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AGENDA

DOWNTOWN
DEVELOPMENT
AUTHORITY



DDA

Board Members:

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

Wednesday, January 13, 2021

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

Microsoft Teams

- | | | |
|--|--------|---------|
| 1. Call to Order | | |
| 2. Approve Meeting Minutes from December 9, 2020 (8:00)
(enclosure) | Motion | Winn |
| 3. Accept December 31, 2020 Financials (8:05)
(enclosure) | Motion | Chapman |
| 4. Presentation of the FY2020 Audit (8:10)
(enclosure) | Motion | Chapman |
| 5. Winter Ready Grant Recommendations (8:20)
(enclosure) | Motion | Miller |
| 6. Portland Loo Report (8:30)
(enclosure) | Info | Eledge |
| 7. Downtown Retail Presentation (8:40)
(enclosure) | Info | Kelly |
| 8. Executive Director Report (9:00) | Info | Kelly |
| 9. Public Comment (9:10) | | |
| 10. Board Member Discussion (9:15) | | |
| 11. Adjournment (9:20) | | |



DOWNTOWN
GRAND RAPIDS INC.



MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY

December 9, 2020

1. Call to Order – The meeting was called to order at 8:00 a.m. by Chair Rick Winn.

Attendance

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

Others Present: Tim Kelly (DDA Executive Director), Amanda Sloan, (DDA Recording Secretary), Jessica Wood (Legal Counsel), Kimberly Van Driel, Annamarie Buller, Kyama Kitavi, Samantha Suarez, and Mark Miller (DGRI Staff), Rebecca Krenz, Tricia Chapman, Scott Saindon, Mark Washington, Winsome Kirton, Karl Chew, Ted Lott, Scott Page, Jess Zarik, J.D. Loeks, and others.

2. Approve Meeting Minutes from October 14, 2020
Motion: Mr. Talen, supported by Ms. Dunn, moved approval of the October 14, 2020 Meeting Minutes. Motion carried unanimously.
3. Accept November 30, 2020 Financials
Motion: Mr. McNeilly, supported by Ms. Dunn, motioned to accept Statement D: November 30, 2020 Expenditures. Motion carried unanimously.

4. DNN Web Contract

Ms. Buller stated GR Forward Goal 2 calls for the establishment of a residential council which was formed in 2019, in partnership with DGRI, as the Downtown Neighbor Network. The priorities of this group include communicating key information to residents, hosting events, and exploring advocacy issues to improve Downtown quality of life. Ms. Suarez presented the multiple communication efforts developed for the DNN (including the DNN project page and a Live Downtown page on DGRI's website, the DNN Facebook page, and the DNN monthly newsletter). She provided analytics on these sources and noted low monthly page views on the website, but significant time spent on those pages once accessed (surmising these pages are hard to find but the content found very valuable). The DNN Facebook group was launched in July of 2019 where membership nearly doubled from December 2019 to December of 2020; also, the DNN Newsletter has participation higher than the industry average with an open rate of 33% and click rate of over 9%. This data signifies the demand for a centralized communication tool to keep Downtown residents informed, connected, and engaged. Ms. Buller stated Well Design Studio has a history of working closely with neighborhood organizations to further

their mission and to solve design and marketing challenges and is requesting the DDA hire them to complete the DNN Website. Ms. Dunn asked if maintenance of this website has been determined. The cost for maintaining this website will be \$150 annually. Mr. McNeilly inquired as to the geography of the DNN. Ms. Buller stated this is a collaborative network of Downtown neighborhoods with a target of multi-unit buildings often missed in other organizational efforts.

Motion: Mr. McNeilly, supported by Ms. Dunn, moved to authorize funding to Well Design Studio, in an amount not to exceed \$16,250, to build a website to serve as the central communication tool for current and prospective Downtown Residents. None opposed. Motion carried.

5. Retail Partnership Funding Authorization

Mr. Kelly stated retail development continues to be a high priority for DGRI and the City of Grand Rapids. In addition to incentivizing development and the establishment of our retail innovation grant among other things, the DDA entered into a partnership with the City of Grand Rapids and the GR Area Chamber of Commerce (GRACC) to support the Retail Retention & Attraction Initiative. The priorities initially identified were almost immediately shifted with the onset of COVID-19. Mr. Kelly stated the position, however, has been valuable and we would like to see this continue both in the short term and with an adjusted scope of work in the long term. This will be in coordination with the Mayor's Economic Recovery Task Force. Mr. Kelly noted the City's contribution of \$50,000 has been approved and the GRACC will provide workspace and other in-kind support. Mr. Eddie commended Mr. App (Retail Retention & Attraction Specialist) for his immediate response and regular communications with small businesses downtown. Mr. Avila asked Chair Winn what the process is in determining partnerships for these opportunities and voiced his concern for not equally serving the Hispanic Chamber, Grand Rapids Area Black Businesses (GRABB) or West MI Asian American Association with these opportunities. City Manager Washington stated he has had conversations with GRABB and Hispanic Chamber representatives after launching this program and has since become more deliberate with including these entities in these types of partnerships.

Motion: Ms. Sieger, supported by Mr. McNeilly, moved to authorize funding in an amount not to exceed \$50,000 for the Retail Retention and Attraction Initiative through November of 2021. Motion carried.

6. World of Winter Funding Authorization

Ms. Van Driel stated in the past, World of Winter has been heavily focused on events and programming which will be different this year as we shift more to art installations and placemaking. She presented the interactive placemaking art installations Winter Tumbleweeds & Grasses, HYBYCOZOS (including the custom 'Mandidoo Bawating' sculpture), and Impulse by CREOS. She then proposed to bring Singing Tree by Limbic Media, Ice Luminaries to the Gillett Bridge, and projection mapping to the façade of Civic Auditorium at Lyon Square. World of Winter programming will include pop up performers, a virtual scavenger hunt, ice games, Valent-ICE sculptures, ice skating and potentially snowshoeing and other activities as permitted. Ms. Van Driel shared that over a dozen Seasonal Event Sponsorships have been approved for placemaking and programming as well. All of this activity is expected to increase foot traffic and activate downtown January 15 to February 28, 2021. Mayor Bliss commended the team for embracing winter months and progressing GR to a four seasons city. Mr. Talen requested demographics on grant recipients. Mr. McNeilly asked how we are benchmarking engagement and participation. Ms. Van Driel stated we will have staff at events, pedestrian counters, and some interactions counters to measure participation.

Motion: Ms. Dunn, supported by Ms. Sieger, moved to authorize the expenditure not to exceed \$155,000 to support World of Winter event programming, project mapping installation, and ice sculpture support out of the DDA Event Production (\$100,000), Public Space Activation (\$40,000), and Economic Recovery (\$15,000) budget line items. None opposed. Motion carried.

7. Downtown Winter Ready Grant Update

Mr. Miller presented an update on the Winter Ready Grant and stated a variety of businesses Downtown have applied and are moving through the process. Five grants have been approved to date with nine more in process (which would utilize \$167,000 of the \$200,000 approved grant funding). Additionally, there are another 15 seriously interested applicants that would like to request grant funding. In order to accommodate these businesses, we will need to increase the overall funding for the Winter Ready Grant by \$175,000. Mr. Miller presented a grant request from Studio Park for \$25,600 for an outdoor tent to be used by all Studio Park tenants. He then explained one of the challenges grant applicants currently have is the lack of cash flow for purchasing the necessary Winter Ready supplies upfront and requested the DDA purchase those supplies from vendors directly for these grant recipients. Mr. Kelly noted \$600,000 is remaining in our Economic Recovery budget. Mr. Miller clarified the DDA will own these purchased structures and the plan is to modify these in the spring for year-round use with annual permitting. Mr. Eddie asked who is responsible for storage and maintenance costs. Mr. Miller stated in most cases business owners will store and maintain them.

Motion: Mayor Bliss, supported by Ms. Dunn, moved to authorize DDA funding (in addition to the \$200,000 approved in October), in the amount not to exceed \$175,000 (for a total not to exceed of \$375,000) for the Winter Ready Grant using funds from Goal 4 Economic Recovery. Included in this motion is the explicit approval of \$25,600 to be granted to Studio Park and the approval of direct spending not to exceed \$150,000 with Prestige Products and \$25,000 with Crystal Flash for Winter Ready Grant Recipient supplies purchases. Board Member McNeilly abstained. None opposed. Motion carried.

8. Marketplace powered by Pack Elephant

Mr. Kelly stated that included in the 2017 Purchase and Development Agreement with Jackson Entertainment LLC for the development of Studio Park, was a commitment to create a minority and woman-owned retail business incubator with ground floor space. Mr. Kitavi presented Pack Elephant, a boutique gifting service that sources local artisans for high quality unique gifts. Pack Elephant was started in 2015 by Winsome Kirton and has grown to support over 100 makers with 43 corporate customers. With Pack Elephant as an anchor tenant in the Marketplace at Studio Park, even more incubation opportunities will be made available as Ms. Kirton showcases West Michigan makers in this Downtown retail space. Mr. App and Mayor Bliss voiced their excitement and confidence in this project.

Motion: Mayor Bliss, supported by Ms. Dunn, moved to approve the resolution authorizing the DDA Executive Director to execute a contract for an amount not to exceed \$67,500 to support the Marketplace at Studio Park powered by Pack Elephant through the Goal 4 Retail Innovation Program. None opposed.

9. 78 S. Division PILOT Request

Mr. Kelly introduced a request from Brookstone Capitol, LLC for tax exemption and Payment in Lieu of Taxes (PILOT) for the 78 South Division Apartments project. This project proposes to provide 36 affordable housing rental units for households with income at or below 60% of the area median income and the project is estimated to cost \$11,098,315. Ms. Banchoff, Community Development Department, added the developer will seek a capitol contribution in the amount of \$8,726,035 from an investor through Low Income Housing Tax Credits (LIHTC). Mr. Talen recognized the importance of this project for Downtown but voiced his concern with the lack of open communication from Brookstone Capitol on similar projects; he also wonders if current legal action has raised concerns within the City in working with Brookstone. Mr. Chew, unable to comment on the pending lawsuit, stated this project will be the ninth affordable housing unit built in Heartside since 2005 and will continue to improve the neighborhood. He asked what information needed to be communicated, to which Mr. Talen responded an organization that is receiving public support should be accessible to the community and in his experience this has not been so. He suggested avenues be put into place for the public to access information. Mayor Bliss requested more information be presented to the DDA before considering this motion for consent. Ms. Banchoff confirmed this request could be considered by the DDA Board in January and still seek City Commission approval prior to the tax credit application deadline.

Motion: Mayor Bliss, supported by Mr. Avila, moved to table this action until the January meeting. None opposed.

10. CLT and FUSE Affordable Housing Updates

Ms. Buller introduced David de Velder and Jess Zarik from The Dwelling Place to provide updates on the Community Land Trust and Frequent Users Systems Engagement programs, two unique approaches to affordable housing currently being supported by the DDA.

Mr. David de Velder stated there continues to be a growing gap in home affordability in Grand Rapids; families making the area median income are unable to purchase a median income home with the average home price in GR around \$250,000. The CLT model provides lower income households an opportunity to purchase a home at around 25% of the home's value. Upon sale the owner receives all principal payments plus 25% of any appreciation (the remaining 75% goes back into the land trust to assist future buyers). Dwelling Place CLT is currently serving homebuyers up to 110% area median income at Martineau Condos (which has 23 live/work units). Two of these condos have been renovated and are ready for purchase with nine Martineau residents interested in purchasing their current rental units. Renovations on those units will begin once a contract is signed and the first CLT closings are projected for early 2021.

Ms. Jess Zarik presented an update on the FUSE model which identifies frequent users of criminal justice and health services and offers permanent housing and support services for those individuals. She stated planning work began in January. Following the Corporation for Supportive Housing (CSH) action planning steps, they are currently in the pilot implementation phase of creating a referral process. Ms. Zarik shared that Dwelling Place staff members were able to attend Medicaid Academy, multiple work groups have been formed, Kent County data is being collected by MDHHS and supplemented by EMS and local law enforcement, GVSU Family Health Center was awarded a \$1.5 million grant for FUSE clients, Continuum of Care initiated a prioritization process for FUSE clients and Dwelling Place has extended full time employment to the FUSE coordinator until May of 2022 to facilitate this work. Ms. Zarik provided preliminary data of individuals with active Medicaid enrollment

that have excessive expenditures, frequent emergency room visits, and extended inpatient stays. Upcoming work will include final data thresholds, solidifying a prioritization referral pipeline, a FUSE GR-specific Data Use Agreement, secure extended evaluation service resources, create outreach structure and process, and begin lease up in 2021 of Dwelling Place properties. Ms. Schottke asked what the Area Median Income is for Grand Rapids. Mr. David de Velder shared the AMI in Kent County for a family of four is \$80,000 (\$56,000 for an individual).

11. Bridge South Update

Mr. Kelly invited Lott3MetzCrutcher (L3MC) to present an update on the Bridge South project. This project seeks to better connect the near Westside to Downtown with targeted development of the publicly owned (DASH) surface parking lots between US131 and Seward Avenue and Lake Michigan Drive and Bridge Street.

Mr. Ted Lott presented a map of Areas 7, 8 and 9 which hold roughly 1300 surface parking spaces. He stated Mobile GR has indicated their desire to maintain 400-600 of those spaces and showed the potential to create 200 spaces simply by using street space. He then presented the proposed development sites: Seward Site, Fire Department Site, and Parking Lots Site. Mr. Lott stated the proposed usage for the Seward site is primarily residential and can be broken down into 4 parcels to be more easily used by interested developers. These units could be apartments and/or townhomes with or without commercial space and parking satisfied with surface spaces in the rear of the buildings or along the rail line. Mr. Scott Page presented the proposed Fire Department Site stating stakeholder feedback indicated the need for greater parking closer to existing businesses along Bridge Street. He stated if we had the opportunity to redevelop this site, he recommends a mixed-use development with ground floor commercial frontage, 80 residential units, and a parking garage hosting 480 spaces. The question still remains if the fire department could be designed into this or another site within the district. Mr. Page presented several scenarios for the last site stating the need to balance housing density, parking, and affordable commercial space. The Parking Lots Site presented provides linear green space connecting the site to the YMCA (including 100 on-street parking spaces), commercial workspaces ideal for incubating businesses along Winter St. with a parking garage behind, and a series of housing towers. These towers could be scaled down in an alternative scenario. Another option, a more fee simple approach, is to block off developments within this site providing developers the opportunity to build at a density of their choosing. Mr. Lott stated stakeholder engagement continues as well as involvement of City staff (in the Planning and Economic Development Departments), taking into consideration the Housing Study and other ongoing projects.

12. Public Comment

Mr. Scott Atchison presented an image of a proposed information booth for Downtown. Technical difficulties prevented him from verbally addressing the board other than to say he will be presenting this proposal at the January meeting.

13. Board Member Discussion

Board members each shared their gratitude for the work being progressed through DGRI this year and anticipation for an even better year in 2021.

8. Adjournment

The meeting adjourned at 10:08 a.m.

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: January 7, 2020

TO: Rick Winn
Chairman

**Agenda Item 3
January 13, 2020
DDA Meeting**

FROM: Tricia Chapman
Administrative Services Officer II

SUBJECT: FY2021 Interim Financial Statements as of December 31, 2020

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

Statement A: Balance Sheet

Statement B: Comparison of FY2021 Budget vs Actual Results

Statement C: Statement of FY2021 Project Expenditures

Statement D: Schedule of December 2021 Expenditures

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

The majority of expenditures paid in December were for Streetscape and Improvements to the Arena Plaza. Interest earnings are still showing as negative from the investments that were brought to market value in June and reversed in the current year. As the year progresses interest earnings will hopefully cover and surpass the reversal.

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****As of December 31, 2020**

	Non-Tax Funds	Debt Tax Increment	Local Tax Increment	TOTAL
ASSETS				
Pooled Cash and Investments	\$ 5,235,177	\$ 12,020,459	\$ 10,487,745	\$ 27,743,381
Petty Cash	-	-	500	500
Loan Receivable - Project Developer	388,848	-	-	388,848
General Fixed Assets	-	-	86,964,023	86,964,023
Accumulated Depreciation on Fixed Assets	-	-	(59,982,869)	(59,982,869)
Future Tax Increment Revenues Anticipated	-	12,835,000	15,500	12,850,500
TOTAL ASSETS	\$ 5,624,025	\$ 24,855,459	\$ 37,484,899	\$ 67,964,383
LIABILITIES AND FUND EQUITY				
Liabilities				
Current Liabilities	\$ -	\$ -	\$ 27	\$ 27
Other Accrued Liabilities	11,374	-	-	11,374
Due to Other Governmental Units	-	4,453,622	-	4,453,622
Deposit - Area 4 Developer Damage	1,000	-	-	1,000
Deferred Revenue - Developer Loan	388,848	-	-	388,848
Contract Payable	-	-	15,500	15,500
Bonds Payable	-	12,835,000	-	12,835,000
TOTAL LIABILITIES	401,222	17,288,622	15,527	17,705,371
Fund Balance / Equity:				
Investments in General Fixed Assets, net of Accumulated Depreciation	-	-	26,981,154	26,981,154
Non-Tax Increment Reserve	5,085,755	-	-	5,085,755
Reserve for Authorized Projects	-	-	10,100,393	10,100,393
Reserve for Compensated Absences	-	-	7,721	7,721
Reserve for Eligible Obligations	-	7,566,837	-	7,566,837
Reserve for Encumbrances	137,048	-	380,104	517,152
TOTAL FUND EQUITY	5,222,803	7,566,837	37,469,372	50,259,012
TOTAL LIABILITIES & FUND EQUITY	\$ 5,624,025	\$ 24,855,459	\$ 37,484,899	\$ 67,964,383

STATEMENT B

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

	Non-Tax Funds		Debt Tax Increment		Local Tax Increment	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 11,465,372	\$ 11,624,379	\$ 6,262,000	\$ 7,133,440
Property Tax Increment - Transit Millage	-	-	-	-	589,772	594,102
Property Tax Increment - Prior Year Appeals	-	-	(25,000)	(7,776)	(15,000)	(629)
Property Tax Increment - County/GRCC/City/ITP Rebates	-	-	-	1,463,734	(683,677)	-
Earnings from Investments - General	70,412	(125,529)	72,591	(170,908)	112,396	(235,448)
Interest Paid by Developer - The Gallery on Fulton Note	12,998	8,604	-	-	-	-
Property Rental - DASH Parking Lots	738,000	125,851	-	-	-	-
Property Rentals - YMCA Customer Parking	72,000	6,000	-	-	-	-
Event Sponsorships and Fees	40,000	-	-	-	-	-
Contributions - Downtown Enhancement Grant Donation	-	-	-	-	-	545
Principal Repayments - The Gallery on Fulton Note	100,000	15,576	-	-	-	-
Reimbursements and Miscellaneous Revenues	2,000	1,395	-	-	5,000	-
Ottawa Ave - Cherry to Oakes - 1/3rd payment	197,670	-	-	-	-	-
From / (To) Fund Balance	1,567,320	-	(72,591)	-	3,942,319	-
TOTAL REVENUES	\$ 2,800,400	\$ 31,897	\$ 11,440,372	\$ 12,909,429	\$ 10,212,810	\$ 7,492,010
EXPENDITURES						
<u>GR Forward Projects:</u>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 25,000	\$ 391	\$ -	\$ -	\$ 1,750,000	\$ 96,183
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	90,000	5,088	-	-	1,525,000	1,267,867
Goal #3: Implement a 21st Century Mobility Strategy	150,000	3,750	-	-	2,730,000	901,440
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	735,000	212,886	-	-	750,000	90,252
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,795,000	1,146,670	-	-	1,745,000	868,225
Total GR Forward Projects	\$ 2,795,000	\$ 1,368,785	\$ -	\$ -	\$ 8,500,000	\$ 3,223,967
Administration	5,400	-	-	-	1,300,000	720,507
Debt Service for Bond Issues	-	-	6,986,750	320,875	412,810	16,010
Estimated Capture to be Returned	-	-	4,453,622	-	-	-
TOTAL EXPENDITURES	\$ 2,800,400	\$ 1,368,785	\$ 11,440,372	\$ 320,875	\$ 10,212,810	\$ 3,960,484
EXCESS / (DEFICIT)	\$ -	\$ (1,336,888)	\$ -	\$ 12,588,554	\$ -	\$ 3,531,526

STATEMENT C
DOWNTOWN DEVELOPMENT AUTHORITY
Statement of FY2021 Project Expenditures
As of December 31, 2020

Project Name	FY2021 Project Budgets		Expenditures		Remaining
	%	Amount	Month	Fiscal Year	FY2021 Budgets
River Governance		150,000		6,322	143,678
Downtown Plan		100,000	61,000	80,180	19,820
River Trail Improvements		1,500,000	-	9,681	1,490,319
GRForward Goal # 1 - Local Tax Increment	15.49%	\$ 1,750,000	\$ 61,000	\$ 96,183	\$ 1,653,817
Downtown Speakers Series		15,000	-	-	15,000
Riverwalk Assessment		10,000	391	391	9,609
GRForward Goal # 1 - Non-Tax Increment	0.22%	\$ 25,000	\$ 391	\$ 391	\$ 24,609
Development Project Guidance		50,000	3,317	8,907	41,093
Development Project Reimbursements		1,400,000		1,137,971	262,029
Downtown Enhancement Grants		75,000	-	120,989	(45,989)
GRForward Goal # 2 - Local Tax Increment	13.50%	\$ 1,525,000	\$ 3,317	\$ 1,267,867	\$ 257,133
Heartside Quality of Life Implementation		50,000	4,800	4,800	45,200
Stakeholder Engagement Programs		40,000	238	288	39,712
GRForward Goal # 2 - Non-Tax Increment	0.80%	\$ 90,000	\$ 5,038	\$ 5,088	\$ 84,912
Accessibility and Mobility Repairs		150,000	6,581	80,406	69,594
Bicycle Friendly Improvements		125,000	14,585	41,271	83,729
DASH North Shuttle Services		175,000	22,500	135,000	40,000
New Downtown Circulator Infrastructure		400,000		-	400,000
Streetscape Improve: CBD, Heartside, Arena S.		1,340,000	141,884	386,571	953,429
Streetscape Improve: Division - Fulton to Wealthy		340,000		227,715	112,285
Wayfinding System Improvements		200,000	218	30,477	169,523
GRForward Goal # 3 - Local Tax Increment	24.17%	\$ 2,730,000	\$ 185,768	\$ 901,440	\$ 1,828,560
Transportation Demand Mgmt Program		150,000	-	3,750	146,250
GRForward Goal # 3 - Non-Tax Increment	1.33%	\$ 150,000	\$ -	\$ 3,750	\$ 146,250
Economic Development and Innovation		450,000	5,000	10,471	439,529
COVID Economic Relief Program		300,000	79,781	79,781	220,219
GRForward Goal # 4 - Local Tax Increment	6.64%	\$ 750,000	\$ 84,781	\$ 90,252	\$ 659,748
COVID Economic Relief Program		700,000	9,221	194,491	505,509
Downtown Workforce Programs		35,000	400	18,395	16,605
GRForward Goal # 4 - Non-Tax Increment	6.51%	\$ 735,000	\$ 9,621	\$ 212,886	\$ 522,114
Arena Plaza Improvements: Local Tax Increment		500,000	1,032	501,032	(1,032)
Downtown Marketing and Inclusion Efforts		420,000	11,305	117,595	302,405
Downtown Tree Plantings		150,000		70,141	79,859
Heartside Public Restroom Facilities Construction		100,000	1,215	137,447	(37,447)
Parks Design		350,000	32,842	32,842	317,158
Public Realm Improvements		150,000		8,700	141,300
State of Downtown Event & Annual Report		25,000	-	-	25,000
Urban Recreation Improvements		50,000		468	49,532
GRForward Goal # 5 - Local Tax Increment	15.45%	\$ 1,745,000	\$ 46,394	\$ 868,225	\$ 876,775
Arena Plaza Improvements: Non-Tax Increment		600,000	243,734	613,164	(13,164)
Bridge Lighting Operations		50,000		30,000	20,000
DGRI Event Production		165,000	27,133	51,568	113,432
Diversity Programming		50,000	4,000	15,500	34,500
Downtown Ambassadors		222,000	31,135	146,555	75,445
Experience - Miscellaneous		50,000	-	-	50,000
Holiday Décor Program		75,000	55,462	55,462	19,538
Major Event Sponsorship		40,000	-	60,000	(20,000)
Police Foot Patrols		35,000	-	-	35,000
Project and Fixed Asset Maintenance		-	774	3,281	(3,281)
Public Space Activation		350,000	49,809	138,413	211,587
Rosa Parks Circle Skating Operations		40,000		-	40,000
Special Events - Grants		35,000		7,500	27,500
Special Events - Office of		75,000	25,000	25,000	50,000
Special Events - Training Program		6,000	-	-	6,000
Winter Avenue Building Lease		2,000		227	1,773
GRForward Goal # 5 - Non-Tax Increment	15.89%	\$ 1,795,000	\$ 437,047	\$ 1,146,670	\$ 648,330
TOTAL	100.00%	\$11,295,000	\$ 833,357	\$4,592,752	\$ 6,702,248

STATEMENT D
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of FY2021 Expenditures
December, 2020

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Non-Tax	12/14/2020	Pioneer Construction	Arena Plaza Improvements	Van Andel Plaza construction 11/20	\$ 243,734.40
Local	12/2/2020	Landscape Forms Inc	Streetscape Impr - Mich St, Heartside, Arena S	Sheldon Street Trash Cans 11/20	85,864.00
Local	11/30/2020	Paychex	Administration	DDA Payroll Wages, 401, Taxes-November 2020	85,054.00
Local	12/2/2020	Lott3 Metz Crutcher Architecture LLC	Downtown Plan	Bridge South Analysis	61,000.00
Non-Tax	12/30/2020	Michigan Landscape Services	Holiday Decor Program	Holiday decor 11/2020	55,462.00
Non-Tax	12/2/2020	COZO Industries LLC	Public Space Activation - Calder events, etc.	Winter Art Installation	38,500.00
Local	12/2/2020	WGI, Inc	Streetscape Impr - Mich St, Heartside, Arena S	Division & Wealthy TOD Pilot 10/20	32,950.70
Non-Tax	12/13/2020	Mydatt Service Inc	Downtown Ambassadors	Ambassador Program 11/2020	28,689.33
Local	12/16/2020	Loeks Theatres, Inc.	COVID Economic Relief Program	Winter Ready Grant 12/20 Studio Park	25,600.00
Non-Tax	12/15/2020	City Treasurer - OSE	Special Events - Office of, Grants, Training	DGRI FY21 Special Event Billing-1 of 3 Installment	25,000.00
Local	12/16/2020	City Treasurer - MobileGR/Parking Svcs	DASH North Shuttle Services	Dec 2020 DDA Share of DASH North Service	22,500.00
Local	12/28/2020	Progressive Architecture	Parks Design	Lyon Square and Lyon Street Reconstruction 11/20	20,516.70
Local	12/2/2020	WGI, Inc	Streetscape Impr - Mich St, Heartside, Arena S	Division & Wealthy TOD Pilot 11/20	15,562.34
Local	12/3/2020	Keltic Liquors, LLC	COVID Economic Relief Program	Winter Ready DEG 11/20 House of Wine	15,000.00
Local	12/29/2020	Reserve GR LLC	COVID Economic Relief Program	Winter Ready DEG 12/20 Reserve Wine & Food	14,931.78
Local	12/30/2020	Everlast Climbing Industries, Inc.	Bicycle Friendly Improvements	Bike Racks and supplies	14,585.00
Local	12/13/2020	Progressive Architecture	Parks Design	Lyon Square and Lyon Street Reconstruction 11/20	12,325.00
Local	12/11/2020	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87 December 2020	11,020.83
Local	12/2/2020	Field & Fire Cafe LLC	COVID Economic Relief Program	Winter Ready DEG 12/20 Field & Fire	10,000.00
Local	12/13/2020	Priority Health	Administration	Health Insurance Dec 2020	7,516.56
Local	12/14/2020	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Inclusive Design research and reporting 11/20	6,581.25
Local	12/13/2020	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street 12/2020	5,843.13
Local	12/2/2020	Dickinson Wright PLLC	Administration	Legal services: DDA 10/20	5,588.00
Local	12/2/2020	Michael Justin Berne	Economic Devel & Innovation - MWBE	Retail Analysis Consulting 11/20	5,000.00
Non-Tax	12/20/2020	Degage Ministries	DGRI Event Production	WOW Activation Grant 2021	5,000.00
Local	12/16/2020	Rodolfo Gonzales Interiors, LLC	COVID Economic Relief Program	Window Wonderland Grant 12/20 Rudolfo Gonzales Jr	5,000.00
Non-Tax	12/28/2020	Community Circle Theatre	DGRI Event Production	WOW Activation Grant 2021	5,000.00
Non-Tax	12/28/2020	Wicked Pro Events	DGRI Event Production	WOW Activation Grant 2021	5,000.00
Local	12/2/2020	Cottage Barto	COVID Economic Relief Program	Winter Ready DEG 12/20 Cottage Bar	4,949.24
Non-Tax	12/2/2020	Limbic Media Corporation	DGRI Event Production	World of Winter Singing tree lights Deposit 11/20	4,898.35
Non-Tax	12/15/2020	Heartside Gleaning Initiative	Heartside Quality of Life Implementation	Good Food Box incentives sponsorship 2020	4,800.00
Local	12/14/2020	McAlvey Merchant & Associates	Administration	Governmental Consulting Nov 2020	4,500.00
Local	12/14/2020	Disability Adv of Kent Co	Dntn Marketing & Inclusion Efforts	2021 Sponsorship 11/20	4,000.00
Non-Tax	12/15/2020	Derek Call	COVID Economic Relief Program	World of Winter Event Planning Nov 16 to Dec 5 2020	3,801.00
Non-Tax	12/28/2020	Derek Call	COVID Economic Relief Program	World of Winter Event Planning Dec 6 through Dec 19	3,801.00
Local	12/21/2020	Dickinson Wright PLLC	Streetscape Impr - Mich St, Heartside, Arena S	Legal services: Skatepark 10/20	3,432.00
Local	12/13/2020	Erika Townsley	Dntn Marketing & Inclusion Efforts	Photography Services at various locations 11/20	3,000.00
Non-Tax	12/28/2020	Michael Zaagman	DGRI Event Production	WOW Activation Grant 2021	3,000.00
Local	12/2/2020	Dickinson Wright PLLC	Development Project Guidance	Legal services: 201 Market 10/20	2,921.00
Non-Tax	12/28/2020	Dayna Walton	Public Space Activation - Calder events, etc.	Final Payment 11/20 Activate this Place Grant	2,500.00
Local	12/28/2020	Valerie Wahna	COVID Economic Relief Program	WOW Window Activation 2021	2,500.00
Non-Tax	12/28/2020	Grand Rapids Student Advancement Foun	Diversity Programming	Special Event Sponsorship: 2020 GR Turkey Trot	2,500.00
Non-Tax	12/28/2020	MacAllister Machinery Co Inc	Public Space Activation - Calder events, etc.	Women's Way Machine Rental 08/20	2,368.50
Non-Tax	12/31/2020	Downtown Improvement District	Downtown Ambassadors	FY21 District-Wide Voluntary Assessment	2,346.89
Non-Tax	12/28/2020	MacAllister Machinery Co Inc	Public Space Activation - Calder events, etc.	Women's Way Supply Rental 07/20	2,191.00
Non-Tax	12/28/2020	MacAllister Machinery Co Inc	Public Space Activation - Calder events, etc.	Women's Way Machine Rental 08/20	2,191.00
Local	12/2/2020	Dickinson Wright PLLC	Administration	Legal services: 10/20 DGRI Board of Advisors	2,177.73
Local	12/21/2020	Dickinson Wright PLLC	Administration	Legal services: DDA 10/20	2,090.00
Local	12/13/2020	Sophie Rodriguez	Downtown Skate Park	Mural painting supplies and painting 11/20	2,066.40
Local	12/20/2020	International Downtown Association	Administration	Membership dues 2022	2,063.30
Local	12/28/2020	Kerry Elizabeth Rolewicz	COVID Economic Relief Program	WOW Window Activation 2021 Love Works	1,800.00
Non-Tax	12/28/2020	Grand Rapids Running Tours	DGRI Event Production	WOW Walking tours 2021	1,700.00
Non-Tax	12/31/2020	City of Grand Rapids	Diversity Programming	DGRI-DDA sponsorship of Mayor's State of the City a	1,500.00
Local	12/26/2020	City of Grand Rapids	Administration	Staff services - payroll period ended 12/26/2020	1,369.43
Local	12/13/2020	La Mejor GR LLC	Dntn Marketing & Inclusion Efforts	Spanish Radio Advertising: World of Winter Feb 2021	1,251.60
Local	12/13/2020	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	Photography Misc. 12/20	1,180.00
Local	12/2/2020	Guillermo Sotelo	Downtown Skate Park	Mural painting supplies 11/20	1,065.04
Non-Tax	12/1/2020	Bush Concrete Products Inc	COVID Economic Relief Program	Social Zones: Barriers 11/2020	1,040.00
Local	12/14/2020	TGG, Inc.	Administration	Life & S/T & L/T disability insurance - 01/21	1,038.67
Local	12/28/2020	MKSK INC	Arena Plaza Improvements	Van Andel Plaza construction admin 12/20	1,031.76
Non-Tax	12/28/2020	GooseChase Adventures Inc.	DGRI Event Production	WOW Game License 2021	1,000.00
Non-Tax	12/28/2020	Jacqueline Joy	DGRI Event Production	World of Winter 2020 Silent Disco Performers	1,000.00
Local	12/12/2020	City of Grand Rapids	Administration	Staff services - payroll period ended 12/12/2020	974.79
Local	12/11/2020	Fifth Third Bank	Dntn Marketing & Inclusion Efforts	Marketing & Advertising	919.19
Local	12/11/2020	City Treasurer - Risk Management	Administration	Monthly General Insurance Allocation December 2020	908.00
Local	12/21/2020	Dickinson Wright PLLC	Administration	Legal services: DDA Winter Ready Program 10/20	880.00
Local	12/28/2020	The KR Group, Inc.	Administration	IT services Agreement Jan 2021	821.60
Local	12/21/2020	Dickinson Wright PLLC	Administration	Legal Services 11/20	801.40
Non-Tax	12/20/2020	Bryan Esler Photo, Inc.	Public Space Activation - Calder events, etc.	Photography Misc. 12/20	780.00
Non-Tax	12/13/2020	Valerie Wahna	Public Space Activation - Calder events, etc.	Women's Way Signage 11/20	700.00
Non-Tax	12/31/2020	Downtown Improvement District	Project & Fixed Asset Maint	FY21 District-Wide Voluntary Assessment	650.63

continued on the next page

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

Page 2

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	12/11/2020	Fifth Third Bank	Heartside Restroom Facility Construction	Portland Loo supplies	\$ 599.13
Local	12/20/2020	Grand Rapids Area Chamber of Commerce	Administration	Membership dues 2021	593.92
Non-Tax	12/15/2020	Crystal Flash	COVID Economic Relief Program	Propane for Winter Ready Grant recipient 11/2020	578.95
Non-Tax	12/11/2020	Fifth Third Bank	DGRI Event Production	DGRI Events: Rental	534.85
Local	12/20/2020	Kerkstra Portable Restrooms Svc Inc	Streetscape Impr - Mich St, Heartside, Arena S	Portable restroom for Skate Park 12/20	510.00
Local	12/28/2020	Knight Watch Inc	Heartside Restroom Facility Construction	Portland Loo surveillance installation 12/20	483.84
Local	12/13/2020	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street Mezzanine Office 12/20	475.14
Local	12/14/2020	Professional Maintenance of Michigan Inc.	Administration	Janitorial services NOV 2016	415.75
Non-Tax	12/14/2020	James Forrest Hughes	Downtown Workforce Program - Relax, etc.	Relax @ Rosa 2020 sound services 11/20	400.00
Local	12/21/2020	Dickinson Wright PLLC	Development Project Guidance	Legal services: 201 Market 10/20	396.00
Non-Tax	12/31/2020	Downtown Improvement District	Riverwalk Maintenance	FY21 District-Wide Voluntary Assessment	390.90
Local	12/13/2020	HR Collaborative LLC	Administration	HR Consultant services 11/20	381.10
Local	12/2/2020	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 11/20	366.44
Local	12/13/2020	Z2 Systems Inc	Dntn Marketing & Inclusion Efforts	NeonCRM Monthly cloud-based software 11/20	360.50
Local	11/28/2020	City of Grand Rapids	Administration	Staff services - payroll period ended 11/28/2020	357.04
Local	12/28/2020	Karen Tracey Design	Dntn Marketing & Inclusion Efforts	November edits 12/20	343.75
Local	12/2/2020	MVP Sportsplex - GR, LLC	Administration	Gym membership dues 11/20	312.40
Local	12/20/2020	Selective Insurance Co of America	Administration	Liability Insurance Endorsement for DDA 12/20	308.84
Local	11/30/2020	Paychex	Administration	DDA Payroll Processing Fee-November 2020	280.20
Local	11/30/2020	Paychex	Administration	DDA Payroll HRS Processing Fees-November 2020	274.17
Local	12/2/2020	GreatAmerica Financial Services Corp	Administration	Copier Lease 11/20	259.54
Local	12/13/2020	David Specht	Dntn Marketing & Inclusion Efforts	Misc. Photos 12/20	250.00
Non-Tax	12/28/2020	Grand River Bands of Ottawa Indians	Public Space Activation - Calder events, etc.	Translation services Women's Way Plaque 08/20	250.00
Local	12/28/2020	GreatAmerica Financial Services Corp	Administration	Copier Lease 12/20	246.37
Non-Tax	12/11/2020	Fifth Third Bank	Stakeholder Engagement Programs	Stakeholder Engagement Programs	238.26
Local	12/11/2020	Fifth Third Bank	Administration	Admin: Supplies	235.73
Local	12/2/2020	Dickinson Wright PLLC	Streetscape Impr - Mich St, Heartside, Arena S	Legal services: Skate Park 10/20	220.00
Local	12/20/2020	Vally City Sign Co	Wayfinding System Improvements	Wayfinding supplies 12/20	218.00
Local	12/20/2020	Bazen Electric	Streetscape Impr - Mich St, Heartside, Arena S	Monroe Center Outlets 11/20	213.55
Local	12/21/2020	Dickinson Wright PLLC	Administration	Legal Services 11/20	191.64
Local	12/14/2020	The KR Group, Inc.	Administration	IT network services 11/20	168.31
Local	12/11/2020	Fifth Third Bank	Administration	Admin: Travel & Training	140.42
Local	12/14/2020	Professional Maintenance of Michigan Inc.	Administration	Janitorial services SEPT 2016	138.58
Local	12/20/2020	Mydatt Service Inc	Heartside Restroom Facility Construction	Public Restroom supplies 11/20	132.39
Non-Tax	12/28/2020	MacAllister Machinery Co Inc	Public Space Activation - Calder events, etc.	Women's Way Machine Rental 08/20	125.00
Non-Tax	12/31/2020	Downtown Improvement District	Project & Fixed Asset Maint	FY21 District-Wide Voluntary Assessment	122.98
Local	12/28/2020	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric Dec 2020	115.82
Non-Tax	12/13/2020	Hub International Midwest Limited	Public Space Activation - Calder events, etc.	Pumpkin Carving event policy 10/20	103.00
Non-Tax	12/2/2020	Sam Kenny	Public Space Activation - Calder events, etc.	Pop Up Performer 11/20	100.00
Local	12/14/2020	Professional Maintenance of Michigan Inc.	Administration	Janitorial services NOV 2020	90.28
Local	12/14/2020	Cellco Partnership	Administration	Cell Phone Service 11/2020	86.47
Local	11/30/2020	City Treasurer - MobileGR/Parking Svcs	Administration	November 2020 City Validation Billing	65.00
Local	12/20/2020	Littlefoot Coffee Roasters	Administration	Office Supplies 12/20	56.22
Non-Tax	12/1/2020	Consumers Energy	Downtown Ambassadors	351 Winter Ave NW - 11/2020 DDA's share	51.09
Non-Tax	11/30/2020	City Treasurer - MobileGR/Parking Svcs	Downtown Ambassadors	November 2020 Monthly Parking Billing	48.00
Local	12/20/2020	The KR Group, Inc.	Administration	IT services backupify Agreement DEC 2020	28.51

TOTAL DECEMBER 2020 EXPENDITURES \$ 971,592.62

November 20, 2020

To the Board Members
Grand Rapids Downtown Development Authority

We have audited the financial statements of the Grand Rapids Downtown Development Authority (the "Authority") as of and for the year ended June 30, 2020 and have issued our report thereon dated November 20, 2020. Professional standards require that we provide you with the following information related to our audit, which is divided into the following sections:

Section I - Internal Control Related Matters Identified in an Audit

Section II - Required Communications with Those Charged with Governance

Section I includes any deficiencies we observed in the Authority's accounting principles or internal control that we believe are significant. Current auditing standards require us to formally communicate annually matters we note about the Authority's accounting policies and internal control.

Section II includes information that current auditing standards require independent auditors to communicate to those individuals charged with governance. We will report this information annually to the board members of the Authority.

We would like to take this opportunity to thank the Authority's staff for the cooperation and courtesy extended to us during our audit. Their assistance and professionalism are invaluable.

This report is intended solely for the use of the board members and management of the Authority and is not intended to be and should not be used by anyone other than these specified parties.

We welcome any questions you may have regarding the following communications, and we would be willing to discuss these or any other questions that you might have at your convenience.

Very truly yours,

Plante & Moran, PLLC

A handwritten signature in black ink, appearing to read "Joe Kowalski".

Joe Kowalski

A handwritten signature in black ink, appearing to read "William Brickey".

William Brickey

Section I - Internal Control Related Matters Identified in an Audit

In planning and performing our audit of the financial statements of the Authority as of and for the year ended June 30, 2020, in accordance with auditing standards generally accepted in the United States of America, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses, and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified a certain deficiency in internal control that we consider to be a material weakness.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis.

A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

We consider the following deficiency in the Authority's internal control to be a material weakness:

- During the audit, an adjustment of \$1.4 million was required to increase the school tax capture liability owed by the Authority to take into account the impact of increased tax capture on the amount owed. The Authority had recorded estimates for the Authority's school tax capture liability; however, the amount was understated.

Section II - Required Communications with Those Charged with Governance

Our Responsibility Under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter dated August 31, 2020, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities. Our responsibility is to plan and perform the audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement.

As part of our audit, we considered the internal control of the Authority. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in our meeting about planning matters on October 20, 2020.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the Authority are described in Note 2 to the financial statements.

No new accounting policies were adopted, and the application of existing policies was not changed during the year ended June 30, 2020.

We noted no transactions entered into by the Authority during the year for which there is a lack of authoritative guidance or consensus.

There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

There were no significant balances, amounts, or disclosures in the financial statements based on sensitive management estimates.

The disclosures in the financial statements are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Section II - Required Communications with Those Charged with Governance (Continued)

Disagreements with Management

For the purpose of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements.

Significant Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, business conditions affecting the Authority, and business plans and strategies that may affect the risks of material misstatement, with management each year prior to our retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship, and our responses were not a condition of our retention.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated November 20, 2020.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a second opinion on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Grand Rapids Downtown Development Authority

(a component unit of the City of Grand Rapids, Michigan)

Financial Report with Supplemental Information June 30, 2020

Grand Rapids Downtown Development Authority

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Independent Auditor's Report

To the Board Members
Grand Rapids Downtown Development Authority

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the governmental fund of the Grand Rapids Downtown Development Authority (the "Authority"), a component unit of City of Grand Rapids, Michigan, as of and for the year ended June 30, 2020 and the related notes to the financial statements, which collectively comprise the Grand Rapids Downtown Development Authority's basic financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and the governmental fund of the Grand Rapids Downtown Development Authority as of June 30, 2020 and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

To the Board Members
Grand Rapids Downtown Development Authority

Other Matters

Required Supplemental Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplemental information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of current and ongoing projects is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The schedule of current and ongoing projects has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and, accordingly, we do not express an opinion or provide any assurance on it.

Report on Summarized Comparative Information

We have previously audited the Grand Rapids Downtown Development Authority's June 30, 2019 financial statements and expressed an unmodified audit opinion on those basic financial statements in our report dated November 27, 2019. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2019 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Plante & Moran, PLLC

November 20, 2020

Grand Rapids Downtown Development Authority

Management's Discussion and Analysis

This section of the Grand Rapids Downtown Development Authority's (the "Authority") financial report presents a discussion and analysis of the Authority's financial performance for the fiscal year ended June 30, 2020. This discussion has been prepared by management, along with the financial statements and related footnote disclosures, and should be read in conjunction with, and is qualified in its entirety by, the financial statements and footnotes. This discussion and analysis is designed to focus on current activities, resulting changes, and currently known facts.

Using This Annual Report

This financial report consists of financial statements that focus on the financial condition of the unit of government and the results of its operations as a whole. One of the most important questions asked about governmental finances is whether the unit of government as a whole is better off or worse off as a result of the year's activities. The keys to answering this question are the statement of net position and the statement of activities.

The statement of net position includes the Authority's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position. Deferred outflows of resources are the consumption of net position by the Authority that is applicable to a future reporting period. The statement of net position is prepared using the accrual basis of accounting, whereby revenue and assets are recognized when levied or the service is provided, and expenses and liabilities are recognized when others provide the service, regardless of when cash is exchanged. The Authority's net position is one indicator of the Authority's financial health. Over time, increases or decreases in net position indicate the improvement or erosion of the Authority's financial health.

Condensed Statement of Net Position

	Governmental Activities		
	2020	2019	Percent Change
Assets			
Current and other assets	\$ 18,416,263	\$ 14,026,267	31.3
Capital assets	26,981,153	30,494,473	(11.5)
Total assets	45,397,416	44,520,740	2.0
Deferred Outflows of Resources	1,130,564	1,697,194	(33.4)
Liabilities			
Current liabilities	5,146,746	3,460,118	48.7
Noncurrent liabilities:			
Due within one year	6,364,404	6,295,900	1.1
Due in more than one year	7,534,889	14,415,958	(47.7)
Net Position			
Net investment in capital assets	14,220,145	11,489,809	23.8
Restricted	13,261,796	10,556,149	25.6
Total net position	<u>\$ 27,481,941</u>	<u>\$ 22,045,958</u>	24.7

Current Assets

Equity in Pooled Cash and Investments

The City of Grand Rapids, Michigan maintains an investment pool for most city funds and component units. The Authority's \$17.9 million portion of the investment pool is displayed on the statement of net position as equity in pooled cash and investments. Investments are a diversified mixture of U.S. government agency and U.S. Treasury securities, money market mutual funds, and commercial paper rated by at least two rating organizations at their highest rating. In fiscal year 2020, cash increased by \$4.4 million from fiscal year 2019. The difference is the result of a similar increase of revenue for fiscal year 2020 compared to fiscal year 2019.

Grand Rapids Downtown Development Authority

Management's Discussion and Analysis (Continued)

Receivables

The Authority's net receivables for fiscal year 2020 and 2019 of \$78,567 and \$52,043 respectively, are composed of interest receivable.

Noncurrent Assets

Long-term Loan Receivable

In May 2008, the Authority loaned \$898,848 to a local developer that used the funds to purchase vacant city property at the southwest corner of Fulton Street and Division Avenue. The terms of the repayment agreement include simple interest to be charged at 4.5 percent per year. Repayment of principal began in 2015; however, no principal payment was made in fiscal year 2020. Debt service is scheduled to be completed in 2023 due to prepayment of principal in September 2015.

Prepaid Expenses

In January 2006, the Authority entered into a 15-year maintenance agreement for repairs and improvements to be made by the current owner of the Plaza Towers property for the Authority's Riverwalk and Singer Sculpture between the Plaza Towers property and the Grand River.

Capital Assets - Net of Depreciation

Net capital assets of \$27.0 million include the historical construction and acquisition costs of infrastructure, land, land improvements, buildings and structures, machinery and equipment, and office equipment and furniture, less \$60.0 million for accumulated depreciation. Detailed information regarding capital asset additions and deletions is available in Note 4.

Deferred Outflows of Resources

Deferred Outflows on Refunding of Bonds

The decrease in the amount deferred on the refunding of bonds consists of the scheduled current year amortization.

Current Liabilities

Accounts Payable

As of June 30, 2020, accounts payable of \$5.0 million include amounts owed to vendors for goods and services received in fiscal year 2020 but paid for in fiscal year 2021, as well as \$4.2 million for excess tax increment captures owed to Grand Rapids Public Schools, Kent Intermediate School District, and the State of Michigan. The accounts payable balance as of June 30, 2020 is \$1.7 million higher than the balance on June 30, 2019.

Noncurrent Liabilities

Noncurrent Liabilities, Due within One Year

Noncurrent liabilities, due within one year, of \$6.4 million represent the amount of the Authority's debt service payments due within 12 months after June 30, 2020, plus compensated absences expected to be paid within the same time frame. The increase is due to scheduled principal payments. See Note 5 for additional information.

Noncurrent Liabilities, Due in More Than One Year

Noncurrent liabilities of \$7.5 million represent bond principal payments scheduled to be paid after June 30, 2020. The decrease in the amounts outstanding on June 30, 2020 and 2019 is due to scheduled payments of principal and interest on the bonds. See Note 5 for additional information.

Net Position

Net position represents assets, plus deferred outflows of resources, less liabilities, less deferred inflows of resources. Total net position at June 30, 2020 was about \$27.5 million, a 24.7 percent increase compared to total net position at June 30, 2019.

Grand Rapids Downtown Development Authority

Management's Discussion and Analysis (Continued)

Net Investment in Capital Assets

Net investment in capital assets of \$14.2 million includes the historical construction and acquisition costs of infrastructure, land, land improvements, buildings and structures, machinery and equipment, office equipment and furniture net of accumulated depreciation, and related bond principal outstanding. The 23.8 percent, or \$2.7 million, increase between fiscal years 2020 and 2019 is roughly equal to the \$3.5 million decrease in net capital assets, plus the \$6.8 million decrease in long-term liabilities, less the \$567,000 change in the deferrals on the refunding bonds. Detailed information regarding capital assets and acquisition-related debt obligations is in Notes 4 and 5.

Restricted for Authorized Projects

The Authority's net position is restricted by the requirements of Michigan Public Act 57 of 2018, as amended, as well as Michigan Public Act 197 of 1975, as amended, which limits expenditures to those that further the Authority's approved development plan. The \$2.7 million increase in restricted net position in fiscal year 2020 is primarily due to the \$0.9 million increase in property taxes along with other increased revenue.

The Authority's Changes in Net Position

	Governmental Activities		
	2020	2019	Percent Change
Revenue			
Property taxes	\$ 13,494,078	\$ 12,591,462	7.2
Contributions	-	254,607	(100.0)
Charges for services	1,089,194	556,332	95.8
Investment earnings	1,073,783	615,753	74.4
Other revenue	902,621	-	-
Total revenue	16,559,676	14,018,154	18.1
Expenses			
Urban development	10,173,125	9,362,464	8.7
Interest and paying agent fees	950,568	1,394,024	(31.8)
Total expenses	11,123,693	10,756,488	3.4
Net Change in Net Position	5,435,983	3,261,666	66.7
Net Position - Beginning of year	22,045,958	18,784,292	17.4
Net Position - End of year	<u><u>\$ 27,481,941</u></u>	<u><u>\$ 22,045,958</u></u>	24.7

Revenue

Property Taxes

The Authority's revenue is generated primarily through the use of property tax increment financing in which the Authority captures property tax revenue attributable to increases in the value of real and personal property within the district boundaries. Property tax increment revenue related to the State Education Tax, the Kent Intermediate School District, and the Grand Rapids Public Schools levies are retained only in an amount sufficient to support the annual debt service for eligible debt obligations outstanding when Proposal A took effect on January 1, 1995 or for debt obligations that refunded those pre-1995 eligible obligations.

Property tax increment revenue related to the City of Grand Rapids, Michigan; County of Kent, Michigan; Grand Rapids Community College; and the Interurban Transit Partnership are used to support the Authority's cash and debt-financed development projects. Property tax increment revenue for the year ended June 30, 2020 includes property taxes levied on July 1, 2019 and on December 1, 2019.

Property tax revenue between fiscal years 2020 and 2019 increased by 7.2 percent because the Authority captured only 90 percent of eligible school tax increments in fiscal year 2019.

Grand Rapids Downtown Development Authority

Management's Discussion and Analysis (Continued)

Investment Earnings

This is interest revenue earned when authority funds are invested by the city treasurer, interest related to a loan to a downtown developer, and gains or losses on investments as they are brought to market value on June 30, 2020 and 2019. There was an increase of 74.4 percent in investment earnings between fiscal years 2020 and 2019. The large increase is due to improved investment yields resulting in increased interest rates during fiscal year 2019.

Charges for Services

In fiscal year 2020, charges for services increased by 95.8 percent, or approximately \$533,000, mainly due to a reimbursement from the Grand Rapids-Kent County Convention/Arena Authority for Van Andel Arena Plaza improvement expenditures in fiscal year 2020.

Expenses

Urban Development

In the fiscal year ended June 30, 2020, the Authority expended \$10.2 million for urban development work related to the Authority's development plan compared to \$9.4 million in the prior year. There were five projects in fiscal year 2020 for which expenditures were much larger than all the other projects. Below are those five projects and the amounts expended for them in fiscal year 2020:

Public facility developer reimbursements - HP3 LLC-J.W. Marriott, Owen-Ames-Kimball, 38 Commerce LLC, Two West Fulton, DBD Properties LLC, Health Park Central LLC, 68 Commerce LLC, 35 Oakes Associates, 100 Commerce Development LLC, Arena Place Development LLC, 55 Ionia Partners LLC, Harris Lofts LLC, CWD 50 Louis LLC, Waters Building LLC, 20 Monroe Building Co LLC, and Venue Towers LLC	\$ 1,123,296
Arena Plaza Improvements	771,837
Streetscape Improvements	494,622
Economic development and innovation	420,589
Downtown marketing and inclusion programs	420,283

The five largest projects in terms of expenditures for fiscal year 2019 are below:

Public facility developer reimbursements - HP3 LLC-J.W. Marriott, Owen-Ames-Kimball, Hopson Flats, 38 Commerce LLC, Two West Fulton, DBD Properties LLC, Health Park Central LLC, 68 Commerce LLC, 35 Oakes Associates, 100 Commerce Development LLC, Arena Place Development LLC, 55 Ionia Partners LLC, Harris Lofts LLC, CWD 50 Louis LLC, Waters Building LLC, 20 Monroe Building Co LLC, and Venue Towers LLC	\$ 1,004,600
Sheldon Boulevard reconstruction - Weston Street to Cherry Street	559,945
Downtown enhancement grants	411,162
Downtown events productions	300,105
Downtown marketing and inclusion	295,708

Interest and Paying Agent Fees

At various times, the Authority has issued bonds and other long-term obligations for the purpose of supporting development projects within district boundaries. Current debt service supports the following financed projects: partial support of the DeVos Place Convention Center construction, Van Andel Arena construction, and improvements to floodwalls and embankments along the Grand River (see Note 5).

Overall Financial Position

Management believes the Authority is in good condition financially. Current tax increment revenue is adequate to cover ongoing debt service requirements and current project commitments.

Requests for Further Information

This financial report is intended to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the City of Grand Rapids, Michigan comptroller's department at 300 Monroe Avenue NW, Grand Rapids, MI 49503.

Grand Rapids Downtown Development Authority

Statement of Net Position/Governmental Fund Balance Sheet

June 30, 2020 and 2019

	2020		2019	
	Governmental Fund	Adjustments (Note 3)	Statement of Net Position	Statement of Net Position
Assets				
Cash and cash equivalents	\$ 17,909,405	\$ -	\$ 17,909,405	\$ 13,506,496
Receivables:				
Interest	78,567	-	78,567	52,043
Long-term loan receivable	388,848	-	388,848	388,848
Prepaid expenses	-	39,443	39,443	78,880
Capital assets: (Note 4)				
Assets not subject to depreciation	-	11,117,417	11,117,417	12,099,929
Assets subject to depreciation - Net	-	15,863,736	15,863,736	18,394,544
Total assets	18,376,820	27,020,596	45,397,416	44,520,740
Deferred Outflows of Resources - Deferred on refunding of bonds	-	1,130,564	1,130,564	1,697,194
Total assets and deferred outflows of resources	<u>\$ 18,376,820</u>	28,151,160	46,527,980	46,217,934
Liabilities				
Accounts payable	\$ 5,038,685	-	5,038,685	3,299,660
Accrued interest payable	-	107,061	107,061	159,458
Customer deposits	1,000	-	1,000	1,000
Noncurrent liabilities: (Note 5)				
Due within one year	-	6,364,404	6,364,404	6,295,900
Due in more than one year	-	7,534,889	7,534,889	14,415,958
Total liabilities	5,039,685	14,006,354	19,046,039	24,171,976
Deferred Inflows of Resources - Unavailable revenue	388,848	(388,848)	-	-
Total liabilities and deferred inflows of resources	5,428,533	13,617,506	19,046,039	24,171,976
Equity				
Fund balance:				
Restricted	6,388,597	(6,388,597)	-	-
Assigned	6,559,690	(6,559,690)	-	-
Total fund balance	12,948,287	(12,948,287)	-	-
Total liabilities, deferred inflows of resources, and fund balance	<u>\$ 18,376,820</u>			
Net position:				
Net investment in capital assets		14,220,145	14,220,145	11,489,809
Restricted		13,261,796	13,261,796	10,556,149
Total net position		<u>\$ 27,481,941</u>	<u>\$ 27,481,941</u>	<u>\$ 22,045,958</u>

Grand Rapids Downtown Development Authority

Statement of Activities/Statement of Revenue, Expenditures, and Changes in Fund Balance

Years Ended June 30, 2020 and 2019

	2020		2019	
	Governmental Fund	Adjustments (Note 3)	Statement of Activities	Statement of Activities
Revenue				
Property taxes	\$ 13,494,078	\$ -	\$ 13,494,078	\$ 12,591,462
Contributions	-	-	-	254,607
Charges for services	1,089,194	-	1,089,194	556,332
Investment earnings	1,073,783	-	1,073,783	615,753
Other revenue - Gain on sale of asset	-	902,621	902,621	-
Total revenue	15,657,055	902,621	16,559,676	14,018,154
Expenditures				
Urban development	7,714,571	2,458,554	10,173,125	9,362,464
Principal payments	6,289,750	(6,289,750)	-	-
Interest and paying agent fees	956,871	(6,303)	950,568	1,394,024
Total expenditures	14,961,192	(3,837,499)	11,123,693	10,756,488
Excess of Revenue Over Expenditures	695,863	4,740,120	5,435,983	3,261,666
Other Financing Sources - Sale of capital assets	1,994,545	(1,994,545)	-	-
Net Change in Fund Balances/Net Position	2,690,408	2,745,575	5,435,983	3,261,666
Fund Balance/Net Position - Beginning of year	10,257,879	11,788,079	22,045,958	18,784,292
Fund Balance/Net Position - End of year	<u>\$ 12,948,287</u>	<u>\$ 14,533,654</u>	<u>\$ 27,481,941</u>	<u>\$ 22,045,958</u>

June 30, 2020

Note 1 - Reporting Entity

The Grand Rapids Downtown Development Authority (the "Authority" or the "DDA"), a component unit of the City of Grand Rapids, Michigan (the "City"), was created in 1979 by the City under the provisions of the State of Michigan Public Act 197 of 1979, as amended. The Authority is also guided by Public Act 57 of 2018, which was enacted effective January 1, 2019. Public Act 57 recodifies several tax increment financing (TIF) statuses, including the Authority's enabling statute, while allowing the Authority to continue to capture property tax increment revenue. Public Act 57 establishes reporting requirements and penalties for noncompliance with these reporting requirements. It requires the Authority to hold informational meetings twice a year. In addition, Public Act 57 provides for the continuation of a liability or obligation of an authority under a statute that the bill repeals. The purpose of the Authority is to correct and prevent deterioration in business districts, encourage historic preservation, authorize the acquisition and disposal of interests in real and personal property, authorize the creation and implementation of development plans in the districts, promote the economic growth of the districts, authorize the levy and collection of taxes, authorize the issuance of bonds and other evidences of indebtedness, and authorize the use of tax increment financing.

Until 2007, the district was bounded roughly by Interstate 196 on the north, Division Avenue on the east, Cherry and Wealthy Streets on the south, and Seward Street on the west. In November 2007, the Authority approved a plan amendment that nearly doubled the Authority's development area but did not double the tax increment revenue, since much of the property in the expansion districts is exempt from paying property taxes. The new boundaries were bounded roughly by Newberry Street on the north, west of Lafayette Avenue or Prospect Avenue on the east, north of Logan Street or Wealthy Street on the south, and east of Lexington Avenue or Seward Avenue on the west. The initial property tax increment revenue capture for the expansion section was in fiscal year 2009.

In December 2016, the Authority approved a plan amendment that increased its development area but did not significantly increase tax increment revenue due to the overlapping of existing tax increment districts and the inclusion of tax-exempt properties. These newest boundaries are adjacent to the Authority's northernmost and southernmost boundaries described in the previous paragraph. Specifically, the expansion boundaries are primarily north of Newberry Street, south of Wealthy Street, and north of Bridge Street.

Note 2 - Significant Accounting Policies

Accounting and Reporting Principles

The Authority follows accounting principles generally accepted in the United States of America (GAAP), as applicable to governmental units. Accounting and financial reporting pronouncements are promulgated by the Governmental Accounting Standards Board (GASB). The following is a summary of the significant accounting policies used by the Authority:

Basis of Accounting

The governmental fund uses the current financial resources measurement focus and the modified accrual basis of accounting. This basis of accounting is intended to better demonstrate accountability for how the Authority has spent its resources.

Expenditures are reported when the goods are received or the services are rendered. Employee benefit costs that will be funded in the future (such as compensated absences) are not counted until they come due for payment.

June 30, 2020

Note 2 - Significant Accounting Policies (Continued)

Revenue is not recognized until it is collected or collected soon enough after the end of the year that it is available to pay for obligations outstanding at the end of the year. For this purpose, the Authority considers amounts collected within 60 days of year end to be available for recognition; however, property tax increment revenue is recognized as revenue in the fiscal year for which it was levied.

The Authority uses the economic resources measurement focus and the full accrual basis of accounting to prepare the statement of net position and statement of activities. Revenue is recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Budget

The Grand Rapids City Commission annually approves the Authority's budget after the authority board members have reviewed and recommended it. After the City Commission approves the budget, the authority board members adopt it. The budget for the Authority is a project budget rather than an annual budget. Therefore, budget to actual information has not been reflected in the financial statements.

Specific Balances and Transactions

Cash and Investments

The City maintains an investment pool for most city funds, including component units, such as the Authority. The Authority's portion of the investment pool is displayed on the balance sheet as cash and cash equivalents. The Authority's equity in this pool is deemed to be a cash equivalent for financial reporting purposes because cash may be withdrawn at any time without prior notice or penalty.

The investment policy adopted by the City Commission is governed by the provisions of Michigan Public Act 20 of 1943, as amended. The policy is designed to prioritize the preservation of principal, while also providing an investment return. Details on the investment policy and the categorization of cash and investments are included in the Comprehensive Annual Financial Report of the City of Grand Rapids, Michigan to give an indication of the level of risk assumed by the City at year end. It is not feasible to allocate the level of risk to the various component units of the City because of the commingling of assets in the pool. Interest income and investment losses from the cash and investment pooling is distributed by the city treasurer to the appropriate funds based on the fund's weighted-average share of the investment pool.

Deposits are less than 10 percent of the total portfolio. They consist of bank money market funds, demand deposit accounts, and certificates of deposit with original maturities greater than three months at the date of purchase. Michigan statutes require that deposits be maintained in financial institutions with offices located in Michigan. Most deposits are uninsured and uncollateralized.

Investments are a diversified mixture of U.S. government agency and U.S. Treasury securities, money market mutual funds that maintain a \$1 value per share, obligations of the State of Michigan or its subdivisions with a rating of A or higher, and commercial paper rated by at least two rating organizations at their highest rating. All investments are reported at fair value.

Capital Assets

Capital assets, which include land, infrastructure, land improvements, buildings and structures, machinery and equipment, and furniture, are reported on the statement of net position. Capital assets are defined by the Authority as assets with an initial individual cost of more than \$10,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

June 30, 2020**Note 2 - Significant Accounting Policies (Continued)**

Capital assets are depreciated using the straight-line method over the following useful lives:

	Depreciable Life - Years
Land improvements	20
Buildings, structures, and improvements	20 - 30
Furniture and furnishings	3 - 30
Machinery and equipment	3 - 30

Long-term Obligations

Long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed at the time they are incurred. In the governmental fund financial statements, bond issuances and premiums are recognized as other financing sources and bond discounts as other financing uses.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to future periods and will not be recognized as an outflow of resources (expense/expenditure) until then. The Authority has only one type of item that qualifies for reporting in this category. The amount deferred on refunding of bonds results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of net position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. The Authority has one item that qualifies for reporting in this category, deferred resources due to time restrictions related to a long-term loan receivable.

Net Position

Net position of the Authority is classified in two components. Net investment in capital assets consists of capital assets net of accumulated depreciation and is reduced by the current balances of any outstanding borrowings used to finance the purchase or construction of those assets. Net position is reported as restricted when there are limitations imposed on its use either through legislation or other external restrictions.

Net Position Flow Assumption

The Authority will sometimes fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Authority's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

June 30, 2020

Note 2 - Significant Accounting Policies (Continued)

Fund Balance

Fund balance in the Authority's governmental fund column is reported in different categories based on the nature of any limitations regarding the use of resources for specific purposes. Amounts reported as restricted fund balance are the result of external restrictions, including Internal Revenue Service restrictions on the use of bond proceeds and, primarily, the Authority's enabling statute. Amounts reported as assigned are funded through the Authority's non-tax increment funds.

Property Tax Revenue

The majority of the Authority's revenue is generated through property tax increment financing. Summer taxes are levied by the City on July 1 and attach as an enforceable lien at that time. Summer taxes are due without penalty on or before July 31. Winter taxes are levied on December 1 and attach as an enforceable lien at that time. Winter taxes are due without penalty on or before February 14.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

Comparative Data

The data for the prior year has been presented only for the statement of net position and statement of activities and has been presented only for informational purposes. These statements do not include the governmental fund balance sheet and the statement of revenue, expenditures, and changes in fund balance for the year ended June 30, 2019, which are necessary for a complete presentation in accordance with accounting principles generally accepted in the United States of America (GAAP). Certain amounts presented in the prior year data have been reclassified in order to be consistent with the current year's presentation.

Upcoming Accounting Pronouncement

In June 2017, the GASB issued Statement No. 87, *Leases*, which improves accounting and financial reporting for leases by governments. This statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. The Authority is currently evaluating the impact this standard will have on the financial statements when adopted. The provisions of this statement are effective for the Authority's financial statements for the year ending June 30, 2022.

Grand Rapids Downtown Development Authority

Notes to Financial Statements

June 30, 2020

Note 3 - Reconciliation of Individual Fund Columns of the Statement of Net Position/Statement of Activities

Net position reported in the statement of net position column is different than the fund balance reported in the governmental funds column because of the different measurement focus and basis of accounting, as discussed in Note 2. Below is a reconciliation of the differences:

Fund Balance Reported in Governmental Fund	\$ 12,948,287
Amounts reported in the statement of net position are different because:	
Capital assets are not financial resources and are not reported in the fund:	
Cost of capital assets	86,964,022
Accumulated depreciation	<u>(59,982,869)</u>
Net capital assets	26,981,153
Receivables that are not collected soon after year end are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the fund	388,848
Prepaid maintenance agreements do not represent current financial resources and are not reported in the fund	39,443
Bonds payable, contracts payable, bond premium, and capital lease obligations are not due and payable in the current period and are not reported in the fund	(12,761,008)
Accrued interest is not due and payable in the current period and is not reported in the fund	(107,061)
Compensated absences are payable over a long period of years and do not represent a claim on current financial resources; therefore, they are not reported as fund liabilities	<u>(7,721)</u>
Net Position of Governmental Activities	<u>\$ 27,481,941</u>

The change in net position reported in the statement of activities column is different than the change in fund balance reported in the governmental fund column because of the different measurements focus and basis of accounting, as discussed in Note 2. Below is a reconciliation of the differences:

Net Change in Fund Balance Reported in Governmental Fund	\$ 2,690,408
Amounts reported in the statement of revenue, expenditures, and changes in fund balance are different because:	
Governmental fund reports capital outlays as expenditures; however, in the statement of activities, these costs are allocated over their estimated useful lives as depreciation - Depreciation expense	(3,513,320)
Repayment of principal on bonds and contracts is an expenditure in the governmental fund but not in the statement of activities (where it reduces long-term debt)	6,289,750
Some expenses (accrued interest, compensated absences, amortization of maintenance agreement, and bond amortizations) do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental fund:	
Accrued interest	52,397
Compensated absences	2,279
Amortization on maintenance agreement	(39,437)
Bond amortizations	<u>(46,094)</u>
Change in Net Position of Governmental Activities	<u>\$ 5,435,983</u>

Grand Rapids Downtown Development Authority

Notes to Financial Statements

June 30, 2020

Note 4 - Capital Assets

The following table summarizes, by major class of asset, the Authority's capital asset activity:

	Balance July 1, 2019	Additions	Disposals and Adjustments	Balance June 30, 2020
Capital assets not being depreciated:				
Land	\$ 12,099,929	\$ -	\$ (1,091,924)	\$ 11,008,005
Construction in progress	-	109,412	-	109,412
Subtotal	12,099,929	109,412	(1,091,924)	11,117,417
Capital assets being depreciated:				
Infrastructure	267,779	-	-	267,779
Land improvements	6,708,245	-	-	6,708,245
Buildings and structures	59,919,979	-	-	59,919,979
Machinery and equipment	6,123,062	-	-	6,123,062
Office equipment and furniture	2,827,540	-	-	2,827,540
Subtotal	75,846,605	-	-	75,846,605
Accumulated depreciation:				
Infrastructure	190,417	5,958	-	196,375
Land improvements	5,589,656	199,348	-	5,789,004
Buildings and structures	44,915,218	1,998,650	-	46,913,868
Machinery and equipment	4,612,735	232,517	-	4,845,252
Office equipment and furnishings	2,144,035	94,335	-	2,238,370
Subtotal	57,452,061	2,530,808	-	59,982,869
Net capital assets being depreciated	18,394,544	(2,530,808)	-	15,863,736
Net capital assets	<u>\$ 30,494,473</u>	<u>\$ (2,421,396)</u>	<u>\$ (1,091,924)</u>	<u>\$ 26,981,153</u>

Note 5 - Long-term Debt

Long-term debt activity for the year ended June 30, 2020 can be summarized as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Bonds and contracts payable:					
Direct borrowings - Contract payable	\$ 30,250	\$ -	\$ (14,750)	\$ 15,500	\$ 15,500
Other debt - Bonds payable	19,110,000	-	(6,275,000)	12,835,000	6,345,000
Unamortized bond premiums	1,561,608	-	(520,536)	1,041,072	-
Total bonds and contracts payable	20,701,858	-	(6,810,286)	13,891,572	6,360,500
Compensated absences	10,000	3,871	(6,150)	7,721	3,904
Total long-term debt	<u>\$ 20,711,858</u>	<u>\$ 3,871</u>	<u>\$ (6,816,436)</u>	<u>\$ 13,899,293</u>	<u>\$ 6,364,404</u>

Grand Rapids Downtown Development Authority

Notes to Financial Statements

June 30, 2020

Note 5 - Long-term Debt (Continued)

Long-term bonds and contracts consist of the following:

- 2008 Kent County Drain Commission contract payable, interest rates ranging from 4.00 to 4.25 percent, with various amounts maturing through 2021 and a balance of \$15,500 at June 30, 2020.
- 2017 Downtown Development Authority Tax Increment Revenue Improvement and Refunding Bonds, interest rates ranging from 4.00 to 5.00 percent, with various amounts maturing through 2022 and a balance of \$12,835,000 at June 30, 2020.

Debt Service Requirements to Maturity

Annual debt service requirements to maturity for the above bonds and note obligations are as follows:

Years Ending June 30	Governmental Activities				
	Direct Borrowings		Other Debt		Total
	Principal	Interest	Principal	Interest	
2021	\$ 15,500	\$ 310	\$ 6,345,000	\$ 641,750	\$ 7,002,560
2022	-	-	6,490,000	324,500	6,814,500
Total	\$ 15,500	\$ 310	\$ 12,835,000	\$ 966,250	\$ 13,817,060

Note 6 - Lease Commitments

In 2003, the City County Joint Building Authority (CCJBA) concurrently issued \$5,000,000 Series 2003A and \$5,000,000 Series 2003B bonds for the purpose of defraying, in part, the cost of constructing the DeVos Place Convention Center facility on Monroe Avenue. In 2013, the CCJBA refunded the two issues with Series 2013A and 2013B refunding bonds. Debt service for the Series 2013A bonds is supported by the County of Kent, Michigan's semiannual rental payments and will be completed in December 2023. Debt service for the Series 2013B bonds is supported by the Authority's semiannual lease payments and will also be completed in December 2023. The Authority's \$5,000,000 debt-financed project contribution on behalf of the DeVos Place project was supplemented by an additional \$5,000,000 cash contribution early in fiscal year 2004.

The amount of Series 2013B principal outstanding for which the Authority is responsible as of June 30, 2020 is \$1,175,000. Future lease payments, including interest expense, are as follows:

Years Ending	Amount
2021	\$ 321,400
2022	315,100
2023	318,400
2024	316,200
Total	\$ 1,271,100

June 30, 2020

Note 7 - Contingencies

The City is regularly involved in various property tax appeals. For the Authority, as of June 30, 2020, funds have been accrued for estimated property tax increment revenue losses plus estimated interest that would be owed to the property owner. The outcomes of the individual appeals are not predictable with reasonable assurance, and it is reasonably probable that some of these matters may be decided unfavorably for the City and the Authority.

The Authority is exposed to a number of asserted and unasserted potential claims encountered in the normal course of business. In the opinion of management, the resolution of these matters will not have a material effect on the financial position of the Authority.

Note 8 - COVID-19 Pandemic

On March 11, 2020, the World Health Organization declared the outbreak of a respiratory disease caused by a new coronavirus a pandemic. First identified in late 2019 and now known as COVID-19, the outbreak has impacted thousands of individuals worldwide. In response, many countries have implemented measures to combat the outbreak that have impacted global business operations. As of the date of issuance of the financial statements, the Authority's operations have not been significantly impacted, but the Authority continues to monitor the situation. No impairments were recorded as of the statement of net position/balance sheet date; however, due to significant uncertainty surrounding the situation, management's judgment regarding this could change in the future. In addition, while the Authority's results of operations and financial condition could be negatively impacted, the extent of the impact cannot be reasonably estimated at this time.

Other Supplemental Information

Grand Rapids Downtown Development Authority

Schedule of Current and Ongoing Projects (Unaudited)

June 30, 2020

The Authority captures property tax increment revenue from two sources: local tax increments and school tax increments. Local tax increment (LTI) revenue is derived from millages assessed by the City of Grand Rapids, Michigan, the County of Kent, Michigan, the Interurban Transportation Partnership, and the Grand Rapids Community College. School tax increment (STI) revenue is related to the State Education Tax millage; the Grand Rapids Public Schools operating, sinking fund, and debt millages; and the Kent Intermediate School District millages. State law restricts the Authority's use of STI revenue for payment of debt service and other eligible obligations in existence prior to January 1, 1995 and for debt obligations that refunded those pre-1995 eligible obligations. Nontax revenue includes interest on investments and rental and parking revenue generated by facilities owned by the Authority.

In December 2015, the Authority approved GR Forward, which established a vision and strategies for the future of downtown Grand Rapids. Drawing on input from the community, GR Forward prioritizes ideas and projects that align with and enhance the collective vision; and began building leadership around the following five goals:

Goal 1: Restore the Grand River as the Draw and Create a Connected and Equitable River Corridor.

Goal 2: Establish a True Downtown Neighborhood That is Home to a Diverse Population.

Goal 3: Implement a 21st Century Mobility Strategy.

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

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

GR Forward established an implementation schedule and is the basis for the Authority's fiscal years 2016 to 2025 priority planning process and beyond. Projects and initiatives have been prioritized to ensure the Authority's investments provide strategic support to projects and initiatives meeting the criteria established by GR Forward.

Funds are allocated annually to enable the Authority to assist with private and public projects that fall within the public purpose criteria of state law and would help to accomplish the developmental objectives of the Authority. As recommended by GR Forward, development projects have been subdivided into the five goals, each with an alliance that advises on projects and implementation activities.

The Authority's development projects described below are funded with LTI or non-tax increment revenue.

Goal #1: Restore the Grand River as the Draw and Create a Connected and Equitable River Corridor

River Governance Incubation (LTI)

Support to advance on recommendations flowing from the work begun in FY 2020 to define a long-term organizational and funding strategy for Grand River corridor revitalization. In addition to continued project management support, this includes investment to develop three key organizing tools:

- An equity framework plan that presents a shared definition around equity grounded in common goals, measurable outcomes, and tactics
- A corridor framework plan that maps the strategic assets, identifies opportunities for broader collaboration, and defines key projects to support river corridor revitalization from Riverside Park to Millennium Park
- River-specific engagement and activation that help reconnect Grand Rapidsians to the Grand River socially, psychologically, and recreationally. These efforts, organized in close collaboration with community partners, will support more informed and robust community participation in ongoing river planning and activation conversations. This item also includes support for implementation of the recommendations that flow from the FY 2020 DDA-funded community engagement process with WMCAT/Public Agency to solicit river programming and activation ideas.

Grand Rapids Downtown Development Authority

Schedule of Current and Ongoing Projects (Unaudited) (Continued)

June 30, 2020

Downtown Plan (LTI)

Planning initiatives to further the goals of GR Forward. Proposed initiatives in FY 2020 include:

- Area 7, 8, and 9 visioning

River Edge Improvement (LTI)

Funds to support rehabilitation of the existing trail along the east riverbank and infrastructure improvements to support increased recreational access and safety. More specifically:

- Stabilization and concrete repair of the existing trail from Louis Street to the Blue Bridge
- Conditions analysis of the existing boardwalk from Michigan Street to Louis Street
- Access and safety improvements at Fish Ladder Park
- Access and safety improvements on city-owned property at Market and Wealthy streets
- Coldbrook Edge opportunity site implementation

Parks Design (LTI)

Completion of design for Downtown parks. In FY 2020, funds will be used to complete the design of Lyon Square (Phase II known as Lyon Plaza), Calder Plaza, and Ah Nab Awen Park. In addition, funding is allocated to complete preliminary designs and cost estimates for the connection from Belknap to Monroe North.

Downtown Speaker Series (NTI)

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

Riverwalk Assessment (NTI)

Funding to evaluate and recommend improvements to the existing Riverwalk.

Goal #2: Establish a True Downtown Neighborhood That is Home to a Diverse Population

Development Project Guidance (LTI)

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

Development Project Tax Increment Reimbursements (LTI)

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

Downtown Enhancement Grant (LTI)

Funding for the Downtown Enhancement Grant Program. Funds will be used cover existing obligations and to continue to assist property and business owners in the rehabilitation of the downtown public realm. Funds are utilized to reimburse eligible activities, including installation of street furniture, snowmelt, and other public realm improvements.

Heartside Quality of Life Plan Implementation (NTI)

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

Grand Rapids Downtown Development Authority

Schedule of Current and Ongoing Projects (Unaudited) (Continued)

June 30, 2020

Stakeholder Engagement - Downtown Neighbor Network (NTI)

Second year of a two-year pilot program to support downtown and downtown-adjacent neighbors that are connected, informed, and empowered to improve downtown living. Activities may include:

- Communications and marketing of the Downtown Neighbor Network
- Regular events to connect stakeholders and bring together downtown residents
- Downtown resident survey and leadership training

Goal #3: Implement a 21st Century Mobility Strategy

Inclusive Design Prototypes and Collective Impact Strategic Plan (LTI)

Funding for two distinct initiatives in collaboration with Disability Advocates of Kent County and Common Notice to continue the inclusive and equity work initiated last year with the inclusive design charrettes.

Inclusive Design 2021: Move from prototype to programming for the top two prototypes established during the initial work and continue inclusive design charrettes to bring three additional prototypes to the point of implementation.

Collective Impact Strategic Plan: Work across five agencies to determine a shared set of values, design principles, and strategic objectives that will further the accessibility of Grand Rapids. This plan is proposed to continue with funding in FY 2022 to measure the social impact and the plan's successes and improvements.

Bike Friendly Improvements (LTI)

Funding to continue the implementation of bike parking infrastructure, Division Avenue Bikeway improvements, and enhanced network connections throughout downtown in partnership with Mobile GR.

Streetscape Improvements: Pedestrian Improvements to Monroe Center Alley (LTI)

Funding for professional fees and construction costs to implement the stakeholder-driven design created for the Monroe Center alley (between Division and Ionia) last year. Alley improvements will include new permeable paving, green infrastructure, landscape, pedestrian lighting, festoon lighting, seating, and sculptural entry archways.

Streetscape Improvements: Division and Wealthy TOD Pilot and Improvements (LTI)

Funding to pilot implementation of The Rapid's currently underway TOD (Transit Oriented Development) project that includes median work, pop-ups in the ICCF lot, art at the platforms, and activation/façade enhancements of the mixed-use buildings on the west side of Division. This project is in collaboration with The Rapid and students from U-Prep Academy.

Streetscape Improvements: Furnishings (LTI)

Pedestrian and human-scaled enhancements along key downtown corridors. Enhancements will include seating and other furnishings, lighting, trees, planters, and pedestrian safety elements to improve street crossings. Proposed projects for FY 2021 include:

- Grandville Ave (Weston to Bartlett)
- Ottawa Ave
- Pearl Street (Division to Monroe Ave)
- Ionia (Michigan to Cherry)
- Monroe Center (Monroe to Ottawa)
- Bridge Street (Monroe to Seward)
- Campau Promenade

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

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

Grand Rapids Downtown Development Authority

Schedule of Current and Ongoing Projects (Unaudited) (Continued)

June 30, 2020

Streetscape Improvements: Pedestrian Crossing Enhancements (LTI)

Pedestrian safety enhancements at crosswalks and street crossings in collaboration with Mobile GR.

- River trail crossing at Fulton Street
- Rapid flashing beacons at Monroe/Campau and Ottawa adjacent to Calder Plaza
- Conversion of pedestrian signal head to countdown signal head
- Market and Weston safety improvements, including median refuge and rapid flashing beacons

Wayfinding System Implementation (LTI)

Funding to implement modernization of the downtown wayfinding system.

DASH North Shuttle Lease (LTI)

Funding to help support the continued operation of DASH North and West, including maintaining weekend and evening service.

DASH North Shuttle Lease (NTI)

Funding to help support the continued operation of DASH North and West, including maintaining weekend and evening service.

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

Retail Attraction and Incubation RFP (LTI)

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

Business Resource Fair/Expo (LTI)

A half-day event featuring as many small business resource providers as possible, from technical assistance providers to alternative financing. A place where those who are looking to do business downtown are able to explore the landscape of small business and entrepreneurship resources. This event will also be an opportunity for entrepreneurial support organizations to market their programs and resources directly including promotion for DGRI business programs and events like the Doing Business Downtown Seminar Series.

Doing Business Downtown Seminar Series (LTI)

A more focused series of panels, talks, and discussions on what it takes to do business downtown and some of the unique challenges that downtown businesses face, such as dealing with social service needs or managing downtown events. This will be a quarterly series that will leverage relationships in the small business ecosystem, with topics ranging from general business resources to contracting with DGRI or the City.

Downtown Business Association Support (LTI)

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

Downtown Business/Retail Marketing (LTI)

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

Grand Rapids Downtown Development Authority

Schedule of Current and Ongoing Projects (Unaudited) (Continued)

June 30, 2020

Research (LTI)

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

Downtown Workforce Program (NTI)

Events and programs to engage the downtown workforce.

Economic Recovery Funding (LTI/NTI)

Funding to support the economic recovery associated with the COVID-19 pandemic.

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

Arena Plaza Improvements (LTI/NTI)

Funding to complete the reconstruction of the plaza in front of Van Andel Arena.

Downtown Marketing and Inclusion Efforts (LTI)

The DDA's contribution to downtown marketing helps support communications that promote downtown events and programming initiatives to downtown stakeholders, residents, businesses, and customer audiences. This includes but is not limited to paid advertising, the production of marketing collateral, and ongoing maintenance and enhancements of a digital media platform that serves more than 85,000 users and reaches thousands more.

Downtown Tree Plantings (LTI)

Investments in the urban tree canopy to achieve the canopy goals for downtown.

Heartside Public Restroom Facility Construction (LTI)

Funding to complete the installation of the Portland Loo on Division Avenue.

Public Realm Improvements (LTI)

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

State of the Downtown Event/Annual Report (LTI)

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

Urban Rec Improvements (LTI)

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

Bridge Lighting Operations (NTI)

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

DGRI Event Production (NTI)

DDA contribution to DGRI Event Production contributes to the support of World of Winter, which contributes to a month of various programming and events. This will also cover the support of a new fall event and a minimum of three bike, skate, and scoot events at the new bike and skate park.

Grand Rapids Downtown Development Authority

Schedule of Current and Ongoing Projects (Unaudited) (Continued)

June 30, 2020

Diversity and Inclusion Programming (NTI)

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

Downtown Ambassador Program (NTI)

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

Experience Miscellaneous (NTI)

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

Holiday Décor Program (NTI)

DDA contribution to Holiday Décor Program helps to support the DDA's investment towards lighting and decorating the downtown during the winter and holiday season. This continued support will allow DGRI to continue to decorate the downtown with the replacement of existing decoration investments. This will also include the expansion into the Bridge St. business district, continue the new additions on South Division, update a cohesive design on Monroe North, add new elements to Rosa Parks Circle, and add year-round lighting on the trees of Monroe Ctr.

Major Event Sponsorship (NTI)

DDA contribution to major event sponsorship helps to support downtown signature events like ArtPrize and LaughFest.

Police Foot Patrols (NTI)

DDA contribution to providing added public safety via additional police foot patrol services along key entertainment corridors throughout the summer months.

Public Space Activation (NTI)

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

Rosa Parks Circle Ice Skating (NTI)

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

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

DDA contribution to the Special Events Event Sponsorship Support Program will help to support events and programming happening within the downtown that are seeking event support and that align with the community goals that were voiced through the Special Events Optimization process finalized in FY 2015. This program will help us to offer events that are free and open to the public between October and April to help encourage the GR Forward goal of creating a four-season city.

Grand Rapids Downtown Development Authority

Schedule of Current and Ongoing Projects (Unaudited) (Continued)

June 30, 2020

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

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

Special Events Training Program (NTI)

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

Winter Avenue Building (NTI)

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

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: January 8, 2021

TO: Downtown Development Authority

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

SUBJECT: Winter Ready Grant Update

Agenda Item #05
January 13, 2021
DDA Meeting

At its October 14, 2020 meeting the DDA authorized the Winter Ready Grant and seeded it with \$200,000 to continue support of Downtown businesses during the COVID-19 recovery. The grant intended to assist businesses in winterization efforts related to outdoor seating, activation, and related expansion of business activity in the public realm. The program provides recipients with funds to purchase winterization materials such as canopies, tents, heaters, and lighting to maintain their operations during the winter months.

Subsequently, on December 9, 2020, the DDA authorized an additional \$175,000 for the Winter Ready Grant, bringing the total available grant amount to \$375,000.

As of January 8, 2021, a total of \$110,000 has been authorized to support outdoor seating opportunities within Downtown Grand Rapids.

While most of these initial Winter Ready Winter grant funds have been for \$15,000 or less per business, we have received six (6) requests that exceed the \$15,000 threshold, requiring DDA approval, as outlined below:

The Downtown Market: The purchase and installation of ten (10) 10'x10' Cozee App Shacks as fabricated by Prestige Products. These structures provide seating for one table and up to six guests. The DT Market will purchase and provide the heaters for each of these structures, so they are not being funded by the grant. The structures will be installed in the market shed area (outside farmers' market area) and be available to market patrons and tenants. Cozee App Shacks are \$2,500 each for a total price of \$25,000. ***Request is for \$25,000.***



Cozee App Shack by Prestige Products



Brick & Porter: The purchase and installation of five (5) 8'x8' Cozee App Shacks and one (1) 15'x35' tent structure, all fabricated by Prestige Products. These smaller structures provide seating for one table and up to six guests, while the larger structure will provide group seating when it is permitted by the State. Brick & Porter will purchase and provide the heaters for each of these structures, so they are not being funded by the grant. These structures will be installed in the social zone (street and sidewalk) adjacent to the business. The Cozee App Shacks are \$2,500 each (total of \$12,500) and the larger tent is \$16,750 for a total price of \$29,250. *Request is for \$29,250.*

The BOB: The purchase and installation of twelve (12) 10'x10' Cozee App Shacks as fabricated by Prestige Products. These structures provide seating for one table and up to six guests. The BOB will purchase and provide the heaters for each of these structures, so they are not being funded by the grant. The structures will be installed in the open space at the corner of Ottawa and Fulton adjacent to the BOB. Cozee App Shacks are \$2,500 each for a total price of \$30,000. *Request is for \$30,000.*

Mexo: The purchase and installation of one (1) 46'x17' canopy structure with removable side panels as fabricated by Prestige Products. This structure will extend from the front of the building into the social zone on Fulton Street and attach to existing concrete barricades. The structure will provide a flexible seating area that can be enclosed or partially enclosed depending on State orders and weather. This request also includes the purchase of an LB White model 80 tent heater that will be fueled by propane. The structure price is \$21,350 and the heater is \$2,000 (or \$500 per month to rent). *Request is for \$23,350.*



Rendering of Mexo structure by Prestige Products

Sandy Point Beach House: The purchase and installation of one (1) 32'x22' canopy structure with removable side panels as fabricated by Prestige Products. This structure will extend from the rear of the building into the rear courtyard and provide a flexible seating area that can be enclosed or partially enclosed depending on State orders and weather. This request also includes the purchase of an LB White model 80 tent heater that will be fueled by propane. The structure price is \$20,500 and the heater is \$2,000 (or \$500 per month to rent). *Request is for \$22,500.*



Rendering of Sandy Point structure by Prestige Products

Ando Sushi: The purchase and installation of one (1) 60'x12' patio enclosure with removable side panels as fabricated by Prestige Products. This structure will extend from the east side of the building into the existing sidewalk seating area. The structure will provide a flexible seating area that can be enclosed or partially enclosed depending on State orders and weather. Ando will purchase and provide the heaters for this installation, so they are not being funded by the grant. The structure price is \$20,450. ***Request is for \$20,450.***



Rendering of Ando structure by Prestige Products

In review of these requests and previous requests; and considering the number of future requests that are beginning to emerge (approximately 20 additional serious inquiries), it is recommended that limits be placed on the amount considered for each business for those businesses requesting an amount over the \$15,000 staff level funding.

An amount of not to exceed \$20,000 for each business is recommended when the business requests funding over the \$15,000 staff threshold. It is also recommended that an amount not to exceed \$26,000 for each entity that is providing winterization and activation in a common area for multiple businesses be set. This would apply to the previously authorized Studio Park (\$25,600) and the current request from the Downtown Market (\$25,000).

Recommendation: Provide DDA approval for the following businesses to receive Winter Ready Grant Funding, paid directly to Prestige Products for installations outlined in this memo:

1. The Downtown Market Winter Ready Grant funding in the amount of \$25,000.
2. Brick & Porter Winter Ready Grant funding in the amount of \$20,000.
3. The BOB Winter Ready Grant funding in the amount of \$20,000.
4. Mexo Winter Ready Grant funding in the amount of \$20,000.
5. Sandy Point Beach House Winter Ready Grant funding in the amount of \$20,000.
6. Ando Sushi Winter Ready Grant funding in the amount of \$20,000.

The total for these 6 requests is \$125,000. This will bring the total amount of grant funding used to \$235,000, leaving \$140,000 of the current grant funding.



Portland Loo

Operations Report

"I am Executive Director at Heartside Ministry. The Loo has been a wonderful addition to the neighborhood. I walk down to check on it almost daily and everything seems to be working as designed. I have had zero complaints from neighbors so far. I am sure I would hear about it if there was a problem."



9,268 Gallons Used
(July 27th – November 6th)



Cleaned 3x per day
Cleaned **over 200x**
since installation



"I love it! Its always clean and well located close to central downtown. Let's put more all over downtown!!!"



DOWNTOWN
GRAND RAPIDS INC.



“So far, I have heard only positive responses, have used the loo myself to test it out and it was clean when I was in! Really excited to see more of these downtown to normalize accessible open and nearby restrooms!”



“The Loo is amazing, well maintained and a real asset to our community. We just need more throughout the city!”

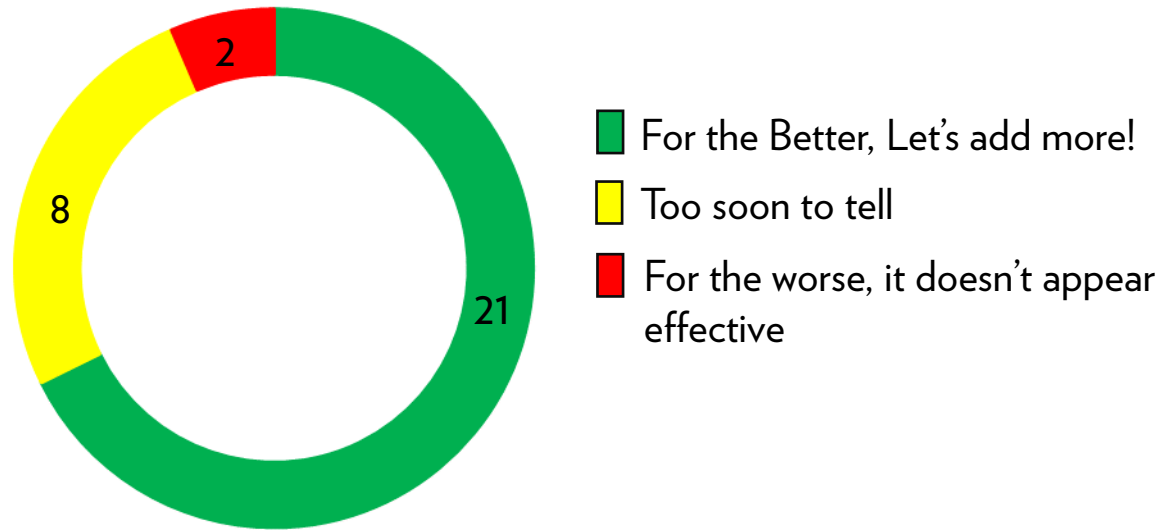


Estimated Use

90 Average Daily Users
9,268 Total Users
(July 27 – November 6)



How do you feel the facility has impacted the Heartside Neighborhood?



"The city of Grand Rapids deserves more 24-hour bathrooms for all patrons, citizens, visitors and workers that are accessible across the entire city!"

"Access to restrooms in Heartside is essential for the people in the neighborhood to flourish."

"I have seen far less people using the YWCA corner, and Weston alleyway as a urinal. It seems to be encouraging people to use a proper restroom on the block."



DOWNTOWN
GRAND RAPIDS INC.



The End.



MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DDA

DATE: January 8, 2021

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

Agenda Item #7
January 13, 2021
DDA Meeting

SUBJECT: Retail Assessment and Recovery Discussion

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

Mike Berne from MJB Consulting has been leading this work and will be in attendance to share information from his initial analysis, including discussions with merchants, owners, brokers and others engaged in retail Downtown and the broader Grand Rapids trade area. He will also share examples of initiatives and efforts from similar communities around the country.

As context for the discussion, attached here is the monthly summary report that DGRI has updated since March 2020 to track COVID impacts and to better understand activity in Downtown.



DOWNTOWN
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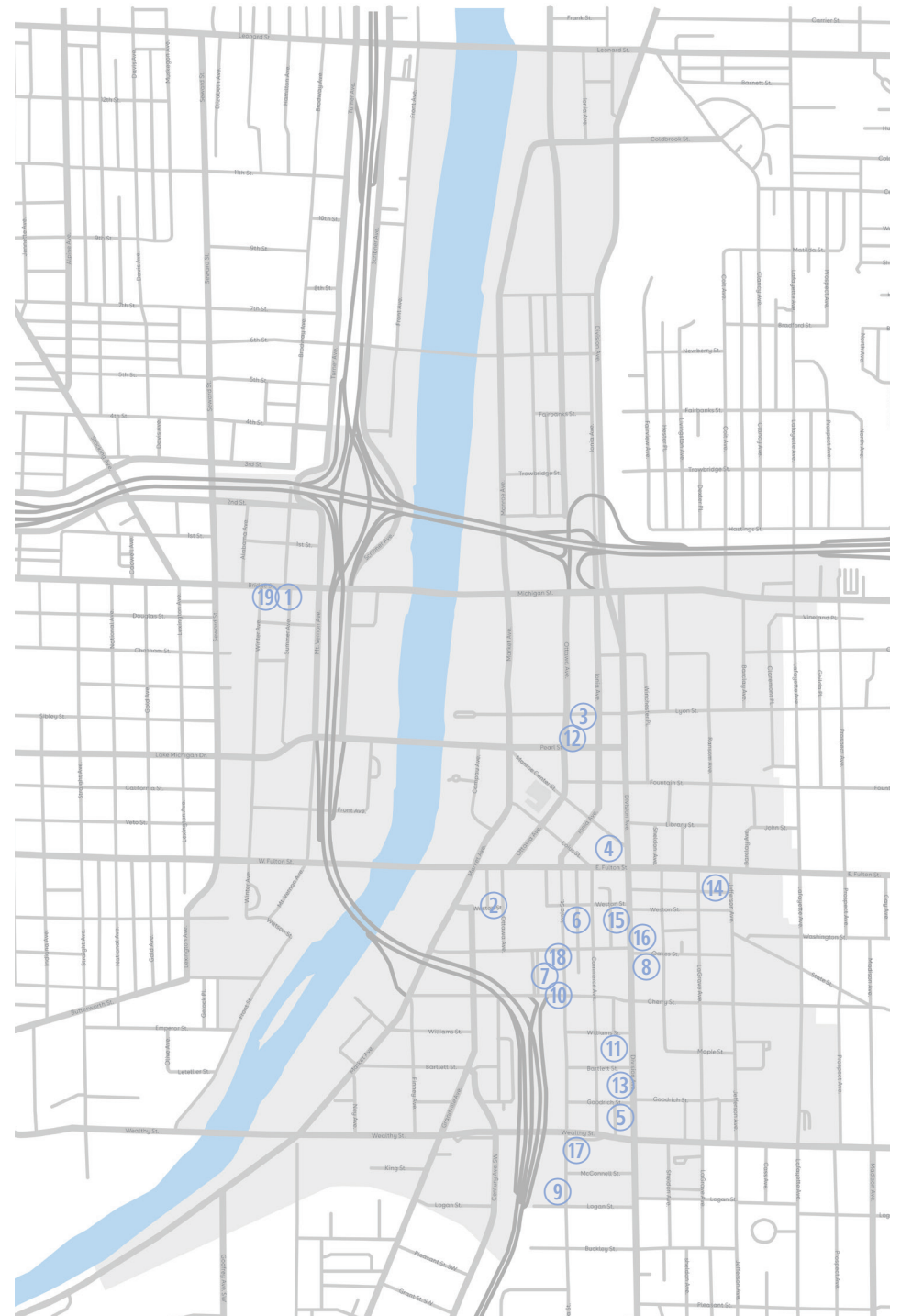
COVID-19 Impact Report
January 8, 2021

Business Openings

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

By comparison, 21 businesses opened in the same time period in 2019.

Source: Downtown Grand Rapids Inc.

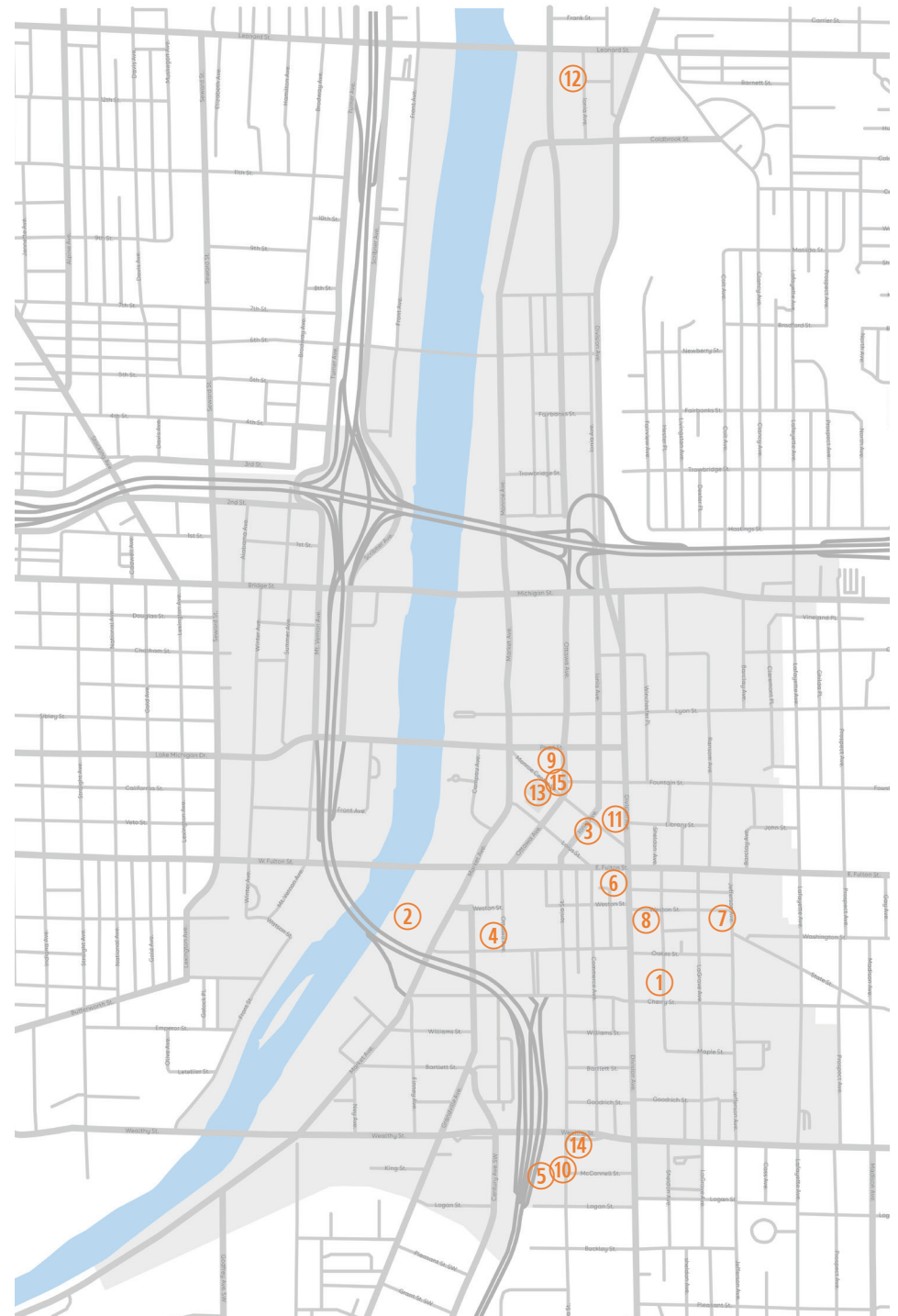


Business Closings

- ① Zoey Ashwood Fine Art (May 2020)
- ② Charley's Crab (May 15, 2020)
- ③ Grand Central Market (June 1, 2020)
- ④ The Wheelhouse (June 4, 2020)
- ⑤ Madcap Downtown Market (June 8, 2020)
- ⑥ UICA (June 17, 2020)
- ⑦ Dog Story Theatre (June 27, 2020)
- ⑧ Bend Gallery (July 2020)
- ⑨ Perrigo Printing (July 1, 2020)
- ⑩ Social Kitchen (July 7, 2020)
- ⑪ Gina's Boutique (August 8, 2020)
- ⑫ Sin Repubic Salon (August 28, 2020)
- ⑬ GRAM Store (August 30, 2020)
- ⑭ Craft Beer Cellar (September 26, 2020)
- ⑮ The Dog Pit (December 19, 2020)

By comparison, 10 businesses closed in the same time period in 2019.

Source: Downtown Grand Rapids Inc.



Downtown Storefront Vacancies

Downtown Grand Rapids has a total of 335 ground floor storefronts.

As of January 8, 2021, there is a 20.9% vacancy rate (70 storefronts) with an average duration of vacancy of 2 years and 4 months.

This equates to more than 386,200 square feet of available space.

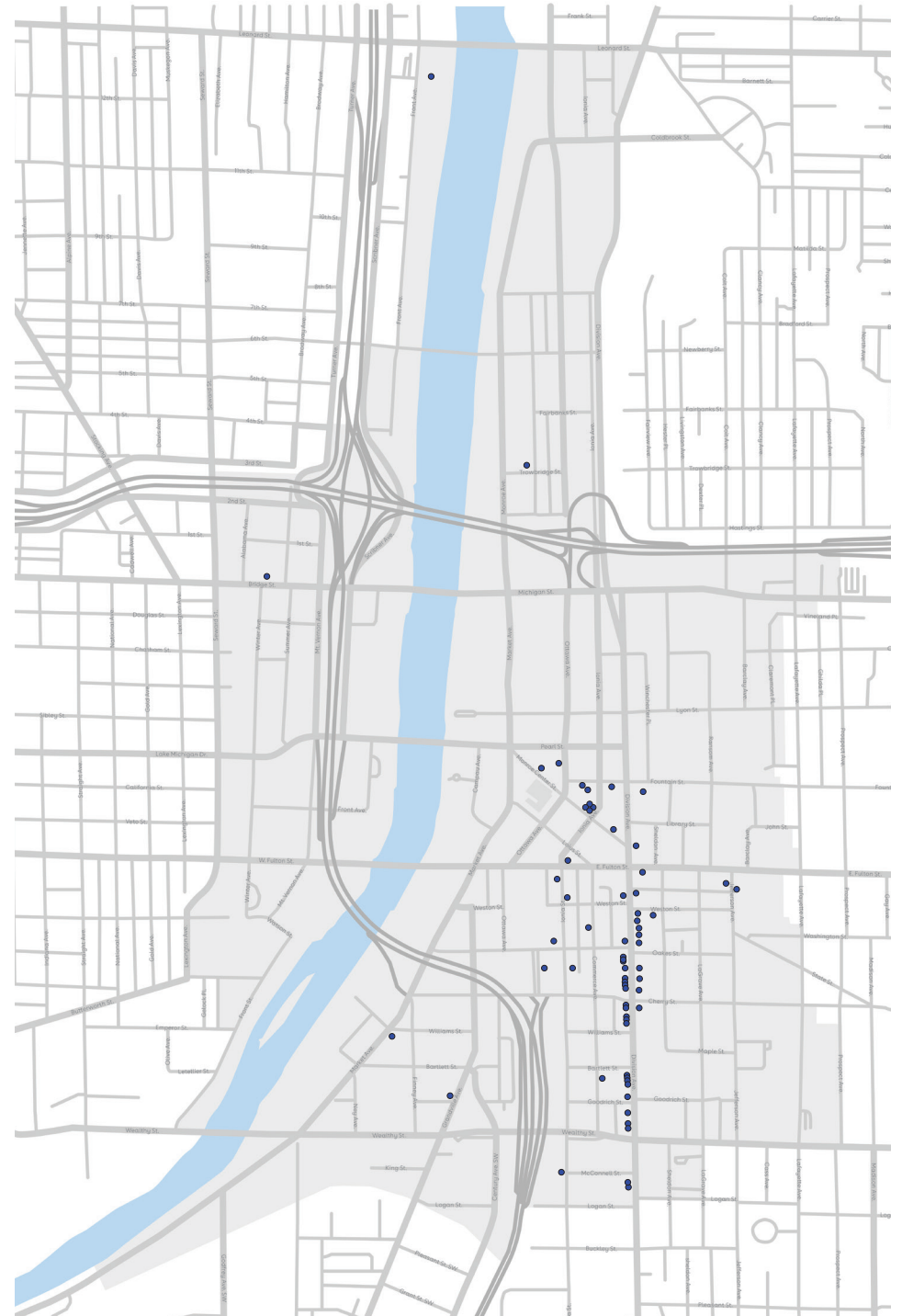
In the last 12 months, 4 new storefronts have been added.

449 Bridge St NW #1 (Concado Tacos @ Bridge St Lofts)

449 Bridge St NW #2 (Vacant @ Bridge St Lofts)

10 Ionia Ave NW #1 (TBA @ Residence Inn)

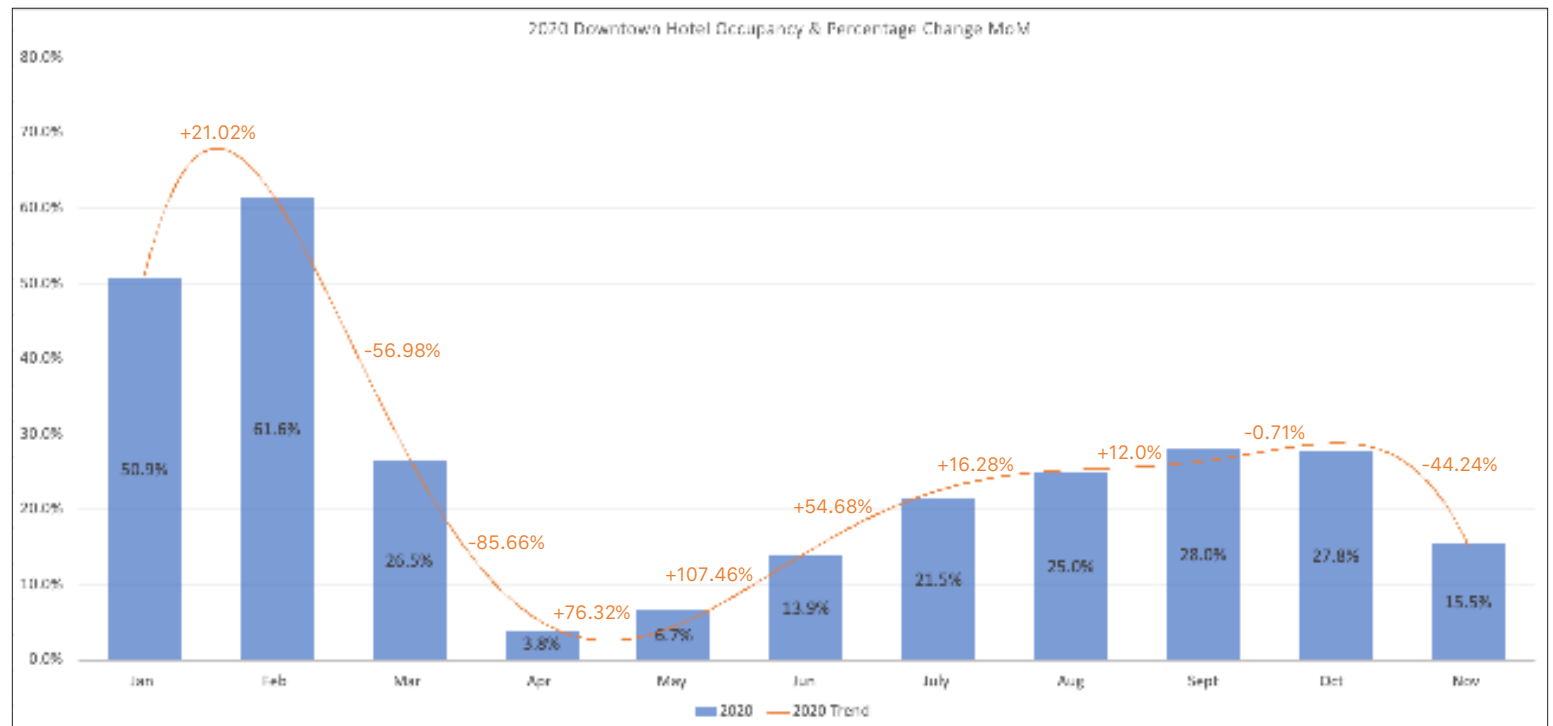
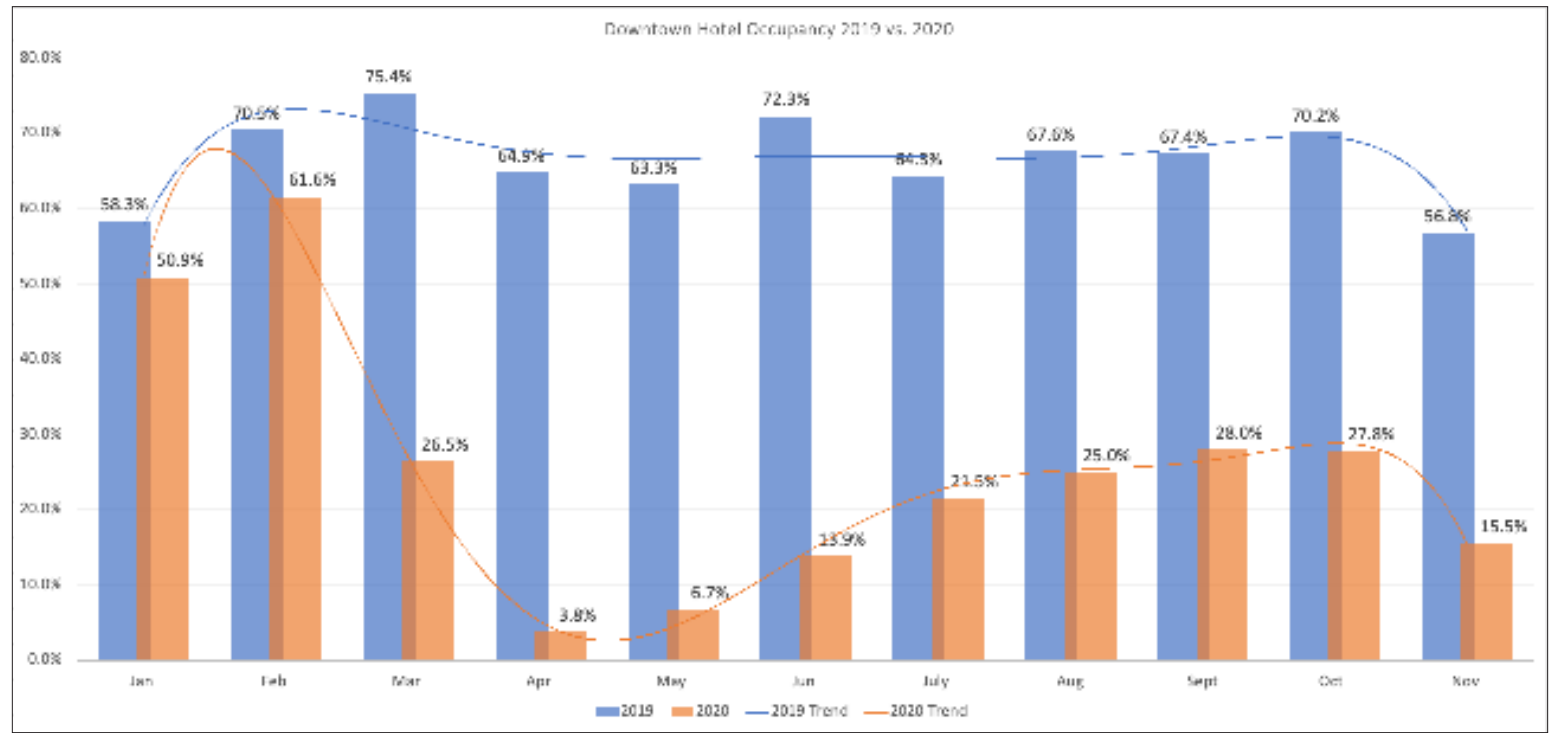
10 Ionia Ave NW #2 (TBA @ Residence Inn)



Downtown Hotel Occupancy

Between May and September, occupancy was recovering at an average increment of 4.48% per month.

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



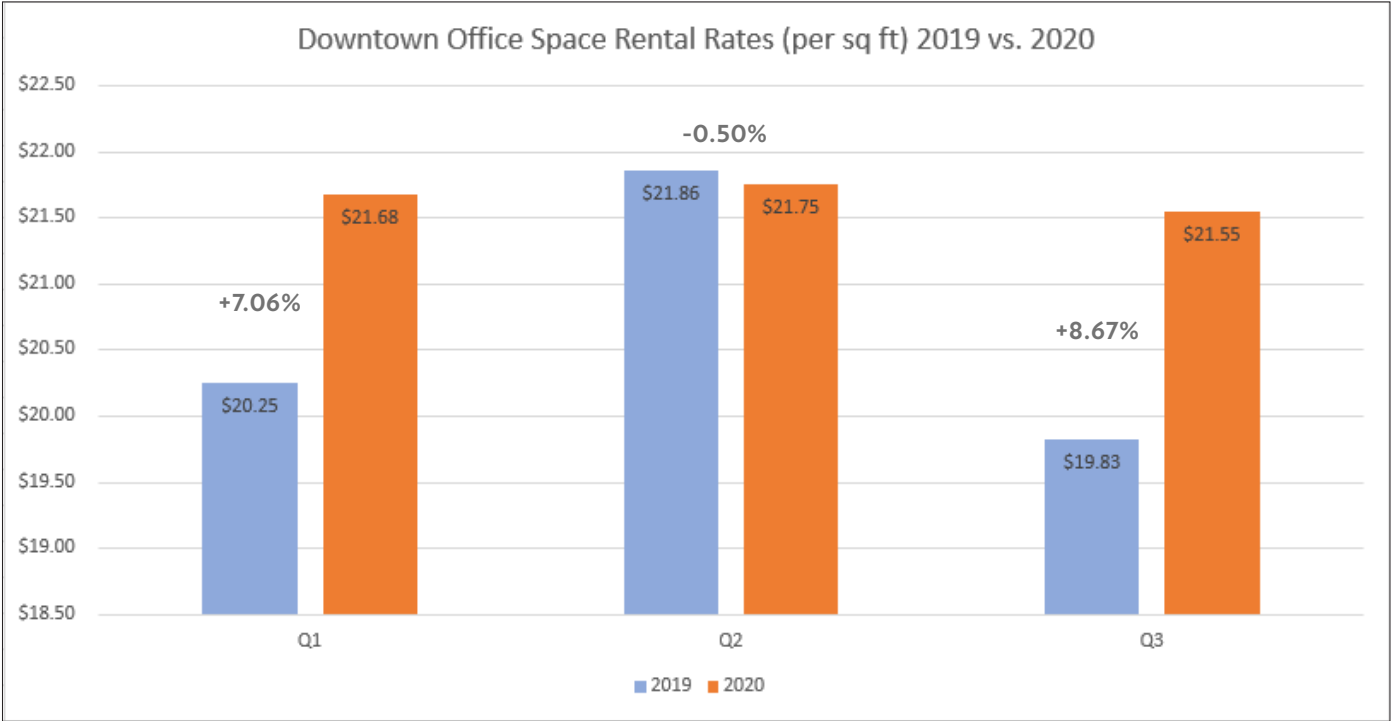
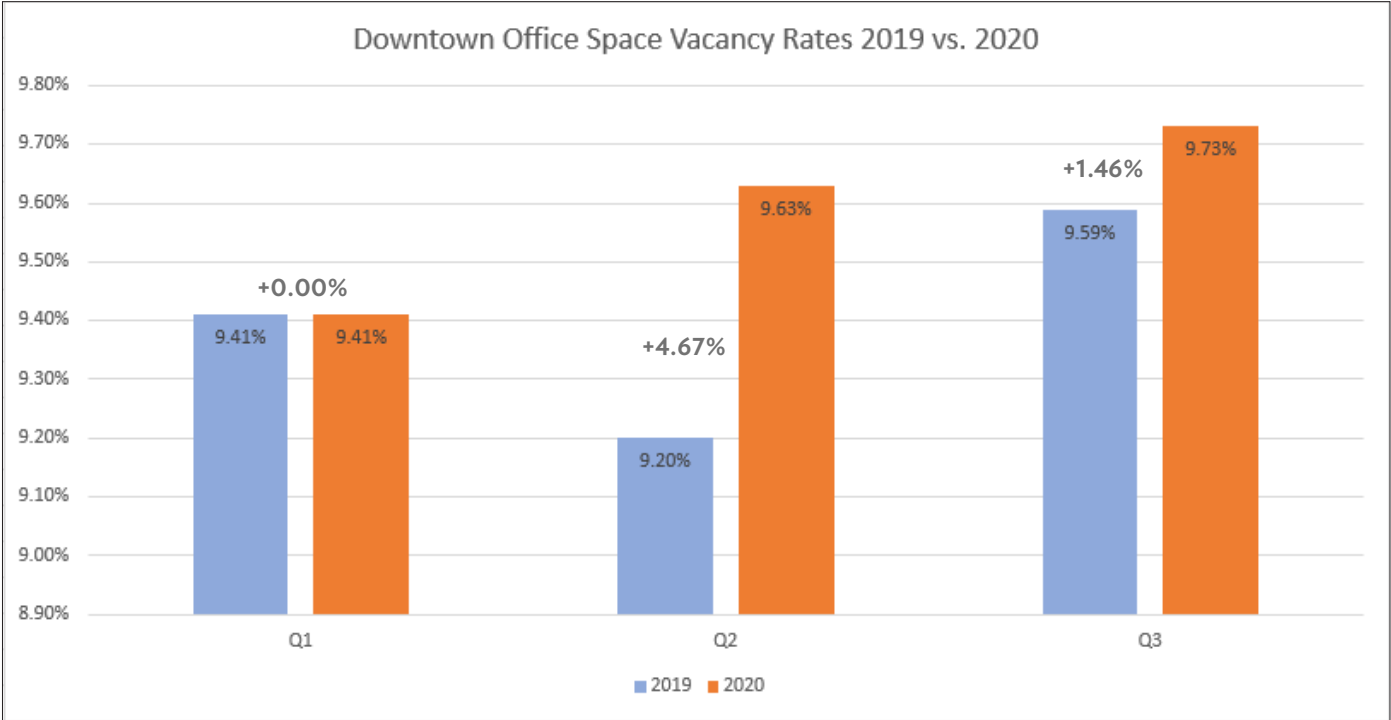
Source: Smith Travel
Research via
Experience GR

Downtown Office Space Vacancy

There was an overall 3.4% increase (32 basis points) in vacancy rates between Q1 2020 and Q3 2020. This equates to 6,405 square feet of office space.

Colliers estimates 5,699,330 square feet of occupied space in Q3 2020, which is a 152,319 square foot decrease (-2.6%) since Q1 2020.

There was an overall 0.6% decrease (\$0.13) in rental rates between Q1 2020 and Q3 2020.



Source: Colliers International

Employment

Key Dates

March 15, 2020

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

June 8, 2020

MI restaurants and bars can reopen at limited capacity

September 9, 2020

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

July 1, 2020

MI recloses indoor service at bars

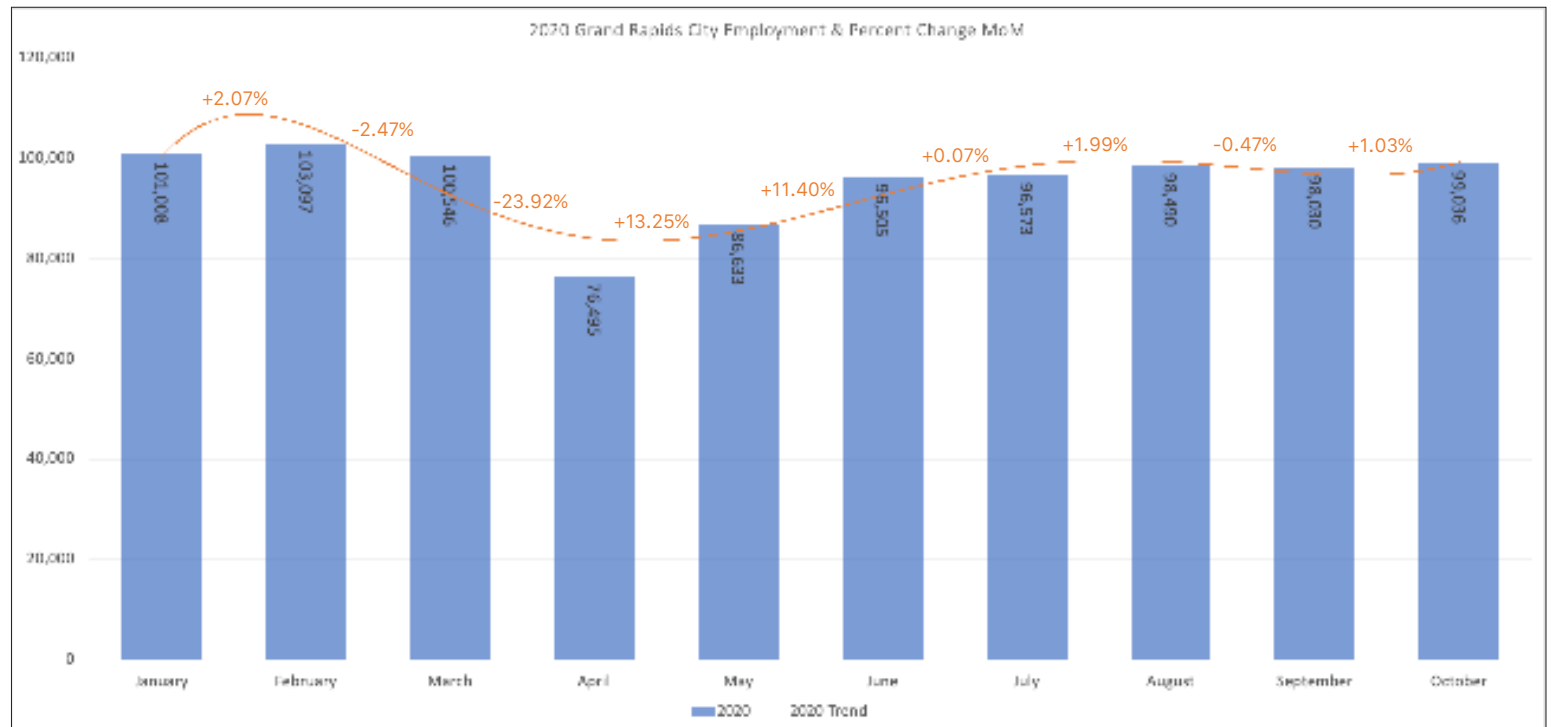
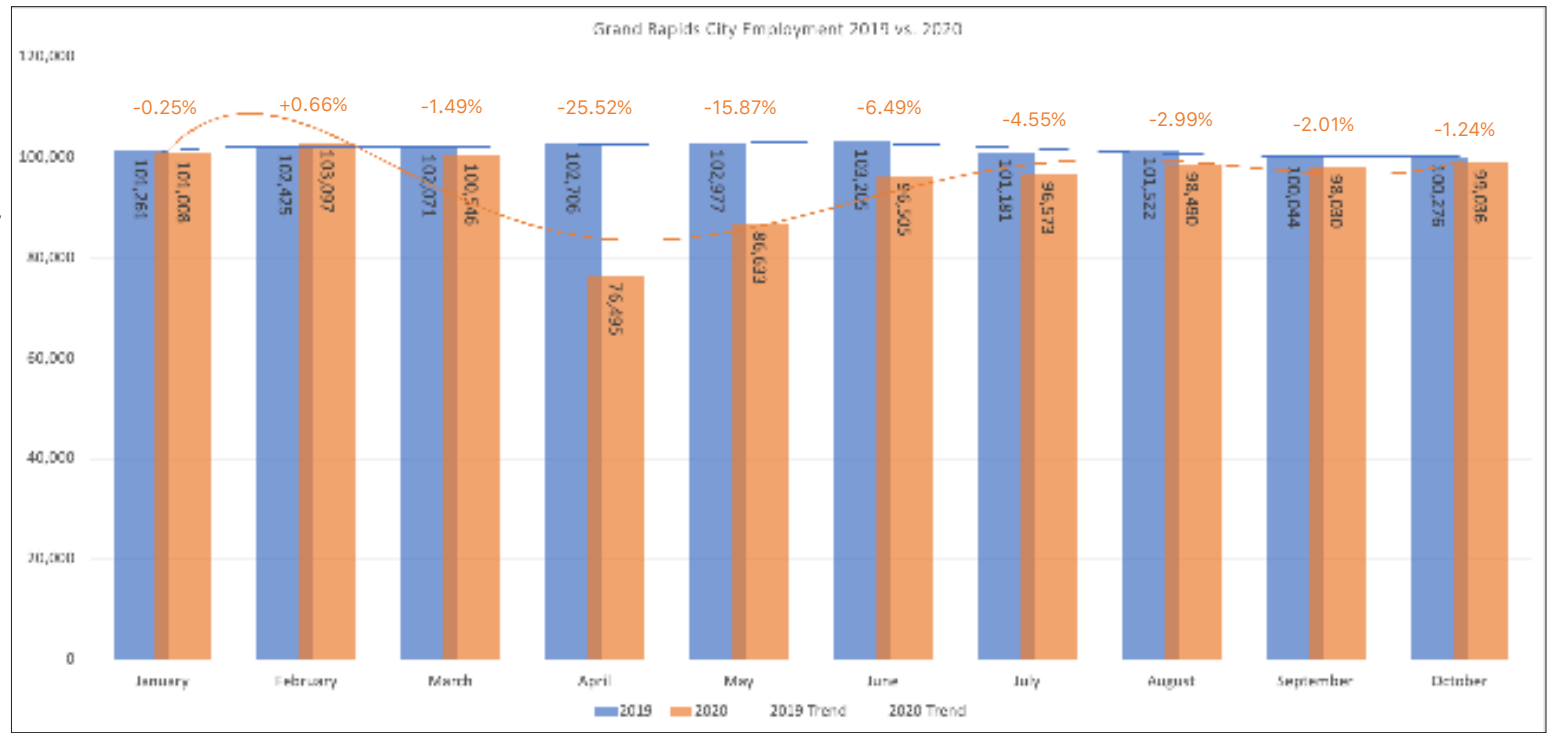
November 18, 2020

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

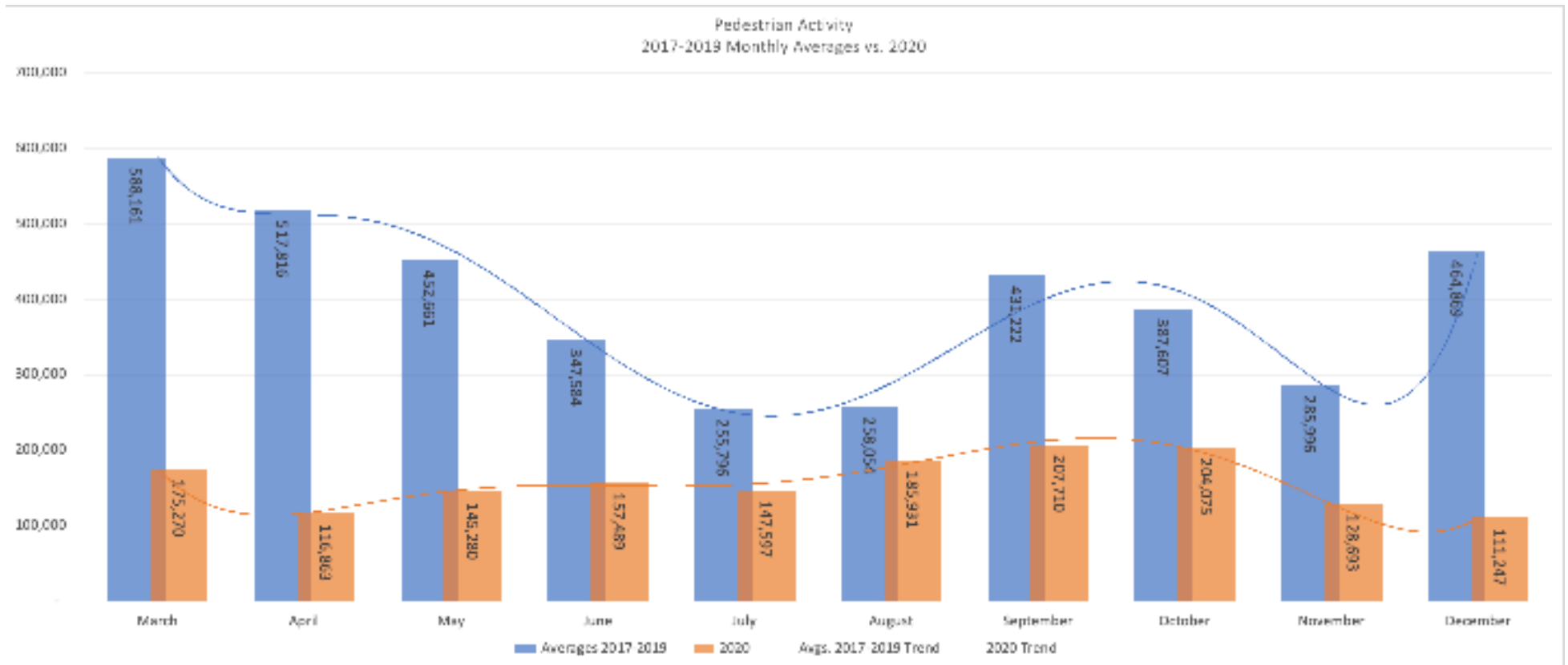
December 18, 2020

MI reopens some businesses such as casinos, cinemas, bowling alleys.

Indoor dining remains closed



Downtown Pedestrian Activity



There was an average of a 59.51% decrease in pedestrian activity in 2020 when compared to previous years.

Key Dates

Stay-At-Home Order - March 24, 2020-June 19, 2020

The Bridge Series - August 28, 2020-October 2, 2020

2017-2019 monthly data were averaged in order to account for some errors and discrepancies, and to generate a more accurate overall picture when compared to 2020.

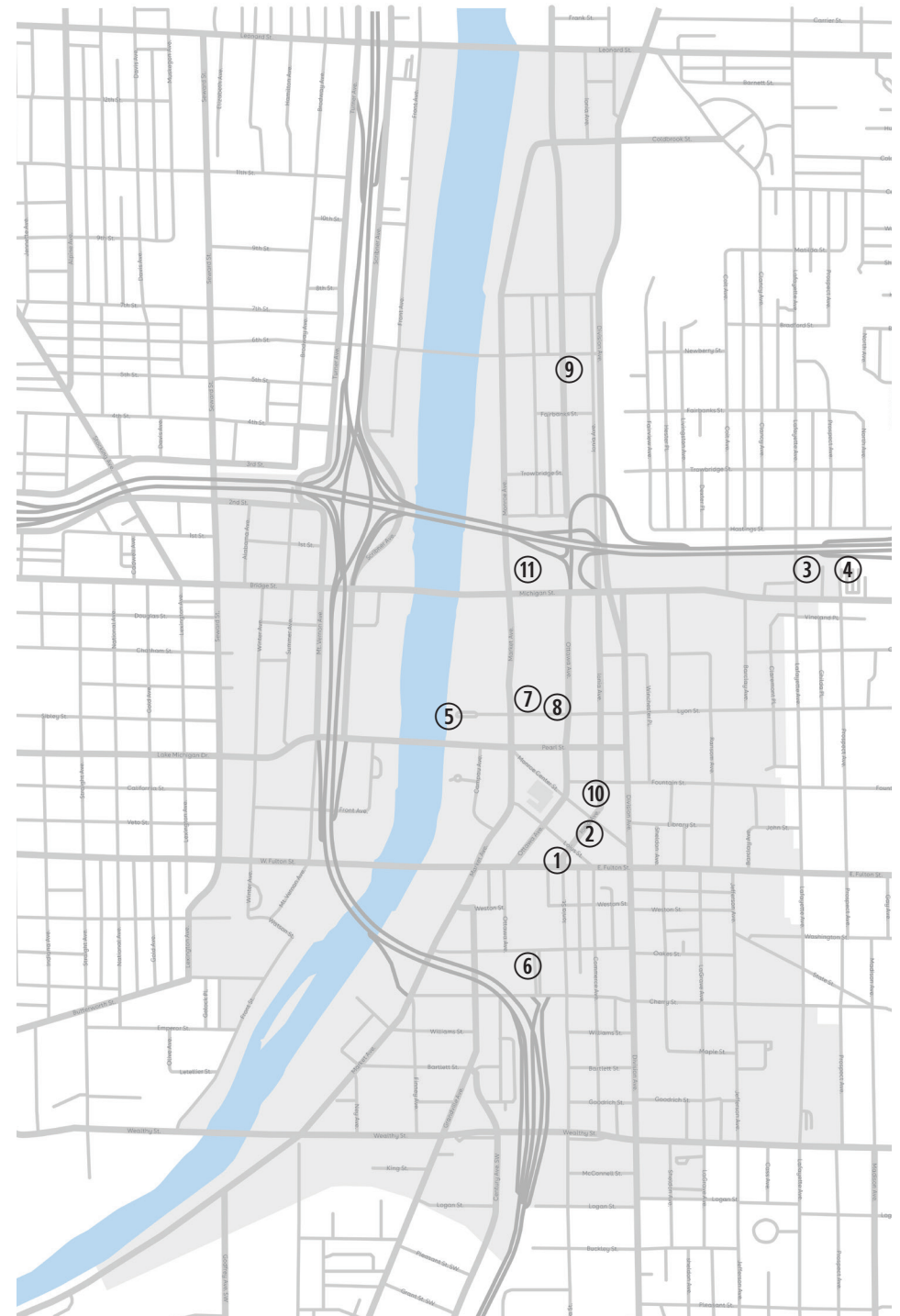
Locations included in this calculation include: Blue Bridge SW, Downtown Dog Park, Rosa Parks Circle, Ionia/Oakes SW, DeVos Place/Grand River, Ah-Nab-Awen Park, Bridge/Summer, Monroe/Trowbridge, Michigan Street (Rowe Apartments), and Division Oakes. Notably this does not include the Ottawa/Lyon pedestrian counter due to inflated numbers due to the construction.

Source: Downtown Grand Rapids Inc.

Current Downtown Construction and Development

- ① Residence Inn - due January 2021
+5,555 square feet of commercial space
+147 hotel units
+175 parking spaces
+51 jobs
- ② The Finnley Hotel - due June 2021
+5 hotel units
- ③ GVSU - due May 2021
+160,000 square feet of office space
+66 parking spaces
- ④ GVSU/Spectrum Parking - due May 2021
+1,220 parking spaces
- ⑤ Amway Grand Plaza Renovation - due June 2021
- ⑥ Studio Park/Acrisure - due Spring 2021
+105,000 square feet of office space
+150 market condos
- ⑦ RDV Development - due Spring 2021
+100,000 square feet of office space
+9,700 square feet of commercial retail space
- ⑧ Fifth Third Redevelopment - due Summer 2021
+100,000 square feet of office space
+44,000 square feet of commercial space
- ⑨ Integrated Architecture - due Fall 2021
+13,600 square feet of office space
+20 parking spaces
+52 jobs
- ⑩ The Morton Hotel - due 2021
+32 hotel units
- ⑪ MSU Innovation Park - due late 2021
+200,000 square feet of office space
+600 parking spaces
+250 jobs

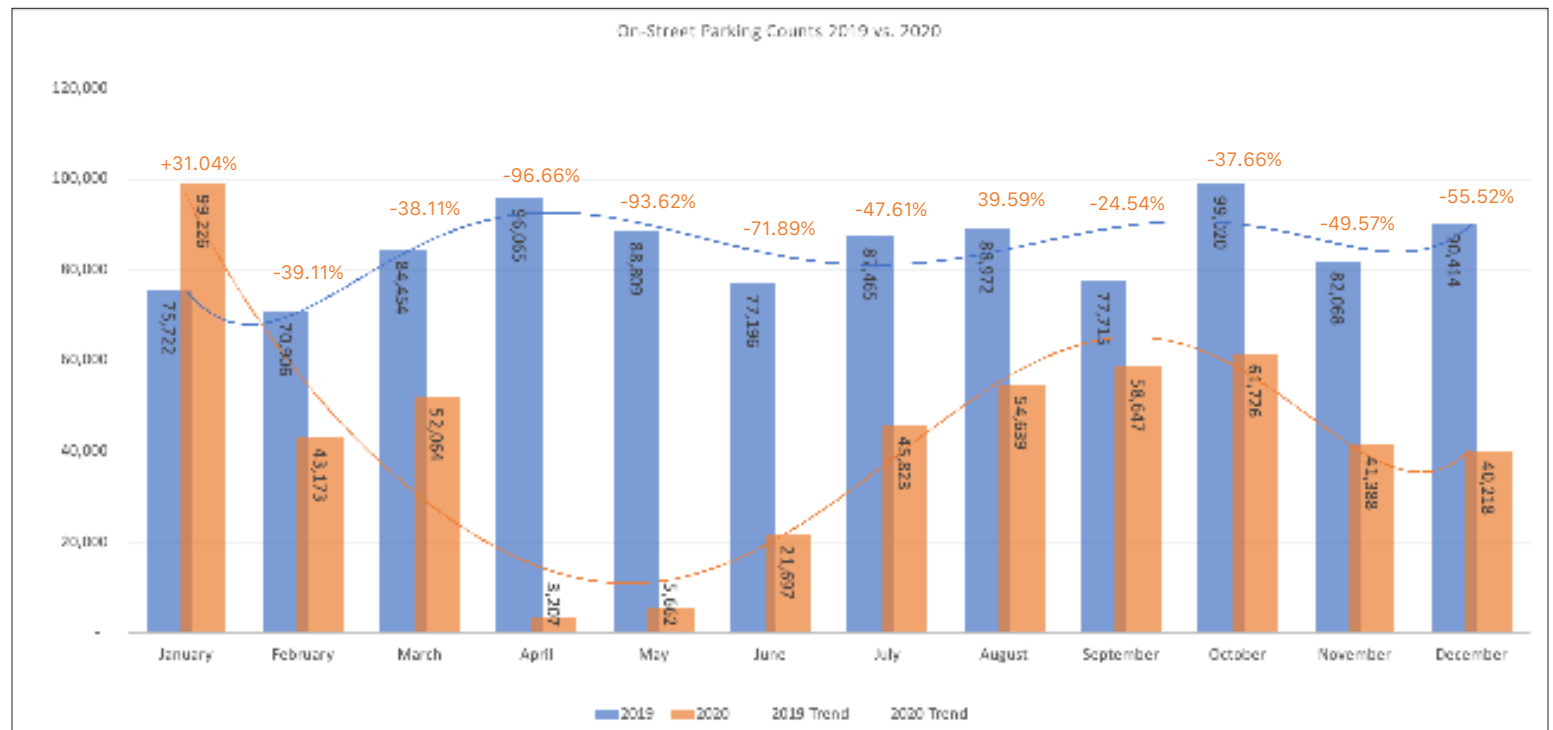
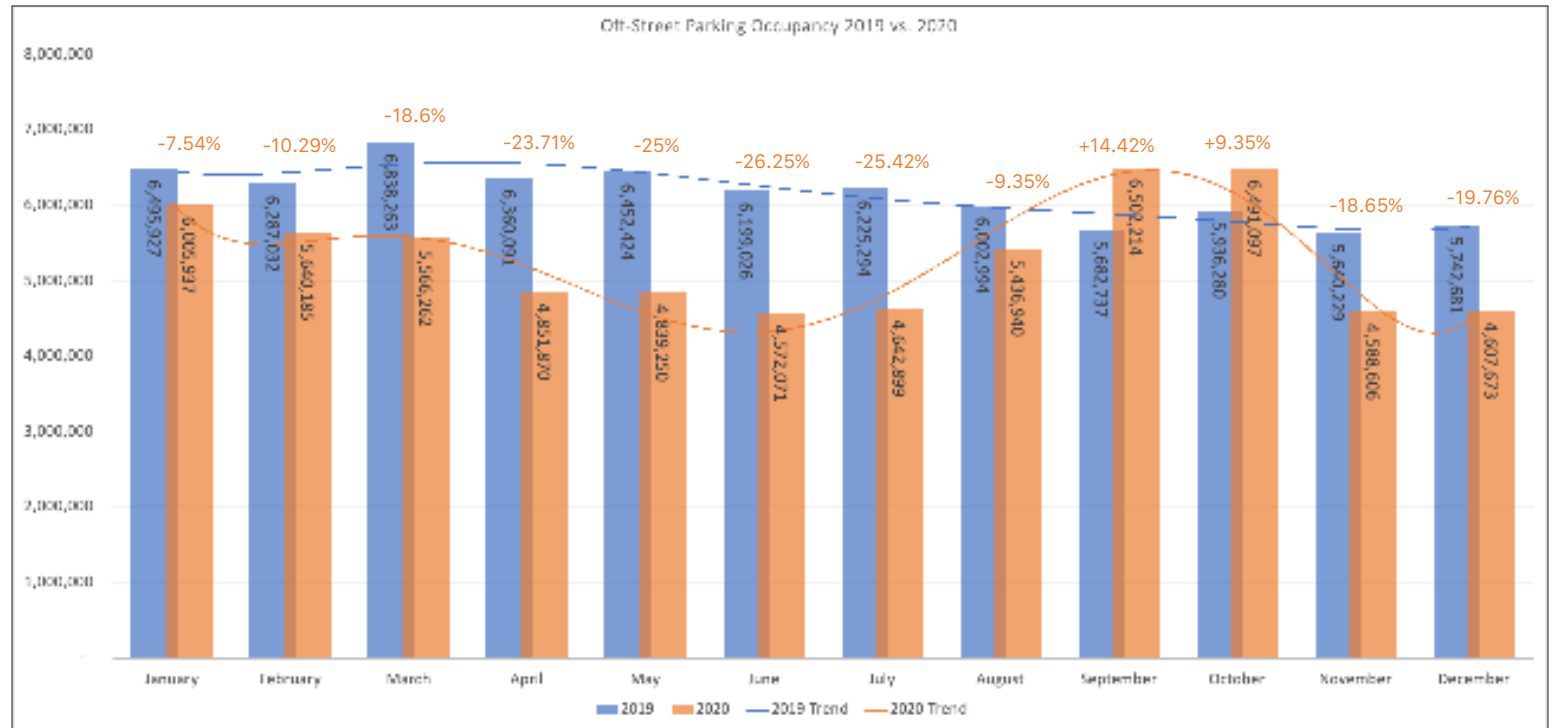
Totals	
678,600 sq ft of office space	
59,255 sq ft of commercial space	
150 residential units	
184 hotel units	
2,081 parking spaces	
353 jobs	



Source: Downtown Grand Rapids Inc.

Downtown On- and Off-Street Parking

Effective [March 24th, 2020](#) through [July 6th 2020](#), Parking Services suspended meter enforcement.



DASH Ridership

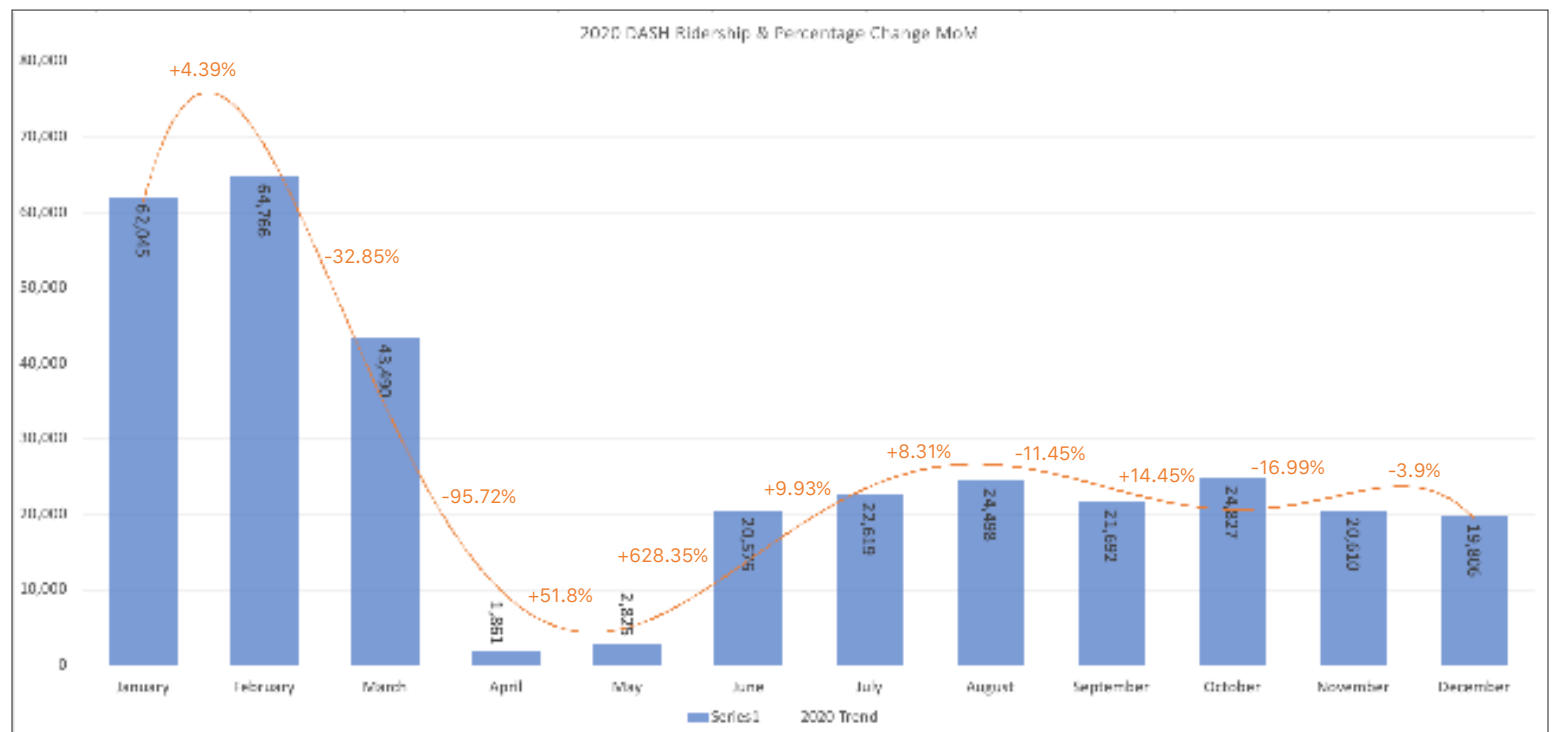
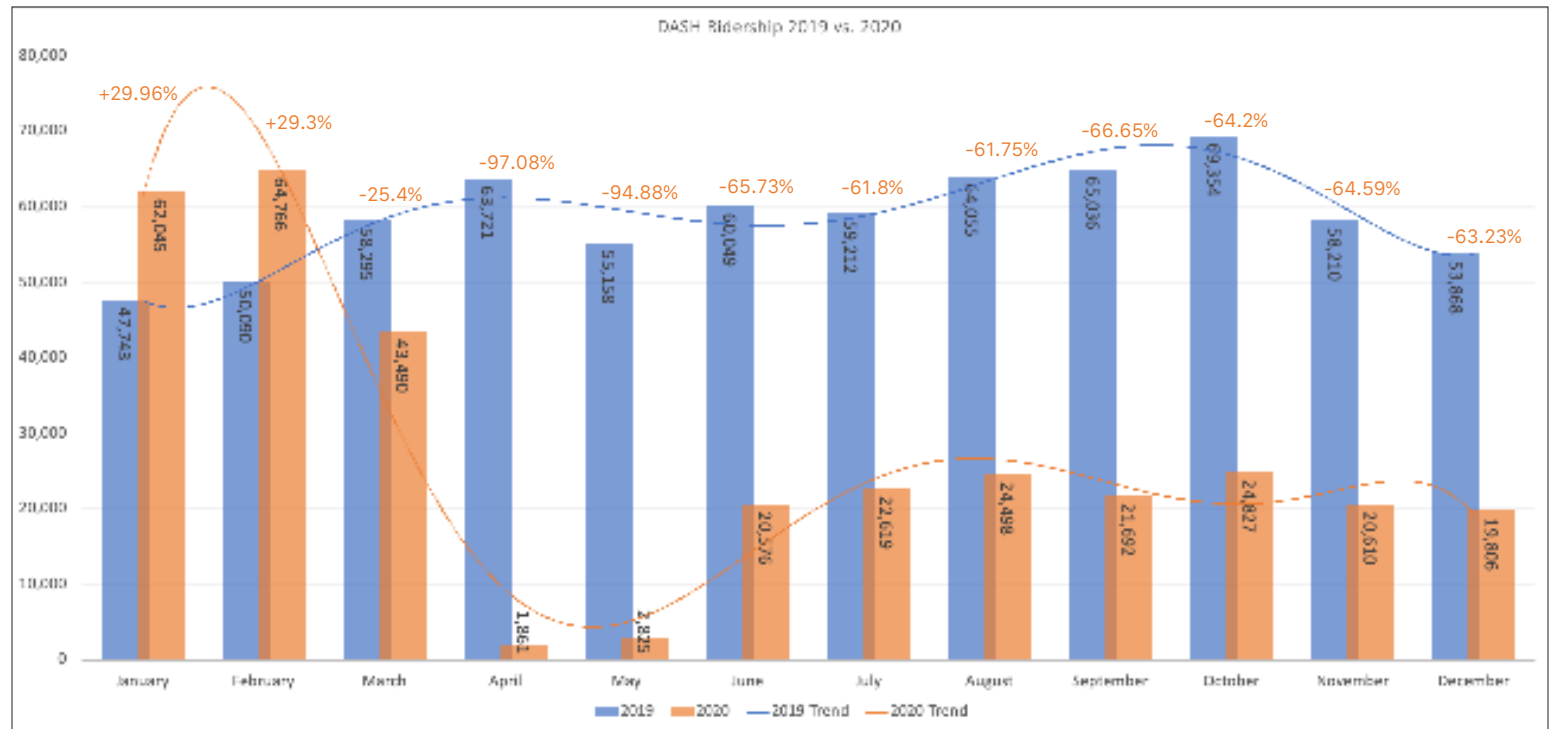
On **March 26th**, DASH services changed to:

- DASH West 15-minute frequency
- DASH North 20-minute frequency
- Operating 7am - 7pm, Mon - Fri

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

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

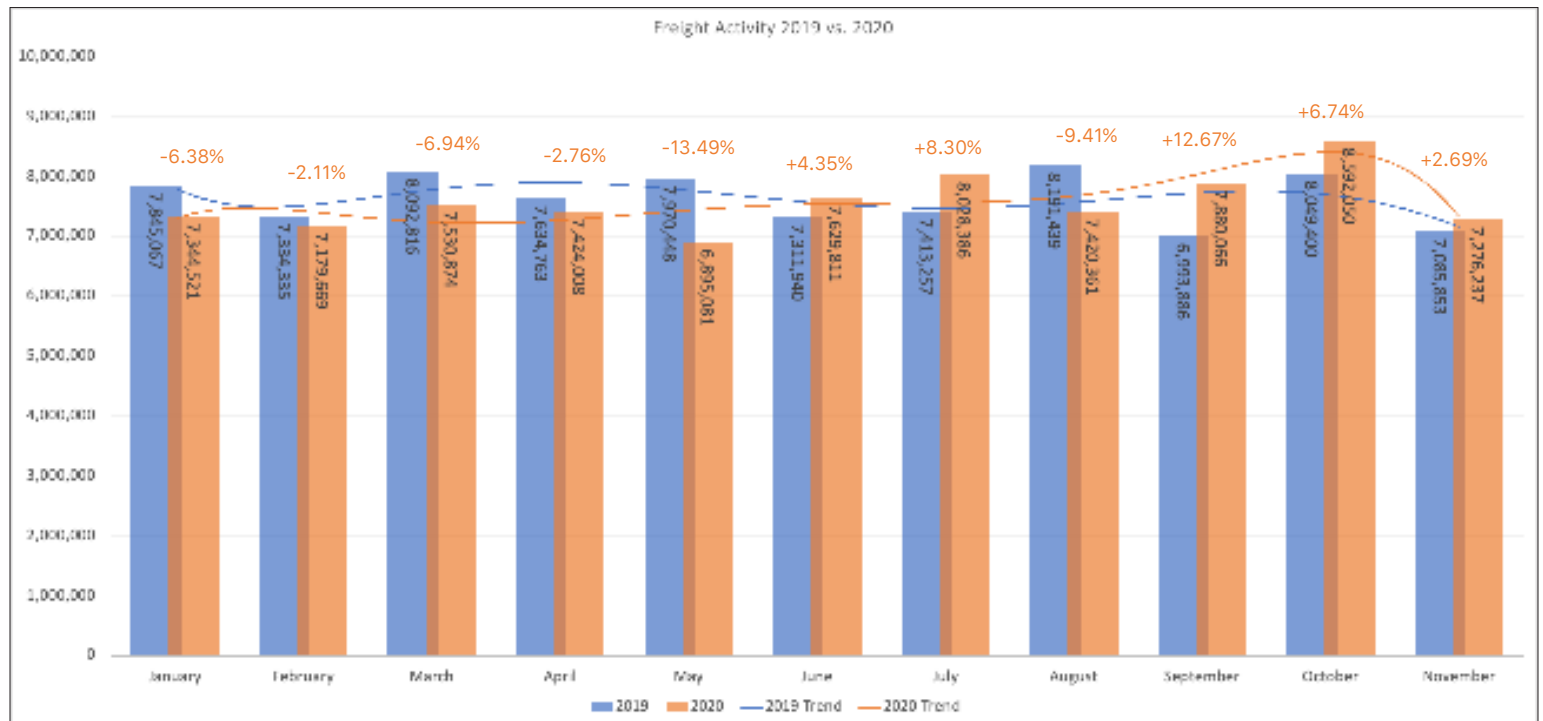
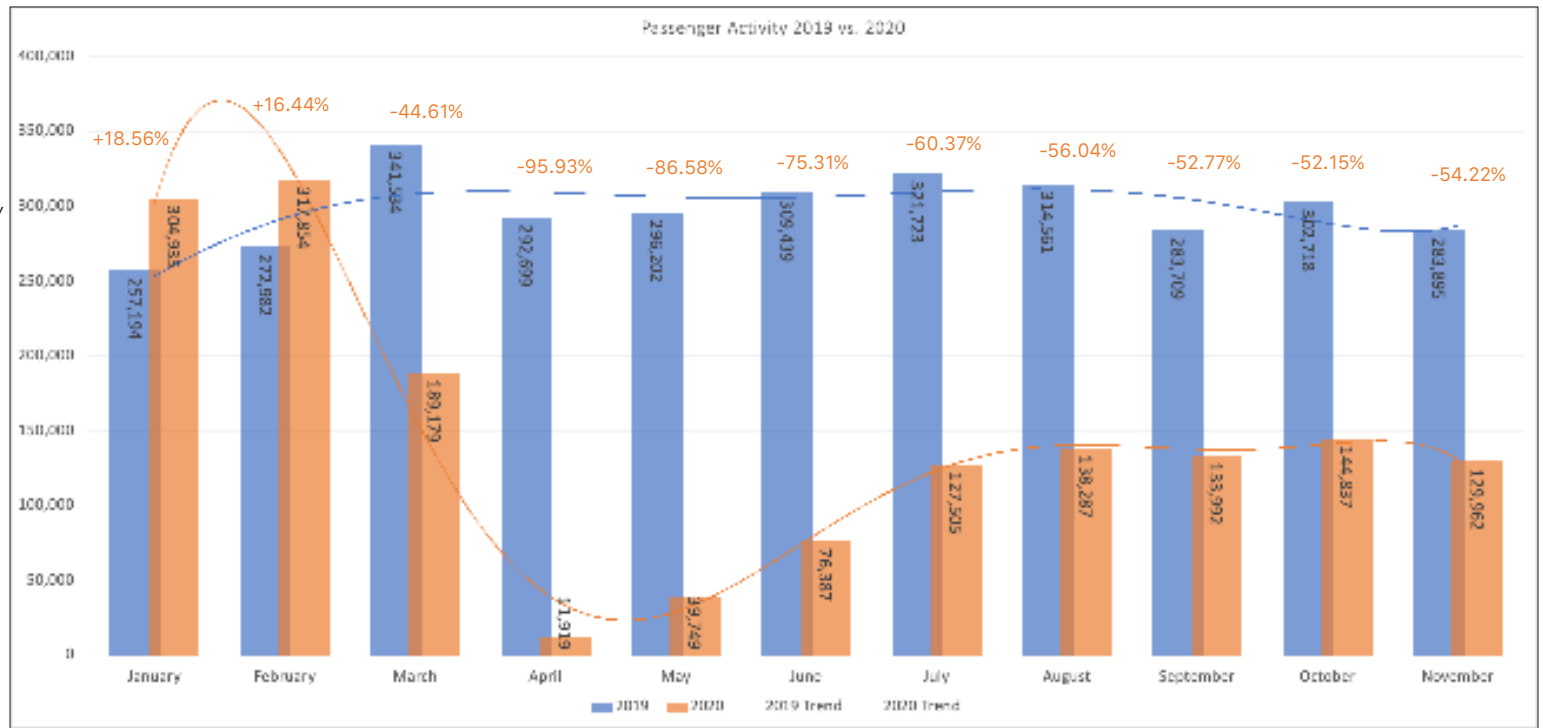
- Reduced number of vehicles
- Operating 6am - 10 pm, Mon - Sat



Gerald R. Ford Airport Activity

Comparing Jan-Nov 2019 to Jan-Nov 2020, there was a **50.72% decrease** in overall passenger activity and a **0.86% decrease** in overall freight activity.

In 2020, passenger activity **decreased 40.48%** between February and March, and **decreased 93.70%** between March and April.

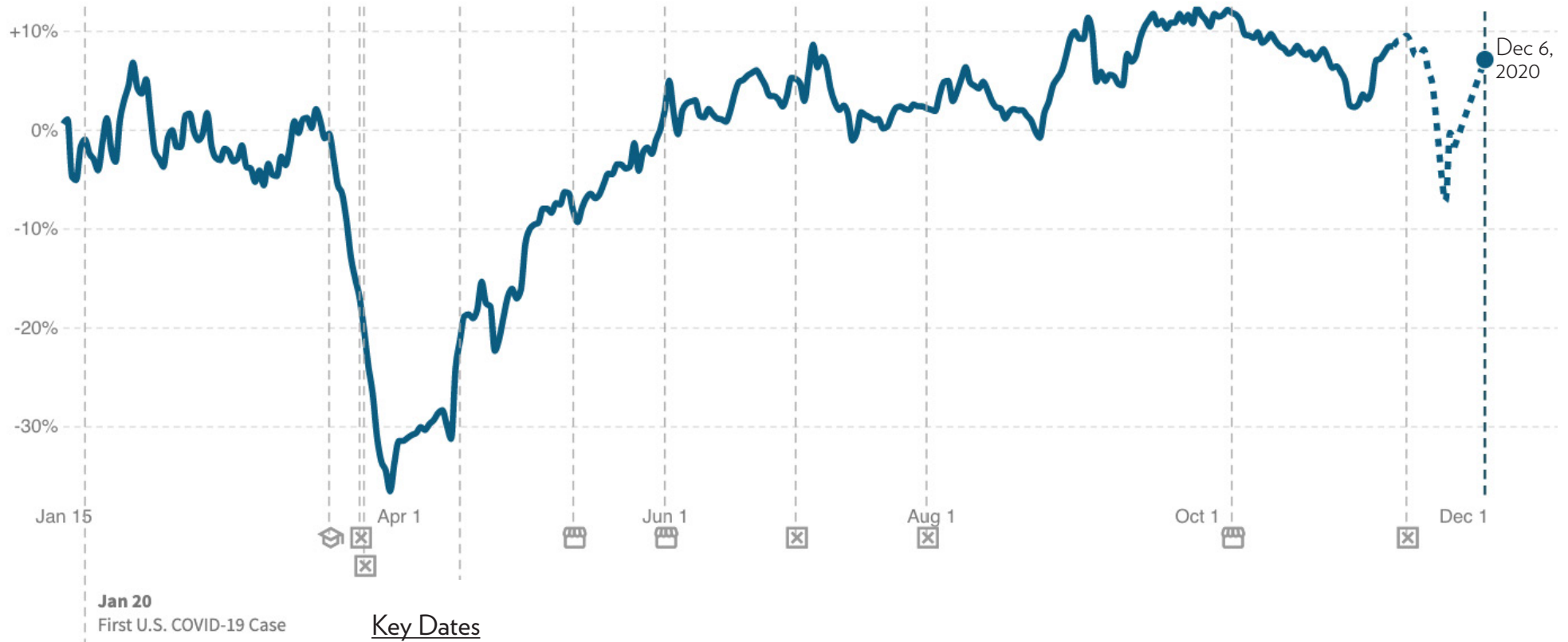


Source: Gerald R. Ford Airport

Michigan Consumer Spending

Percent Change in All Consumer Spending*

In **Michigan**, as of **December 06 2020**, total spending by all consumers **increased** by **7.1%** compared to January 2020.



Key Dates

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

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

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

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

April 13, 2020 - first round of stimulus payments begins

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

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

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

November 15, 2020 - Gov. Whitmer orders the closure of high schools and universities, as well as other businesses (extended on December 7, 2020)

December 18, 2020 - partial shutdown extended but allows for some businesses like theaters, casinos, and bowling alleys to reopen at limited capacity

December 29, 2020 - second round of stimulus payments begins

Source: Opportunity Insights
Economic Tracker
tracktherecovery.org

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DDA

DATE: January 8, 2021

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Executive Director

Agenda Item #8
January 13, 2021
DDA Meeting

SUBJECT: Update on City Efforts at Heartside Park and Homelessness Initiatives

Enclosed is a memo sent to City Manager Washington summarizing work the City of Grand Rapids initiated at Heartside Park in December 2020, as well as other ongoing City initiatives to address homelessness.

City staff will present additional information and be on hand to answer questions at the February 2021 DDA Board meeting.

MEMORANDUM

CITY OF GRAND RAPIDS

DATE: December 28, 2020

TO: Mark Washington, City Manager

FROM: Tammy Britton, Homelessness Coordinator
James Hurt, Managing Director of Public Services

SUBJECT: Update on Emergency Shelter and Addressing Unsafe Conditions in Heartside Park

Following multiple weeks of outreach by City staff and social service partner organizations, the City addressed unsafe conditions in Heartside Park beginning the morning of Monday, December 21. As part of the preceding multi-week effort, individuals staying in the park were informed that camping is not allowed in City parks, received consistent outreach, and were additionally informed that shelter capacity was being added to the community. This outreach was done by officials from the Grand Rapids Homeless Outreach Team and officers from the Grand Rapids Police Department (GRPD). The health and safety of individuals staying in the park, and of the broader community, were the City's primary considerations as employees from multiple departments worked to transition those individuals staying outdoors to indoor shelter ahead of the coldest winter months.

The City coordinated with community partners to arrange for safe, warm, and sanitary alternatives following COVID-19 safety protocols for those who were staying in the park. The City took the unprecedented step of helping to secure and paying for a 5-month lease of the former "Purple East" building at 250 Ionia Avenue SW – across the street from Heartside Park – at a cost of \$165,000 for use as an emergency shelter. Mel Trotter Ministries agreed to operate the facility, following proven COVID-safe shelter protocols.

A December 18 assessment of Heartside Park by the Kent County Health Department (KCHD) identified significant health risks to the individuals staying there, and to the community, including dangerous fire and fume inhalation hazards, inadequate ventilation, improper disposal of drug paraphernalia, open human defecation and urination, litter and burning of trash, non-compliance with COVID-safe protocols, soiled and damaged clothing and bedding, and general unsanitary conditions. These risks, combined with the forecast of sustained below-freezing temperatures during the second half of last week, provided compelling public health and humanitarian reasons to move forward with the transition of individuals to indoor shelter and with the associated park maintenance.

Following the multi-week outreach effort and establishment of the nearby emergency shelter, a "notice to vacate" was posted at the park on Friday, December 18. (The City provided more than the required minimum 48-hour notice prior to the start of work on December 21.) The work included removal of litter and abandoned items, relocation or storage of tents and other belongings, and encouragement of individuals to move to the new emergency shelter facility across the street or to the variety of other shelter options available to meet a person's

particular circumstances. When City staff arrived to begin work, conditions in the park were observed to be consistent with the KCHD assessment. COVID-safe protocols were not in place for those living in the park. Empty food containers, used needles, and numerous other refuse items were on the ground and throughout the park. City staff and police officers spoke with individuals asking what items they would like to keep and those they wished to discard. Only unclaimed items and those items individuals wished to discard were removed by City employees and contractors. Mental health professionals were available as needed to help identify solutions.

The work to address the unsafe conditions in Heartside Park was substantially completed by noon on Wednesday, December 23. The following outcomes were achieved:

- Fifty-six (56) individuals stayed overnight at 250 Ionia on December 27 representing a continued increase since it opened.
- The entire park was cleared of litter and discarded refuse items.

Some recent media reports and correspondence from members of the public contain misunderstandings of the process the City followed, and of the care that was taken to protect the individual and property rights of the persons experiencing homelessness staying in Heartside Park. The following information is provided to clarify these misunderstandings:

Voluntary Compliance

The Public Safety departments have prioritized education over enforcement. No tickets have been issued or arrests made in our efforts to address unsafe conditions in the park.

During the initial 24 hours, the vast majority of individuals staying in the park, vacated of their own accord and sought alternative arrangements. Over the next 36 hours, City staff, including support from the Homeless Outreach Team and community partners, worked with those individuals that remained in the park to help assess their circumstances and find relocation solutions, none of which required GRPD to take enforcement action. This compassionate, person-centered approach ensured the unique individual needs of those experiencing homelessness were accounted for while preventing criminalization.

CDC Guidelines

The health and safety of the individuals experiencing homelessness in our community is a high priority for the City. Centers for Disease Control (CDC) guidelines acknowledge that "Outdoor settings may allow people to increase physical distance between themselves and others. However, sleeping outdoors often does not provide protection from the environment, adequate access to hygiene and sanitation facilities, or connection to services and healthcare. The balance of risks should be considered for each individual experiencing unsheltered homelessness."

The City took into consideration a variety of risks associated with living in the encampment at Heartside Park, including COVID-19, the significant health risks identified by KCHD, and increasingly cold weather. After working with our community partners to ensure there were safe, healthy, and warm options consistent the latest

CDC and Department of Housing and Urban Development (HUD) guidelines for sheltering – including isolation facilities for those that test positive for COVID-19 – we made the determination that the encampment had devolved to the point of being dangerous and we could no longer allow individuals to reside in those conditions.

Personal Property

City staff and police officers, with support from the Homeless Outreach Team, spoke with individuals regarding personal items. Storage for personal belongings was made available by Mel Trotter Ministries. Only unclaimed items and those items individuals wished to discard were removed by City employees and contractors. Several unclaimed tents and associated items were relocated to a separate City location where they are being stored and may be claimed during the subsequent 30 days.

These topics also were raised by the American Civil Liberties Union (ACLU) in a letter to the Mayor, City Commissioners, and City Manager dated December 19. The City Attorney responded to the ACLU in a letter dated December 22 in which she noted the City's compliance with applicable legal requirements.

Housing and Homelessness Initiatives

The City continues to prioritize a wide range of initiatives to increase housing availability and reduce the incidence of homelessness in the City of Grand Rapids. In addition to continuation and expansion of the Homeless Outreach Team, the following new and previously in-process initiatives were shared with the City Commission and general public in a memorandum from the City Manager on December 10:

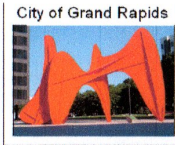
Fiscal Year 2021 New Investments	
1. Eviction Prevention Program <ul style="list-style-type: none"> Support a dedicated Benefits Specialist from the Department of Health and Human Services (DHHS) to administer the eviction prevention program. (cost includes coverage for October 2020 – September 2021) 	\$66,700*
2. Additional Funding for Housing Assistance <ul style="list-style-type: none"> Through the Economic Resiliency and Recovery Work Group, consider opportunities for programing of the remaining \$1 million in CDBG-CV3 in the third quarter of FY2021 based on feedback from initial investments. 	Some portion of \$1,120,648 CDBG – CV3 award
3. Winter Homeless Shelters <ul style="list-style-type: none"> Winter homeless shelter 5-month lease cost 	\$165,000*

*These investments were approved by the City Commission as part of the December 15, 2020 budget amendment.

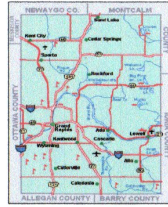
**Fiscal Year 2021 Existing Plans and Work
Aligned with Consensus Priority Topics**

1. Operate the Homeless Outreach Team <ul style="list-style-type: none"> • \$500,000 allocated for FY21. • 4 Police and Fire personnel along with contractual work from Network 180 from 6 a.m. to 6 p.m. five days a week. <ul style="list-style-type: none"> ◦ HOT visits 15 or more locations throughout the city each week, making contact with persons experiencing homelessness at approximately 80% of the site visits. ◦ Sites with higher need are visited multiple times in a week. ◦ HOT has provided direct action on abuse and crimes committed against people experiencing homelessness. • 45 temporary and permanent housing solutions provided in partnership with Community Rebuilders and Geographically Targeted Housing Outreach Initiative. • Pilot alternative response strategies by July 2021. 	<p><i>Completed</i></p> <p><i>In Progress</i></p> <p><i>In Progress</i></p> <p><i>Upcoming</i></p>
2. Eviction Prevention <ul style="list-style-type: none"> • This 3-year program launched in Jan. 2018 and will end Dec. 31, 2020. • The 2020 report is not yet available. 2019 highlights included 334 households screened with 100 receiving assistance; 69% served had children; 70% were African American households; 73.4% of eviction court cases were from 49503, 49507 and 49504; nearly 52% cited employment instability; 92% of respondents achieved some form of housing stability and 82% remained in the same unit. • 227 signed writs in 61st District Court for 2020 as of November 10, 2020. 	<p><i>In Progress</i></p> <p><i>In Progress</i></p> <p><i>Completed and In Progress</i></p>
3. Affordable Housing Fund <ul style="list-style-type: none"> • \$250,000 invested in La Lucha to support rent and mortgage assistance. • Working to refine the role of the Housing Fund and coordinate with existing funding sources within the City and broader community (HOME, CDBG, philanthropy, etc.). • In addition to the \$250,000 invested in La Lucha, funds totaling approximately \$878,000 have been reserved as an initial capital investment in the Property Management Fund and Grants Fund that can be augmented by other potential sources of funding such as two-thirds of PILOT payments, first-year income tax from City-incentivized housing developments, possible proceeds from land divestments, and philanthropic investments. • Designate a fund and fiduciary as well as establish a board. 	<p><i>Completed</i></p> <p><i>In Progress</i></p> <p><i>In Progress</i></p> <p><i>In Progress</i></p>

Michigan Flashcard -
Scott Atchison
PO Box 1235
Grand Rapids, MI 49501
616-293-9056 NativeGR@gmail.com



City of Grand Rapids
Michigan's Second
Largest City



Kent
County

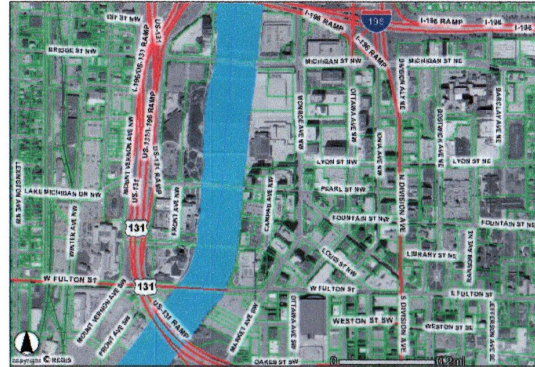
Immediate and Future Benefits

Part of Downtown Infrastructure

What is Missing in Grand Rapids? Directions & Information Booth

The **DDA** funds the construction
of the facility
and the **CVB** runs it
every day of the year
with a new contract.

Grand Rapids does not have
everything - But it does have
the best Information Booth!

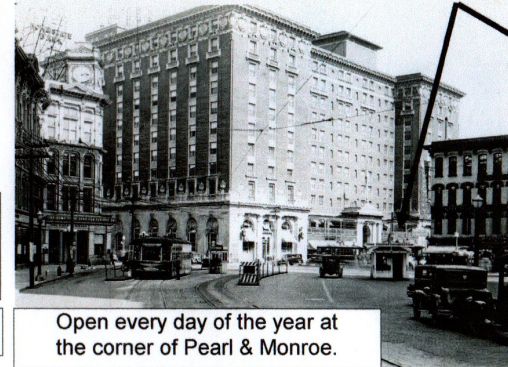


Not a Retail
Shop!

Staffed
with
Helpful
Humans

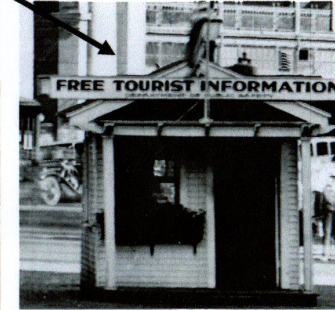
Verbal, Printed
and Written
Information!

Publicly Sponsored,
Privately Funded



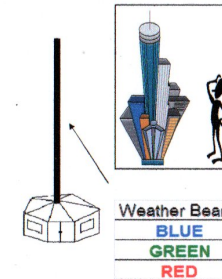
Open every day of the year at
the corner of Pearl & Monroe.

Information Booth circa 1930



A **365 day a year operation** which will bring visitors, tourists, conventioners and residents:

- A Daily Menu Matrix of restaurant's hours of operation for that day, daily special, address and phone number
- "The Walking Tour of Downtown Grand Rapids" in a variety of languages (sister city languages & more)
- MAPS: Both walking and driving
- Traffic/Construction/Detours reporting and updating
- and many, many other useful tools that tourists, visitors, conventioners and residents will find most interesting and useful!



Weather Beam:
BLUE
GREEN
RED

Better LOCAL information than the Internet/GPS/smartphone

October 2020

Forward to: Community Leaders

Page 1 of 2

Good for the city,
good for the county
&
good for the state.

cc: DDA - CVB - City of Grand Rapids - Kent County

Notes: Immediate & Future Benefits! - Publicly Sponsored & Privately Funded - Naming Rights

Sue Waddell:
Please Forward to:
Convention & Arena Authority
Operations Committee

& Convention & Arena Authority
Board - 10/02/20 Meeting(s)

Good for the city,
good for the county &
good for the state.

Inside the GRAM is/was not
the best location!

Suggested Name of
Information Center



Great for
"DeVos Place" and
"Van Andel Arena"

December 2020

Downtown
Grand Rapids, MI

Daily Menu Matrix to show what
restaurants & bars are open (that day), when
they close with daily food specials.

Would you like to view
printed menus or the scan
version for electronic
viewing. Here is what is
open now.

We are here visiting
our daughter who
goes to **GVSU**.

We are
looking for
restaurant
information.



B M A

Bissell - Meijer - Amway Directions & Information Center

Welcome
to Grand Rapids

Visitor's

Special
Event
Information
Inside

City of
Grand Rapids
logo

Center

Hours of Operation
Monday XXXXXXXX
Tuesday XXXXXXXX
Wednesday XXXXXXXX
Thursday XXXXXXXX
Friday XXXXXXXX
Saturday XXXXXXXX
Sunday XXXXXXXX



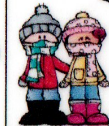
Bienvenido

can
help!



**Owner of
Record:**
City of
Grand Rapids

How do we
get ice
skates?



Take the Dash
bus or it is a 10
minute walk.



What a
great
city!

Which bus do we
take to go
"Studio Park"
movie theater?
Is it in walking
distance?



Do you have a
brewery list?
When does the
Ford Museum
close?

Verbal, printed, written and electronic information!

The **DDA** funds the construction of the
facility and the **CVB** runs it every day of
the year with a new contract.

Providing **BETTER** local information than the internet/GPS/smartphone.

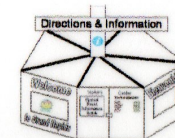
Scott Atchison
616-293-9056 NativeGR@gmail.com

Web pages are not enough!

Open everyday of the year at
the corner of Pearl & Monroe.

Unique to
Grand Rapids, MI

Page 2 of 2



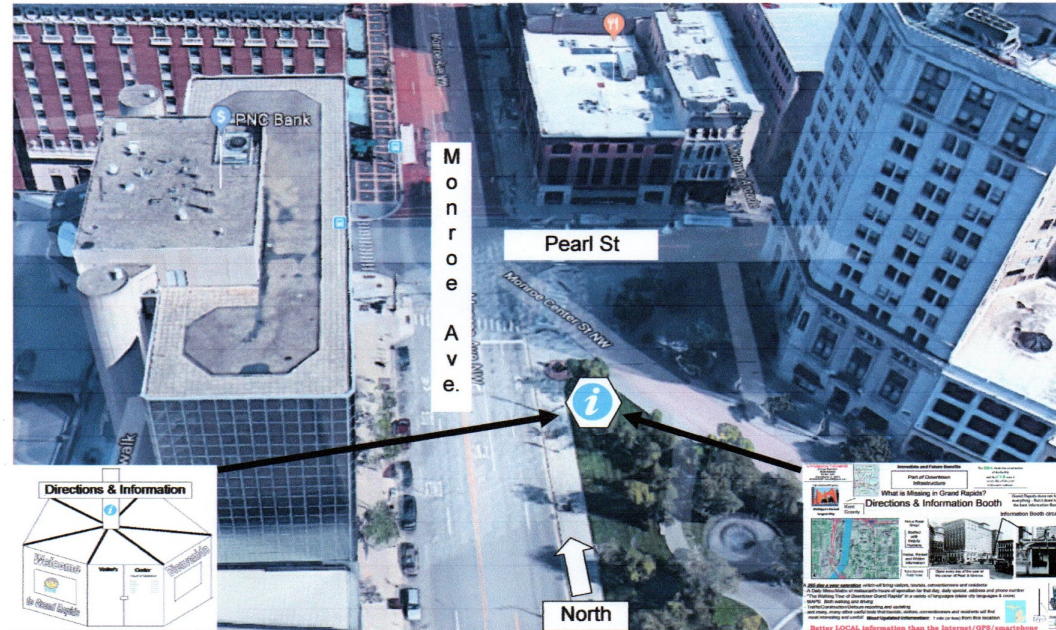
Most Updated Information: 1 mile (or less) from this location.

Scott Atchison
Resident of Grand Rapids
Third Ward
616-293-9056
nativegr@gmail.com

Page
1 of 1

Note to Grand Rapids City Clerk:

Please place this one page communication
in the 12/15/20 agenda packet.
Please label communication as:
Communication from Scott Atchison regarding
**"The best location for an information center in
downtown Grand Rapids, MI."**



The best location for an information center in downtown Grand Rapids, MI.
City of Grand Rapids property - "city park" - Rosa Parks Circle Plaza

Great for
"DeVos Place" and
"Van Andel Arena"

Daily Menu Matrix (DMM)
to show what restaurants & bars
are open (that day),
when they open/close
with daily food specials with
address, phone number & website
linked on devices
with HTML.

The DMM changes daily

The **DDA** funds the construction
of the facility
and the **CVB** runs it
every day of the year
with a new contract.

Open everyday of the year at
the corner of Pearl & Monroe.

Location, location, location,

Good for the city,
good for the county &
good for the state.

Downtown
Grand Rapids
Michigan
Zip Code
49503



Why would anyone want to hide an informaiton center inside another building?