recovery between
May and Sept 2020



City Employment Rates

5%

decrease in employment
during COVID year over year

Key Dates

March 15, 2020

MI closes bars/restaurants for dine-in,
gyms, theaters and other public places.

June 8, 2020

MI restaurants and bars can reopen at
limited capacity.

September 9, 2020

MI gyms, pools and organized sports are
allowed to reopen/resume.

July 1, 2020

MI recloses indoor service at bars.

November 18, 2020

MI closes indoor dining, theaters, bowling
alleys, casinos, group fitness classes,
organized sports (other than professional
sports).

December 18, 2020

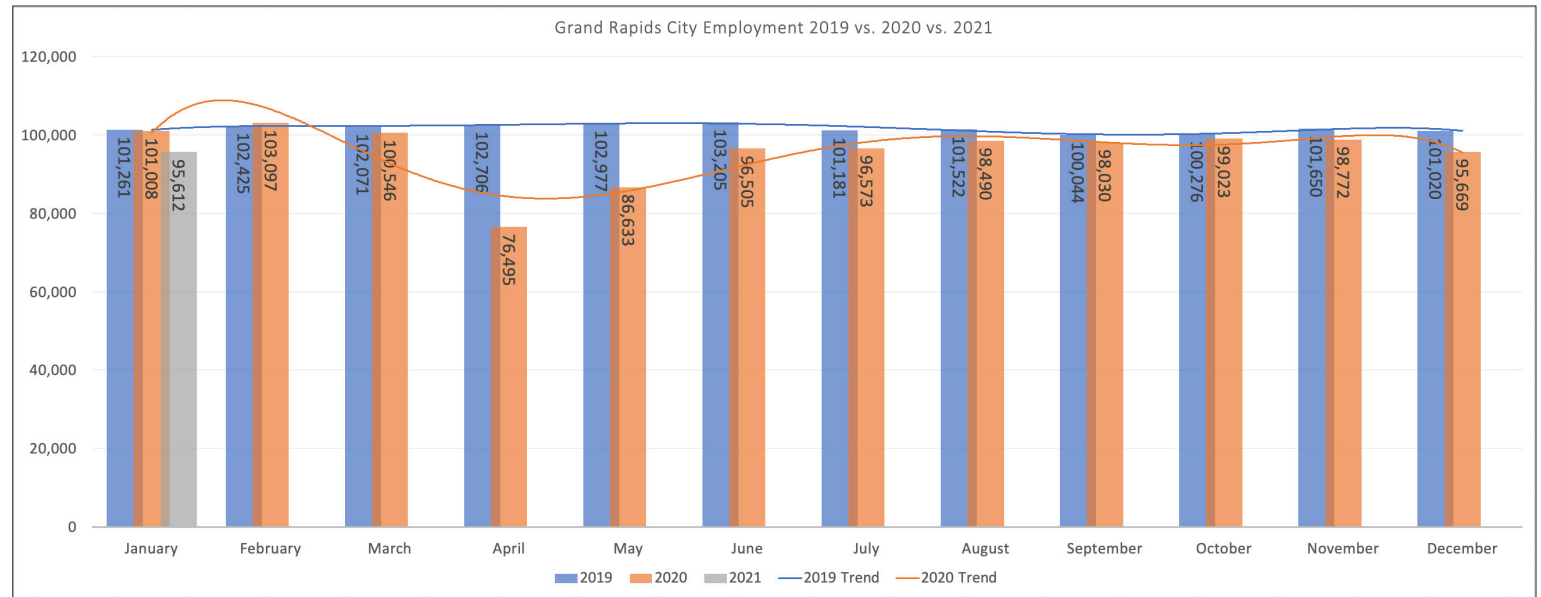
MI reopens some businesses such as
casinos, cinemas, bowling alleys. Indoor
dining remains closed.

February 1, 2021

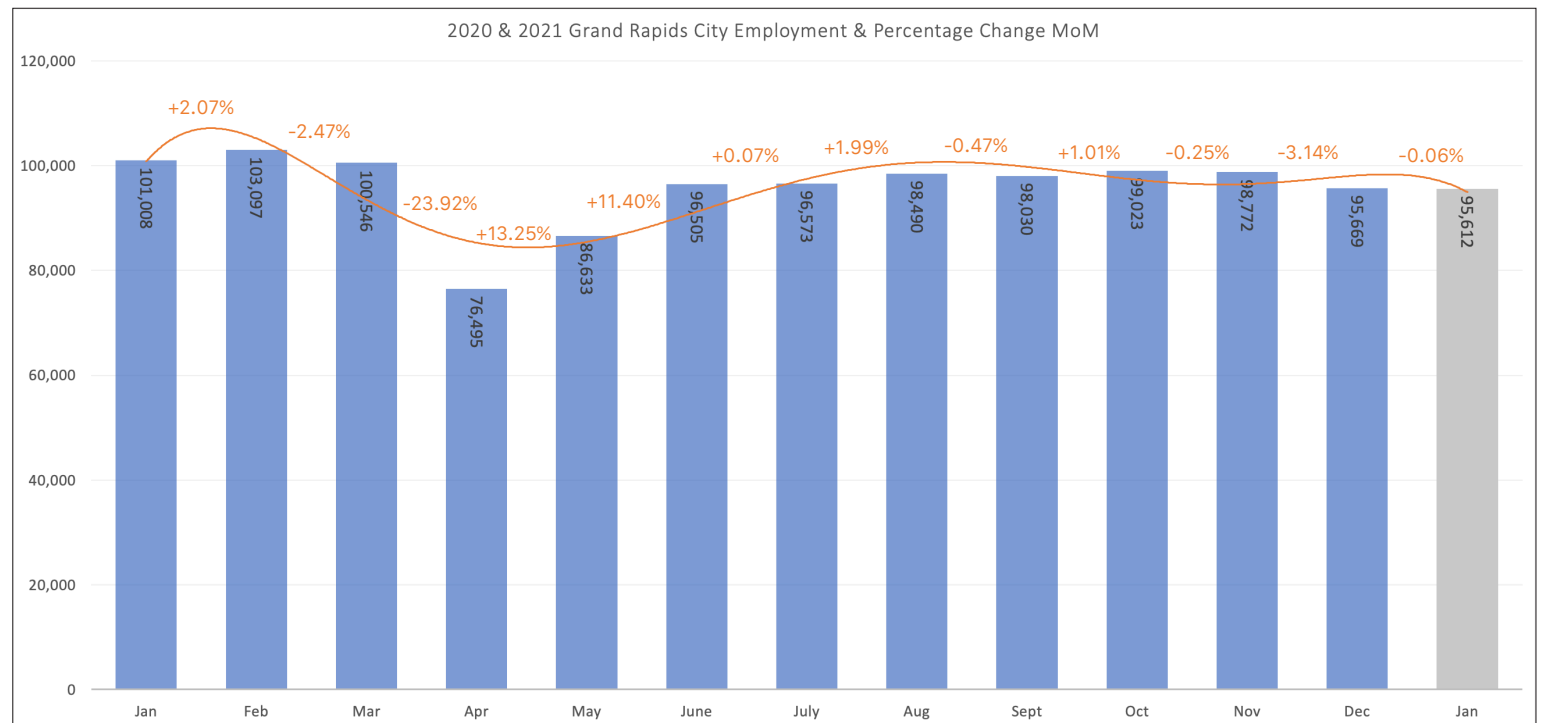
MI indoor dining reopens with capacity
restrictions, 10 p.m. curfew, previously
established restrictions.

March 5, 2021

restaurants reopen to 50%, other
business capacity augmentations



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	-0.25%	0.66%	-1.49%	-25.52%	-15.87%	-6.49%	-4.55%	-2.99%	-2.01%	-1.25%	-2.83%	-5.30%
2020 vs. 2021	-5.34%	-	-	-	-	-	-	-	-	-	-	-



Downtown Pedestrian Activity

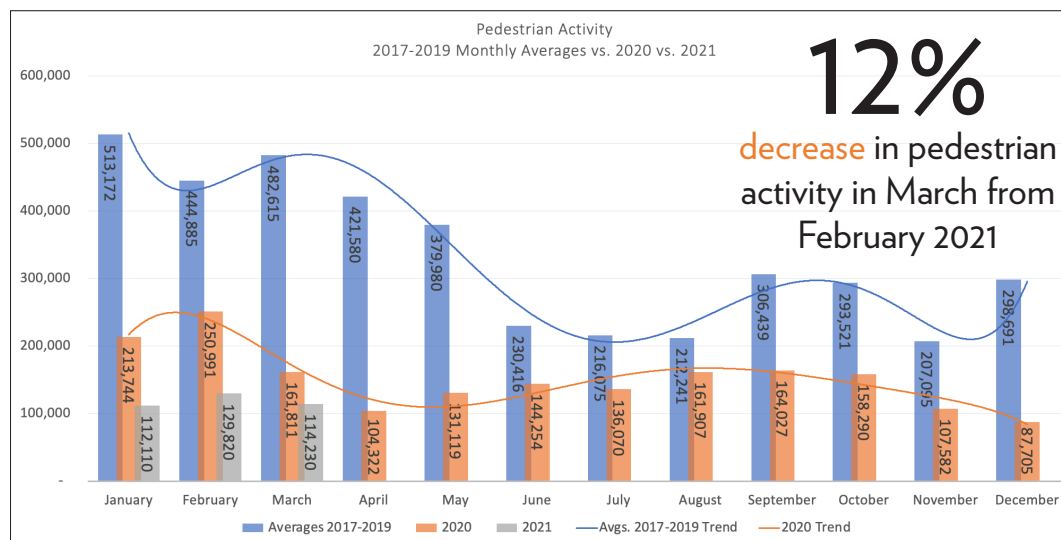
62%

overall **decrease** in pedestrian activity, ranging from **-70%** in April 2020 to **-28%** in August 2020

- ① **Bridge St & Summer Ave** has one of the historically largest volume of pedestrian activity in the district. It experienced a **79% decrease** in activity in March-May 2020 when compared to previous years. Social Zone deployment in June assisted activity with an **84% average increase** in the months the zones were active.

Pedestrian traffic **more than doubled** in February 2021 when compared to the two preceding winter months, due in part to World of Winter activity.

- ③ **Ah-Nab-Awen Park** had an overall **36% decrease** in pedestrian activity during the pandemic, though it did not see the same dramatic decrease in March and April as most street locations did, and maintained steady traffic throughout May to October.



- ② **Monroe Ave & Trowbridge St** experienced one of the smallest impacts during the pandemic, with only a **20% decrease** in pedestrian activity, even when considering the high numbers produced during World of Winter 2020 (pre-pandemic). It saw its highest traffic in October and November 2020 - **more than double** the traffic in April and May 2020.

- ④ **Rosa Parks Circle** saw the largest decrease in total pedestrian activity during the pandemic. Specifically, this location saw a **90% decrease** in activity in March when compared to previous years. Social Zone deployment in June 2020 **tripled** that activity and has remained steady ever since.

RPC was **twice** as busy as it has been on average since January 2020 during February 2021, in large part due to World of Winter traffic.

WOW 2021 weekends have been on average

84%

busier than the winter weekends preceding it

Current Downtown Construction and Development

- ① GVSU - anticipated May 2021
+160,000 square feet of office space
+66 parking spaces
- ② GVSU/Spectrum Parking - anticipated May 2021
+1,220 parking spaces
- ③ The Finnley Hotel - anticipated June 2021
+5 hotel units
- ④ Amway Grand Plaza Renovation - anticipated June 2021
- ⑤ Acrisure Headquarters- anticipated Spring 2021
+105,000 square feet of office space
+150 market condos
+400 jobs
- ⑥ RDV Corp. Headquarters - anticipated Spring 2021
+100,000 square feet of office space
+9,700 square feet of commercial retail space
- ⑦ Fifth Third Redevelopment - anticipated Summer 2021
+100,000 square feet of office space
+44,000 square feet of commercial space
- ⑧ MSU Innovation Park - anticipated late 2021
+200,000 square feet of office space
+600 parking spaces
+250 jobs
- ⑨ Perrigo Headquarters - anticipated 2022
+63,550 square feet of office space
+170 jobs

729k
square feet of
office space

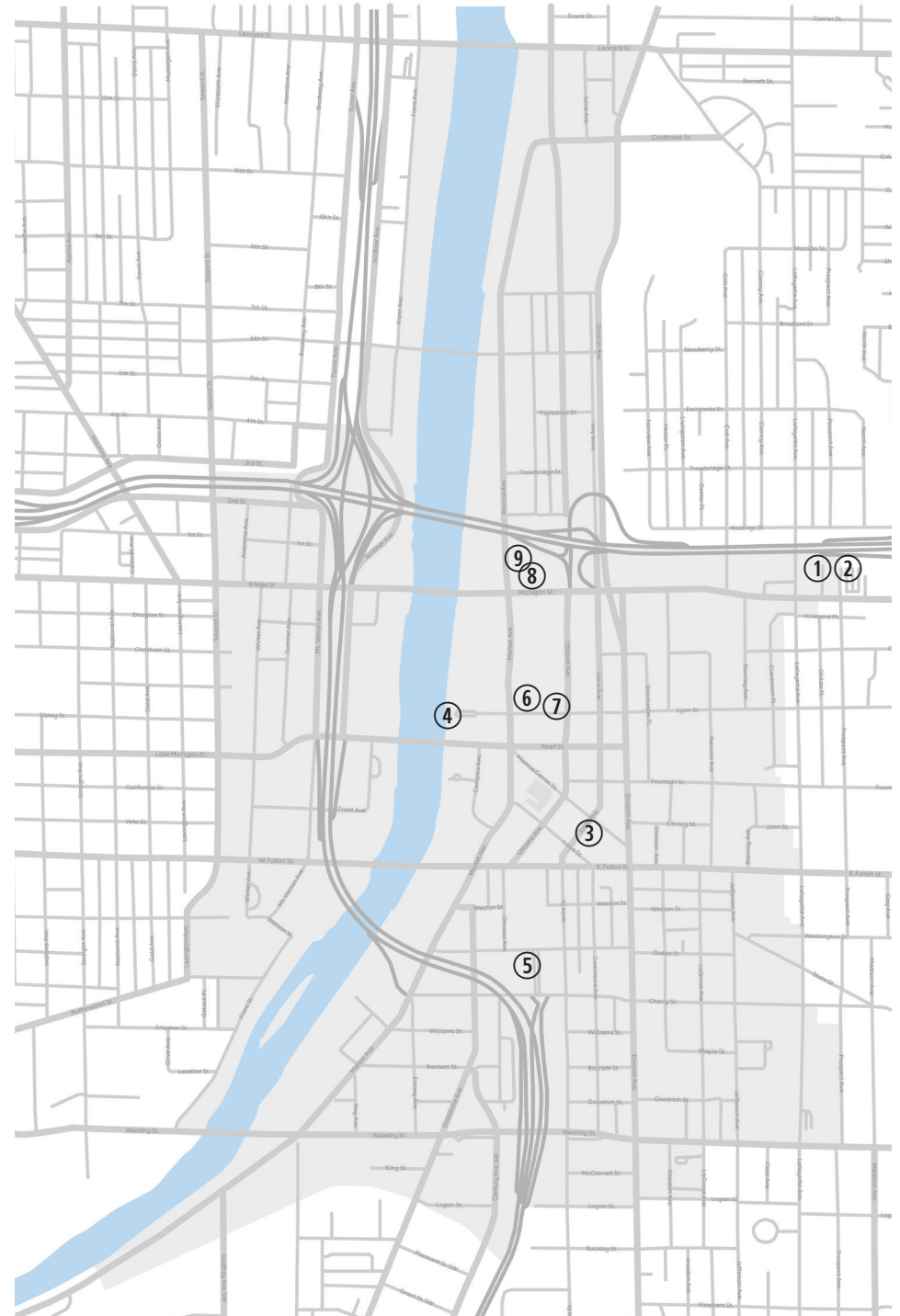
54k
square feet of
commercial space

150
residential units

5
hotel rooms

1,886
parking spaces

820
new jobs



Downtown On- and Off-Street Parking

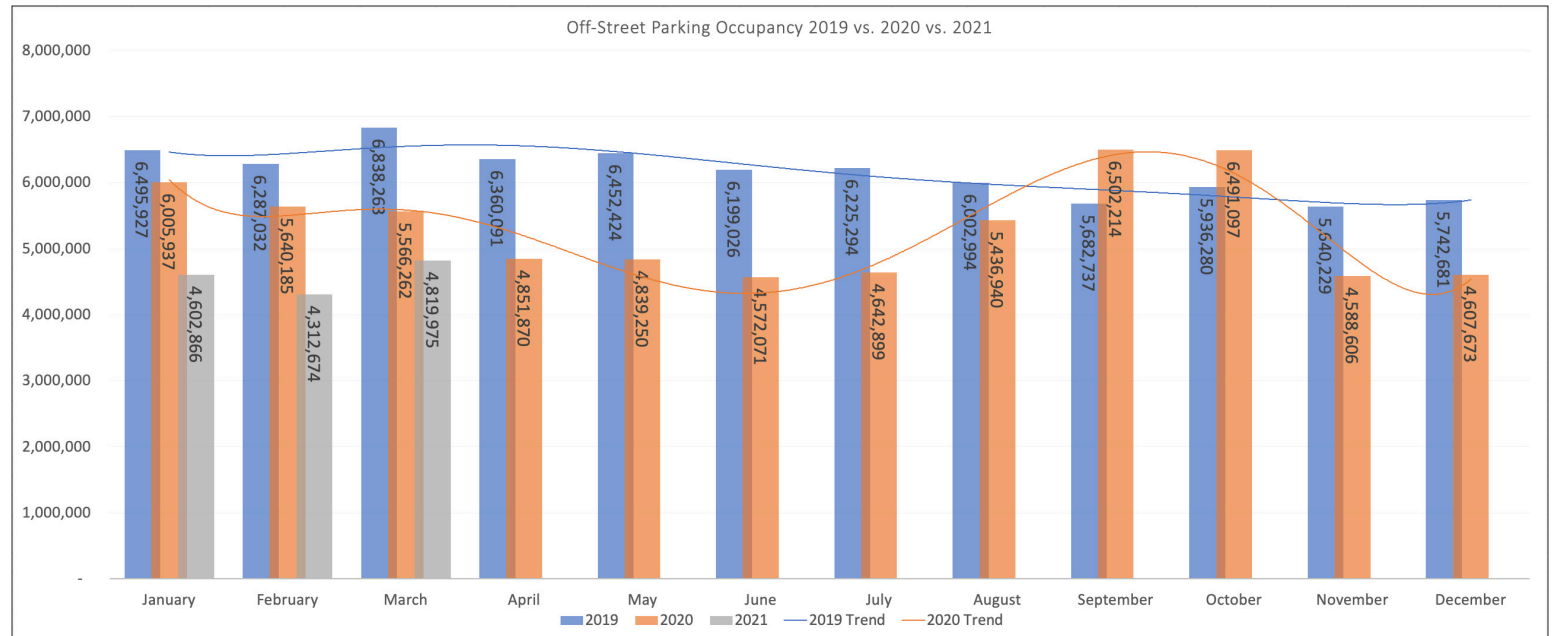
18%
average **decrease** in
off-street occupancy
during COVID

12%
average **decrease** in
on-street occupancy
during COVID

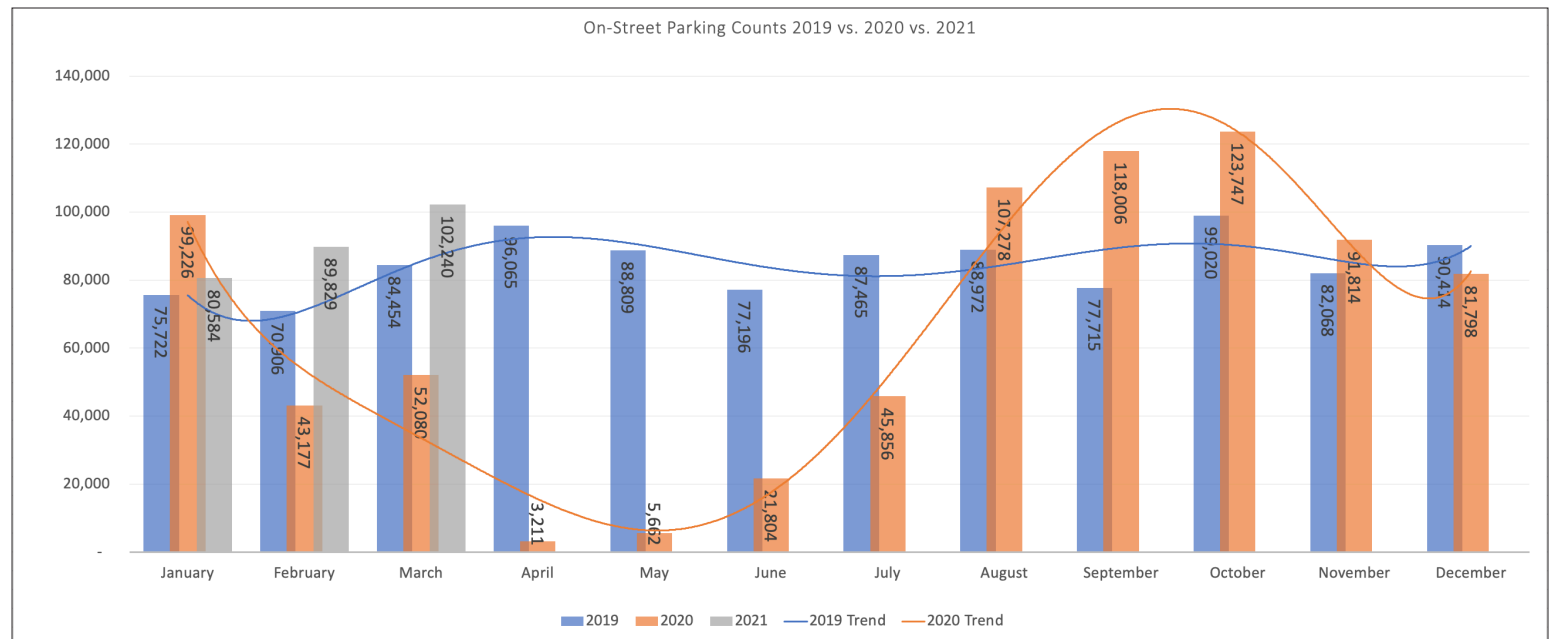
There have been
42k
more on-street
parking instances
in Jan-March
2021 than in
Jan-March 2019

March 24th, 2020 - July 6th 2020:
meter enforcement was suspended.

Source: MobileGR



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	-7.54%	-10.29%	-18.60%	-23.71%	-25.00%	-26.25%	-25.42%	-9.43%	14.42%	9.35%	-18.65%	-19.76%
2020 vs. 2021	-23.36%	-23.54%	-13.41%	-	-	-	-	-	-	-	-	-



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	31.04%	-39.11%	-38.33%	-96.66%	-93.62%	-71.76%	-47.57%	20.58%	51.84%	24.97%	11.88%	-9.53%
2020 vs. 2021	-18.79%	108.05%	96.31%	-	-	-	-	-	-	-	-	-

DASH Ridership

68%
average **decrease**
in ridership
during COVID

Timeline of Interrupted Schedule:

On **March 26th**, DASH services changed to:

DASH West 15-minute frequency

DASH North 20-minute frequency

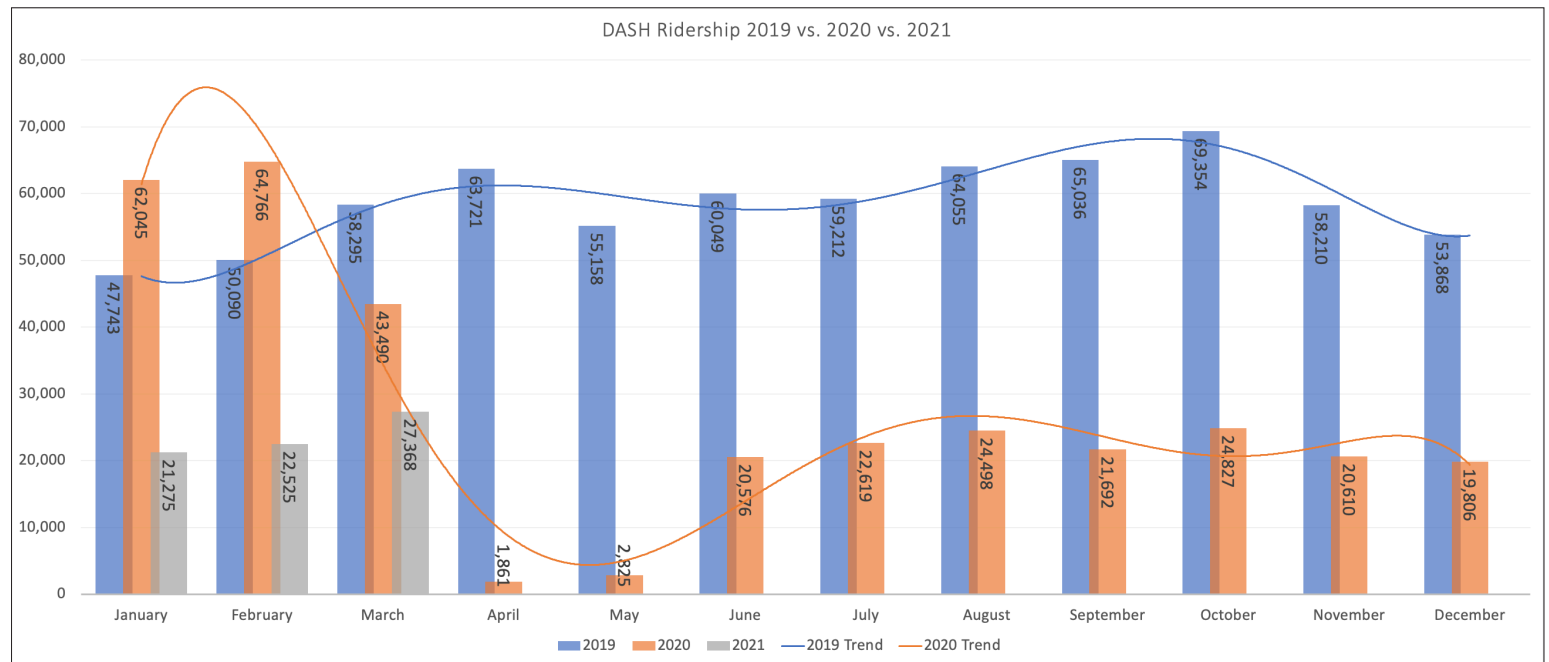
Operating 7am - 7pm, Mon - Fri

On **April 10th**, DASH services were temporarily suspended

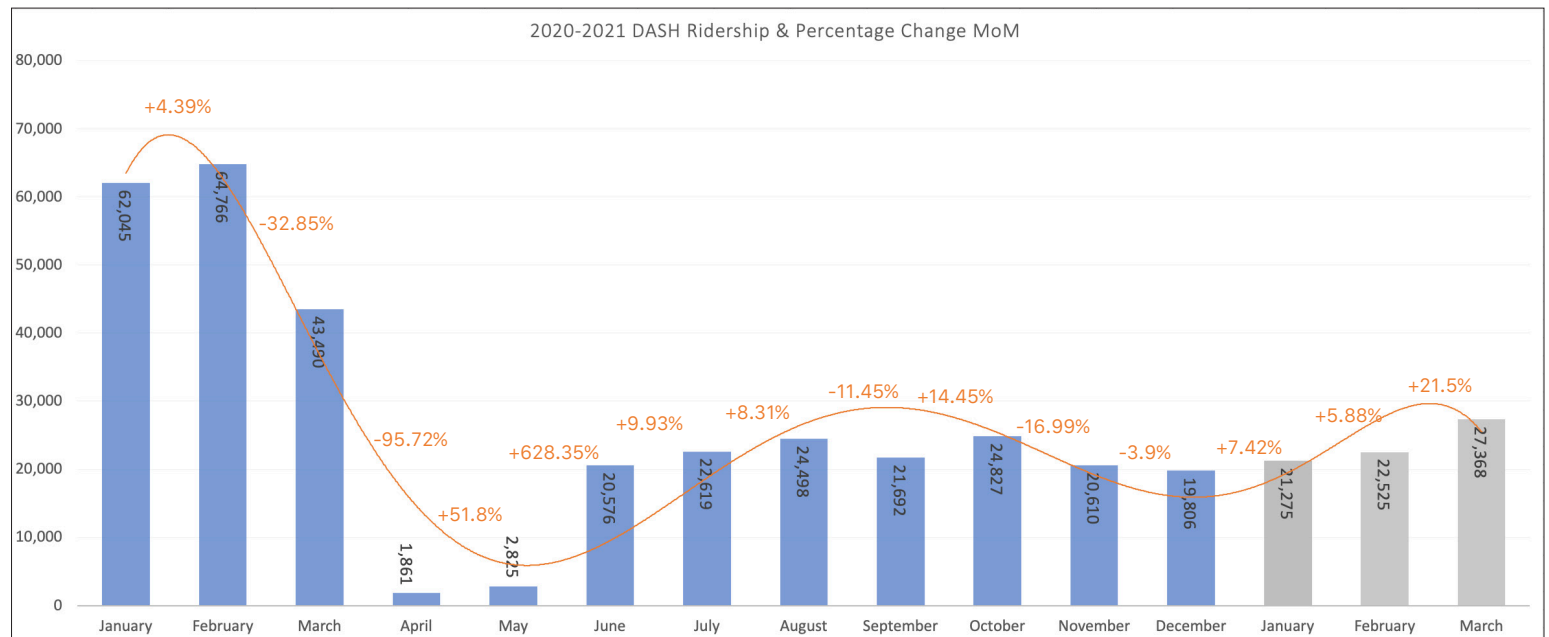
On **May 26th**, DASH services changed to:

Reduced number of vehicles

Operating 6am - 10 pm, Mon - Sat



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	29.96%	29.30%	-25.40%	-97.08%	-94.88%	-65.73%	-61.80%	-61.75%	-66.65%	-64.20%	-64.59%	-63.23%
2020 vs. 2021	-65.71%	-65.22%	-37.07%	-	-	-	-	-	-	-	-	-



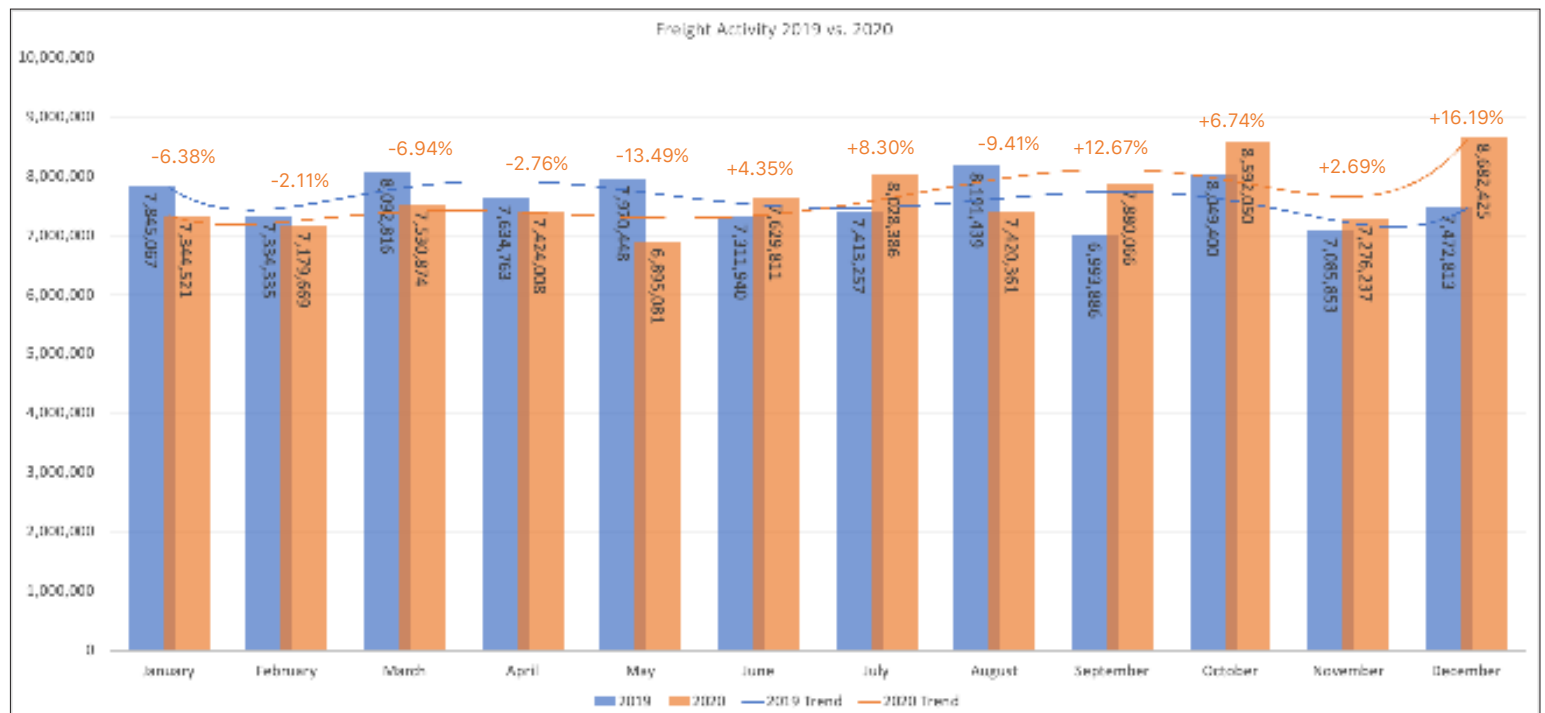
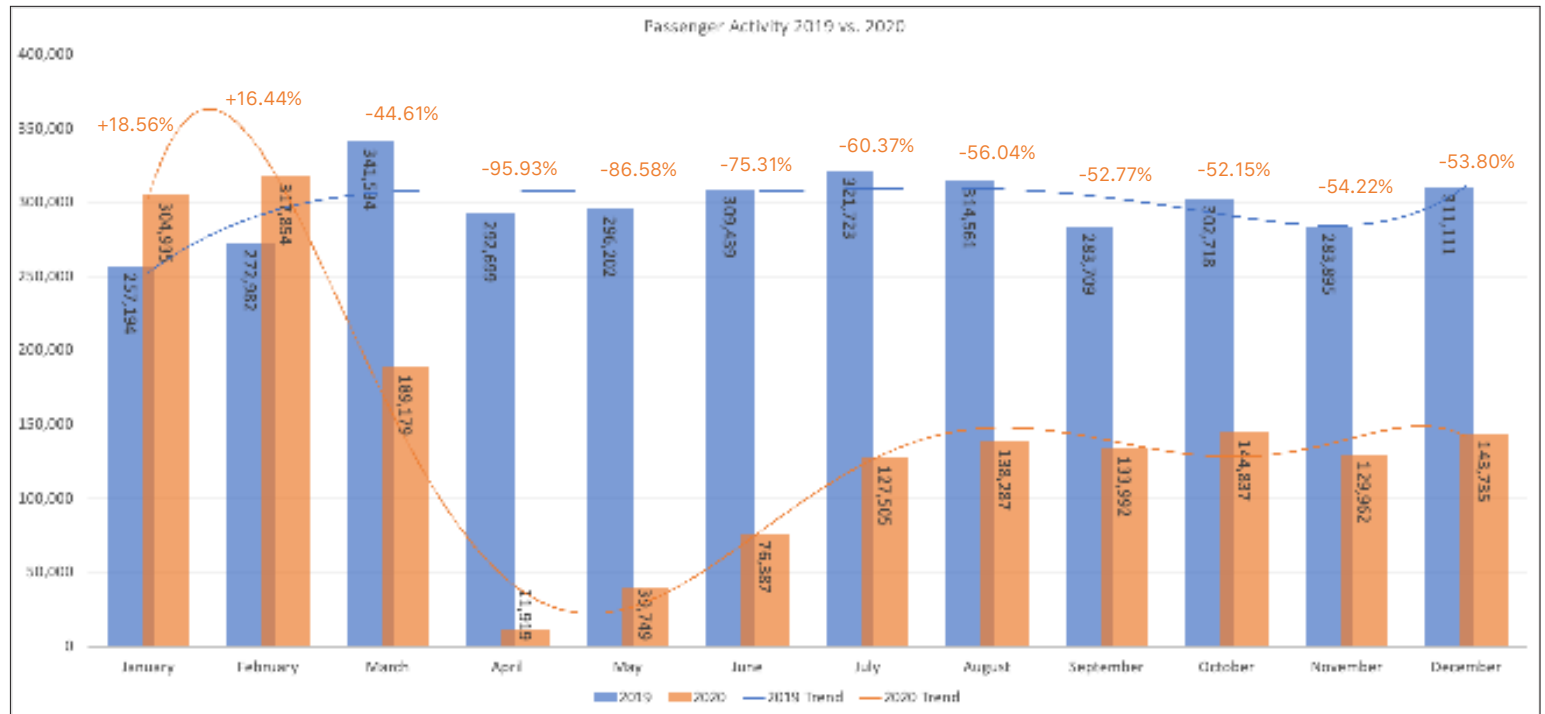
Gerald R. Ford International Airport Activity

65%
overall **decrease** in
passenger activity

2.5%
overall **increase** in
freight activity

41%
decrease in
passenger activity in
February-March 2020

94%
decrease in
passenger activity in
March-April 2020.



Kent County Vaccination Distribution & Administration

Kent County has a population of 656,955 (2019).

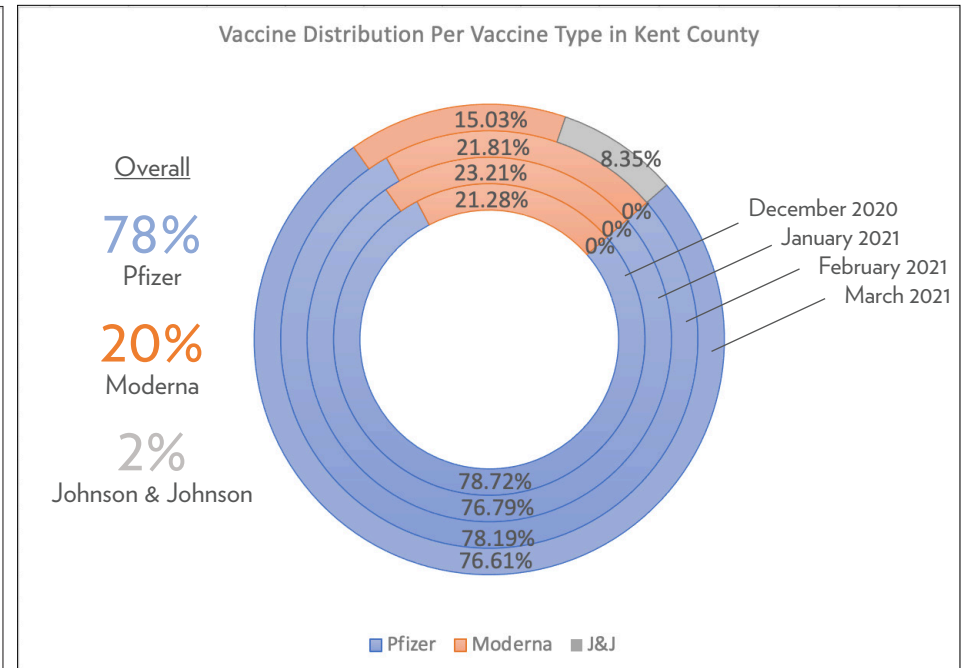
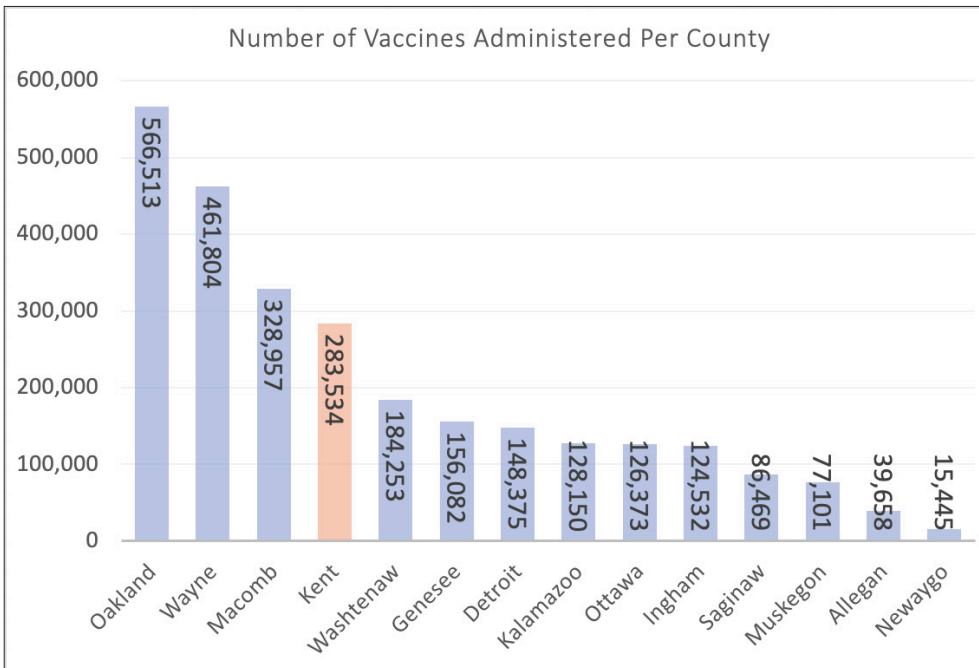
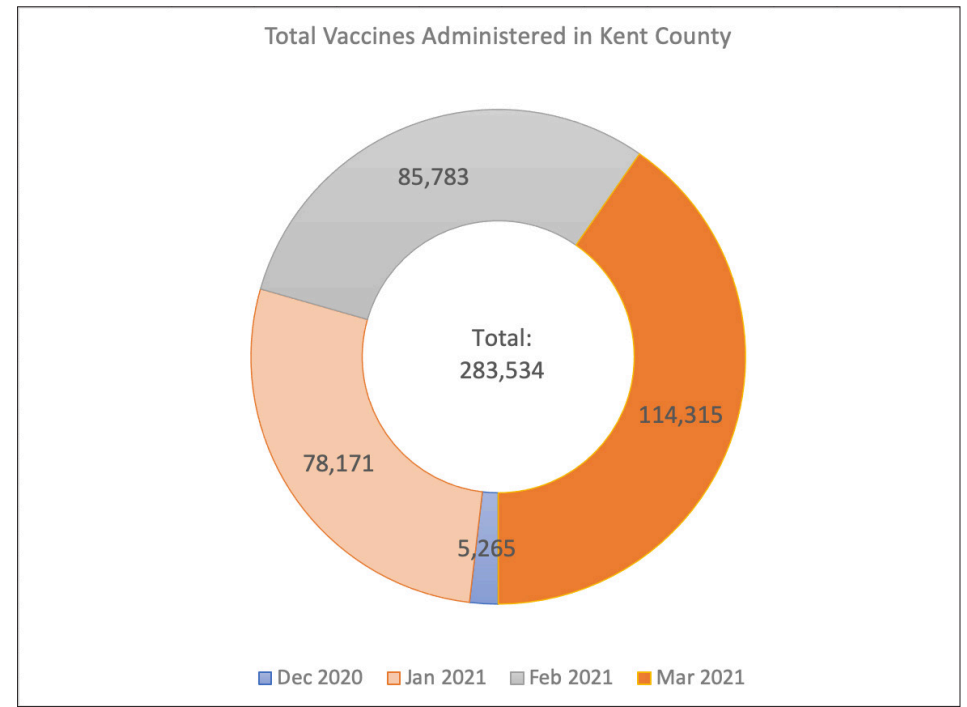
DeVos Place has administered +120,000 vaccines since January 25th, 2021.

Mercy Health + St. Joe's have administered 124,751 1st doses and 86,239 2nd doses as of April 5th, 2021.

86%
of doses administered
80% nation-wide
84% state-wide

26%
of residents are
fully vaccinated
17% nation-wide
22% state-wide

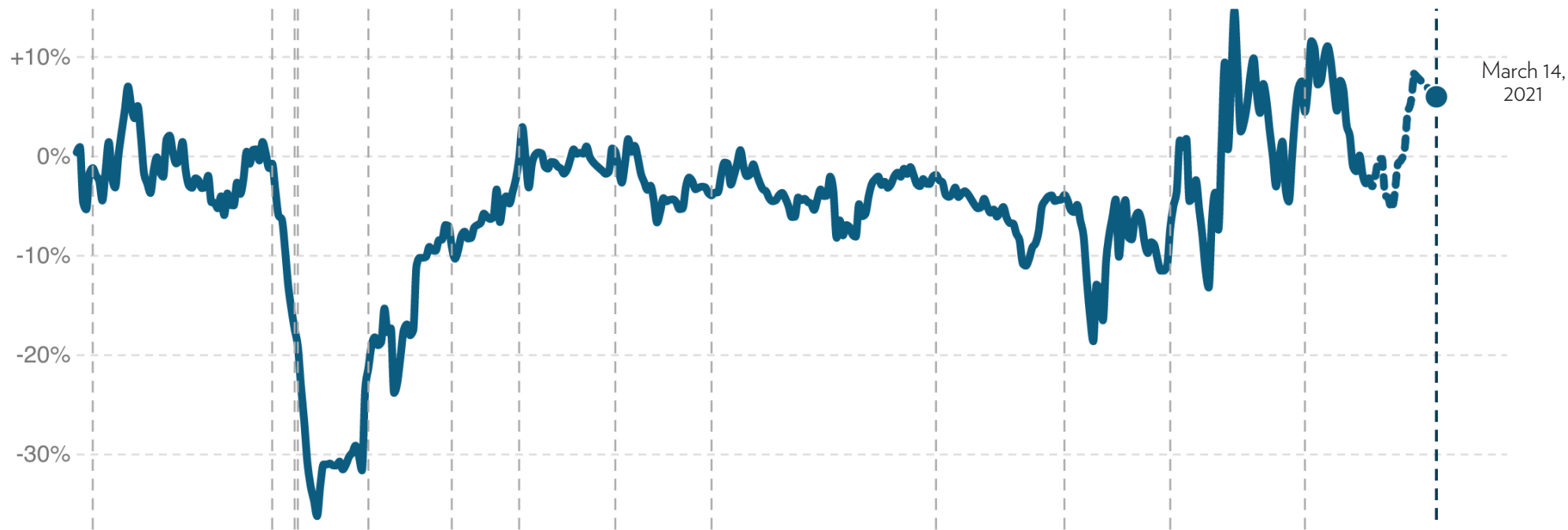
221
enrolled vaccination
locations



Michigan Consumer Spending

Percent Change in All Consumer Spending*

In **Michigan**, as of **March 14 2021**, total spending by all consumers **increased** by **5.9%** compared to January 2020.



Key Dates

March 10, 2020 - Michigan confirms its first two COVID cases; State of Emergency declared

March 13, 2020 - Gov. Whitmer closes all K-12 schools; bans gatherings of 250 or more

March 15, 2020 - Gov. Whitmer orders the closure of bars/restaurants for dine-in, gyms, theaters, and other public places

March 24, 2020 - statewide stay-at-home order begins (subsequently extended 4 times)

April 13, 2020 - first round of stimulus payments begins

June 19, 2020 - stay-at-home order expires

September 9, 2020 - gyms, pools, and organized sports are allowed to reopen/resume

October 9, 2020 - movie theaters, performance venues, arcades, and other businesses can reopen at limited capacity

November 15, 2020 - Gov. Whitmer orders the closure of high schools and universities, as well as other businesses

(extended on December 7, 2020)

December 18, 2020 - partial shutdown extended but allows for some businesses like theaters, casinos, and bowling

alleys to reopen at limited capacity

December 18, 2020 - first COVID vaccine administered in Kent County

December 29, 2020 - second round of stimulus payments begins

February 1, 2021 - Indoor dining reopens with limited capacity, curfew, and other requirements

March 5, 2021 - restaurants reopen to 50%, other business capacity augmentations

March 31, 2021 - all population groups eligible for the COVID vaccine in MI

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: April 7, 2021

TO: Rick Winn
Chairman

Agenda Item 3
April 14, 2021
DDA Meeting

FROM: Tricia Chapman
Administrative Services Officer II

SUBJECT: FY2021 Interim Financial Statements as of March 2021

Attached are the Authority's interim financial statements for the first nine months of the Authority's fiscal year ending June 30, 2021. The attached statements include:

Statement A: Balance Sheet

Statement B: Comparison of FY2021 Budget vs Actual Results

Statement C: Statement of FY2021 Project Expenditures

Statement D: Schedule of February 2021 Expenditures

The Authority's balance sheet on Statement A indicates the Authority is in a strong position financially with sufficient Pooled Cash to support development plan expenditures for FY2021 and beyond.

In March, the Non-Tax Increment fund received the \$297,285 from the State of Michigan CRLGG grant. The Local Tax Increment fund paid \$303,500 of debt service on the series 2013B DeVos Place Bonds as well as the 10% rebates to the local taxing units, a total of \$733,618.

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

Attachments

STATEMENT A

DOWNTOWN DEVELOPMENT AUTHORITY

Balance Sheet

March 31, 2021

	Non-Tax Funds	Debt Tax Increment	Local Tax Increment	TOTAL
ASSETS				
Pooled Cash and Investments	\$ 5,255,379	\$ 12,044,827	\$ 7,823,244	\$ 25,123,450
Petty Cash	-	-	500	500
Loan Receivable - Project Developer	388,848	-	-	388,848
General Fixed Assets	-	-	86,964,023	86,964,023
Accumulated Depreciation on Fixed Assets	-	-	(59,982,869)	(59,982,869)
Future Tax Increment Revenues Anticipated	-	12,835,000	-	12,835,000
TOTAL ASSETS	\$ 5,644,227	\$ 24,879,827	\$ 34,804,898	\$ 65,328,952
LIABILITIES AND FUND EQUITY				
Liabilities				
Current Liabilities	\$ 263	\$ -	\$ 93,023	\$ 93,286
Other Accrued Liabilities	16,822	-	-	16,822
Due to Other Governmental Units	-	4,453,622	-	4,453,622
Deposit - Area 4 Developer Damage	1,000	-	-	1,000
Deferred Revenue - Developer Loan	388,848	-	-	388,848
Bonds Payable	-	12,835,000	-	12,835,000
TOTAL LIABILITIES	406,933	17,288,622	93,023	17,788,578
Fund Balance / Equity:				
Investments in General Fixed Assets, net of Accumulated Depreciation	-	-	26,981,154	26,981,154
Non-Tax Increment Reserve	5,235,519	-	-	5,235,519
Reserve for Authorized Projects	-	-	7,470,500	7,470,500
Reserve for Compensated Absences	-	-	7,721	7,721
Reserve for Eligible Obligations	-	7,591,205	-	7,591,205
Reserve for Encumbrances	1,775	-	252,500	254,275
TOTAL FUND EQUITY	5,237,294	7,591,205	34,711,875	47,540,374
TOTAL LIABILITIES & FUND EQUITY	\$ 5,644,227	\$ 24,879,827	\$ 34,804,898	\$ 65,328,952

STATEMENT B

DOWNTOWN DEVELOPMENT AUTHORITY Comparison of FY2021 Budget vs Actual Results July 1, 2020 - March 31, 2021

	Non-Tax Funds		Debt Tax Increment		Local Tax Increment	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 11,465,372	\$ 11,624,379	\$ 6,262,000	\$ 7,133,440
Property Tax Increment - Transit Millage	-	-	-	-	589,772	594,102
Property Tax Increment - Prior Year Appeals	-	-	(25,000)	(7,638)	(15,000)	(596)
Property Tax Increment - County/GRCC/City/ITP Rebates	-	-	-	1,463,734	(683,677)	(773,618)
CRLGG Grant Reimbursement	297,285	297,285	-	-	-	-
Earnings from Investments - General	70,412	(110,899)	72,591	(146,678)	112,396	(209,762)
Interest Paid by Developer - The Gallery on Fulton Note	12,998	14,143	-	-	-	-
Property Rental - DASH Parking Lots	738,000	143,733	-	-	-	-
Property Rentals - YMCA Customer Parking	72,000	42,000	-	-	-	-
Event Sponsorships and Fees	40,000	-	-	-	-	-
Contributions - Downtown Enhancement Grant Donation	-	-	-	-	-	545
Principal Repayments - The Gallery on Fulton Note	100,000	26,156	-	-	-	-
Reimbursements and Miscellaneous Revenues	2,000	1,770	-	-	5,000	-
Sale of Movies in the Park Equipment	-	10,000	-	-	-	-
Ottawa Ave - Cherry to Oakes - 1/3rd payment	197,670	-	-	-	-	-
From / (To) Fund Balance	1,567,320	-	(72,591)	-	3,942,319	-
TOTAL REVENUES	\$ 3,097,685	\$ 424,188	\$ 11,440,372	\$ 12,933,797	\$ 10,212,810	\$ 6,744,111
EXPENDITURES						
<i>GR Forward Projects:</i>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 25,000	\$ 391	\$ -	\$ -	\$ 1,750,000	\$ 140,173
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	90,000	13,964	-	-	1,525,000	1,285,517
Goal #3: Implement a 21st Century Mobility Strategy	150,000	31,250	-	-	2,330,000	1,108,465
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	1,032,285	237,102	-	-	1,150,000	631,412
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,795,000	1,463,866	-	-	1,745,000	1,286,560
Total GR Forward Projects	\$ 3,092,285	\$ 1,746,573	\$ -	\$ -	\$ 8,500,000	\$ 4,452,127
Administration	5,400	12	-	-	1,300,000	1,198,445
Debt Service for Bond Issues	-	-	6,986,750	320,875	412,810	319,510
Estimated Capture to be Returned	-	-	4,453,622	-	-	-
TOTAL EXPENDITURES	\$ 3,097,685	\$ 1,746,585	\$ 11,440,372	\$ 320,875	\$ 10,212,810	\$ 5,970,082
EXCESS / (DEFICIT)	\$ -	\$ (1,322,397)	\$ -	\$ 12,612,922	\$ -	\$ 774,029

STATEMENT C
DOWNTOWN DEVELOPMENT AUTHORITY
Statement of FY2021 Project Expenditures
As of March 31, 2021

Project Name	FY2021 Project Budgets		Expenditures		Remaining
	%	Amount	Month	Fiscal Year	FY2021 Budgets
River Governance		150,000	19,180	29,900	120,100
Downtown Plan		100,000	(10,088)	100,592	(592)
River Trail Improvements		1,500,000	-	9,681	1,490,319
GRForward Goal # 1 - Local Tax Increment	15.10%	\$ 1,750,000	\$ 9,092	\$ 140,173	\$ 1,609,827
Downtown Speakers Series		15,000	-	-	15,000
Riverwalk Assessment		10,000	-	391	9,609
GRForward Goal # 1 - Non-Tax Increment	0.22%	\$ 25,000	\$ -	\$ 391	\$ 24,609
Development Project Guidance		50,000	110	9,303	40,697
Development Project Reimbursements		1,400,000	-	1,137,971	262,029
Downtown Enhancement Grants		75,000	15,000	138,243	(63,243)
GRForward Goal # 2 - Local Tax Increment	13.16%	\$ 1,525,000	\$ 15,110	\$1,285,517	\$ 239,483
Heartside Quality of Life Implementation		50,000	90	4,890	45,110
Stakeholder Engagement Programs		40,000	-	9,074	30,926
GRForward Goal # 2 - Non-Tax Increment	0.78%	\$ 90,000	\$ 90	\$ 13,964	\$ 76,036
Accessibility and Mobility Repairs		150,000	-	83,012	66,988
Bicycle Friendly Improvements		125,000	45,588	86,526	38,474
DASH North Shuttle Services		175,000	17,500	175,000	-
Streetscape Improve: CBD, Heartside, Arena S.		1,340,000	4,294	404,767	935,233
Streetscape Improve: Division - Fulton to Wealthy		340,000	26,313	283,683	56,317
Wayfinding System Improvements		200,000	38,280	75,477	124,523
GRForward Goal # 3 - Local Tax Increment	20.10%	\$ 2,330,000	\$ 131,975	\$1,108,465	\$ 1,221,535
Transportation Demand Mgmt Program		150,000	5,000	31,250	118,750
GRForward Goal # 3 - Non-Tax Increment	1.29%	\$ 150,000	\$ 5,000	\$ 31,250	\$ 118,750
Economic Development and Innovation		450,000	76,758	127,697	322,303
COVID Economic Relief Program		700,000	51,710	503,715	196,285
GRForward Goal # 4 - Local Tax Increment	9.92%	\$ 1,150,000	\$ 128,468	\$ 631,412	\$ 518,588
COVID Economic Relief Program		997,285	-	218,707	778,578
Downtown Workforce Programs		35,000	-	18,395	16,605
GRForward Goal # 4 - Non-Tax Increment	8.90%	\$ 1,032,285	\$ -	\$ 237,102	\$ 795,183
Arena Plaza Improvements: Local Tax Increment		500,000	-	704,412	(204,412)
Downtown Marketing and Inclusion Efforts		420,000	35,736	188,653	231,347
Downtown Tree Plantings		150,000	-	70,141	79,859
Heartside Public Restroom Facilities Construction		100,000	-	137,619	(37,619)
Parks Design		350,000	92,032	174,067	175,933
Public Realm Improvements		150,000	-	8,700	141,300
State of Downtown Event & Annual Report		25,000	-	-	25,000
Urban Recreation Improvements		50,000	2,500	2,968	47,032
GRForward Goal # 5 - Local Tax Increment	15.05%	\$ 1,745,000	\$ 130,268	\$1,286,560	\$ 458,440
Arena Plaza Improvements: Non-Tax Increment		600,000	-	613,164	(13,164)
Bridge Lighting Operations		50,000	-	30,000	20,000
DGRI Event Production		165,000	55,835	212,526	(47,526)
Diversity Programming		50,000	-	15,500	34,500
Downtown Ambassadors		222,000	20,372	224,730	(2,730)
Experience - Miscellaneous		50,000	-	9	49,991
Holiday Décor Program		75,000	13,810	69,846	5,154
Major Event Sponsorship		40,000	-	66,500	(26,500)
Police Foot Patrols		35,000	-	-	35,000
Project and Fixed Asset Maintenance		-	(140)	3,421	(3,421)
Public Space Activation		350,000	15,192	169,353	180,647
Rosa Parks Circle Skating Operations		40,000	-	-	40,000
Special Events - Grants		35,000	-	7,500	27,500
Special Events - Office of		75,000	-	50,000	25,000
Special Events - Training Program		6,000	-	-	6,000
Winter Avenue Building Lease		2,000	1,090	1,317	683
GRForward Goal # 5 - Non-Tax Increment	15.48%	\$ 1,795,000	\$ 106,159	\$1,463,866	\$ 331,134
TOTAL	100.00%	\$11,592,285	\$ 526,162	\$6,198,700	\$ 5,393,585

STATEMENT D
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2021 Expenditures
March, 2021

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	3/15/2021	City / County Joint Building Authority	CCJBA Series 2013B - DeVos Place Bonds	Annual principal payment	\$ 280,000.00
Local	3/17/2021	Progressive ARchitecture	Parks Design	Lyon Square and Lyon Street Reconstruction 11/20	92,032.29
Local	2/28/2021	Paychex	Administration	DDA Payroll Wages, 401, Taxes-February 2021	83,010.56
Local	3/31/2021	Paychex	Administration	DDA Payroll Wages, 401, Taxes-March 2021	82,252.63
Local	3/30/2021	Arts Marketplace at Studio Park	Economic Devel & Innovation - MWBE	Incubator Support Pack Elephant 2021	67,800.00
Local	3/8/2021	CSF, Inc.	Bicycle Friendly Improvements	Bicycle Infrastructure FY20	45,588.00
Local	3/1/2021	Progressive ARchitecture	Wayfinding System Improvements	Wayfinding Consulting 1/21	38,280.00
Non-Tax	3/28/2021	LiveSpace, LLC	DGRI Event Production	WOW Projection Mapping Art Installation 3/21	29,400.00
Local	3/15/2021	City / County Joint Building Authority	CCJBA Series 2013B - DeVos Place Bonds	Semi-annual interest payment	23,500.00
Non-Tax	3/8/2021	Mydatt Service INC	Downtown Ambassadors	Ambassador Program 02/2021	21,245.04
Local	3/25/2021	City Treasurer - MobileGR/Parking Svcs	DASH North Shuttle Services	March 2021 DDA Share of DASH North Service	17,500.00
Local	3/30/2021	Arath III	Downtown Enhancement Grants	Window Repairs DEG 10/20 Keeler Building	15,000.00
Local	3/11/2021	State of Michigan	Streetscape Improve: Division - Fulton to Wealthy	17109-Division-Wealthy to Cherry	14,744.35
Local	3/7/2021	Uline INC	COVID Economic Relief Program	COVID response Social District umbrellas 2/21	14,179.03
Non-Tax	3/21/2021	Michigan Landscape Services	Holiday Decor Program	Holiday decor 11/2020	13,810.00
Local	3/8/2021	Creos Experts-Consels Inc	COVID Economic Relief Program	Artwork Display World of Winter 2021 3 of 3	13,099.45
Local	3/15/2021	Prestige Products LLC	COVID Economic Relief Program	Winter Ready Grant: Downtown Market FINAL 03/2	12,500.00
Local	3/24/2021	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	11,020.83
Local	3/30/2021	NUBC, LLC	COVID Economic Relief Program	Winter Ready Grant: Jolly Pumpkin 2021	10,195.52
Local	3/28/2021	Prestige Products LLC	COVID Economic Relief Program	Winter Ready Grant: The BOB Final 3/2021	10,000.00
Local	3/9/2021	Wenk Associates, Inc.	Downtown Plan	17013-Grand River Corridor & River Trail (Wenk-17)	9,092.24
Local	3/15/2021	Adtegrity.com, Inc.	Dntn Marketing & Inclusion Efforts	Advertising: World of Winter 2021	8,438.19
Local	3/21/2021	Prestige Products LLC	COVID Economic Relief Program	Winter Ready Grant: Flanagan's FINAL 03/2021	8,375.00
Non-Tax	3/1/2021	The Department Project	Public Space Activation - Calder events, etc.	WoW: Tumbleweeds and Grasses art installation 2/	8,000.00
Local	3/21/2021	COZO Industries LLC	COVID Economic Relief Program	Winter Art Installation: HybyCozos FINAL	7,700.00
Local	3/7/2021	Priority Health	Administration	Health Insurance Mar 2021	7,516.56
Local	3/28/2021	Priority Health	Administration	Health Insurance April 2021	7,516.56
Local	3/7/2021	Prestige Products LLC	COVID Economic Relief Program	Winter Ready Grant: Flanagan's 03/2021	6,625.00
Local	3/15/2021	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street 02/2021	5,959.99
Local	3/7/2021	Prestige Products LLC	COVID Economic Relief Program	Winter Ready Grant: Sovengard Deposit 03/2021	5,950.00
Local	3/17/2021	Moore & Bruggink INC	Streetscape Improve: Division - Fulton to Wealthy	17109-Division Ave Reconstruction	5,596.11
Non-Tax	3/25/2021	City Treasurer - MobileGR/Parking Svcs	Transportation Demand Mgmt Prog	March 2021 DDA Share of DASH North Service	5,000.00
Local	3/8/2021	A Glimpse of Africa	Dntn Marketing & Inclusion Efforts	Sponsorship for Glimpse of Africa Festival 2021	5,000.00
Local	3/17/2021	Michael Justin Berne	Economic Devel & Innovation - MWBE	Retail Analysis Consulting 11/20	5,000.00
Local	3/15/2021	McAlvey Merchant & Associates	Administration	Governmental Consulting JAN 2021	4,500.00
Non-Tax	3/28/2021	GooseChase Adventures Inc.	DGRI Event Production	Scavenger hunt program subscription 2021	4,000.00
Non-Tax	3/21/2021	Great Lakes Sport and Social Club	DGRI Event Production	Event Services: WOW scavenger hunt 2021	4,000.00
Local	3/8/2021	Grand Rapids Area Chamber of Commerce	Economic Devel & Innovation - MWBE	Retail Retention & Attraction Contract 02/2021	3,958.33
Local	3/1/2021	SVK Media And Publishing, LLC	Dntn Marketing & Inclusion Efforts	Solace Magazine Spring/Summer 2021	3,510.00
Non-Tax	3/15/2021	Adtegrity.com, Inc.	DGRI Event Production	Seasonal Grant Sponsorship: WOW Elevated Love	3,500.00
Non-Tax	3/29/2021	Arturo Morales Romero	Public Space Activation - Calder events, etc.	Womens Way mural deposit 3/21	3,500.00
Local	3/28/2021	State of Michigan	Streetscape Improve: Division - Fulton to Wealthy	17109-Division Ave Reconstruction	3,383.34
Local	3/8/2021	Erika Townsley	Dntn Marketing & Inclusion Efforts	Photography Services at various locations 03/21	3,000.00
Local	3/3/2021	Anlaan Corporation	Streetscape Impr - Mich St, Heartside, Arena S	19011-Bridge/Mich Impr-Rvrwalk Trail	2,765.87
Local	3/21/2021	David Specht	Dntn Marketing & Inclusion Efforts	World of Winter 2021 Video Recap & B roll	2,600.00
Local	3/9/2021	State of Michigan	Streetscape Improve: Division - Fulton to Wealthy	17109-Division-Wealthy to Cherry	2,589.55
Local	3/28/2021	Grand Rapids Urban League	Dntn Marketing & Inclusion Efforts	2021 MLK breakfast sponsorship	2,500.00
Local	3/15/2021	Michigan State University	Dntn Marketing & Inclusion Efforts	Reach Out to Youth sponsorship- 2021	2,500.00
Non-Tax	3/1/2021	Reb T Roberts	DGRI Event Production	DGRI Events 2021 Light the River seasonal sponso	2,500.00
Local	3/21/2021	Valerie Wahna	Urban Recreation Improvements	Dog Park bench 2021	2,500.00
Local	3/21/2021	Karen Tracey Design	Dntn Marketing & Inclusion Efforts	Love Local service 2/21	2,218.75
Local	3/15/2021	University of Michigan	Dntn Marketing & Inclusion Efforts	World of Winter Radio advertising 2/2021	2,109.00
Non-Tax	3/21/2021	Bryan Esler Photo, Inc.	DGRI Event Production	Event Photography Misc. 01/21 - 02/21	2,000.00
Non-Tax	3/8/2021	607 Dewey, LLC	DGRI Event Production	DGRI Events: Storage Rent and Deposit 3/21	1,900.00
Non-Tax	3/8/2021	ArtXchangeGR LLC	Public Space Activation - Calder events, etc.	The People's Paint by Numbers Project 2021 1/2	1,900.00
Local	3/6/2021	City of Grand Rapids	Administration	Staff services - payroll period ended 03/06/2021	1,517.50
Non-Tax	3/1/2021	Erica Marie Thompson	DGRI Event Production	Seasonal Event Sponsorship: Elevated Love Langua	1,500.00
Local	3/15/2021	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	Photography Misc. 03/21	1,400.00
Local	3/20/2021	City of Grand Rapids	Administration	Staff services - payroll period ended 03/20/2021	1,369.45
Local	3/15/2021	TGG, Inc.	Administration	Life & S/T & L/T disability insurance - 04/21	1,044.61
Local	3/29/2021	Grand Rapids Diversity in Art&Music Fest	Dntn Marketing & Inclusion Efforts	Event Sponsorship: GR African American & Arts fe	1,000.00
Local	3/8/2021	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	Photography Misc. 02/21	960.00
Local	3/11/2021	Fifth Third Bank	Administration	Admin: Memberships	952.14
Non-Tax	3/28/2021	607 Dewey, LLC	DGRI Event Production	DGRI Events: Storage facility rent 4/21	950.00
Local	3/1/2021	The KR Group, Inc.	Administration	IT Hybrid Agreement 02/21	940.38
Local	3/24/2021	City Treasurer - Risk Management	Administration	Monthly General Insurance Allocation	908.00
Local	3/15/2021	Bazen Electric	Streetscape Impr - Mich St, Heartside, Arena S	electrical services Ethel B. Coe 2/21	906.00
Non-Tax	3/11/2021	Fifth Third Bank	DGRI Event Production	DGRI Events: Rentals	902.53
Non-Tax	3/28/2021	Bazen Electric	Public Space Activation - Calder events, etc.	electrical services: winter art 3/21	859.80
Non-Tax	3/1/2021	Grand Rapids Running Tours	DGRI Event Production	Chilly Challenge Walking tours 2021	775.00
Non-Tax	3/21/2021	Bruce Ling	DGRI Event Production	WoW Pop-Up Performer 1/21 - 2/21	750.00

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2021

Page 2

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Non-Tax	3/21/2021	Christopher Cranick	DGRI Event Production	WoW Pop-Up Performer 1/21 - 2/21	\$ 750.00
Local	3/28/2021	Bush Concrete Products INC	COVID Economic Relief Program	Social Zones: Reset Barriers 3/21	650.00
Non-Tax	3/1/2021	Katherine Hagman	DGRI Event Production	WoW Pop-Up Performer 02/21	627.39
Local	3/11/2021	Fifth Third Bank	Administration	Marketing & Advertising	564.29
Local	3/21/2021	Blue Cross Blue Shield of MI	Administration	Dental Insurance Premium 4/21	545.69
Local	3/21/2021	Kerkstra Portable Restroom Svc INC	Streetscape Impr - Mich St, Heartside, Arena S	Portable restroom for Skate Park 3/21	510.00
Local	3/21/2021	Erin Lenau	Dntn Marketing & Inclusion Efforts	World of Winter video: song use 3/21	500.00
Local	3/8/2021	Swift Realty LLC	COVID Economic Relief Program	Surface Parking March 2021 Social Zones	500.00
Local	3/21/2021	United Rentals (North America), Inc.	COVID Economic Relief Program	Winter Art Installation equipment rental 3/21	499.86
Local	3/15/2021	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street Mezzanine 02/2021	484.64
Local	3/21/2021	United Rentals (North America), Inc.	COVID Economic Relief Program	Winter Art Installation equipment rental 3/21	474.76
Non-Tax	3/15/2021	Michigan Landscape Services	Public Space Activation - Calder events, etc.	Winter Art de-Installation: Singing Tree 3/21	400.00
Local	3/28/2021	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 03/21	369.97
Local	3/1/2021	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 02/21	369.94
Non-Tax	3/21/2021	Anthony Geren	DGRI Event Production	WoW Pop-Up Performer 02/21	300.00
Non-Tax	3/8/2021	Nicholas James Thomasma	DGRI Event Production	PopUp Performances: WOW 2021	300.00
Non-Tax	3/21/2021	sam kenny	DGRI Event Production	Pop Up Performer 2/21	300.00
Non-Tax	3/28/2021	Swift Printing & Communications	Public Space Activation - Calder events, etc.	Winter Art supplies 2/21	288.00
Local	2/28/2021	Paychex	Administration	DDA Payroll Processing Fee - February 2021	280.20
Local	2/28/2021	Paychex	Administration	DDA Payroll HRS Processing Fees-February 2021	279.58
Local	3/31/2021	Paychex	Administration	DDA Payroll HRS Processing Fees-March 2021	279.58
Local	3/15/2021	Crystal Flash	COVID Economic Relief Program	Winter Ready Grant: City Built 3/21	276.30
Local	3/28/2021	GreatAmerica Financial Services Corp	Administration	Copier Lease 03/21	274.28
Local	3/31/2021	Paychex	Administration	DDA Payroll Processing Fee - March 2021	273.90
Local	3/21/2021	The KR Group, Inc.	Administration	MS office Agreement 1-17-21 to 2/16/21	259.74
Local	3/10/2021	GreatAmerica Financial Services Corp	Administration	Copier Lease 02/21	246.37
Local	3/21/2021	Crystal Flash	COVID Economic Relief Program	Winter Ready Grant: City Built 3/21	222.21
Local	3/21/2021	Crystal Flash	COVID Economic Relief Program	Winter Ready Grant: City Built 2/21	211.20
Local	3/8/2021	HR Collaborative LLC	Administration	HR Consultant services 02/21	207.87
Local	3/21/2021	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric MAR 2021	196.97
Local	3/8/2021	Crystal Flash	COVID Economic Relief Program	Winter Ready Grant: Brick & Porter 2/21	173.05
Non-Tax	3/11/2021	Fifth Third Bank	DGRI Event Production	DGRI Events: Food & Bev	165.18
Local	3/11/2021	Fifth Third Bank	Administration	Admin: Travel & Training	160.00
Non-Tax	3/21/2021	Amanda M Schwaninger	DGRI Event Production	Pop-Up Performer 02/21	150.00
Non-Tax	3/1/2021	Sam Kenny	DGRI Event Production	Pop Up Performer 1/21	150.00
Non-Tax	3/21/2021	Stephen Durst	DGRI Event Production	Pop Up Performances - World of Winter 01/21	150.00
Non-Tax	3/1/2021	ZGM Incorporated	DGRI Event Production	Pop Up Performance WOW 2/21	150.00
Non-Tax	3/21/2021	ZGM Incorporated	DGRI Event Production	Pop Up Performance WOW 2/21	150.00
Non-Tax	3/28/2021	ZGM Incorporated	DGRI Event Production	Pop Up Performance WOW 1/21	150.00
Non-Tax	3/11/2021	Fifth Third Bank	DGRI Event Production	DGRI Events: Supplies	147.85
Non-Tax	3/21/2021	Swift Printing & Communications	DGRI Event Production	Seasonal Grant supplies 3/21	144.00
Local	3/21/2021	The KR Group, Inc.	Administration	IT Managed Agreement 03/21	142.57
Non-Tax	3/26/2021	DTE Energy	Downtown Ambassadors	9100 258 89908 21/03 351 Winter DDA share	114.09
Local	3/28/2021	Bazen Electric	Streetscape Impr - Mich St, Heartside, Arena S	electrical services Public Restroom 3/21	112.50
Local	3/24/2021	Dickinson Wright PLLC	Development Project Guidance	Legal services: 158 Oakes RFP 12/20	110.00
Local	3/8/2021	Crystal Flash	COVID Economic Relief Program	Winter Ready Grant: Brick & Porter 2/21	100.00
Non-Tax	3/28/2021	Katie Marie Moore	Public Space Activation - Calder events, etc.	Winter Wonderland deinstall 3/21	90.00
Non-Tax	3/1/2021	Mydatt Service INC	Heartside Quality of Life Implementation	Public Restroom supplies 01/21	89.95
Local	3/24/2021	Dickinson Wright PLLC	Administration	Legal Services: BOA 2/21	87.11
Non-Tax	3/28/2021	Branden Joshua Redmond	Public Space Activation - Calder events, etc.	Winter Art - Impulse deinstall 3/21	78.75
Local	3/8/2021	MiBiz, Inc	Administration	One year Subscription to MiBiz 2021	78.00
Local	3/8/2021	Professional Maintenance of Michigan Inc.	Administration	Janitorial services Feb 2021	77.61
Non-Tax	3/28/2021	Paul Sapp	Public Space Activation - Calder events, etc.	Winter Art - Impulse deinstall 3/21	75.00
Local	3/8/2021	Staples Contract and Commercial Inc.	Administration	Office supplies 2/21	73.63
Local	3/11/2021	Fifth Third Bank	Administration	Admin: Prof Development	60.00
Non-Tax	3/26/2021	Consumers Energy	Downtown Ambassadors	1030 2027 1245 21/03 351 Winter DDA share	54.80
Non-Tax	2/28/2021	City Treasurer - MobileGR/Parking Svcs	Downtown Ambassadors	February 2021 Monthly Parking Billing	48.00
Local	2/28/2021	City Treasurer - MobileGR/Parking Svcs	Administration	February 2021 City Validation Billing	42.75
Local	3/8/2021	Crystal Flash	COVID Economic Relief Program	Winter Ready Grant: Brick & Porter 2/21	40.36
Local	3/11/2021	Fifth Third Bank	Administration	Admin: Office Supplies	33.77
Local	3/15/2021	The KR Group, Inc.	Administration	IT services backupify Agreement March 2021	29.93
Local	3/8/2021	Staples Contract and Commercial Inc.	Administration	Office supplies 2/21	29.24
Non-Tax	3/21/2021	ACO Inc	DGRI Event Production	DGRI supplies 2/21	14.95
Non-Tax	3/21/2021	ACO Inc	DGRI Event Production	DGRI supplies 2/21	7.99
Local	3/1/2021	The KR Group, Inc.	Administration	Credit Memo	(89.09)
Non-Tax	3/3/2021	City Treasurer - Water System	Project & Fixed Asset Maint	Void Check	(139.92)
Local	3/31/2021	Monroe North TIFA	COVID Economic Relief Program	Reimbursement for Winter Ready Grants	(40,062.00)

TOTAL MARCH 2021 EXPENDITURES \$ 1,043,530.41

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DDA

DATE: April 7, 2021

TO: Downtown Development Authority

FROM: Andy Guy, COO

Agenda Item #04

April 14, 2021

DDA Meeting

SUBJECT: Community Engagement – Grand River Governance

This memo requests an investment to continue a working partnership with the Community Catalysts. Funds, if approved, will support continued effort to develop a community engagement program that supports the startup of the nonprofit entity currently organizing to help lead the revitalization of the Grand River Corridor.

The yet-be-named nonprofit aims to, among other things, be an active and responsive civic connector around river corridor revitalization and activation. So the river governance organizing effort has sought to tap local community wisdom to inform the design of a collaborative and effective community engagement practice.

The Community Catalysts, a program led by Public Agency at the West Michigan Center for Arts + Technology, is a diverse network of rising and established local resident leaders who design and facilitate innovative approaches to public engagement.

With DDA support, Downtown Grand Rapids Inc. in 2020 partnered with the Catalysts to, among other important objectives, develop a new, locally-defined community engagement framework and set of principles to inform future river engagement efforts.

The resulting framework emphasizes the importance of such elements as transparency and accountability, learning from a diverse range of different communities/perspectives, multi-sector coalition building and continuous – vs. one off planning sessions – engagement efforts to build trust and mutual understanding.

With a thoughtful framework defined, the work now turns to designing a comprehensive community engagement strategy – based on the framework guidance – that begins to put the ideas into action. More specifically, the next steps include:

- Identifying the wide range of diverse community stakeholders, including but not limited to local residents, neighborhood groups and community-based organizations, with an interest or stake in river corridor revitalization. GR Forward, River for All, Grand Rapids Whitewater and other community planning efforts initiated and iterated this work. But there's a need to revisit and refresh the data to ensure an inclusive reach.



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- Developing a database of key cultural and community service organizations/persons and their program offerings that present potential partnerships around building a safe, welcoming, inclusive and active Grand River corridor.
- Determining specific engagement methods capable of purposely and consistently sharing information with, and eliciting input from, community stakeholders. Multiple methods will inevitably be required to effectively reach and engage the broad spectrum of river stakeholders.
- Establishing ongoing community feedback mechanisms to promote responsiveness to stakeholders needs and ideas and build trust.
- Developing assessment tools, systems and metrics to track the impact of community engagement activities.

Public Agency proposes to assign six Community Catalysts members to help think through and execute this work over the course of the next 12 months. They'll work collaboratively with DGRI staff, and the organizing governance group, to co-create an effective community engagement practice that aims to meet several key objectives, including but not limited to:

- Genuinely connecting the emerging nonprofit and its work to community and stakeholders,
- Establishing open and ongoing communications channels with partners and interested parties,
- Ensuring a diversity of lived experience actively informs corridor revitalization organizing work,
- Positioning to proactively elicit and respond to diverse, actionable community input,
- Collaborating with community to identify common goals and points of collaboration, with special emphasis on community needs/wants related to education, workforce development and other place-based conditions that contribute to healthy, vibrant community, and
- Cultivating an informed and diverse network of partners and partnerships to advance river corridor revitalization, programming and long-term sustainability.

The overarching goal is to ensure the forthcoming nonprofit, its future work and, by extension, the substantial collaborative effort required to revitalize the Grand River corridor from Riverside to Millennium Parks is people-centered, place-based and reflects the commitment to re-animating a “River for All.”

Recommendation: Approve local consultant services in an amount not to exceed \$110,000 to support community engagement in Grand River corridor revitalization governance organizing.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: April 14, 2021

TO: Downtown Development Authority

FROM: Kimberly Van Driel
Director of Public Space Management

Agenda Item #5
April 14, 2021
DDA Meeting

SUBJECT: Heartside Historic Mural Series

Public space activation and connectivity were key themes that derived from the work of the Goal 5 Alliance as a priority to continue to reinvest in public space, culture, and inclusive programming as a GR Forward effort. As a mechanism for translating the objectives into implementable interventions, in 2015 DGRI staff pursued a relationship with the Urban Institute for Contemporary Arts (UICA) to serve as a partner in deploying the Exit Space mural program to help add life and art to expansive public and privately owned walls in Downtown.

Since 2015, through the Exit Space Program, the DDA has been able to support six large public art installations throughout the Downtown district by teaming up with local, national, and international artists that are passionate about public art. Each mural has created local, regional, national, and international recognition for our community.

In 2020 during the budget priority planning, the Goal 5 Alliance decided that this is a program that they would like to continue to see flourish within our community. With the recent transition of the UICA, they have decided to take a step back from the Exit Space project while they evaluate capacity and their programming efforts.

The Goal 5 Alliance made the decision to continue a mural program with another Downtown partner that is also committed to elevating the quality of life in our neighborhood. With that, we have been working with Dwelling Place to start a mural program that honors local history within the neighborhood by telling the story of the Heartside community through art.

Goal 5 members have made the recommendation of support for the Heartside Historical mural series that will support at least 4 murals, 4 walking tours, and one virtual tour. The steering committee, made up of local artists, residents and business owners, are currently meeting to make decisions on national and local artists that would be able to help tell our community's story with painting being completed by August of 2021.

Recommendation:

Approve an amount not to exceed \$43,310.00 out of the DDA's Public Space Activation line item to support the planning and execution of the Heartside Historic Mural program.





Dwelling Place's Community Arts Program & Summer Mural Series

Based on the belief that all people have the ability to express themselves creatively, Dwelling Place's Community Arts initiatives create space for self-expression and community connection. We use art and culture to build relationships, bring people who feel isolated to the center, amplify resident voices, communicate with one another, and celebrate our neighborhoods and communities. We value self-taught artists as well as academically trained artists. Successful projects emphasize the process of creation as individuals, include resident input, and often highlight the theme of collective dreaming or creation. Programs also seek to connect low-income persons to art-based and cultural institutions, opportunities for expression and collaboration alongside artists.

In 2021, Dwelling Place will be working with a community steering committee to identify opportunities for a series of murals in the Heartside Neighborhood, centrally located in Grand Rapids. Based on feedback from neighborhood residents, the themes of those murals will focus on the history of Heartside, featuring the stories of those whose stories may not have been centered in the past. Stories told through the mural series may include, but are not limited to, Indigenous history, Black history, Queer history and/or Women's history told through the lens of place. Our process will include working with a community steering committee, collaborating with a variety of artists, and incorporating resident feedback into the selection or visioning process.

Finally, once the mural series is installed, we will collaborate with local historians and Caroline Cook, from Grand Rapids Running Tours, to develop a digital and physical walking tour featuring the mural sites. See an example of our [2020 tour series here](#).

We aim for the following outcomes:

- Building a greater sense of community (connection between people/neighborhood resources)
- Increasing an awareness of neighborhood history
- Connecting residents to the creative culture of their neighborhood
- Strengthen & celebrate neighborhood/community identity (sense of place)
- Support and champion the work of Artists

Additional outcomes may include:

- Attraction and retention of local businesses
- Increased foot traffic on South Division and along the mural route

Timeline:

- March, April, May - Committee Meetings
- May - Submissions by local artists
- Late May - Selection of Artists / Funding Application to DGRI
- June - Public Art Committee City of GR
- July & August - Artists Painting Murals / If possible ribbon cutting
- September & October - Walking tours to feature Historic Murals

Possible Historic Heartside Mural Sites:

21 Weston
101 Sheldon
359 South Division

235 South Division
106 South Division

Deliverables:

- 4+ murals focused on historic content located throughout the Heartside neighborhood, viewed by >16,000 motorists and pedestrians daily.
- 4 or more walking tours conducted by GR Running Tours (>40 participants)
- 1 digital resources for self-guided tours hosted on 2 or more websites (web visits ongoing)

Outreach:

- Dwelling Place audience reach of over 3,000 people
- Neighborhood outreach to over 2,700 downtown residents and 200+ businesses

Sponsorship Support**Budget:**

\$27,500 Artist Honorariums
\$8,050.00 Site Prep
\$4,700.000 Equipment Rental
\$400.00 Permit Fees
\$800.00 Neighborhood Communication
\$1,860.000 Tour Series

\$43,310.00 Total

Dwelling Place is committed to engaging the community in support of our mission to improve the lives of people by creating quality affordable housing, providing essential support services, and serving as a catalyst for neighborhood revitalization. Dwelling Place has had a presence in the Heartside neighborhood for 41 years, providing affordable housing for individuals and families who are facing displacement. Dwelling Place answered the call and currently has 600 units of affordable apartments in Heartside. Today, we are hoping you can champion our neighborhood level work by contributing to financially supporting this very special request.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: April 6, 2021

TO: Downtown Development Authority

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

Agenda Item #6
April 14, 2021
DDA Meeting

SUBJECT: Bicycle Infrastructure, Pedestrian Safety, and Mode Share Enhancement Design

Goal 3 of GR Forward envisions *providing a stress-free pedestrian experience for all ages and abilities* (page 186) and recommends *prioritizing pedestrian safety and connectivity at intersections* (page 187). The Plan further highlights pedestrian countdown timers and enhanced crosswalks as “*physical improvements that provide smoother or more direct paths, higher visibility, and adequate time to cross an intersection.*” Likewise, Goal 3 envisions the development of a prioritization system for pedestrian safety improvements that emphasize connection to major transit nodes and pedestrian activity generators (page 188).

Goal 3 of GR Forward also envisions *creating the most bicycle friendly Downtown in the Midwest* (page 212) and recommends *enhancing physical and perceived connections to neighborhoods surrounding Downtown for all modes* (page 212). The Plan further suggests that “*to help more people in Downtown feel safe riding a bike on its streets, additional infrastructure will be necessary to provide greater protection from vehicle travel and parking lanes.*”

GR Forward further proposes that a bicycle plan be incorporated as part of the City’s Vital Streets Plan. The bicycle plan is envisioned to provide the road map to implement a network of facilities with an emphasis on developing infrastructure, prioritizing the installation of infrastructure, and making more meaningful connections within the overall city non-motorized network.

Subsequently the City of Grand Rapids developed the Bicycle Action Plan (approved by the City Commission in July 2019) which furthers the goals established in GR Forward by prioritizing connectivity, safety, comfort, equity, and health. The plan maps out infrastructure improvements and investments in the form of building new bicycle routes, filling in gaps in existing bicycle routes, and installing bike racks and repair stations throughout the city.

DGRI has collaborated with the City of Grand Rapids’ Mobile GR department to prioritize and set the stage for the future implementation of a series of pedestrian and bicycle safety and access improvements in Downtown, including the following:



1. Professional services for the design of enhanced pedestrian crossings at two critical Downtown locations. These design services will be funded as part of FY21 with implementation occurring in the first half of FY22. Implementation funding will be included as part of the FY22 budget.
 - a. Midblock crossing with a Rapid Flashing Beacon at Cherry Street under US-131 that will provide a safer, more predictable pedestrian crossing to and from the Rapid's Central Station.

Design services for Cherry midblock crossing: \$15,000 (coordinated by Mobile GR department staff)
 - b. Rapid Flashing Beacon at Division Avenue and Crescent Street that will provide a safer, more predictable pedestrian crossing at a critical intersection connecting Medical Mile to Downtown.

Design services for Division/Crescent crossing: \$15,000 (coordinated by Mobile GR department staff)
2. Professional services for the design of Wealthy and Front Streets to provide safer streets for people, increased connectivity, and enhanced multi-modal infrastructure. These three projects are within a Neighborhoods of Focus area and support further implementation of the Grand Rapids Bicycle Action Plan.
 - a. Design of Wealthy Street road diet from Grandville Avenue to Front Street to prepare for future implementation in FY22 or FY23.

Design services for Wealthy Street road diet: \$25,000 (coordinated by Mobile GR department staff)
 - b. Design of Wealthy and Front Street intersection (in coordination with the road diet) to prepare for future implementation in FY22 or FY23.

Design services for Wealthy and Front intersection: \$15,000 (coordinated by Mobile GR department staff)
 - c. Design of Front Avenue bicycle facility (in coordination with the road diet) to prepare for future implementation in FY22 or FY23.

Design services for Front Ave Bicycle Facility: \$7,500 (coordinated by Mobile GR department staff)
3. North Division Avenue Separated Bicycle Lanes Phase 2 (Better Bikeway project) from Crescent to Leonard. This request of \$15,000 is to provide design services and analysis to prepare for Phase 2 project implementation in FY22 (likely during the latter half of calendar year 2021). Implementation budget is included in proposed FY22 budget.

4. Century/Ellsworth Separated Bicycle Facility from Pleasant to Grandville. This request of \$30,000 will advance final design and engagement to align with current adjacent redevelopment plans. This would eventually continue the existing separated facility to the south and allow for a more complete connection in to and out of Downtown. This project is within a Neighborhoods of Focus area.

Mobile GR department staff is prepared to move forward with these projects with existing consultant contracts and can complete them to be funded in FY21. The completion of these design projects provides a critical step forward toward future implementation.

Recommendation: Authorize funding in an amount not to exceed \$122,500 for design services for Downtown bicycle infrastructure, pedestrian safety improvements, and mode share enhancements funded by Goal 3 Streetscape Improvements.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: April 14th, 2021

TO: Downtown Development Authority

FROM: Melvin Eledge Jr.
Operations Manager

SUBJECT: Social Zone Enhancements

Agenda Item # 07
Date April 14th, 2021
DDA Meeting

In the Summer of 2020 social distancing measures were put in place to slow the spread of the COVID-19 pandemic. While ultimately needed these measures significantly reduced restaurant's capacity to safely serve customers. In response DGRI along with several partners worked together to implement the Downtown Social Zone program. This program permitted restaurants to expand outdoor seating opportunities into traditionally right-of-way spaces which afforded many of the restaurants the opportunity to increase their operations to at or near pre-pandemic levels. In addition to increased space for operations DGRI also loaned businesses tables, chairs, and umbrellas to use in these newly created zones.

After the proven success of the program last Summer and through the recent Winter months, we are working to expand our inventory of tables, chairs and umbrellas as well as enhance the vibrancy and visual appeal of the social zones by painting all 147 concrete barricades located throughout Downtown.

Recommendation: Approve the purchase of additional outdoor patio furniture for social zone expansion in the amount of \$32,866.82 and approve hiring Lions and Rabbits to paint the concrete barriers in the social zones for an amount \$47,620.00 for a total not to exceed \$80,486.82.



MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DDA

DATE: April 9, 2021

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

Agenda Item #08
April 14, 2021
DDA Meeting

SUBJECT: Ecliptic at Rosa Parks Circle Restoration Support

Since its dedication in 2000, Ecliptic at Rosa Parks Circle has been a critical community and Downtown asset. The 3.5 acre park, which features artwork by Maya Lin and a statue honoring civil rights activist Rosa Parks, has been the site for numerous important moments in Grand Rapids history and welcomes hundreds of thousands of visitors annually for recreation, entertainment, civic activities and needed breathing space in our growing City.

To ensure both the Park and the artwork are preserved into the future, in June 2017 the Frey Foundation engaged with Kathy Blaha Consulting (KBC) to study and recommend how the City of Grand Rapids might respond to the growing needs to support its popular signature park. After months of research and consideration for Grand Rapids unique needs, KBC, in partnership with a committee of stakeholders – including representation from DGRI – recommended that the City consider the creation of a parks conservancy. Following this, in December 2017, the Ecliptic at Rosa Parks Circle Conservancy was officially incorporated with a stated mission “to protect, preserve respond and adapt to the changing needs of the park and its users”.

Among the Conservancy’s initial goals was to collaborate with the City of Grand Rapids on the development of a restoration an asset management plan for Ecliptic at Rosa Parks Circle (attached). The plan, which was developed by Progressive AE with input from the Conservancy Board as well as Maya Lin and her studio, established the primary objectives of the restoration to ensure the continued success of this critical community asset for decades to come.

Once complete, the next phase was to move into design development and schematic design for construction. Following completion of construction documents, and engineer’s estimate was provided by Progressive and established an estimate to complete the restoration at \$2,013,042. Bids were issued in February 2021, and Granger Construction Company, the recommended contractor, submitted a bid of \$2,465,536. The increased fee is due to increased material, shipping and labor costs, likely as a result of COVID-19. The total contract amount, including previously authorized design services, construction administration and contingencies, is for an amount not to exceed \$2,873,000.

Of particular note, as part of their Diversity, Equity and Inclusion Plan for the City, Granger is committed to greater than 50% participation of Micro Local Business Enterprise (MLBE) and Minority Business Enterprise



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(MBE) for subcontractors. While the percentage and overall amount is still being finalized, it represents a significant commitment from Granger to utilize MLBE/MBE subcontractors and to meet the community's goals around local minority participation.

The DDA is being asked to contribute \$550,000 to the project, and as outlined in the attached memo the remainder of the funding will come from the City of Grand Rapids and from private donations raised by the Conservancy. The recommendation to the City will occur at its April 27, 2021 meeting, with construction expected to start in May 2021. DDA funding is included in the FY21 LTI budget, and as construction will continue into the fall, is also accounted for in the recommended FY22 LTI budget.

Recommendation: Approve an amount not to exceed \$550,000 to support the restoration of Ecliptic at Rosa Parks Circle.



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: April 27, 2021

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Eric DeLong, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: **Resolution approving an increase in the scope of work with Granger Construction Company for Rosa Parks Circle**

In 2000, the renowned American artist and architect, Maya Lin, completed a large scale, interactive, site-specific artwork in the heart of the City of Grand Rapids called Ecliptic. The site of this work is at Rosa Parks Circle at 135 Monroe Center Street NW / Breonna Taylor Way. Commissioned by the Frey Foundation, Ecliptic imagines an experiential park on the theme of water in its solid, liquid, and vapor forms. The work creates a visual connection between the ground and the sky by reiterating the night sky constellations through lights below the surface of a field of ice. Through and within its poetic expression, the site-specific work creates a truly civic space for public gathering and expression that reaches beyond the spatial boundaries of the park.

In 2019, approaching the 20th anniversary of the completion of Ecliptic, the Ecliptic at Rosa Parks Circle Conservancy (Conservancy) was formed to support the continued conservation of the artwork and its function as a central gathering place for summer concerts, winter ice skating, and every day, informal meetings of diverse user groups who find the spaces and ideas expressed by the work of art conducive to public assembly. In partnership with the Conservancy and Downtown Grand Rapids Inc., the City is embarking on a rehabilitation and general aesthetic improvement project for Rosa Parks Circle.

On February 9, 2021 (Proceeding No. 90549), the City awarded a contract to Granger Construction Company (Granger) and authorized expenditures in the amount of \$14,371 for preconstruction services and \$27,944 for granite shop drawing process, for a total authorization of \$42,315.

The engineer's estimate, prepared by Progressive AE, Inc. (Progressive), is \$2,013,042 and Granger submitted a bid of \$2,465,536. Bids came in higher than expected due to increased material, shipping and labor costs due to COVID-19. In addition, there were late additions to the project, per Maya Lin, that were not included in the original

estimate. These additions included granite cladding on the stage and additional artistic signage for the park space.

As part of their Diversity, Equity, & Inclusion (DEI) Project Plan, Granger committed to greater than 50% participation of Micro Local Business Enterprise (MLBE) and Minority Business Enterprise (MBE) subcontractors. The percentage and overall amount is still being finalized, but it represents a significant commitment from Granger to utilize MLBE/MBE subcontractors and to meet the community's goals around local minority participation.

The attached resolution provides for the approval of an increase in the scope of work and authorization of expenditures to the professional services agreement with Granger in the amount of \$2,465,536 with total expenditures not to exceed \$2,873,000. This amount includes the costs of the professional services agreement, previously authorized design phase services by Progressive, construction phase services including inspection by Progressive, administration, and contingencies.

This project is being financed by the Downtown Development Authority, the Parks Millage and private donations organized by the Ecliptic Conservancy and will be organized through a reimbursement model. The donated funds will be sent to the Conservancy, who will provide the City with reimbursement as expenditures are incurred and documentation is provided. The Capital Improvement Fund and the Parks Millage Fund will be used in accordance with the Parks Millage Investment Guidelines adopted by the City Commission on September 24, 2013 (Proceeding No. 92778). The Parks Advisory Board has approved this project and the expenditure of millage funds.

cc: Patti Caudill

Reviewed by O.E.E

#19048

SUMMARY OF ESTIMATED COSTS

for

Improvements to Rosa Parks Circle

Project Funding Source(s)

	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
Parks Millage Fund	\$600,000	\$0	\$600,000
Downtown Development Authority	550,000	0	550,000
Capital Improvement Fund	1,723,000	0	1,723,000
Total Project Sources	<u>\$2,873,000</u>	<u>\$0</u>	<u>\$2,873,000</u>

Breakdown of Project Uses

Previously Authorized Professional Services Agreement	\$42,315
Professional Services Agreement	2,465,536
Previously Authorized Design Phase Services by Progressive	141,330
Construction Phase Services Including Inspection by Progressive Administration	46,450
	15,000
Sub-Total	\$2,710,631
Contingencies (6%)	162,369
Total Project Uses	\$2,873,000

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution approving an increase in the scope of work and authorizing additional expenditures to the professional services agreement with Granger Construction Company in connection with Improvements to Rosa Parks Circle.

WHEREAS, on February 9, 2021 (Proceeding 90549), the City approved a professional services agreement with Granger Construction Company (Granger) for the following project:

Improvements to Rosa Parks Circle
(hereinafter referred to as the "Project")

And it is necessary to increase the scope of work and authorize additional expenditures for the aforesaid agreement; therefore

RESOLVED:

1. That the scope of work for the agreement with Granger Construction Company be increased at a cost of \$2,465,536 with total expenditures not to exceed \$2,873,000 and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.
2. That total expenditures for the Project be authorized in an amount not to exceed \$2,873,000 which includes the costs of the Professional Services Agreement, previously authorized design phase services by Progressive, construction phase services including inspection by Progressive, administration, and contingencies. Said amount of \$2,873,000 to be charged to the applicable codes currently defined as follows: \$600,000 to Parks Millage, \$550,000 to Code No. <waiting for code from DDA> and \$1,723,000 to Code No. 4010-751-9000-9880-401021056.
3. That the City hereby approves the authorization of Downtown Development Authority funds for its share of costs for the Project as referenced in Paragraph 2.
4. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

Prepared by Karie M Enriquez



RENOVATION PROJECT SCOPING AND COST ESTIMATE ECLIPTIC AT ROSA PARKS CIRCLE

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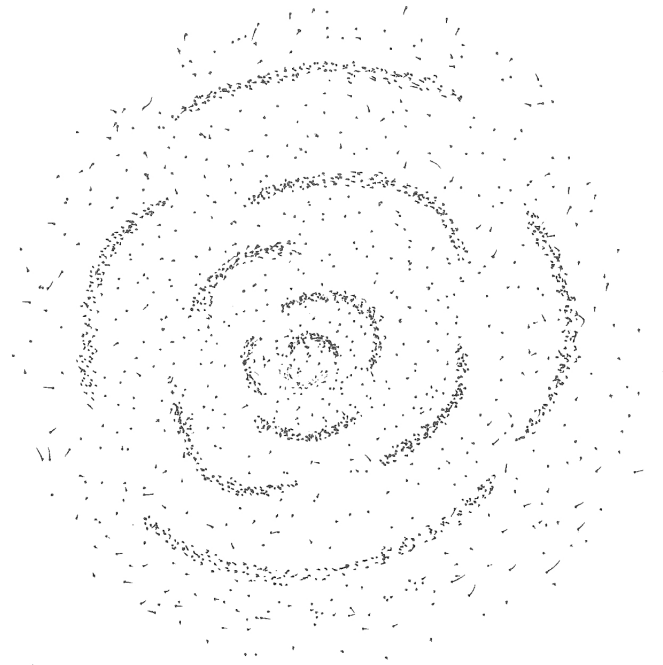
INSIGHTS | AN ARTIST'S EXPRESSION

"Ecliptic," designed by Maya Lin

Inspired by the city's name, "Grand Rapids," water is the underlying theme in the design.

The elements within the park—the skating rink, the water fountain, the mist fountain, and the "frozen" waves of earth—capture water in each of its three states: solid, liquid, and vapor.

At the heart of the park is the amphitheater/skating rink—surrounded by terraced seating and placed in concentric rings—reminiscent of the rings of water when a drop of water touches a still pool. Beneath the surface of the amphitheater, a fiber optic light array marks the position of the constellations over Grand Rapids on January 1, 2000, the year in which the artwork was created.

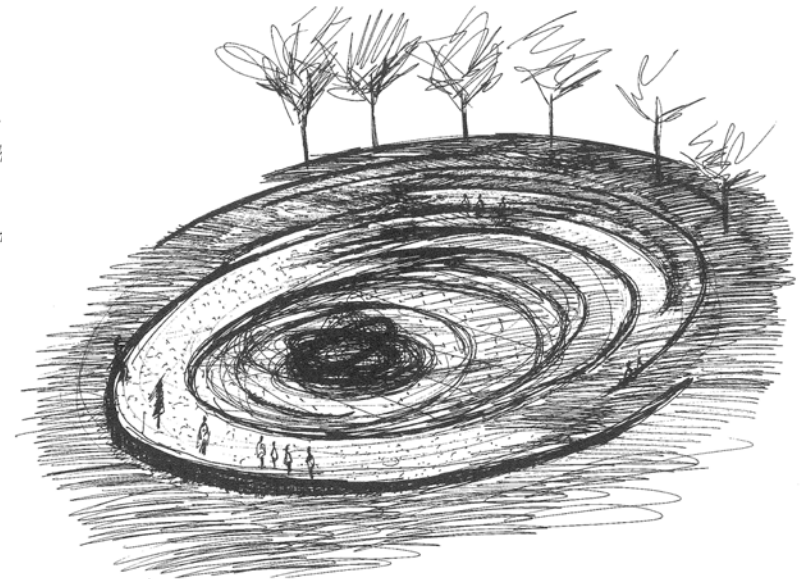


It started with an idea of a drop of water in a still pool.

The original park contained a skating rink, and I was drawn to inventing what that rink could look like. We all know that water must freeze on a flat surface, but the existing change in grade between the west and east sides of the rink allowed me to tilt the terraced seating surrounding the rink—thereby giving an illusion that the flat surface of the rink is slightly tilted.

I have always been drawn to landscape—fascinated by the curvature of the earth. Trying to perceive that curve at the horizon edge has informed much of my work. I wanted to create a subtle tilt in the ground plane, altering one's perception of the earth as a flat surface.

Maya Lin, Artist



The rings became the seating. The plane of water began to tilt.

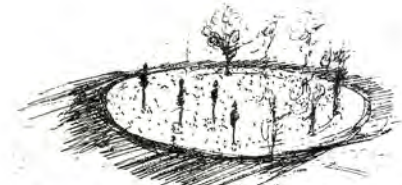
Water always fascinated me—its transmutability allows it to behave as a liquid, solid, or vapor. I find myself in my art dealing with natural phenomena, but often from a more scientific vantage point.



Liquid



Solid



Vapor

"Ecliptic" is unique in that it marks a convergence where I was able to produce both art and architectural works for one site.

It encompasses landscape architecture in the overall design of the 3.5-acre site: the design of the two structures—a bandstand and a service facility—and the design of two fountains and a skating rink.

The design marks a unique collaboration between the private and public sectors, in which a private entity, the Frey Foundation, brought in an artist to work with the city. Normally, in the making of public artworks, the site as well as the architecture has been partially if not completely designed before an artist is brought in. The artist usually plays catch-up, creating works around pre-existing conditions. The process of making "Ecliptic" is unique in its support for the arts.

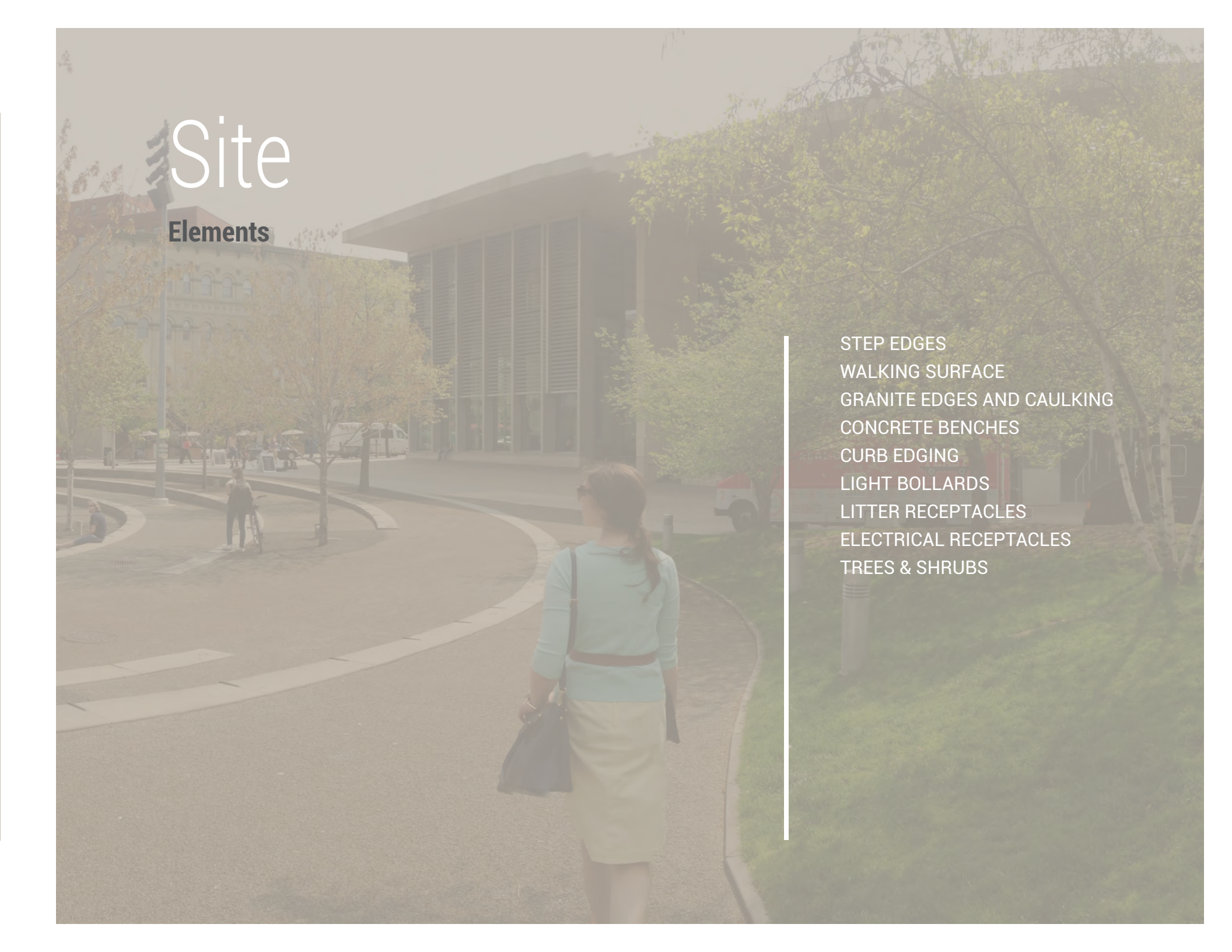
Art became the catalyst in the reshaping of the downtown center of the city.

An artist was able to shape the entire park—from the buildings, to the landscaping, to the artworks.



Site

Elements



- STEP EDGES
- WALKING SURFACE
- GRANITE EDGES AND CAULKING
- CONCRETE BENCHES
- CURB EDGING
- LIGHT BOLLARDS
- LITTER RECEPTACLES
- ELECTRICAL RECEPTACLES
- TREES & SHRUBS

Analysis

Broken Step Edges

- Edges subjected to force from skateboarders
- Edges weaken over time
- Older cast stone material softer than stone and traditional concrete
- The stairs/seating was originally planned to be granite. During the value engineering process, special cast concrete was used as a substitute



Recommendation



Granite

Replacement Material Options

- granite - 100+ yrs lifespan; estimate: \$542,560 material

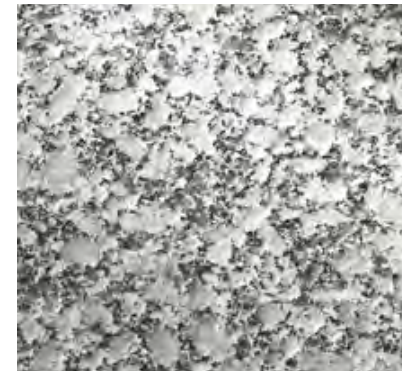
Step Details

- skate stops or indentations to deter skateboarders
- revise detail to eliminate need for caulking joint at interface of step and plaza skating rink surface
- use color that hides dirt/gum
- revise light inset detail on steps to eliminate cracking

Sierra White Thermal Finish



Rockville White Thermal Finish*



Analysis

Walking Surface

- Aggregate binder glue weakens over time, causing unraveling of aggregate material
- Inconsistent finish and color of binder glue showing through
- Stone surface comes off and is scattered on the seating and surface of the ice rink, creating a safety issue



Recommendation

Replacement Material Options

- 'Porous Pave' - \$5.75-6/sqft installed but not including site prep (currently used by the City for tree grates) - 2-3 yr. maintenance
- Kafka granite - \$7/sqft installed; - 15-20 yrs.



Porous Pave

- 75% Gray, 25% Black



Kafka granite

Analysis

Granite Edges and Caulking

- Edges subjected to force from skateboarders. Skate stops were installed after some of the damage was done
- Caulk & grout missing and in need of replacement in some areas
- Color of caulk & grout is varied



Recommendation

Replacement Material Options

- Repair edge using impression - install narrowly spaced skate stops in step material to deter skateboarders
- Pressure wash/clean granite surfaces of tar and other material periodically
- Caulk and grout using black color to match granite rather than stark white or multiple colors, caulk fountain joints, grout all others

Current granite for fountains



Analysis

Concrete Benches

- Edges subjected to force from skateboarders. Skate stops were installed after some of the damage was done
- Edges weaken over time



Recommendation

Replacement Material Options

- Replace unit seating with new granite units from Coldspring.

Cost of Materials and Installation

- \$5,200 ea. x 4\$20,800

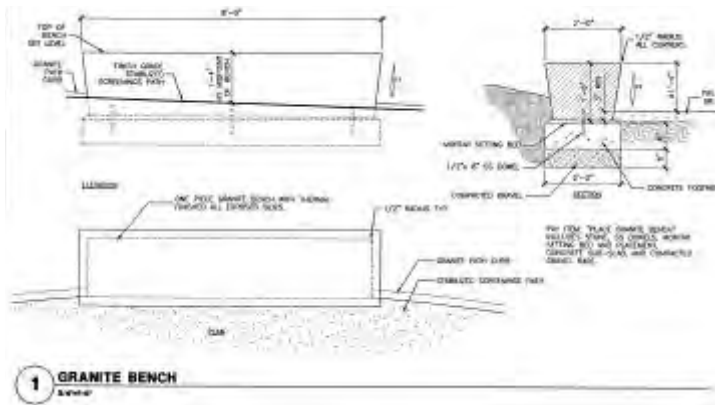


SIERRA WHITE®

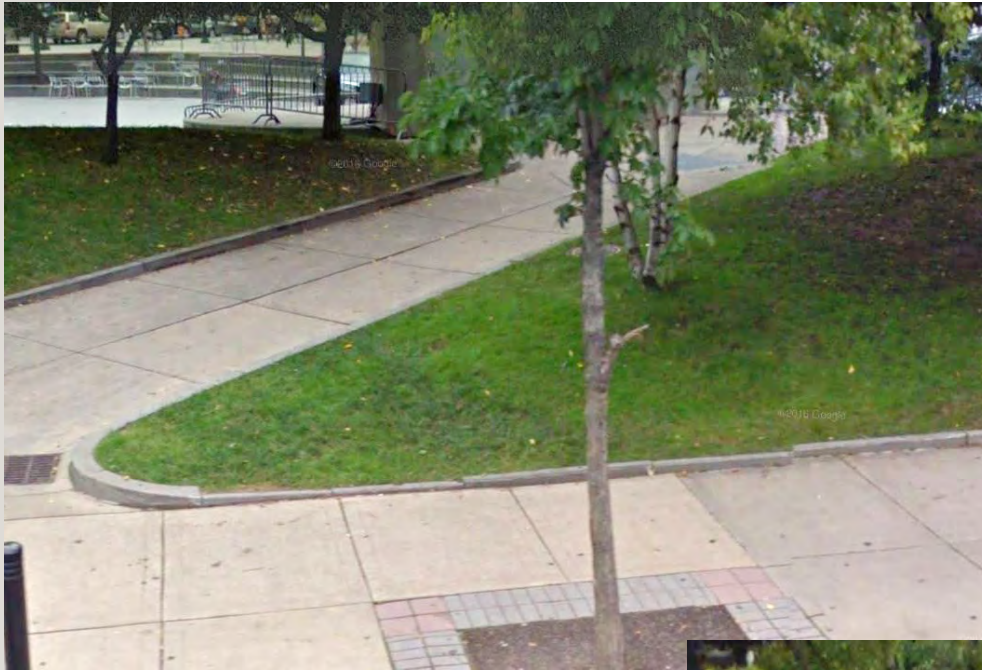
Home / Building Materials / Products, Colors & Finishes

Granite / Sierra White®

Thermal (Flamed) Finish



Analysis



Curb Edging

- Sections missing
- areas of wear and chipped corners
- sections sunken into ground or grass creeping over the top



Recommendation

Replacement Material Options

- Replace with new concrete curbing where needed
- Allowance to replace 10% of 1,400 lf throughout park.

Cost of Materials and Installation

- \$10 lf x 140\$1,400



Analysis

Light Bollards

- Vandalism present
- Cast aluminum alloy makes them prone to scratching and marking and prone to vandalism and impact
- Insufficient mounting base - wobble
- Utilize high intensity discharge (HID) lamps, thus frequent replacement of bulbs required
- Showing signs of aging with discoloration of paint
- A sample concrete type has been installed



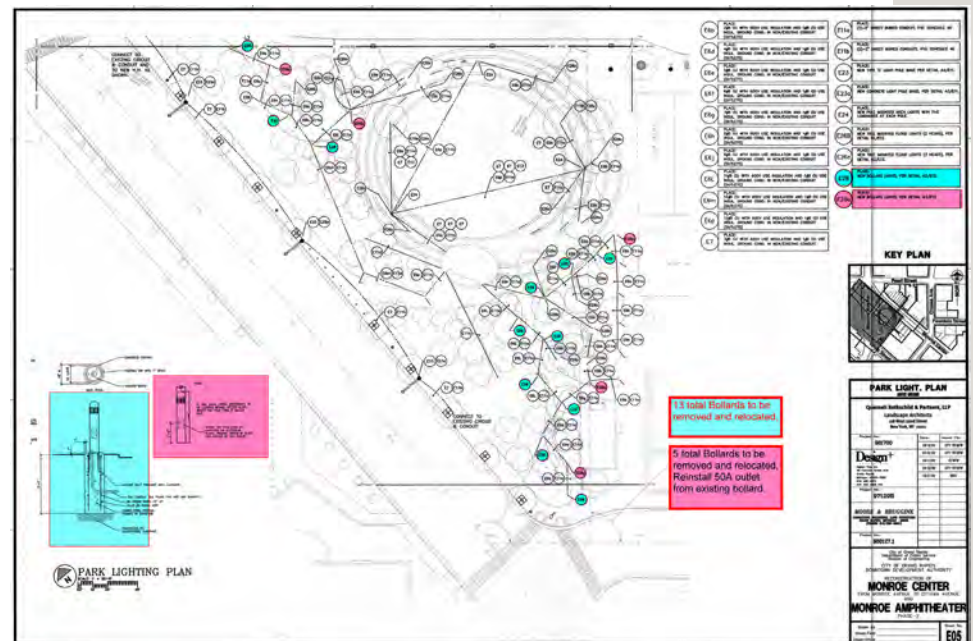
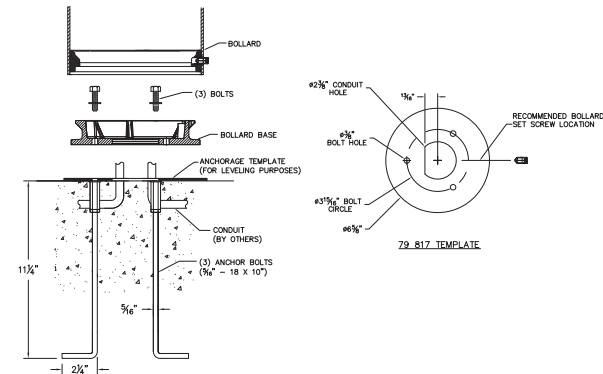
Recommendation

Replacement Material Options

- Replace with Bega 99 570 in Silver Finish Matte.

Cost of Materials and Installation

- \$2,350 ea x 13 Standard Bollards 30,550
- \$5,000 ea x 5 Modified Bollards (w/ 50A Outlets) \$25,000



Analysis



Litter Receptacles

- Metal easily scratched, defaced with initials
- Easily dented/vandalized
- Some receptacle bases are wobbly
- Dangerous operable cover design - safety issue



Recommendation

Replacement Material Options

- Replace with Landscape Forms Side-Opening Austin Receptacle.

Cost of Materials and Installation

- \$2,050 ea. x 5\$10,250



Landscape Forms - Austin Receptacle



Analysis

Electrical Receptacles

- Covers and receptacles easily vandalized
- Covers are not lockable
- Mounted on pedestals that create tripping hazards
- Conduits from pedestal to tree for string lights is unsightly, traps water



Recommendation

Replacement Options

- Inground, at grade, lockable box, UL listed "While in Use"

Cost of Materials and Installation

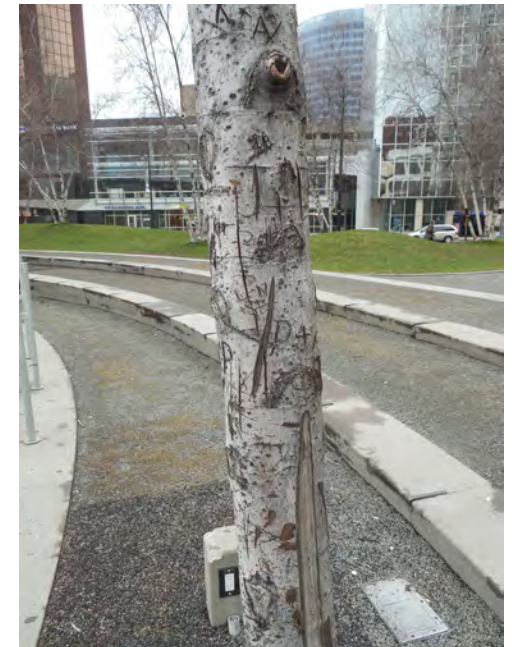
- Electrical recepticals, \$325 x 10.....\$3,250



Analysis

Trees & Shrubs

- Thin barked trees getting frost cracking and vandalized with initials carved into the bark
- Signature white birch has broken branches/bark stripped - in need of pruning
- Weed tree growing up in middle of Witch Hazel
- Oaks with tougher bark are faring better than other trees



Recommendation

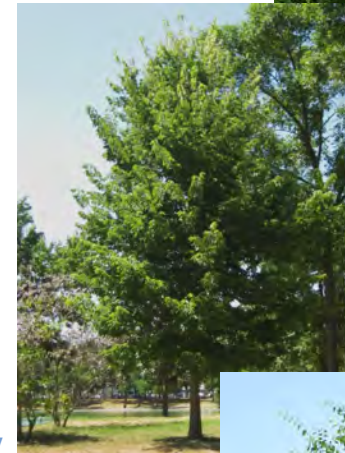
Options

- Replace maple trees with tougher oaks or hackberries in plaza area, plant with large (3" cal. min.) high crowned trees to minimize hanging lower branches
- Consider adding 3 evergreen trees (spruce or fir) to southwest corner of park
- Remove sucker tree in middle of Witch Hazel
 - Monthly inspection for downed or broken branches and evidence of insect/disease by City Forester
 - Prune and treat trees as required at monthly checkup
 - Deep root fertilization once a year
 - Prune and shape trees once a year by arborist

Cost of Materials and Installation

- Maple Trees replacement, 9 X \$1,000.....\$9,000
- New evergreen trees, 3 X \$700.....\$2,100

Swamp
White Oak



Magnifica
Hackberry



Frontier Elm



Balsam Fir



Architecture

Elements

- Stainless Steel Wall Panels
- Translucent Roof Panels at Amphitheater
- Toilet Partitions and Screens
- Porcelain Tile Floor
- Caulking in Restroom Facility
- Coiling Door Opening
- Soffit Grille
- Concrete Wall Panel Finish
- Steel Doors and Frames

Analysis

Stainless Steel Wall Panels of Restroom Facility

- Metal panels are dented from abuse
- Other metal panels are discolored/tarnished at certain locations due to various environmental affects (i.e. sun, wind, and rain), or water run-off from roof above
- Branches from adjacent tree scratching panels
- Corner of fascia is bent



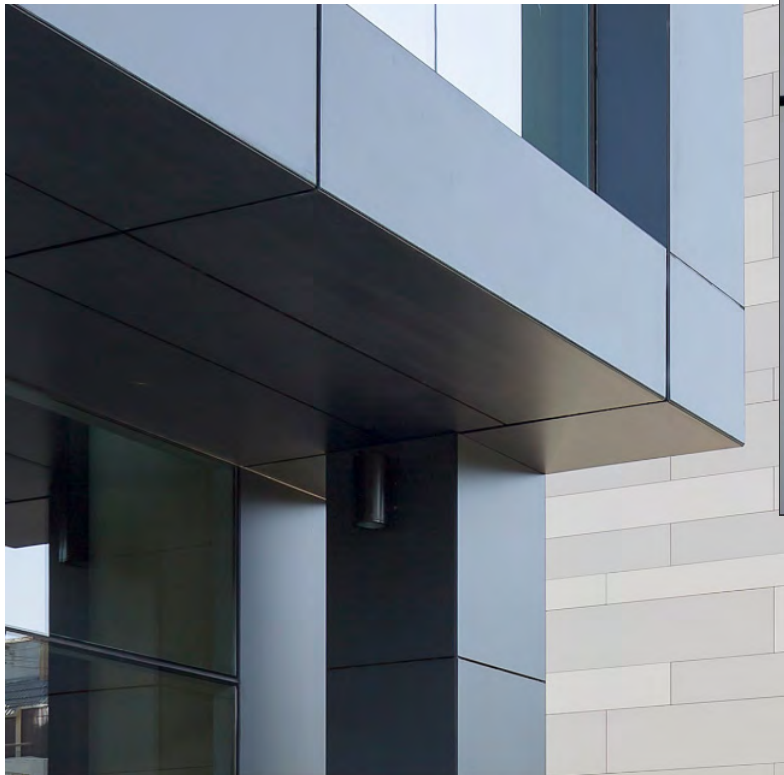
Recommendation

Replacement Material Options

- Replace with Trespa® Meteon® Aluminum Grey Wall Panels

Cost of Materials and Installation

- \$45/sf x 436sf\$19,620



TRESPA®

Analysis

Translucent Roof Panels at Amphitheater

- Translucent panels are tubular in form and have water within the tubes of the panels, or have been broken. Water and dirt end up getting trapped with poor appearance



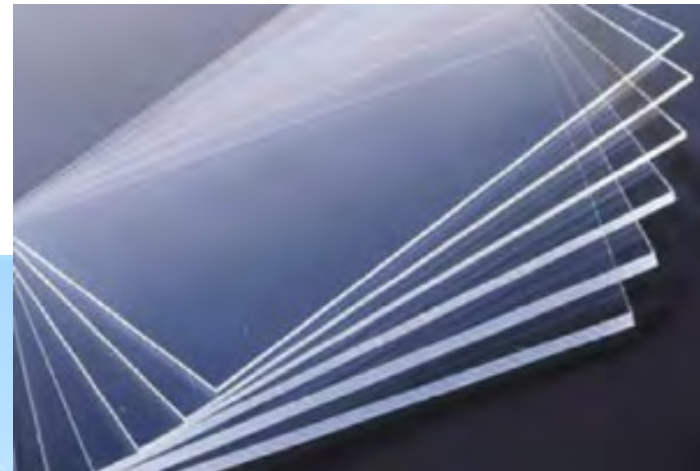
Recommendation

Replacement Material Options

- Replace with frosted non-courroged solid polycarbonate panels with UV protection

Cost of Materials and Installation

- \$25/sf x 200sf\$5,000



Analysis



Toilet Partitions and Screens in Restroom Facility

- Partitions and screens have dented surfaces due to abuse
- Wall-mounted brackets broken down and/or fasteners get pulled out due to abuse



Recommendation

Replacement Material Options

- Replace with Solid-Phenolic Core or HDPE Partitions and screen materials that provide both protection from vandalism and abuse
- Replace single wall-mounted bracket supports with continuous wall brackets with additional tamper-proof fasteners

Cost of Materials and Installation

- Stall Replacement.....\$8,700



STANDARD SOLID PHENOLIC COLORS:

			
E0-00 White	S-463 Antique White	S-445 Almond	S-436 Sand
			
S-431 Willow Grey	S-542 Limo Grey	S-513 Denim Blue	D25 Atlantis
			
4674 Evening Tigris	E0-09 Black	P-705 Wht. Speckle	S0-00 Speckled White
			
P-886 Grey Grit	P-887 Beige Grit	W 78-01 Cherry	S0-04 Mid Grey
		Arborite® and Trespa® color numbers Arborite is a registered trademark of Arborite Division of ITW Canada. Trespa is a registered trademark of Trespa International BV.	
P-500 Black Star	C0-09 Black Craquele		

Analysis

Porcelain Tile Floor in Restroom Facility

- Porcelain tile floor is in good condition and does not need to be replaced except for some cosmetics that are visual and more maintenance type items



Recommendation

Options

- Cleaning and applying a sealer at the grout joints
- Replace the cracked tile at floor drain
- Consider replacing with a darker grout

Cost of Materials and Installation

- Tile and grout restoration\$3,350

Cleaning/replacing existing tile



White tile with contrasting dark grout



Dark tile with dark grout



Analysis

Caulking in Restroom Facility

- Sealant missing along wall of toilet fixture



Recommendation

Options

- Remove existing caulk and reinstall anti-microbial sealant at plumbing fixtures

Cost of Materials and Installation

- Caulking\$690



Analysis



Coiling Door Opening at Restroom Facility

- Ceiling gap at coiling door permits birds to form nests in concealed space

Recommendation

Options

- Provide metal trim closure pieces similar to the jambs to eliminate gaps that allow birds access to concealed space

Cost of Materials and Installation

- Trim piece\$250

Analysis

Soffit Grille at Restroom Facility

- White painted grille appears temporary and for light-duty use



Recommendation

Options

- Replace vent with grille to match wall panels, and for use at exterior applications

Cost of Materials and Installation

- Grille replacement.....\$260

Stainless steel vent grilles



Analysis

Concrete Wall Panel Finish

- Concrete surface stained from roof water at joint in fascia
- Graffiti and other stains exist on the concrete panels



Recommendation

Options

- Clean concrete to remove minerals and residue from concrete surface, and repair joint at fascia
- Provide complete cleaning of existing concrete and install an anti-graffiti protective coating

Cost of Materials and Installation

- Cleaning and graffiti resistance\$4,970

Works for painted and unpainted concrete



Analysis

Steel Doors and Frames at Amphitheater and Restroom Facility

- Doors are in relatively good condition with little to no rust



Recommendation

Options

- Repainting doors where needed from minor surface damage to maintain integrity

Cost of Materials and Installation

- Door cleaning and painting\$750

Works for painted metal





Electrical

System Elements

STAGE LIGHTING
SITE LIGHTING
FOUNTAIN STRIP LIGHTING
RESTROOM LIGHTING CONTROLS

Analysis



Stage Lighting

- Theatrical style fixtures hung from stage roof structure
- Utilize tungsten halogen lamps which are not as efficient as new LED technology
- Fixtures appear to be in good condition
- Lamps burn out on a regular basis and are expensive to replace



Recommendation

Replacement Material Options

- Replace existing stage lighting with new energy efficient LED type
- Color changing LED
- Existing controls should be upgraded

Cost of Materials

- \$850 x 10\$8,500
Theatrical RGB White
- Controls.....\$6,000



Front view



Side view

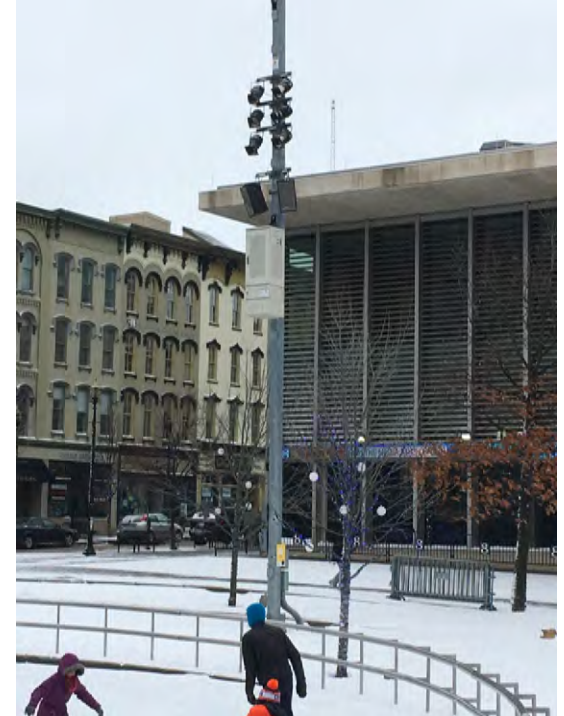


Color-changing Fixture

Analysis

Site Lighting

- Theatrical style fixtures mounted to pole
- Utilize tungsten halogen lamps which are not as efficient as new LED technology
- Fixtures appear to be in good condition
- Lamps burn out on a regular basis and are expensive to replace



Recommendation

Replacement Material Options

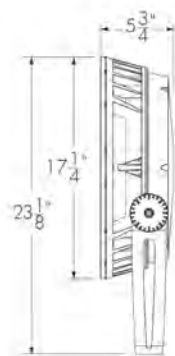
- Replace existing rink lighting with new energy efficient LED type
- Existing controls should be upgraded

Cost of Materials

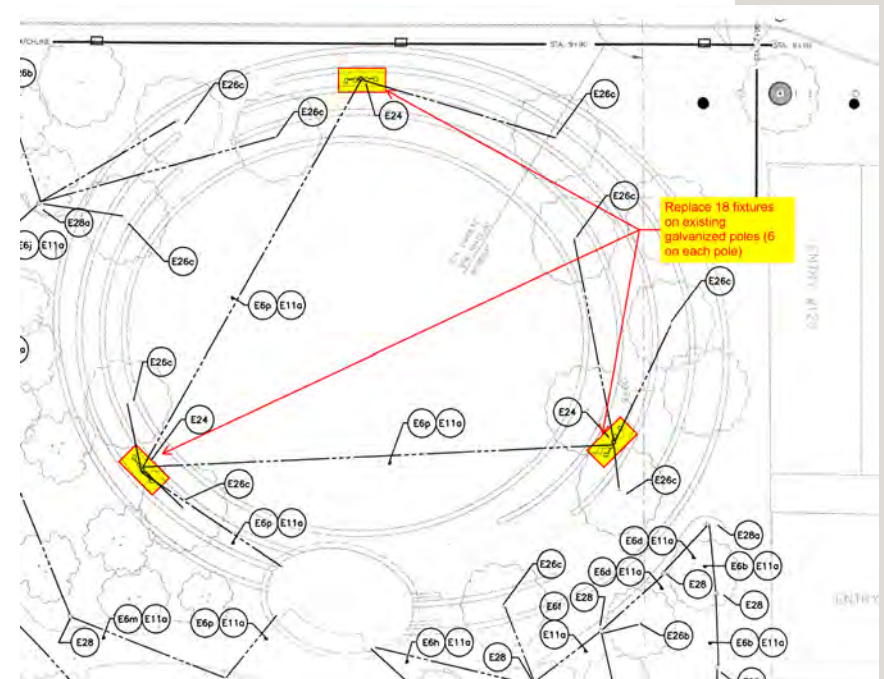
- \$950 ea x 18.....\$17,100
Theatrical White 3000Kelvin Temp
- Controls.....\$3,000



Front view



Side view



Analysis

Fountain Strip Lighting

- Currently not working, or no longer attached at underside/concealed areas of fountains



Recommendation

Options

- Research alternatives for fixtures that may be more durable
- Research alternatives for LED type fixtures
- Color to remain white

Cost of Materials

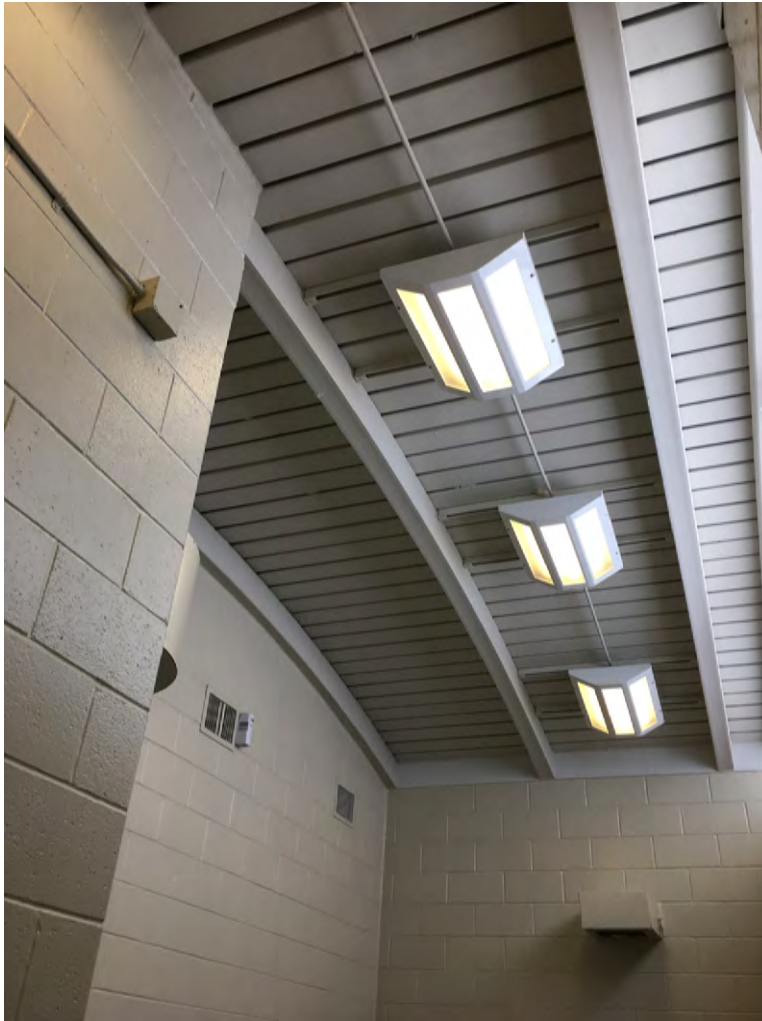
- \$7.50 x 57 lf\$428



Analysis

Restroom Lighting Controls

- Lights controlled by manual keyswitch
- Lights stay on during times of no occupancy
- Existing light fixtures require upgrading to LED lighting



Recommendation

Replacement Material Options

- Replace the lighting with LED option for energy improvements in conjunction with sensors.

Cost of Materials

- \$1,200 ea x 6\$7,200
Light Fixtures
- \$125 ea x 2 \$250
Sensors

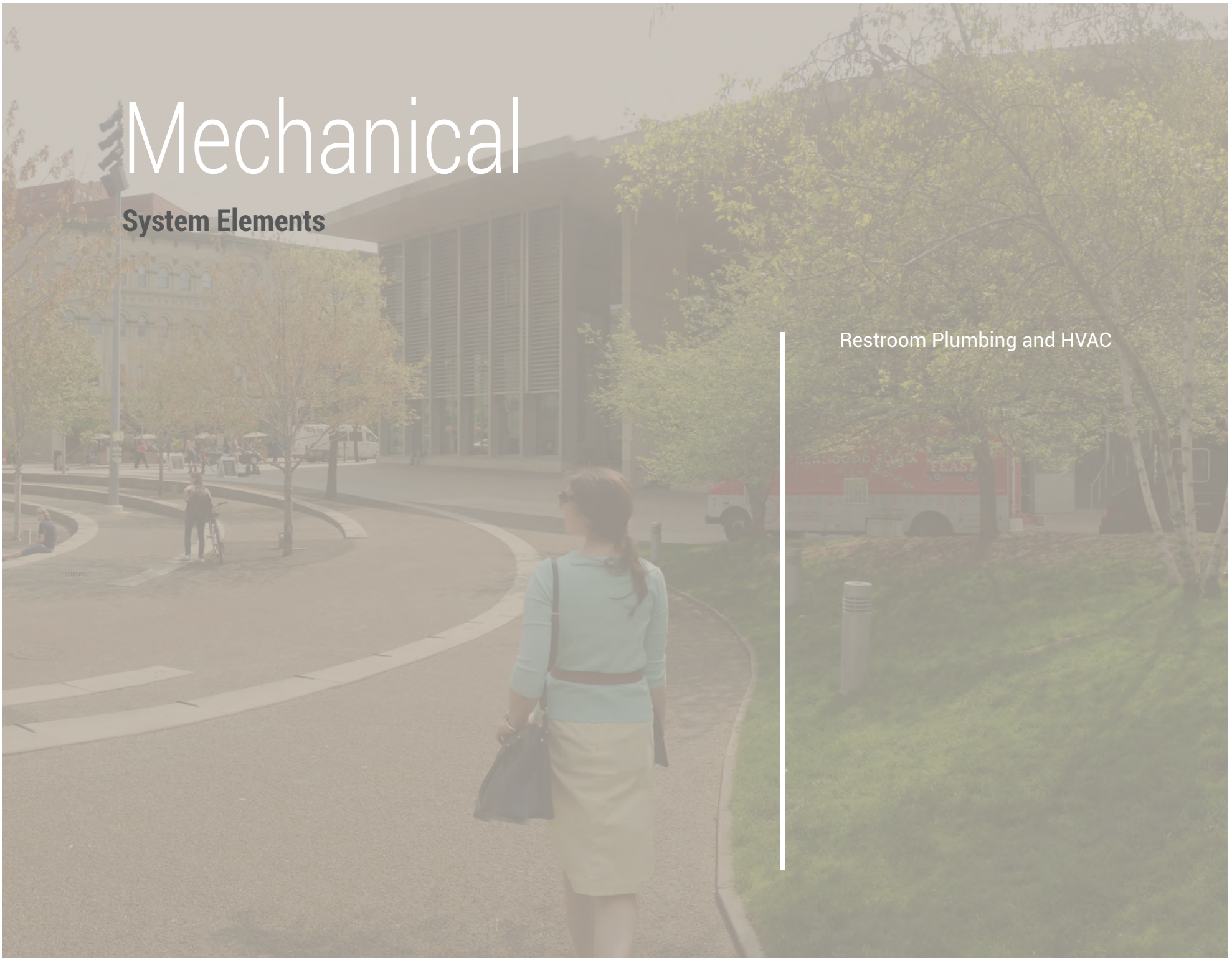




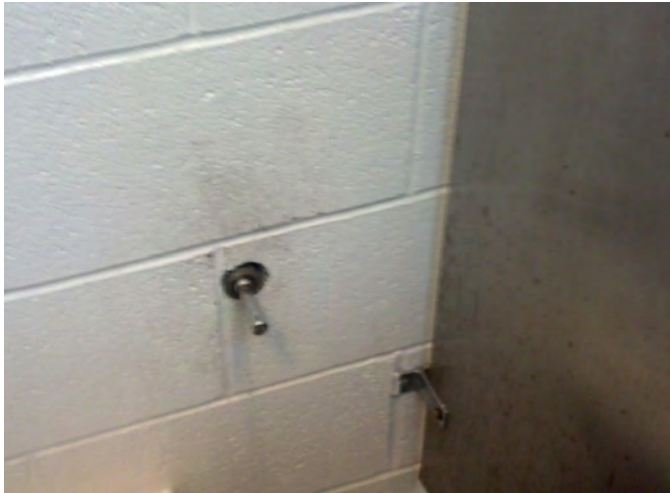
Mechanical

System Elements

Restroom Plumbing and HVAC



Analysis



Restroom Plumbing and HVAC

- Plumbing fixtures are showing some wear and signs of being in a public place, although in relatively good condition
- Did not note mixing valves at the lavatories if not installed in the access chase these should be considered for installation in the near future
- Missing some escutcheons from flush handles, consider sensor flush valves in the future as replacements are needed
- Heating and ventilation appear to be in reasonably good shape, ducts out of reach
- Normally drains of lavatories are insulated to prevent barrier free scalding, should be considered
- Drinking fountains in outer vestibule appear dated and may need refurbishment or replacement
- Exhaust fans, heaters and grilles require normal cleaning and maintenance



Recommendation

Options

- Consider replacing existing porcelain lavatories, urinals, and toilets with stainless steel updated fixtures
- Consider replacing or updating existing drinking fountains to include bottle filler
- Add changing table to both restrooms
- Use low-flow toilets and urinals

Cost of Materials and Installation

- Fixture replacement..... \$13,800



Maintenance Program

Landscape

- Aeration of lawn spring & fall
- Weekly mowing
- 4 applications of fertilization (lawn)
- Winter pruning of tree & shrubs
- Prune to lift tree canopies to allow more sunlight and air to lawn surface
- Regular inspection of trees for insects/diseases/storm damage
- Over-seed area showing wear (monthly) with focus on early September – perennial rye & bluegrass mixture
- Deep root feeding in early spring
- Seasonal start-up/shut down of irrigation
- Apply Round-Up on walk edges/curbs/drainage grates
- Replacement of plant material as needed
- Eliminate invasive species/weeds & trees
- Leaf and twig removal as necessary

Hardscape

- Power wash any hard surfaces as required. Focus on steps/seats. Use appropriate cleaner on the stage deck
- For any porous surfaces, vacuum twice annually
- Caulk and apply grout to all joints. Color to blend with adjacent materials
- Remove leaves & debris from both fountain basins



Site Furnishings

- Replace fountain nozzles as necessary
- Inspect and replace bulbs as required
- Apply anti-graffiti sealer coat as necessary



Building & Facilities

- Seasonal start-up for ice making equipment
- Seasonal inspection of roof
- Inspect all mechanical systems/replace filters as required
- Inspect all ground and concrete mounted light fixtures, replace as required
- Inspect refrigeration equipment, perform maintenance as necessary
- Snow melt system requires typical on-going maintenance, and proper lay-up for off season
- Exhaust fans, heaters and grilles require normal cleaning and maintenance
- Flues should be inspected prior to each fall operating season



MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: April 9, 2021

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

SUBJECT: FY2022 Budget and Priority Plan

Agenda Item #09
April 14, 2021
DDA Meeting

Each year the Downtown Development Authority (DDA) recommends and adopts a one-year budget and five-year priority plan to reflect the priorities for Downtown investment. With the approval of GR Forward in December 2015 as an amendment to the City's Master Plan, the DDA and DGRI have clearly defined objectives and the proposed budgets are built to reflect and implement the community priorities for Downtown. For fiscal year 2022 (FY22), the DDA budgets, which include the local tax increment fund (LTI), non-tax increment fund (NTI), and school tax increment (STI) consist of both new projects from GR Forward and carry forward priorities that span multiple fiscal years.

Among the requests for FY22 are funding to further implement the recommendations from recently completed planning initiatives. Those include the Grand River Governance organizing initiative, the Heartside Quality of Life Implementation Plan, the Disability Advocates of Kent County and Common Notice Report, and the Downtown Streetspace Guidelines. In addition, funding is also recommended to complete and initiate major capital improvements to Downtown public spaces, including Ecliptic at Rosa Parks Circle and Lyon Square.

Carry-forward priorities from previous years include completing Grand River edge infrastructure improvements, implementation of pedestrian and bike infrastructure, continued funding to support retail business attraction, and building on the tremendous success of the World of Winter.

Lastly, as the COVID-19 pandemic continues to create uncertainty, the unspent portion of the \$1,000,000 that was allocated in FY21 (estimated at \$100,000 as of March 31) will be carried forward into FY22 to continue to provide flexible funding for the ongoing community-wide recovery effort.

When examined by GR Forward goal the breakdown from the LTI and NTI budgets is as follows:



- Goal 1 (Restore the River as the Draw): \$4,595,000
- Goal 2 (Create a True Downtown Neighborhood Home to a Diverse Population): \$1,665,000
- Goal 3 (21st Century Mobility Strategy): \$2,270,000
- Goal 4 (Ensure Job Opportunities and Ensure Vitality of the Local Economy) \$535,000
- Goal 5 (Reinvest in Public Space, Culture and Inclusive Programming): \$3,795,000

As in previous years, the Downtown Grand Rapids Inc. Alliances played an important role in developing the budget. Beginning in January 2021, staff began soliciting input from the five goal Alliances charged with advising on projects and priorities. This 3-month, iterative process culminated in all five Alliances tendering recommendations to the three fiduciary Boards of DGRI (DDA, DID, and MNTIFA) regarding their ambitions for the coming fiscal year. The attached budget narrative provides additional detail on the various priorities that emerged during that process.

Following a recommendation from the DDA Board, DGRI staff will present the recommended DDA FY22 budgets to the City Commission requesting bottom-line appropriation. After receiving City Commission appropriation, the Board will adopt their final annual budget and priority plan at the next scheduled meeting.

Recommendation: Recommend the FY2022 DDA Budget Summary to the Grand Rapids City Commission and request fund appropriation.

Downtown Development Authority

Local Tax Increment Only

Proposed FY2022 Revenue and Appropriation Request and FY2023 - 2026 Forecasts

Preliminary Plan - Draft 2/19/2021

	FY2020 Final	FY2021			FY2022 Request	FY2023 Forecast	FY2024 Forecast	FY2025 Forecast	FY2026 Forecast	FY2022-26 TOTAL	NOTES
		Budget	Actual as of 01/31/2021	Estimate							
Table 1 - Projected Revenue											
Local Tax Increment	\$ 6,303,104	\$ 6,262,000	\$ 7,133,440	\$ 7,062,106	\$ 7,132,727	\$ 7,204,054	\$ 7,276,094	\$ 7,348,855	\$ 7,422,344	\$ 36,384,074	FY2020 Estimate plus 1.0% growth annually
Public Transit Millage Increment	583,933	589,772	594,102	594,102	600,043	606,043	612,104	618,225	624,407	3,060,822	FY2020 Estimate plus 1.0% growth annually
Sub-Total Tax Increment Revenues	\$ 6,887,037	\$ 6,851,772	\$ 7,727,542	\$ 7,656,208	\$ 7,732,770	\$ 7,810,097	\$ 7,888,198	\$ 7,967,080	\$ 8,046,751	\$ 39,444,897	
Gainsharing Property Tax Rebates @ 10% or 15%	(685,380)	(683,677)	-	(772,691)	(771,777)	(1,169,265)	(1,180,980)	(1,192,812)	(1,204,763)	(5,519,596)	City, County, GRCC, & The Rapid rebates. (10% FY22, 15% FY23-26)
Prior Year Tax Increment Adjustments	40,553	(15,000)	(629)	(5,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(75,000)	Reserve for reductions due to assessment appeals
Sub-Total Tax Increment Revenues - Net	\$ 6,242,210	\$ 6,153,095	\$ 7,726,913	\$ 6,878,517	\$ 6,945,993	\$ 6,625,833	\$ 6,692,219	\$ 6,759,268	\$ 6,826,988	\$ 33,850,301	
Interest on Investments	458,417	112,396	(235,447)	112,396	104,867	58,645	81,756	100,245	109,489	455,002	City Treasurer's estimates - Exhibit L
Lyon Square Partner Contributions	-	-	-	-	1,750,000	600,000	-	-	-	2,350,000	Partial support for reconstruction; offset by expenditures
Reimbursements - GRKCCAA for Arena Improvements	440,148	-	-	-	-	-	-	-	-	-	Arena Plaza exterior improvements
Reimbursements & Fees - Miscellaneous	1,549	5,000	545	1,000	5,000	5,000	5,000	5,000	5,000	25,000	Bid packet fees, incentive applications, etc
TOTAL PROJECTED REVENUES	\$ 7,142,324	\$ 6,270,491	\$ 7,492,011	\$ 6,991,913	\$ 8,805,860	\$ 7,289,478	\$ 6,778,975	\$ 6,864,513	\$ 6,941,477	\$ 36,680,303	
Table 2 - Administration											
General Administration	1,260,024	1,300,000	858,990	1,300,000	1,300,000	1,300,000	1,326,000	1,352,520	1,379,570	6,658,090	Fixed costs, staff, supplies, tech, legal, A-87 costs, etc.
Sub-Total Administration	\$ 1,260,024	\$ 1,300,000	\$ 858,990	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,326,000	\$ 1,352,520	\$ 1,379,570	\$ 6,658,090	
Table 3 - Debt Service for Bond Issues											
Series 2003B/2013B CCBA Bonds - DeVos Place	326,125	321,400	-	321,400	315,100	318,400	316,200	-	-	949,700	Debt matures 12/01/2023. Final d/s pmt is in FY2024.
Series 2008 KCDC Bonds - Floodwall Refunding	15,683	15,810	15,810	15,810	-	-	-	-	-	-	Debt matures 11/01/2020. Final d/s pmt is in FY2021.
Series 2012A BRDA Bonds - Ionia South of Wealthy	75,000	75,000	-	75,000	75,000	75,000	75,000	75,000	75,000	375,000	Debt matures 06/01/2032. Final d/s pmt is in FY2032.
Series 2019 LTGO Bonds - Lyon Square Improvements	-	-	-	-	360,000	360,000	360,000	360,000	360,000	1,800,000	Debt financing for Park improvements
Paying Agent Fees - Van Andel Arena & Floodwall Bonds	438	600	200	300	300	300	300	-	-	900	Paying agent fees for Floodwalls & Debt Increment Bonds
Sub-Total Debt Service	\$ 417,246	\$ 412,810	\$ 16,010	\$ 412,510	\$ 750,400	\$ 753,700	\$ 751,500	\$ 435,000	\$ 435,000	\$ 3,125,600	
Table 4 - Project Expenditures: Committed and Planned											
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor											
River Governance	-	150,000	6,434	100,000	580,000	180,000	-	-	-	760,000	Support to establish Grand River governance framework
Downtown Plan	204,395	100,000	110,680	100,000	100,000					100,000	GR >> Update and Master Plan support
Grand River Activation	1,512	-	-	-	-	-	800,000	800,000	-	1,600,000	White water planning, engin, design, & implementation
Lyon Square Improvements	2,002	-	-	-	2,600,000	-				2,600,000	Expenditures offset by partner contributions
River Trail Improvements	5,916	1,500,000	9,681	150,000	1,300,000	680,000	-	-	-	1,980,000	Improvements to river edges, inc trails
Sub-Total	\$ 373,596	\$ 1,750,000	\$ 126,795	\$ 350,000	\$ 4,580,000	\$ 860,000	\$ 800,000	\$ 800,000	\$ -	\$ 7,040,000	
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population											
Development Project Guidance	54,539	50,000	9,193	25,000	35,000	35,000	35,000	35,000	35,000	175,000	Legal / staff-time expended on behalf of devel projects
Development Project Tax Increment Reimbursements	1,123,296	1,400,000	1,137,971	1,663,015	1,500,000	1,550,000	1,550,000	1,550,000	1,550,000	7,700,000	Partial reimbursements for development projects
Downtown Enhancement Grants	31,055	75,000	120,989	138,243	50,000	35,000	-	-	-	85,000	Building re-use; areaway abatement; & streetscape improv
Sub-Total	\$ 1,265,458	\$ 1,525,000	\$ 1,268,153	\$ 1,826,258	\$ 1,585,000	\$ 1,620,000	\$ 1,585,000	\$ 1,585,000	\$ 1,585,000	\$ 7,960,000	
Goal #3: Implement a 21st Century Mobility Strategy											
Accessibility and Mobility Repairs	116,997	150,000	81,156	140,000	110,000	-	-	-	-	110,000	Inclusive design implementation; collective impact plan
Bicycle Friendly Improvements	98,075	125,000	40,938	125,000	245,000	50,000	25,000	25,000	25,000	370,000	Bike parking, protected bike lane, bike infrastructure
DASH North Shuttles Services	120,000	175,000	135,000	175,000	375,000	100,000	100,000	100,000	100,000	775,000	DASH service from North Monroe area to main downtown
New Downtown Circulator Infrastructure	41,422	400,000	-	-	40,000	40,000	40,000	-	-	120,000	Bus wraps, digital / information infrastructure, etc.
Streetscape Improvements: CBD, Heartside, Arena S.	494,622	1,340,000	395,582	550,000	1,200,000	1,000,000	-	-	-	2,200,000	Street and public right of way improvements
Streetscape Improvements: Division - Fulton to Wealthy	195,245	340,000	257,370	340,000	-	-	-	-	-	-	Division Ave lighting & pedestrian improvements - 8/14/19
Wayfinding System Improvements	5,213	200,000	37,197	150,000	300,000	300,000	100,000	100,000	50,000	850,000	Wayfinding, updates & repairs to wayfinding system
Sub-Total	\$ 1,071,574	\$ 2,730,000	\$ 947,243	\$ 1,480,000	\$ 2,270,000	\$ 1,490,000	\$ 265,000	\$ 225,000	\$ 175,000	\$ 4,425,000	
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy											
Economic Development and Innovation	420,589	450,000	40,481	200,000	400,000	300,000	300,000	300,000	300,000	1,600,000	Retail innovation, dntn biz support/recruitment/research
COVID Economic Relief Program	-	300,000	340,431	600,000	100,000		-	-	-	100,000	Support for continued COVID relief efforts
Sub-Total	\$ 420,589	\$ 750,000	\$ 380,912	\$ 800,000	\$ 500,000	\$ 300,000	\$ 665,000	\$ 625,000	\$ 525,000	\$ 1,700,000	

Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming											
Arena Plaza Improvements - Local Tax Increment Share	771,837	500,000	704,412	704,412	-	-	-	-	-	-	Van Andel Arena public space
Calder Plaza Improvements - Local Tax Increment Share	14,000	-	-	-	-	-	750,000	1,000,000	750,000	2,500,000	Calder Plaza Improvements
Downtown Marketing and Inclusion Efforts	420,283	420,000	131,523	400,000	420,000	350,000	350,000	350,000	350,000	1,820,000	Grow vibrancy & diversity for a more welcoming downtown
Downtown Tree Plantings	74,954	150,000	70,141	125,000	130,000	75,000	75,000	75,000	75,000	430,000	Investments in urban tree canopy
Heartside Public Restroom Facility Construction	116,104	100,000	137,619	137,619	-	-	-	-	-	-	Facility construction only.
Parks Design	-	350,000	45,152	300,000	50,000	-	-	-	-	50,000	Lyon Square close out of final design
Public Realm Improvements - Local Tax Increment Share	32,422	150,000	8,700	50,000	1,350,000	1,000,000	-	-	-	2,350,000	Construction funding for Rosa Parks, VAA Alley 2.0, Switchback
State of Downtown / Annual Report	29,015	25,000	-	-	25,000	25,000	25,000	25,000	25,000	125,000	Production of State-mandated reports and annual meeting
Urban Recreation Improvements	84,191	50,000	468	20,000	50,000	50,000	-	-	-	100,000	Parks programming, fitness equip, winter rec improvs, etc
Sub-Total	\$ 1,576,871	\$ 1,745,000	\$ 1,098,015	\$ 1,737,031	\$ 2,025,000	\$ 1,500,000	\$ 1,200,000	\$ 1,450,000	\$ 1,200,000	\$ 7,375,000	
Total Project Expenditures	\$ 4,708,088	\$ 8,500,000	\$ 3,821,118	\$ 6,193,289	\$ 10,960,000	\$ 5,770,000	\$ 4,515,000	\$ 4,685,000	\$ 3,485,000	\$ 28,500,000	
Total Expenditures	\$ 6,385,358	\$ 10,212,810	\$ 4,696,118	\$ 7,905,799	\$ 13,010,400	\$ 7,823,700	\$ 6,592,500	\$ 6,472,520	\$ 5,299,570	\$ 38,283,690	
Table 4 - Excess / (Deficit) of Revenues Over Expenses											
Fund Balance - Beginning	\$ 6,192,005	\$ 6,948,971	\$ 6,948,971	\$ 6,948,971	\$ 6,035,085	\$ 1,830,544	\$ 1,296,322	\$ 1,482,797	\$ 1,874,790	\$ 6,035,085	
Plus: Projected Revenue	7,142,324	6,270,491	7,492,011	6,991,913	8,805,860	7,289,478	6,778,975	6,864,513	6,941,477	36,680,303	
Less: Administration and Debt Service	(1,677,270)	(1,712,810)	(875,000)	(1,712,510)	(2,050,400)	(2,053,700)	(2,077,500)	(1,787,520)	(1,814,570)	(9,783,690)	
Less: Project Expenditures	(4,708,088)	(8,500,000)	(3,821,118)	(6,193,289)	(10,960,000)	(5,770,000)	(4,515,000)	(4,685,000)	(3,485,000)	(28,500,000)	
Fund Balance - Ending	\$ 6,948,971	\$ 3,006,652	\$ 9,744,864	\$ 6,035,085	\$ 1,830,544	\$ 1,296,322	\$ 1,482,797	\$ 1,874,790	\$ 3,516,697	\$ 4,431,697	

Downtown Development Authority

Non-Tax Fund Only

Proposed FY2022 Revenue and Appropriation Request and FY2023 - 2026 Forecasts

Preliminary Plan - Draft 2/19/2021

Table 1 - Projected Revenue	FY2020 Final	FY2021			FY2022 Request	FY2023 Forecast	FY2024 Forecast	FY2025 Forecast	FY2026 Forecast	FY2022-26 TOTAL	NOTES
		Budget	Actual as of 01/31/2021	Estimate							
Property Rental - DASH Parking Lots	\$ 577,853	\$ 738,000	\$ 125,851	\$ 200,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,250,000	Odd numbered FY include bump up for ArtPrize
Property Rental - YMCA Parking Lot	43,350	72,000	24,000	54,000	72,000	72,000	72,000	72,000	72,000	360,000	Use of the former DASH 8 lot
Interest on Investments	248,347	70,412	(125,527)	70,412	63,630	35,584	49,607	60,825	66,434	276,080	City Treasurer's estimates - Exhibit L
The Gallery Promissory Note - Interest	17,498	12,998	10,003	16,854	15,406	13,892	12,309	10,653	8,921	61,181	Per new payment schedule/promissory note 5/13/2020
The Gallery Promissory Note - Principal	-	100,000	18,206	31,506	32,953	34,467	36,051	37,707	39,439	180,617	Per new payment schedule/promissory note 5/13/2020
Event Sponsorships & Fees	11,530	40,000	-	-	-	-	-	-	-	-	Sponsorships and fees from vendors like food trucks
Valent-ICE Sculpture Reimbursements	14,600	-	-	-	-	-	-	-	-	-	Offset costs of sponsor sculptures
Land Sales - 158 Oakes SW & Ottawa Ave	1,994,545	197,670	-	197,670	197,670	-	-	-	-	197,670	Oakes sold 3/27/20; Ottawa Ave approved 12/11/19
Miscellaneous	162	2,000	1,770	2,000	2,000	2,000	2,000	2,000	2,000	10,000	Fees, write-offs, reimbursements, etc.
TOTAL PROJECTED REVENUE	\$ 2,907,885	\$ 1,233,080	\$ 54,303	\$ 572,442	\$ 633,659	\$ 657,943	\$ 671,967	\$ 683,185	\$ 688,794	\$ 3,335,548	
Table 2 - Committed and Planned Expenditures											
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor											
Downtown Speaker Series	\$ 23,499	\$ 15,000	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	Events featuring city-building experts
Riverwalk Assessment	-	10,000	391	10,000	5,000	-	-	-	-	5,000	Assess existing riverwalk to identify needed repairs
Sub-Total	\$ 23,889	\$ 25,000	\$ 391	\$ 10,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000	
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population											
Heartside Quality of Life Implementation	2,524	50,000	4,800	20,000	50,000	50,000	50,000	50,000	50,000	250,000	Includes restrooms, public inebriate center, etc.
Stakeholder Engagement Programs	16,872	40,000	8,472	20,000	30,000	30,000	30,000	30,000	30,000	150,000	Resident and merchant engagement programs
Sub-Total	19,396	90,000	13,272	40,000	80,000	80,000	80,000	80,000	80,000	400,000	
Goal #3: Implement a 21st Century Mobility Strategy											
Transportation Demand / DASH Lease	150,000	150,000	26,250	150,000	-	275,000	275,000	275,000	275,000	1,100,000	DASH support and streetscape improvements
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy											
Downtown Workforce Program	24,200	35,000	18,395	35,000	35,000	35,000	35,000	35,000	35,000	175,000	Events & programs geared to engaging dntn workforce
COVID Economic Relief Funding	146,566	700,000	201,903	300,000	-	-	-	-	-	-	Business support for COVID-19 relief efforts
	170,766	735,000	220,298	335,000	35,000	35,000	35,000	35,000	35,000	175,000	
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming											
Arena Plaza Improvements - Non-Tax	-	600,000	613,164	613,164	-	-	-	-	-	-	Improvements to Van Andel Arena Plaza
Bridge Lighting Operations	4,009	50,000	30,000	40,000	15,000	-	-	-	-	15,000	Electricity and maintenance for lighting
DGRI Event Production	197,546	165,000	116,770	250,000	401,000	150,000	150,000	150,000	150,000	1,001,000	DGRI-produced events, i.e. Valent-ICE, etc.
Diversity Programming	74,325	50,000	15,500	25,000	50,000	50,000	50,000	50,000	50,000	250,000	Community relations to build more inclusive downtown
Downtown Ambassadors	220,612	222,000	175,504	222,000	222,000	222,000	-	-	-	444,000	Hospitality and safety program
Experience Miscellaneous	17,964	50,000	9	10,000	30,000	30,000	30,000	30,000	30,000	150,000	Available for emerging ideas and opportunities
Holiday Décor Program	44,109	75,000	56,036	60,000	65,000	50,000	45,000	45,000	45,000	250,000	Adorning Downtown for the holiday season
Major Event Sponsorship	31,056	40,000	61,500	61,500	135,000	50,000	40,000	40,000	40,000	305,000	Support for large events
Project and Fixed Asset Maintenance	2,187	-	3,281	5,000	5,000	-	-	-	-	5,000	Asset maintenance not budgeted elsewhere
Public Space Activation	126,686	350,000	148,862	300,000	724,000	150,000	150,000	150,000	150,000	1,324,000	Buskers/games/murals/public art/enlivening interventions
Rosa Parks Circle Ice Skating Support	36,377	40,000	-	40,000	40,000	40,000	40,000	40,000	40,000	200,000	Skate rink operations
Special Events - Grant Programs	10,325	35,000	7,500	10,000	-	-	-	-	-	-	Support for new and emerging events
Special Events - Office of	75,000	75,000	25,000	75,000	75,000	-	-	-	-	75,000	Partial support for Special Events Management staff

Special Events - Training Program	3,057	6,000	-	-	6,000	6,000	6,000	6,000	6,000	30,000	Workshops to assist and train event producers
Winter Avenue Building	-	2,000	227	1,000	2,000	-	-	-	-	2,000	Maintenance and repairs
Sub-Total	975,119	1,795,000	1,253,353	1,747,664	1,770,000	748,000	511,000	511,000	511,000	4,051,000	
TOTAL PROJECTED EXPENDITURES	\$ 1,343,052	\$ 2,800,400	\$ 1,513,564	\$ 2,282,664	\$ 1,900,000	\$ 1,138,000	\$ 901,000	\$ 901,000	\$ 901,000	\$ 5,741,000	
Table 3 - Excess / (Deficit) of Revenues Over Expenses											
Fund Balance - Beginning	\$ 4,994,858	\$ 6,559,691	\$ 6,559,691	\$ 6,559,691	\$ 4,849,469	\$ 3,583,128	\$ 3,103,071	\$ 2,874,038	\$ 2,656,223	\$ 4,849,469	
Plus: Projected Revenue	2,907,885	1,233,080	54,303	572,442	633,659	657,943	671,967	683,185	688,794	3,335,548	
Less: Committed & Planned Expenditures	(1,343,052)	(2,800,400)	(1,513,564)	(2,282,664)	(1,900,000)	(1,138,000)	(901,000)	(901,000)	(901,000)	(5,741,000)	
Ending Fund Balance - Before Reserve	\$ 6,559,691	\$ 4,992,371	\$ 5,100,430	\$ 4,849,469	\$ 3,583,128	\$ 3,103,071	\$ 2,874,038	\$ 2,656,223	\$ 2,444,017	\$ 2,444,017	
Reserve for Brownfield 2012A Bonds	(530,999)	(531,483)	(531,483)	(531,483)	(531,591)	(531,257)	(530,781)	(530,187)	(529,229)	(529,229)	Per Ionia Ave Improvements Repayment Agreement
Ending Fund Balance - With Reserve	\$ 6,028,692	\$ 4,460,888	\$ 4,568,947	\$ 4,317,986	\$ 3,051,537	\$ 2,571,814	\$ 2,343,257	\$ 2,126,036	\$ 1,914,788	\$ 1,914,788	

Downtown Development Authority

Debt Tax Increment Fund Only

Proposed FY2022 Revenue and Appropriation Request

Preliminary Plan - Draft 2/19/2021

	FY2020 Actual	FY2021			FY2022 Request	FY2023 Forecast	FY2024 Forecast	FY2025 Forecast	FY2026 Forecast	FY2022-26 TOTAL	NOTES
		Budget	Actual as of 01/31/2021	Estimate							
Table 1 - Projected Revenue											
Property Tax Increment	\$ 11,419,156	\$ 11,465,372	\$ 11,624,378	\$ 11,508,134	\$ 11,623,216	\$ -	\$ -	\$ -	\$ -	\$ 11,623,216	FY2022 growth at 1.0%
Prior Year Tax Increment Adjustments	21,367	(25,000)	(7,776)	(25,000)	(35,000)	-	-	-	-	(35,000)	Assessment appeal reimbursements/adjustments
Interest on Investments	349,520	72,591	(162,003)	72,591	84,901	-	-	-	-	84,901	City Treasurer's estimates - Exhibit L
TOTAL PROJECTED REVENUE	\$ 11,790,043	\$ 11,512,963	\$ 11,454,599	\$ 11,555,725	\$ 11,673,117	\$ -	\$ -	\$ -	\$ -	\$ 11,673,117	
Table 2 - Committed Expenditures - Investment											
Debt service - 2017 Van Andel Arena Refunding											Final debt service payment due 05/01/2022
Principal	\$ 6,275,000	\$ 6,345,000	\$ -	\$ 6,345,000	\$ 6,490,000	\$ -	\$ -	\$ -	\$ -	\$ 6,490,000	
Interest	955,500	641,750	320,875	341,750	324,500	-	-	-	-	324,500	
SUB-TOTAL "ELIGIBLE OBLIGATIONS"	\$ 7,230,500	\$ 6,986,750	\$ 320,875	\$ 6,686,750	\$ 6,814,500	\$ -	\$ -	\$ -	\$ -	\$ 6,814,500	
Capture Returned/to be Returned ¹	4,188,656	4,453,622	(1,463,734)	4,796,384	4,363,113	-	-	-	-	4,363,113	Excess revenue returned to State, GRPS, & KISD
TOTAL PROJECTED EXPENDITURES	\$ 11,419,156	\$ 11,440,372	\$ (1,142,859)	\$ 11,483,134	\$ 11,177,613	\$ -	\$ -	\$ -	\$ -	\$ 11,177,613	
Table 3 - Excess / (Deficit) of Revenues Over Expenses											
Fund Balance - Beginning	\$ (938,982)	\$ (568,095)	\$ (568,095)	\$ (568,095)	\$ (495,504)	\$ (0)	\$ -	\$ -	\$ -	\$ (495,504)	
Plus: Projected Revenue	11,790,043	11,512,963	11,454,599	11,555,725	11,673,117	-	-	-	-	11,673,117	
Less: Committed Expenditures/Payments	(11,419,156)	(11,440,372)	1,142,859	(11,483,134)	(11,177,613)	-	-	-	-	(11,177,613)	
Net Fund Balance - Ending	\$ (568,095)	\$ (495,504)	\$ 12,029,363	\$ (495,504)	\$ (0)	\$ (0)	\$ -	\$ -	\$ -	\$ (1)	

Note 1 - the DDA may only capture school millage-related property tax increment revenue in amounts sufficient to support eligible obligations existing prior to January 1, 1995 and for refunding bonds related to those eligible obligations.



DOWNTOWN
GRAND RAPIDS INC.

FY 2022 Recommended Budget

Narrative

The following narrative document outlines priority project areas developed with the five GR Forward Goal Alliances over the past few months. Projects and funding represent commitments to on-going obligations, as well as existing, on-going, and new projects in the next fiscal year.

Goal #1 – Creating a Connected and Equitable River Corridor

- River Governance Incubation (LTI)

Support to advance on recommendations flowing from the work begun in FY20 to define a long-term organizational and funding strategy for Grand River corridor revitalization. In addition to continued project management support, this includes proposed investment to develop or support the following:

- A business plan, board development and other startup organizing efforts to establish the new river-focused entity.
- A community engagement program to support continued governance incubation. This investment proposes to build on the FY20-21 DDA-funded (FY20-21) community engagement work with the Community Catalysts/WMCAT.
- An equity framework plan that presents a shared definition around “equity” grounded in common goals, measurable outcomes and tactics.
- An impact analysis of the potential increased visitation/tourism benefits associated with a revitalized river corridor. This work builds on the initial benefits analysis conducted in FY21. Project partners will include Experience GR, Grand Rapids Public Museum and other corridor stakeholders.
- Research and fundraising services to help identify and strategize around capital and infrastructure funding opportunities.
- A Corridor Connections Plan that maps the strategic assets, identifies opportunities for broader collaboration and defines key projects to support river corridor revitalization from Riverside Park to Millennium Park.
- River-specific engagement and activation that help reconnect Grand Rapidsians to the Grand River socially, psychologically and recreationally. These efforts, organized in close collaboration with community partners, will support more informed and robust community participation in ongoing river planning and activation conversations. More specifically, efforts could include Kayak Crawls, River Walks and other activities that intentionally strive to invite people outdoors and around the river.

- Downtown Plan (LTI)

Planning initiatives to further the goals of GR Forward. Proposed initiatives in FY2022 include:

- GR>> updates
- Support for City Master Plan update on Downtown related recommendations

- River Edge Improvement (LTI)

Funds to support rehabilitation, improvement and expansion of the Grand River edge trail. More specifically:

- Repair of the existing concrete trail section from Louis Street to the Blue Bridge.
- Stabilization, access and safety improvements at Fish Ladder Park
- Access and safety improvements on City-owned property at Market and Wealthy Streets.
- Extend river trail north of Coldbrook including safety improvements across Leonard Street.
- Design support for trail/edge improvements at Grand Rapids Public Museum and GVSU Seidman College.

- Lyon Square Improvements (LTI)

Funds to reconstruct and significantly enhance the public park and alleyway.

- Downtown Speaker Series (NTI)

Funding to bring thought leaders in city building to Grand Rapids and advance key organization goals.

- Riverwalk Assessment (NTI)

Funding to evaluate and recommend improvements to the existing Riverwalk.

Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population

- Development Project Guidance (LTI)

Funding for legal and staff time expended on behalf of facilitating development projects.

- Development Project Tax Increment Reimbursements (LTI)

Continued funding for the existing Development Support Program. Program funds will be used to further promote economic growth and development in Downtown by funding approved eligible expenses in new construction projects over \$5 million in new investment and in rehabilitation projects featuring over \$1 million in new investment. Proposed funding is to cover existing obligations, and to capitalize on new opportunities.

- Downtown Enhancement Grant (LTI)

Funding for the Downtown Enhancement Grant Program. Funds will be used cover existing obligations, and to continue to assist property and business owners in the rehabilitation of the

Downtown public realm. Funds are utilized to reimburse eligible activities, including installation of street furniture, snowmelt, and other public realm improvements.

- Heartside Quality of Life Plan Implementation (NTI)

Funding to implement recommendations from the Heartside neighbors and businesses during the Quality of Life process. Specific activities will be developed in collaboration with the Goal 2 Alliance and will align with recommendations from GR Forward.

- Stakeholder Engagement - Downtown Neighbor Network (NTI)

Support Downtown and Downtown adjacent neighbors that are connected, informed and empowered to improve Downtown living. Activities include:

- Communications and marketing of the DNN
- Regular events to connect stakeholders and bring together Downtown residents
- Continuing education and leadership trainings
- Advocacy around active and vital streets improvements with the Goal 3 Alliance

Goal #3: Implement a 21st Century Mobility Strategy

- Accessibility and Mobility Repairs (LTI)

Ongoing collaboration with Disability Advocates of Kent County and Common Notice on the Collective Impact Strategic Plan to measure potential social impact and the Plan's successes in improving access for all. (Plan was funded in FY21 and will be presented to the DDA in May or June).

- Bicycle Friendly Improvements (LTI)

Funding to continue the implementation of Division Avenue Bikeway Phase 2, the continued design and planning for various separated facilities (Pearl, Ionia, Turner), the final connection of the bicycle lane on Monroe from I-196 to Michigan Street, and the further implementation of repair stands and bicycle parking in partnership with Mobile GR.

- Streetscape Improvements: Zicla Transit Bulb #2 (LTI)

Building upon the success of the first Zicla transit bulb (Fulton and Sheldon), this funding will support the installation of a second Zicla. The yet to be determined location will be based on feasibility and the number of daily boardings at the stop. This project is in partnership with Mobile GR.

- Streetscape Improvements: DNN Active and Vibrant Street Demonstration Projects (LTI)

Funding to support tactical and temporary installations to test pedestrian safety priority projects as outlined by the Downtown Neighbor Network's Safer Streets Agenda.

- Streetscape Improvements: Pedestrian Crossing Enhancements (LTI)

Pedestrian-safety improvements including rapid flashing beacons in collaboration with Mobile GR at the following locations:

- Weston Street at Market Avenue (as part of Market reconstruction)
- Cherry Street at US131 (midblock crossing)
- Crescent Street at Division Avenue

- Streetscape Improvements: Pedestrian Countdown Signal Retrofitting (LTI)

In collaboration with Mobile GR this will complete the final 9 countdown signals in Downtown.

- Streetscape Improvements: Monroe Avenue Dedicated Transit Lane Study (LTI)

Funding to support traffic analysis and stakeholder engagement to determine feasibility of dedicated transit lanes on Monroe Avenue, from Fulton to Michigan. This work is in collaboration with Mobile GR.

- Streetscape Improvements: Ottawa Avenue from Michigan to Fulton (LTI)

DDA share of funding to complete the resurfacing of Ottawa Avenue.

- Streetscape Improvements: Furnishings (LTI)

Funding for pedestrian and human-scaled enhancements along key Downtown corridors. Ongoing enhancements will include seating, trash cans, banners, lighting, trees, and planters.

- Streetscape Improvements: Ped Counters and Placer.ai data (LTI)

Ongoing support of existing pedestrian counters and the use of Placer.ai data gathering to more accurately understand how people are using Downtown. This Placer.ai data is finer-grained and more accurate than the physical pedestrian counters and will work in tandem with them. This may also help Downtown businesses to better understand their patrons.

- Streetscape Improvements: Monroe North Spectrum ROW Improvements (LTI)

Funding to support street and right-of-way improvements related to Spectrum investments in Monroe North.

- Wayfinding System Implementation (LTI)

Funding to implement phase 1 deployment of the Downtown wayfinding system.

- DASH North Shuttle Lease (LTI)

Funding to help support the continued operation of DASH North and West.

- New Downtown Circulator Infrastructure (LTI)

Funding to purchase and install 4 to 5 new transit shelters in the Downtown. This is an ongoing project in collaboration with Mobile GR and The Rapid.

Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy

- Economic Development and Innovation: Retail Attraction and Incubation RFP (LTI)

Expand funds available to attract underserved and unavailable retail options Downtown. The overarching goal is to build a unique retail market and experience that expands opportunities for all, including attracting and serving an increasing diverse population. This is done through gap support for individual businesses as well as supporting space activation activities such as pop-up shops and incubations spaces geared towards retailers interested in doing business Downtown.

- Economic Development and Innovation: Doing Business Downtown: Business Education (LTI)

A program to provide support for continued education for downtown businesses. Educational opportunities will focus on challenges that downtown businesses face such as dealing with social service needs, managing downtown events, or contracting with DGRI or the City.

- Economic Development and Innovation: Downtown Business Association Support (LTI)

This funding will be used explicitly to support the Business Association's organizational support. What this means depends on the association but will be for events, marketing, and work that the Business Associations are doing themselves. Much will tie into the overall business development efforts such as the expo and seminar series.

- Economic Development and Innovation: Downtown Business/Retail Marketing (LTI)

Developing a branding/marketing strategy for downtown retail. A study on what is "Brand Rapids" would help inform market gaps and opportunity better informing where efforts should be focused. It would additionally allow for a more aggressive approach to promoting Downtown as a retail destination for both businesses and shoppers.

- Economic Development and Innovation: Research (LTI)

A study of current retail conditions by looking at vacancy rates/locations and leakage/gap analysis in order to set a baseline within the context of local regional and national conditions. This also would increase the internal capacity to maintain the relevancy and accuracy of the data to measure and track the impact of DGRI efforts and programs. Ongoing efforts would include a map/listing of retail opportunities, maintaining a directory of downtown retailers and economic statistics that impact general business decisions.

- Economic Development and Innovation: Downtown Workforce Program (NTI)
Events and programs to engage the Downtown workforce.
- COVID Economic Relief Program (LTI)
Funding to support the economic recovery associated with the COVID-19 pandemic.

Goal #5: Reinvest in Public Space, Culture and Inclusive Programming

- Downtown Marketing and Inclusion Efforts (LTI)
The DDA's contribution to Downtown Marketing helps support communications that promote Downtown events and programming initiatives to Downtown stakeholders, residents, businesses, and customer audiences. This includes but is not limited to paid advertising, the production of marketing collateral, and ongoing maintenance and enhancements of a digital media platform that serves more than 85,000 users and reaches tens of thousands more.
- Downtown Tree Plantings (LTI)
Investments in the urban tree canopy to achieve the canopy goals for Downtown.
- Parks Design (LTI)
Final funding to complete Lyon Square designs.
- Public Realm Improvements: Van Andel Arena Alley Design and Partial Construction (LTI)
Funding to complete professional services for the design and construction documentation of the Van Andel Arena alley from Fulton to Oakes. This is phase 2 of the plaza design and reconstruction. The budget also includes funding for early construction efforts.
- Public Realm Improvements: Portland Loo 2 (LTI)
Funding to purchase and install a second Portland Loo on Ionia Street near Van Andel Arena.
- Public Realm Improvements: Switchback Park and River Connections Planning (LTI)
Funding to provide a comprehensive plan for the design of connections to and from Belknap Hill, the Grand River, Monroe North, and Downtown.
- Public Realm Improvements: Transportation Corridor Study (LTI)
Funding to study transportation corridors within downtown in support of GR Forward and the City Master Plan.

- Public Realm Improvements: Coordinated Transportation and Safety Education (LTI)

In collaboration with Mobile GR, this funding will support a priority item of the Downtown Neighbor Network's Safer Streets Agenda that relates to public traffic safety education.

- Public Realm Improvements: Ecliptic at Rosa Parks Circle (LTI)

DDA share of the reconstruction of Ecliptic at Rosa Parks Circle expected to begin in May 2021.

- State of the Downtown Event/Annual Report (LTI)

DDA contribution to the State of the Downtown Event/Annual Report helps to support the programming activities and production for the annual event as well as the costs to support the marketing medium for DGRI's annual report.

- Urban Rec Improvements (LTI)

Funding for place management programs will include support for the pop-up dog park, parklet, dog waste and cigarette urn bins, trash receptacles, beautification, Calder Plaza, and equipment storage.

- Bridge Lighting Operations (NTI)

DDA contribution to Bridge Lighting Operations helps to support electricity and maintenance for lighting on the Indiana Railroad Bridge (Blue Bridge) and the Gillett Bridge.

- DGRI Event Production (NTI)

DDA contribution to DGRI Event Production contributes to the support of World of Winter which contributes to a two month-long festival with various programming and events. This will also cover efforts for alley activation events and programming, Chalk It Up, Silent Disco, and scavenger hunts.

- Diversity and Inclusion Programming (NTI)

The DDA's contribution to Community Relations and Engagement helps support efforts to create a more welcoming and inclusive Downtown, attract and serve more multicultural audiences and strengthen community ties in and to the Downtown neighborhood. This work includes but is not limited to event support and production, program sponsorship and partnership building to advance the collective vision of Downtown for the benefit of the entire community.

- Downtown Ambassador Program (NTI)

Funding to extend the hospitality contract with Block by Block and continue deployment of the Downtown Ambassadors.

- Experience Miscellaneous (NTI)

Funds not currently associated with projects but that provide the opportunity to take advantage of unforeseen projects, partnerships or initiatives that arise during the fiscal year.

- Holiday Décor Program (NTI)

DDA contribution to Holiday Décor Program helps to support the DDA's investment towards lighting and decorating the downtown during the winter and holiday season. This continued support will allow DGRI to continue to decorate the downtown with the replacement of existing decoration investments.

- Major Event Sponsorship (NTI)

DDA contribution to Major Event Sponsorship helps to support Downtown signature events like ArtPrize, Water Festival and Confluence.

- Project and Fixed Asset Maintenance (NTI)

Funding for ongoing maintenance of DDA owned infrastructure.

- Public Space Activation (NTI)

DDA contribution to Public Space Activation helps to continue and expand upon the Pop-Up Performer Program, public games, winter programming, public artwork programs, murals, Activate This Place placemaking grant program, alley activation, food truck initiatives, projection mapping installations, parks and river related programming, as well as other enlivening interventions that help create an ambiance at atmosphere within the downtown.

- Rosa Parks Circle Ice Skating (NTI)

DDA contribution to Rosa Parks Circle Ice Skating helps to support skate rink operations including operations of the Zamboni, maintenance and upkeep of the rink.

- Special Events Grants – Seasonal Event and Programming Sponsorship Program (NTI)

DDA contribution to Special Events Event Sponsorship Support Program will help to support events and programming happening within the downtown that are seeking event support and that align with the community goals that were voiced through the Special Events Optimization process finalized in FY15. This program will help us to free and open to the public events that happen during Oct-Apr events to help encourage GR Forward goal of creating a 4-season city.

- City of Grand Rapids Office of Special Events Support (NTI)

DDA contribution for The City of Grand Rapids Office of Special Event (OSE) support financially helps maintain and run the office's management in order to schedule, process and permit events looking to host an event within The City of Grand Rapids.

- Special Events Training Program (NTI)

DDA contribution to Special Events Management Training Program will help to support four educational workshops for events training in order to help assist event planners and producers to successfully plan and manage an event within the downtown and the City of Grand Rapids.

- Winter Avenue Building (NTI)

Funding for annual maintenance needs at the DDA owned building on Winter Avenue.

Address	Total Principle	Amount Paid Thru FY2021	Balance	FY2021 Payments	Approved Term (In Years)	Final Year (Roll Year)	Notes
1 35 Oakes SW	329,000.00	151,505.23	177,494.77	24,919.91	8	2021	
2 50 Louis NW	436,900.00	62,388.68	374,511.32	13,534.14	10	2025	
3 55 Ionia NW	1,538,000.00	470,558.16	1,067,441.84	108,755.27	10	2025	
4 55 Ottawa SW	2,919,150.00	745,444.42	2,173,705.58	159,657.89	15	2030	
5 68 Commerce SW	27,000.00	14,001.61	12,998.39	2,912.37	10	2021	
6 100 Commerce SW	100,000.00	49,776.01	50,223.99	6,681.80	9	2021	
7 11 Ottawa - (20 Monroe Bldg Co)	573,063.00	171,836.13	401,226.87	46,955.95	15	2031	
8 15 Ottawa NW (Venue Tower)	972,183.00	255,857.64	716,325.36	69,845.45	10	2026	
9 161 Ottawa NW (Waters)	1,572,225.00	333,354.73	1,238,870.27	92,834.25	15	2031	
10 150 Ottawa NW (Warner)	3,445,560.11	421,907.65	3,023,652.46	252,336.56	22	2040	
11 20 East Fulton	300,000.00	108,977.44	191,022.56	36,755.68	10	2027	
12 111 Ionia (Studio Park)	2,400,691.31	375,691.52	2,024,999.79	375,691.52	20	2039	
111 Ionia (City)	532,567.08	75,138.30	457,428.78	75,138.30	20	2039	
13 300 Ionia (OAK)	145,000.00	41,045.11	103,954.89	4,327.01	10	2021	
14 50 Monroe (AC Hotel)	894,850.00	90,659.85	804,290.15	90,659.86	13	2032	
TOTAL	16,186,189.50	3,368,142.50	12,818,147.00	1,361,005.97			

Projects Not Yet Approved for Repayment	Total Principle Approved by DDA	Amount Paid	Balance	Est. FY2022 Payments	Approved Term (In Years)	Final Year	
1 2 East Fulton	189,925.00	-	189,925.00	-	10		DDA capture cannot begin until 2023
2 25 Ottawa SW	210,000.00	-	210,000.00	-	10		Approved 2015
3 10 Ionia (Residence Inn)	1,238,000.00	-	1,238,000.00	140,000.00	15		
4 111 Lyon - Vandenberg Center	950,000.00	-	950,000.00	-	10		
TOTAL	2,587,925.00	-	2,587,925.00	140,000.00			

Completed	Total Principle	Amount Paid	Balance	FY2021 Payments	Total Years	Final Year	
1 335 Bridge NW	1,973,087.00	2,023,365.54	-	-	6	2014	4.5% interest
2 940 Monroe NW	1,771,823.66	2,128,108.46	-	-	10	2014	4.5% interest
3 2 West Fulton	724,500.00	340,917.00	-	-	10	2018	
4 107 South Division	178,600.00	53,305.00	-	-	9	2018	
5 212 Grandville SW	365,839.00	288,385.00	-	-	9	2017	
6 235 Louis NW (JW Marriott)	3,028,000.00	4,162,298.00	-	236,448.40	16	2020	4.5% interest
7 201 Monroe NW	504,500.00	221,980.00	-	-	10	2019	
8 245 Cherry SE	235,887.00	235,887.00	-	-	9	2019	
9 38 Commerce SW	639,000.00	613,649.00	-	66,002.00	10	2020	
TOTAL	9,421,236.66	10,067,895.00	-	302,450.40	-		

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: April 9, 2021

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

Agenda Item #10
April 14, 2021
DDA Meeting

SUBJECT: Retail Assessment and Recovery Discussion

In June 2020 the DDA approved funding to assess and analyze the state of retail in Downtown. That scope of work includes an analysis of COVID-19 impacts and an overview of macro trends impacting the Downtown retail environment. Once complete, it will provide an overview of existing conditions and will help identify strategies to consider for achieving our goals for cultivating a thriving retail environment in Downtown.

At the January 2021 meeting Mike Berne from MJB Consulting shared insights from his initial analysis, which included discussions with merchants, owners, brokers and others engaged in retail Downtown and the broader Grand Rapids trade area. Topics included a review of COVID impacts on downtowns nationally, trends in recovery, and Downtown Grand Rapids' challenge and opportunities when it comes to recovery post pandemic. Attached are the slides from that presentation, and the video can also be [viewed via the link provide here](#) (Note the start time is at the 50 minute mark of the recording).

Mr. Berne will join the April meeting to provide an update on his analysis of the Grand Rapids retail market, with a focus on strategies and next steps for the DDA's consideration.



Downtown Grand Rapids

Retail Analysis and Strategy Phase I Findings



A Retail Real Estate Consulting Firm

DDA Board Meeting
January 13, 2021

Mike Berne
MJB Consulting

Scope of Work

- Phase I: Analysis of COVID-19 Impact
 - Where is retail in Downtown Grand Rapids headed?
- Phase II: Strategy for COVID-19 Response
 - What should the DDA do about it?



Phase I

- Extensive (virtual) touring
- Review of available data sets and reports
- Discussions with landlords and brokers
- Conversations with merchants
- Benchmarking with national trends

National Context

- Central business districts (CBD's) hit hard
 - Office space
 - Convention / visitor trade
 - Modest residential
 - Experiential economy
 - Small businesses



National Context

- Adaptations and protections
 - Outdoor sales
 - Other revenue sources (besides walk-in)
 - Becoming "essential"
 - PPP and other public-sector relief
 - Community goodwill / fundraising
 - Cost-cutting (incl. jobs)
 - Receptive landlords
 - Eviction moratoriums



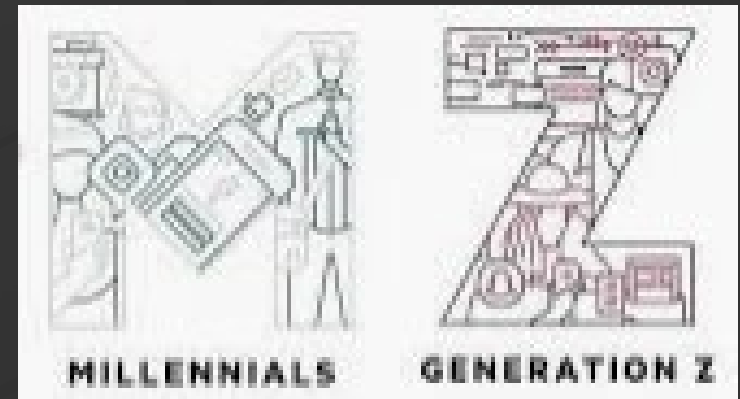
National Context

- Improving prospects in 2021
 - Less carnage
 - Market Darwinism
 - Second stimulus
 - Mass vaccination
 - Economic rebound
 - Pent-up demand
 - Entrepreneurial energy
 - Lower rents



National Context

- Uncertainty in CBD's
 - Generational change
 - Home cooking
 - Anchor prospects
 - Landlord flexibility
 - Remote work
 - Business travel
 - Co-opted formats



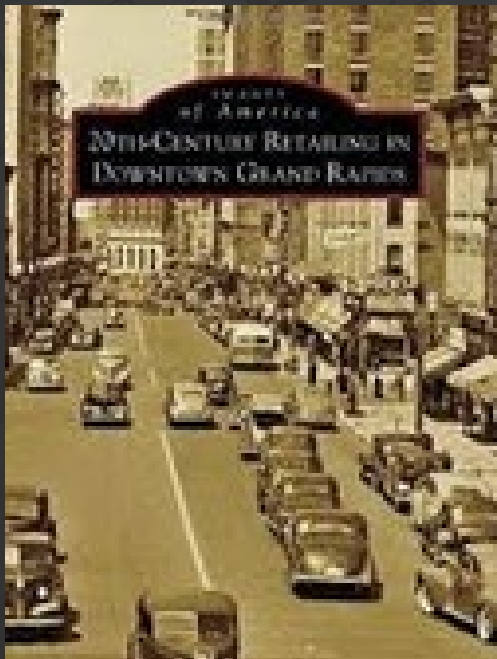
Downtown Grand Rapids

- Pre-COVID momentum
 - Punching well above its weight



Big Picture

- The new Downtown paradigm
 - Grand Rapids "nailed it"...
 - Versus primary shopping destination



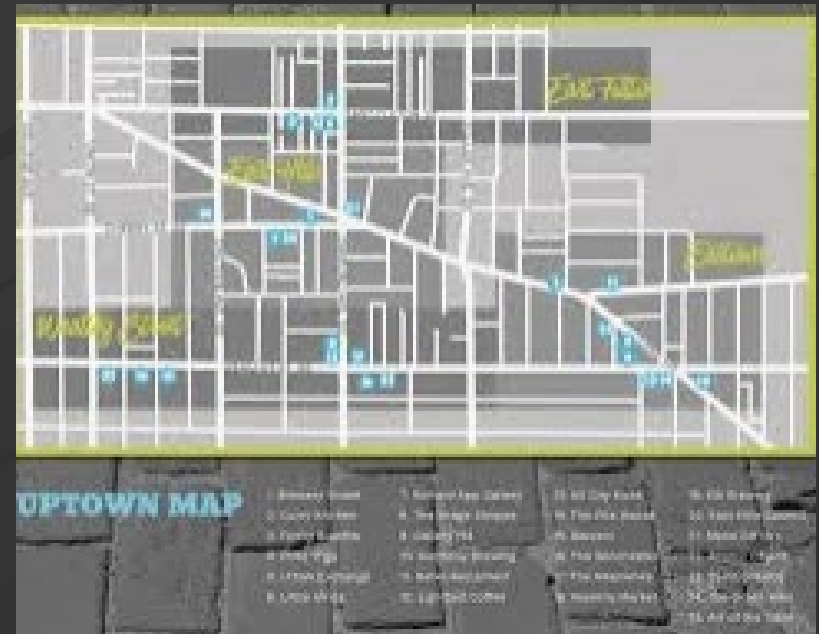
Big Picture

- Drivers of demand
 - "Trade area" population
 - Captive submarkets
 - Downtown residents
 - Not an either-or



Big Picture

- Ceiling to demand
 - The near neighborhoods
 - Neo-hipster urbanites
 - Broadening the draw
 - Minority *consumer*



Big Picture

- Sprawl and synergy
 - Value of clustering



Big Picture

- ... but cluster where?
 - The market ultimately decides



Big Picture

- Concede the soft goods...
 - ... except as an incubator



Big Picture

- Or make it happen...
 - Retail as amenity



Next Steps: Phase II

- Existing programs, capacities and resources
- Conversations with other stakeholders
- Review of zoning and regulatory framework
- Consideration of possible "catalyst" projects
- Case studies from analogous Downtowns

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