

AGENDA

DOWNTOWN DEVELOPMENT AUTHORITY



Board Members:

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

Wednesday, December 14, 2022

8:00 a.m. Meeting

29 Pearl Street NW

- | | | |
|--|--------|-----------|
| 1. Call to Order | | |
| 2. Approve September 14, 2022 Minutes (8:01)
(enclosure) | Motion | Winn |
| 3. Approve November 8, 2022 Minutes (8:02)
(enclosure) | Motion | Winn |
| 4. Accept Preliminary November 30, 2022 Financials (8:03)
(enclosure) | Motion | Chapman |
| 5. 2022 Meeting Schedule (8:05)
(enclosure) | Info | Kelly |
| 6. Division Avenue Construction Funding (8:10)
(enclosure) | Motion | Miller |
| 7. Veterans Park Building Improvements (8:15)
(enclosure) | Motion | Miller |
| 8. Pochi's Sweets Grant Support (8:25)
(enclosure) | Motion | Eledge |
| 9. Downtown Tree Planting Funding (8:35)
(enclosure) | Motion | Eledge |
| 10. Art Prize 2023 Funding (8:45)
(enclosure) | Motion | Kelly |
| 11. World of Winter Program Update (8:55) | Info | Van Driel |
| 12. Heartside Mural Program Update (9:10) | Info | Schaub |
| 13. Executive Director Report (9:20) | Info | Kelly |
| 14. Public Comment (9:25) | | |
| 15. Adjournment (9:30) | | |





MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY

September 14, 2022

1. Call to Order – This meeting was called to order at 8:03 a.m. by Chair Rick Winn.

Attendance

Members Present: Diana Sieger, Kayem Dunn, Jim Talen, Rick Winn, Luis Avila and Greg McNeilly

Members Absent: Mayor Rosalynn Bliss, Jermale Eddie and Jen Schottke

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

3. Approve Meeting Minutes from July 2022
Motion: Member Dunn, supported by Member Seiger, moved approval of the August 31, 2022, Meeting Minutes as presented. Motion carried unanimously.
4. Accept Preliminary August 31, 2022 Financials
Motion: Member Talen, supported by Member McNeilly, motioned to accept Statement D: August 31, 2022, Expenditures. Motion carried unanimously.
5. Retail Innovation Grant: Second Vibes
Melvin Eledge introduced Second Vibes, a women-owned upcycle thrift store, which opened early summer 2022. Second Vibes is recommended for 18 month rent assistance program.

Kaitlynn Fitzpatrick and Camille Steverson, Owners, personally thrift materials and repair if needed to upcycle. Fitzpatrick and Steverson stated the business originally started as an Instagram account and acquired an LLC January 2021. The mission is to reduce waste as consumers by being a fashionista in a sustainable way.

Motion: Member McNeilly, supported by Member Avila, motioned to approve funding not to exceed \$20,250 for Retail Innovation Grant to support the opening of Second Vibes. Motion carried unanimously.

6. Downtown Liquor License Request: Monsoon

Eledge introduced Monsoon owner, Phong Winn, Chef and Co-Owner of Monsoon. The restaurant would be the 1st Vietnamese fine dining establishment downtown. The business has been open 3 months. A liquor license would help the business by introducing Vietnamese cocktails and Vietnamese beer to continue share the culture with the community.

Motion: Member Talen, supported by Member Avila, motioned to approve the resolution supporting issuance of a Downtown Development District liquor license for Monsoon GR at 55 Monroe Center. Motion carried unanimously.

7. Calder Plaza Design Services

Miller stated the redevelopment of the Calder Plaza has been put on hold due to the pandemic. Recently, Progressive AE was reengaged, and the steering committee reconstituted to begin a fresh start on the project. A meeting was held on August 18 to discuss the new potential project and project influences. These included a plaza surface replacement in 2025 and a new elevator from all parking levels to the plaza level that is being undertaken by Mobile GR. The proposal falls under the Master

Services Agreement with the City that is still in place from the original work. Upon completion of this work, we will evaluate the next steps and determine a phase 1 project. Today's ask is to authorize an amount not-to-exceed \$42,600 for Progressive AE architectural services for Calder Plaza Reboot.

Motion: Member Dunn, supported by Member Sieger, motioned to approve funding not to exceed \$42,600 for design services by Progressive AE for the Calder Plaza Reboot. Motion carried unanimously

Hill & River Network Project

Miller stated at August board meeting, a summary of the work completed was presented. During the design process, and informed by the numerous stakeholders, the project changed in numerous ways. Including, the Division and Ionia rights-of-way were completely modified to remove Division Avenue and redirect it to the Ionia Avenue right-of-way and the hillside park redesign. When proposals were originally requested, many of the respondents estimated the entire project to be in the \$10 to \$12 million range. A current cost estimate for this work is about \$45 million.

Considering the current design ambitions and the additional technical information, it is recommended that this new design development phase total be increased to \$727,962. This represents an increase of \$495,322 to that phase, and brings the total authorized to date, to \$1,011,952.

Motion: Member McNeilly, supported by Member Avila, motioned to approve funding not to exceed \$495,322 (\$1,011,952 total) for design development services by the Smith Group. Motion carried unanimously.

Van Andel Arena Alley

Miller gave a brief update on the Van Andel Arena Alley project which included current renderings and proposed improvements. Miller stated the intent is to build all of phase 1-3 at once. Some improvements include incorporating outdoor seating for restaurants, relocate trash to a consolidated trash area south of the arena, add an additional Portland loo. In addition, there is a strong desire to green the alleyway.

8. Executive Report

9. Public Comment

None.

Adjournment

The meeting adjourned at 9:02 am.



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY

November 9th, 2022

1. Call to Order – This meeting was called to order at 8:32 am. by Chair Rick Winn.

Attendance

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

Members Absent: Luis Avila and Jen Schottke

Others Present: Tim Kelly (Executive Director), Jessica Wood (Legal Counsel), Tricia Chapman (Treasurer), Kendsie Channing (Recording Secretary), Mark Miller, Bill Kirk, Melvin Eledge, Kim Van Driel, Trey Abbott, Megan Catcho, Marion Bonneaux, Andy Guy, Alexandra Oostendorp, Nancy Jimenez, and Katie Moore (DGRI Staff), Andrea Anderson (GR Mobile), Tony Sun (Nagoya Owner), Alberto Garza and Jeff Steinport (General Woodshop Owners), and Dale Roberston and Dr. Stephanie Ogren (GR Public Museum).

2. Accept Preliminary October 31, 2022 Financials

Motion: Member McNeily, supported by Member Seiger, motioned to accept Statement D: October 31, 2022, Expenditures. Motion carried unanimously.

3. Legislative Advocacy Contract Renewal-Kelly

Kelly requested to increase monthly payment amount for services with McAlvey Merchant and Associates, our government liaison since 2015.

Member Talen inquired about the legislative plan which McAlvey Merchant and Associates use to prioritize actions. Kelly answered that priorities are based largely on the GR Forward plan and agreed upon by the DGRI Board of Advisors. Kelly will plan to share legislative priorities with the DDA Board.

Motion: Member Mayor Bliss, supported by Member McNeilly, motioned to approve increase monthly payment for McAlvey Merchant and Associates services. Motion carried unanimously.

4. Downtown Liquor License Request: Nagoya

Eledge introduced Nagoya owner, Tony. The restaurant is located at 16 Monroe Center and is hoping to be open by the end of November. A liquor license would help the business by enhancing the dining experience for downtown Grand Rapids residents.

Motion: Member Mayor Bliss, supported by Member Sieger, motioned to approve the resolution supporting issuance of a Downtown Development District liquor license for Nagoya at 16 Monroe Center. Motion carried unanimously

5. Downtown Liquor License Request: General Woodshop

Eledge introduced General Woodshop owners, Jeff Steinport and Alberto Garza. The restaurant is located at 507 Bridge Street and is seeking to bring inclusive community to the West side and welcoming space for LGBTQIA. A liquor license is essential to helping this project move forward.

Motion: Member Mayor Bliss, supported by Member Sieger, motioned to approve the resolution supporting issuance of a Downtown Development District liquor license for General Woodshop at 507 Bridge Street. Motion carried unanimously

6. Wayfinding Implementation Contract

Eledge briefly reviewed the scope of work in regarding to the Wayfinding Bid. The RFP was put out in in September, four competitive bids were received including two from local companies. After an in-depth review, Universal Sign System, a local company, won the bid. It is very beneficial to have a local company, as it will lower costs and has potential relationships for possible future phases. We currently have a prototype of their work out in the lobby for reference. The Universal Sign System bid came in at \$331,497 with an added 12% contingency to cover any additional labor/materials costs, bringing the total ask to \$371,277.

Motion: Member McNeilly, supported by Member Talen motioned to approve funding not to exceed \$371,277 for design services by Universal Sign System for Wayfinding Implementation Phase B. Motion carried unanimously

7. World of Winter Projection Art Activation

Van Driel shared a brief overview of status of World of Winter, there are currently over hundred different events and installations planned. That events team will be sharing all these installations at the next board meeting.

Van Driel shared two proposals for projection installations through LiveSpace: Tropical Tundra, immersive art spanning the 55ft tunnel near Ah-Nab-Awen Park and Dark Days, Bright Skies photo montage of moonscapes by Kendra Sollars, projected on Van Andel Arena or on the GRAM. Van Driel asked for approval of a budget not to exceed \$100,000 to pay for the team and projections for the 2 full months of World of Winter.

Motion: Member Seiger, supported by Member McNeilly, motioned to approve funding not to exceed \$100,000 for World of Winter Projection Installations through LiveSpace. Motion carried unanimously.

8. Greenway Project Management and Administrative Support

Guy requested project management and administrative funds to assist with receiving and deploying the State Grant to accelerate River Corridor Revitalization Efforts. These funds being requested would be reimbursable under the administrative guidelines of the Grant. The funds will help continue our work with Kenari Consulting and Guidehouse, who have been essential in organization revolving project priorities and navigating guidelines. Guy requested approval for a budget not to exceed \$240,000 over the next year to support this work.

Motion: Member Mayor Bliss, supported by Member Seiger, motioned to approve funding not to exceed \$240,000 for Project Management and Administrative Support through continued work with Kenari Consulting and Guidehouse. Motion carried unanimously.

9. Grand Rapids Public Museum Update

Dale Roberston and Dr. Stephanie Ogren shared details on Phase 1 of the River Restoration Project at the museum. We are designing a museum riverfront for the 21st century, focusing on equity and accessibility for all. Our permit for these changes is in at EGLE, we have strong partnerships formed, and have starting our fundraising started.

10. Executive Director Report

Kelly reviewed updates:

- Introduced Alexandra Oostendorp as the new Administrative Assistant at DGRI.
- The EPA is currently reviewing Lyon Square permit, should have an indication one way or the other by January 4th.
- The Las Canchas courts have opened up and have been a huge success, planning a few events coordinating with the World Cup.
- DGRI team is hard at work on World of Winter and we will have details at our December Meeting.
- Art Prize-working on the transition plan, interviewing the current Art Prize staff/team and then working on planning and fundraising for Art Prize 2023.

11. Public Comment

None.

12. Adjournment

The meeting adjourned at 9:22 am.

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: December 7, 2022

TO: Rick Winn
Chairman

**Agenda Item 3
December 14, 2022
DDA Meeting**

FROM: Tricia Chapman
Administrative Services Officer II

SUBJECT: Interim Financial Statements as of November 30, 2022

Attached are the Authority's interim financial statements for the first four months of the Authority's fiscal year ending June 30, 2023. The attached statements include:

Statement A: Balance Sheet

Statement B: Comparison of FY2023 Budget vs Actual Results

Statement C: Statement of FY2023 Project Expenditures

Statement D: Schedule of Expenditures

The Authority's balance sheet on Statement A indicates the Authority is in a strong position financially with sufficient Pooled Cash to support development plan expenditures for FY2023 and beyond.

The Authority has spent approximately 32.5% and 27.4% of its budgeted appropriations in the Non-Tax and Local Tax funds respectively.

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

Attachments

STATEMENT A
DOWNTOWN DEVELOPMENT AUTHORITY
Balance Sheet
November 30, 2022

	<u>Non-Tax Funds</u>	<u>Local Tax Increment</u>	<u>TOTAL</u>
ASSETS			
Pooled Cash and Investments	\$ 4,603,131	\$ 10,799,734	\$ 15,402,865
Petty Cash	-	500	500
Misc Receivable	100	-	100
General Fixed Assets	-	87,021,944	87,021,944
Accumulated Depreciation on Fixed Assets	-	(64,969,440)	(64,969,440)
TOTAL ASSETS	<u>\$ 4,603,231</u>	<u>\$ 32,852,738</u>	<u>\$ 37,455,969</u>
 LIABILITIES AND FUND EQUITY			
Liabilities			
Current Liabilities	\$ -	\$ 844	\$ 844
Parking Revenue Payable	11,829	-	11,829
Deposit - Area 4 Developer Damage	1,000	-	1,000
TOTAL LIABILITIES	<u>12,829</u>	<u>844</u>	<u>13,673</u>
 Fund Balance / Equity:			
Investments in General Fixed Assets, net of Accumulated Depreciation	-	22,052,504	22,052,504
Non-Tax Increment Reserve	4,587,917	-	4,587,917
Reserve for Authorized Projects	-	10,644,706	10,644,706
Reserve for Compensated Absences	-	8,928	8,928
Reserve for Encumbrances	2,485	145,756	148,241
TOTAL FUND EQUITY	<u>4,590,402</u>	<u>32,851,894</u>	<u>37,442,296</u>
 TOTAL LIABILITIES & FUND EQUITY	 <u>\$ 4,603,231</u>	 <u>\$ 32,852,738</u>	 <u>\$ 37,455,969</u>

STATEMENT B

DOWNTOWN DEVELOPMENT AUTHORITY Comparison of FY2023 Budget vs Actual Results July 1, 2022 - November 30, 2022

	Non-Tax Funds		Local Tax Increment		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 8,360,858	\$ 8,494,895	\$ 8,360,858	\$ 8,494,895
Property Tax Increment - Prior Year Appeals	-	-	(15,000)	-	(15,000)	-
Property Tax Increment - Gainsharing Rebates	-	-	(1,251,879)	-	(1,251,879)	-
Interest - General	42,390	256,245	73,981	427,040	116,371	683,285
Property Rental - Buildings and Facilities	72,000	24,000	-	-	72,000	24,000
Property Rental - DASH Parking Lots	350,000	121,706	-	-	350,000	121,706
Contributions - Lyon Square Reconstruction	-	-	1,750,000	600,000	1,750,000	600,000
Reimbursements and Miscellaneous Revenues	42,000	65,200	5,000	-	47,000	65,200
TOTAL REVENUES	\$ 506,390	\$ 467,151	\$ 8,922,960	\$ 9,521,935	\$ 9,429,350	\$ 9,989,086
EXPENDITURES						
<u>GR Forward Projects:</u>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 15,000	\$ 1,883	\$ 4,382,500	\$ 154,487	\$ 4,397,500	\$ 156,370
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	118,750	21,602	1,710,000	1,415,788	1,828,750	1,437,390
Goal #3: Implement a 21st Century Mobility Strategy	-	-	2,105,000	784,430	2,105,000	784,430
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	50,000	36,565	570,000	173,467	620,000	210,032
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,915,901	623,147	3,120,000	528,366	5,035,901	1,151,513
Total GR Forward Projects	\$ 2,099,651	\$ 683,197	\$ 11,887,500	\$ 3,056,538	\$ 13,987,151	\$ 3,739,735
Administration	-	-	1,500,000	814,324	1,500,000	814,324
Debt Service for Bond Issues	-	-	753,700	200	753,700	200
TOTAL EXPENDITURES	\$ 2,099,651	\$ 683,197	\$ 14,141,200	\$ 3,871,062	\$ 16,240,851	\$ 4,554,259
EXCESS / (DEFICIT)	\$(1,593,261)	\$ (216,046)	\$ (5,218,240)	\$ 5,650,873	\$ (6,811,501)	\$ 5,434,827
BEGINNING FUND BALANCE		4,806,448		27,201,021		32,007,469
ENDING FUND BALANCE		\$ 4,590,402		\$ 32,851,894		\$ 37,442,296

STATEMENT C

DOWNTOWN DEVELOPMENT AUTHORITY Statement of FY2023 Project Expenditures As of November 30, 2022

Project Name	%	FY2023 Project Budgets	Expenditures		Remaining FY2023 Budgets	% of Budget spent
			Month	Fiscal Year		
River Governance		897,500	13,321	154,487	743,013	17.21%
Lyon Square Improvements		1,750,000	-	-	1,750,000	0.00%
River Edge Improvements		1,735,000	-	-	1,735,000	0.00%
GRForward Goal # 1 - Local Tax Increment	31.33%	\$ 4,382,500	\$ 13,321	\$ 154,487	\$ 4,228,013	3.53%
Downtown Speakers Series		10,000	-	-	10,000	0.00%
Riverwalk Assessment		5,000	-	407	4,593	8.14%
River Economic Opportunity Initiative		-	-	1,476	(1,476)	0.00%
GRForward Goal # 1 - Non-Tax Increment	0.11%	\$ 15,000	\$ -	\$ 1,883	\$ 13,117	12.55%
Development Project Guidance		35,000	-	2,200	32,800	6.29%
Development Project Reimbursements		1,600,000	91,496	1,413,358	186,642	88.33%
Downtown Enhancement Grants		75,000	-	230	74,770	0.31%
GRForward Goal # 2 - Local Tax Increment	12.23%	\$ 1,710,000	\$ 91,496	\$ 1,415,788	\$ 294,212	82.79%
Heartside Quality of Life Implementation		54,550	-	15,788	38,762	28.94%
Neighborhood Engagement Programs		64,200	1,639	5,814	58,386	9.06%
GRForward Goal # 2 - Non-Tax Increment	0.85%	\$ 118,750	\$ 1,639	\$ 21,602	\$ 97,148	18.19%
Accessibility and Mobility Repairs		150,000	7,625	18,925	131,075	12.62%
Bicycle Friendly Improvements		20,000	-	-	20,000	0.00%
DASH North Shuttle Services		375,000	45,000	112,500	262,500	30.00%
New Downtown Circulator Infrastructure		40,000	-	-	40,000	0.00%
Streetscape Improvements		1,220,000	225,866	595,061	624,939	48.78%
Wayfinding System Improvements		300,000	15,213	57,944	242,056	19.31%
GRForward Goal # 3 - Local Tax Increment	15.05%	\$ 2,105,000	\$ 293,704	\$ 784,430	\$ 1,320,570	37.27%
Economic Development and Innovation		570,000	14,716	173,467	396,533	30.43%
GRForward Goal # 4 - Local Tax Increment	4.08%	\$ 570,000	\$ 14,716	\$ 173,467	\$ 396,533	30.43%
Downtown Workforce Programs		50,000	847	36,565	13,435	73.13%
GRForward Goal # 4 - Non-Tax Increment	0.36%	\$ 50,000	\$ 847	\$ 36,565	\$ 13,435	73.13%
Calder Plaza Improvements		200,000	-	-	200,000	0.00%
Downtown Marketing and Inclusion Efforts		420,000	15,932	123,039	296,961	29.30%
Downtown Tree Plantings		150,000	-	43,500	106,500	29.00%
Heartside Public Restroom Facilities Construction		150,000	-	-	150,000	0.00%
Parks Design		50,000	457	819	49,181	1.64%
Public Realm Improvements		2,095,000	47,401	329,501	1,765,499	15.73%
State of Downtown Event & Annual Report		25,000	800	23,708	1,292	94.83%
Urban Recreation Improvements		30,000	193	7,799	22,201	26.00%
GRForward Goal # 5 - Local Tax Increment	22.31%	\$ 3,120,000	\$ 64,783	\$ 528,366	\$ 2,591,634	16.93%
DGRI Event Production		501,000	4,820	228,578	272,422	45.62%
Diversity / Inclusion Programming		20,000	-	-	20,000	0.00%
Downtown Ambassador Program		277,901	-	88,499	189,402	31.85%
Experience - Miscellaneous		25,000	-	19,128	5,872	76.51%
Major Event Sponsorship		90,000	-	-	90,000	0.00%
Project and Fixed Asset Maintenance		5,000	955	1,907	3,093	38.14%
Public Space Activation		872,000	57,136	259,537	612,463	29.76%
Rosa Parks Circle Skating Operations		50,000	-	-	50,000	0.00%
Special Events - Office of		75,000	-	25,000	50,000	33.33%
Winter Avenue Building		-	61	498	(498)	0.00%
GRForward Goal # 5 - Non-Tax Increment	13.70%	\$ 1,915,901	\$ 62,972	\$ 623,147	\$ 1,292,754	32.53%
TOTAL	100.00%	\$ 13,987,151	\$ 543,478	\$ 3,739,735	\$ 10,247,416	26.74%

STATEMENT D
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2023 Expenditures
November 2022

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	11/21/2022	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Inclusive Design research and reporting Oct 22	\$ 7,625.00
					7,625.00
Local	11/9/2022	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	12,990.58
Local	11/29/2022	Priority Health	Administration	Health Insurance 12/22	8,572.65
Local	11/6/2022	Lisa M Cooper	Administration	HR Consultant services 10/22	4,996.23
Local	11/1/2022	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street Oct 22	4,945.32
Local	11/6/2022	Federal Square Building Co. #1, LLC	Administration	Office Space Lease Nov 22	4,945.32
Local	11/15/2022	McAlvey Merchant & Associates	Administration	Governmental Consulting 10/22	4,500.00
Local	11/26/2022	City of Grand Rapids	Administration	Staff services - payroll period ended 11/26/2022	3,555.14
Local	10/29/2022	City of Grand Rapids	Administration	Staff services - payroll period ended 10/29/2022	2,332.98
Local	11/15/2022	Encompass, LLC	Administration	Annual EAP Billing 2023	2,217.32
Local	11/12/2022	City of Grand Rapids	Administration	Staff services - payroll period ended 11/12/2022	2,163.22
Local	11/22/2022	TGG, Inc.	Administration	Life & S/T & L/T disability insurance: Feb - Aug 2022	1,674.06
Local	11/15/2022	Worksighted, Inc.	Administration	IT Monthly Billing 11/22	1,536.69
Local	11/9/2022	City Treasurer - Risk Management	Administration	Monthly General Insurance Allocation	963.67
Local	11/30/2022	GR Area Chamber of Commerce	Administration	Chamber membership dues 2023	673.12
Local	11/14/2022	Fifth Third Bank	Administration	Admin: Software Maint Agreements DDA	569.58
Local	11/15/2022	Selective Insurance Company of America	Administration	Liability Insurance Policy 2022	518.70
Local	11/15/2022	The Hartford	Administration	Workers Compensation Insurance Bill 11/22	515.53
Local	11/6/2022	Staples Contract and Commercial Inc.	Administration	Office supplies 10/22	493.33
Local	11/6/2022	Federal Square Building Co. #1, LLC	Administration	29 Pearl Street Mezzanine Office Lease 11/22	484.64
Local	11/14/2022	Fifth Third Bank	Administration	Admin Conference/Travel DDA	468.46
Local	11/28/2022	Blue Cross Blue Shield of Mich	Administration	Dental Insurance Premiums 12/22	458.33
Local	11/6/2022	GreatAmerica Financial Services Corp	Administration	Copier Lease 10/22	381.17
Local	11/1/2022	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 10/22-11/22	380.25
Local	11/29/2022	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 11/22-12/22	380.25
Local	11/22/2022	Worksighted, Inc.	Administration	IT Monthly Billing 11/22	325.71
Local	10/31/2022	City Treasurer - Mobile GR	Administration	October 2022 Parking Validation Billing	319.00
Local	11/29/2022	Professional Maintenance of Michigan In	Administration	Janitorial Services 11/22	273.21
Local	11/21/2022	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric 11/22	218.68
Local	11/6/2022	Staples Contract and Commercial Inc.	Administration	Office supplies 10/22	205.88
Local	11/29/2022	Cellco Partnership	Administration	Cell Phone Service 10/22	200.16
Local	11/6/2022	Staples Contract and Commercial Inc.	Administration	Office supplies 10/22	179.18
Local	11/14/2022	Fifth Third Bank	Administration	Admin:Memberships DDA	141.75
Local	11/14/2022	Fifth Third Bank	Administration	Admin: Misc DDA	125.93
Local	11/14/2022	Fifth Third Bank	Administration	DDA Admin: Food/Bev	79.59
Local	11/21/2022	JobMatch LLC	Administration	HR software 12/22	78.40
Local	11/15/2022	Arielle Fenlon	Administration	Admin Assistant Temp Nov 22 Payroll	31.68
Local	11/15/2022	Fifth Third Bank	Administration	Admin: Professional Development	31.68
Local	11/22/2022	Model Coverall Service Inc	Administration	Floor Mat Rental 09/22 - 3/23	31.03
Local	11/15/2022	Selective Insurance Company of America	Administration	Workers Comp Insurance Policy 10/22	15.84
Local	11/15/2022	Fifth Third Bank	Administration	Admin:Supplies DDA	14.27
Local	10/31/2022	City Treasurer - Mobile GR	Administration	October 2022 Parking Validation Billing	2.50
					62,991.03
Local	11/23/2022	City Treasurer - Mobile GR	DASH North Shuttle Services	November 2022 DDA Share of DASH North Service	22,500.00
Local	11/3/2022	City Treasurer - Mobile GR	DASH North Shuttle Services	October 2022 DDA Share of DASH North Service	22,500.00
					45,000.00
Local	11/17/2022	City of Grand Rapids	Development Projects	Jackson Ent Reimbursement FY23 Summer	91,495.67
					91,495.67
Local	11/6/2022	Erika Townsley	Dntn Marketing & Inclusion Efforts	Photography 10/22	3,600.00
Local	11/29/2022	Greater GR Chamber Foundation	Dntn Marketing & Inclusion Efforts	Roger Morgan Sponsorship 2022	3,000.00
Local	11/15/2022	Jamie Robinson	Dntn Marketing & Inclusion Efforts	GRABB Awards Sponsorship 2022 11/22	3,000.00
Local	11/6/2022	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	Photographer: October 2022	2,475.00
Local	11/14/2022	Fifth Third Bank	Dntn Marketing & Inclusion Efforts	Marketing: Subscriptions	1,978.20
Local	11/14/2022	Fifth Third Bank	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	1,106.32
Local	11/6/2022	Serendipity Publishing LLC	Dntn Marketing & Inclusion Efforts	Revue ad Nov 22	772.00
					15,931.52

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2023

Page 2

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	11/1/2022	GR Area Chamber of Commerce	Economic Development & Innovation	Retail Retention & Attraction Contract 7/22	4,375.00
Local	11/6/2022	GR Area Chamber of Commerce	Economic Development & Innovation	Retail Retention & Attraction Contract 10/22	4,375.00
Local	11/29/2022	Tiffany Young	Economic Development & Innovation	Window Activation Grant 2022	2,125.00
Local	11/29/2022	Matthew Rothenberg	Economic Development & Innovation	DGRI Sponsorship- 2023 Holiday Event	2,054.43
Local	11/6/2022	Marcus Giddings	Economic Development & Innovation	Band Performance; Relax at Rosa 8/22	800.00
Local	11/15/2022	Costar Realty Information Inc	Economic Development & Innovation	Commercial real estate analytics subscrip 6/22- 3/23	455.00
Local	11/6/2022	Breck Graphics Inc	Economic Development & Innovation	Printed Flyers-Holiday Events	351.43
Local	11/15/2022	Rock Dandeneau	Economic Development & Innovation	Business Association Lunch	179.88
					14,715.74
Local	11/22/2022	Progressive Architecture	Parks Design	Lyon Square Reconstruction 10/22	457.50
					457.50
Local	11/22/2022	SmithGroup, Inc.	Public Realm Improvements	Switchback Park and River Connections 8/22-10/22	36,398.10
Local	11/15/2022	Timothy B Mayer	Public Realm Improvements	Futsal Courts Stripping	5,250.00
Local	11/1/2022	MKSK Inc	Public Realm Improvements	Van Andel Plaza Construction Phase 2 10/21	3,651.00
Local	11/23/2022	City Treasurer - Building Inspections	Public Realm Improvements	LUDS Permit at 250 Seward	1,332.00
Local	11/15/2022	Kerkstra Portable Restroom Svc Inc	Public Realm Improvements	Futsal Courts portable restrooms 10/22	425.00
Local	11/15/2022	Bazen Electric	Public Realm Improvements	Electrical services- Lyon St Amphitheater	245.00
Local	11/22/2022	Hub International Midwest Limited	Public Realm Improvements	Fustal Courts Soft Opening Insurance Endorsement	100.00
					47,401.10
Local	11/21/2022	Grand Rapids Community College	River Governance	GRCC Workforce Training: Water Cert. 8/14-10/31/22	5,764.00
Local	11/14/2022	Fifth Third Bank	River Governance	River Governance: Conference & Travel	2,018.68
Local	11/15/2022	Barnes & Thornburg LLP	River Governance	Grand River Inc Legal Services 8/22	1,736.00
Local	11/22/2022	Amway Hotel Corporation	River Governance	Meeting space rental: River Press Conference	1,161.00
Local	11/22/2022	Grand Rapids Event Management LLC	River Governance	Event Mangmt Program- River Conference	1,089.09
Local	11/15/2022	The Parrish Group, Inc.	River Governance	River Consulting 10/22	973.20
Local	11/14/2022	Fifth Third Bank	River Governance	River Governance: Food/Bev	435.00
Local	11/30/2022	Grand Rapids Event Management LLC	River Governance	Event Mangmt Program- River Conference	144.16
					13,321.13
Local	11/29/2022	Valerie Wahna	State of Dntn Event & Annual Repts	SOODT Award Design 22	800.00
					800.00
Local	11/20/2022	Wyoming Excavators Inc	Streetscape Improvements	Rotomil/Resurf/Recon of Ottawa	116,538.79
Local	11/6/2022	Stout Creek Landscapes, Inc.	Streetscape Improvements	Stout Creek Contract Service 10/22	39,199.69
Local	11/20/2022	Hubbell, Roth & Clark Inc	Streetscape Improvements	Ped. Crossing Enhanc. at Var Locs	12,424.65
Local	11/6/2022	Stout Creek Landscapes, Inc.	Streetscape Improvements	Stout Creek Contract Service 10/22	11,547.07
Local	11/20/2022	Hubbell, Roth & Clark Inc	Streetscape Improvements	Ped. Crossing Enhanc. at Var Locs	9,292.75
Local	11/22/2022	Source One Imaging	Streetscape Improvements	Banners 11/22	6,239.48
Local	11/20/2022	Hubbell, Roth & Clark Inc	Streetscape Improvements	Ped. Crossing Enhanc. at Var Locs	5,637.00
Local	11/6/2022	Stout Creek Landscapes, Inc.	Streetscape Improvements	Stout Creek Contract Service 10/22	5,110.00
Local	11/6/2022	Stout Creek Landscapes, Inc.	Streetscape Improvements	Stout Creek Contract Service 10/22	4,230.00
Local	11/14/2022	Eric Gale Goodson	Streetscape Improvements	Downtown security services 09/22	2,688.00
Local	11/6/2022	Eric Gale Goodson	Streetscape Improvements	Downtown security services 10/22	2,688.00
Local	11/2/2022	Fishbeck, Thompson, Carr & Huber, Inc	Streetscape Improvements	Rotomil/Resurf/Recon of Ottawa	2,144.08
Local	11/6/2022	Stout Creek Landscapes, Inc.	Streetscape Improvements	Stout Creek Contract Service 10/22	2,135.00
Local	11/10/2022	City Treasurer - Public Services	Streetscape Improvements	DGRI Monthly Trash DisposalSeptember 2022	1,771.75
Local	11/20/2022	Hubbell, Roth & Clark Inc	Streetscape Improvements	Ped. Crossing Enhanc. at Var Locs	1,456.31
Local	11/6/2022	Micandy Garden Greenhouses, Inc.	Streetscape Improvements	Planters- Bus Stop Fall 22	1,170.00
Local	11/10/2022	City Treasurer - ELC	Streetscape Improvements	Pole Banner Permit Application Bill	878.00
Local	11/6/2022	Stout Creek Landscapes, Inc.	Streetscape Improvements	Stout Creek Contract Service 10/22	420.00
Local	11/6/2022	Bazen Electric	Streetscape Improvements	Electrical services- turn off receptacles	295.00
					225,865.57
Local	11/28/2022	City Treasurer - Water System	Urban Recreation Improvements	WS2179082 22/11 36 S Division	192.84
					192.84
Local	11/6/2022	Progressive Architecture	Wayfinding System Improvements	Wayfinding Program 10/22	8,430.00
Local	11/29/2022	L&H Signs, Inc.	Wayfinding System Improvements	Wayfinding signs invoice #3	6,783.40
					15,213.40

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STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2023

Page 3

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Non-Tax	11/22/2022	Hub International Midwest Limited	DGRI Event Production	WoW 2023 Insurance Endorsement	1,583.00
Non-Tax	11/6/2022	Kevin Forest Wolfrom	DGRI Event Production	Return to the River performance 8/22	1,000.00
Non-Tax	11/6/2022	Copperrock Construction, LLC	DGRI Event Production	DGRI Events: Storage facility rent 11/22	965.00
Non-Tax	11/6/2022	Copperrock Construction, LLC	DGRI Event Production	DGRI Events: Storage facility rent 12/22	965.00
Non-Tax	11/15/2022	Keala Fey Venema	DGRI Event Production	Return to the River Artist 9/22	200.00
Non-Tax	11/3/2022	Consumers Energy	DGRI Event Production	1030 4058 7935 22/09 612 Dewey Ave	33.24
Non-Tax	11/3/2022	Consumers Energy	DGRI Event Production	1030 4058 7935 22/10 612 Dewey Ave	32.62
Non-Tax	11/15/2022	Fifth Third Bank	DGRI Event Production	DGRI Events: Supplies	25.89
Non-Tax	11/15/2022	Fifth Third Bank	DGRI Event Production	DGRI Events: Food/Bev	14.72
					<u>4,819.47</u>
Non-Tax	11/3/2022	City Treasurer - Special Events	Downtown Workforce	Special Event: Relax at Rosa 2022	847.00
					<u>847.00</u>
Non-Tax	11/14/2022	Fifth Third Bank	Neighborhood Engagement Program	Neighborhood Engagement Programs: Food/Bev	1,225.00
Non-Tax	11/21/2022	JKG INC	Neighborhood Engagement Program	DNN Logo Decals	215.79
Non-Tax	11/6/2022	Swift Printing & Communications	Neighborhood Engagement Program	Holiday Party Invitations 10/22	198.24
					<u>1,639.03</u>
Non-Tax	11/6/2022	Uline Inc	Project & Fixed Asset Maint	Supplies 10/22	856.28
Non-Tax	11/3/2022	City Treasurer - Water System	Project & Fixed Asset Maint	WS2028692 22/10 Wealthy St Roundabout Irrigation	99.04
					<u>955.32</u>
Non-Tax	11/14/2022	Amigo and Amigo Design	Public Space Activation	WoW 2023 Art Installations, 25% 2nd Installment	21,050.00
Non-Tax	11/15/2022	Martha Cares	Public Space Activation	Art purchase: 3 Lucky Dogs 9/22	15,000.00
Non-Tax	11/6/2022	Ice Sculptures Ltd	Public Space Activation	Giant Pumpkin Carving 10/22	5,000.00
Non-Tax	11/15/2022	Fifth Third Bank	Public Space Activation	Public Space Activation: Supplies	4,640.37
Non-Tax	11/15/2022	Kacie Lees	Public Space Activation	Artwork Installation WoW 23	4,133.00
Non-Tax	11/29/2022	Esan Sommersell	Public Space Activation	Settle Payment - Artwork	2,500.00
Non-Tax	11/3/2022	City Treasurer - Parks	Public Space Activation	Outdoor Fitness Class Sponsor - Summer 2022	1,000.00
Non-Tax	11/15/2022	Icon Sign Company, LLC	Public Space Activation	Womens Way Signage 11/22	800.00
Non-Tax	11/15/2022	Swift Printing & Communications	Public Space Activation	Walking Tour Cards 11/22	778.24
Non-Tax	11/7/2022	Michelle Farias	Public Space Activation	House of Cards Project-Design WoW 22	500.00
Non-Tax	11/15/2022	Reb T Roberts	Public Space Activation	Rainbow Benches-Public Art Work	500.00
Non-Tax	11/6/2022	Mark Truss	Public Space Activation	Return to the River Fest, tree Wrap Install 8/22	345.00
Non-Tax	11/6/2022	Lauren Putrich	Public Space Activation	Return to the River Fest, tree Wrap Install 8/22	210.00
Non-Tax	11/22/2022	Kerkstra Portable Restroom Svc Inc	Public Space Activation	Handicap portable restrooms 11/22	180.00
Non-Tax	11/6/2022	Aryanna Bodenlos	Public Space Activation	Pop Up Performer -Return to the River Fest 8/22	120.00
Non-Tax	11/6/2022	Joanna Dreiling	Public Space Activation	Return to the River Fest, tree Wrap Install 8/22	120.00
Non-Tax	11/14/2022	Audrey Pearson	Public Space Activation	Pop Up Performer 9/22	100.00
Non-Tax	11/6/2022	Devin Dely	Public Space Activation	Pop Up Performer 8/22	75.00
Non-Tax	11/6/2022	Devin Dely	Public Space Activation	Pop Up Performer 8/22	75.00
Non-Tax	11/15/2022	ACO Inc	Public Space Activation	Supplies 11/22	8.99
					<u>57,135.60</u>
Non-Tax	11/17/2022	DTE Energy	Winter Ave NW Building	9100 258 89908 22/11 Winter DDA share	61.04
					<u>61.04</u>
TOTAL EXPENDITURES					<u>\$ 606,467.96</u>



Downtown Development Authority

Second Wednesday of each month

8:00 a.m. – 10:00 a.m.

Downtown Grand Rapids Inc.

29 Pearl St. NW, Suite 1

2023 Meeting Schedule

January 11th

February 8th

March 8th

April 12th

May 10th

June 14th

July 12th

August 9th

September 13th

October 11th

November 8th

December 13th

*Please contact Downtown Grand Rapids Inc. at 616-719-4610 if
you have any questions prior to the meeting.*

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: December 7, 2022

TO: Downtown Development Authority

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

SUBJECT: Division Avenue (Fulton to Michigan) Design Services

**Agenda Item #06
December 14, 2022
DDA Meeting**

Goal 3 of GR Forward recommends the **Implementation of a 21st Century Mobility Strategy** by *creating the most bicycle friendly Downtown in the Midwest* (page 212). Specifically, this goal envisions a dedicated bikeway on Ionia Avenue in Monroe North (pages 215-216) that extends into Downtown as a two-way cycle track (page 214). During the creation of GR Forward, Division Avenue was under Michigan Department of Transportation (MDOT) jurisdiction – this, combined with the low utilization of Ionia Avenue led to the plan’s recommendation of using Ionia as the preferred bikeway location. However, in 2017 MDOT transferred jurisdiction of Division Avenue to the City of Grand Rapids, leading to the implementation of the pilot project known as A Better Bikeway (2018). The Better Bikeway project created a temporary separated bicycle lane on Division, rather than Ionia, to test the real-world viability of protected bicycle lanes on Division Avenue.

In 2019 the Grand Rapids City Commission adopted the Bicycle Action Plan. This plan built off the Better Bikeway pilot to call for a separated/raised bikeway on Division Avenue from 350 feet North of Crescent Street to Pearl Street.

Additionally, the DGRI Streetspace Guidelines seek to rebalance Downtown streets by narrowing “too wide” travel lanes and replacing them with dedicated bike lanes and optimized people space to create safer experiences for all travel modes.

Finally, Goal 3 of GR Forward envisions *providing a stress-free pedestrian experience for all ages and abilities* (page 186). Specifically, this goal seeks to *prioritize pedestrian safety and connectivity at intersections* (page 187) and *to create a more walkable Division Avenue* (page 191). These recommendations include upgrading the streetscape design, new tree plantings, and other aesthetic improvements.



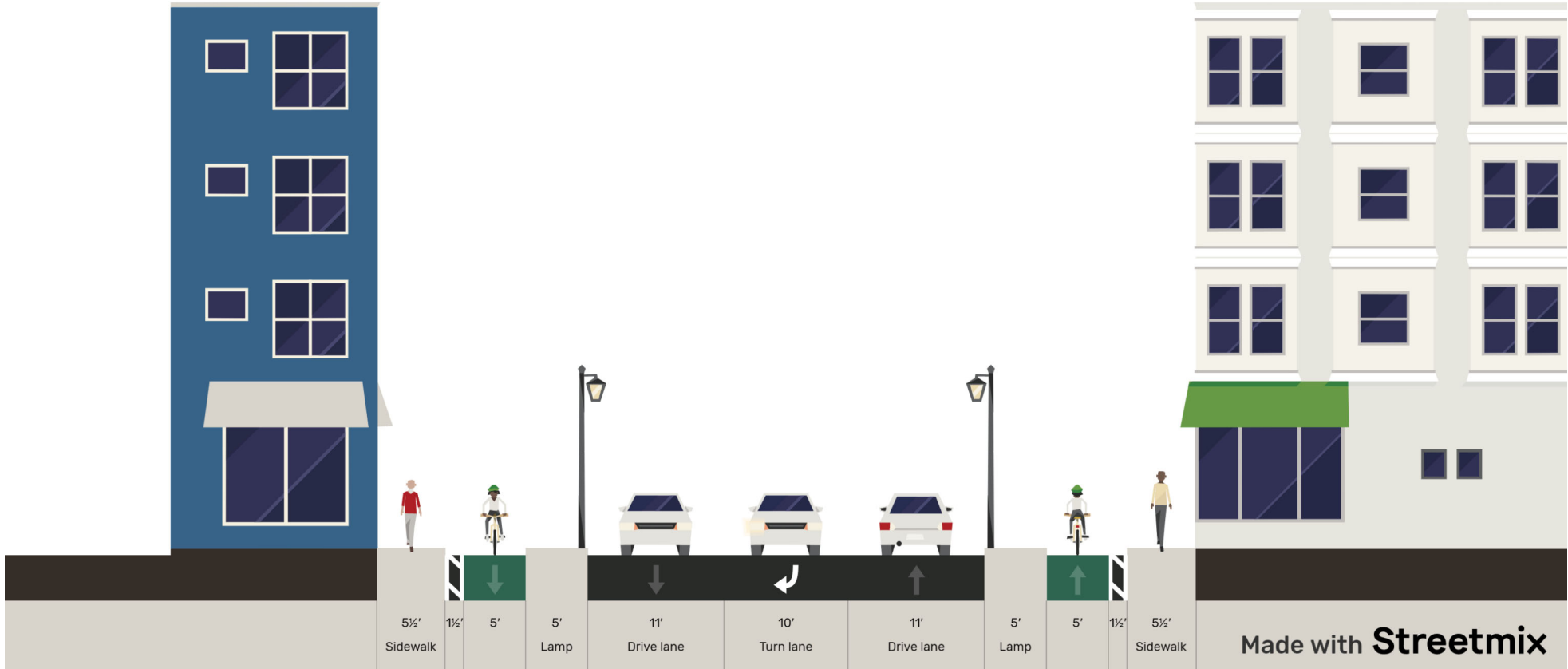
To this end, DGRI has collaborated with the City of Grand Rapids (specifically City Engineering and Mobile GR) to begin the redesign of Division Avenue from Crescent Street to Fulton Street. This redesign will incorporate dedicated and separated bicycle lanes at the same level as the sidewalk and adjacent to the street, ornamental street lighting (consistent with streetlights installed south of Fulton), landscaping, and street furniture.

Additionally, the full reconstruction includes new utilities and fully reconstructed roadbed and sidewalks.

The current engineer's estimate for this project is \$10,910,481.00. This will be funded by various sources including City Water and Sewer Funds, Street Lighting, Vital Streets and Mobile GR, as well as the Downtown Development Authority and the Surface Transportation Program (STPU) via MDOT. The DDA's share of the project is estimated at \$1,267,112.37. The project is anticipated to be constructed during either the 2024 or 2025 calendar year.

These construction costs are given for reference to the overall project but are not part of this action item. This agenda item is only related to the DDA's share of the professional services for the redesign of the street. The total design fees are \$449,305, with the DDA's share at \$43,480 (9.6% of total). The City needs the DDA's approval of these additional design phase services to proceed with the project design.

Recommendation: Approve the allocation of a not to exceed amount of \$43,480 for the DDA's share of the design services for Division Avenue, Fulton to Michigan.



MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: December 7, 2022

TO: Downtown Development Authority

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

SUBJECT: **Veterans Memorial Park and [Has Heart] Park Investments**

**Agenda Item #07
December 14, 2022
DDA Meeting**

Goal 5 of GR Forward recommends Reinvesting in **Public Space, Culture, and Inclusive Programming** by *raising the profile of downtown parks and public spaces* (page 272) and *enhancing existing non-riverfront parks and open space through redesign and programming* (page 273). Specifically, the Plan indicates that adjacent ground floor retail be encouraged to help activate Veterans Park (page 279). Goal 3 also recommends designing and programming spaces to accommodate winter activities (page 268) including using public realm amenities to accommodate breaks between shopping, enjoying the outdoors, or enjoying the setting of Downtown.

Goal 4 of GR Forward recommends **Expanding Job Opportunities and Ensuring Continued Vitality of the Local Economy**. This Goal states that providing space for business growth at all scales and recruiting and retaining a diverse pool of talent will help to ensure Downtown continues to evolve as an excellent place to live, work and enjoy.

Finally, the City of Grand Rapids adopted a master plan for Veteran's Memorial Park in the 2013 that included recommendations for upgrades to the historic park building (west side of park adjacent to Sheldon Avenue) to allow for a year-round coffee shop.

To these ends, DGRI has collaborated with the City Parks and Recreation Department and [Has Heart] to enhance Veterans Memorial Park through purposeful redesign and programming. These enhancements include rehabilitation of the historic building and a new patio adjacent to the building within the park area. The building will receive substantial improvements to allow for a year-round coffee shop that include brick tuck pointing, tile roof repair, accessibility improvements, door and window restoration and replacement, asbestos and lead abatement, new mechanicals, and updated electrical and lighting. The accessibility improvements will provide access at both the Sheldon Avenue entrance (via stairs) and on the park side (fully accessible entry).



The new outdoor patio space will utilize salvaged granite from the previously removed park fountain for patio pavers and seat walls. This new patio space will allow for café style seating within the park while expanding the coffee shop's presence into the park and activating the park with more people and programming. Since the coffee shop plans to be a year-round operation, these investments will continue four-season public space activation. The patio space will also include a drinking fountain and bike racks.

The operator for this coffee shop is [Has Heart], a nonprofit group founded in 2011 by a Veteran and a designer with the mission to bring their communities together through the power of art, design, and fashion. The organization has accomplished this mission at the Veteran's Memorial Park Building during the weeks of ArtPrize each year with a pop-up shop/art venue and have been working to establish a year-round presence. They plan to employ Veterans, sell a small assortment of retail items, and display Veteran art.

Bids for the project were received in September of 2022, with the low bid of \$653,260 coming from Pride Builders. This bid was approved by the Grand Rapids City Commission on November 1, 2022, in the amount of \$896,000 which also includes the previously authorized design services, testing and inspections, and a 16% contingency. Refer to attached summary of estimated costs.

[Has Heart] has raised \$250,000, the City's Capital Improvement Fund is contributing \$250,000, and the parks millage was approved for the remaining \$396,000. The Parks Department had originally planned to invest \$250,000 from the parks millage, but due to an escalation in material costs and shortages in the labor market, the bid prices came in higher than expected – leaving a \$146,000 gap. After DGRI and Parks Department reviewed the line-item investments needed for the project we were able to determine that the outdoor patio area, irrigation, landscaping, and other site improvement costs exceeded the \$146,000 gap. It is recommended that the DDA cover this gap with investments for the patio area and site improvements within the park. This will allow the City to use those parks millage funds in parks outside of downtown, as was originally planned before the overage. Further, it is recommended that the DDA include an additional \$20,000 for outdoor seating for the patio space, as furnishings were not included in the bidding. This will bring the total request to \$166,000.

This investment aligns with the GR Forward goals stated above and will help to activate and enhance a city park through redesign and programming, while also allowing for better opportunities for four-season activation and use.

Recommendation: Approve the allocation of a not to exceed amount of \$166,000 for public space improvements at Veterans Memorial Park.

SUMMARY OF ESTIMATED COSTS

for

Improvements to Veterans Memorial Park Building

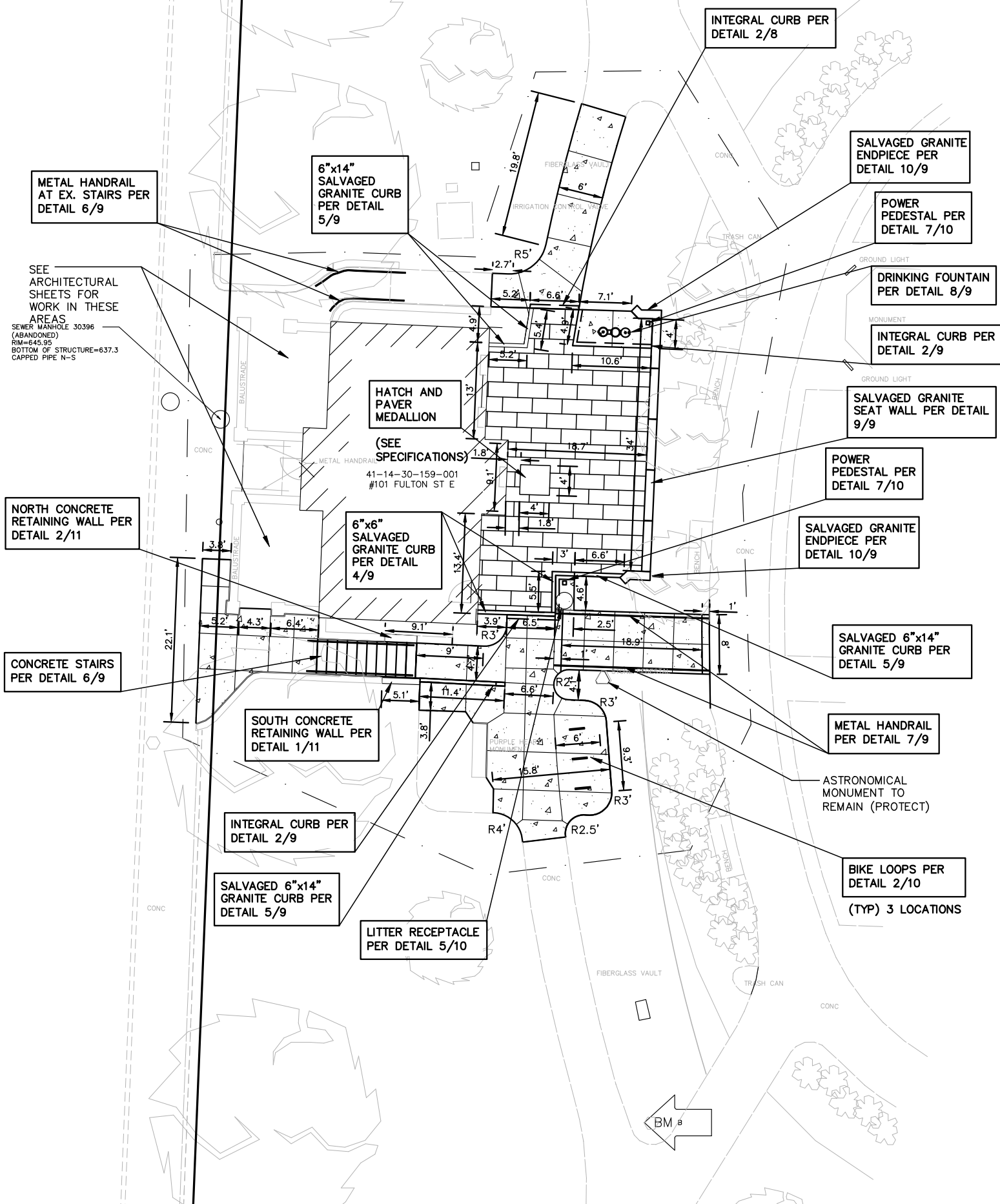
Project Funding Source(s)

	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
[Has Heart] Funding	\$250,000	\$0	\$250,000
Capital Improvement Fund	250,000	0	250,000
Parks Millage	396,000	0	396,000
Total Project Sources	<u>\$896,000</u>	<u>\$0</u>	<u>\$896,000</u>

Breakdown of Project Uses

Construction Contract	\$653,260
Previously Authorized Preliminary Design	15,000
Phase Services by Ghafari	
Previously Authorized Design Phase	53,000
Services by Ghafari	
Construction Phase Services Including	31,400
Inspection by Ghafari	
Testing	6,000
Administration	<u>12,000</u>
Sub-Total	\$770,660
Contingencies (16%)	<u>125,340</u>
Total Project Uses	<u><u>\$896,000</u></u>

SHELDON AVE





MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: December 14, 2022

TO: Downtown Development Authority

FROM: Melvin Eledge Jr., Director of Operations

SUBJECT: Retail Grant Request – Pochis Sweet Designs (44 Ionia Ave. SW)

Agenda Item #08
December 14, 2022
DDA Meeting

Among the established retail goals for Downtown are to address storefront vacancy and increase soft goods retail density in and around Monroe Center/Center City. In furtherance of that goal six new businesses have received grants in the last year: Gazelle Sports, Courage & Soar, WIMAGE, Periwinkle FOG, Cocoon Art Gallery & Second Vibess. We now have a seventh request for support, from Pochi

Pochis Sweet Designs is an artisanal dessert business founded by Paola Carlson as a “side-hustle”. Over two years she has grown the business through word of mouth and expanding her offerings. Additionally she was one of the winners of Start Gardens 100 competition.

This project aligns with the GR Forward Master Plan in the following ways:

- Diversifying the mix of Downtown retail offerings.
- Supporting entrepreneurship and small business growth.
- Supporting women and minority owned business.

The proposed location is 44 Ionia Ave SW which is located near the Van Andel Arena and other established businesses and this addition not only fills a gap in retail diversity but also increases the retail density in and around Downtown.

The owner, Dwelling Place, is offering 1,800 square feet of rentable space and a 5-year lease with two 5-year renewal options. Pochis is seeking \$32,813 via the Retail Innovation Grant to support their investment. Their application was reviewed and recommended by the economic support working group at their November 2022 meeting.



Pochis is also investing \$200,000 in renovations for the space including an upgraded kitchen and enhanced seating area and have applied for a Downtown Enhancement Grant to reimburse the costs of exterior signage and maintenance to exterior railings totaling \$18,386.50

Recommendation: Authorize the DDA Executive Director to execute a contract for an amount not to exceed \$32,813 for a Retail Innovation Grant and funding not to exceed \$18,386.50 for a Downtown Enhancement Grant; to support the opening of Pochis Sweet Designs at 44 Ionia Ave. SW.



POCHIS
SWEET DESIGNS



www.pochissweetdesigns.com

a few words of Pochis Sweet Designs

We are a creative, unique and original company, born from the idea of helping to express feelings in all kinds of special occasions; with personalized ideas that help our customers to surprise in a special and different way.



Pochis Sweet Designs **Short Story**

We started doing gift baskets and decorating chocolate covered strawberries for friends as a hobby and the more we made, the more they suggested we start doing it as a side hustle. Two years later we are doing it full time and employ 5 people and have expanded my product lines like our new line “Colombian Coffee Products”

Buy now at: www.pochissweetdesigns.com





Pochis Sweet Designs Founder

**Paola
Carlson**

Who is Paola Carlson?

In just two years of existence, Pochis Sweet Designs has become a household name in West Michigan and is continuing to make an impact. I have always said that if it's meant to be, it is up to me and that you can accomplish anything you want in life if you put your mind and work into it. What started as a hobby has become my business and while it is a lot of work and dedication, I do not view it as a job but rather my passion. My passion is to be a thriving independent woman that is teaching my daughter that anything can be accomplished in life. Pochis Sweet Designs will be my legacy and will continue to blossom in generations to come. It is not about the strawberries, it is not about the macarons, or about the roses. It is about my passion to care for myself, my daughter, my community and my customers. Gracias

www.calanastudio.com

**“Accept the
challenges so
that you can feel
the exhilaration
of victory.”**

We love
what we
do



GENERAL CATALOG



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Pochis Sweet Designs Catalogs

COFFEE CATALOG



[VIEW HERE](#)

GENERAL CATALOG



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A woman with long brown hair, wearing a bright pink long-sleeved shirt, is smiling and eating a white cupcake on a stick. She is surrounded by several large, elaborate bouquets. One bouquet features red roses and pink and yellow striped lily pads. Another bouquet has yellow and orange roses with gold and silver foil-wrapped candies. A third bouquet includes white and yellow roses with greenery and small yellow lily pads. The background is a soft, out-of-focus pink. The text "Thank You" is overlaid in white on a pink circular background in the upper right. The website address "www.pochissweetdesigns.com" is in the bottom right corner.

Thank You

www.pochissweetdesigns.com

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: December 14, 2022

TO: Downtown Development Authority

FROM: Melvin Eledge Jr.
Director of Operations

SUBJECT: Downtown Tree Planting Reauthorization

Agenda Item #09
December 14, 2022
DDA Meeting

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

In 2015, recognizing the immense benefits to increasing its urban canopy, GR Forward established a goal to increase the Downtown tree canopy from 5% to 10%. Since that time DGRI and its partners have planted over 600 trees throughout Downtown and has two proposals in furtherance of this goal:

- 1. FGRP Tree Planting Proposal:** FGRP will plant 200 trees, 100 in the Spring and 100 in the Fall; and they will also water approximately 200 trees that they’ve previously planted. New this year they will provide pruning to 200 trees Downtown and host four neighborhood forester classes in Downtown parks and create GIS-based tree ID walks using QR codes in select parks. The total cost for this proposal is \$127,400.
- 2. Stout Creek Tree Remediation Proposal:** Stout Creek will remove and remediate 53 planting sites where there are currently dead, dying or non-thriving trees. Their work will include removal of the existing tree, soil and planting site remediation and replanting a new tree in the identified locations. The cost of this work will be \$63,145 which includes a 12% contingency due to fluctuating costs.



Recommendation: Authorize the DDA Executive Director to enter into two contracts: the first with FGRP for an amount not to exceed \$127,400 and the second with Stout Creek for an amount not to exceed \$63,145 for Downtown tree canopy expansion.



Friends of Grand Rapids Parks

2023 DOWNTOWN GRAND RAPIDS INC. CIATREE PLANTING AND MAINTENANCE PROPOSAL

Prepared for:

Downtown Development Authority (DDA)

Prepared by:

Lauren Davis

Friends of Grand Rapids Parks

Introduction

This document is intended to serve as a proposal from Friends of Grand Rapids Parks (FGRP) to plant trees in the public right of way or specific businesses to increase the urban tree canopy throughout downtown. In this document you will find a detailed project timeline, cost breakdown per project milestone, and background information on FGRP.

Current Proposal

FGRP proposes to plant and maintain **200** trees in the DDA district as identified in the most recent GIS mapping completed for the area. FGRP will work in collaboration with DDA staff to identify the most impactful opportunity sites to plant **100** trees in the spring of 2023 and **100** trees in the fall of 2023. These trees will be planted with volunteers managed by FGRP and maintained for the following 2 seasons.

Project	Description	Cost	Timeline
Spring & Fall Tree Planting & Community Engagement	(1) Plant 200 trees during spring and fall of 2023 (2) Notification and engagement of residents, private property owners, and other stakeholders in tree planting events as well as continued care of FGRP planted trees.	\$100,000 *Cost equals # of trees * \$500	April/May/June 2023 September/October/November 2023 Plant 200 trees in viable public planting sites within the business district.

Tree Watering and Maintenance <i>*Watering dates and cost estimates are approximate and may vary based on tree planting dates, weather conditions and the need to water early in spring (May) and late in fall (November)</i>	Watering of all trees planted in the Michigan St. CIA area by FGRP for 2 years after planting, and maintenance of water bags, tree stakes, and other miscellaneous needs. <i>*Watering dates and cost estimates are approximate and may vary based on tree planting dates, weather conditions and the need to water early in spring (April) and late in fall (November) depending on temperature variation</i>	\$20,000 (maintenance materials including stakes, water bags, etc., and 2 seasons of watering for 200 trees) Cost not to exceed \$100 per tree per season	May-September 2023/2024: Watering of 200 trees from spring/fall 2023 (until average air temp. falls below 45 degrees)
DDA Tree Pruning	FGRP will lead 8, 3-hour tree pruning events with volunteers and staff arborists in the DGRI footprint. These events will create educational opportunities for volunteers and DGRI staff alike and will work to improve the long term health and development of the urban canopy downtown.	\$2,400 *Cost equals \$300/event and includes time, materials, and removal of pruned brush. FGRP will aim to prune 200 trees within the DGRI footprint in 2023	January-November 2023 Prune 200 DDA trees through scheduled events in 2023, event dates TBD.

DDA Focused Neighborhood Forester Education and Outreach	FGRP will host 4 DDA Neighborhood Forester Tree ID classes in downtown parks in 2023. These classes are a part of our larger educational program and will create permanent GIS-based Tree ID walks that can be self-guided using a QR code at each specific park.	\$5,000 Cost equals \$1,250/Park and includes a physical, FGRP led event as well as a web-based map for the public to utilize. Cost also includes staff time for creation and maintenance of web-based assets.	May-September 2023 Park locations and event dates TBD, our goal would be to pair dates and locations with ongoing DGRI programming and event calendar.
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Planting Locations:

To be determined by FGRP staff and DDA staff based on tree inventory data.

Project Cost:

Total Project Cost: **\$127,400**

Payment Terms:

2 equal installments due in February 2023 and July 2023

FGRP Tree Price Breakdown

We are committed to growing Grand Rapids urban forest canopy. To ensure we are able to do this in a sustainable way that has lasting impact beyond the initial planting of the tree and the first two to five years of maintenance to bring the tree to establishment, we layer in community outreach, education, and training for residents, property owners, and volunteers. These programs support improved civic engagement and community health, as well as ensuring multiple stewards are created and have access to necessary support and education to maintain the urban forest for years to come.

We strive to keep our costs low while maintaining a high level of service provision. Because of our engagement with volunteers, we are able to provide street trees at a cost well below similar commercial contractors while providing greater community impact through our community outreach, youth employment programs, and a tree assistance fund, which can help offset the costs of caring for trees that have created problems for residents and property owners.

Item	Cost Per Tree
Tree Purchase and Delivery, including FGRP staff time	\$250.00
Planting of tree - site selection, volunteer training, volunteer management and insurance	\$95.00
Tree Establishment - watering and pruning for two growing seasons via youth Green Team or temporary employment program	\$100.00
Community Engagement and Neighborhood Education to recruit and educate volunteers, property owners, and others in the planting and long-term stewardship of trees and habitat-includes supporting Neighborhood Forester Classes and Education	\$75.00
Tree Assistance Fund - supporting property owners impacted by problem trees that cannot be maintained through normal means. While this may not cover the entire cost of the tree removal problem or problem created, it is intended to help offset the cost	\$25.00
Admin Fee (10%)	\$55.00
Total Tree Cost	\$600.00

Past Projects

FGRP has many years of experience planting trees throughout the City of Grand Rapids through a wide range of community-based projects, including:

Downtown Development Authority – 2017 to Present – Planted and maintained 600+ trees in the downtown business district.

Uptown Inc. – 2019 to Present – Planted and maintained 250+ trees in the Uptown business district

About our project lead:

Our project lead, Becky Pobst is a Certified Arborist as recognized by the International Society of Arboriculture (ISA) and an active member of the Michigan and Midwest chapters. Pobst is sworn to uphold the high standards and best practices set by these entities for urban forest project planning, management, and project execution. Pobst is further supported by Director of Programs and arborist Lauren Davis, who has 7+ years of urban forest management experience spanning across a variety of projects.

Friends of Grand Rapids Parks Overview

Since its founding in 2007, FGRP has been pursuing the bold vision of a City where all people can thrive. In the early years, it was about maintaining our parks and working with the City to pass some permanent levels of funding. Now, FGRP is leveraging our municipal investment through community action in parks and trees to be the healthiest, most shade and park

equitable city in America—with a special emphasis on those neighborhoods that currently and historically lack trees, shade, and easily accessible park space.

Our vision directly supports the vision for the City of Grand Rapids Parks and Recreation in *creating and supporting a healthy, vibrant community*.

It is our shared responsibility to ensure all people, regardless of language, culture of origin, religious, gender, sexual orientation, veteran status, socio-economic status or perceived physical ability feel welcome in the parks, amongst the trees, and as a volunteer at FGRP. Our parks and trees are on land that has been cared for by generations by the Anishnabék Community. FGRP supports the expression of Anishnabék Culture and Language throughout our programs.

Friends of Grand Rapids Parks is an independent, resident led, nonprofit enterprise founded in 2008, working closely with but separate from the City, with the mission to empower people to cultivate vibrant parks, trees, and green spaces in Grand Rapids.

We believe that vibrant parks and public spaces are essential to support the community's economic health, competitiveness, and cultural well-being.

We understand that a healthy urban canopy is a long-term commitment, and are committed to help achieve the city's goal of a 40% urban tree canopy in Grand Rapids through the work of FGRP's Community Forest Project.

Contract Agreement:

By signing below, the client agrees to hire and pay FGRP for the proposed work outlined in this proposal and FGRP agrees to complete the outlined work in good faith and by following industry standards and best practices.

Friends of Grand Rapids Parks:

Printed Name:	
Position:	
Signature:	Date: / /
Notes:	

Downtown Development Authority:

Printed Name:	
Position:	
Signature:	Date: / /
Notes:	



Stout Creek Landscapes
6161 Cannonsburg Rd NE
Belmont, MI 49306-9666
Phone: (616) 774-8812
billing@stoutcreeklandscapes.com

Tuesday, September 27, 2022
Estimate# E22-1089

DOWNTOWN GR INC.
29 PEARL NW SUITE 1
GRAND RAPIDS, MI 49503
(616) 719-4610

URBAN CANOPY EXPANSION ZONES 3 & 4

Please find the attached proposal for the requested landscape work. We appreciate the opportunity to bid with you on this project. Should there be a question about this proposal, please feel free to call or email me to discuss.

Thank you,
Douglas Byl (616) 291-2404

TREE REMEDIATION AND INSTALLATION

Site Preparation: Prepare the identified site locations for tree planting via soil amendment, stump/tree removal, tree grate removal, permeable surface removal, and debris cleanup.

Species Selection: Species of the installed trees shall be pulled from the list of preferred and approved trees for the City of Grand Rapids.

Tree Planting: Install trees in identified sites. Mulch trees with shredded hardwood bark. Stake trees to prevent tipping. Install and fill 20 gal tree watering bags on each tree. Re-install tree grates as needed. New permeable surface installation is not included.

Maintenance: No maintenance after the initial installation is included.

Warranty: No warranty shall be provided on the installed trees.

Installation Schedule: Fall 2022 Install Zones 1 & 2. Spring 2023 Install Zones 3 & 4. Fall 2023 Install Zone 5. Spring 2024 Install Zones 6 & 7. There will be price increases with each installation phase in conjunction with increased costs of materials, labor, and fuel.

Any needed repairs to buried irrigation and/or utilities are not included.

Plants

Qty	Name	Size
3	'Autumn Brilliance' Serviceberry - 1.75"	1.75"
3	'Sugar Tyme' Crabapple - 1.75"	1.75"
4	'Prairifire' Crabapple - 1.75"	1.75"
4	'Ivory Silk' Lilac Tree - 1.75"	1.75"
5	'Fort McNair' Red Horse Chestnut - 1.75"	1.75"
7	American hornbeam - 1.75"	1.75"
5	American Yellow Wood - 1.75"	1.75"
6	Golden Rain Tree - 1.75"	1.75"
6	Black Gum - 1.75"	1.75"
6	'Sunburst' Honeylocust - 1.75"	1.75"
1	Tulip Tree - 1.75"	1.75"
2	'Autumn Gold' Ginko - 1.75"	1.75"
1	White Oak - 1.75"	1.75"

Materials

Qty	Name
53	Tree Watering Bag
106	Tree Stake Pine 7' with Strap
14 cy	Bark Hardwood Shredded
14 cy	Soil Garden Blend

TREE REMEDIATION AND INSTALLATION Total: \$56,380.00

Grand Total: \$56,380.00

Designer/Estimator:


Doug Byl

Date: 9/27/2022

I/we Melvin Eledge agree to and accept this contract. Stout Creek Landscapes is authorized to perform the work as specified. Payment will be made as outlined below. I/we have read and agree to the terms and warranty.

Client Signature: _____

Date: _____

This proposal is valid until Thursday, October 27, 2022.

Payment Schedule

1/3 Deposit	33.00%	\$18,605.40
Upon Completion	67.00%	\$37,774.60

Payment Terms: Due Upon Receipt

**** Due to fluctuating material availability and costs, prices are subject to change ****

STOUT CREEK LANDSCAPES WARRANTY & TERMS

LANDSCAPE WARRANTY

Stout Creek Landscapes Inc. guarantees plants have been inspected and approved by the Michigan Department of Agriculture.

LAWN WARRANTY

Stout Creek Landscapes Inc. guarantees all materials and workmanship until lawn has germinated, providing the new lawn is properly maintained, and account balances are paid in full as and when due. We will not be responsible for lawn damage caused by factors beyond our control, such as: excessive rain washouts, wildlife, pets, improper watering, or improper care during the process of the job or after our work has been completed. We will repair washouts at a charge of one half normal prices. Stout Creek Landscapes Inc. is not liable for any lawn disease (Fusarium Blight i.e.) in sod supplied by us.

HARDSCAPE WARRANTY

Stout Creek Landscapes Inc. guarantees to correct any condition resulting from faulty installation of any type of hardscape within five years from date of installation, providing account balances are paid in full as and when due. This warranty is limited to labor only; material may be covered by the manufacturer. We will not be responsible for hardscape damage caused by factors beyond our control, such as: misuse of the product, acts of God, erosion, or negligence.

ADDITIONAL SERVICES

Charges for additional labor and/or materials requested by the customer will be added to the original proposal price and invoiced upon completion of project. This proposal may be subject to additional charges for items not visible or not revealed by the customer at the time of estimation. These items include, but are not limited to: rocks, foundations, debris, poor drainage situations, hidden obstructions, etc.

DISCLAIMER

Stout Creek Landscapes Inc. cannot be held responsible for damage to underground utilities, irrigation systems, wiring, drainage systems, septic systems, and other obstructions. All reasonable attempts will be made to mark utilities and avoid damage to the above items; however we cannot be held liable for damage to them. Customer agrees to hold Stout Creek Landscapes Inc. and its agents harmless for damage to underground utilities and any other obstructions buried underground.

TERMS

Terms of payment of the contract are 1/3 down payment and 2/3 due upon completion of the specified work. Any project that exceeds 30 days to complete will be invoiced for the completed portion monthly until completion. Past due accounts will incur service charges of 1 ½% per month (18% per annum). Should Stout Creek Landscapes Inc. need to engage the services of an attorney in connection with this agreement or to enforce payment hereunder, we shall be entitled to collect reasonable attorney's and/or collection fees as permitted by the laws governing these transactions. All guarantees and warranties shall be null and void if full payment for all landscape services is not received within 30 days of final billing.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: December 9, 2022

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

SUBJECT: Event Sponsorship for ArtPrize 2023

**Agenda Item #10
December 14, 2022
DDA Meeting**

In October of 2022, ArtPrize announced that it would spin off the ArtPrize platform to a community collaboration consisting of Downtown Grand Rapids, Inc. (DGRI), Kendall College of Art and Design of Ferris State University (KCAD) and the City of Grand Rapids. A Transition Leadership Board had been seated and work is well underway to launch ArtPrize “2.0” with the goal of producing ArtPrize 2023 and returning the national and international “destination event” for Grand Rapids and all of West Michigan.

ArtPrize 2.0 will begin formal operations by January 1, 2023. A Memorandum of Understanding outlining the contributions of each organization is in development and will be advanced to the DGRI Board of Advisors for formal approval later this month. As those details are being finalized, and in an effort to support the work of AP2.0, staff is recommending approval of the FY23 budgeted amount of \$50,000. The City of Grand Rapids is recommending approval of their annual contribution of \$150,000 at their meeting on December 13, 2022.

Recommendation: Approve Major Event Sponsorship to ArtPrize in the amount of \$50,000 for the 2023 event.



Downtown Vitals Report Downtown Development Authority



Produced December 9, 2022
for the month of November, 2022

Summary of Downtown Vital Signs

Most Recently Completed Month: **November 2022**

New Businesses

+4 in October
vs. 3.4 5-yr avg.
+26 year-to-date
p. 3

Storefront Vacancy Rates

+3% vs. October
-8% vs. 2-yr avg.
p. 4

Office Space Vacancy Rates

+4% vs. Q2
+76% vs. 5-yr avg.
+26% vs. 15-yr avg.
p. 5

Office Space Rental Rates

+\$0.39 vs. Q2
+\$2.78 vs. 5-yr avg.
+\$5.31 vs. 15-yr avg.
p. 5

Housing Occupancy

-1% vs. Q2
+3% vs. 5-yr avg.
+2% vs. 15-yr avg.
p. 6

(Oct) Hotel Occupancy

-5% vs. Sep
+23% vs. Oct 2021
+22% vs. 5-yr avg.
p. 7

Visitor Activity Counts

-9% vs. October
5% vs. Nov 2021
p. 8

Employee Activity Counts

-9% vs. October
+19% vs. Nov 2021
p. 8

(Aug) On-Street Parking Instances

+18% vs. July
+20% vs. Aug 2021
p. 11

(Aug) On-Street Parking Revenue

+17% vs. July
+27% vs. Aug 2021
p. 11

(June) DASH Ridership

+7% vs. May
+60% vs. June 2021
p. 12

(Sep) City Employment

+0.1% vs. Aug
+5% vs. Sep 2021
+1% vs. 5-yr avg.
p. 13

Editorial Notes

Downtown Visitor Activity (p. 8)

Regarding the decrease in employee activity counts: although the overall employee counts are lower than the 5-year average, the rate of the decrease between October and November is healthier in 2022 when compared to the 5-year average (9% decrease vs. 11% decrease, respectively).

On-Street Parking (p. 11)

The source for on-street parking is still experiencing a data lag. September, October, and November are not reflected.

Storefront Business Openings in 2022

Retail

Periwinkle Fog
Thrift on Div
Hëmd
Courage & Soar*
Gazelle Sports*
Le Macaron
WIMAGE*
The Arts Marketplace
Zabház
Second Vibess*
Decaydence

Food & Beverage

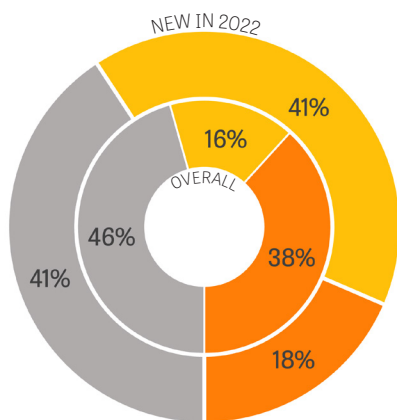
Brooklyn Bodega Bagel & Deli
Real Seafood Co.
Woodrow's
Taste of Cairo†
Monsoon Vietnamese Kitchen
Barrio Tacos
Westside Starbucks
New! Drip Drop Cocktail Room
New! Noodlepig
New! Broadleaf Brewing

Services

Stellar Broadband
GR Voice Collective
Vivid IV Health
AllArtWorks
Angel Face Academy
New! Cocoon Art Space*

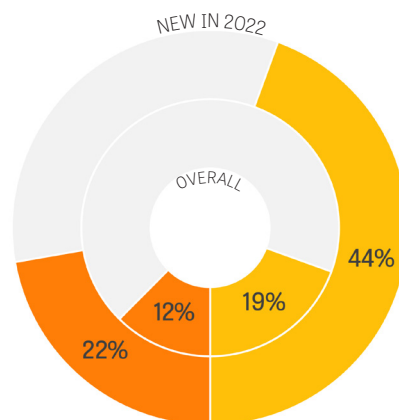
businesses are opening **1.7x** faster than closing in 2022 so far
1.7x in 2021 & 1.6x in 2020

Business Mix of Storefronts



■ Food & Bev ■ Retail ■ Services

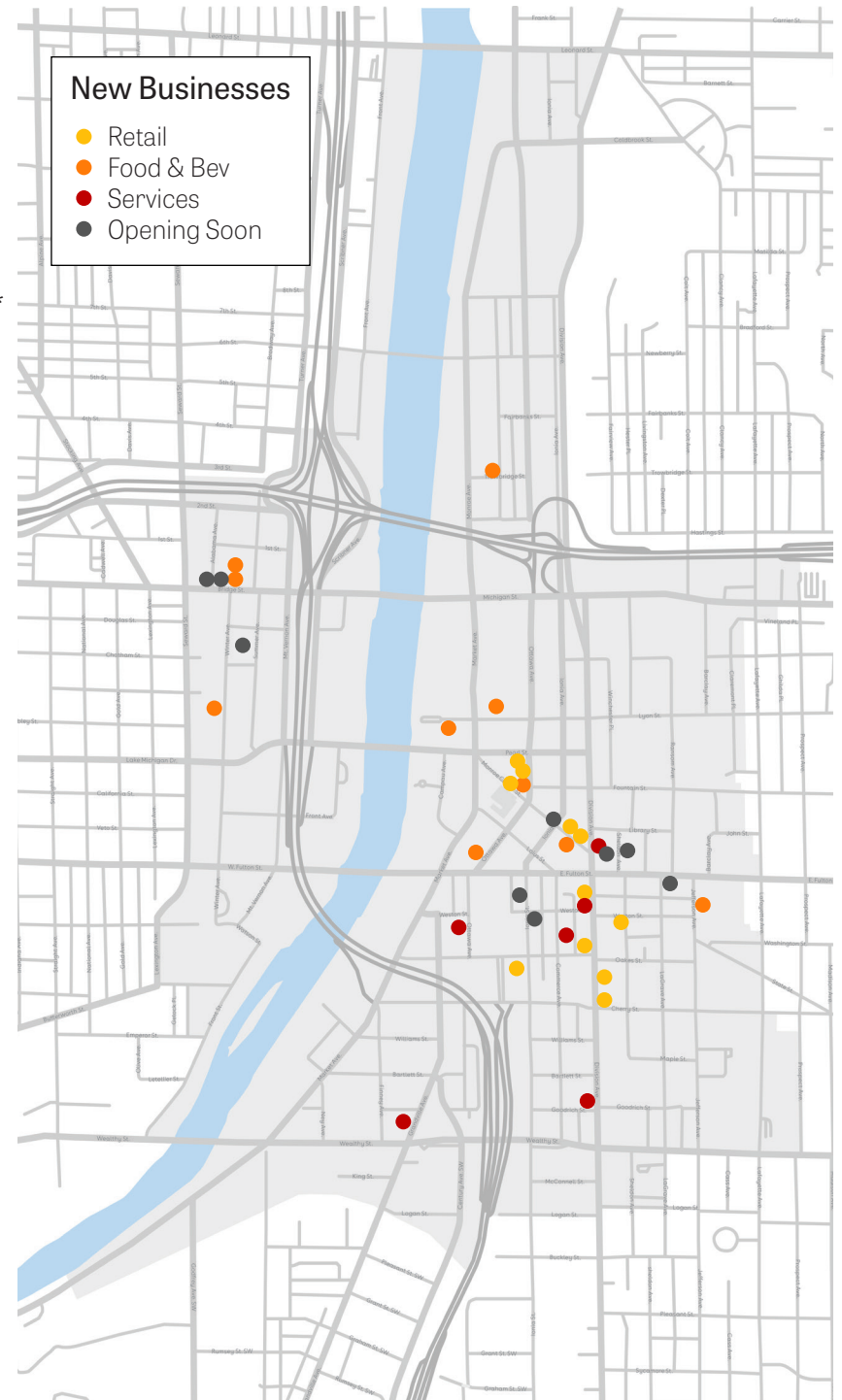
Business Ownership of Storefronts



■ BIPOC-Owned ■ Women-Owned



* received DDA Retail Innovation Grant
† since closed



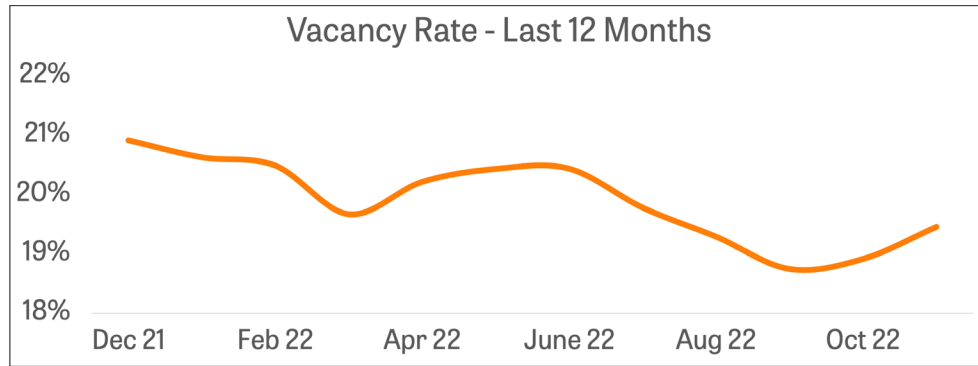
Source: Downtown Grand Rapids Inc.

Storefront Vacancies & Recent Closures

17
storefront
businesses have
closed in 2022
(**3** in November)

2022 Closures:
35% Food & Bev
35% Retail
30% Services

3%
increase in
vacancy rate in
November

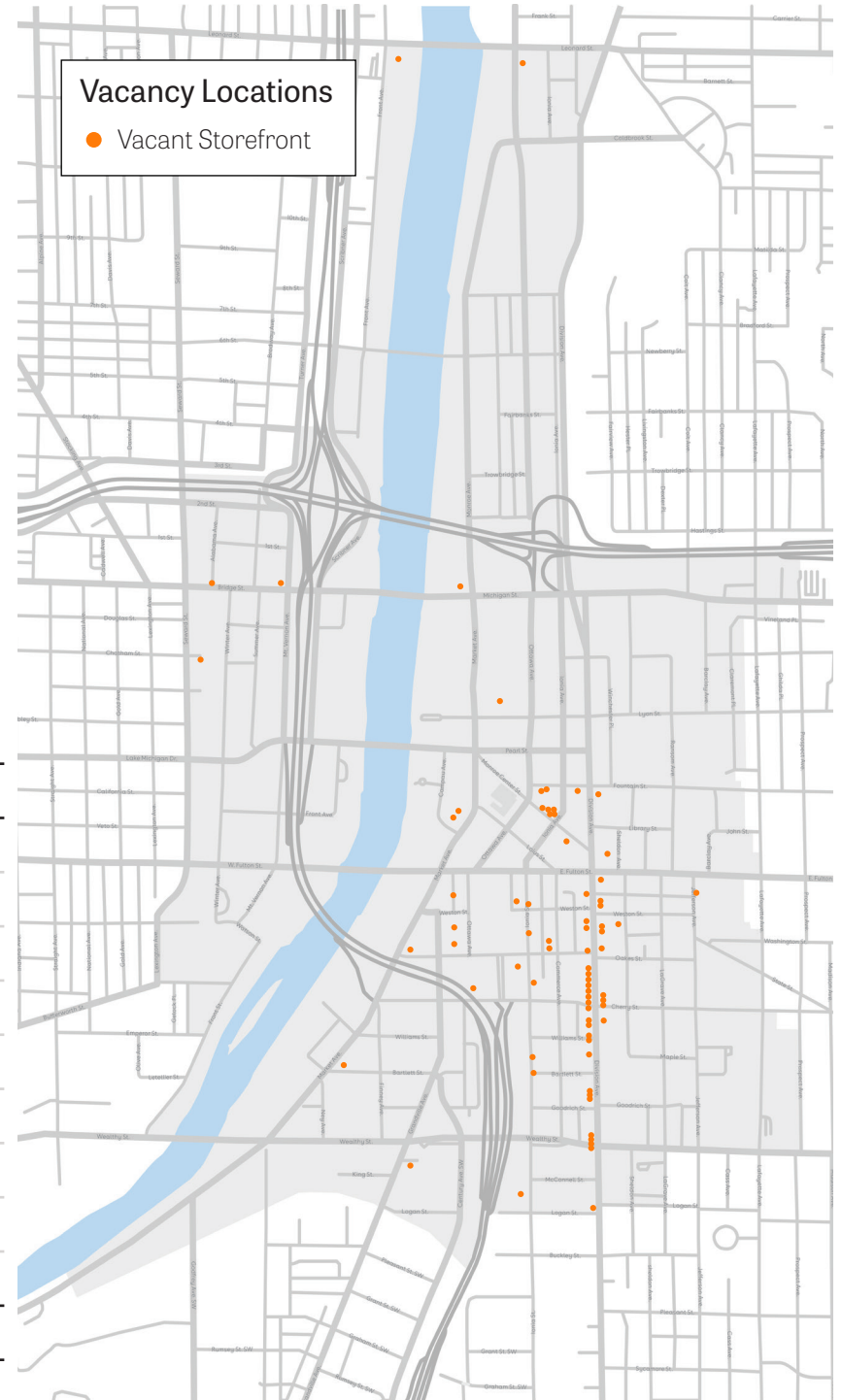


	Storefronts	Vacancies	Vacancy %	Sq Ft Available
Bridge Street	22	2	9%	3,835 sq ft
Center City	115	19	17%	~34,492 sq ft
<i>Monroe Center*</i>	51*	8*	15%*	~50,750 sq ft*
Fulton & Jefferson	21	1	5%	~4,000 sq ft
Heartside: Division	99	33	33%	~89,096 sq ft
Heartside: Ionia	69	11	16%	27,104 sq ft
Heartside: Grandville	14	4	29%	16,463 sq ft
Monroe North	26	1	4%	3,895 sq ft
Other	4	1	25%	500 sq ft
DISTRICT TOTALS:	370	72	19%	~230,135 sq ft



**DOWNTOWN
DEVELOPMENT
AUTHORITY**

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



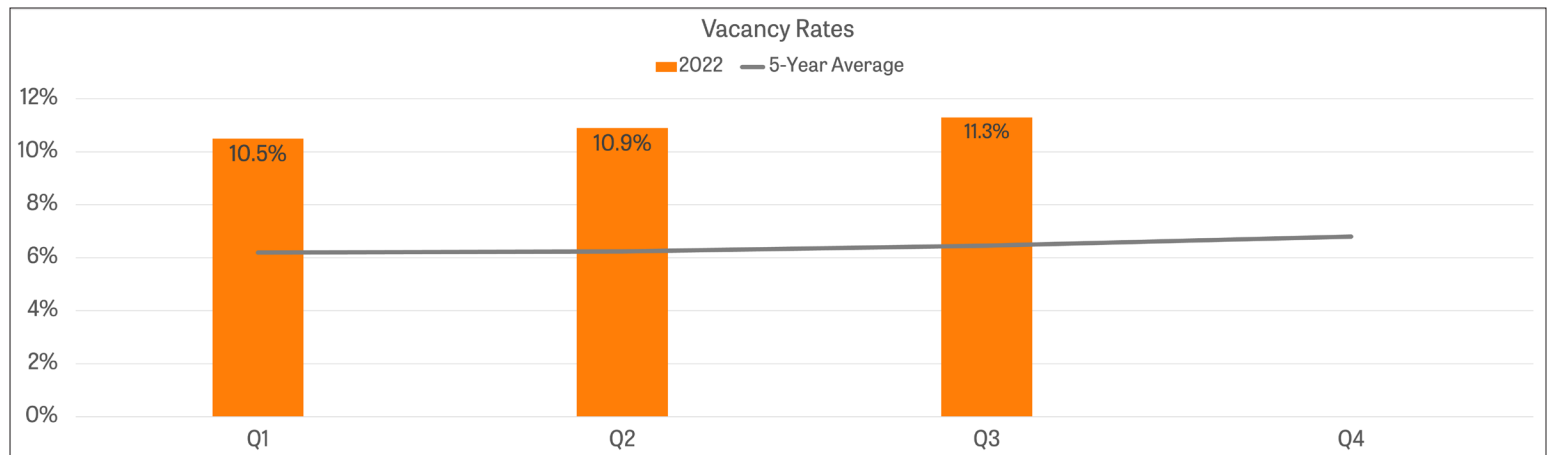
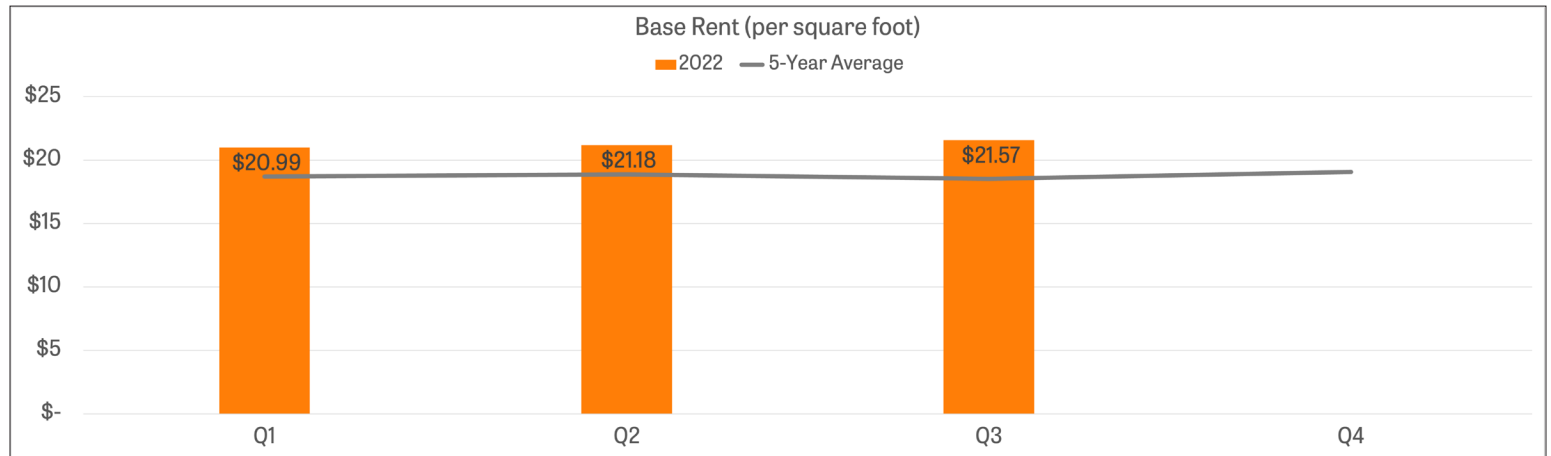
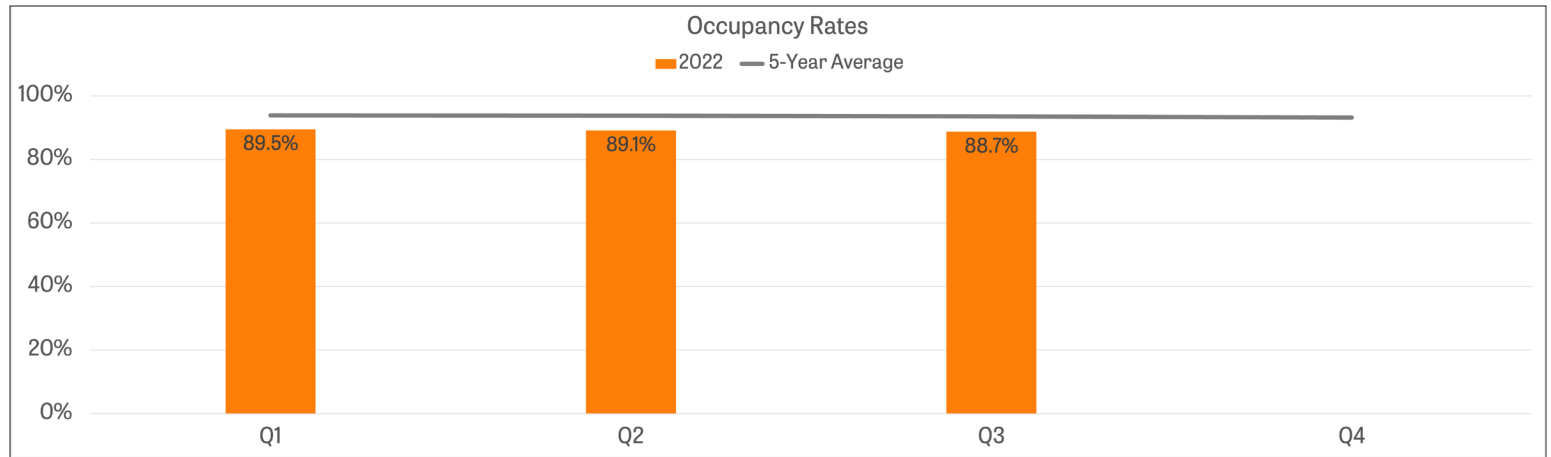
Source: Downtown Grand Rapids Inc.

4.9M sq ft of occupied space in Q3 2022 771k sq ft of vacant space in Q3 2022

5%
decrease in average
occupancy in
2022 compared to
5-year average

13%
increase in average
rental rates in
2022 compared to
5-year average
(\$2.45/sq ft)

70%
increase in average
vacancy in 2022
compared to
5-year average



Housing Overview

Updated Quarterly

3%

increase in
occupancy rate
vs. 5-year average
(97% vs. 93%)

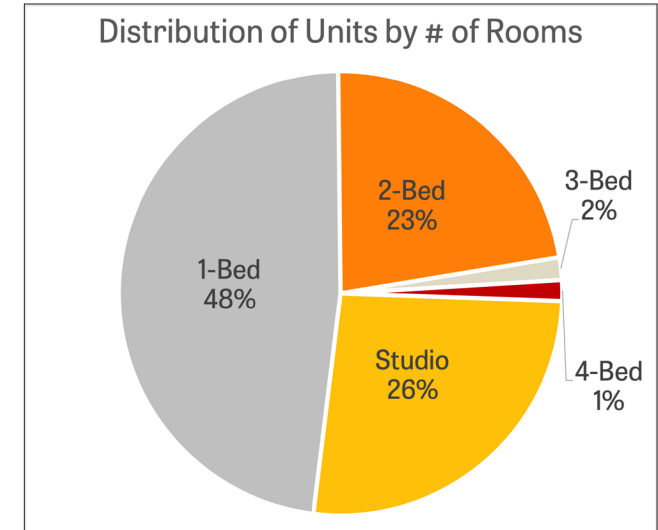
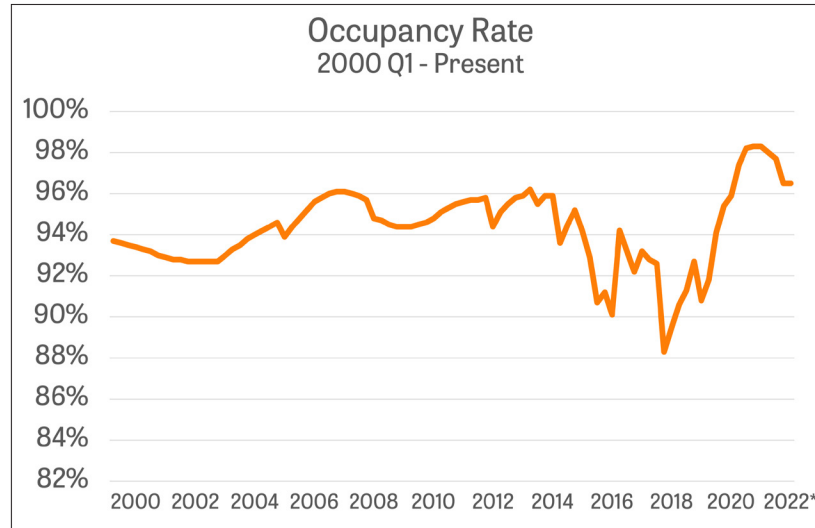
1%

decrease in
occupancy rate
vs. Q2 2022

249

 units under construction

1,430

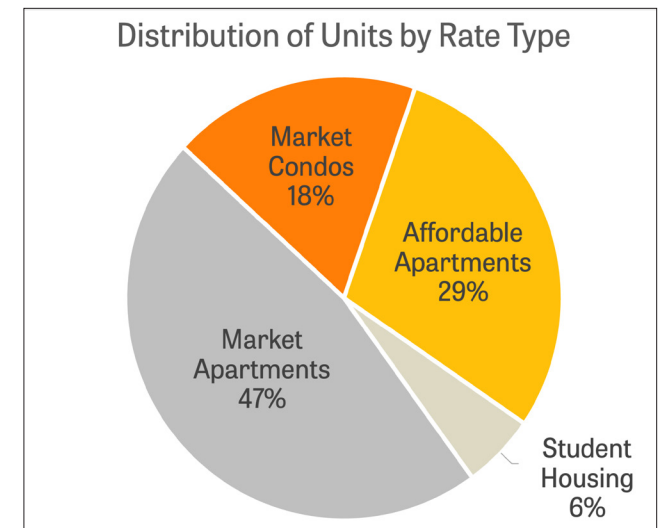
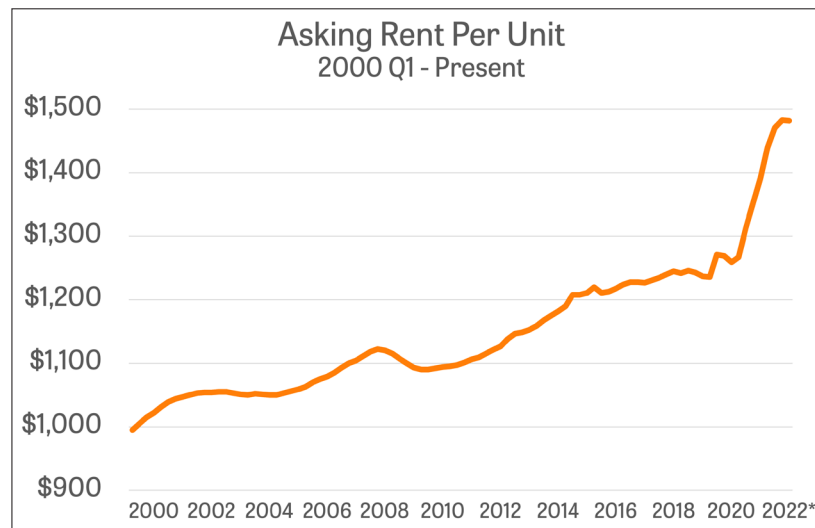
 units in planning


18%

increase in
asking rent rate
vs. 5-year average

1%

increase in
asking rent rate
vs. Q2 2022



Source: CoStar &
Downtown Grand Rapids Inc.

*2022 incomplete

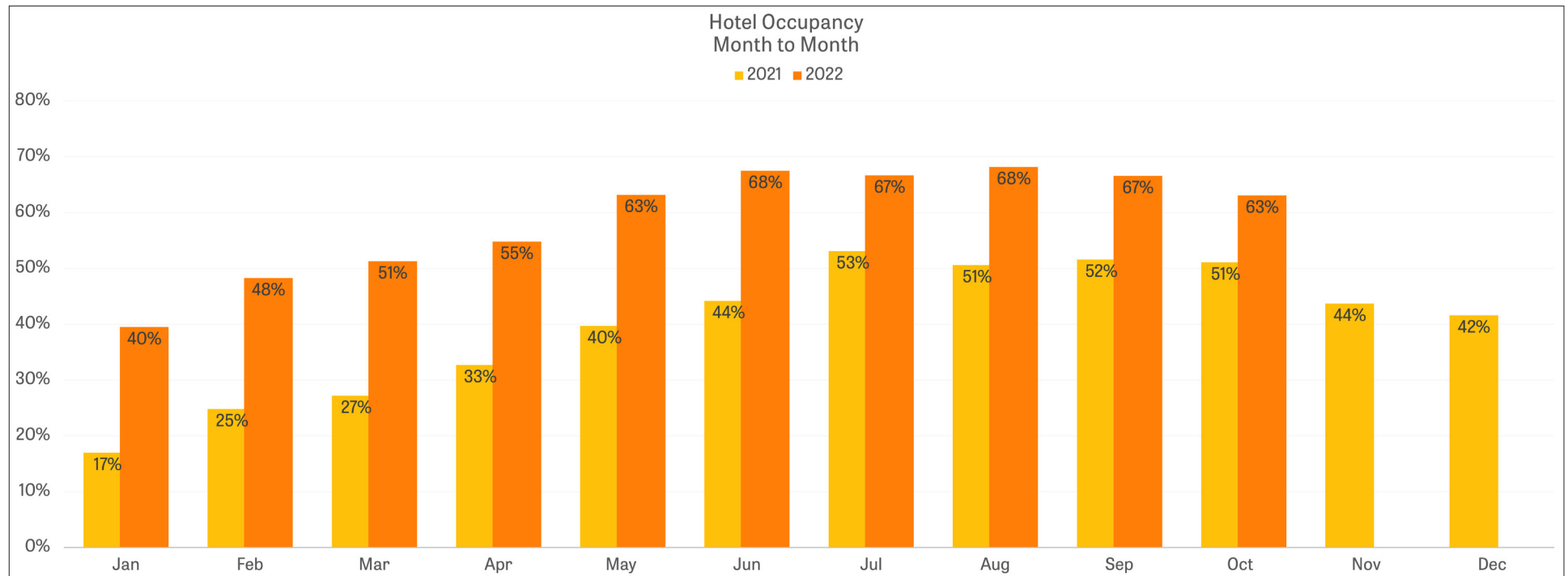
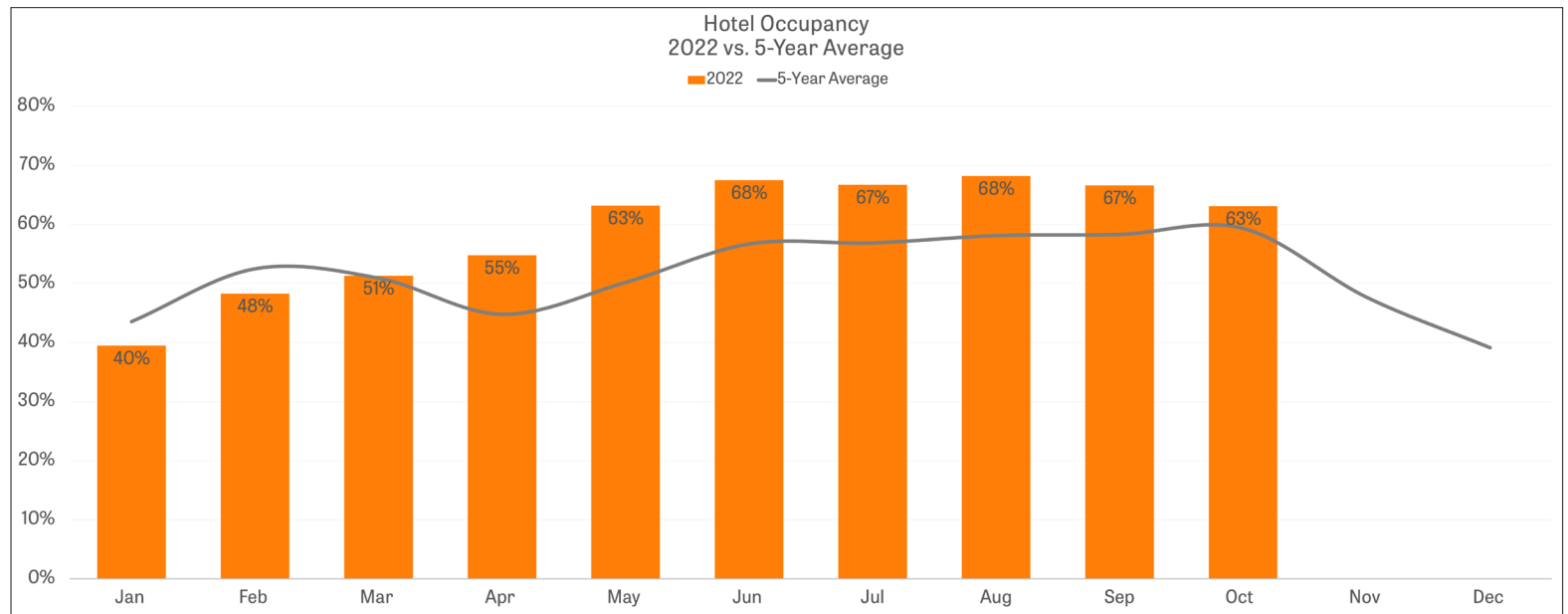
Hotel Occupancy

14%

increase in average
hotel occupancy in
2022 compared to
5-year average

48%

increase in average
hotel occupancy in
2022 vs. 2021



Source: Smith Travel Research via CoStar

Downtown Activity Tracking

0.1%

decrease in average
visitor activity
compared to 5-year
November average

12%

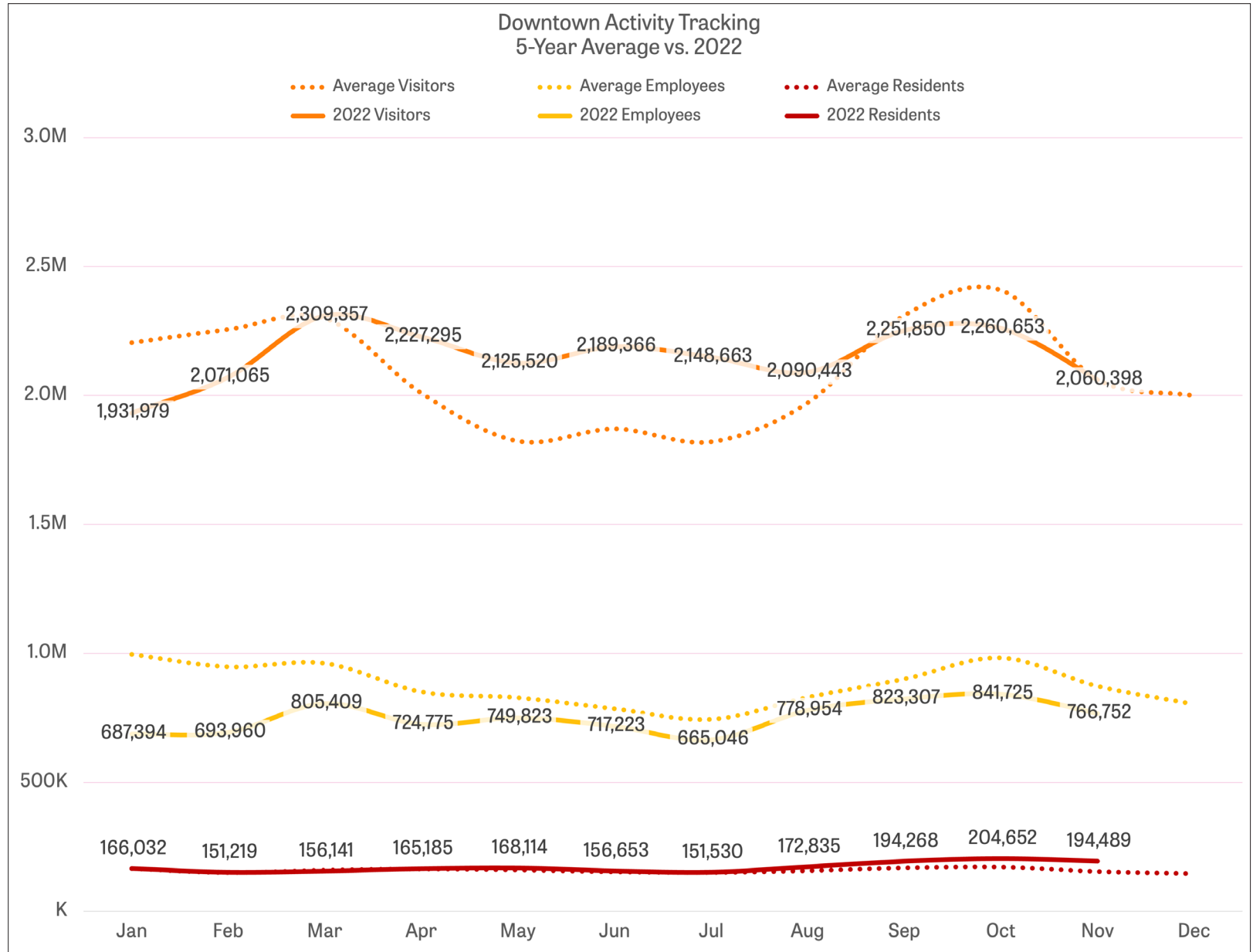
average **decrease** in
employee activity
compared to 5-year
November average

38,338

estimated **employee**
population in November

6,483

estimated **resident**
population in November

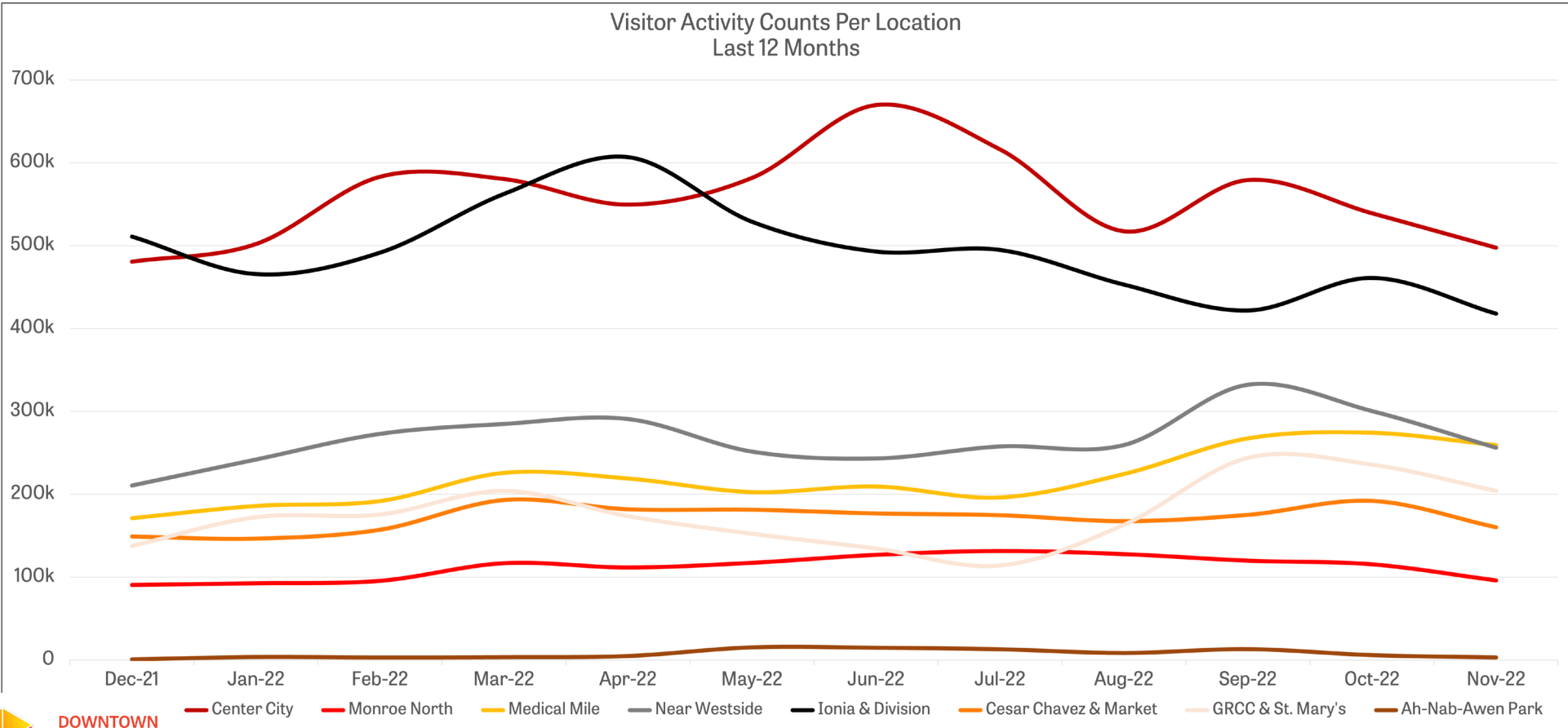
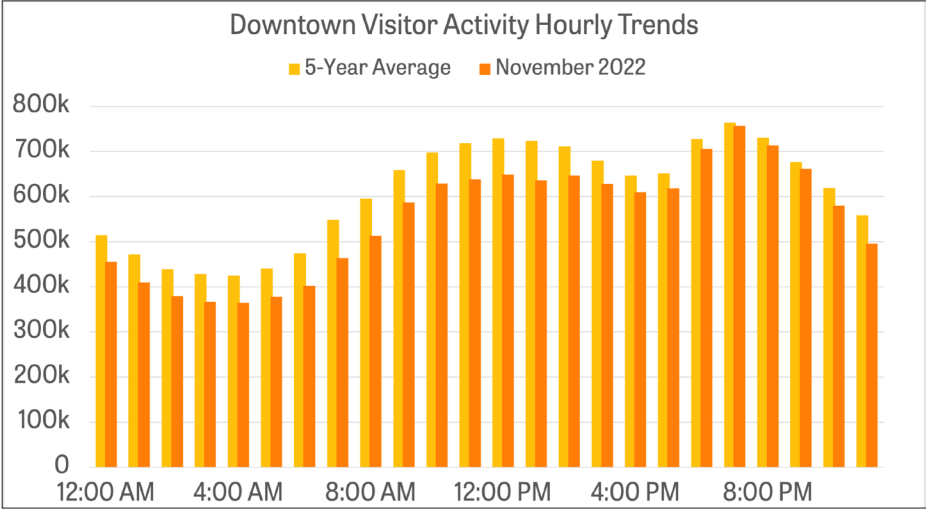
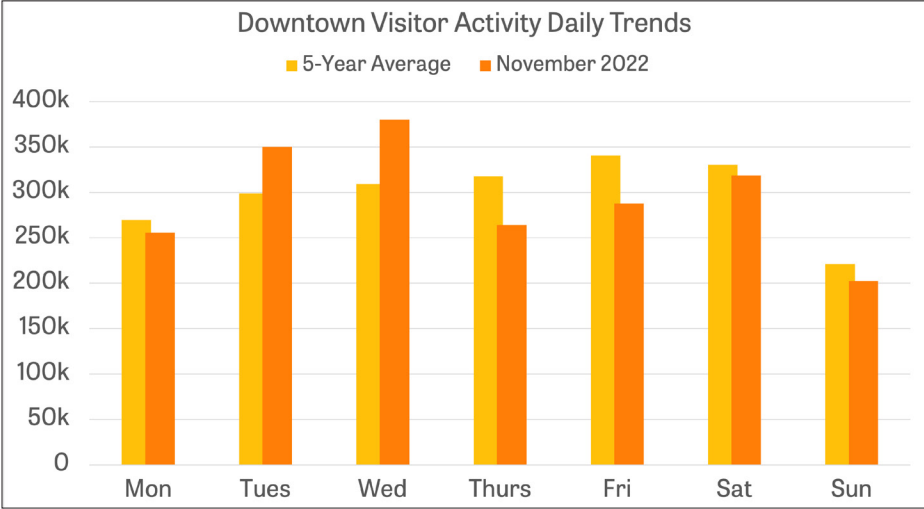


Source: Placer.ai

DGRI uses Placer.ai's location tracking analytics to estimate activity counts. To learn more about the methodology, go to:

<https://downtowngr.org/our-work/reports-studies>

Downtown Activity Tracking, con't



Current Downtown Construction & Development

1 ICCF Tapestry Square - anticipated completion: Q4 2022

+10,000 square feet of commercial space
+56 housing units

2 Center for Transformation & Innovation - anticipated completion: Summer 2023

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

3 Spectrum Health Ambulatory Building - anticipated completion: Spring 2024

+240,000 square feet of office space

4 Studio Park Residential Tower - anticipated completion: End 2024

+193 housing units

Totals:

543k

square feet of
office space

10k

square feet of
commercial

1,200

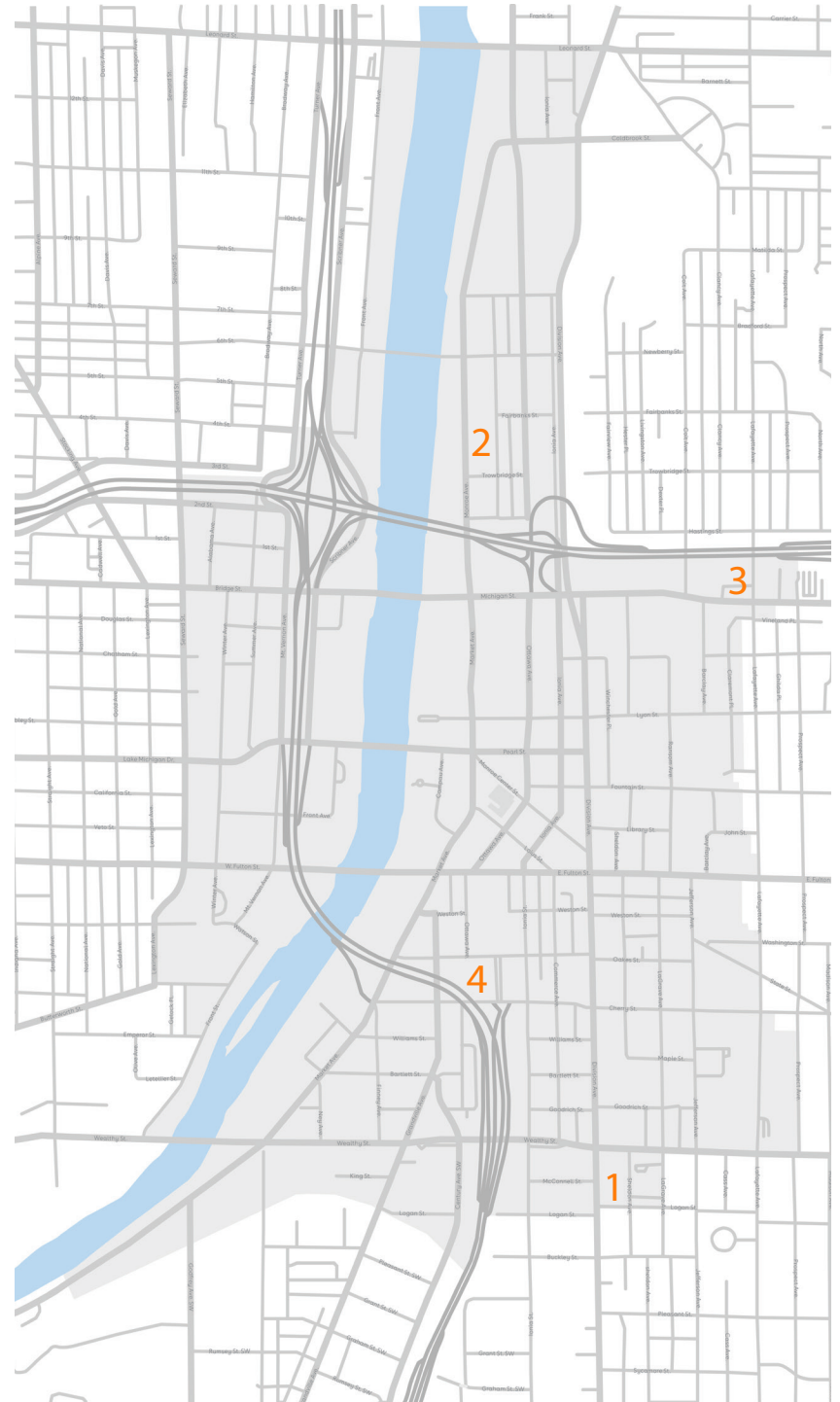
new jobs

1,090

parking spaces

249

housing units



Source: Downtown Grand Rapids Inc.

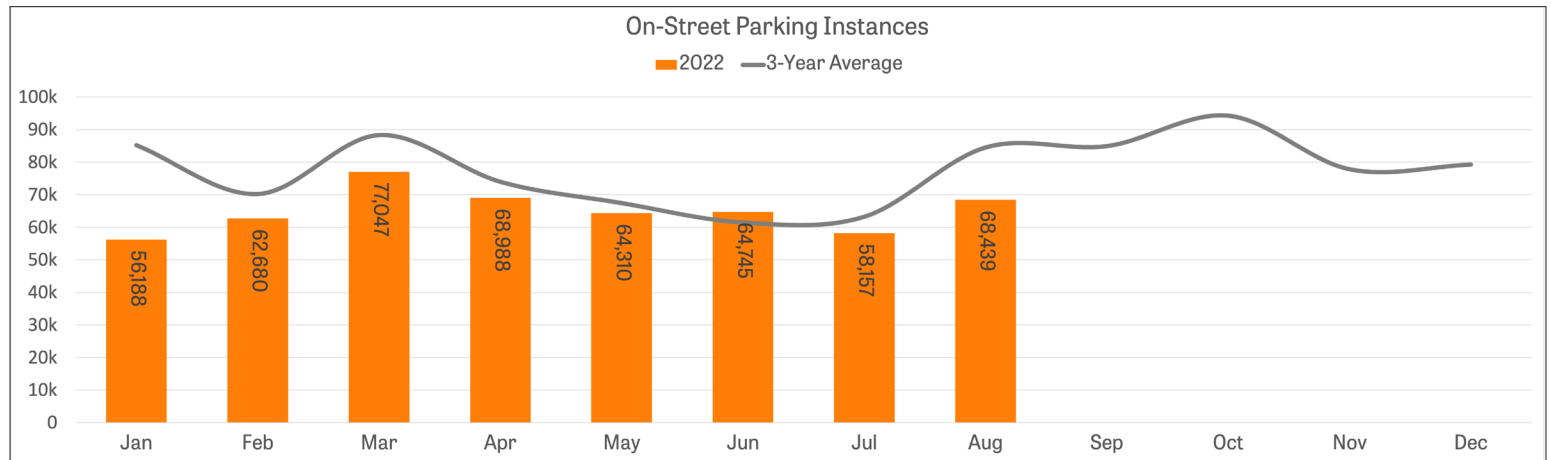


DOWNTOWN
DEVELOPMENT
AUTHORITY

On-Street Parking

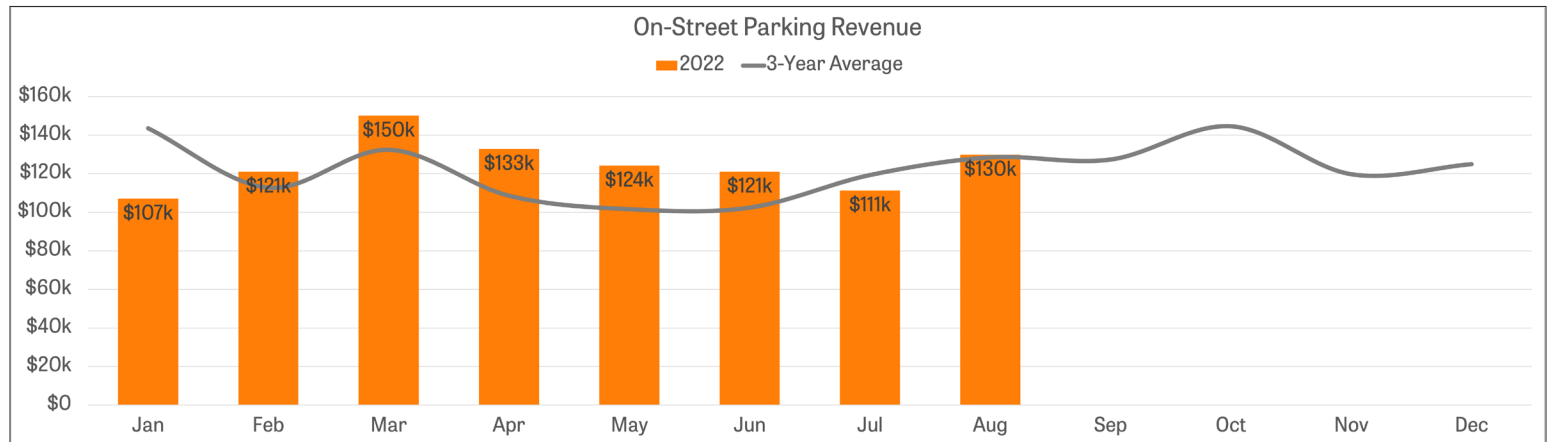
16%

average **decrease** in
of instances in
2022 compared to
3-year average



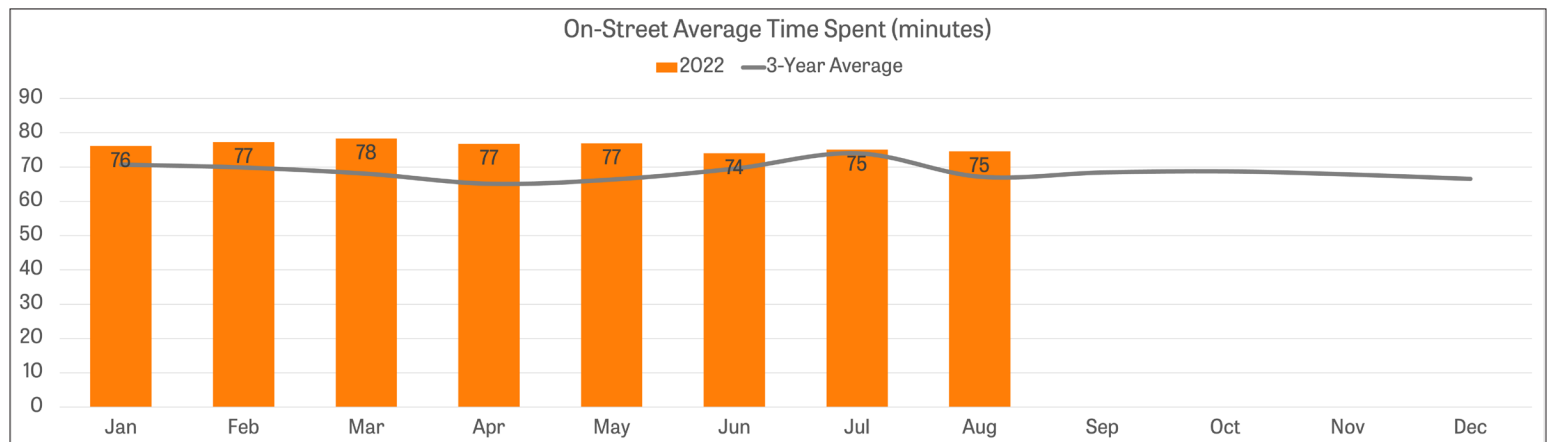
2%

average **decrease** in
revenue in 2022
compared to
3-year average



6-minute

longer sessions in
2022 compared to
3-year average



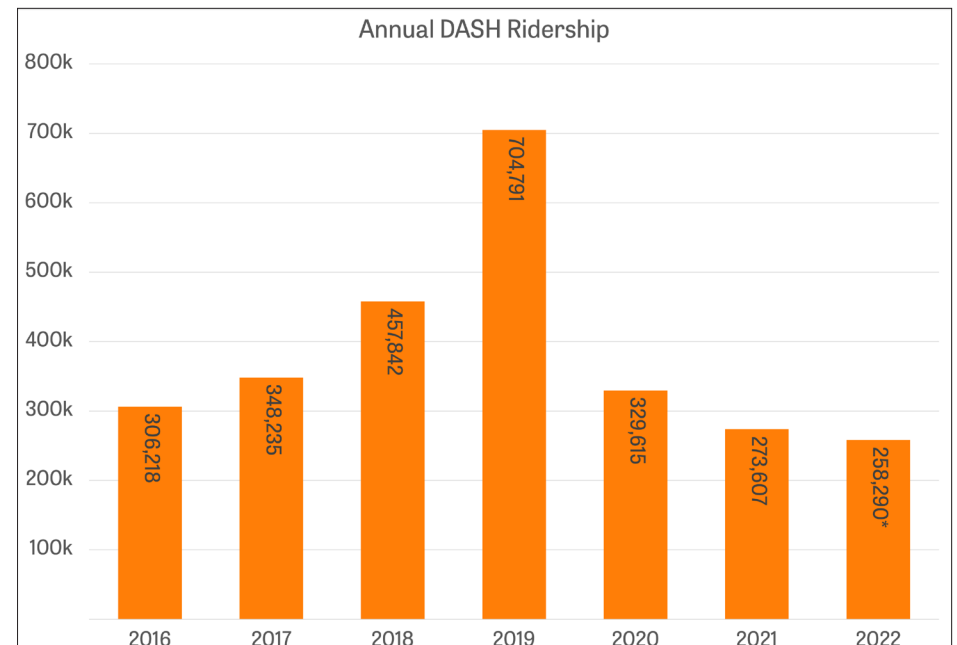
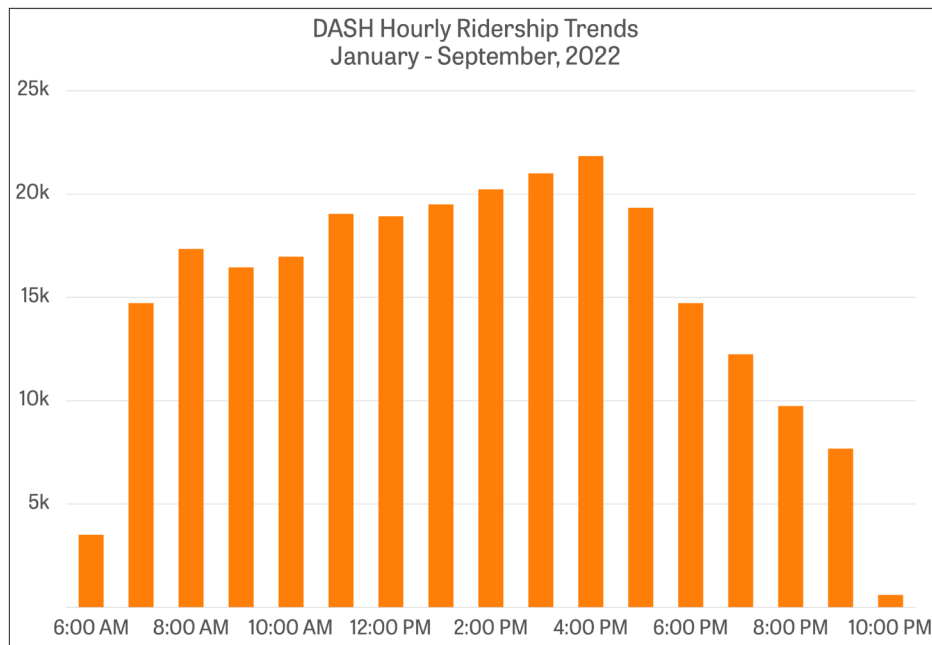
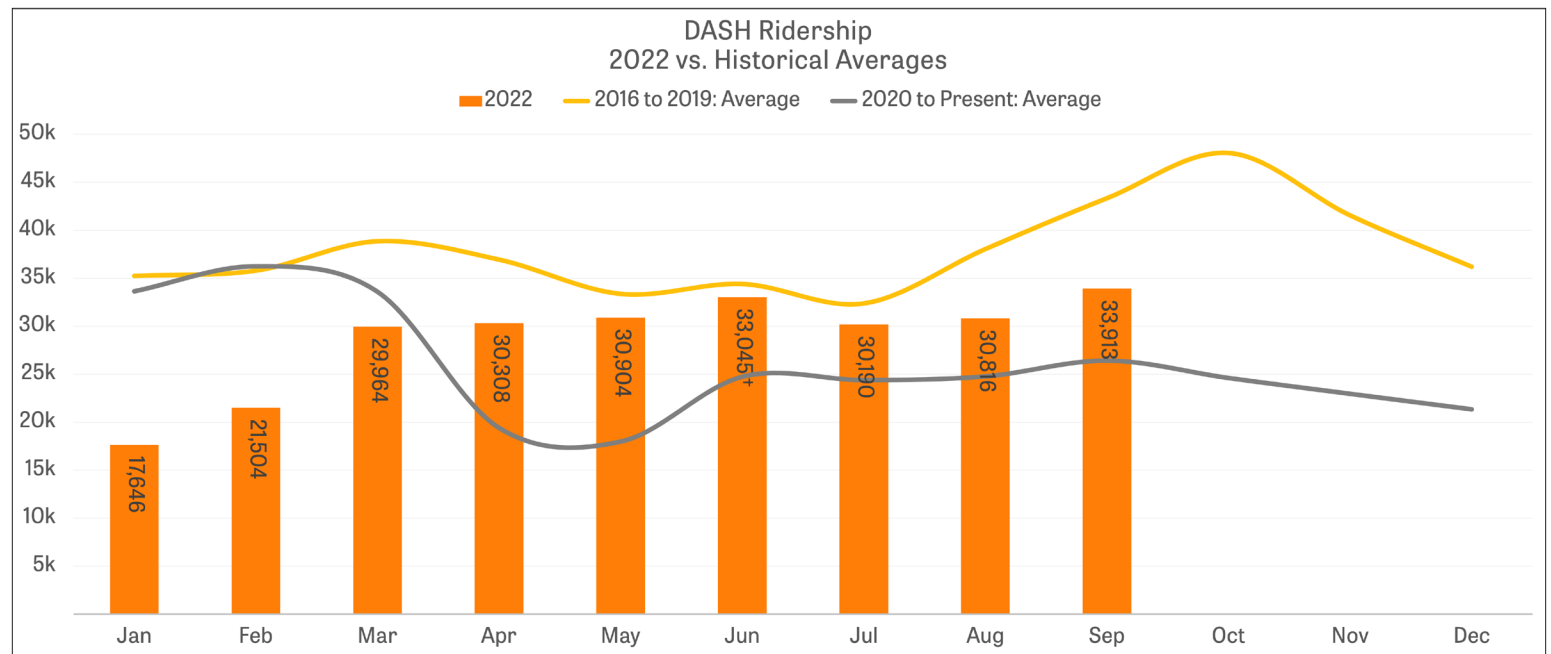
Source: Mobile GR

DASH Ridership

Updated Quarterly

15%
decrease in average
ridership in 2022 vs.
6-year average

28%
increase in ridership
in 2022 so far vs. 2021
(same period)



Source: The Rapid



**DOWNTOWN
DEVELOPMENT
AUTHORITY**

*estimate due to technical issue
*2022 total annual ridership count incomplete

City Employment

0.1%

increase in Sep 2022
vs. August 2022

1%

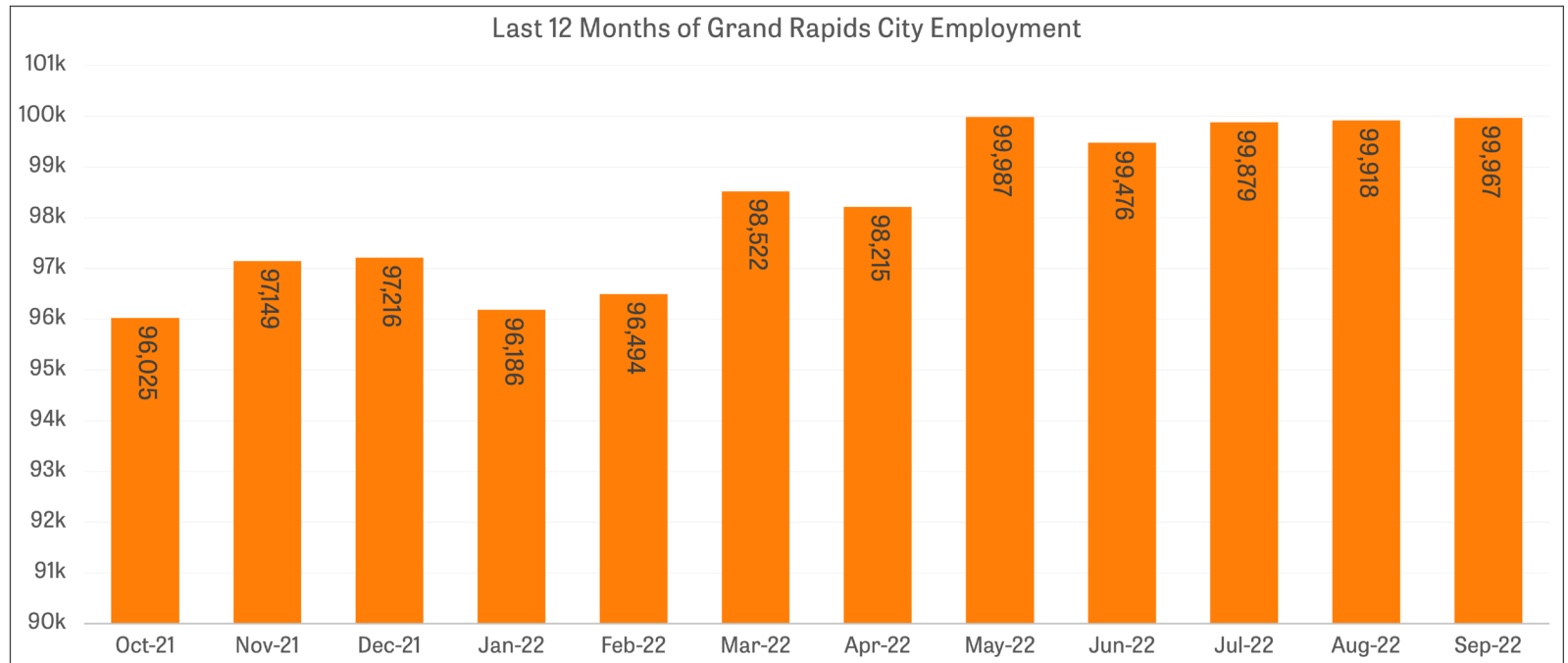
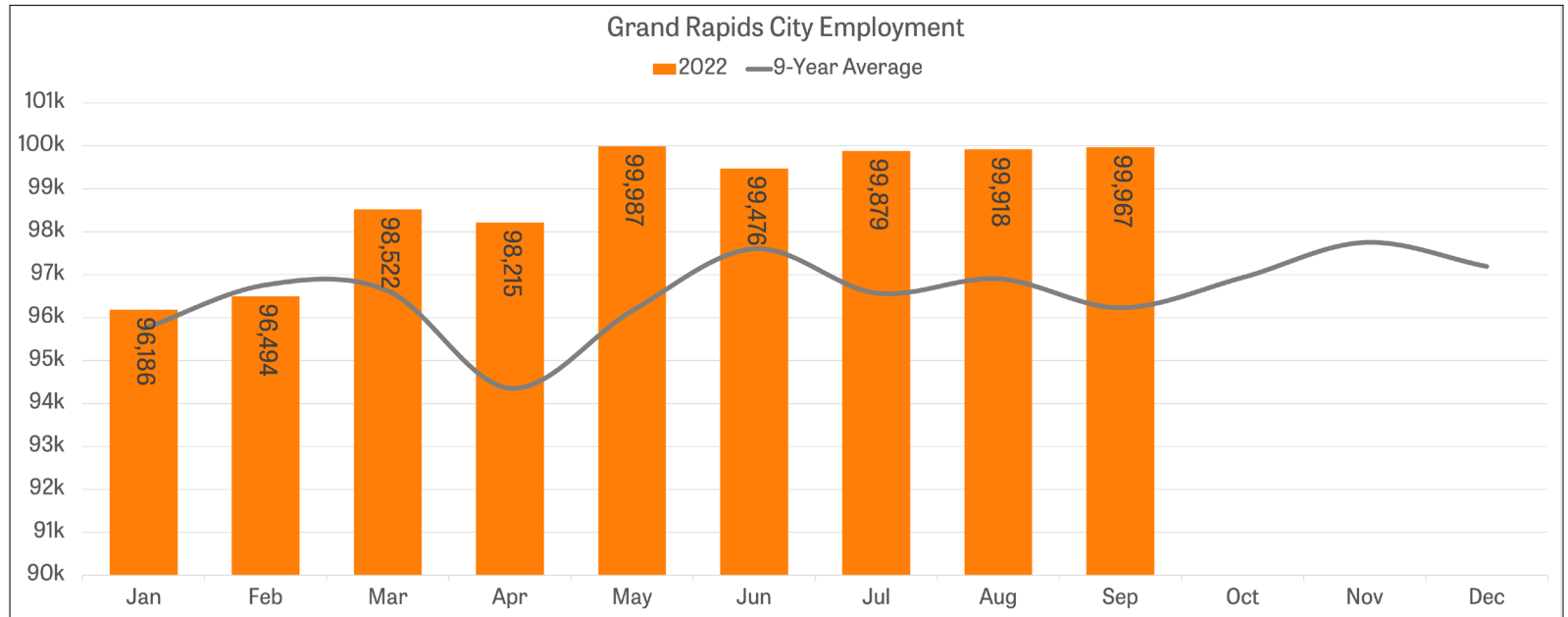
increase compared
to 2022 average

3%

increase compared
to 9-year average

4%

increase in Sep 2022
vs. Sep 2021



Source: BLS



DOWNTOWN
DEVELOPMENT
AUTHORITY