

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, February 9, 2022

8:00 a.m. Meeting

29 Pearl Street NW

- | | | |
|---|--------|-----------|
| 1. Call to Order | | |
| 2. Approve Meeting Minutes from January 12, 2022 (8:00)
(enclosure) | Motion | Winn |
| 3. Accept January 31, 2022 Financials (8:05)
(enclosure) | Motion | Chapman |
| 4. Development Support Request: Studio Park Tower (8:10)
(enclosure) | Motion | Kelly |
| 5. Market Avenue Pedestrian Safety Enhancement (8:20)
(enclosure) | Motion | Miller |
| 6. Ottawa Avenue Street Reconstruction (8:30)
(enclosure) | Motion | Miller |
| 7. After Dark Night Market Sponsorship (8:40)
(enclosure) | Motion | Van Driel |
| 8. Executive Director Report (8:50)
(enclosure) | Info | Kelly |
| 9. Public Comment (9:00) | | |
| 10. Board Member Discussion (9:05) | | |
| 11. Adjournment (9:10) | | |



DOWNTOWN
GRAND RAPIDS INC.



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY

January 12, 2022

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

Attendance

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

Members Absent: Kayem Dunn and Jen Schottke

Others Present: Tim Kelly (Executive Director), Tricia Chapman (Treasurer), Jessica Wood (Legal Counsel), Mark Miller, Marion Bonneaux, Andy Guy, Kendsie Channing (DGRI Staff), Richard App, Alex Benda, Kayla Benda, Craig Searer (ArtPrize), Marie Stiegel (Plante & Moran), Jennifer Kasper, and Andrea Anderson.

2. Approve Meeting Minutes from December 8, 2021
Motion: Mr. Avila, supported by Mr. McNeilly, moved approval of the December 8, 2021 Meeting Minutes as presented. Motion carried unanimously.
3. Accept December 31, 2021 Financials
Ms. Chapman presented financial statements through December 31, 2021, halfway through the fiscal year, noting we received payment in full on The Gallery note. Also, the Treasurer's Office posted our winter tax increment collected last month. We have spent roughly 38% of the non-tax increment and 23% in local tax budget for this year. Mr. Kelly shared Statement C does now reflect the percentage of budget spent; thank you for including that additional information, Ms. Chapman.

Motion: Mr. Talen, supported by Mr. McNeilly, motioned to accept Statement D: December 31, 2021 Expenditures. Motion carried unanimously.
4. Accept FY2021 Financial Audit
Marie Stiegel, Principal at Plante and Moran, presented the Downtown Development Authority FY21 Audit. Ms. Stiegel shared the audited financial statements and audit opinion letter, noting an unmodified opinion was given (the highest level of opinion that can be provided). She highlighted the End of Audit letter noting the auditor's responsibility was to conduct an audit in accordance with generally accepted auditing standards. The results found no transactions that lacked authoritative

guidance, no new accounting practices, no significant estimates, no disagreements with management, and all complete and accurate information was provided. Ms. Stiegel voiced her appreciation for Ms. Chapman and the budget office for their assistance. Mr. McNeilly congratulated staff on the audit opinion (Mr. Avila agreed) and inquired on the investment earnings noting they were quite outside of the average market fluctuations. Ms. Stiegel shared this was consistent with what we saw with the City as a whole and is a result of the market evaluations done on June 30. Ms. Chapman added we are also limited to what we can invest in per Public Act 202, which is mainly just fixed income investments. Mayor Bliss shared this is something she would like to address.

Motion: Mr. McNeilly, supported by Mayor Bliss, motioned to accept the FY2021 Audit. Motion carried unanimously.

5. Retail Innovation Grant Request: Courage and Soar

Mr. Richard App, Retail Retention and Recruitment Specialist, presented a Retail Innovation Grant request for Courage and Soar. He shared this will be a space with fine art, clothing, and high-end gifts located at 50 Monroe Center. A goal of this business is to engage the community with hands on workshops. Also, all employees will become certified tourist ambassadors. Courage and Soar will share a wall, staffing, and POS equipment with Oh, Hello Co. (parent company) and has negotiated with Rockford Property Management a reduced lease rate. Supporting this venture meets Goal 4 objectives of diversifying downtown retail and filling a vacant space in a retail corridor. Mr. Avila asked how small businesses have fared downtown. Mr. Benda shared Oh, Hello Co was highly successful throughout the pandemic. Services and events were a big part of the space that was restricted during the pandemic, but they have taken every opportunity possible (and will continue) to showcase talent and art in the community. Mr. Winn asked how many employees they have. Mr. Benda share they currently have 5 and will soon have 7 total employees.

Motion: Mayor Bliss, supported by Mr. Avila, motioned to authorize the Executive Director to execute a contract, for an amount not to exceed \$24,000, for a Retail Innovation Grant to support the opening of Courage and Soar at 50 Monroe Center. Motion carried unanimously.

10. ArtPrize 2021 Report

Mr. Searer shared his excitement for ArtPrize to return in 2022. The mission of ArtPrize is to produce open citywide contemporary art experiences that encourage critical discourse, celebrate artists, transform urban space, and promote cultural understanding. He presented a wrap report for ArtPrize 2021, noting the special partnership with DGRI is massively appreciated. Over the 18 days of ArtPrize 2021 we saw 500,000 visitors (similar to participation numbers in 2018 and 2019), 2,500 students, 171 volunteers and 955 artists throughout 144 venues. A new prize awarding system was implemented this year and 199 artists received prize money with \$94,000 total prizes awarded. Also new this year was an auction in which about half of all artists participated; 91 pieces sold in the auction generating \$51,000 for these artists. Mr. Searer shared that ArtPrize generated \$2.1 million in revenue for 2021 (\$1.3 million in corporate sponsorships) which was on par with previous years. Grant opportunities (partially supported by DGRI) allowed for \$205,000 to be awarded to artists in the form of curatorial, project, equity, and mural grants. There were also 46 transportation grants awarded to school educators. Our media approach was quite different than in previous years with very targeted content. We saw positive interaction with E-newsletters and social media channels including LinkedIn (new this year) to highlight sponsorship donors. Mr. Searer added an effort will be made during the off-season this year to leverage our social media reach to support other community organizations. Mr. Searer shared the

sponsorship objectives this year were to increase visibility and awareness of the relationship between DGRI, Mobile GR and ArtPrize, to provide underrepresented populations with grant opportunities, and invest in the mission of ArtPrize. Key sponsorship components included curatorial grant co-underwriting (with \$100,000 awarded in curatorial grants), equity grant co-underwriting (with \$50,000 awarded), and public transportation promotion (made easier with Spin and Lime mobility options). He shared total reach of the E-newsletter (44,000 recipients) and social media highlights where DGRI was showcased. ArtPrize 2022 will see a revision to the app with Esri engaged as a platform. Their development team is already working on the website and app with a streamlined vendor and artist registration process. Experiential art will be a focus this year as well, with large-scale outdoor installations. Inclusivity, diversity, equity, and accessibility will remain a focus, as well as a more robust education and volunteer programming.

Mr. Talen voiced his appreciation for equity grants to artists and requested a breakdown of those based on minority or disability. Mr. Searer agreed to follow up with that information. Mr. Talen also requested demographics of who attended ArtPrize. Mr. Searer shared that GVSU is working on an economic impact study based on a limited visitor survey, but a future goal is to have a visitor profile on all participants. Mr. Kelly added some level of pedestrian count demographics may also be available. Mr. Eddie would be interested in data around high traffic times of day and days of week noting that would be helpful to share with businesses downtown. Mr. Kelly stated he can resend placer AI data collected. Mr. Talen suggested grant opportunities to encourage broader community engagement with specific demographics. Mr. Winn asked if there is an opportunity to keep art throughout the year to encourage visitation as potential permanent art downtown. Mr. Searer said this is certainly an option that can be explored with advance notice.

11. Executive Director Report

Mr. Kelly shared we are in the process of obtaining vendor quotes to facilitate tree plantings, as discussed last month. World of Winter is happening now with 2 new installations going up this week. Friday will see Pop Up Performances and Saturday will host several walking tours and Winters A Drag. Sunday is the last day of public skating at Van Andel which has seen more than 4,000 participants. Van Andel Arena Plaza and the River and Hill Network projects have completed community engagement and are in the process of developing conceptual options for consideration. Additional stakeholder discussions will happen in February as we start to get feedback on actual plans. We held an Open House for the Wayfinding project, gaining community feedback specifically on the Skywalk. Just Air sensors have been active and a QR code is being shared for anyone interested to sign up for alerts and receive access to a live dashboard. Members inquired on Lyon Square; Mr. Kelly shared it is possible to be largely finish with this project by year end, but it is still hard to say at this time.

9. Public Comment

None.

10. Board Member Discussion

None.

11. Adjournment

The meeting adjourned at 9:45 am.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DDA

DATE: February 4, 2022

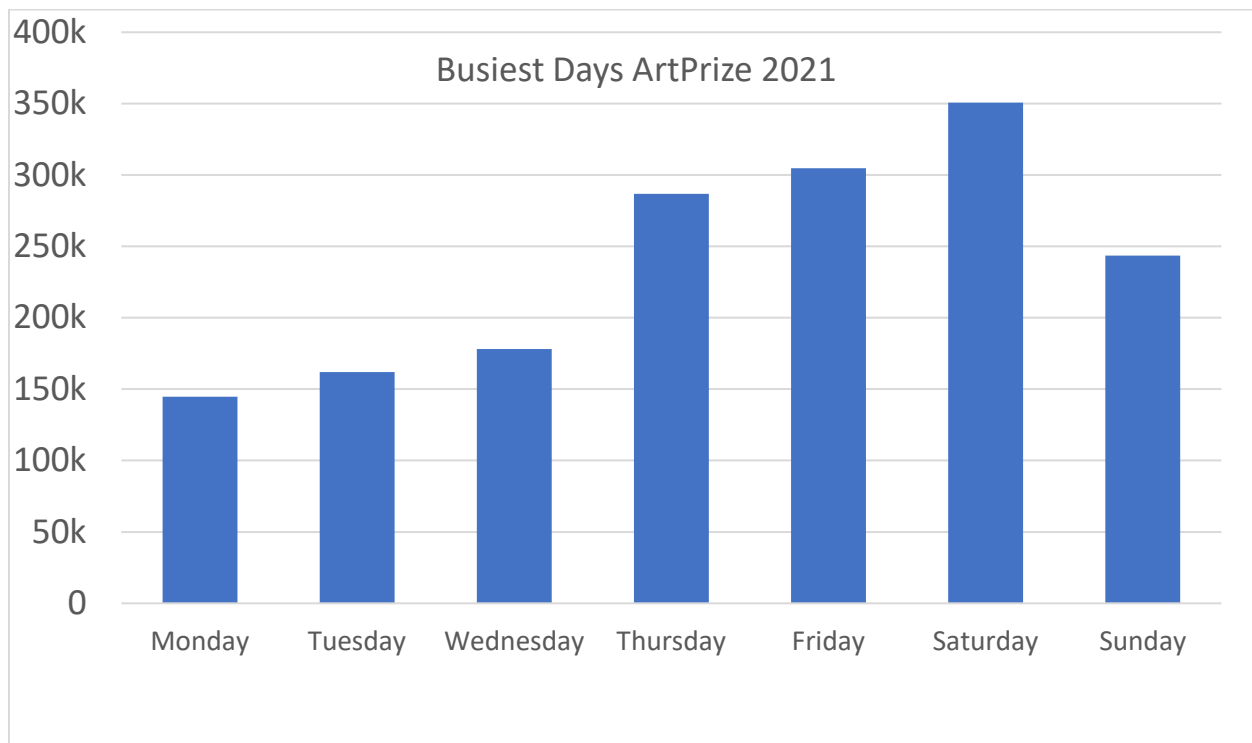
TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

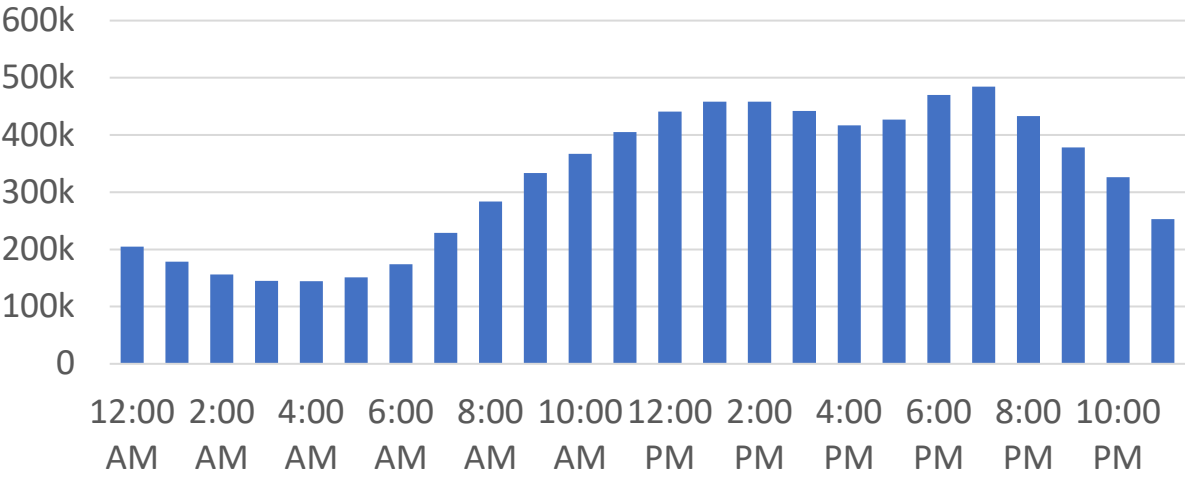
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SUBJECT: January Board Meeting Follow Up Information

At the January 2022 Board meeting additional information was requested regarding Art Prize visitors from 2021. Below is supplemental information to inform those discussions. Below are tables showing a breakdown based on hours and days of the week. Attached is also a comparison of traffic from 2021 to prior years. Additional demographic data, including a breakdown of visitor and artist demographics is still being collected and will be shared with the Board as soon as available.



Busiest Hours ArtPrize 2021



ArtPrize 2021 Visitor Activity Report

within Downtown Grand Rapids

compared to weeks leading up to ArtPrize

1,698,633

Total Visitor Counts

4,884,614 (2019, 51 days)
2,331,722 (2018, 19 days)
2,420,327 (2017, 19 days)

Downtown was
67% busier

during ArtPrize 2021
compared to
Jan - Sept 2021

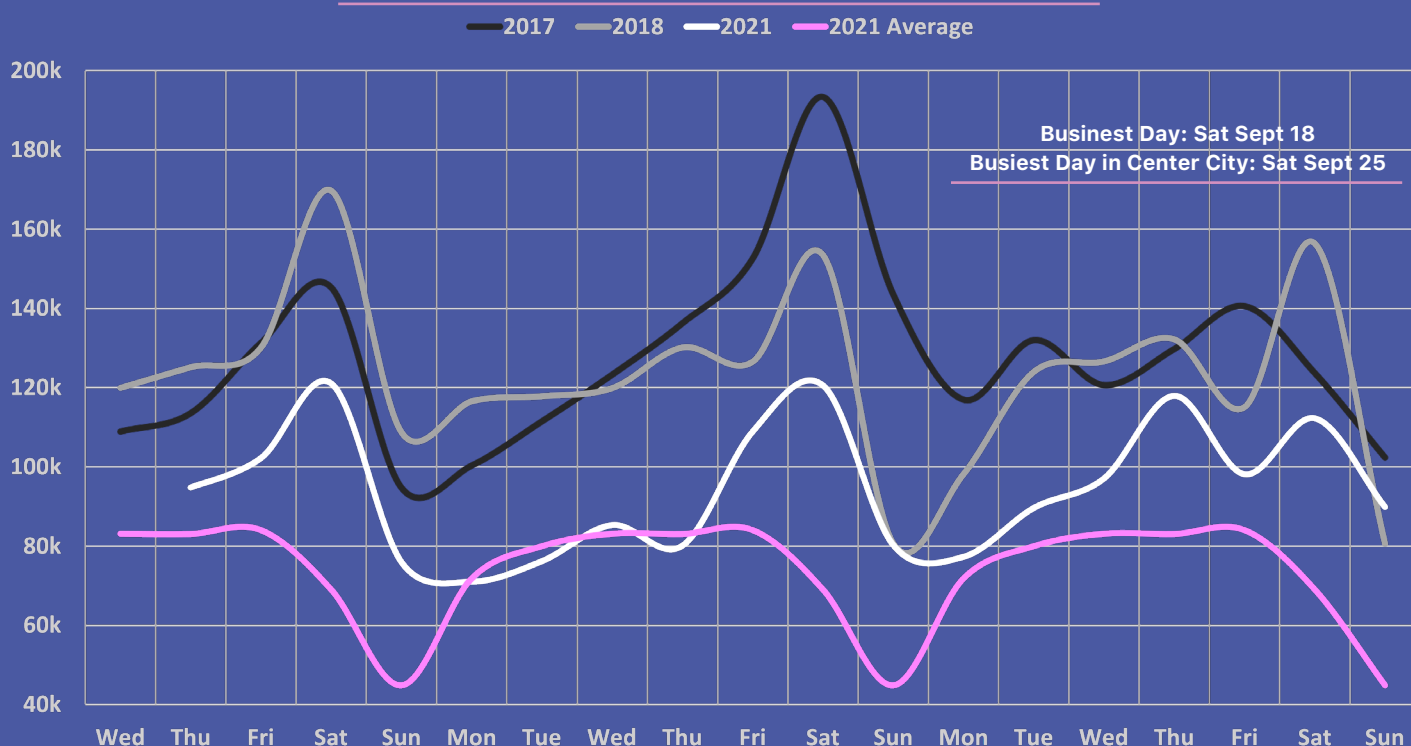
Downtown overall
+37% busier

Center City
+87% busier

Ionia & Division
+53% busier

Ah-Nab-Awen Park
+111% busier

ArtPrize Daily Visitor Activity Comparison



ArtPrize 2021 was

-25% less busy
on average per day than
ArtPrize 2017 & 2018

18 days vs. 19 days

-1% less busy
on average per day than
Project 1 (2019)

18 days vs. 51 days

activity levels during ArtPrize
compared to average 2021 day

Monday:	-6%
Tuesday:	+42%
Wednesday:	+49%
Thursday:	+59%
Friday:	+58%
Saturday:	+96%
Sunday:	+123%

activity levels during ArtPrize
compared to Jan - Sept 2021

Ah-Nab-Awen Park:	+215%
Center City:	+107%
Bridge St:	+86%
Monroe North:	+38%
Ionia & Division:	+86%
Grandville & Market:	+62%
GRCC + St Mary's:	+52%
Medical Mile:	+16%

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: February 2, 2022

TO: Rick Winn
Chairman

**Agenda Item 3
February 9, 2022
DDA Meeting**

FROM: Tricia Chapman
Administrative Services Officer II

SUBJECT: FY2022 Interim Financial Statements as of January 2022

Attached are the Authority's interim financial statements for the seven months of the Authority's fiscal year ending June 30, 2022. The attached statements include:

Statement A: Balance Sheet

Statement B: Comparison of FY2022 Budget vs Actual Results

Statement C: Statement of FY2022 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 FY2022 and beyond.

The Authority has spent approximately 55.9% and 25.0% 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
January 31, 2022

	Non-Tax Funds	Debt Tax Increment	Local Tax Increment	TOTAL
ASSETS				
Pooled Cash and Investments	\$ 5,118,886	\$ 10,819,061	\$ 10,632,066	\$ 26,570,013
Petty Cash	-	-	500	500
General Fixed Assets	-	-	87,017,456	87,017,456
Accumulated Depreciation on Fixed Assets	-	-	(62,439,401)	(62,439,401)
Future Tax Increment Revenues Anticipated	-	6,490,000	-	6,490,000
TOTAL ASSETS	\$ 5,118,886	\$ 17,309,061	\$ 35,210,621	\$ 57,638,568
LIABILITIES AND FUND EQUITY				
Liabilities				
Current Liabilities	\$ -	\$ -	\$ 2,017	\$ 2,017
Other Accrued Liabilities	11,370	4,061	2,026	17,457
Deposit - Area 4 Developer Damage	1,000	-	-	1,000
Bonds Payable	-	6,490,000	-	6,490,000
TOTAL LIABILITIES	12,370	6,494,061	4,043	6,510,474
Fund Balance / Equity:				
Investments in General Fixed Assets, net of Accumulated Depreciation	-	-	24,578,055	24,578,055
Non-Tax Increment Reserve	5,042,881	-	-	5,042,881
Reserve for Authorized Projects	-	-	10,413,561	10,413,561
Reserve for Compensated Absences	-	-	7,886	7,886
Reserve for Eligible Obligations	-	10,815,000	-	10,815,000
Reserve for Encumbrances	63,635	-	207,076	270,711
TOTAL FUND EQUITY	5,106,516	10,815,000	35,206,578	51,128,094
TOTAL LIABILITIES & FUND EQUITY	\$ 5,118,886	\$ 17,309,061	\$ 35,210,621	\$ 57,638,568

STATEMENT B

DOWNTOWN DEVELOPMENT AUTHORITY Comparison of FY2022 Budget vs Actual Results July 1, 2021 - January 31, 2022

	Non-Tax Funds		Debt Tax Increment		Local Tax Increment	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 11,623,216	\$ 11,607,647	\$ 7,732,770	\$ 8,361,694
Property Tax Increment - Prior Year Appeals	-	-	(35,000)	-	(15,000)	(64)
Property Tax Increment - Gainsharing Rebates	-	-	(4,363,113)	-	(771,777)	-
Interest - General	63,630	(91,944)	84,901	(126,164)	104,867	(131,907)
Interest - "The Gallery" Promissory Note	15,406	8,911	-	-	-	-
Principal - "The Gallery" Promissory Note	32,953	357,342	-	-	-	-
Property Rental - Buildings and Facilities	72,000	42,000	-	-	-	-
Property Rental - DASH Parking Lots	250,000	229,305	-	-	-	-
Contributions - Lyon Square Reconstruction	-	-	-	-	1,750,000	-
Reimbursements and Miscellaneous Revenues	2,000	75,900	-	-	5,000	19,000
Ottawa Ave - Cherry to Oakes - 1/3rd payment	197,670	-	-	-	-	-
TOTAL REVENUES	\$ 633,659	\$ 621,514	\$ 7,310,004	\$ 11,481,483	\$ 8,805,860	\$ 8,248,723
EXPENDITURES						
<u>GR Forward Projects:</u>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 15,000	\$ 615	\$ -	\$ -	\$ 4,580,000	\$ 113,668
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	80,000	6,935	-	-	1,585,000	1,237,490
Goal #3: Implement a 21st Century Mobility Strategy	-	-	-	-	2,270,000	507,430
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	35,000	-	-	-	500,000	200,271
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,770,000	1,054,158	-	-	2,025,000	298,702
Total GR Forward Projects	\$ 1,900,000	\$ 1,061,708	\$ -	\$ -	\$ 10,960,000	\$ 2,357,561
Administration	-	-	-	-	1,300,000	895,356
Debt Service for Bond Issues	-	-	6,814,500	162,250	750,400	-
TOTAL EXPENDITURES	\$ 1,900,000	\$ 1,061,708	\$ 6,814,500	\$ 162,250	\$ 13,010,400	\$ 3,252,917
EXCESS / (DEFICIT)	\$(1,266,341)	\$ (440,194)	\$ 495,504	\$ 11,319,233	\$ (4,204,540)	\$ 4,995,806
BEGINNING FUND BALANCE		5,546,710		(504,233)		30,210,772
ENDING FUND BALANCE		\$ 5,106,516		\$ 10,815,000		\$ 35,206,578

STATEMENT C
DOWNTOWN DEVELOPMENT AUTHORITY
Statement of FY2022 Project Expenditures
As of January 31, 2022

Project Name	FY2022 Project Budgets	Expenditures		Remaining FY2022 Budgets	% of Budget spent
		Month	Fiscal Year		
River Governance	580,000	5,425	74,709	505,291	12.88%
Downtown Plan	100,000	-	-	100,000	0.00%
Lyon Square Improvements	2,600,000		1,122	2,598,878	0.04%
River Edge Improvements	1,300,000	215	37,837	1,262,163	2.91%
GRForward Goal # 1 - Local Tax Increment	\$ 4,580,000	\$ 5,640	\$ 113,668	\$ 4,466,332	2.48%
Downtown Speakers Series	10,000	-	-	10,000	0.00%
Riverwalk Assessment	5,000	-	390	4,610	7.80%
River Economic Opportunity Initiative	-	225	225	(225)	0.00%
GRForward Goal # 1 - Non-Tax Increment	\$ 15,000	\$ 225	\$ 615	\$ 14,385	4.10%
Development Project Guidance	35,000	-	-	35,000	0.00%
Development Project Reimbursements	1,500,000	-	1,207,023	292,977	80.47%
Downtown Enhancement Grants	50,000	-	30,467	19,533	60.93%
GRForward Goal # 2 - Local Tax Increment	\$ 1,585,000	\$ -	\$ 1,237,490	\$ 347,510	78.08%
Heartside Quality of Life Implementation	50,000	-	4,250	45,750	8.50%
Neighborhood Engagement Programs	30,000	149	2,685	27,315	8.95%
GRForward Goal # 2 - Non-Tax Increment	\$ 80,000	\$ 149	\$ 6,935	\$ 73,065	8.67%
Accessibility and Mobility Repairs	110,000	6,175	44,775	65,225	40.70%
Bicycle Friendly Improvements	245,000	-	14,904	230,096	6.08%
DASH North Shuttle Services	375,000	22,500	157,500	217,500	42.00%
New Downtown Circulator Infrastructure	40,000	-	-	40,000	0.00%
Streetscape Improvements	1,200,000	40,660	260,410	939,590	21.70%
Wayfinding System Improvements	300,000	1,339	29,841	270,159	9.95%
GRForward Goal # 3 - Local Tax Increment	\$ 2,270,000	\$ 70,674	\$ 507,430	\$ 1,762,570	22.35%
Economic Development and Innovation	400,000	18,574	168,422	231,578	42.11%
COVID Economic Relief Program	100,000	15,899	31,849	68,151	31.85%
GRForward Goal # 4 - Local Tax Increment	\$ 500,000	\$ 34,473	\$ 200,271	\$ 299,729	40.05%
Downtown Workforce Programs	35,000	-	-	35,000	0.00%
GRForward Goal # 4 - Non-Tax Increment	\$ 35,000	\$ -	\$ -	\$ 35,000	0.00%
Downtown Marketing and Inclusion Efforts	420,000	30,842	168,558	251,442	40.13%
Downtown Tree Plantings	130,000	-	39,916	90,084	30.70%
Parks Design	50,000	469	3,535	46,465	7.07%
Public Realm Improvements	1,350,000	7,193	78,097	1,271,903	5.78%
State of Downtown Event & Annual Report	25,000	-	-	25,000	0.00%
Urban Recreation Improvements	50,000	-	8,596	41,404	17.19%
GRForward Goal # 5 - Local Tax Increment	\$ 2,025,000	\$ 38,504	\$ 298,702	\$ 1,726,298	14.75%
Arena Plaza Improvements: Non-Tax Increment	-	-	300	(300)	100.00%
Bridge Lighting Operations	15,000	-	-	15,000	0.00%
DGRI Event Production	401,000	54,073	97,859	303,141	24.40%
Diversity / Inclusion Programming	50,000	-	1,500	48,500	3.00%
Downtown Ambassador Program	222,000	28,619	174,464	47,536	78.59%
Experience - Miscellaneous	30,000	5,000	17,500	12,500	58.33%
Major Event Sponsorship	135,000	-	105,000	30,000	77.78%
Project and Fixed Asset Maintenance	5,000	-	1,462	3,538	29.24%
Public Space Activation	789,000	219,071	605,277	183,723	76.71%
Rosa Parks Circle Skating Operations	40,000	-	-	40,000	0.00%
Special Events - Office of	75,000	25,000	50,000	25,000	66.67%
Special Events - Training Program	6,000	-	-	6,000	0.00%
Winter Avenue Building	2,000	186	796	1,204	39.80%
GRForward Goal # 5 - Non-Tax Increment	\$ 1,770,000	\$ 331,949	\$ 1,054,158	\$ 715,842	59.56%
TOTAL	\$ 12,860,000	\$ 481,614	\$ 3,419,269	\$ 9,440,731	26.59%

STATEMENT D
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2022 Expenditures
January 1 - 31, 2022

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	1/20/2022	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Inclusive Design research and reporting Dec 1/22	6,175.00
					6,175.00
Local	1/4/2022	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	11,006.00
Local	1/13/2022	Priority Health	Administration	Health Insurance Jan 2022	8,575.38
Local	1/10/2022	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street 01/21	4,945.32
Local	1/10/2022	McAlvey Merchant & Associates	Administration	Governmental Consulting DEC 2021	4,500.00
Local	1/8/2022	City of Grand Rapids	Administration	Staff services - payroll period ended 01/08/2022	2,504.99
Local	1/22/2022	City of Grand Rapids	Administration	Staff services - payroll period ended 01/22/2022	2,357.49
Local	1/20/2022	TGG, Inc.	Administration	Life & S/T & L/T disability insurance - 01/22	1,249.23
Local	1/30/2022	The KR Group, Inc.	Administration	IT Managed Agreement Jan 01/22	970.08
Local	1/4/2022	City Treasurer - Risk Management	Administration	Monthly General Insurance Allocation	821.17
Local	1/13/2022	Dickinson Wright PLLC	Administration	Legal services: WOW contract review 11/21	575.00
Local	1/10/2022	Lisa M Cooper	Administration	HR Consultant services 1/21	511.43
Local	1/10/2022	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street Mezzanine Office 01/22	484.64
Local	1/26/2022	Blue Cross Blue Shield of Mich	Administration	Dental Insurance Premium 02/22	461.82
Local	1/5/2022	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 12/21	371.24
Local	1/30/2022	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 1/22	368.27
Local	1/13/2022	City Treasurer - Petty Cash	Administration	DGRI Postage 11/8/21-1/12/22	361.99
Local	1/5/2022	GreatAmerica Financial Services Corp	Administration	Copier Lease 12/21	315.01
Local	1/30/2022	GreatAmerica Financial Services Corp	Administration	Copier Lease 01/22	298.82
Local	1/5/2022	The KR Group, Inc.	Administration	O365 subscription 10/17/2021-11/16/2021	285.08
Local	1/30/2022	The KR Group, Inc.	Administration	O365 subscription 11/17/2021-12/16/21	275.58
Local	1/5/2022	Professional Maintenance of Michigan In	Administration	Janitorial services 12/21	273.21
Local	1/11/2022	Fifth Third Bank	Administration	Admin: Local Biz Expense	200.00
Local	1/10/2022	The KR Group, Inc.	Administration	Dec 21 Managed Agreement	147.00
Local	1/26/2022	Pure Water Partners LLC	Administration	Water Cooler Lease 01-22	99.78
Local	1/26/2022	Cellco Partnership	Administration	Cell Phone Service 12-21 to 01-22	86.41
Local	12/31/2021	City Treasurer - MobileGR/Parking Svcs	Administration	December 2021 Parking Validation Billing	73.75
Local	1/25/2022	Melvin Eledge JR	Administration	Reimb for expenses 1/22	61.86
Local	1/5/2022	The KR Group, Inc.	Administration	replacement laptop battery K. Channing	43.70
Local	1/20/2022	The KR Group, Inc.	Administration	IT services backupify Agreement Jan 2022	34.21
Local	1/11/2022	Fifth Third Bank	Administration	Admin: Supplies	33.50
Local	1/10/2022	Model Coverall Service INC	Administration	Floor Mat Rental 12/21	28.07
Local	1/25/2022	Model Coverall Service INC	Administration	Floor Mat Rental 01/22	28.07
Local	1/5/2022	The KR Group, Inc.	Administration	replacement laptop charger M. Mcdaniel	25.04
Local	12/31/2021	City Treasurer - MobileGR/Parking Svcs	Administration	December 2021 Parking Validation Billing	6.00
Local	1/20/2022	JobMatch LLC	Administration	Overpayment Refund	(78.40)
Local	1/11/2022	Fifth Third Bank	Administration	Admin: Travel & Training	(108.43)
					42,192.31
Local	1/19/2022	Linda Marie Fowler	COVID Economic Relief Program	recreation/tourism framework consulting	7,490.00
Local	1/19/2022	Linda Marie Fowler	COVID Economic Relief Program	support for EDA grant, DEI strategies	7,490.00
Local	1/19/2022	City Treasurer - Special Events	COVID Economic Relief Program	Special Event: Friday Night Live 6/4/21-9/26/21	544.50
Local	1/19/2022	City Treasurer - Special Events	COVID Economic Relief Program	Special Event: Friday Night Live	250.00
Local	1/19/2022	City Treasurer - Special Events	COVID Economic Relief Program	Special Event: Friday Night Live 6/4/21-9/26/21	125.00
					15,899.50
Local	1/19/2022	City Treasurer - MobileGR/Parking Svcs	DASH North Shuttle Services	Jan 2022 DDA Share of DASH North Shuttle Service	22,500.00
					22,500.00
Local	1/25/2022	Hispanic Center of W Michigan	Dntn Marketing & Inclusion Efforts	Hispanic Festival Sponsorship 2022	5,000.00
Local	1/30/2022	GR Asian-Pacific Festival	Dntn Marketing & Inclusion Efforts	GRAPF Sponsorship 1/22	5,000.00
Local	1/30/2022	Wine & Food Festival LLC	Dntn Marketing & Inclusion Efforts	Wine, Beer, & Food Festival Sponsorship 01/22	3,900.00
Local	1/10/2022	James Forrest Hughes	Dntn Marketing & Inclusion Efforts	Livestream contract Qrt 1 2022 Deposit	3,173.98
Local	1/20/2022	Erika Townsley	Dntn Marketing & Inclusion Efforts	Photography Jan 2022	3,000.00
Local	1/25/2022	NAACP	Dntn Marketing & Inclusion Efforts	NAACP MLK Day Screening Sponsorship 01/22	3,000.00
Local	1/25/2022	Erik Quindell Lauchie	Dntn Marketing & Inclusion Efforts	Mural Events Video (Final) 1/22	2,500.00
Local	1/5/2022	Literacy Center of West Michigan	Dntn Marketing & Inclusion Efforts	Sponsorship: Spellebration 2022	2,000.00
Local	1/26/2022	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	Photographer: Dec 2021	1,122.50
Local	1/11/2022	Fifth Third Bank	Dntn Marketing & Inclusion Efforts	Marketing: Advertising	788.25
Local	1/5/2022	Serendipity Publishing LLC	Dntn Marketing & Inclusion Efforts	Revue ad Jan 2022	772.00
Local	1/10/2022	David Specht	Dntn Marketing & Inclusion Efforts	WOW '22 teaser video 01/22	480.00
Local	1/25/2022	Mighty Co.	Dntn Marketing & Inclusion Efforts	Website support: Qrtly font and hosting 01/22	105.00
					30,841.73

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STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2022

Page 2

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	1/10/2022	GR Area Chamber of Commerce	Economic Development & Innovation	Retail Retention & Attraction Contract 01/22	3,958.33
Local	1/5/2022	Arena Social Partners LLC	Economic Development & Innovation	Downtown Window Activation 11/21	2,500.00
Local	1/25/2022	Tiffany Young	Economic Development & Innovation	Window Activation Grant 2021 1/2	2,500.00
Local	1/10/2022	Little Space Studio LLC	Economic Development & Innovation	Downtown Window Activation 01/22	2,495.00
Local	1/31/2022	Stephanie Mae Howard	Economic Development & Innovation	Downtown Window Activation: Second Dance 12/21	1,989.64
Local	1/20/2022	Dwelling Place of Grand Rapids NPHC	Economic Development & Innovation	Downtown Window Activation 01/22	1,855.30
Local	1/5/2022	Matthew Rothenberg	Economic Development & Innovation	Window Activation: ArtRat Gallery 12/21	1,759.00
Local	1/26/2022	Mirabel Fonyuy-epse-Umenei	Economic Development & Innovation	Hop Shop PUP 12/21	800.00
Local	1/20/2022	Elizabeth Usadel	Economic Development & Innovation	Downtown Window Activation 01/22	562.46
Local	1/19/2022	City Treasurer - MobileGR/Parking Svcs	Economic Development & Innovation	Dec 2021 Parking Meter Reservation	130.00
Local	1/5/2022	Jonathan D Dulinsky	Economic Development & Innovation	Pop Up Performer 12/21	100.00
Local	1/5/2022	Kali LaHaie	Economic Development & Innovation	Pop Up Performer 12/21	100.00
Local	1/11/2022	Fifth Third Bank	Economic Development & Innovation	Economic Development & Innovation: Travel & Trainin	(175.78)
					18,573.95
Local	1/26/2022	Progressive Architecture	Parks Design	Lyon Square Reconstruction 12/2021	468.75
					468.75
Local	1/26/2022	MKSK INC	Public Realm Improvements	Van Andel Plaza Construction Phase 2 10/21	4,936.40
Local	1/30/2022	Moore & Bruggink INC	Public Realm Improvements	Public Restroom engineering 01/22	1,021.15
Local	1/5/2022	Kerkstra Portable Restroom Svc INC	Public Realm Improvements	Portable restroom for Ah-Nab-Awen Park 12/21	400.00
Local	1/5/2022	Bazen Electric	Public Realm Improvements	Electrical services 12/21	335.00
Local	1/30/2022	Mydatt Service Inc	Public Realm Improvements	Reimb plumbing services 12/21	195.00
Local	1/5/2022	Kerkstra Portable Restroom Svc INC	Public Realm Improvements	Portable restroom for 555 Monroe 12/21	170.00
Local	1/5/2022	Mydatt Service Inc	Public Realm Improvements	Supplies 12/21	135.88
					7,193.43
Local	1/24/2022	Fishbeck, Thompson, Carr & Huber Inc	River Edge Improvements	19078-Riverwalk Impr (FTCH-405644)-DDA	215.00
					215.00
Local	1/13/2022	West MI Center for Arts & Technology	River Governance	WMCAT/Public Agency river engagement 12/21	5,425.00
					5,425.00
Local	1/30/2022	Mydatt Service Inc	Streetscape Improvements	Reimb landscape services 12/21	11,950.00
Local	1/25/2022	Hubbell, Roth & Clark Inc	Streetscape Improvements	18092-Ottawa-Fulton to Michigan (HRC-0192961)-DD,	10,291.21
Local	1/5/2022	Mydatt Service Inc	Streetscape Improvements	Supplies 12/21	8,325.00
Local	1/17/2022	Presidio Holdings Inc	Streetscape Improvements	Parks Cameras	6,610.57
Local	1/13/2022	City Treasurer - Refuse	Streetscape Improvements	DGRI Monthly Trash Disposal December 2021	1,139.50
Local	1/19/2022	City Treasurer - Refuse	Streetscape Improvements	DGRI Weekly Trash Disposal October 2021	1,139.50
Local	1/5/2022	City Treasurer - MobileGR/Traffic Safety	Streetscape Improvements	HRC Charges	484.36
Local	1/25/2022	City Treasurer - MobileGR/Parking Svcs	Streetscape Improvements	Aug 2021 Parking Meter Reservation Invoice	410.00
Local	1/5/2022	Landscape Forms INC	Streetscape Improvements	Receptacle repair 12/21	310.00
					40,660.14
Local	1/30/2022	Progressive Architecture	Wayfinding System Improvements	Wayfinding Consulting 12/21	1,338.60
					1,338.60
Non-Tax	1/13/2022	Ice Sculptures LTD	DGRI Event Production	Wow '22 Ice Park/Games 01/22	8,100.00
Non-Tax	1/10/2022	Gilda's Club of Grand Rapids	DGRI Event Production	LaughFest 2022 Sponsorship 01/22	5,000.00
Non-Tax	1/30/2022	Ice Sculptures LTD	DGRI Event Production	WOW Silent Disco Event 01/22	4,760.00
Non-Tax	1/25/2022	Centurion Security Solutions LLC	DGRI Event Production	WoW Event security 01/22	4,100.00
Non-Tax	1/24/2022	ArtXchangeGR LLC	DGRI Event Production	GR State of the Arts '22 Sponsorship 1/22	4,000.00
Non-Tax	1/30/2022	Centurion Security Solutions LLC	DGRI Event Production	WOW '22 Event security 01/22	3,875.00
Non-Tax	1/20/2022	Centurion Security Solutions LLC	DGRI Event Production	WOW '2 Event security 01/22	3,575.00

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STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY2022

Page 3

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Non-Tax	1/26/2022	Bryan Esler Photo, Inc.	DGRI Event Production	Photographer WoW '22 01/22	3,065.00
Non-Tax	1/20/2022	James Forrest Hughes	DGRI Event Production	WoW 2022 Event AV Support 1/22	2,990.75
Non-Tax	1/11/2022	Fifth Third Bank	DGRI Event Production	DGRI Event Production: Supplies	2,433.33
Non-Tax	1/5/2022	Trevor Straub	DGRI Event Production	MI Drag Brunch World of Winter '22 12/21	2,000.00
Non-Tax	1/25/2022	Swift Printing & Communications	DGRI Event Production	WOW posters 1/22	1,261.00
Non-Tax	1/26/2022	United Rentals (North America), Inc.	DGRI Event Production	WOW Event Equip rental Gillette Bridge 1/22	1,150.50
Non-Tax	1/25/2022	Centurion Security Solutions LLC	DGRI Event Production	WoW Event security 01/22	1,020.00
Non-Tax	1/10/2022	Gazelle Sports Foundation	DGRI Event Production	WOW 2022 sponsorship event 01/21	1,000.00
Non-Tax	1/5/2022	607 Dewey, LLC	DGRI Event Production	DGRI Events: Jan Storage facility rent 12/21	950.00
Non-Tax	1/25/2022	Carter McLeod Jones	DGRI Event Production	WoW Contract services 01/22	910.00
Non-Tax	1/30/2022	Amnestie Lillian-Tate VerDuin	DGRI Event Production	WOW '22 Performance 1/22	900.00
Non-Tax	1/26/2022	Andrea Lynn Pawlak	DGRI Event Production	DJ Services WoW '22 01/22	600.00
Non-Tax	1/25/2022	Adrian Butler	DGRI Event Production	DJ Services WoW '22 01/22	500.00
Non-Tax	1/30/2022	Ice Sculptures LTD	DGRI Event Production	Wow '22 Ice Sculpture 01/22	500.00
Non-Tax	1/30/2022	Jessica Gutowski Slaydon	DGRI Event Production	WOW '22 Performance 1/22	450.00
Non-Tax	1/30/2022	Kali LaHaie	DGRI Event Production	WOW '22 Performance 1/22	300.00
Non-Tax	1/30/2022	Dutcher Snedeker	DGRI Event Production	WOW '22 Ice Piano Performance 1/22	200.00
Non-Tax	1/30/2022	Amnestie Lillian-Tate VerDuin	DGRI Event Production	WOW '22 Performance 1/22	150.00
Non-Tax	1/25/2022	ACO Inc	DGRI Event Production	Events Supplies 01/22	100.96
Non-Tax	1/13/2022	City Treasurer - Petty Cash	DGRI Event Production	WoW 2021 Supplies 1/2021	100.00
Non-Tax	1/5/2022	Consumers Energy	DGRI Event Production	1030 4058 7935 21/12 - 612 Dewey Ave	34.55
Non-Tax	1/26/2022	United Rentals (North America), Inc.	DGRI Event Production	WOW Event Equip rental Gillette Bridge 1/22	32.50
Non-Tax	1/25/2022	ACO Inc	DGRI Event Production	Events Supplies 01/22	14.59
					54,073.18
Non-Tax	1/20/2022	Mydatt Service Inc	Downtown Ambassador Program	Ambassador Program 1/21	28,618.98
					28,618.98
Non-Tax	1/10/2022	HBCU Power Awards	Experience - Miscellaneous	Nine Days screening sponsorship 01/22	5,000.00
					5,000.00
Non-Tax	1/25/2022	Grand Rapids Running Tours	Neighborhood Engagement Programs	DNN Walking tour 01/22	100.00
Non-Tax	1/26/2022	West Grand Neighborhood Orgn	Neighborhood Engagement Programs	annual membership 2022	25.00
Non-Tax	1/13/2022	City Treasurer - Petty Cash	Neighborhood Engagement Programs	DNN supplies	24.00
					149.00
Non-Tax	1/24/2022	Ilmex	Public Space Activation	Install pmts 1 and 2 (3 total payments) - World of Wi	63,750.00
Non-Tax	1/20/2022	Michigan Landscape Services	Public Space Activation	Christmas decor 1/22	44,581.00
Non-Tax	1/10/2022	Amigo and Amigo Design	Public Space Activation	WOW Art Installations 2nd Payment (25%) 10/21	25,227.50
Non-Tax	1/20/2022	Squidsoup Productions Inc.	Public Space Activation	World of Winter art installation 2022	23,920.00
Non-Tax	1/10/2022	Amanda Parer	Public Space Activation	World of Winter art licensing 2022 final payment 12/2	20,000.00
Non-Tax	1/20/2022	Alan Norberg	Public Space Activation	Mural touch up and WOW painting 1/22	6,000.00
Non-Tax	1/10/2022	Andrea Zelenak	Public Space Activation	Seasonal Event sponsorship: WOW 01/22	5,000.00
Non-Tax	1/19/2022	Mallory Therese Shotwell	Public Space Activation	WOW 22 Placemaking Grant	5,000.00
Non-Tax	1/30/2022	Jamie Lynn Shackleton	Public Space Activation	WOW window project 2022	5,000.00
Non-Tax	1/30/2022	Mackenzie Goss	Public Space Activation	WOW sponsorship grant 2022 (final) 1/22	3,220.00
Non-Tax	1/5/2022	Swank Motion Pictures	Public Space Activation	Movie Licensing: World of Winter 2022	2,875.00
Non-Tax	1/25/2022	Monroe Community Church	Public Space Activation	Monroe Comm Church Mural 01/22	2,500.00
Non-Tax	1/20/2022	Swift Printing & Communications	Public Space Activation	WOW '22 Posters 01/22	2,379.80
Non-Tax	1/26/2022	United Rentals (North America), Inc.	Public Space Activation	PSA equipment rental 01/22	2,259.75
Non-Tax	1/5/2022	Bazen Electric	Public Space Activation	Electrical services Monroe Center 12/21	1,622.06
Non-Tax	1/26/2022	United Rentals (North America), Inc.	Public Space Activation	PSA equipment rental 01/22 Public Museum	985.02
Non-Tax	1/25/2022	Gazelle Sports Foundation	Public Space Activation	Gazelle Girl half Marathon 2021 Sponsorship 01/22	750.00
Non-Tax	1/11/2022	Fifth Third Bank	Public Space Activation	Public Space Activation: Services	616.92
Non-Tax	1/20/2022	United Rentals (North America), Inc.	Public Space Activation	PSA equipment rental 01/22	510.44

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STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures - FY22

Page 4

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Non-Tax	1/25/2022	United Rentals (North America), Inc.	Public Space Activation	PSA equipment rental 01/22 Gillette	485.62
Non-Tax	1/25/2022	Kerkstra Portable Restroom Svc INC	Public Space Activation	Portable restroom for WoW event 01/22	400.00
Non-Tax	1/30/2022	ACO Inc	Public Space Activation	PSA Supplies 01/22	280.93
Non-Tax	1/19/2022	City Treasurer - Special Events	Public Space Activation	Special Event for Music in the Park - Aug	250.00
Non-Tax	1/25/2022	Kerkstra Portable Restroom Svc INC	Public Space Activation	Portable restroom for WoW event 01/22	230.00
Non-Tax	1/26/2022	Shawn Irwin	Public Space Activation	WoW '22 Art install 1/22	200.00
Non-Tax	1/25/2022	Kerkstra Portable Restroom Svc INC	Public Space Activation	Portable restroom for WoW event 01/22	170.00
Non-Tax	1/30/2022	ACO Inc	Public Space Activation	PSA Supplies 01/22	151.93
Non-Tax	1/20/2022	ACO Inc	Public Space Activation	PSA Supplies 01/22	139.96
Non-Tax	1/19/2022	City Treasurer - Special Events	Public Space Activation	Special Event for Music in the Park - Aug	129.90
Non-Tax	1/19/2022	City Treasurer - Special Events	Public Space Activation	Special Event for Music in the Park - Aug	125.00
Non-Tax	1/26/2022	Robyn Lynn Knoper	Public Space Activation	WOW install 1/22	115.00
Non-Tax	1/19/2022	City Treasurer - Special Events	Public Space Activation	Special Event for Music in the Park - Aug	90.00
Non-Tax	1/30/2022	ACO Inc	Public Space Activation	PSA Supplies 01/22	35.98
Non-Tax	1/10/2022	ACO Inc	Public Space Activation	PSA Supplies 01/22	27.18
Non-Tax	1/30/2022	ACO Inc	Public Space Activation	PSA Supplies 01/22	17.98
Non-Tax	1/30/2022	ACO Inc	Public Space Activation	PSA Supplies 01/22	15.99
Non-Tax	1/20/2022	ACO Inc	Public Space Activation	PSA Supplies 01/22	7.59
					<u>219,070.55</u>
Non-Tax	1/30/2022	Michael Demetrius buxton	River Economic Opportunity Initiative	Econ Dev meeting 1/22	225.00
					<u>225.00</u>
Non-Tax	1/13/2022	City Treasurer - Special Events	Special Events - Office of, Grants, Trainir	DRGI FY22 Special Events Billing-2 of 3 Installment	25,000.00
					<u>25,000.00</u>
Non-Tax	1/26/2022	DTE Energy	Winter Ave NW Building	9100 258 89908 22/01 Winter DDA share	111.13
Non-Tax	1/26/2022	Consumers Energy	Winter Ave NW Building	1030 2027 1245 22/01 Winter DDA share	75.04
					<u>186.17</u>
TOTAL JANUARY 2022 EXPENDITURES					<u>\$ 523,806.29</u>

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: February 4, 2022

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

SUBJECT: Development Support Request – Studio Park Tower

Agenda Item #4
February 9, 2022
DDA Meeting

In August 2017, the Downtown Development Authority (DDA) Board approved a Purchase and Development Agreement (Agreement) with Jackson Entertainment, LLC (JE) for the development of two surface parking lots and adjacent right of way at the southwest corner of Ionia Avenue and Oakes Street. The approval came after multiple years of planning and negotiations, and ultimately delivered Studio Park – a \$135 million mixed use project that was finished in the fall of 2021. The completed project includes a 9-screen movie theater, a Canopy Hotel, 106 new residential units, over 30,000 square feet of commercial retail space and the new headquarters of Acrisure. As part of the approved Agreement the DDA also approved a Development Support request of up to \$5.35 million.

As part of the original vision and the approved Agreement a Phase 2 was envisioned that would deliver additional housing units to be constructed upon the completed parking ramp. The Agreement allowed for a period of 10 years to initiate construction of the tower, with a provision that if no work commenced either the City of Grand Rapids (City) or the DDA would have the ability to purchase the air rights and initiate the development. Less than five years from approval of the initial Agreement and based on the demonstrated success of the completed Studio Park, including the demand for apartment units, JE is now ready to advance on the development of the Phase 2 residential tower.

As proposed and envisioned in the initial Agreement the Phase 2 development will include the construction of a new 16 story tower to be located atop the existing parking structure. The tower will include a base floor with amenities including a pool, terrace, fitness, and community room. The next 11 floors will contain approximately 15 apartments each for a total of 165 new residential apartments. The remaining four floors will contain a total of 24 residential condominium units that will be sold to homeowners. Total capital investment for Phase 2 is expected to be approximately \$52 million.



To further support the project JE, operating as Studio Park Lofts, LLC has submitted a request for an amount not to exceed \$600,000 for reimbursement of the elevator needed for the new tower. If approved, reimbursement would occur annually using 75 percent of available tax increment revenue generated from the Phase Two tower for a period of no longer than 10 years. In addition, to meet code requirements the existing parking ramp will have a fire suppression system added which is estimated at \$600,000. As this is a new eligible activity on Phase 1 of the project, and only \$2.4 of the approved \$5.3 million has been sought for reimbursement, it is proposed to add the fire suppression as a reimbursable cost in the existing Agreement.

Along with the DDA support, the Phase 2 tower is also seeking approval of a Neighborhood Enterprise Zone for the apartment portion of the project. JE is also working with the City to amend their existing Brownfield Plan. Construction of the project is expected to begin by summer 2022.

Recommendation: Authorize the DDA Chair to execute a Development Support Agreement to utilize 75 percent of available tax increment for an amount not to exceed \$600,000 over a period of no longer than 10 years to reimburse for eligible activities associated with the development of the Phase 2 residential tower at Studio Park.

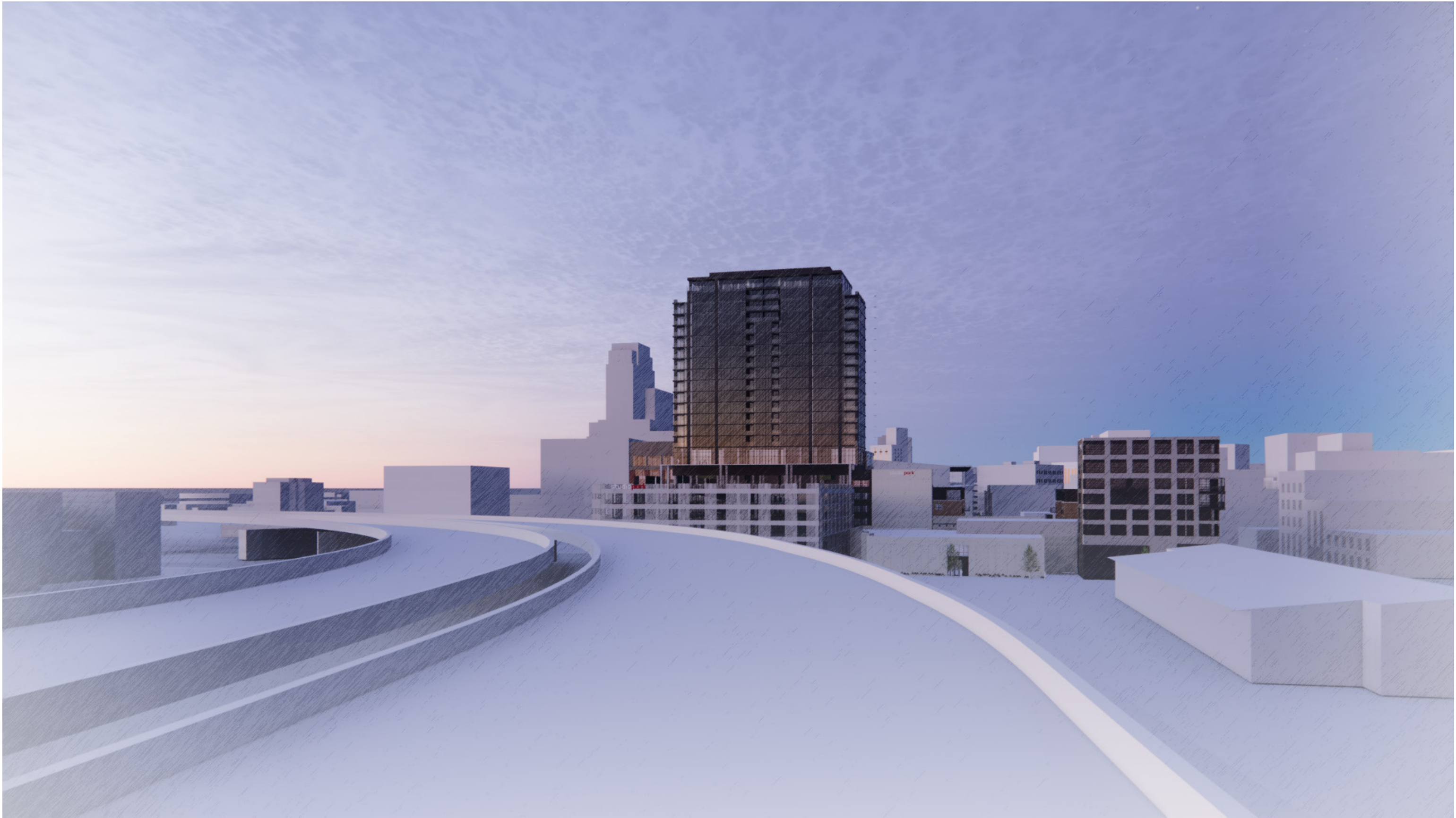


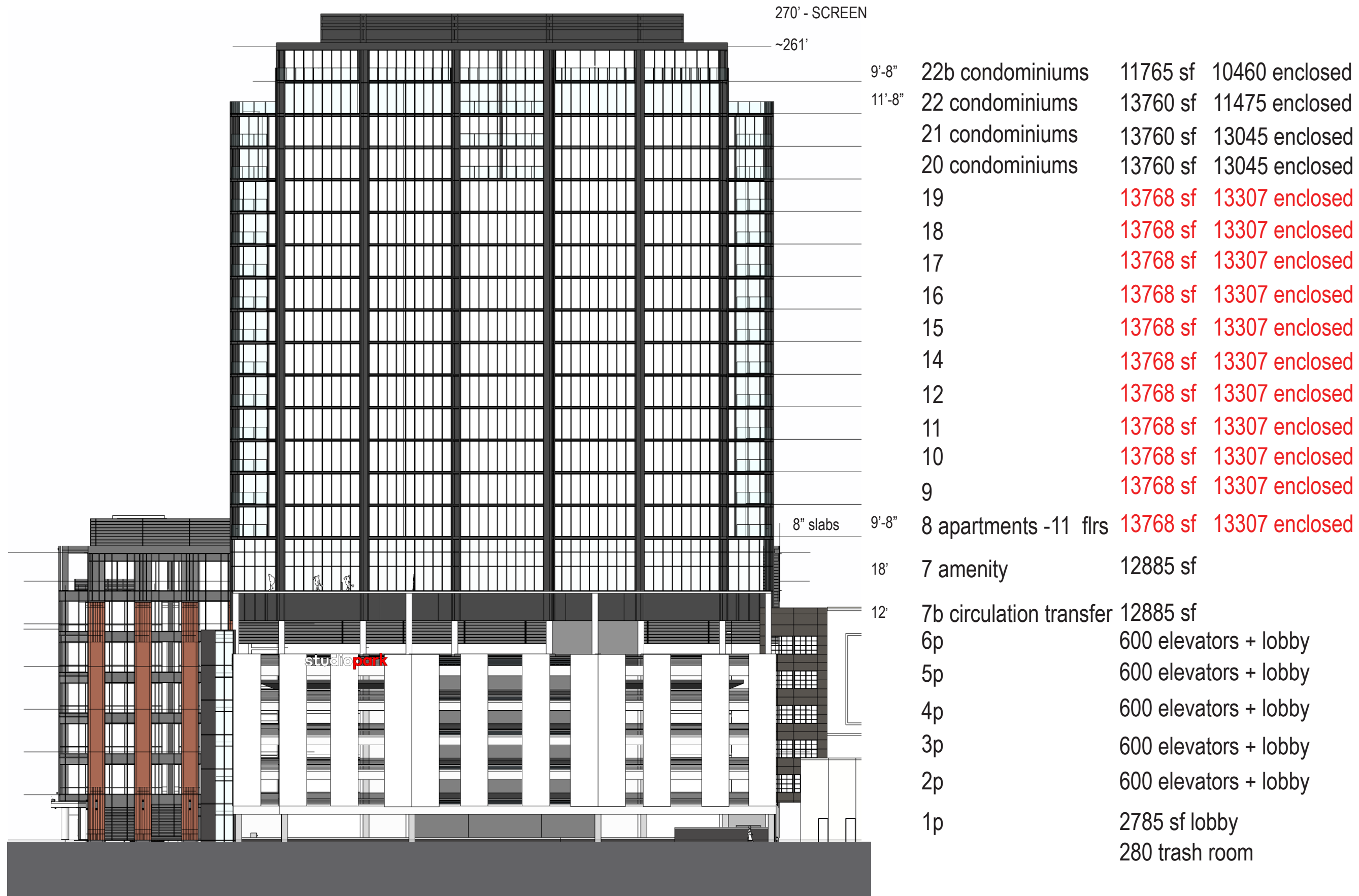


















MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DDA

DATE: February 4, 2022

TO: Downtown Development Authority

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

Agenda Item #5
February 9, 2022
DDA Meeting

SUBJECT: Pedestrian Safety Improvements – Market Avenue and Weston Street

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).

In our ongoing efforts to build stress-free and safe pedestrian experiences, DGRI continues to collaborate with the City of Grand Rapids’ Mobile GR department to implement safer pedestrian street crossings in Downtown. Current projects are outlined below and categorized into two groups - one that requires budget authorization at today’s meeting and the second group for informational purposes and future consideration for budget authorization.

Authorization today:

1. Rapid Flashing Beacon (RFB) at Market Avenue and Weston Street to provide a safer, more predictable pedestrian crossing at an important intersection connecting Downtown to the Grand River (information attached). The design phase of this project was approved for funding by the DDA in April 2021. This project will be completed in 2022 and the equipment will be ordered prior to the end of FY2022. The amount being requested includes a 12% contingency.

Recommendation: Authorize funding in an amount not to exceed \$67,000 for support of the enhanced crosswalk at Market and Weston, funded by Goal 3 Pedestrian Safety Streetscape Improvements.



DOWNTOWN
GRAND RAPIDS INC.

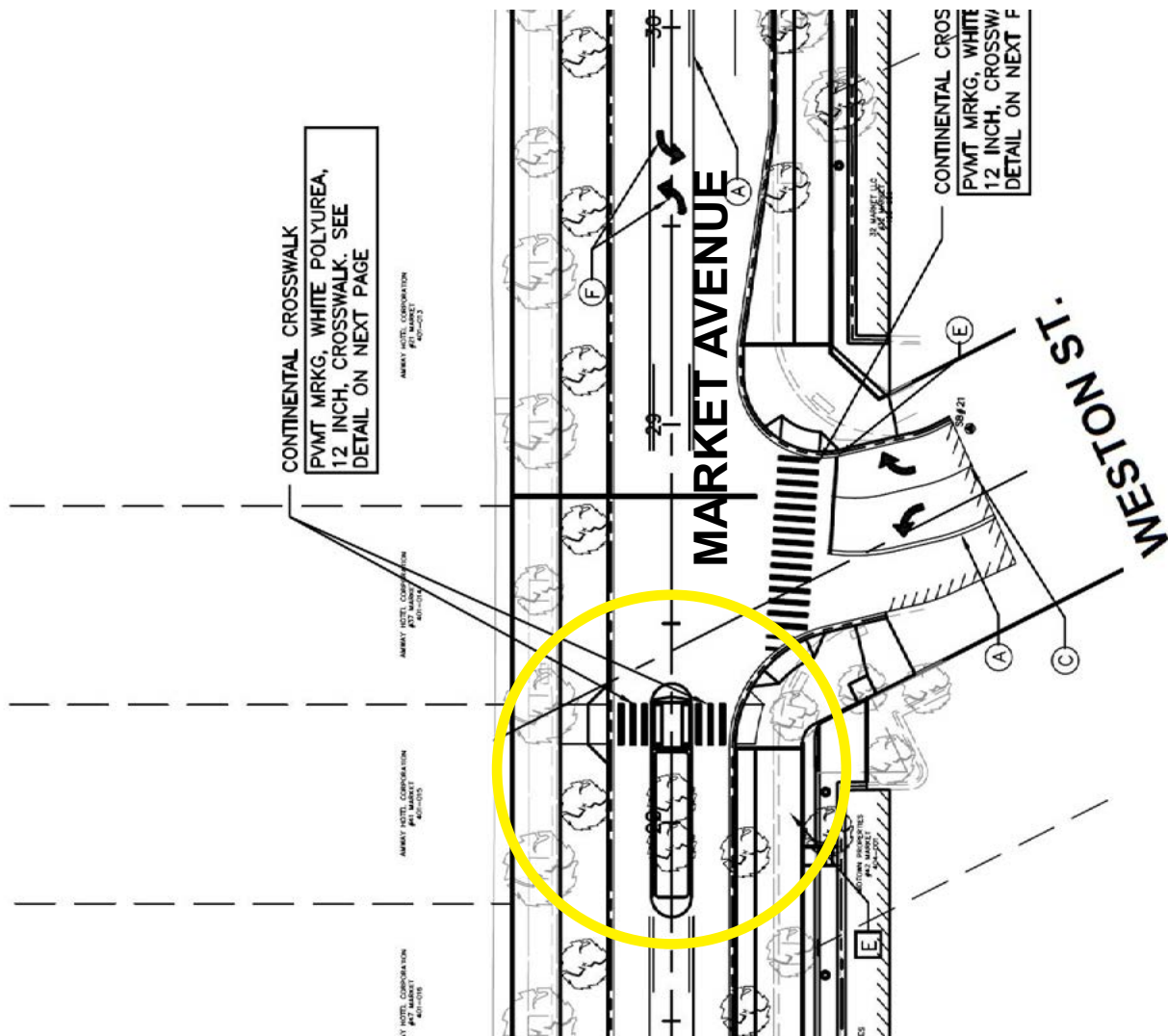
Information, for future funding request:

These projects are all currently going through the City's final "check print" plan review process with the intent of bidding and construction occurring in 2022. Each of these crosswalk enhancements have been identified by Mobile GR department staff and downtown residents as priority projects. The information provided is intended to keep the DDA informed about these future projects so that the board can consider future funding support.

1. Rapid Flashing Beacon (RFB) on Lafayette Avenue at Mary Free Bed. The RFB will be installed at the existing mid-block crosswalk under the existing skywalk. This enhancement, like the one done at St. Mary's in the spring of 2020, will provide for a safer pedestrian crossing for critical care workers (information attached).
2. New crosswalk and Rapid Flashing Beacon (RFB) at Cherry Street and Ottawa Avenue, under US-131 overpass, to provide a safer, more predictable pedestrian crossing at an intersection connecting Downtown to the Rapid Central Station (information attached). The design phase of this project was approved for funding by the DDA in April 2021.
3. Rapid Flashing Beacon (RFB) at South Division Avenue and McConnell Street to provide a safer, more predictable pedestrian crossing on a heavily trafficked street (information attached). The design phase of this project was partially funded by the DDA.
4. Rapid Flashing Beacon (RFB) at Monroe Avenue and Campau Avenue to provide a safer, more predictable pedestrian crossing at an intersection connecting Rosa Parks Circle and Downtown to destinations on the west side of Monroe (information attached). The design phase of this project was partially funded by the DDA.
5. Construction of a new mid-block pedestrian crossing on Monroe Avenue between City Hall and the Convention Center to provide a safer, more predictable pedestrian crossing. This project includes the removal of the two existing crosswalks, the construction of a new crosswalk, the installation of a raised center median, and the installation of a pedestrian hybrid beacon (PHB) on a mast arm over Monroe. A PHB is actuated by pedestrians and fully stops vehicle traffic while pedestrians are crossing (refer to attached graphic on PHB operation). Countdown pedestrian signal heads will be installed on each side of the crossing. Likewise audible locator signals will be added to the pedestrian push buttons to aid persons with vision impairments to locate the crossing and indicate when they can cross. The raised median will include movable concrete planters like those installed at the Michigan Street crossing by the Convention Center. Information is attached.
6. Retrofit of nine Downtown traffic signals with countdown pedestrian signal heads to provide a safer, more predictable pedestrian crossing experience. This DDA investment supports a Federal Highway Safety Improvement Program (HSIP) grant obtained by the City by providing the 10% local match for the grant, plus the design and construction management costs for these nine locations:
 - a. Fulton and LaGrave
 - b. Fulton and Ransom
 - c. Ionia and Fountain
 - d. Lake Michigan Drive and Winter
 - e. Monroe and Newberry
 - f. Pearl and Mount Vernon
 - g. Wealthy and Front
 - h. Wealthy and Grandville
 - i. Market and US131 ramp

There is no required action on these six projects at today's meeting.

MARKET AND WESTON ENHANCED CROSSWALK

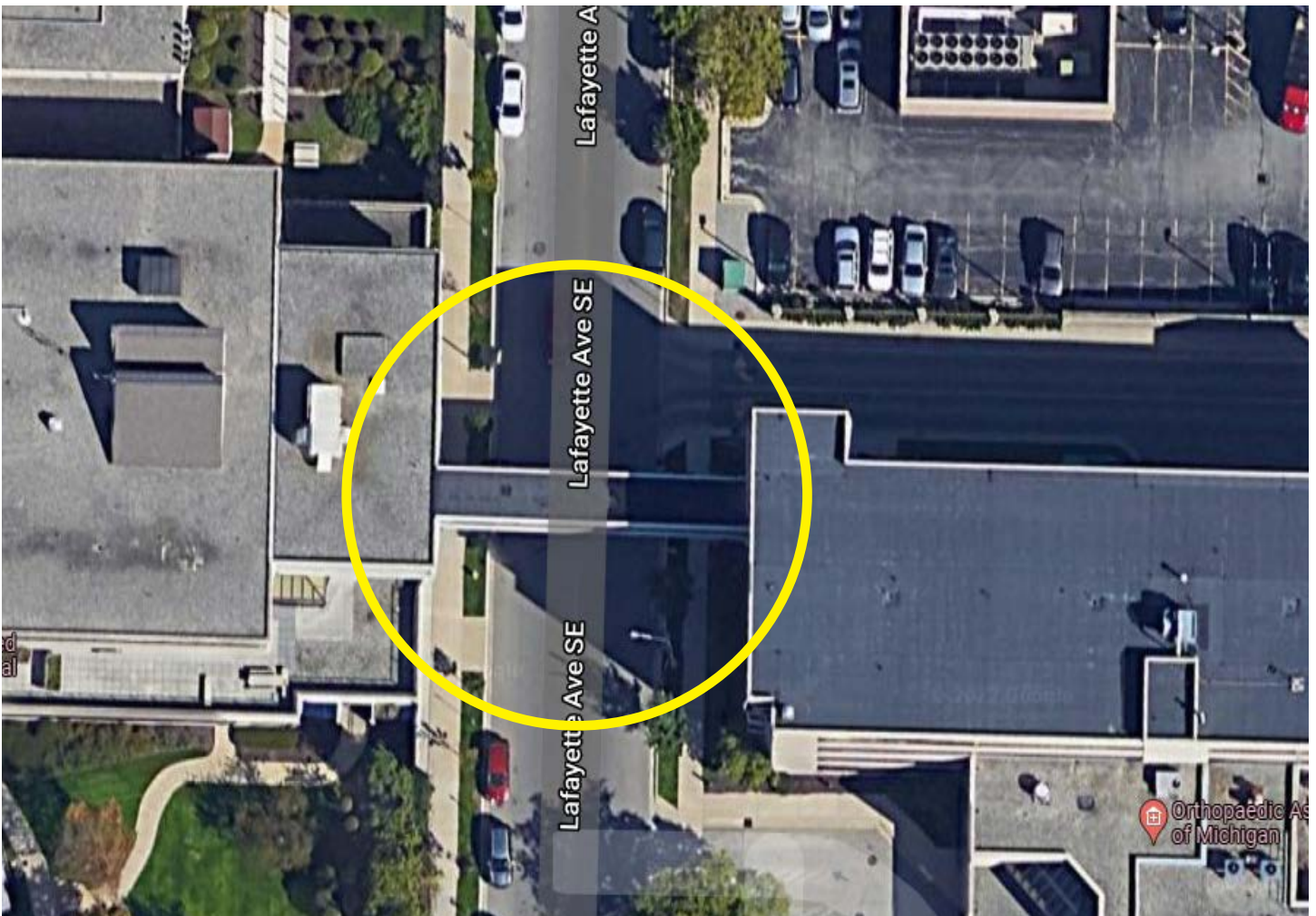


DDA MEETING FEBRUARY 9, 2022
EXAMPLE OF RAPID FLASHING BEACONS

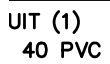


DDA MEETING FEBRUARY 9, 2022

LAFAYETTE AND MARY FREE BED ENHANCED CROSSWALK



CHERRY AND OTTAWA ENHANCED CROSSWALK



1 DEEP

EX ROW

1 INCH

ETE DEEP

DIVISION AVE.

11.5'

22.5'

17.5'

12" STM

12" WAT

DATA/COM

12" CMB

8.5'

17'

19.5'

22'

7'

EX ROW

13'

52'

REMOVE:
(2) SIGN, TYPE III, REM

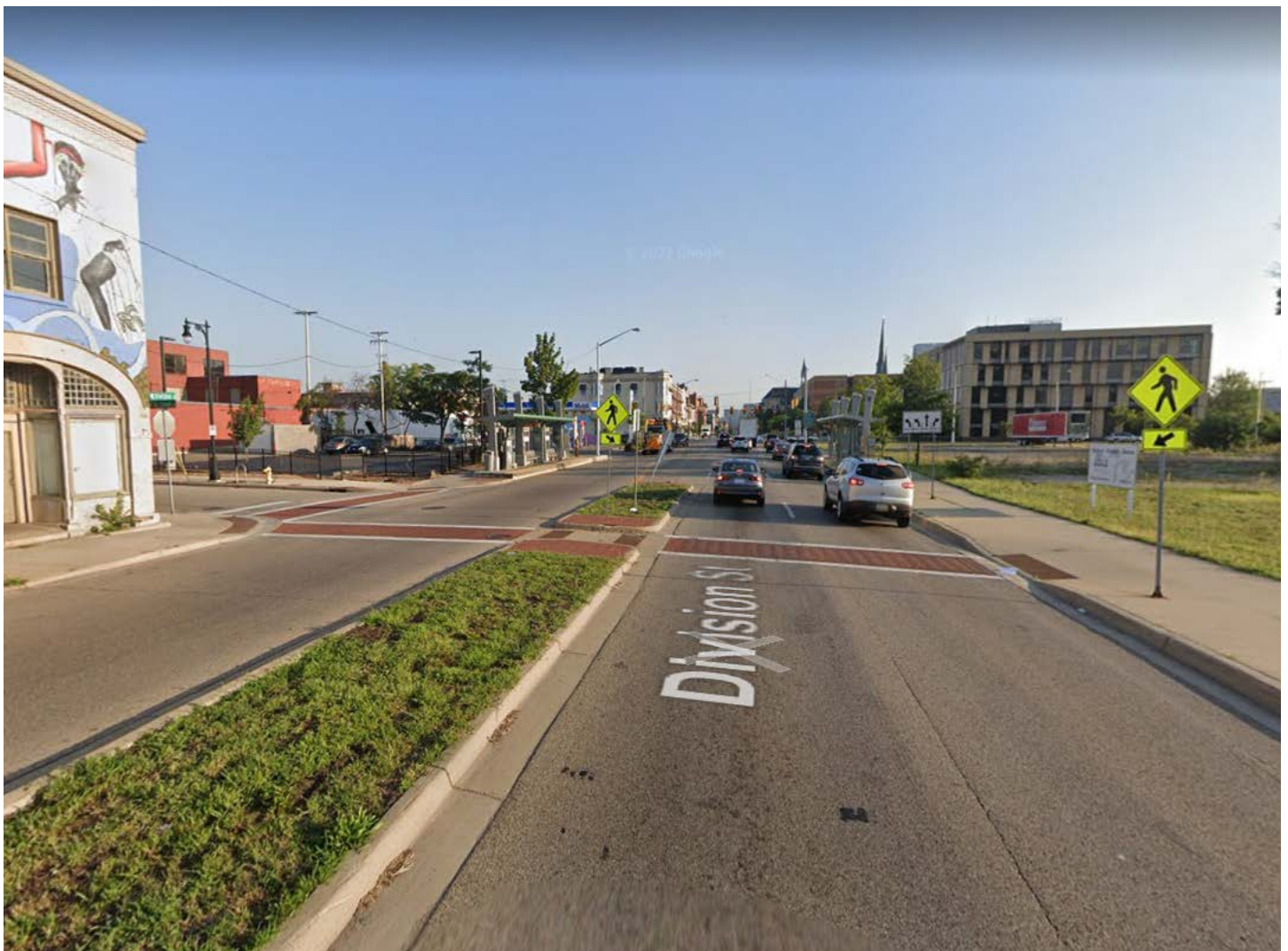
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424 DIVISION AVE S
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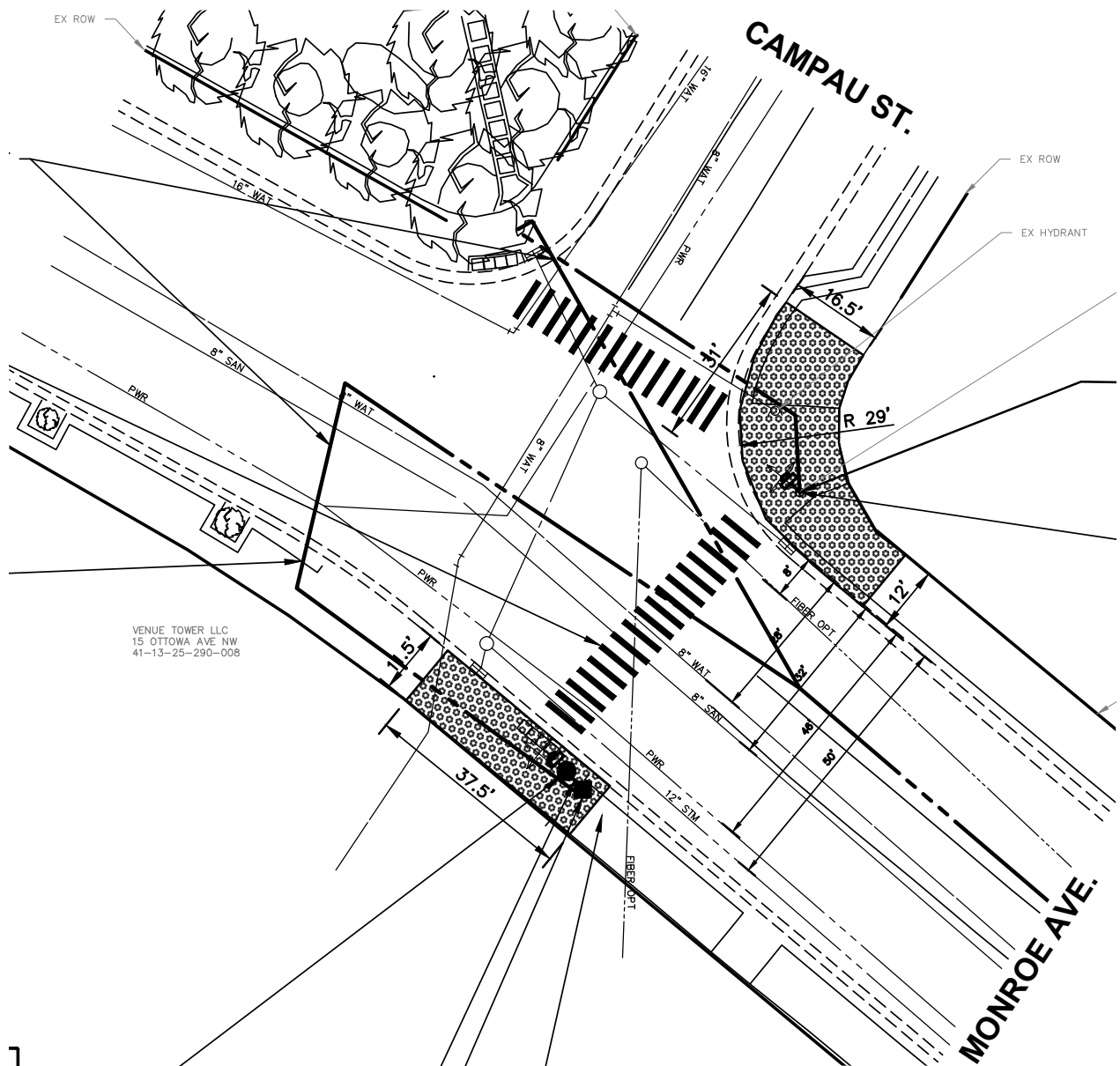
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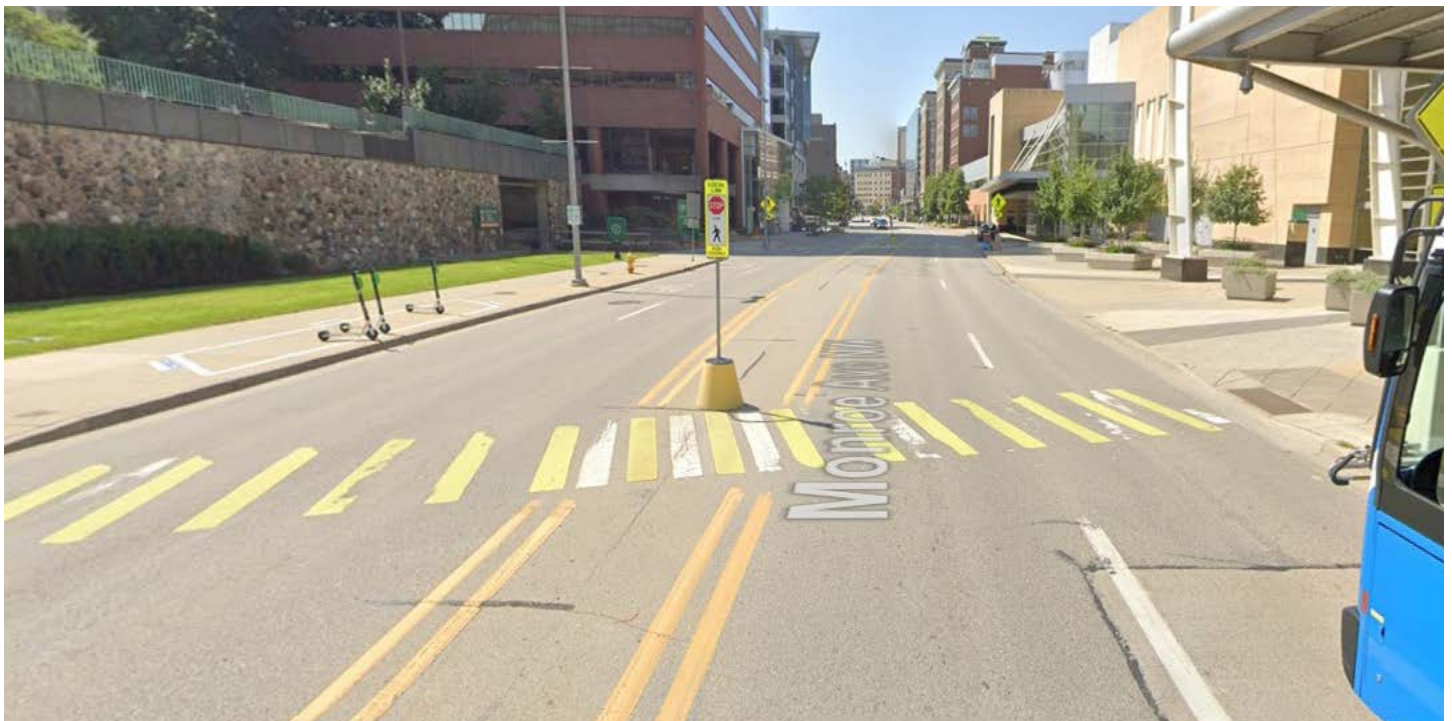
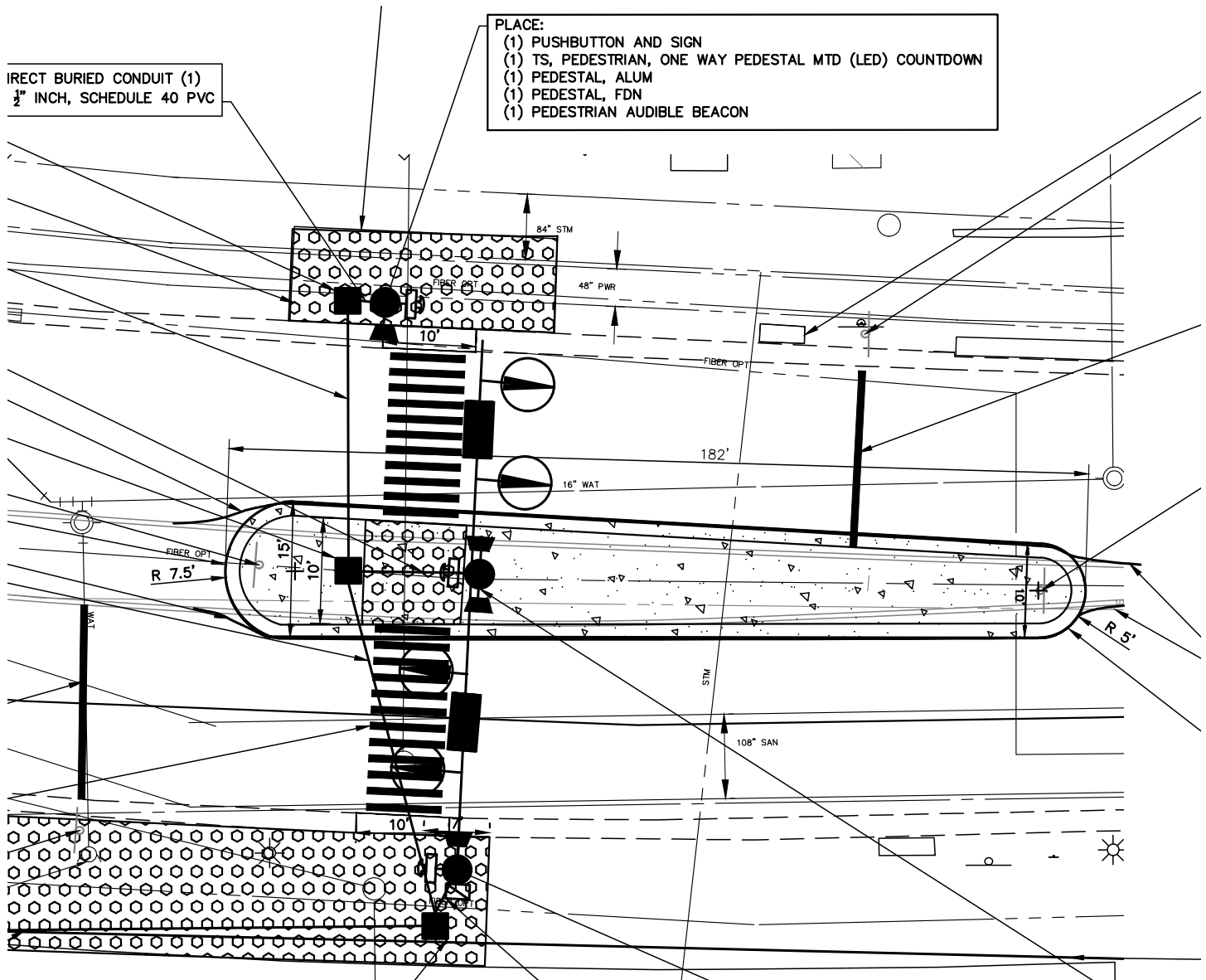


MONROE AND CAMPAU ENHANCED CROSSWALK



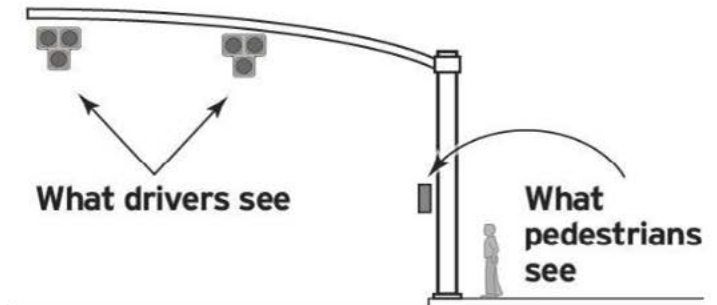
DIRECT BURIED CONDUIT (1)
1/2" INCH, SCHEDULE 40 PVC

- PLACE:
- (1) PUSHBUTTON AND SIGN
 - (1) TS, PEDESTRIAN, ONE WAY PEDESTAL MTD (LED) COUNTDOWN
 - (1) PEDESTAL, ALUM
 - (1) PEDESTAL, FDN
 - (1) PEDESTRIAN AUDIBLE BEACON



MONROE AND CITY HALL ENHANCED CROSSWALK PEDESTRIAN HYBRID BEACON

HOW DOES THE NEW PEDESTRIAN HYBRID BEACON CROSSWALK WORK?



The Pedestrian Hybrid Beacon signal is dark. Traffic is free to move until a pedestrian presses button to cross.



When a pedestrian activates the signal, approaching cars will see a flashing yellow light.



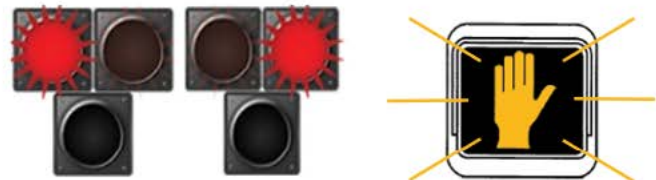
The signal will change to a solid yellow, indicating that drivers must slow down and prepare to stop.



The signal will change to a double, solid red, indicating to drivers that they must stop. The pedestrian will then be allowed to cross the street.



When the signal begins flashing with alternating red lights, all vehicles must come to a complete stop, but may proceed if there are no pedestrians in the crosswalk.



MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: February 4, 2022

TO: Downtown Development Authority

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

Agenda Item #6
February 9, 2022
DDA Meeting

SUBJECT: Ottawa Avenue (Hastings to Newberry) Reconstruction Funding Authorization

Goal 3 of GR Forward recommends the Implementation of a 21st Century Mobility Strategy by *completing the networks in and out of downtown* (page 210) and *humanizing Downtown transition streets* (page 211). Ottawa Avenue, specifically in Monroe North, is identified in the plan as a transition street in need of improved pedestrian emphasis and slower traffic.

Additionally, Goal 4 of GR Forward recommends Expanding Job Opportunities and Ensuring the Continued Vitality of the Local Economy by *recruiting (and supporting) anchors for new downtown office buildings* (page 255). This project specifically supports the new Spectrum Center for Transformation and Innovation by providing required public infrastructure investment, specifically a new storm sewer.

The attached City memo outlines the project in detail, including the engineer's estimate and the low bid for the project from Wyoming Excavators. The specific project location is Ottawa Avenue from Hastings Street to Newberry Street. DDA funded enhancements for this project include seventeen (17) ornamental streetlights and the storm sewer relocation.

The project work is planned to begin on May 2, 2022 and to be completed by August 12, 2022. The DDA's share for this investment is \$725,500, which includes \$379,404 for the lighting and \$346,096 for the storm sewer. The requested DDA share also includes a 12% construction contingency of \$78,164.31.

Recommendation: Authorize funding in an amount not to exceed \$725,500 for the reconstruction of Ottawa Avenue, between Hastings Street and Newberry Street, funded by Goal 3 Streetscape Improvements.





CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: February 9, 2022

TO: Tim Kelly
Downtown Development Authority (DDA)
Executive Director

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: **Reconstruction and Resurfacing of Ottawa Ave from Hastings St. to Newberry St. in the amount of \$1,045,671 with total amount not-to-exceed \$1,571,300.**

This project consists of the rotomill/resurfacing of Ottawa Avenue from Hastings St. to Fairbanks St. and reconstruction of Ottawa Avenue from Fairbanks St. to Newberry St. including asphalt pavement, bulbouts, American with Disability Act (ADA) compliant ramps, concrete sidewalk, ornamental street lighting., storm sewer, storm manholes, catch basins, water main and water services, 11 trees, pavement markings and final restoration. The work planned furthers the goals of the Vital Streets Plan and GR Forward.

Bids were received on January 11, 2022 for this project. The engineer's estimate, prepared by Fishbeck, Inc. (Fishbeck), is \$1,140,675 and Wyoming Excavators Inc. (Wyoming) submitted a bid of \$1,045,671. It is anticipated that the City of Grand Rapids will consider a request for approval of construction contract with Wyoming and their share of costs, estimated at \$825,300, at their meeting on February 8, 2022. Estimated total expenditures are \$1,571,300 for this project, which includes construction contract, previously authorized design phase services by Fishbeck, construction phase services including inspection by Fishbeck, public information program, administration, and an approximate twelve percent allowance for contingencies. Authorization of total expenditures is contingent upon the Downtown Development Authority authorizing its share of costs on February 9, 2022.

The DDA's share of costs is for the ornamental street lighting and the storm sewer relocation necessary for construction of Spectrum Health's Center for Transformation Innovation on Ottawa Avenue. Seventeen ornamental lights will be installed between Hastings Street and Newberry Street. A new 24 inch storm sewer with associated manholes will be installed from Fairbanks Street through Newberry Street.

The estimated start date of the project is May 2, 2022 with substantial completion July 29, 2022 and final completion August 12, 2022. Private utility work in Ottawa Avenue and supply chain timelines could improve or extend start and completion dates. It is recommended that the DDA approve its share of costs in the amount of \$725,500.

cc: Mark Washington
Josh Naramore

Eric DeLong
James Hurt

#19127

SUMMARY OF ESTIMATED COSTS

for

Rotomill/Resurfacing and Street Lighting of Ottawa Avenue from Hastings St. to Fairbanks St. and Reconstruction of Ottawa Avenue from Fairbanks St. to Newberry St.

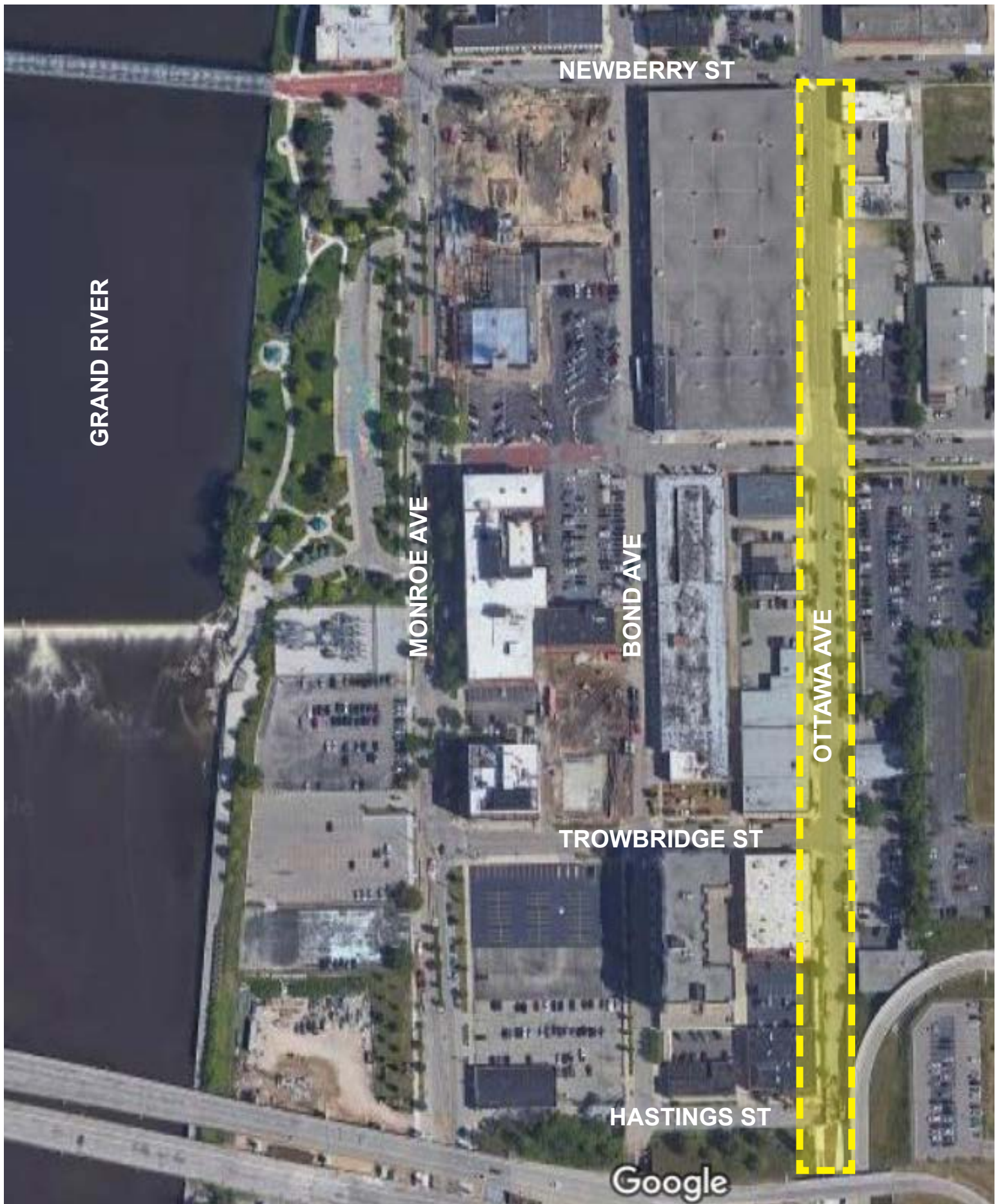
Project Funding Source(s)

	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
Water System Fund Revenue Bond Series 2020	\$2,000,000	(\$1,651,300)	\$348,700
Vital Streets Fund	475,700	0	475,700
Capital Improvement Fund (SL Bond)	21,400	0	21,400
Downtown Development Authority	0	725,500	725,500
Total Project Sources	<u>\$2,497,100</u>	<u>(\$925,800)</u>	<u>\$1,571,300</u>

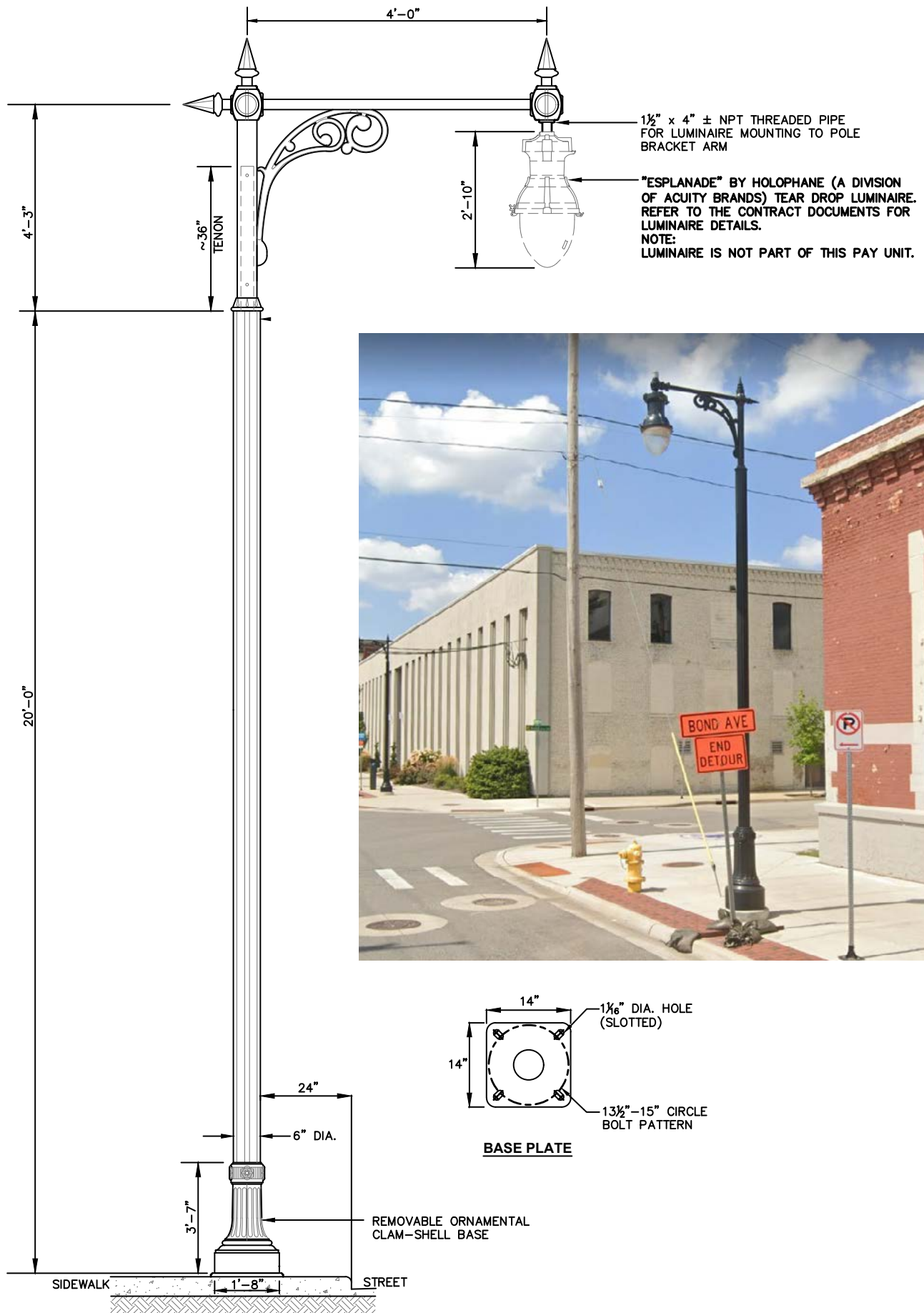
Breakdown of Project Uses

Construction Contract	\$1,045,671
Previously Authorized Design Phase Services by Fishbeckt	156,250
Construction Phase Services Including Inspection by Fishbeckt	129,230
Public Information Program	200
Traffic Safety and Street Lighting Force Account Work	4,800
Administration	<u>66,809</u>
Sub-Total	\$1,402,960
Contingencies (12%)	<u>168,340</u>
Total Project Uses	<u>\$1,571,300</u>

LOCATION MAP: OTTAWA AVENUE, HASTINGS TO NEWBERRY



OTTAWA AVENUE ORNAMENTAL LIGHT POLE



MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: February 4, 2022

TO: Downtown Development Authority

FROM: Kimberly Van Driel
Director of Public Space Management

Agenda Item #7
Date February 9, 2022
DDA Meeting

SUBJECT: After Dark Night Markets

Goal 4 of the *GR Forward* plan calls for the expansion of job opportunities and ensuring the continued vitality of the local Downtown economy. The plan outlines four interrelated factors as crucial to growing and sustaining the Downtown economy; one of these factors specifically calls for making space for business growth at all scales. The plan further calls for the creation of flexible space that affords businesses a low barrier to entry while also creating space and opportunities for them to grow, flourish and eventually fill more permanent storefront spaces.

Goal 5 of the *GR Forward* plan calls for activities and actions investing in public space, culture, and inclusive programming. In 2020 the Alliance decided to specifically carve out a portion of its budget to focus on river activation initiatives to energize activity and excitement around river restoration. A sub-committee was formed with Goal 5 and Goal 1 members, the City's Office of Equity and Engagement and Parks Department, the Grand Rapids Public Museum, local event organizers, and urban planners to help brainstorm ideas of activation. One of the top priorities that emerged was night markets along the river corridor.

In an effort to expand both river activation and retail incubator spaces, DGRI is proposing to sponsor Lions & Rabbits After Dark Night Markets. This program will offer five events occurring the second Saturday of each month from May through September at 555 Monroe Ave. NW. Each date will accommodate a diverse mix of retail and service-based businesses, art, music, and education.

The Lions & Rabbits team has been working in collaboration with the City Office of Special Events, Parks Department, DGRI, Linear and City Built Brewery to create a robust program of events and activities within the Monroe North area for the season filled with concerts, skate park programming, bike polo and more.

The proposed request for sponsorship in the amount of \$25,000 would support After Dark Night Markets for licensing, permitting, coordination, marketing, public art and entertainment.

Recommendation: To approve the expenditure of \$25,000 to sponsor Lions & Rabbits After Dark Night Market series.





IDEA

GIVE THE COMMUNITY SOMETHING “EXPERIENTIAL” TO DRIVE ECONOMY

Stroll the riverwalk, experience entertainment, eat, dance, and enjoy the popup market as we celebrate and build client relationships.

VENDOR MARKET- BIG ENOUGH TO COME BACK AGAIN

Are you a small business looking to pilot an idea? Do you already own a brick and mortar? We welcome you to vend. The goal of these markets is to give multiple vendors from each trade an opportunity to sell and collaborate with the community. From veggCheckour business can participate from veggie stands to hand weavings.

ENTERTAINMENT, BEVERAGE + ARTISTS PARTNERSHIPS FOR THE WIN

We all know the Arts are a leader in economic development. Let’s showcase how we can drive our community to elevate the experience while we raise funding for Public Art and Activation in our underserved neighborhoods.

MISSION-CENTERED STRATEGIES

GOAL ONE: RIVERFRONT

Showcase the riverfront as a place to be innovative, learn and experience new things.

GOAL FOUR: ECONOMIC DEVELOPMENT

Create ROI on the economic studies of night markets while bridging the retail gaps
Bringing economic support while leveraging collaborative partnership throughout North Monroe

GOAL FIVE: PUBLIC SPACE ACTIVATION

Activate the park through approachable, exciting community collaboration and artistic marketing strategies.

ENJOYABLE EXPERIENCE

Need: Free fun for all ages.

Solution: Activities sprinkled throughout the market. From vendors to individual play-it-yourself games, consumers will have a variety of things to do.

CURATED CULTURE

Need: Connecting relationships between restaurants, entrepreneurs, and businesses.

Solution: Curated food + market vendors with collaborative mindsets to bring various food opportunities.

OBTAINABLE OPERATON

Need: LLC status individuals an accessible platform for piloting programs, marketing products, and spreading awareness.

Solution: Robust relationships created for a sustainable “show up and set up” environment: onsite staff welcoming questions and innovating answers.

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SCOPE

LIONS & RABBITS CENTER FOR THE ARTS

- Project managing market vendors + entertainment
- Press release and news + media reach out
- Project manage all calls, entertainment and vendors
- Creating copy and content for public communication, continuing to develop a strategic plan with communication, way-finding, and fundraising.
- Create calls, lists and resources for vendors and curators needs.
- Provide multiple communication efforts to guests, vendors and collaborating partners
- Photographs, video, and marketing content by local artists
- Servive sales, volunteering, and staffing
- Host information tables at each event, ID check etc.
- Host an interactive “puzzle painting” throughout the lot
- Report out statistics, and collected data, accounting and administrative work and finalize contractual agreements LARA communication + licensing

DOWNTOWN GRAND RAPIDS INC

- Fiscal sponsorship and promotional support
- Support with marketing, DDA approval, and other necessary requirements
- Promoting on social media

DATES
5.14
6.11
7.9
8.13
9.10

TIMES
VENDOR SET UP
1:00PM
MARKET + ENTERTAINMENT BEGIN
3:00PM
MARKET + ENTERTAINMENT ENDS
10:00PM

COMMUNITY CENTERED

“It’s always a pleasure to collaborate with the creative and talented team at Lions & Rabbits Center for the Arts.”

- Alan Hartline, Kingma’s Market

“LRCFA has worked diligently to bring neighbors and businesses together in Creston. Whether it is installing murals, offering classes to the community or running neighborhood events, clean up and planting days; supporting Lions and Rabbits is supporting a force for good; increasing human connection in Creston. When we all work together, the load gets lighter. Urban Massage is thankful to have such a genuine and heartfelt neighbor.”

- Brianna Forbes, Urban Massage

"LRCFA has been a key partner with the City of Grand Rapids in regards to innovation and imagination to ensure a safe, fun and meaningful recovery.”

- Commissioner, Milinda Ysasi

ARTIST ALIGNED

“LRCFA has taught me perseverance in all aspects of my work as an artist. They trusted in my talent and created space to push and challenge myself in order to grow into the successful artist I am today. This is an organization that truly cares and honors you as a unique individual, whatever that looks like. They’ve helped me see how my gifts can help the community I’m from.”

- Jasmine Bruce
Public Artist Manager

40 Under 40 2021



INSPIRED INNOVATORS

“LRCFA offers Grand Rapidians the opportunity to responsibly take in the creation of public art on local businesses within their own neighborhood. This innovative project will encourage resiliency and reactivation in our neighborhoods and an opportunity for community unity and identity.”

- Evette Pittman, Special Events, City of Grand Rapids

“We believe in L&R because of your fighting spirit, in which you embody daily in your efforts to create social, economic and community change through public art.”

- Will Grattan, Constellation Brands

“L&R is a creative headquarters where everyone comes together. Every time I go there, I leave with a new connection or a new plan.”

- Asia Horne, Pure Alchemy



ACTIVITY

Public Workshops and several free art experiences

Musical Entertainment

Performance Entertainment

Body/face painting

Sculpture, Live Painting, and Glassblowing Demos

Food options and samples

Alcoholic + Non-alcoholic beverages

Service Pop Ups (Piercings, Massage, Braiding etc.)

Shopping

Photography and other art services

Medical pop up stations (IE Red Cross or Mammogram truck)

Non profit services and giveaways

Games and Prizes

Fire pit and seated areas

Donation Center (drop for specific charity)

Interactive art and survey gathering experience

SPONSOR PACKAGES

1K- 2,499

Lions & Rabbits apparel

2,500 - 5K

Logo on newsletter and website
Lions & Rabbits apparel

5K - 10K

Logo on newsletter and website
Social media shout out
Lions & Rabbits apparel
Tickets to private Lions & Rabbits events

10K - 15K

Logo on newsletter and website
Logo on printed promotional material
Social media shout out
Lions & Rabbits apparel
Tickets to private Lions & Rabbits events

15K- 20K

Logo on newsletter and website
Logo on printed promotional material
Social media shout out
Lions & Rabbits apparel
Tickets to private Lions & Rabbits events
Attendee capture from After Dark markets

20K+

Logo on newsletter and website
Logo on printed promotional material
Social media shout out
Lions & Rabbits apparel
Tickets to private Lions & Rabbits events
Attendee capture from After Dark markets
Vendor information and survey capture



DGRI Highlights February 2022

DDA (1/12/22)

- Received a presentation on the FY2021 Audit
- Approved a retail grant request from Courage and Soar for 50 Monroe Center.
- Received a presentation on Art Prize 2021.
- Next Meeting: January 12, 2022

DID (11/17/21)

- Discussed planning and process for the FY23 reauthorization.
- Next Meeting: December 15, 2021

MNTIFA (6/10/21)

- Adopted FY22 Budget
- Approved funding for FY22 DASH MOU
- Received update on North Monroe public space activation projects
- Next Meeting: January 12, 2021

DGRI (12/13/21)

- Appointed Kent County Administrator Al Vanderberg to the Board
- Completed officer elections for 2022 and 2023
- Received a presentation on the 2022 outlook for Downtown.
- Received updates on FY21 Priority Projects.
- Next Meeting: February 24, 2022.

GR Forward Goal 1: Re-establish the Grand River as the draw to the city & region

Determine long-term governance strategy to develop, manage, activate and sustain the future revitalized

Grand River corridor

- Lead: Downtown Grand Rapids Inc. in partnership with City of Grand Rapids, Kent County and Grand Rapids Whitewater
- Recommendations of Organizational Leadership Committee presented to DGRI B of A in May 2021.
- Founding Board convened November 30.
- Committee and Task Forces formed and working through initial work plans.
- Next meeting scheduled for February 2, 2022
- Community engagement planning with WMCAT Public Agency in process.

Restore the Whitewater Rapids in the Grand River

- Lead: Grand Rapids Whitewater in partnership with the City of Grand Rapids
- Environmental Assessment continues for the lower reach from I-196 to Fulton Street
- GRWW continues to organize for permit filing with environmental regulatory authorities

Lyon Square Opportunity Site

- Lead: Downtown Grand Rapids Inc in partnership with the City of Grand Rapids, Convention/Arena Authority and Amway Grand Plaza Hotel
- Finalizing construction documents and permitting with Progressive A/E and stakeholder group. Anticipate bidding Winter 2022 and construction commencement Spring 2022.
- Memorandum of Understanding drafted for ongoing maintenance and operations of completed project.

Anchor the River with new Development on Select Sites

- Leads: City of Grand Rapids, Convention and Arena Authority, Grand Action 2.0, Downtown Grand Rapids Inc.
- City Commission approved resolution to enter an option with CAA to purchase a portion of the 201 Market site for a Downtown amphitheater.
- City currently has option on Kent County Road Commission site at 1500 Scribner Avenue for possible relocation of City facilities.
- Grand Action 2.0 completing proof of concept phase for amphitheater at 201 Market to be completed in fall 2021.

GR Forward Goal 2: Develop a true Downtown neighborhood home to a diverse population

Encourage infill development to close gaps within and between neighborhoods

- Leads: Downtown Grand Rapids Inc. and City of Grand Rapids
- Bridge South engagement continuing with neighborhood stakeholders and City of Grand Rapids staff.
- Recommendations and implementation plan finalized in March 2021.
- More than 1,000 housing units are in the planning / development pipeline.

Establish a Downtown resident organization

- Lead: Downtown Grand Rapids Inc.
- Downtown Neighbor Network Advisory Committee established Q1 2019
- Launched neighbor-focused website in 2020.
- Continuing monthly meetings and have established a pedestrian safety and communications sub-committee.

Expand public restroom options to ensure a clean and safe neighborhood

- Lead: Downtown Grand Rapids Inc. in partnership with City of Grand Rapids
- Portland Loo identified as a solution to pilot in Heartside Neighborhood at the corner of Weston/Division
- Install completed spring 2020.
- GR DDA approved funding to identify additional locations. Evaluations underway with installation expected in 2022.

GR Forward Goal 3: Implement a 21st-century mobility strategy

Improve navigation and wayfinding

- Lead: Downtown Grand Rapids Inc. in partnership with the City of Grand Rapids

- DDA approved a contract with Progressive A/E in June 2020
- 95 percent review of design types scheduled week of August 16 and will be at City Design Team on August 18
- Prioritizing list of initial install locations
- Final design delivered fall 2021 with bidding expected winter 2022.

Complete the networks in and out of Downtown: Ottawa Avenue resurfacing

- Lead: City of Grand Rapids in partnership with Downtown Grand Rapids Inc and Michigan Department of Transportation
- DDA approved its share of funding contribution in May 2021.
- In addition to resurfacing, scope includes decorative streetlights, street trees, planters, landscaping, irrigation, street furniture, and infrastructure for future traffic signals that will be installed when the street is eventually restored to a two-way.
- Project is currently under construction and expected to be complete before 2022.

Provide additional automobile parking supply

- Lead: City of Grand Rapids, various institutions and the private sector
- 1,500 spaces came online Downtown in 2021.
- Downtown Grand Rapids remains in the biggest parking construction boom in its history and more than 48,500 parking spaces (on and off street) are available.

GR Forward Goal 4: Grow more & better jobs & ensure the continued vitality of the local economy

Recruit major office anchors to Downtown

- Partners: City of Grand Rapids, The Right Place, Grand Rapids Area Chamber of Commerce, DGRI and key real estate leaders
- GR DDA authorized negotiations for major office user on DDA-owned land adjacent to Studio Park
- Acrisure construction complete at Studio Park.
- BAMF Health “groundbreaking” in the Doug Meijer Medical Innovation Building scheduled for August 11 with build out set to be complete in June 2022.
- Perrigo HQ \$45M development under construction and scheduled to be complete in summer 2022.
- Spectrum Center for Transformation and Innovation has begun demolition in Monroe North with an estimated completion date in 2023.

Foster ground-floor businesses to close retail gaps and diversify the mix of Downtown retail offerings

- Leads: Downtown Grand Rapids Inc., City of Grand Rapids, Grand Rapids Area Chamber of Commerce and The Right Place
- MJB Consulting initial outreach and engagement completed with stakeholders and industry experts.
- Phase 2 of the work is underway and will deliver next step recommendations and geographically focused strategic plan in fall 2021.
- Since 2019 the DDA has approved fourteen new Downtown businesses through the Retail Incubation Grant.

GR Forward Goal 5: Reinvest in public space, culture & inclusive programming

Enhance existing non-riverfront parks and open spaces through redesign and programming: Ecliptic at Rosa Parks Circle

- Lead: Ecliptic at Rosa Parks Circle Conservancy in partnership with the City of Grand Rapids and Downtown Grand Rapids Inc.
- DDA funding approved in April 2021.
- Construction underway and scheduled to be complete winter 2022.

Create new (non-riverfront) open space assets: Hill and River Network Plan

- Lead: Downtown Grand Rapids Inc. in partnership with the City of Grand Rapids, Monroe North Business Association, Grand Valley State University, Spectrum Health, Neighbors of Belknap Lookout.
- RFP issued in June 2021. 13 responses received and interviews were held the week of August 23rd.
- Smith Group hired / approved at the DDA meeting in September.
- Stakeholder group convened October 8 for initial meeting.
- Design process and planning initiative anticipated to last 10-12 months.

Expand winter recreational programming in Downtown parks and public spaces

- Lead: Downtown Grand Rapids Inc and City of Grand Rapids
- Committee reviewed more than 30 proposals and will advance proposal for DDA consideration in September.
- DDA approved funding for 10 major art installations as part of World of Winter 2022.
- Planning and activation coordination is underway for the event that will begin January 2022.

Expand arts and cultural events and temporary programming to further activate the public realm year round

- Lead: Downtown Grand Rapids Inc. and City of Grand Rapids
- DDA approved event sponsorships for Art Prize, Confluence and the Global Water Festival in June 2021.
- Organizing with City and Art Prize teams about Art Prize 2021.
- Organized Silent Disco at Studio Park on Saturday 8/21.
- Bicentennial commemoration of the signing of the 1821 Treaty of Chicago at Ah-Nab-Awen occurred 8/29

Continue turning up the volume on public art

- Lead: Downtown Grand Rapids Inc. and City of Grand Rapids
- Women's Way mural ribbon cuttings completed September:
- DDA approved funding for Heartside mural series in April. Artists to begin painting at 5 locations the week of August 9. Tours to begin fall 2021.
- Downtown Social Zone barrier mural projects are underway.
- Storm drain mural project to educate on the storm drain system is underway.



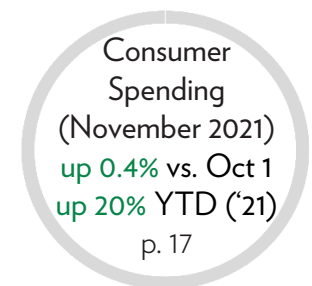
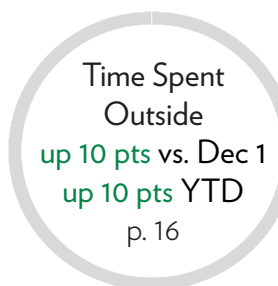
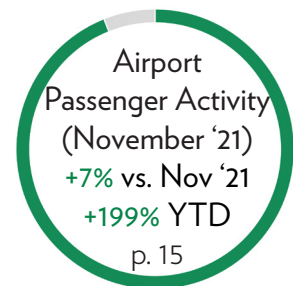
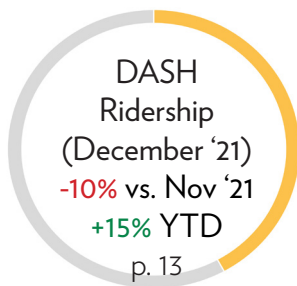
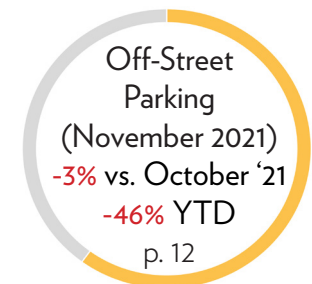
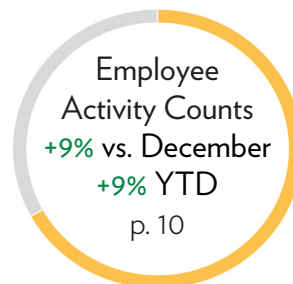
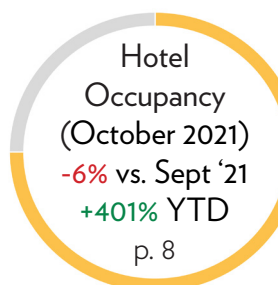
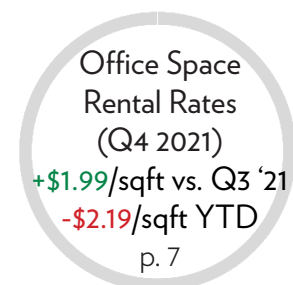
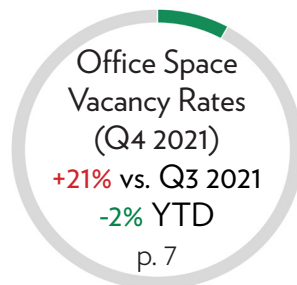
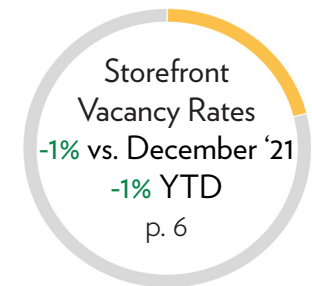
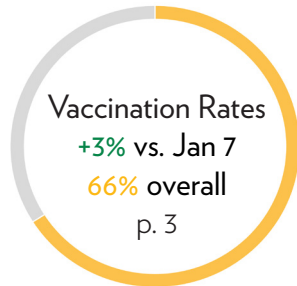
DOWNTOWN
GRAND RAPIDS INC.

Downtown Vitals Report
Produced February 3, 2022

Summary of Downtown Vital Signs

Month over Month & Year to Date Changes

Most Recently Completed Month: **January 2022**



COVID-19 Vaccination Distribution & Administration

Kent County

66%
of Kent residents
fully vaccinated
64% nation-wide
59% state-wide

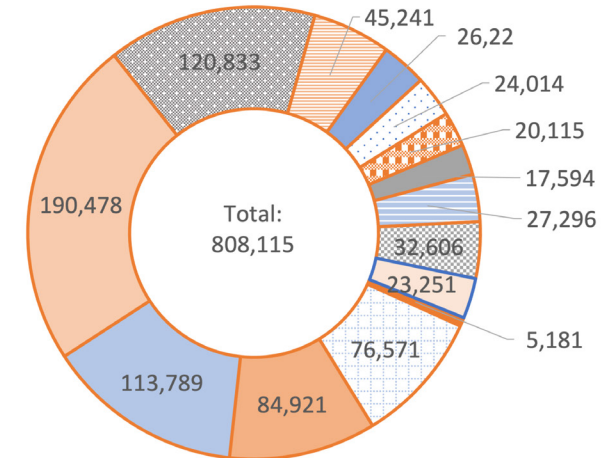
63%
of doses administered
81% nation-wide
73% state-wide

203,368
boosters doses
administered in Kent County

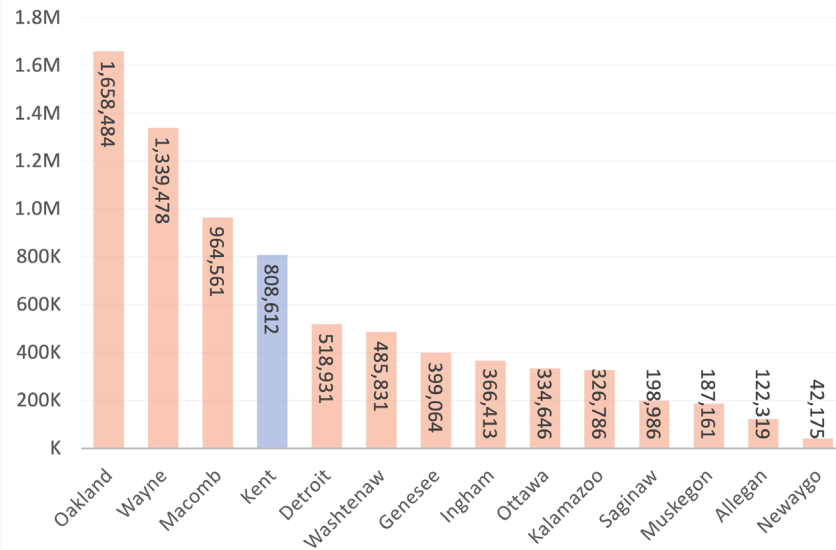
101,300
Pfizer Pediatric doses
delivered to Kent County

Total Vaccines Administered in Kent County

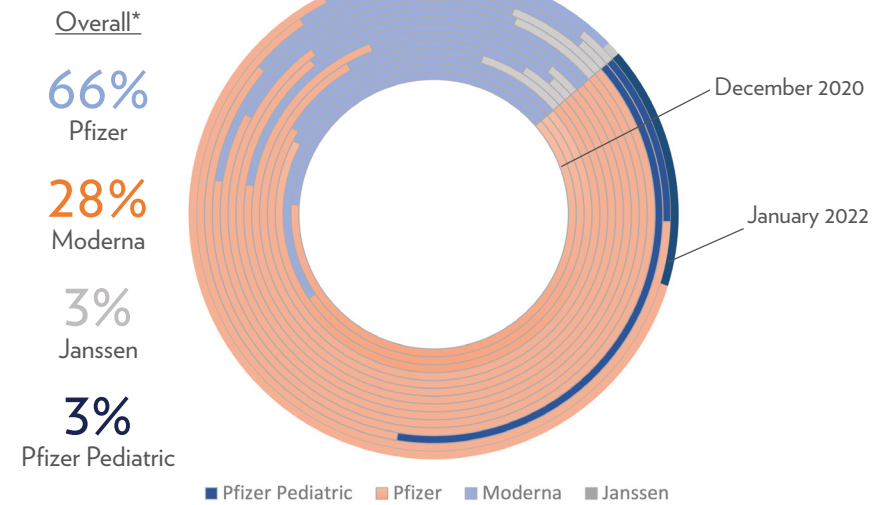
Dec 2020 Jan 2021 Feb 2021 Mar 2021 April 2021 May 2021 June 2021
July 2021 Aug 2021 Sept 2021 Oct 2021 Nov 2021 Dec 2021 Jan 2022



Number of Vaccines Administered Per County



Vaccine Distribution Per Vaccine Type



Business Openings

2021

- ① Marissa's Jewels (January)
- ② Poké Poké & Boba (January 19)
- ③ MDRD (February 2)
- ④ Condado Tacos (February 4)
- ⑤ Blonde Theory (March 1)*
- ⑥ Spinfül.Bike (March 9)
- ⑦ Gaby's Gourmandise @ DTM (May 8)
- ⑧ Eagle Eye Tattoo (May 10)
- ⑨ Wise Men Distillery (June 2)
- ⑩ The 12th House GR (June 2)*
- ⑪ DGX Market (June 21)
- ⑫ Squibb Café @ DTM (June 25)
- ⑬ Dreams Take Work (July 17)
- ⑭ High Point Tattoo (August 21)
- ⑮ Starbucks @ Studio Park (September 1)
- ⑯ Webster's Market (September 3)
- ⑰ Portico (September 3)
- ⑱ ArtRat Gallery (September 10)
- ⑲ Skelketones (September 10)
- ⑳ Stoner's Cave Smoke Shop (October 1)
- ㉑ Planet Fitness (October 8)
- ㉒ Midwest Movement Collective (Oct 16)
- ㉓ The Aroma Labs (October 23)
- ㉔ K-ROK (October 30)
- ㉕ Thrift on Div (November)

2021 con't

- ㉖ Wahlburgers (November 1)
- ㉗ Grand Vin (November 5)
- ㉘ Umbrella Reading (November 5)
- ㉙ GR City Kicks (November 5)
- ㉚ OTONO (November 11)
- ㉛ The Darling Style (November 27)
- ㉜ Stan's Tacos (November 29)
- ㉝ Cafe de Miro @ DTM (December 6)
- ㉞ Social Misfits (December 20)
- ㉟ Terra Bagels (December 20)
- ㊱ Beacon Corner Bar (December 27)
- ㊲ Ambiance GR (December 31)*

2022

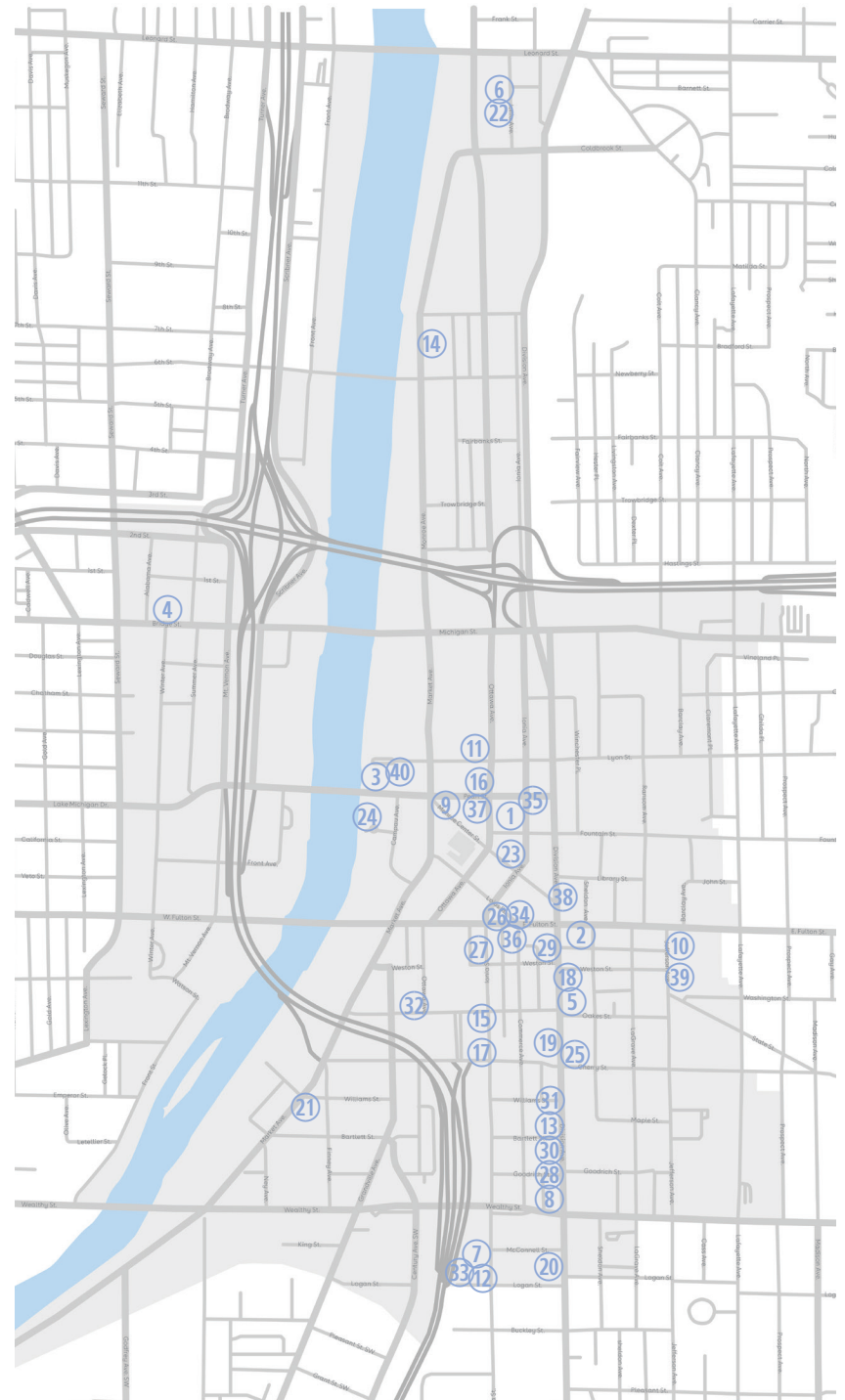
- ㊳ Grand Rapids Voice Collective (Jan 10)
- ㊴ Brooklyn Bodega Bagel & Deli (Jan 26)
- ㊵ Woodrow's (January 27)

15%
BIPOC-Owned

43%
Women-Owned

*received DDA Retail Incubation Grant

Source: Downtown Grand Rapids Inc.



Business Closings

2021

- ① Iyengar Yoga Center (2021)
- ② The Mitten State (February 9)
- ③ Big E's Sports Grill (February 18)
- ④ Sweetie-Licious @ DTM (February 25)
- ⑤ Apothecary Off Main (February 28)
- ⑥ Downtown Ferris Coffee (March 14)
- ⑦ MLive Offices (April)
- ⑧ Subway (April)
- ⑨ Bliss & Vinegar @ DTM (April 25)
- ⑩ Marissa's Jewels (May)
- ⑪ Electric Hero (May 20)
- ⑫ West Side Ferris Coffee (May 22)
- ⑬ Art Caribbean Fusion Cuisine (June 21)
- ⑭ Jam'N Bean (June 28)
- ⑮ Go Java Coffee (July 18)
- ⑯ The B.O.B (December 27)
- ⑰ Osteria Rossa (December 31)

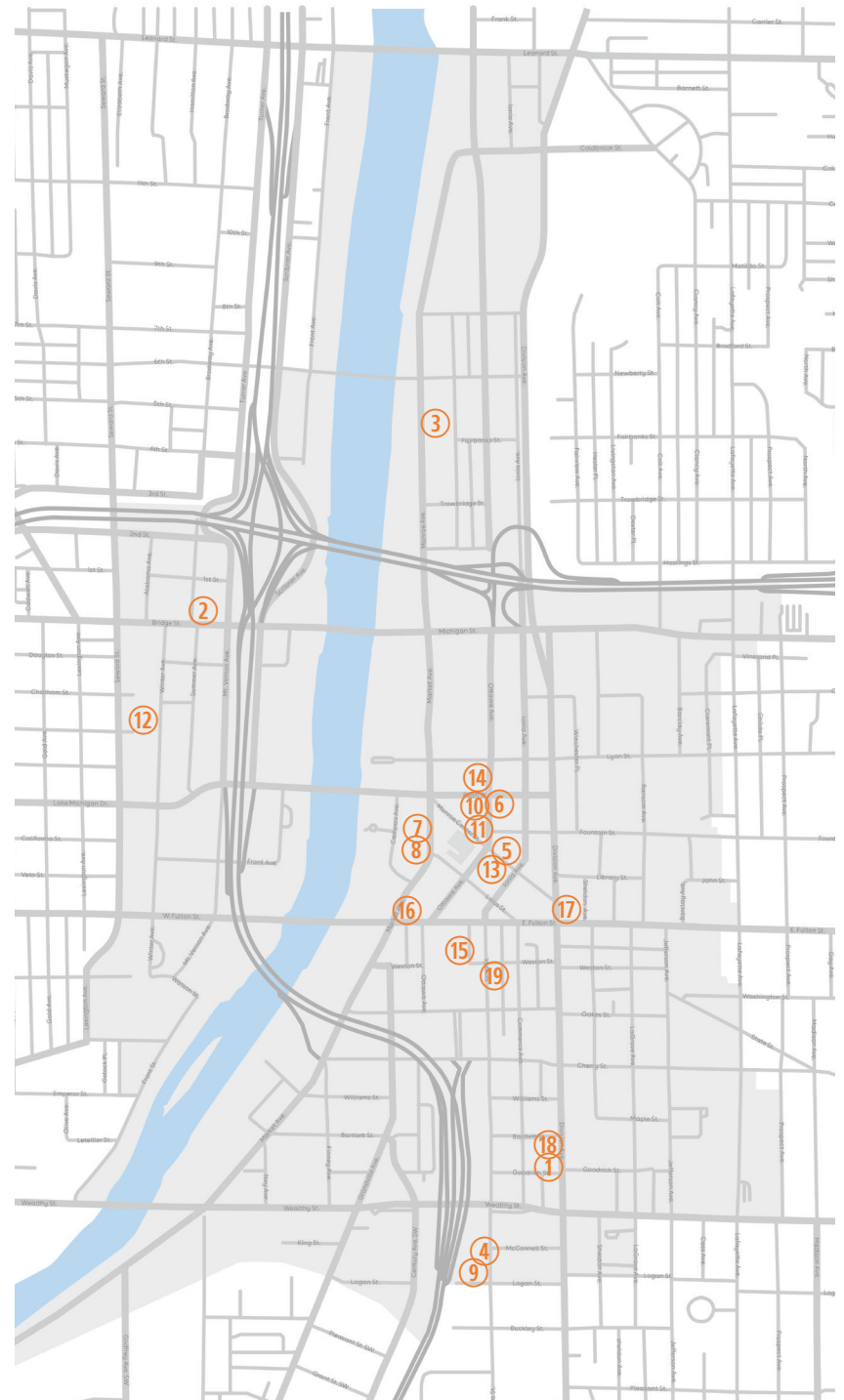
2022

- ⑱ Darling Style (January)
- ⑲ Menna's Joint (January 17)

businesses opening
2.1x
 faster than closing

*business transitioned or moved

Source: Downtown Grand Rapids Inc.



Ground-Floor Storefront Vacancies

366
ground-floor
businesses in DT

21%
current
vacancy rate

2.7 yr
average vacancy
duration

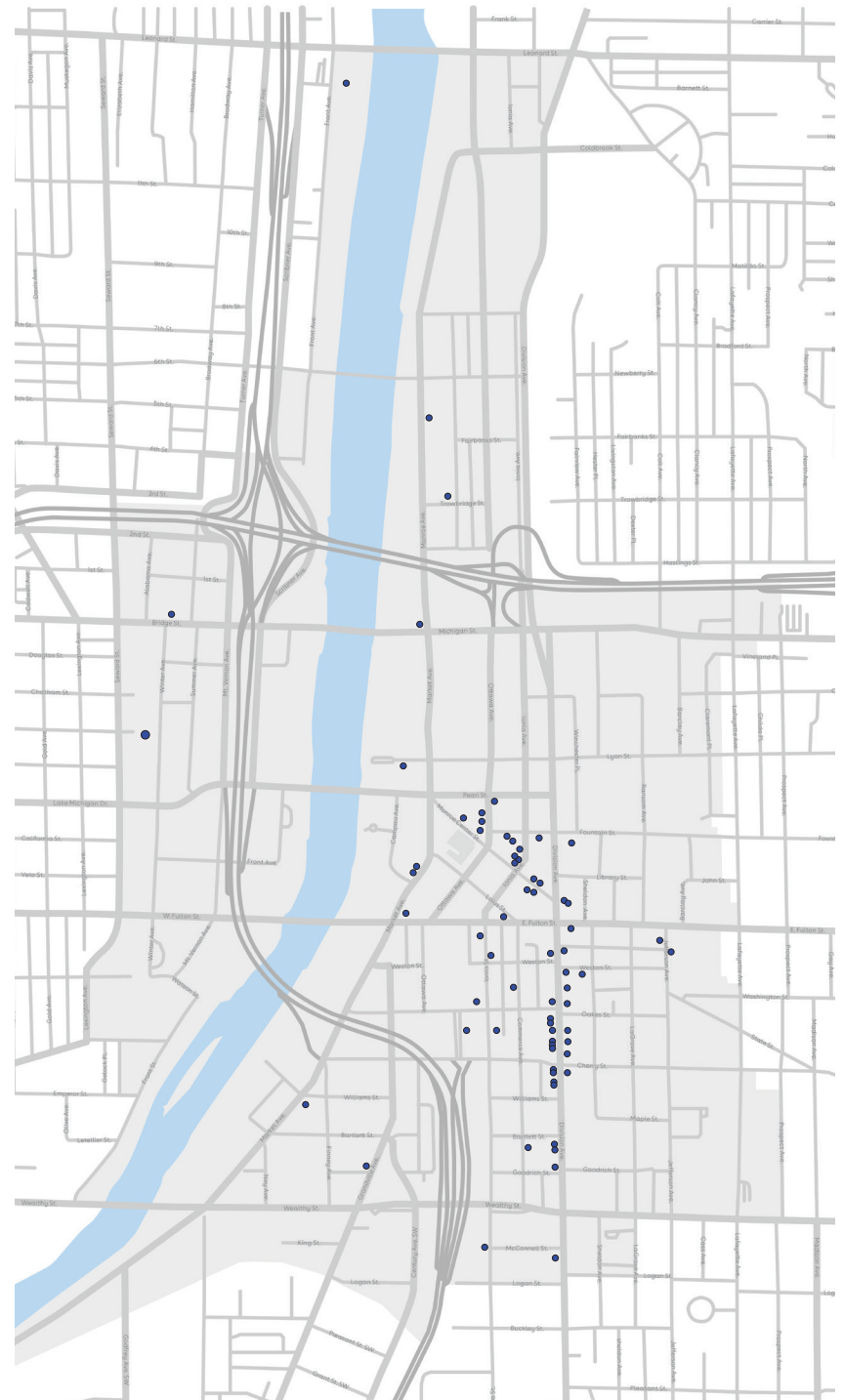
This equates to
428k
square feet of
available space

5 new storefront businesses in the last 12 months:

- 10 Ionia Ave NW #1 (Wahlburgers @ Residence Inn)
- 10 Ionia Ave NW #2 (Social Misfits @ Residence Inn)
- 111 Lyon St NW #1 (Vacant)
- 111 Lyon St NW #2 (Real Seafood Co)
- 111 Lyon St NW #3 (DGX)
- 121 Ionia Ave SW #105 (Starbucks @ Studio Park)

Anticipated new storefront business space:

- 430 Monroe Ave NW development - 2022
- 446 Grandville redevelopment - 2022
- ICCF Tapestry Square - 2022
- Spectrum T&I Center - 2023



Downtown Office Space Vacancy

Updated Quarterly

1%

total overall **increase**
in vacancy rates through
2020 and 2021

Colliers estimates

10M

square feet of occupied
space in Q4 2021, a

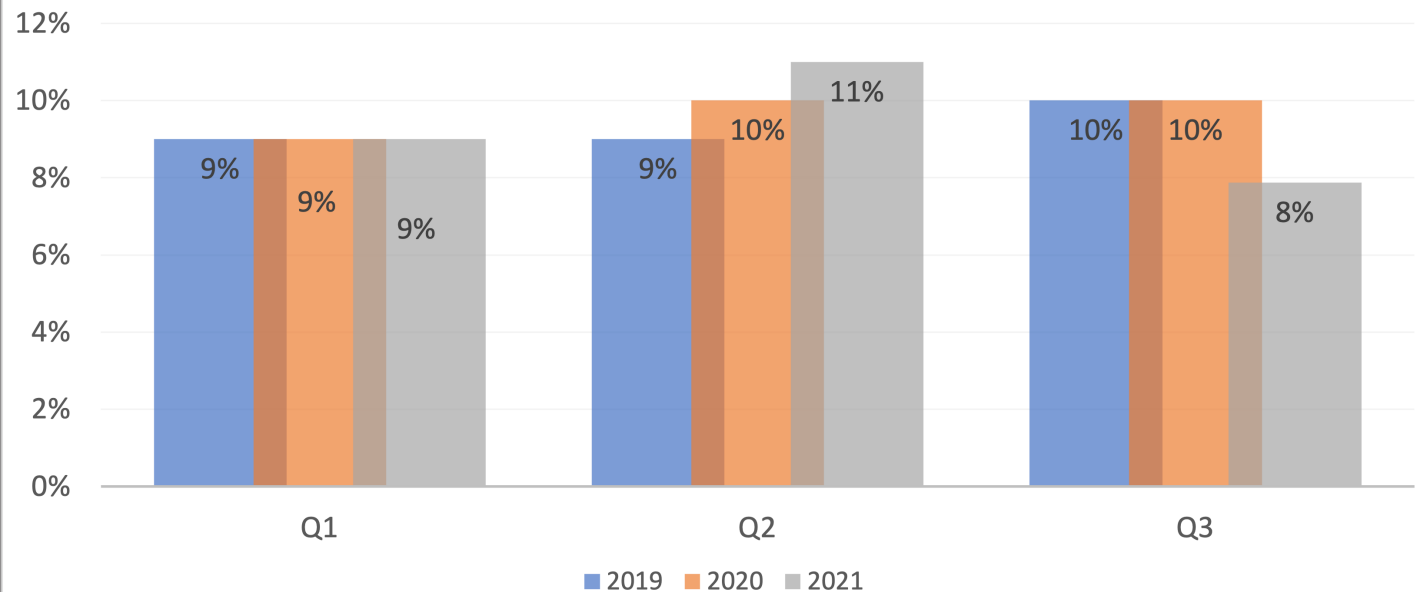
8%

increase since
Q3 2020

13%

overall **decrease** in
rental rates (-\$2.77)
in 2020 and 2021

Downtown Office Space Vacancies Rates
2019 vs. 2020 vs. 2021



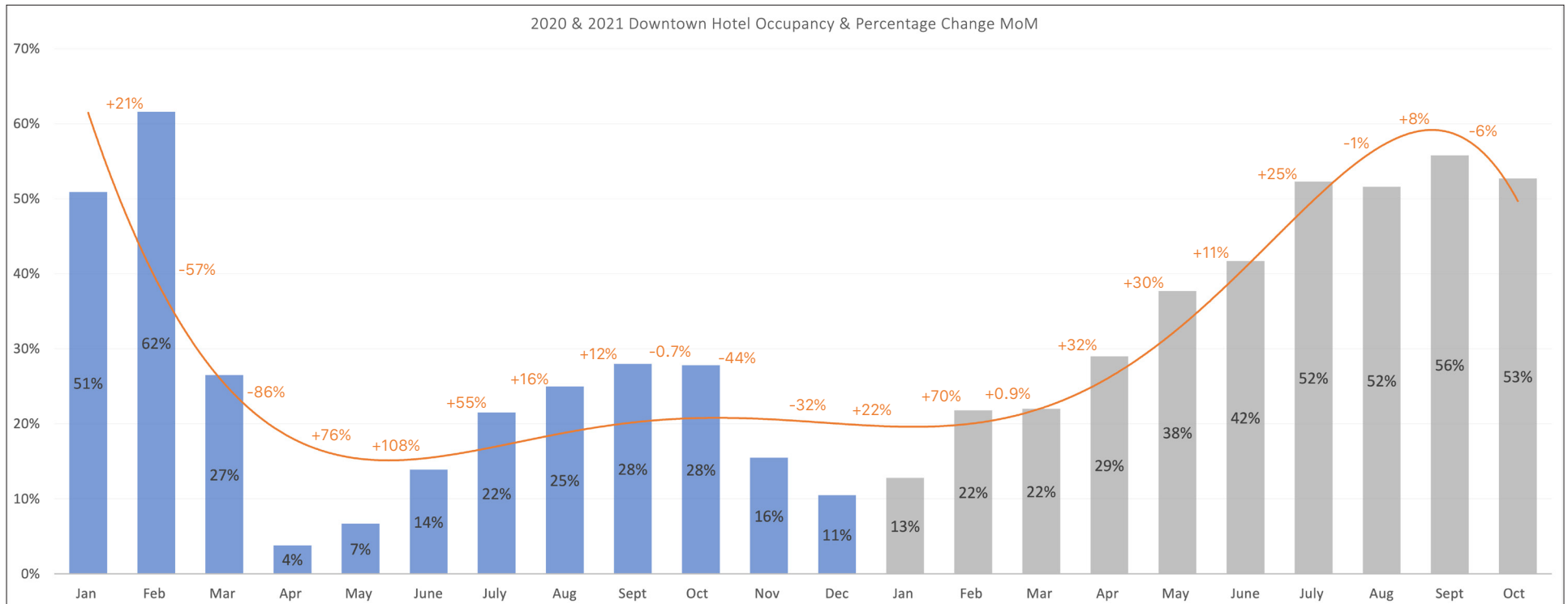
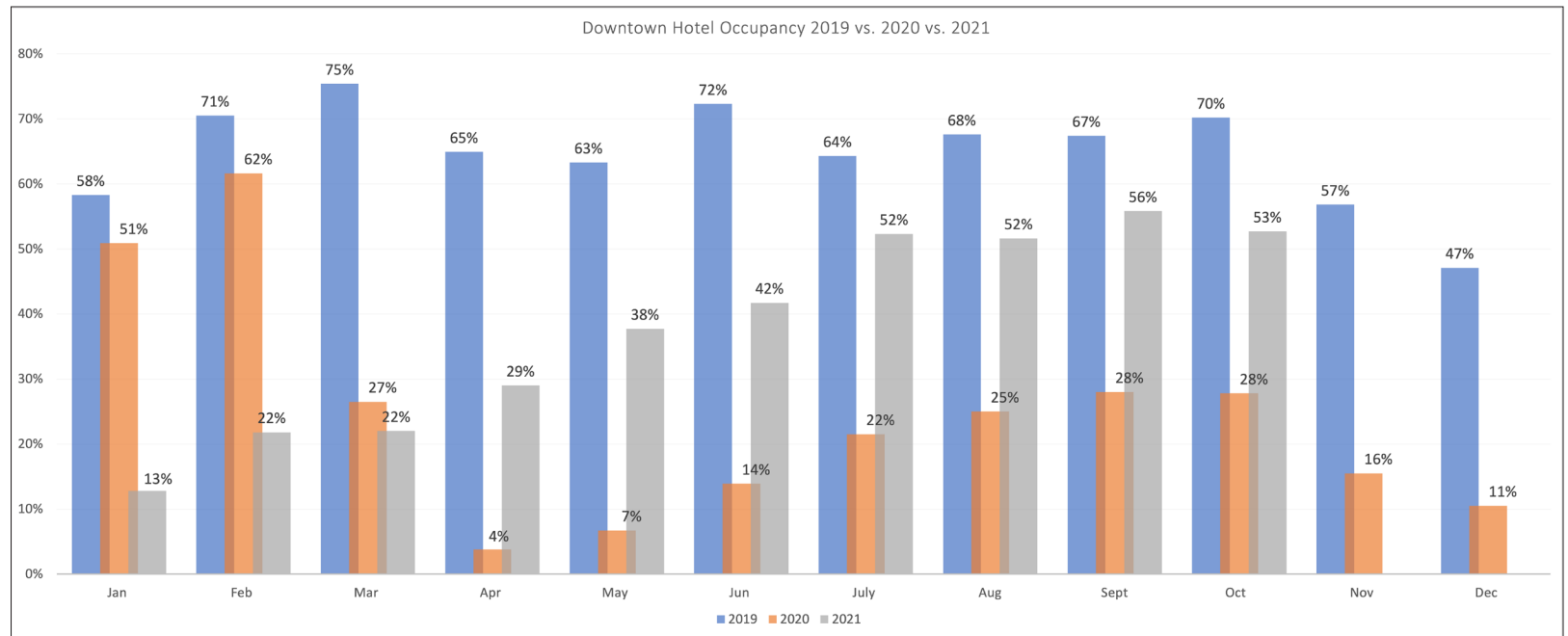
Downtown Office Space Rental Rates
2019 vs. 2020 vs. 2021



Hotel Occupancy

56%
average **decrease**
in hotel occupancy
during COVID

402%
overall **increase** in
hotel occupancy in
2021 since Dec 2020



City Employment

1%

increase compared to
previous month

1%

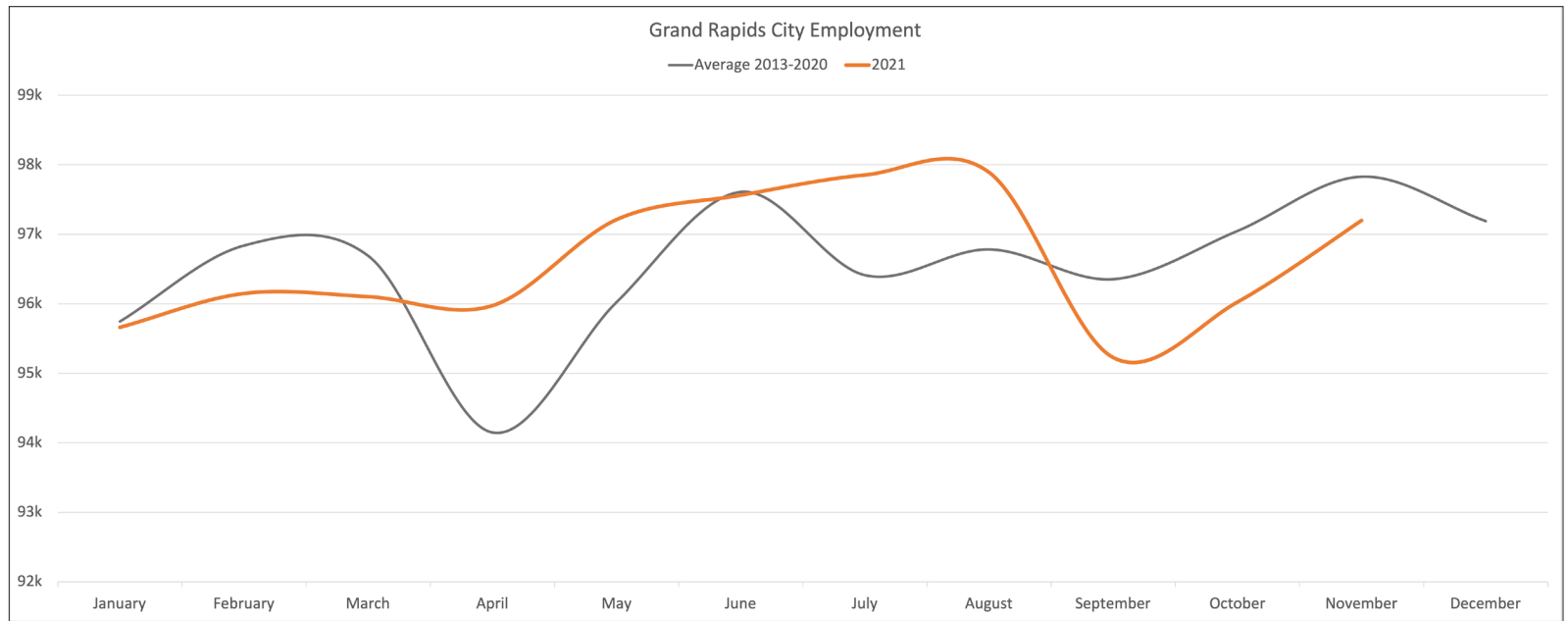
increase compared to
2021 average

1%

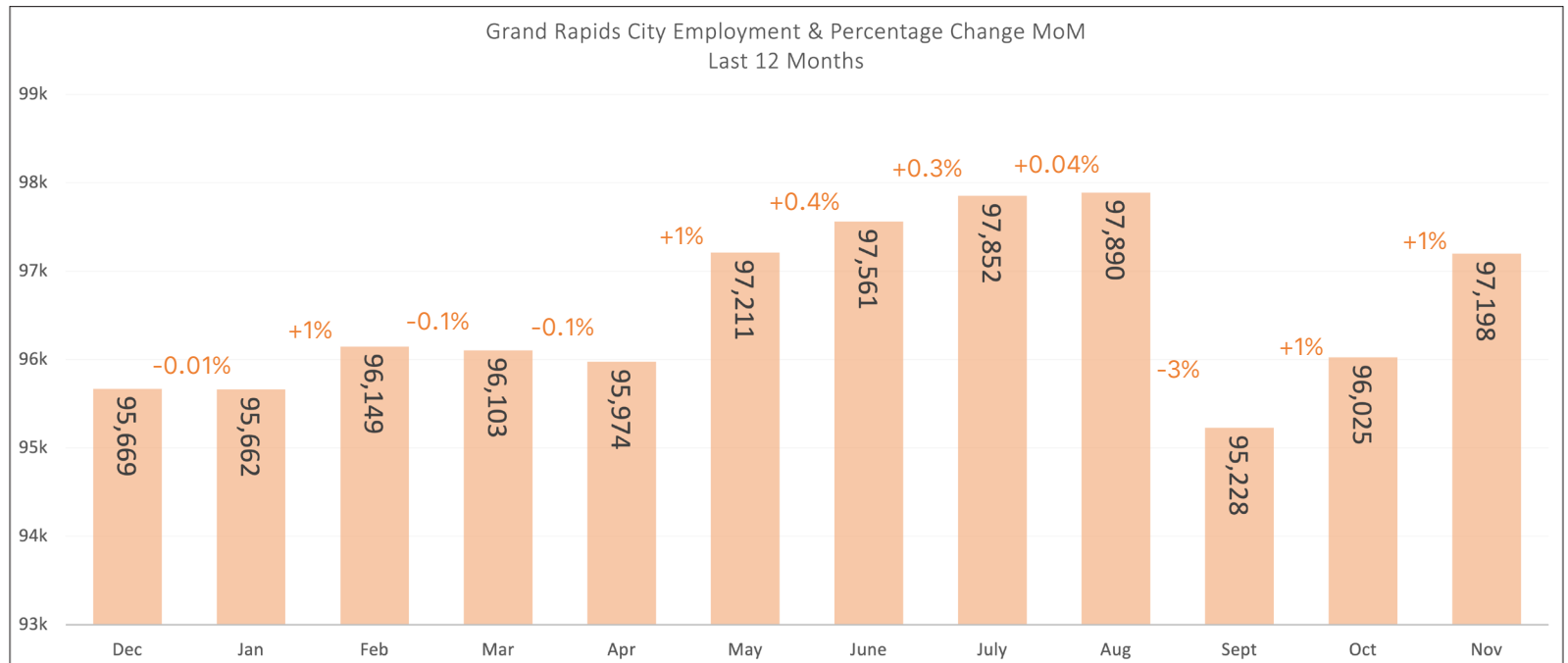
increase compared to
overall average

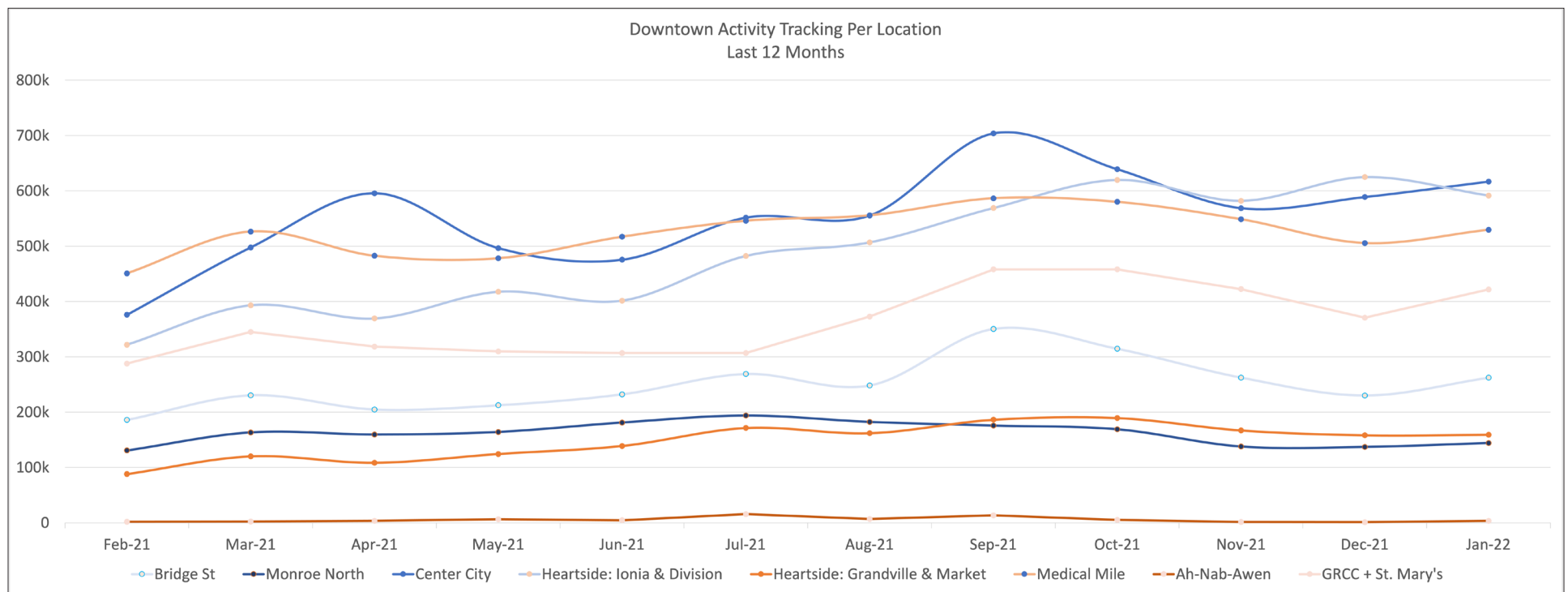
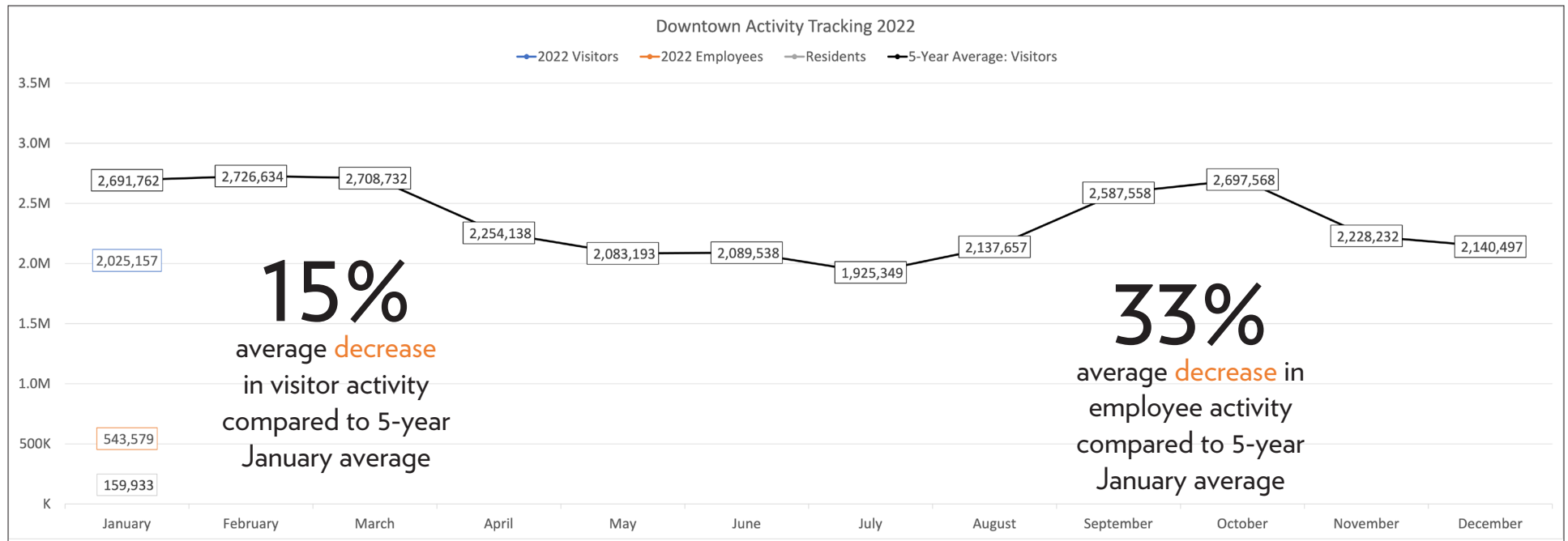
0.1%

increase compared to
October 2021



Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
-0.1%	-1%	-1%	2%	1%	-0.1%	1%	1%	-1%	-1%	-1%	-





Current Downtown Construction and Development

① MSU Innovation Park

anticipated completion: March 2022

- +200,000 square feet of office space
- +4,000 square feet of commercial space
- +600 parking spaces
- +450 jobs

② Perrigo North American Headquarters

anticipated completion: June 2022

- +63,550 square feet of office space
- +4,000 square feet of commercial space
- +170 jobs

③ 470 Market Ave Redevelopment

anticipated completion: May 2022

- +173 housing units

④ Déagagé Ministries Redevelopment

anticipated completion: Summer 2022

- +4,000 square feet of commercial space

⑤ ICCF Tapestry Square

anticipated completion: Q4 2022

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

⑥ Spectrum Transformation & Innovation Center

anticipated completion: Summer 2023

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

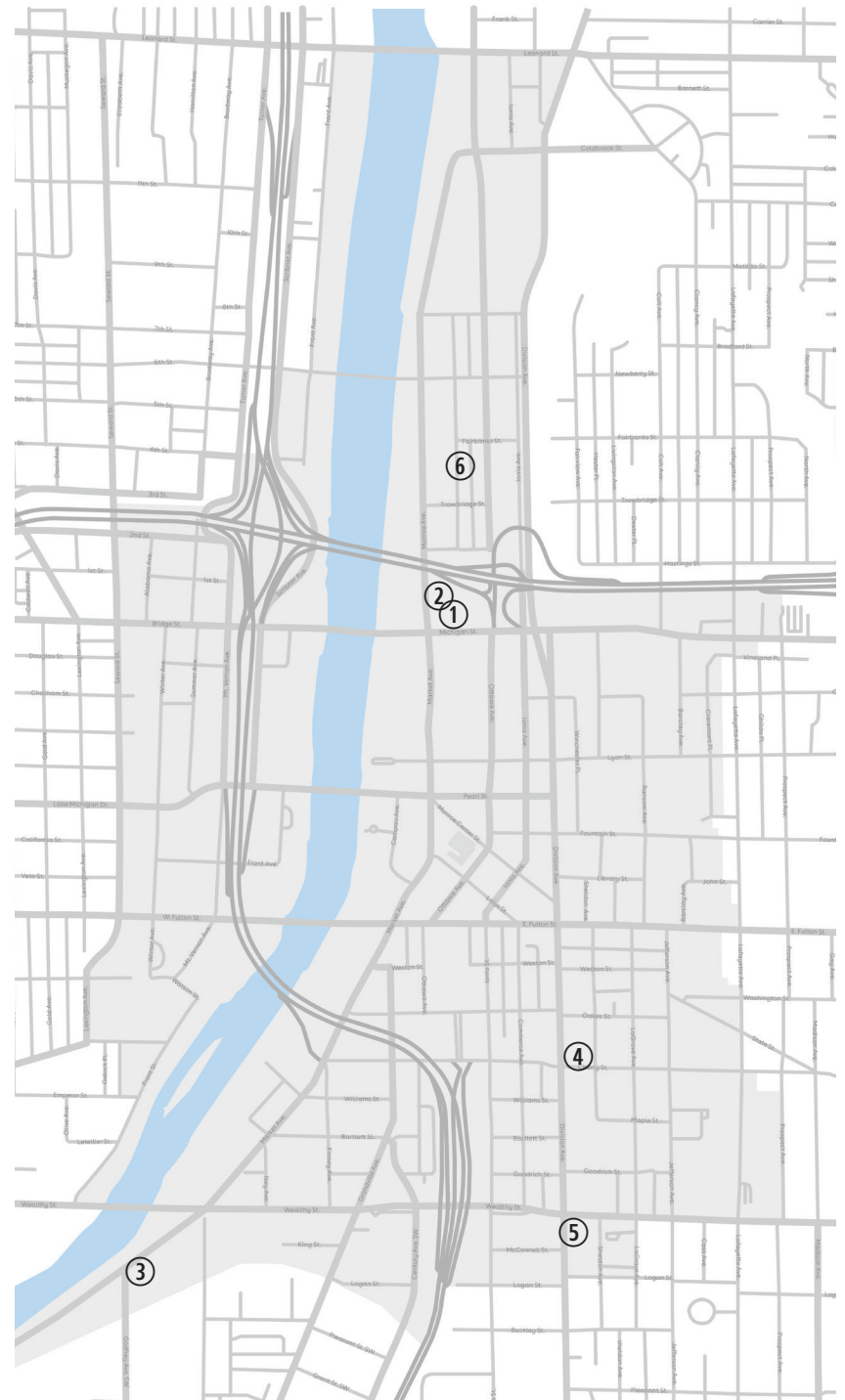
567k
square feet of
office space

22k
square feet of
commercial space

1,690
parking spaces

1,820
new jobs

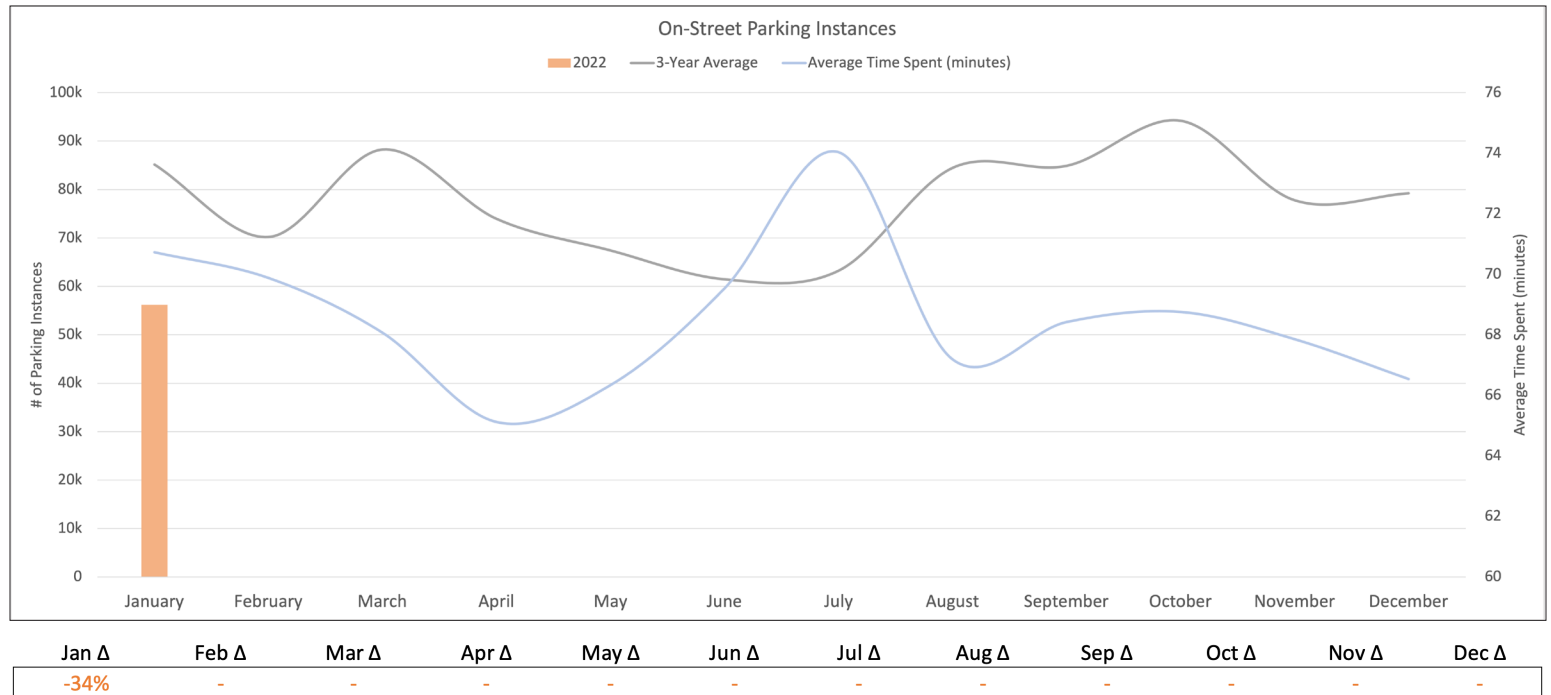
229
housing units



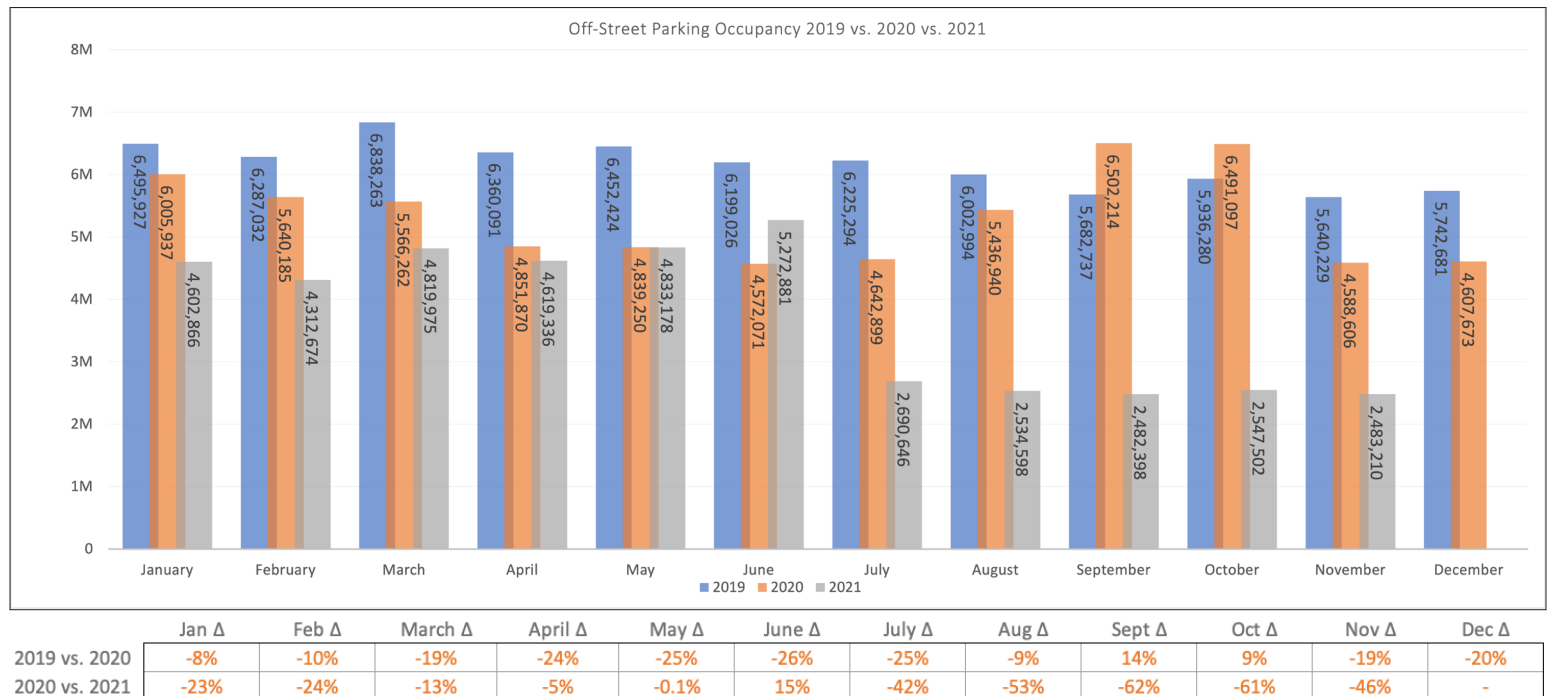
On- and Off-Street Parking

28%
average **decrease** in
2022 compared to
3-year average
on-street parking

7-minute
longer sessions in
2022 compared to
3-year average
on-street parking



*Off-Street Parking currently
experiencing data lag*

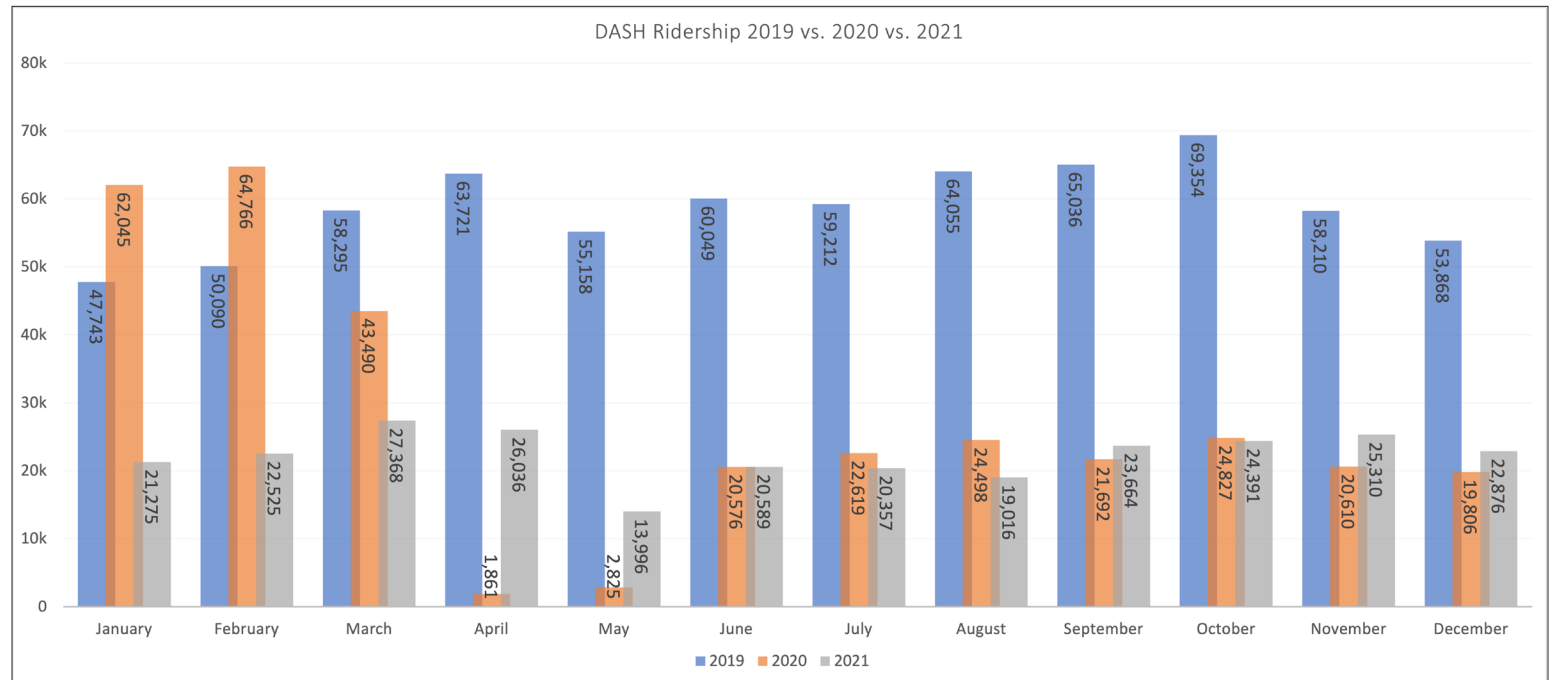


DASH Ridership

Updated Quarterly

66%
average **decrease**
in ridership
during COVID

19%
average **decrease**
in ridership in
2021 vs. 2020



Timeline of DASH Schedule Changes

March 26th, 2020:

DASH West changed to 15-minute frequency;
DASH North changed to 20-minute frequency;
Hours changed to 7am-7pm, Mon-Fri

April 10th, 2020:

Services were temporarily suspended

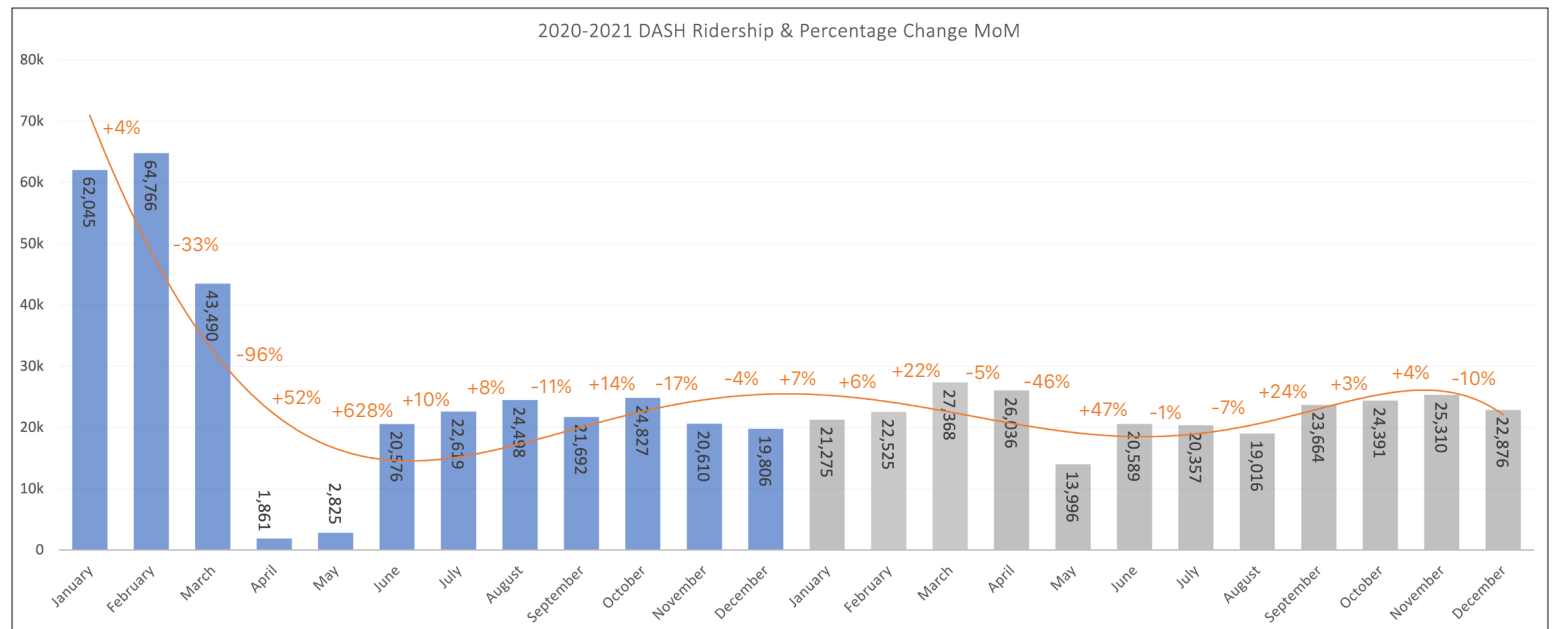
May 26th, 2020:

Number of vehicles was reduced;
Hours changed to 6am-10 pm, Mon-Sat

May 10th, 2021:

Hours changed to 7am-8:30pm, Mon-Fri


	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	30%	29%	-25%	-97%	-95%	-66%	-62%	-62%	-67%	-64%	-65%	-63%
2020 vs. 2021	-66%	-65%	-37%	1299%	395%	0.1%	-10%	-22%	9%	-2%	23%	15%



*not on full schedule

Source: The Rapid

Downtown Social Media Engagement Look-In






Downtown Grand Rapids Inc.

January 2 · 🌐



Beacon Corner Bar is NOW OPEN!

Stop by and enjoy seafood boils at the corner of Fulton Street and Commerce Avenue SW in #DowntownGR.






Bec Krenz and 350 others




89 Comments 103 Shares



experiencegrandrap · Following

...






experiencegrandrapids Dream Grand in 2022! Happy New Year and cheers to you Grand Rapids/Kent County.

4w



experiencegrandrapids #GrandRapidsmi #ExperienceGR #GrandRapids #puremichigan

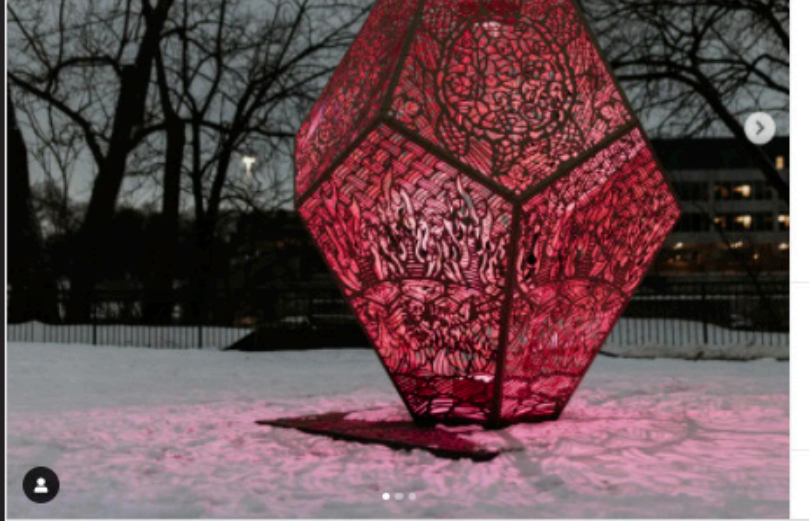
♡





Liked by exposuretrianglephotography and 983 others



JANUARY 1

 Add a comment... 






Bec Krenz and 350 others




89 Comments 103 Shares



experiencegrandrap · Fol

Sixth Street Park




experiencegrandrapids Lo

creates a magical wintery e


at #WorldOfWinterGR! Rea

bio) about these amazing v

artists.






6d



jeniferburkethomas Head

there today. Can't wait!


5d 1like Reply




Liked by marion.in.dow



496 others

6 DAYS AGO



 Add a comment...

#DowntownGR #WorldOfWinterGR





Bec Krenz and 825 others

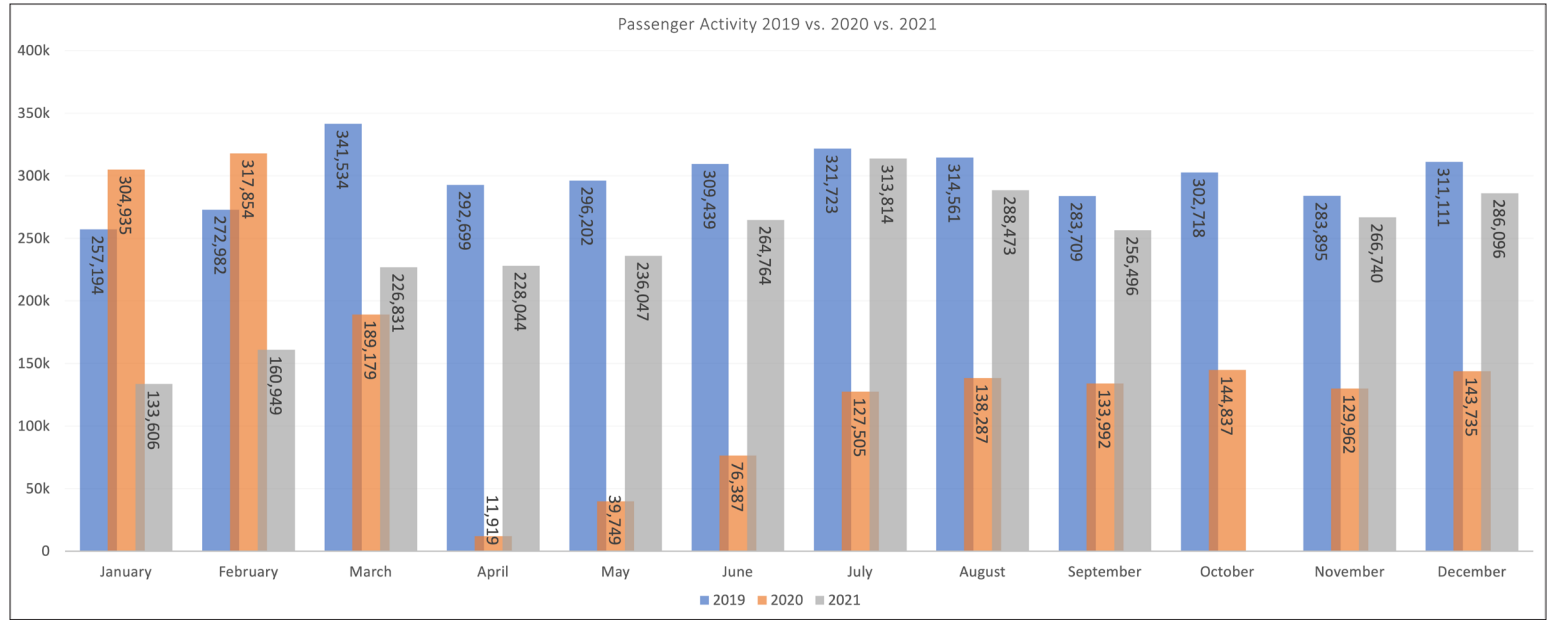


711 Comments 1.8K Shares

14

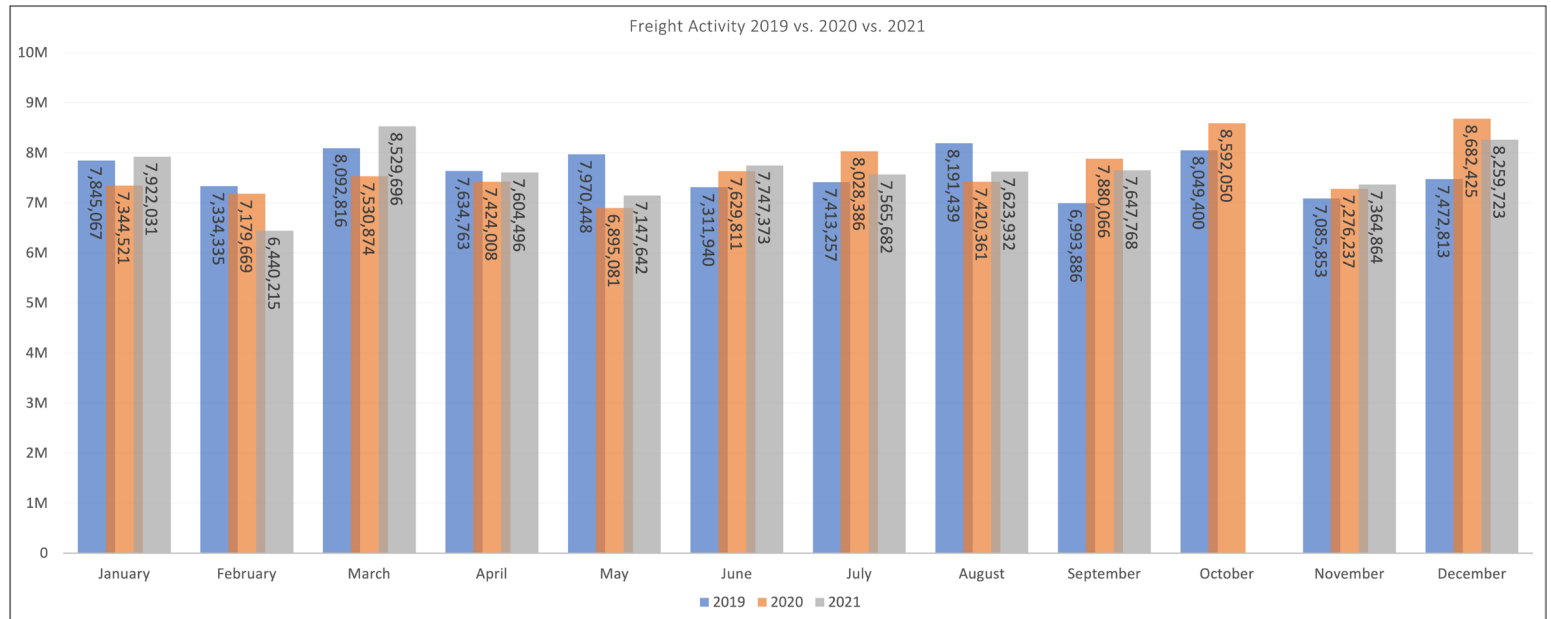
Airport Activity

40%
average **decrease** in
passenger activity
during COVID



	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	19%	16%	-45%	-96%	-87%	-75%	-60%	-56%	-53%	-52%	-54%	-54%
2020 vs. 2021	-56%	-49%	20%	1813%	494%	247%	146%	109%	91%	-	105%	99%

2%
average **increase**
in freight activity
during COVID



	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	-6%	-2%	-7%	-3%	-13%	4%	8%	-9%	13%	7%	3%	16%
2020 vs. 2021	8%	-10%	13%	2%	4%	2%	-6%	3%	-3%	-	1%	-5%

October 2021
Temporarily Missing

Time Spent Outside of Home: Retail & Restaurant
Kent County

-22%

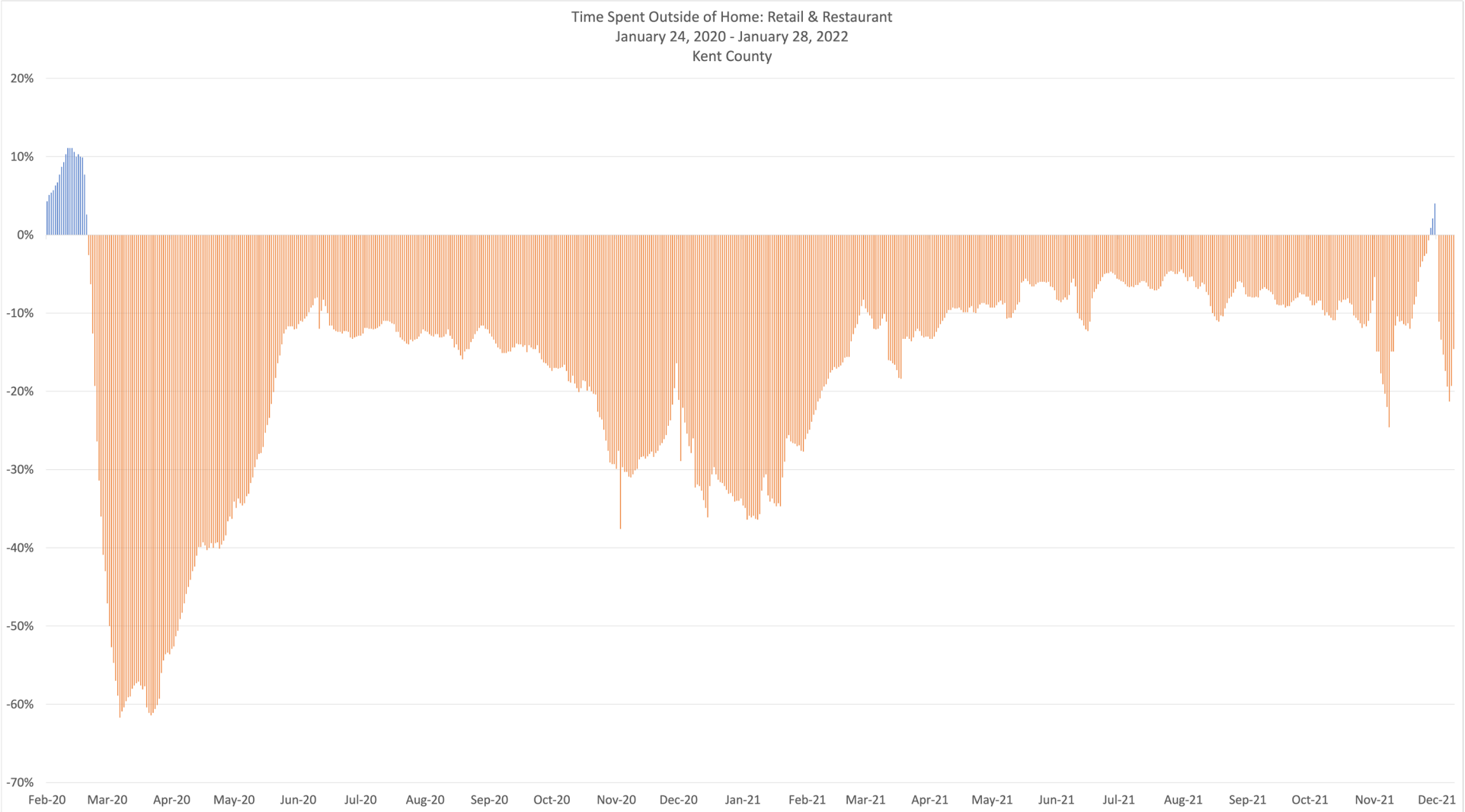
January Average
Jan 2021: -34%
Jan 2020: N/A

-22%

2022 Average so far
2021: -13%
2020: -23%

-15%

January 1 2022
Jan 1 2021: -32%
Jan 1 2020: N/A



Consumer Spending
State of Michigan

+18%
October Average
Oct 2020: +0.4%

+12%
2021 Average
2020: -4%

+17%
November 1 2021
Nov 1 2020: -3%

