

AGENDA

DOWNTOWN DEVELOPMENT AUTHORITY



Board Members:

Mayor Rosalynn Bliss • Kayem Dunn • Dr. Wendy Falb
Jane Gietzen • Brian Harris • Diana Sieger • Jim Talen • Rick Winn

Wednesday, March 8, 2017
8:00 a.m. Meeting
29 Pearl Street, NW Suite #1

- | | | |
|---|---------------|------------------|
| 1. Call to order | | |
| 2. Approve Meeting Minutes from February 8, 2017 (8:01)
(enclosure) | | Harris |
| 3. Accept February 28, 2017 Financial Statements (8:04)
(enclosure) | <i>Motion</i> | Wallace |
| 4. Open Meetings Act and FOIA Training (8:08) | Info Item | Wood |
| 5. Approve Second Amendment to Ambassador Program Agreement (8:23)
(enclosure) | <i>Motion</i> | Larson |
| 6. Authorize Funding for River Trail Improvements (8:28)
(enclosure) | <i>Motion</i> | De Clercq |
| 7. Bond Proceeds Fund Budget Amendments (8:38)
(enclosure) | <i>Motion</i> | Larson / Wallace |
| 8. Consent to PILOT for 56 N. Division (8:48)
(enclosure) | <i>Motion</i> | Kelly |
| 9. Authorize Funding for Veteran's Park (8:58)
(enclosure) | <i>Motion</i> | Kelly |
| 10. Daniel Rose Fellowship Presentation (9:08)
(enclosure) | Info Item | Kelly |
| 11. President & CEO Report (9:18) | Info Item | Larson |
| 12. Public Comment (9:23) | | |
| 13. Board Member Discussion (9:26) | | |
| 14. Adjournment | | |



UNAPPROVED MINUTES

MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY

February 8, 2017

1. Call to Order – The meeting was called to order at 8:02am

2. Attendance

Present: Mayor Rosalynn Bliss, Kayem Dunn, Jane Giezen, Brian Harris, Diana Sieger, Jim Talen

Absent: Dr. Wendy Falb, Rick Winn

Others Present: Kristopher Larson (Executive Director), Murphy Ackerman (DDA Executive Assistant), Jana Wallace (DDA Treasurer), Jennie Schumacher, Tim Kelly, Andy Guy, Kim Van Driel, LaTarro Traylor, Annamarie Buller (DDA Staff), Melvin Eledge, Nick Koster, Jared Belka, Jim Harger, Jermale Eddie

3. Approve Meeting Minutes from January 20, 2017

Motion: Kayem Dunn, supported by Jim Talen, moved approval of the minutes from the January 20, 2017 meeting as presented. Motion carried unanimously.

4. Approve Preliminary January, 2017 Financial Statements

Ms. Wallace introduced the January financial statements. Ms. Wallace said her and Mr. Larson have worked to correct minor accounting mistakes on Statement C. Ms. Wallace said these minor mistakes were the result of implementing a new financial system with brand new codes for each of the line items. Ms. Wallace noted that the large negative transaction on the warrant is due to staff wages being reallocated from the administration line item.

Motion: Mayor Rosalynn Bliss, supported by Jane Gietzen, moved to approve Statement D: Schedule of January 31, 2017 Expenditures as recommended. Motion carried unanimously.

5. Presentation of the FY16 Audit

Ms. Wallace introduced the fiscal year 2016 audit for the DDA. Ms. Wallace said that BDO offered a clean opinion with no modifications, meaning that everything was in order. Ms. Wallace explained that the supplemental section outlines current and future projects for the benefit of the Board to reference in future years. Mr. Talen asked if DGRI would be posting the final audit on the website. Mr. Larson said it would be posted.

Motion: Kayem Dunn, supported by Mayor Rosalynn Bliss, moved to accept the audit for the year ending June 30, 2016. Motion carried unanimously.

6. Approval of FY17 Budget Amendments

Mr. Larson introduced the budget amendments for the non-tax fund. Mr. Larson said as the fiscal year

continues there are evolving priorities and opportunities that arise and require certain line items be increased. Mr. Larson said in contrast there are also line items that get pushed to future fiscal years or fall off of the priority list and can be decreased or eliminated. Mr. Larson gave an overview of the line items that will be amended. Mr. Larson added that when budget amendments are performed, there is not an ability to move between funds. Mr. Talen asked if the DDA has ever exceeded its appropriation authority. Mr. Larson said not in the time that he has been with the organization, but in such a case it would require that the budget be reapproved by City Commission. Mr. Talen said he was concerned about the elimination of the Division Avenue Lighting line item. Mr. Larson said eliminating this line item only means the money will not be used this fiscal year. As the conversation surrounding Division Avenue has continued, it is expected that the project will require a bigger line item that will be identified in the next fiscal year budget.

Motion: Kayem Dunn, supported by Diana Sieger, moved to approve the recommended line item amendments to the DDA's FY17 budget and Priority Plan. Motion carried unanimously.

7. Authorization of FY17 Holiday Lighting

Mr. Larson explained that while the holiday lighting has already been in place, authorization is still required by the DDA for the cost of the new lights and installation. Mr. Larson said this is the same vendor that was used in the past but, in addition to reinstallation, new lights were purchased, resulting in a higher expense. Mr. Larson said that this was budgeted for in the Holiday Décor line item.

Motion: Mayor Rosalynn Bliss, supported by Jim Talen, moved to authorize the expenditure of up to \$61,000 to Christmas Décor by DeVries for the provision, installation, take-down, and storage of holiday decorations. Motion carried unanimously.

8. Authorization of FY17 Tree Planting

Mr. Kelly said a key goal that emerged from GR Forward for fiscal year 17 was growing the tree canopy in downtown. Through partnership with GVSU, MDOT, private developers and the City, DGRI was able to exceed its goal of 200 trees and planted 357 trees in 2016. Mr. Kelly said the request before the Board is to authorize an amount to pay for the trees that have already been planted as well as an additional 85 trees that will be planted in 2017. Mayor Bliss asked if all of the tree wells in the public right-of-way will be filled. Mr. Kelly said yes. Ms. Dunn asked if there is someone that is monitoring how the trees that have been planted are being cared for. Mr. Kelly said there is a liaison at the City that is ensuring that there is enough soil volume and room for the trees to grow when they are planted. Mr. Talen asked if the number of trees planted is enough to move the needle. Mr. Kelly said there are approximately 2800 trees in downtown at the moment, and DGRI is looking to double that number. While there is a way to go, 357 trees is a significant addition to the current canopy. Mr. Kelly added that the Alliance for Investment has been working closely with private developers to encourage them to add trees to their upcoming projects. Mr. Kelly said there is additional room in the budget for more trees to be planted should the opportunity arise.

Motion: Mayor Rosalynn Bliss, supported by Jane Gietzen, moved to authorize an amount not to exceed \$80,000 for FY2017 Downtown tree plantings. Motion carried unanimously.

9. Approve Development Support for 50 Monroe Ave

Mr. Kelly introduced the request for development support at 50 Monroe Avenue. Mr. Kelly said if approved the funds will be used to improve public infrastructure, including sidewalks, brick pavers, street furniture, landscaping and lighting. There will also be improvements associated with bringing the project into compliance with the American with Disabilities Act, including new doors, ramps, and an

elevator in each building. Mr. Kelly said this project is a great opportunity to restore two historic buildings by removing the existing façade to return them to their original state. Mr. Kelly said the developer has acknowledged the DDA's desire to be involved with design review and has agreed to meet with the Alliance for Investment to ensure that the public realm design is aligned with the goals set forth by GR Forward. Mr. Kelly introduced Mr. Koster, from CWD to the DDA. Mr. Koster gave an overview of the potential plans for the two buildings and explained that while it appears to be one building, there is currently a skin that encloses both. Mr. Koster said the building has become functionally obsolete and has not been leasable. Mr. Koster said it will be approximately a 42-million-dollar investment to split the building and restore them to their historic state. The proposed hotel will be an AC hotel that will be operated by Amway while the east tower will be converted to a loft office tower. Mayor Bliss asked if there are plans to add additional seating and amenities to the walkways and alleyways. Mr. Koster said there will be lights and plantings throughout the alleyway as it will be a fairly active alleyway on event nights. Mayor Bliss asked who owns the alleyway. Mr. Koster said the property line is shared by CWD and the Gilmore owned 20 Monroe Live. Mr. Harris noted that the pedestrian traffic as a result of events at the Arena and 20 Monroe Live create an opportunity to enhance the pedestrian experience in the alleyway. Mayor Bliss asked if there was an opportunity for the two property owners to collaborate in order to ensure that the alleyway remains pedestrian friendly. Mr. Koster said he would work closely with the Alliance for Investment to ensure the best outcomes for the alleyway but stated that there have not been agreements reached between the two property owners for collaboration. Mr. Harris asked what the purview of the Alliance for Investment would be. Mr. Kelly said the Alliance will be able to give input on the investments that are considered eligible expenses. Mr. Talen asked if there is a concern for parking for the hotel guests. Mr. Koster said there are three surrounding parking ramps, a ramp that will be built underground, as well as the ability to use Amway lots because the hotel will be operated by Amway. Ms. Dunn thanked Mr. Koster for his presentation and said she is excited to see these buildings being brought back to their historic state and believes it will be a great addition to downtown. Ms. Sieger said she would like to ensure that there is thorough discussion moving forward about the uses of the alleyway and how the public will be able to utilize it. Mayor Bliss said she would like to be a part of the conversation about how to design the alleyway to meet the need of the users as well as function as a public amenity. Mayor Bliss added if there is an opportunity for the DDA to insert itself using it's dollars as leverage in an effort to create a vibrant and safe space for pedestrians, she would like to take advantage of it. Mr. Larson said he will ensure that Mr. Kelly and the Alliance for Investment delve deeper into this project and ensure that the Board is made aware of the progress being made. Mr. Harris thanked Mr. Koster for his willingness to partner with the DDA and said he believe the merits of the project are high.

Motion: Kayem Dunn, supported by Mayor Rosalynn Bliss, moved to approve up to \$894,850 in Development Support for the project at 50 Monroe. Motion carried unanimously.

10. Black History Month Presentation

Mr. Larson introduced Ms. Traylor and said this is a project that has emerged as a collaboration between the Communication Department and various partners. Ms. Traylor said GR Forward calls for more intentionality in creating a more welcoming and diverse space in downtown. Ms. Traylor said DGRI has been working closely with partners to curate opportunities and activities for Black History month that have all been compiled on the DGRI website. Ms. Traylor highlighted the unveiling of a life size Muhammad Ali sculpture outside of the Grand Rapids African American Museum and Archives (GRAAMA) in collaboration with the Valent-ICE event. There will also be comment cards located at the GRAAMA throughout the month to collect suggestions for a Black History walking tour. Ms. Traylor said the walking tour will be launched in June to commemorate the Juneteenth

holiday. Ms. Traylor explained that Juneteenth is the holiday that celebrates the Emancipation Proclamation. Ms. Traylor shared the video that DGRI produced and has shared on its social media channels and noted that it has had a tremendous response from the public. Ms. Sieger thanked DGRI and specifically Ms. Traylor for her work in community engagement and continued goal towards authenticity and intentionality. Ms. Sieger said as a goal of the organization, it has been a privilege to see the strides that staff is making in this area.

11. President & CEO Report

DID 9/12/16

- Received updates on DID assessment law from City Attorney & Assessor

MNTIFA (10/12/16)

- Approved support for Accessibility Audit
- Received an update on DDA TIF and Development Plan amendments

DGRI (4/18/17)

- Will consider updated inter-organizational term sheet with City
- Will receive presentation from VoiceGR Survey
- Will review DGRI Performance Indicator Methodology
- Will consider approval of Alliance 2.0 model

Alliances:

INVESTMENT (2/14)

- Chair: Nikos Monoyios, Long Range Planner @ The Rapid
- Participating in review of 57 N. Division and 50 Monroe Streetscape designs
- Will workshop proposed Alliance 2.0 engagement model

VIBRANCY (3/15)

- Chair – Brandy Moeller, City of Grand Rapids
- Planning for Food Truck Rally event in May, 2017
- Will workshop proposed Alliance 2.0 engagement model

LIVABILITY (2/27)

- Chair: Lynee Wells, Principal @ Williams & Works – Working Group Discussions
- Will workshop proposed Alliance 2.0 engagement model

DGRI Staff Highlights

Events / Marketing / Communications

- Snow Days!
 - o Valent-ICE event expanded to include snow board “rail jam”

- o 50+ businesses have purchased ice sculptures to date
- February 9th – Downtown Resident Network Event
- Planning for Rollin'Out Food Truck event May 21, 2017
- Beginning the curation of the MITP 2017 series lineup
- Prepared new collateral for Black History Month
- Finalizing first GR Forward update video

Planning / Development

- Calder Plaza Steering Committee voted to approve and recommend Conceptual Master Plan on 2/7.
- Met with Senator Horn's office on 2/7 to determine how TIF reform will advance.
- Collaborated with Engineering and Parks departments on improvements to Indian Mounds Park that will incorporate universal design standards and expand trail width to 15' as recommended in GR Forward (FY18 Budget).
- Mobility: Awaiting decision by City Commission on bikeshare feasibility, partnering with the Rapid and the City of Grand Rapids on bus shelter improvements.
- Providing a presentation to City Commission on 2/14 about Daniel Rose Fellowship, the local land use challenge, and the Grand Rapids Study Visit Mar 20-23.
- City Commission to hold a public hearing on 2/14 on Downtown Zoning Update.
- Finalized IDA Value of Downtowns Participating communities recruitment, selected the economics research firm.
- Managing Lyon Square Schematic Design – received 100% SD set. Coordinating large scale construction project planning with AHC.

12. Public Comment
None

13. Board Member Discussion
Ms. Dunn shared that staff and the Executive Committee have been working to evolved the Alliance structure to ensure that it is meeting the evolving needs of the organization. Ms. Dunn said she is hopeful that the new structure will allow the Alliances to be even more effective than they already have been and looks forward to sharing the plans with the DDA Board.

14. Adjournment
The meeting adjourned at 9:22am

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

**Agenda Item 3.
March 8, 2017
DDA Meeting**

DATE: March 2, 2017

TO: Brian Harris
Chairman

FROM: Jana M. Wallace
Downtown Development Authority Treasurer

SUBJECT: FY2017 Interim Financial Statements as of February 28, 2017

Attached are the DDA's interim financial statements for the first eight months of the fiscal year ending June 30, 2017. The attached statements include:

- Statement A: Balance Sheet
- Statement B: Comparison of FY2017 Budget vs Actual Results
- Statement C: Statement of Project Expenditures
- Statement D: Schedule of February, 2017 Expenditures

At my request, in February the City's accountants processed a number of correcting entries. In the "Month" column on Statement C, you will see six negative dollar amounts where expenditures from earlier in this fiscal year have been removed from the incorrect line item. Each of these negative amounts is balanced by an offsetting positive dollar amount to the correct line item.

Also on Statement C, I've amended ten FY2017 project budget line items and created a new budget line item for the Grand Rapids African-American Museum and Archives. These changes were made in accordance with the budget amendments approved by the Board in February. Since budget increases were offset by budget decreases, there is no change to the Project Budget total. The DDA has sufficient cash to support budgeted expenditures.

Please contact me at 616-456-4514 or jwallace@grcity.us if you have any questions.

Attachments

STATEMENT A

DOWNTOWN DEVELOPMENT AUTHORITY

Balance Sheet

As of February 28, 2017

	Non-Tax Funds	Debt Increment	Local Tax Increment	TOTAL
ASSETS				
Pooled Cash and Investments	\$ 4,299,649	\$ 7,692,918	\$ 6,474,657	\$ 18,467,224
Petty Cash	-	-	500	500
Debt Service Reserve - Series 1994 Bonds	-	5,409,165	-	5,409,165
Loan Receivable - Project Developer	613,848	-	-	613,848
Loan Receivable - Special Assessments	7,368	-	-	7,368
General Fixed Assets	-	-	90,051,736	90,051,736
Accumulated Depreciation on Fixed Assets	-	-	(50,672,717)	(50,672,717)
Future Tax Increment Revenues Anticipated	-	30,098,727	139,500	30,238,227
TOTAL ASSETS	\$ 4,920,865	\$ 43,200,810	\$ 45,993,676	\$ 94,115,351
LIABILITIES AND FUND EQUITY				
Liabilities				
Current Liabilities	\$ -	\$ -	\$ 10,472	\$ 10,472
Parking Revenue Payable	16,423	-	-	16,423
Project Increment Due to Developers	-	-	7,373	7,373
Current Year Excess Capture	-	3,759,902	-	3,759,902
Deposit - Area 1 and Area 5 Options to Buy	107,578	-	-	107,578
Net Retiree Health Care Obligation ¹	-	-	(5,720)	(5,720)
Prior Year Property Tax Appeals	-	139,214	77,008	216,222
Deferred Revenue - Developer Loan	613,848	-	-	613,848
Contract Payable	-	-	139,500	139,500
Bonds Payable	-	30,098,727	-	30,098,727
TOTAL LIABILITIES	737,849	33,997,843	228,633	34,964,325
Fund Balance / Equity:				
Investments in General Fixed Assets, net of Accumulated Depreciation	-	-	39,379,019	39,379,019
Debt Service Reserve - Series 1994 Bonds	-	5,409,165	-	5,409,165
Non-Tax Increment Reserve	3,587,487	-	-	3,587,487
Reserve for Authorized Projects	-	-	5,961,815	5,961,815
Reserve for Brownfield Series 2012A Bonds	531,071	-	-	531,071
Reserve for Compensated Absences	-	-	7,881	7,881
Reserve for Eligible Obligations	-	3,793,802	-	3,793,802
Reserve for Encumbrances	64,458	-	416,328	480,786
TOTAL FUND EQUITY	4,183,016	9,202,967	45,765,043	59,151,026
TOTAL LIABILITIES & FUND EQUITY	\$ 4,920,865	\$ 43,200,810	\$ 45,993,676	\$ 94,115,351

Note 1: This line is the accumulated amounts of the actuarially determined Annual Required Contributions (ARC) for pre-65 year old retiree health insurance in excess of the "pay as you go" charges disbursed from the Retiree Health Insurance Fund plus interest on the unpaid portion of the prior year liability. The trust fund is currently over-funded which is why the account has a negative balance.

STATEMENT B

DOWNTOWN DEVELOPMENT AUTHORITY Comparison of FY2017 Budget vs Actual Results July 1, 2016 - February 28, 2017

	Non-Tax Funds		Debt Tax Increment		Local Tax Increment	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES						
Property Tax Increment - General	\$ -	\$ -	\$ 9,630,568	\$ 9,598,547	\$ 5,107,623	\$ 5,207,454
Property Tax Increment - Transit Millage	-	-	-	-	454,848	454,848
Property Tax Increment - Prior Year Appeals	-	-	(75,000)	(29,120)	(75,000)	(5,279)
Property Tax Increment - Rebates to City / ITP	-	-	-	-	(327,571)	-
Special Assessments - Areaway	15,000	773	-	-	-	-
Brownfield Authority - Grandville Avenue	-	-	-	-	26,180	24,528
Brownfield Authority - Veterans Park	-	-	-	-	606,979	-
Interest on Investments - General	22,171	26,036	5,000	36,261	54,307	51,314
Interest on Investments - Multi-Year Accrual Reversal	-	(50,440) ¹	-	(29,645) ¹	-	(96,254) ¹
Interest on Investments - The Gallery Note	27,623	-	-	-	-	-
Property Rental - DASH Parking Lots	321,332	193,640	-	-	-	-
Property Rentals - YMCA Customer Parking	51,510	-	-	-	-	-
Event Sponsorships and Support	60,000	5,825	-	-	-	-
Principal Repayments - The Gallery on Fulton Note	50,000	-	-	-	-	-
Restricted Contributions - Lyon Square Partners	-	-	-	-	560,000	-
Sale of Parking Area 5	6,550,000	-	-	-	-	-
Series 1994 Debt Service Reserve Fund	-	-	564,160	-	-	-
Reimbursements and Fees - Miscellaneous	600	88	-	-	10,000	-
From / (To) Fund Balance	(3,812,588)	-	(5,000)	-	1,129,984	-
TOTAL REVENUES	\$ 3,285,648	\$ 175,922	\$ 10,119,728	\$ 9,576,043	\$ 7,547,350	\$ 5,636,611
EXPENDITURES						
Investment - Planning and Infrastructure						
Development Incentive Programs	\$ -	\$ -	\$ -	\$ -	\$ 1,225,000	\$ 981,762
Transit Projects - Transit Millage Funded	-	-	-	-	580,000	-
Planning	10,000	11,042	-	-	10,000	3,460
Public Infrastructure	2,051,451	-	-	-	3,089,000	898,820
Investment Total	\$ 2,061,451	\$ 11,042	\$ -	\$ -	\$ 4,904,000	\$ 1,884,042
Livability - Residents / Workers / Neighborhood	412,000	206,843	-	-	870,000	411,313
Vibrancy - Attracting Visitors	555,000	276,789	-	-	295,000	136,245
Miscellaneous	40,000	30,885	-	-	-	-
Total Alliance Projects	\$ 3,068,451	\$ 525,559	\$ -	\$ -	\$ 6,069,000	\$ 2,431,600
Administration	3,200	2,359	-	-	1,022,863	698,219
Debt Service for Bond Issues	213,997	-	5,809,525	742,512	455,487	124,308
Estimated Capture to be Returned	-	-	4,310,203	-	-	-
TOTAL EXPENDITURES	\$ 3,285,648	\$ 527,918	\$ 10,119,728	\$ 742,512	\$ 7,547,350	\$ 3,254,127
EXCESS / (DEFICIT)	\$ -	\$ (351,996)	\$ -	\$ 8,833,531	\$ -	\$ 2,382,484

Note 1: Each year-end the City Treasurer accrues large amounts of interest revenues resulting from multiple year investments. These large accruals are then reversed in the next fiscal year, which results in negative interest revenues each month for much the following fiscal year. To indicate actual current year interest revenues, this negative revenue line item is the FY2016 accrual reversal.

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STATEMENT C

DOWNTOWN DEVELOPMENT AUTHORITY
Statement of Current Project Expenditures
As of February 28, 2017

Project Title	Project Budgets		EXPENDITURES			Available Budget
	%	Amount	Month	Fiscal Year	All Years	
Areaway Fill Program (ARIP)		\$ 70,000 ^{1,2}	\$ -	\$ 35,000		\$ 35,000
Building Re-use Incentive Program (BRIP)		250,000 ^{1,2}	31,754	233,412		16,588
Development Project Guidance		80,000 ^{1,2}	1,269	39,443		40,557
Development Project Reimbursements		775,000 ^{1,2}	64,780	619,407		155,593
Streetscape Improvement Incentive Program		50,000 ^{1,2}	19,500	54,500		(4,500)
Investment - Development Incentives Sub-Total	9.42%	\$ 1,225,000	\$ 117,303	\$ 981,762		\$ 243,238
DASH North Shuttle Services		80,000 ^{1,2}	-	-		80,000
New Downtown Circulator Infrastructure		500,000 ²	-	-	-	500,000
Investment - Transit Millage Funded Sub-Total	4.46%	\$ 580,000	\$ -	\$ -		\$ 580,000
Downtown Plan - Community Relations		10,000 ^{1,2}	85	3,460		6,540
Investment - Planning Sub-Total	0.08%	\$ 10,000	\$ 85	\$ 3,460		\$ 6,540
Arena South Implementation		636,596 ²	-	-	86,596	550,000
Bridge Street Streetscape Improvs		216,237 ²	-	86	116,323	99,914
Grand River Activation		200,000 ²	100,000	100,000	100,000	100,000
Grandville Ave Area Improvements		850,000 ²	-	144	842,136	7,864
Ionia Avenue Cycletrack		286,000 ²	-	-	-	286,000
Library Area Improvements		250,000 ²	-	-	-	250,000
Lyon Square Improvements		916,882 ²	-	255,677	422,559	494,323
Michigan / Ottawa Gateway		75,000 ²	-	-	-	75,000
Pearl Street Gateway Enhancements		643,000 ²	3,826	313,808	615,534	27,466
Rowe Hotel Public Improvements		120,000 ²	-	-	-	120,000
Sheldon Blvd - Weston to Cherry Street		250,000 ²	-	-	-	250,000
State Street & Bostwick Ave Reconstruction		1,575,000 ²	1,004	220,915	819,917	755,083
Streetscape Improvements - Various		600,000 ²	4,390	4,390	-	600,000
Veterans Park Improvements		894,890 ²	-	3,800	148,690	746,200
Weston Street - Sheldon to LaGrave Ave		100,000 ²	-	-	-	100,000
Investment - Public Infrastructure Sub-Total	58.52%	\$ 7,613,605	\$ 109,220	\$ 898,820	\$ 3,151,755	\$ 4,461,850
African-American Museum/Archives		16,000 ^{1,3}	-	-		16,000
Downtown Speakers Series		10,000 ^{1,3}	-	11,042		(1,042)
Investment - Non-Tax Supported Sub-Total	0.20%	\$ 26,000	\$ -	\$ 11,042		\$ 14,958
Accessibility and Mobility Repairs		100,000 ^{1,2}	-	-		100,000
Bicycle Friendly Improvements		712,044 ²	-	-	137,044	575,000
Downtown Census		53,000 ²	-	-	23,000	30,000
Heartside Public Restroom Facility		100,000 ²	-	-	-	100,000
Public Realm Improvements		513,536 ²	62,090	253,080	366,616	146,920
Snowmelt System Repairs / Investigation		50,000 ^{1,2}	2,197	7,384		42,616
Stakeholder Engagement Programs		- ^{1,2}	(1,177)	-		-
Tree Well Fill		150,000 ²	-	100,000	100,000	50,000
Urban Recreation Plan		264,084 ²	-	6,250	60,334	203,750
Wayfinding System Improvements		326,904 ²	-	44,599	116,503	210,401
Livability - Local Tax Supported Sub-Total	17.44%	\$ 2,269,568	\$ 63,110	\$ 411,313	\$ 803,497	\$ 1,458,687
Downtown Ambassadors		225,000 ^{1,3}	24,883	148,893		76,107
Project and Fixed Asset Maintenance		15,000 ^{1,3}	-	-		15,000
Public Realm Improvements		- ^{1,3}	(5,439)	-		-
Riverwalk Maintenance		20,000 ^{1,3}	-	-		20,000
Stakeholder Engagement Programs		15,000 ^{1,3}	1,628	6,919		8,081
Street Trees Maintenance Program		5,000 ^{1,3}	-	-		5,000
Transportation Demand Mgmt Program		80,000 ^{1,3}	1,000	51,031		28,969
Winter Avenue Building Lease		2,000 ^{1,3}	-	-		2,000
Livability - Non-Tax Supported Sub-Total	2.78%	\$ 362,000	\$ 22,072	\$ 206,843		\$ 155,157
DGRI Event Production		- ^{1,2}	(598)	-		-
Downtown Marketing & Inclusion		275,000 ^{1,2}	32,465	134,253		140,747
Downtown Workforce Program		- ^{1,2}	(159)	-		-
State of Downtown Event & Annual Reports		20,000 ^{1,2}	620	1,992		18,008
Vibrancy Local Tax Supported Sub-Total	2.27%	\$ 295,000	\$ 32,328	\$ 136,245		\$ 158,755
Bridge Lighting Operations		5,000 ^{1,3}	-	-		5,000
DGRI Event Production		125,000 ^{1,3}	12,122	64,859		60,141
Diversity / Inclusion Programming		22,500 ^{1,3}	1,398	10,067		12,433
Downtown Marketing & Inclusion		- ^{1,3}	(322)	-		-
Downtown Workforce Program		32,000 ^{1,3}	5,339	17,464		14,536
Holiday Décor Program		61,500 ^{1,3}	2,128	2,128		59,372
Major Event Sponsorship		65,000 ^{1,3}	50,000	50,000		15,000
Public Space Activation		30,000 ^{1,3}	338	7,793		22,207
Rosa Parks Circle Skating Operations		40,000 ^{1,3}	1,650	1,650		38,350
Special Events - Grants		40,000 ^{1,3}	(50,000)	25,000		15,000
Special Events - Office of		75,000 ^{1,3}	25,000	50,000		25,000
Special Events - Training Program		13,000 ^{1,3}	294	9,067		3,933
Ticketed Events - Police Services		80,000 ^{1,3}	13,530	38,761		41,239
Vibrancy Non-Tax Supported Sub-Total	4.53%	\$ 589,000	\$ 61,477	\$ 276,789		\$ 312,211
Experience - Miscellaneous		40,000^{1,3}	4,156	30,885		9,115
TOTAL	99.69%	\$ 13,010,173	\$ 409,751	\$ 2,957,159		\$ 7,400,511

Note 1: Current year (FY2017) budget only.

Note 2: Paid from local tax increment. Note 3: Paid from non-tax funds.

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STATEMENT D

DOWNTOWN DEVELOPMENT AUTHORITY

Schedule of Expenditures

February, 2017

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	2/27/2017	Grand Rapids Whitewater Inc	Grand River Activation	Grand River Revitalization Phase 2 Engineering	\$100,000.00
Local	2/27/2017	Brownfield Redevelopment Authority	Brownfield Series 2012A Bonds	Annual debt service support - Ionia S of Wealthy	75,000.00
Local	2/1/2017	38 Commerce LLC	Developer Reimbursements	Project's share of Summer 2016 tax increment	64,780.10
Local	2/28/2017	Paychex	Administration	DGRI payroll, taxes, 401(k) - February, 2017	57,138.69
Non-Tax	2/23/2017	Correcting journal entry	Major Event Sponsorship	Reclassify September Art Prize & GRJazzFest pmts	50,000.00
Local	2/8/2017	Design Workshop, Inc.	Public Realm Improvements	Planning/Design Services: Calder Plaza 11/2016	46,040.76
Local	2/9/2017	St. Cecilia Music Society	Building Re-use Incentive Program (BRIP)	Partial support for 24 Ransom Avenue, N.E. project	31,753.86
Non-Tax	2/15/2017	City Treasurer - Office of Special Events	Special Events - Office of	Special Events Annual Support 2/3	25,000.00
Non-Tax	2/27/2017	Mydatt Service Inc	Downtown Ambassadors	Downtown Ambassadors 12/2016	24,510.78
Local	2/15/2017	Standard & Poor's Financial Svcs	DDA Series 2017 Refunding Bonds	Bond rating fee for Van Andel Arena bonds	21,850.00
Local	2/9/2017	YWCA West Central Michigan	Streetscape Improvement Incentive Program	Partial support for 25 Sheldon Blvd SE project	19,500.00
Local	2/28/2017	Design Workshop, Inc.	Public Realm Improvements	Planning/Design Services: Calder Plaza 12/2016	10,445.00
Non-Tax	2/15/2017	City Treasurer - Police Dept	Ticketed Events - Police Services	Pedestrian safety - Jan, 2017 at Van Andel Arena	8,717.40
Local	2/6/2017	City Treasurer - Budget Office	Administration	Support services allocation - February 2017	8,391.00
Local	2/9/2017	Cassidy Bisher	Downtown Marketing & Inclusion	Video Production services 2017	7,083.00
Local	2/20/2017	Cassidy Bisher	Downtown Marketing & Inclusion	Video Production services 2017	7,083.00
Local	2/8/2017	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street 2/2017	5,506.10
Local	2/23/2017	Correcting journal entry	Public Realm Improvements	Reclassify 9/28/16 Dwelling Place expense	5,439.26
Local	2/8/2017	Mighty Co.	Downtown Marketing & Inclusion	Website design and development services 2017	5,315.00
Local	2/13/2017	Mighty Co.	Downtown Marketing & Inclusion	Website design and development services 2017	5,315.00
Local	2/26/2017	Mighty Co.	Downtown Marketing & Inclusion	Website design and development services 2017	5,315.00
Non-Tax	2/15/2017	City Treasurer - Police Dept	Ticketed Events - Police Services	Pedestrian safety - Jan, 2017 at DeVos Place	4,812.65
Non-Tax	2/15/2017	City Treasurer - Parks & Rec Dept	Downtown Workforce Program	Outdoor fitness classes	3,680.00
Local	2/28/2017	City of Grand Rapids	Administration	Staff services - payroll period ended 02/25/2017 (est)	3,500.00
Non-Tax	2/23/2017	Dutchman Tree Farms, LLC	Experience - Miscellaneous	Event supplies: Downtown Christmas tree 11/2016	3,408.75
Non-Tax	2/20/2017	Swift Printing & Communications	DGRI Event Production	Event Supplies: Snow Days Map 1/2017	3,240.00
Local	2/15/2017	City of Grand Rapids	Administration	Staff services - payroll period ended 02/11/2017	3,109.37
Local	2/16/2017	Grand Valley State University	Administration	Johnson Center VoiceGR Survey Sponsorship	3,000.00
Local	2/20/2017	McAlvey Merchant & Associates	Administration	Governmental Consulting 1/2017	3,000.00
Local	2/21/2017	Fifth Third Bank	Administration	P Card 01/17: K. Larson travel & training	2,923.79
Non-Tax	2/20/2017	Creative Studio Promotions	DGRI Event Production	Event supplies: DGRI logo-ed rock candy	2,813.82
Local	2/20/2017	BDO USA LLP	DDA Series 2017 Refunding Bonds	Auditor's consent for prelim & final official stmts	2,500.00
Local	2/26/2017	Nederveld, Inc	Streetscape Improvements - various	Design Services: Arena Greening project	2,310.00
Local	2/9/2017	Geotech Inc	Snowmelt System Repairs / Investigation	Engineering Svcs: Monroe Center snowmelt 12/2016	2,197.15
Non-Tax	2/21/2017	Swift Printing & Communications	DGRI Event Production	Event Supplies: Valent-Ice 2/2017	2,182.00
Local	2/27/2017	Tabernacle Community Church	Streetscape Improvements - various	Landscape installation and design 11/16	2,080.00
Non-Tax	2/20/2017	Bazen Electric	Holiday Décor Program	Electrical outlet repair	1,998.08
Local	2/23/2017	Correcting journal entry	Administration	Reclassify P Card 10/20/16 expense	1,868.56
Local	2/9/2017	O'Boyle Cowell Blalock & Assoc	Pearl Street Gateway Enhancements	Construction engineering through 11/30/2016	1,789.65
Local	2/15/2017	City Treasurer - Risk Management	Administration	General insurance - February 2017	1,727.00
Local	2/9/2017	Swift Printing & Communications	Administration	Meeting Supplies: TIF Plan mailers 11/2016	1,710.13
Non-Tax	2/9/2017	Baker Tent Rental	Rosa Parks Circle Skating Operations	Supplies: Rosa Parks Ice Rink Winter 2016/2017	1,650.00
Non-Tax	2/20/2017	Grand Rapids Event Management LLC	Special Events - Training Program	Training Program.: Special Event Mgmt. 1/2017	1,500.00
Local	2/15/2017	Hub International Midwest Ltd	Administration	Annual directors & officers liability ins premium	1,351.77
Non-Tax	2/22/2017	Jeffrey Christopher Wilkinson	DGRI Event Production	Photographer: Snow Days Events 2/2017	1,332.50
Local	2/20/2017	Dickinson Wright PLLC	Administration	Legal Services: TIF and Development Plan 12/2016	1,204.00
Non-Tax	2/23/2017	Correcting journal entry	Stakeholder Engagement Programs	Reclassify 1/4/17 Vault expense	1,177.00
Local	2/9/2017	O'Boyle Cowell Blalock & Assoc	Pearl Street Gateway Enhancements	Construction engineering through 12/31/2016	1,145.60
Local	2/20/2017	Dickinson Wright PLLC	Administration	Legal Services: TIF legislation 12/2016	1,096.50
Non-Tax	2/21/2017	Fifth Third Bank	Administration	P Card 01/17: Local Business Expenses	1,037.24
Local	2/9/2017	Fishbeck, Thompson, Carr, & Huber Inc	State Street & Bostwick Ave Reconstruction	Services through 12/30/2016	1,003.89
Non-Tax	2/9/2017	Grand Rapids Sports Hall Of Fame LLC	Diversity / Inclusion Programming	Sponsorship: Van Andel Arena 20th Anniversary	1,000.00
Non-Tax	2/9/2017	Landon T Bartley	Transportation Demand Mnmt Prog	Share of transit / mobility research project	1,000.00
Non-Tax	2/9/2017	TS Startups, LLC	Downtown Workforce Program	Sponsorship: Startup Weekend 2017	1,000.00
Non-Tax	2/21/2017	Fifth Third Bank	DGRI Event Production	P-card 01/17: event supplies, Snow Days, & Rail Jam	971.94
Local	2/7/2017	Herald Companies - GR Press	DDA Series 2017 Refunding Bonds	Share of proceedings publication	963.20
Local	2/20/2017	O'Boyle Cowell Blalock & Assoc	Pearl Street Gateway Enhancements	Construction engineering through 01/31/2017	891.04
Local	2/8/2017	Applied Imaging	Administration	Copier lease 1/15-4/14/17; overage 10/15-1/14/17	854.01
Local	2/20/2017	Dickinson Wright PLLC	Development Project Guidance	Legal Services: Miscellaneous matters 12/2016	774.00
Local	2/20/2017	Revue Holding 1	Downtown Marketing & Inclusion	Advertising: Snow Days 2/2017	772.00
Local	2/21/2017	Fifth Third Bank	Downtown Marketing & Inclusion	P-card 01/17: web, CRM, Facebk, Survey, Snapchat	759.75
Local	2/9/2017	The KR Group, Inc.	Administration	IT services 2/17	732.51
Local	2/9/2017	Grace Fenech	State of Downtown Event & Annual Reports	Annual Reports 2016	620.00
Non-Tax	2/21/2017	Fifth Third Bank	Special Events - Training Program	P Card 01/17: Event Management program (lunches)	607.58
Non-Tax	2/23/2017	Correcting journal entry	DGRI Event Production	Reclassify J Wilkinson 7/13/16 & 7/29/16 expense	597.50
Local	2/21/2017	Fifth Third Bank	Administration	P Card 01/17: Office supplies(DDA Portion)	574.36
Local	2/20/2017	HR Collaborative LLC	Administration	HR Consultant 1/2017	572.15
Non-Tax	2/20/2017	Perrigo Printing Inc	DGRI Event Production	Event Supplies: Snow Days Flyers 1/2017	550.00

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures
February, 2017

Page 2

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>continued from previous page</i>					
Non-Tax	2/20/2017	Perrigo Printing Inc	DGRI Event Production	Event Supplies: Snow Days Flyers 1/2017	\$ 550.00
Local	2/20/2017	The KR Group, Inc.	Administration	IT Services: Phone system repairs	544.43
Local	2/21/2017	Fifth Third Bank	Administration	P Card 01/17: Sponsorship*ISCS Event	500.00
Non-Tax	2/26/2017	Kameron Green	Downtown Workforce Program	Performance: Relax at Rosa 02/12/2017	500.00
Local	2/9/2017	The KR Group, Inc.	Administration	Office Supplies: laptop docking stations	444.50
Non-Tax	2/20/2017	Bazen Electric	Experience - Miscellaneous	Electricity for Light Up Downtown 2017	438.18
Local	2/9/2017	Professional Maint of Michigan Inc.	Administration	Cleaning Services 1/17	415.75
Non-Tax	2/20/2017	Perrigo Printing Inc	Stakeholder Engagement Programs	Marketing Supplies: Tuesdays on the Town 11/16	385.00
Non-Tax	2/21/2017	Fifth Third Bank	Diversity / Inclusion Programming	P-card 01/17: meeting supps, MITP engagement	345.00
Local	2/20/2017	Dickinson Wright PLLC	Administration	Legal Services: River easements 12/2016	344.00
Non-Tax	2/16/2017	Matthew K Porter	Public Space Activation	Pop Up Performer: Misc. locations 10/2016	337.50
Local	2/21/2017	MVP Sportsplex - GR, LLC	Administration	Paid via Payroll Deductions 2/2017	323.89
Local	2/23/2017	Correcting journal entry	Downtown Marketing & Inclusion	Reclassify J Wilkinson 7/13/16 expense	322.50
Non-Tax	2/8/2017	La Mejor GR LLC	Experience - Miscellaneous	Radio Advertising: Light Up Downtown 12/2016	300.00
Local	2/9/2017	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electricity 12/2016	279.95
Local	2/8/2017	Mighty Co.	Downtown Marketing & Inclusion	Website care and maintenance 11/2016	250.00
Local	2/20/2017	Mighty Co.	Downtown Marketing & Inclusion	Website care and maintenance 2/2017	250.00
Local	2/21/2017	Celco Partnership	Administration	Cell Phone Service 1/2017	235.61
Local	2/16/2017	TDS Metrocom	Administration	Phone Service 1/2017	234.11
Local	2/8/2017	TDS Metrocom	Administration	Phone Service 12/2016	234.05
Local	2/21/2017	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electricity 1/2017	228.70
Local	2/20/2017	Dickinson Wright PLLC	Development Project Guidance	Legal Services: Enhancment Prog guidelines 12/2016	215.00
Local	2/6/2017	County of Kent	CCJBA Series 2013B - DeVos Place Bonds	DDA share of annual paying agent fee	200.00
Local	2/8/2017	Celco Partnership	Administration	Cell Phone Service 12/2016	199.57
Local	2/21/2017	Fifth Third Bank	Administration	P Card 01/17: Membership*Economic Club	195.00
Local	2/20/2017	Dickinson Wright PLLC	Development Project Guidance	Legal Services: 150 Ottawa grant 12/2016	172.00
Local	2/8/2017	GreatAmerica Financial Services Corp	Administration	Copier Lease 1/2017	166.74
Local	2/21/2017	Fifth Third Bank	Public Realm Improvements	P Card 01/17: Parklet Storage	165.00
Local	2/28/2017	Paychex	Administration	DGRI payroll processing fees - February, 2017	164.53
Local	2/20/2017	The KR Group, Inc.	Administration	IT security services 2/17	161.83
Local	2/20/2017	Dickinson Wright PLLC	Administration	Legal Services: Tax and Increment Plans 12/2016	160.70
Non-Tax	2/23/2017	Correcting journal entry	Downtown Workforce Program	Reclassify J Wilkinson expense 7 13 16	158.75
Local	2/28/2017	Paychex	Administration	DGRI HRS processing fees - February, 2017	153.75
Local	2/20/2017	Staples Contract and Commercial Inc.	Administration	Office Supplies 1/2017	150.31
Non-Tax	2/20/2017	Swift Printing & Communications	DGRI Event Production	Event Supplies: Valentice 1/2017	145.95
Local	2/16/2017	PCS Gophers Ltd	Administration	Interoffice mail services - January, 2017	138.05
Local	2/8/2017	The Hartford	Administration	Workers Compensation 12/2016	136.21
Non-Tax	2/27/2017	City Treasurer - Parking/Mobility Svcs	Holiday Décor Program	Holiday Decor installation hooded meters	130.00
Local	2/8/2017	Comcast	Administration	Internet at 29 Pearl St NW 2/07/2017-3/06/2017	118.27
Local	2/20/2017	Dickinson Wright PLLC	Development Project Guidance	Legal Services: Waters building 11/2016	107.50
Non-Tax	2/20/2017	Perrigo Printing Inc	DGRI Event Production	Event Supplies: Movies in the Park 12/15	95.00
Local	2/21/2017	Madcap Coffee Company	Administration	Meeting Supplies 2/2017	92.28
Non-Tax	2/9/2017	Swift Printing & Communications	DGRI Event Production	Event Supplies: Holiday Party 12/2016	85.00
Local	2/9/2017	Swift Printing & Communications	Downtown Plan - Community Relations	Office Supplies: GR Forward sign	85.00
Local	2/20/2017	Staples Contract and Commercial Inc.	Administration	Office Supplies 1/2017	79.78
Non-Tax	2/21/2017	DTE Energy	Downtown Ambassadors	Share of natural gas - 331 Winter Ave	77.68
Non-Tax	2/21/2017	Fifth Third Bank	DGRI Event Production	P-card 01/17: Event supplies & Valent-Ice permit	75.00
Local	2/20/2017	Staples Contract and Commercial Inc.	Administration	Office Supplies 1/2017	74.02
Local	2/8/2017	Engineered Protection Systems Inc	Administration	Office Security System 2/2017-4/2017	71.27
Local	2/20/2017	Staples Contract and Commercial Inc.	Administration	Office Supplies 1/2017	67.30
Non-Tax	2/2/2017	Consumers Energy 1	Downtown Ambassadors	Share of electricity - 331 Winter Ave NW	61.40
Non-Tax	2/16/2017	Robbins Lock Shop Inc	Downtown Ambassadors	351 Winter building duplicate keys	59.36
Non-Tax	2/21/2017	Fifth Third Bank	Special Events - Training Program	P Card 01/17: Event Management program (postage)	55.15
Local	2/20/2017	Dickinson Wright PLLC	Administration	Legal Services: DDA agenda 12/2016	54.60
Non-Tax	2/21/2017	Fifth Third Bank	Diversity / Inclusion Programming	P-card 01/17: supplies & African-Am history tour	52.70
Local	2/20/2017	Madcap Coffee Company	Administration	Meeting Supplies 1/2017	49.81
Local	2/28/2017	JPMorganChase	Administration	DGRI payroll bank fees - February, 2017	48.32
Non-Tax	2/6/2017	City Treasurer - Parking/Mobility Svcs	Downtown Ambassadors	SEPTEMBER 2016 MONTHLY BILLING	48.00
Non-Tax	2/6/2017	City Treasurer - Parking/Mobility Svcs	Downtown Ambassadors	OCTOBER 2016 MONTHLY BILLING	48.00
Non-Tax	2/28/2017	City Treasurer - Parking/Mobility Svcs	Downtown Ambassadors	NOVEMBER 2016 MONTHLY BILLING	48.00
Local	2/21/2017	Fifth Third Bank	Administration	P Card 01/17: Travel & Training for Staff	45.00
Non-Tax	2/9/2017	Staples Contract and Commercial Inc.	Stakeholder Engagement Programs	Event Supplies: Resident Network event 1/2017	41.39
Local	2/21/2017	Fifth Third Bank	Administration	P Card 01/17: DDA postage	39.49
Local	2/20/2017	Staples Contract and Commercial Inc.	Administration	Office Supplies 1/2017	33.47
Local	2/16/2017	Model Coverall Service Inc	Administration	Floor Mat Rental 2/2017	30.50
Non-Tax	2/2/2017	City Treasurer - Parking/Mobility Svcs	Downtown Ambassadors	AUGUST 2016 MONTHLY PARKING	30.00
Local	2/9/2017	Gordon Water Systems	Administration	Water Cooler Lease 12/2016	27.12
Non-Tax	2/9/2017	Staples Contract and Commercial Inc.	Stakeholder Engagement Programs	Event Supplies: Resident Network event 1/2017	24.99
Local	2/20/2017	Staples Contract and Commercial Inc.	Administration	Office Supplies 1/2017	20.49
Local	2/9/2017	Fusion IT LLC	Administration	Domain name hosting agreement 2017	19.80
Non-Tax	2/9/2017	Staples Contract and Commercial Inc.	DGRI Event Production	Event Supplies: Snow Days 1/2017	18.58

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures
February, 2017

Page 3

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>continued from previous page</i>					
Non-Tax	2/9/2017	Curtis Laundry and Dry Cleaners, Inc.	DGRI Event Production	Event Supplies Maintenance 12/2016	\$ 15.00
Local	2/9/2017	Fusion IT LLC	Administration	Network Management 2/2017	9.50
Non-Tax	2/9/2017	Staples Contract and Commercial Inc.	Experience - Miscellaneous	Event Supplies 11/2016	9.29
Local	2/20/2017	Staples Contract and Commercial Inc.	Administration	Office Supplies 1/2017	5.54
Local	2/23/2017	Correcting journal entry	Downtown Workforce Program	Reclassify J Wilkinson 7/13/16 expense	(158.75)
Non-Tax	2/23/2017	Correcting journal entry	Downtown Marketing & Inclusion	Reclassify J Wilkinson 7/13/16 expense	(322.50)
Local	2/23/2017	Correcting journal entry	DGRI Event Production	Reclassify J Wilkinson expense 7/13/16 & 7/29/16	(597.50)
Local	2/23/2017	Correcting journal entry	Stakeholder Engagement Programs	Reclassify 1/4/17 Vault expense	(1,177.00)
Non-Tax	2/23/2017	Correcting journal entry	Special Events - Training Program	Reclassify 10/20/16 P card expense	(1,868.56)
Non-Tax	2/23/2017	Correcting journal entry	Public Realm Improvements	Reclassify Dwelling Place 9/28/16 expense	(5,439.26)
Non-Tax	2/23/2017	Correcting journal entry	Special Events - Grants	Reclassify September Art Prize & GRJazzFest pmts	(50,000.00)
TOTAL FEBRUARY, 2017 EXPENDITURES					\$ 615,860.03

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: Mar 3, 2017

TO: Downtown Development Authority

FROM: Kristopher Larson, AICP 
President & CEO

Agenda Item #5
March 8, 2017
DDA Meeting

SUBJECT: Approve Second Amendment to Hospitality Ambassador Agreement

In September of 2013, DGRI officially launched its Hospitality Ambassador program (The Program). Since that time, the program has made measureable impacts in Downtown Grand Rapids through the provision of hospitality, informational, environmental, social, and safety oriented services. Monthly reports from January and February, 2017 accompany this memo and include highlights of many of the program's accomplishments over the same period.

The Downtown Development Authority (DDA) Board authorized entering into a contract with MYDATT SERVICES INC, dba BLOCK BY BLOCK, the administration entity responsible for performing the program's host of services. The Agreement included a one-year term ending on September 24th, 2014, plus two one-year renewals.

At this time, it is requested that the DDA Board authorize its Executive Director and Legal Counsel prepare a second amendment to the Agreement that would continue Program services through June 30, 2019 at the current rates.

Recommendation:

Authorize the DDA Executive Director and Legal Counsel to negotiate terms of a contract amendment with Mydatt Services, Inc. dba Block by Block consistent with the intent of the program and the approved budgetary allocations.





Downtown Grand Rapids Ambassador Activity Report

January 2017



DOWNTOWN
GRAND RAPIDS INC.



Hospitality



Ellen works to locate a battery so she can provide a motorist with a jump start.

January began the 2017 convention season and the Ambassador team was happy to participate in the several shows during the month, marking our 3rd year partnering with Showspan to provide hospitality services to the guests at their conventions inside of the De Vos Convention Center.

Hospitality continued to focus its efforts on pedestrian engagement and made a concentrated effort to provide robust presence in the skywalk before and after Griffins home games to assist pedestrians with directions, providing information and holding open doors.

Business Contacts	186
Directions	868
Information	3435
Motorist Assistance	6
Other	37615
Program Info	560
Hospitality Escorts	169



Amanda works the convention table at the Home Remodel Show, our first convention of 2017.

Clean & Beautiful

Early January proved to be snowy and cold which resulted in the Ambassador team focusing its resources on snow and ice removal throughout the Downtown Improvement District boundaries. The weather began to change during the month resulting in less snow fall and allowed the Ambassador team to begin to refocus its efforts on cleaning activities such as working the cleaning routes with brutes and graffiti removal.



Two Ambassadors work to clear snow from curb cuts along Fountain & Division

Blocks Pressure Washed	N/A
Equipment Hours	4
Graffiti Removed	424
Planters Watered	N/A
Snow Removed	2916
Trash Bags Collected	794



Before & After: Graffiti on a mailbox near Madcap on Monroe Center & Ottawa

Special Projects



Ellen works on fixing and maintaining our snow blowers during the winter season.

Special projects slow down a bit during the winter season and shift from District Improvements to more in house projects such as managing and maintaining our equipment both in use for the season and preparing other equipment to be used in the upcoming Spring and Summer Season.

The big focus of Special projects in January was Snow Blower maintenance and repairs and Ellen did a great job fixing two snow blowers that went down during field use. Special project teams were also responsible for using the plow and clearing areas within the district that become bogged down with snow and ice during winter weather.



Evangeline uses the gator to plow out a loading zone near Division Ave.

Safety

Downtown Grand Rapids, like many other cities, saw an increase in peaceful protesting following the 2016 presidential election. Ambassadors were working together to inform each other during briefings of events they had been informed of beforehand and provided excellent in field communication when protests would begin happening so that all Ambassadors were aware of what was happening in the field.

Ambassadors receive specialized training about operational procedures during protests, peaceful or otherwise, and our team has made this training part of new hire training for all incoming Ambassadors as well as revisited the training for all existing Ambassadors so that we are all well prepared for the coming months which could see an increase in protests,

Bike Miles	0
Request EMS	1
Request GRPD	0
Observed Fight	41
Suspicious Package	1
Suspicious Person	25



Like many cities, Grand Rapids has seen an increase in peaceful protests following the 2016 Presidential election.

Outreach

The Ambassador team continues to build relationships with individuals throughout the downtown who engage in panhandling to find ways that our team may provide recommendations and solutions. We are in the process of training a new outreach Ambassador who will focus their time on strengthening relationships with individuals as well as help our team continue to connect with the various ministries and agencies throughout the downtown as well.

In addition to our regular outreach activities the Ambassador team participated with various other agencies in the national Point in Time count in January as well. This was our fourth year participating in the event.



Rick escorts an intoxicated individual to the PIC at Mel Trotters.

Outreach Contacts	398
Panhandling Aggressive	10
Panhandling Passive	64



Highlights



Marcia finishes filling a dog waste bag station along Monroe Center.

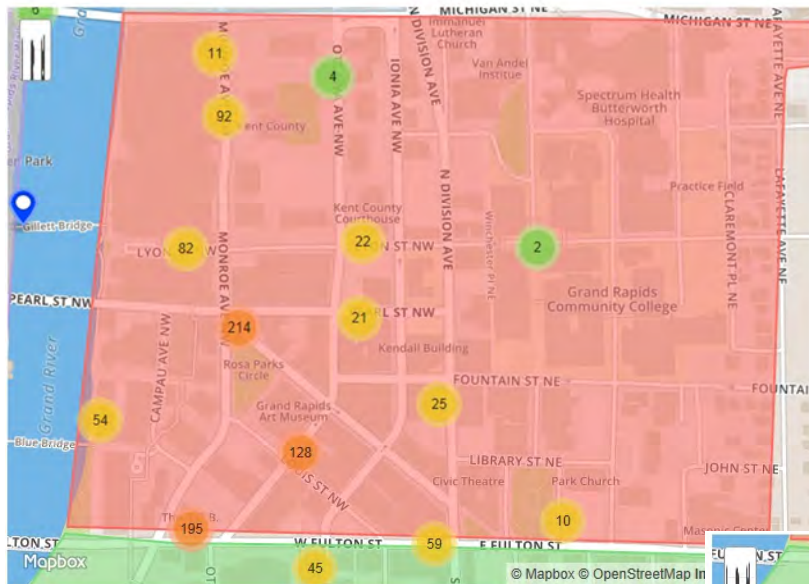


Rebecca works to clear litter and debris revealed after the snow melted.



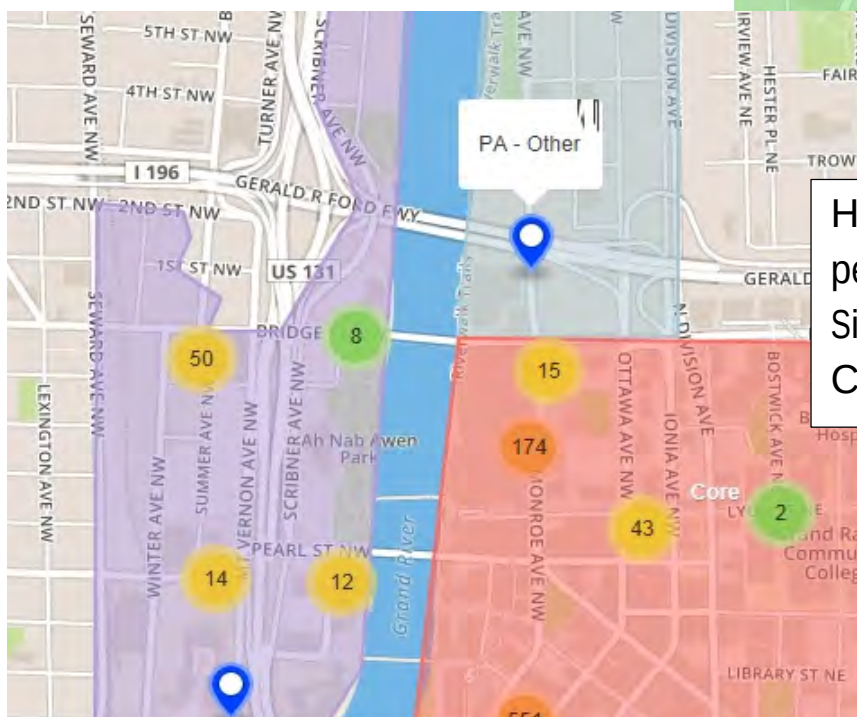
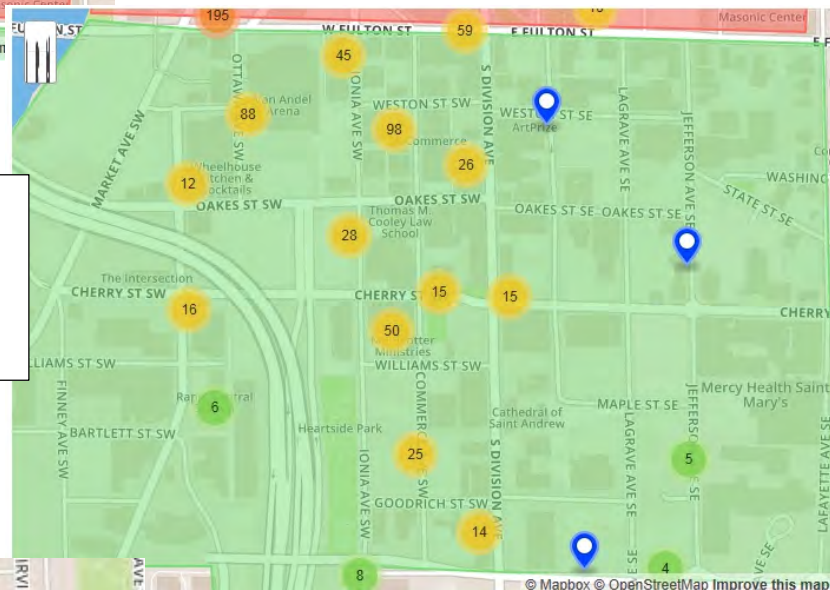
Before & After: Ambassadors continue to work to remove graffiti throughout the district.

Statistics



Heat map showing clusters of pedestrian assistance in the Core area of Downtown.

Heat map showing clusters of pedestrian assistance in the Heartside Neighborhood of Downtown.



Heat map showing clusters of pedestrian assistance on the West Side, North Monroe and Northern Core Areas,

Statistics

Equipment Usage	Activity	2017	2016	2015
	ATLV Hours	0	0	N/A
	Backpack Blower (hours)	1	0	N/A
	Bicycle (miles)	0	0	0
	Billy Goat Hours	3	0	N/A
	Segway Hours	0	0	1
Engagment	Biohazard Clean Up	358	N/A	N/A
	Business Contact	186	156	390
	Graffiti - Removed	424	51	95
	Motorist Assist	6	4	3
	Observation - Fighting	41	8	42
	Outreach Contact	398	593	3072
	PA - Directions	868	971	1426
	PA - Information	3435	1309	2985
	PA - Other	37615	10247	5098
	PA - Program Information	560	3040	2035
	Panhandling - Aggressive	10	19	107
	Panhandling - Passive	64	30	61
	Planters Watered	0	0	N/A
	Power Washing (block faces)	0	0	N/A
	Request for Fire/EMS	1	15	20
	Request for Police	0	4	4
	Safety Escort	161	61	357
	Sidewalk Violation	173	34	129
	Snow Removal	2916	3370	0
	Suspicious Package	1	2	72
	Suspicious Person	25	29	356
	Trash (Bags collected)	794	1222	N/A
	Umbrella Escorts	8	3	1
	Weed Abatement (block faces)	2	1	0
January 2017 Total		48046	21169	16253
January 2016 Total				
January 2015 Total				



Downtown Grand Rapids Ambassador Activity Report

February 2017



Hospitality

Business Contacts	77
Directions	931
Information	3253
Motorist Assistance	17
Other	28528
Program Info	780
Hospitality Escorts	114
Outreach Contacts	272
Panhandling Aggressive	15
Panhandling Passive	105



Marcia shows off her VW bus driving skills during the 2017 Snow Days Event.

February saw the launch of Snow Days, an ice festival lasting several days with events and programming every day concluding with Valent-ice. Several of the events, like Human Hungry Hungry Hippos, drew great crowds despite the (sometimes) cold and windy weather.

The ambassador team also continued to provide convention staffing especially for two of Showspans biggest shows the Auto Show and the Boat show. These shows last 5 days and draw big crowds during their runs.

Clean & Beautiful



Rick and Evangeline mechanically clean the South Division Ave. corridor.

Blocks Pressure Washed	N/A
Equipment Hours	17
Graffiti Removed	410
Planters Watered	N/A
Snow Removed	1273
Trash Bags Collected	704
Weed Abatement	14
Bio Hazard	698

The surprisingly warmer weather in February allowed our team to use some of our mechanical cleaning implements sooner than anticipated. Because of this we were able to mechanically clean the South Division Ave. corridor as well as several other hot spots in downtown.

February also saw a string of Dollar Bill graffiti stickers appear overnight (pictured right). The clean team worked to remove these stickers and we are happy to report they came down almost as fast as they went up.



Special Projects



Before & After: The trash can on Monroe Center & Pearl before and After Refinishing

Ellen continued our focus on repairing and refinishing the trash cans throughout the district. She pulled several cans from the field and vastly improved their appearance with a fresh coat of paint and gloss as well as adding a coat of anti-graffiti coating which will help keep the finished paint looking better if they are vandalized and cleaned up.

Ellen also worked to repair cans that had broken hinges and door locks that resulted in doors falling off of the cans or doors that would swing open in high winds.



Ellen works to repair a trash can with a broken hinge.

Safety



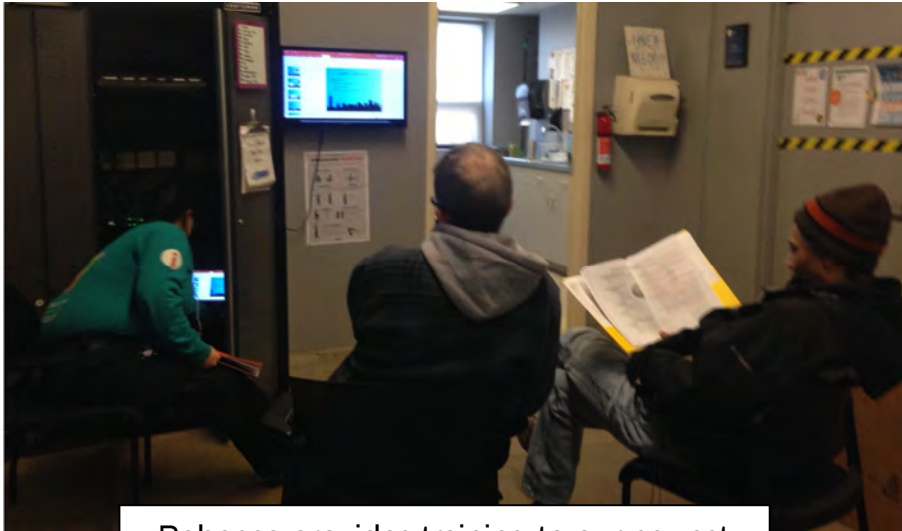
Bike Miles	0
Request EMS	3
Request GRPD	0
Observed Fight	28
Suspicious Package	2
Suspicious Person	17
Sidewalk Violation	145

February continued to see protests occurring throughout the district. The protests ranged in size from small to large groups and some were stationary while others marched around the district. Despite the protests the ambassadors neither witnessed nor were made aware of any hostile protests.

As this trend continues the ambassador program will also continue its efforts to train and educate our team on proper procedures during protests and have developed a strong practice of ambassador reporting protests to everyone on the team so our team can be prepared.



Highlights



Rebecca provides training to our newest hires – Rob and Coy



Ellen uses the gator to clear snow from the West Side.

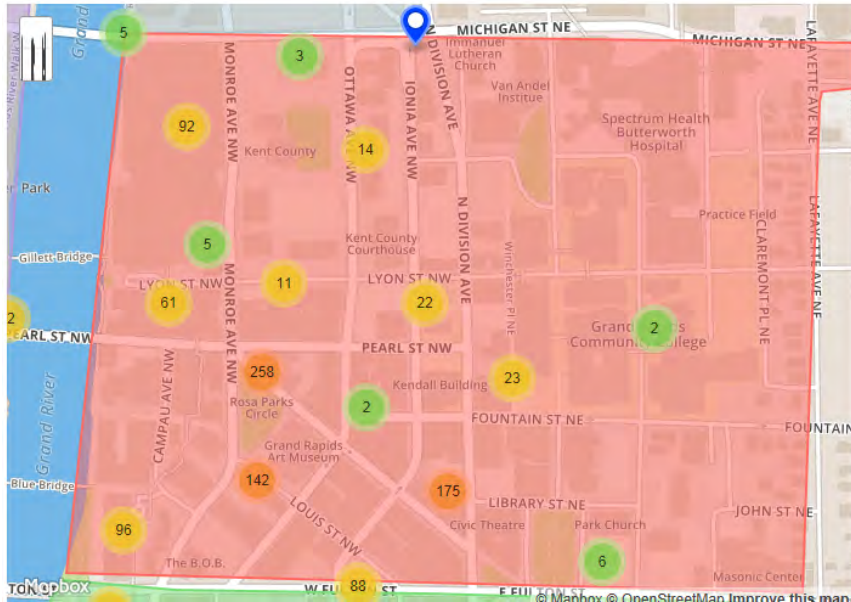


Before & After: Several Dollar Bill stickers removed from a utility box



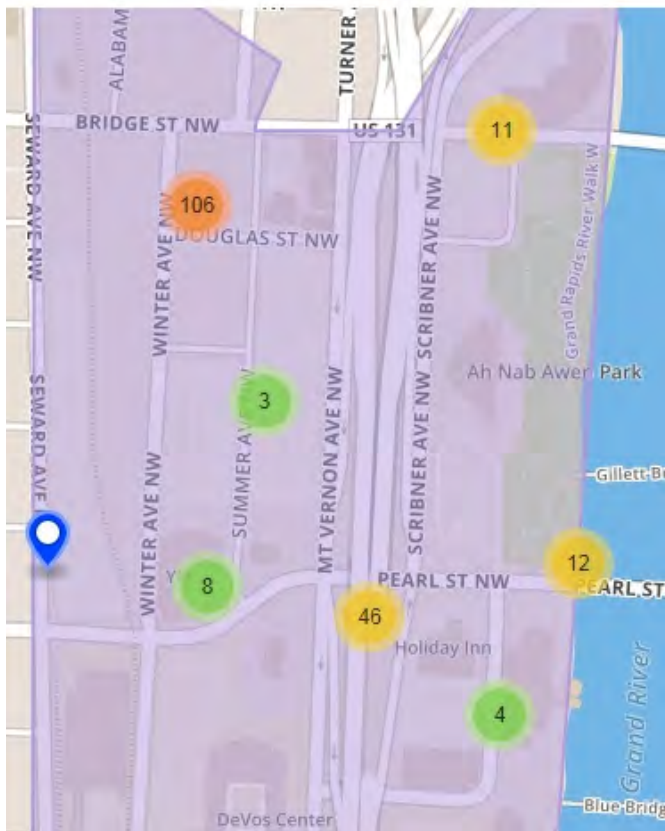
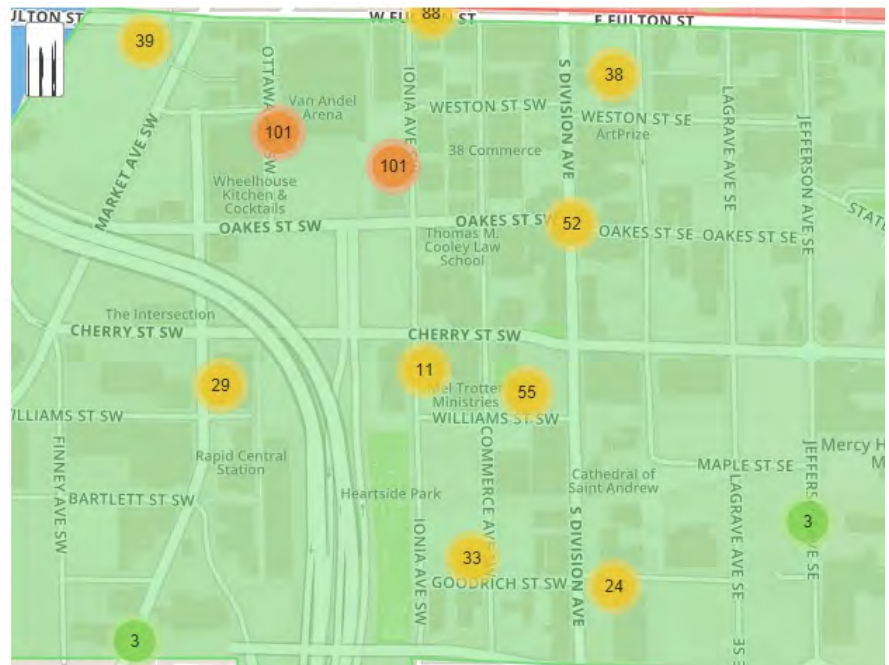
Shannon uses her iPod to input stats and take pictures of graffiti removal.

Statistics



Cluster map showing clusters of pedestrian assistance in the Core area of Downtown.

Heat map showing clusters of pedestrian assistance in the Heartside Neighborhood of Downtown.



Heat map showing clusters of pedestrian assistance on the West Side,

Statistics

Equipment Usage	Activity	2017	2016	2015
	ATLV Hours	0	1	N/A
	Backpack Blower (hours)	8	0	N/A
	Bicycle (miles)	0	1	0
	Billy Goat Hours	9	1	N/A
	Segway Hours	0	0	0
Engagement	Biohazard Clean Up	698	N/A	N/A
	Business Contact	77	111	424
	Graffiti - Removed	410	61	53
	Motorist Assist	17	1	3
	Observation - Fighting	28	8	23
	Outreach Contact	272	619	0
	PA - Directions	931	556	878
	PA - Information	3253	1532	3058
	PA - Other	28528	9011	7360
	PA - Program Information	780	793	2880
	Panhandling - Aggressive	15	15	40
	Panhandling - Passive	105	36	12
	Planters Watered	0	0	N/A
	Power Washing (block faces)	0	0	N/A
	Request for Fire/EMS	3	11	7
	Request for Police	0	2	0
	Safety Escort	114	175	242
	Sidewalk Violation	145	72	76
	Snow Removal - Block Faces	1273	1141	0
	Suspicious Package	2	2	60
	Suspicious Person	17	31	183
	Trash (Bags collected)	704	523	0
	Umbrella Escorts	0	0	0
	Weed Abatement (block faces)	14	0	N/A
February 2017 Total		37386	14700	15299
February 2016 Total				
February 2015 Total				

MEMORANDUM

CITY OF GRAND RAPIDS

DATE: March 1, 2017

TO: Kristopher Larson, AICP
Downtown Development Authority
Executive Director

FROM: Mark A. De Clercq, P.E., City Engineer *MAD*

SUBJECT: Grand River Floodwall - Contract No. 3 Freeboard and Embankment Protection Improvements

This project consists of improvements to various floodwalls and embankments along the Grand River. This contract will primarily include raising the concrete floodwall and soil embankment at various segment locations on both sides of the Grand River. The work will be in accordance with the Federal Emergency Management Agency (FEMA) Levee Analysis and Mapping Procedure issued to the City of Grand Rapids dated January 14, 2016. Work must be completed and certification for "freeboard deficient" status must be submitted by the City to FEMA before August 1, 2017.

Bids were received on February 16, 2017, for the above-captioned project. The engineer's estimate, prepared by Fishbeck, Thompson, Carr & Huber, Inc. (FTCH), is \$1,023,947.00 and Wyoming Excavators, Inc. (Wyoming) submitted a bid of \$1,082,289.00 (low discounted bid is \$1,028,174.55). Wyoming will be utilizing 14.67% Micro Local Business Enterprise participation and will be subcontracting a total amount of \$495,402.50. Reference the attached Equal Business Opportunity – Construction Worksheet regarding the applicable bid discounts for this project.

The total expenditures for this project is \$1,498,324.00. This amount includes the costs of the construction contract, previously authorized design phase services, construction phase services including inspection by, administration, and an approximate twelve percent allowance for contingencies. This will be financed by Downtown Development Authority (\$228,000) and Grand River Floodwalls/Embankments Chapter 20 Drain Bonds (\$1,270,324). The DDA's share of costs is for stone seat walls and widening the lower walk at the Indian Mounds Park to 15'.

It is recommended that the DDA approve its share of costs in the amount of \$228,000. It is anticipated that at their meeting on March 7, 2017, the City Commission will consider a recommendation to award the construction contract and authorize total expenditures in an amount currently estimated at \$1,498,324 for this project.

cc: Greg Sundstrom
James Hurt

Eric DeLong
Chris Zull

SUMMARY OF ESTIMATED COSTS

for

Grand River Floodwall - Contract No. 3 Freeboard and Embankment Protection Improvements

	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
Grand River Floodwalls/Embankments			
Chapter 20 Drain	\$1,270,324	\$0	\$1,270,324
Downtown Development Authority*	0	228,000	228,000
Total Project Sources	<u>\$1,270,324</u>	<u>\$228,000</u>	<u>\$1,498,324</u>

*Budget request being presented at the March 8, 2017 Downtown Development Authority meeting

Breakdown of Project Uses

Construction Contract	\$1,082,289
Previously authorized Design Services	96,500
Construction Phase Services	95,000
Administration	<u>64,000</u>
Sub-Total	\$1,337,789
Contingencies (12%)	<u>160,535</u>
Total Project Uses	<u><u>\$1,498,324</u></u>

The substantial and final completion dates for the overall Project are:

Substantial Completion: July 14, 2017

Final Completion: July 28, 2017

The noted Completion dates are based on a construction start date of April 10, 2017. Should the actual start date of the Project be later than this date due to inclement weather or flooding, an alternate completion date for the Project shall be determined by the Engineer based on the number of days that the actual start of construction is delayed.

Substantial Completion - Substantial completion for the overall project shall be in accordance with the current City of Grand Rapids Standard Construction Specifications, all revisions thereto and as described below.

Liquidated Damages - Failure by the Contractor to achieve substantial complete an individual segment of construction in the time frame specified will result in liquidated damages as described below. Failure by the Contractor to achieve substantial completion of the overall project by the July 14, 2017 will result in assessed liquidated damages in the sum of \$1,000.00 for each calendar day until substantially completed.

The work areas (segments) are in public areas, Grand Rapids Public Museum, Gerald R. Ford Presidential Museum (Federal) and GVSU properties. Scheduling the work in these areas is subject to approval of the City of Grand Rapids and property owners.

The following criteria apply to the individual segments:

General

- Allowable work hours shall be 7:00 am to 7:00 pm, Monday through Saturday, unless otherwise specified below or approved by the Engineer.
- All pedestrian, vehicular and emergency traffic shall be maintained throughout construction.
- Access to all buildings and parking areas shall be maintained.
- Through pedestrian access between Fulton and Bridge Streets (in the corridor between Front Avenue and the Grand River) shall be maintained throughout construction. Appropriate directional signage shall be installed.
- Once work begins at an individual site it shall be aggressively completed in accordance with the Progress Schedule.

58 Front Avenue (DDA Property between Eberhard Center and GR Public Museum)

- Site Access: From Front Avenue
- Maintaining Traffic:
 - East/west foot traffic shall be maintained between Mount Vernon and the Blue Bridge at all times. The walking surface shall be at least seven foot wide and consist of either the existing concrete or a temporary bituminous surface (pay item). The new concrete placement shall be sequenced and scheduled to allow for this.
 - A six foot tall portable chain link safety fence shall be installed to separate work areas from pedestrian walkways.
 - The sidewalk on the eastside of Front Avenue may be closed to pedestrian traffic.
 - The sidewalk to the Lacks sculpture may be closed to pedestrian traffic.
 - The sidewalk on the south side of the Grand Rapids Public Museum may be closed to pedestrian traffic.
 - Sufficient directional signs to direct pedestrians to open walks shall be installed.
 - A signal lane closure on Front Avenue will be allowed provided vehicular traffic in each direction is maintained.

- Front Avenue may be closed for milling and paving operations. These operations shall be scheduled to limit the inconvenience of GVSU students.
- Construction Window: Any time after May 8, 2017.

272 Pearl Street (Grand Rapids Public Museum)

- Site Access: From Pearl Street
- Maintaining Traffic:
 - The entire sidewalk may be closed to pedestrian traffic.
 - Pedestrian traffic shall be routed to the existing sidewalk along the eastside of Front Avenue.
 - Sufficient directional signs shall be installed at Pearl Street and Front Avenue to direct pedestrians to open walks.
- Construction Window: Any time prior to May 26, 2017

220 Front Avenue (Indian Mounds Park - Pearl Street to Gillette Bridge)

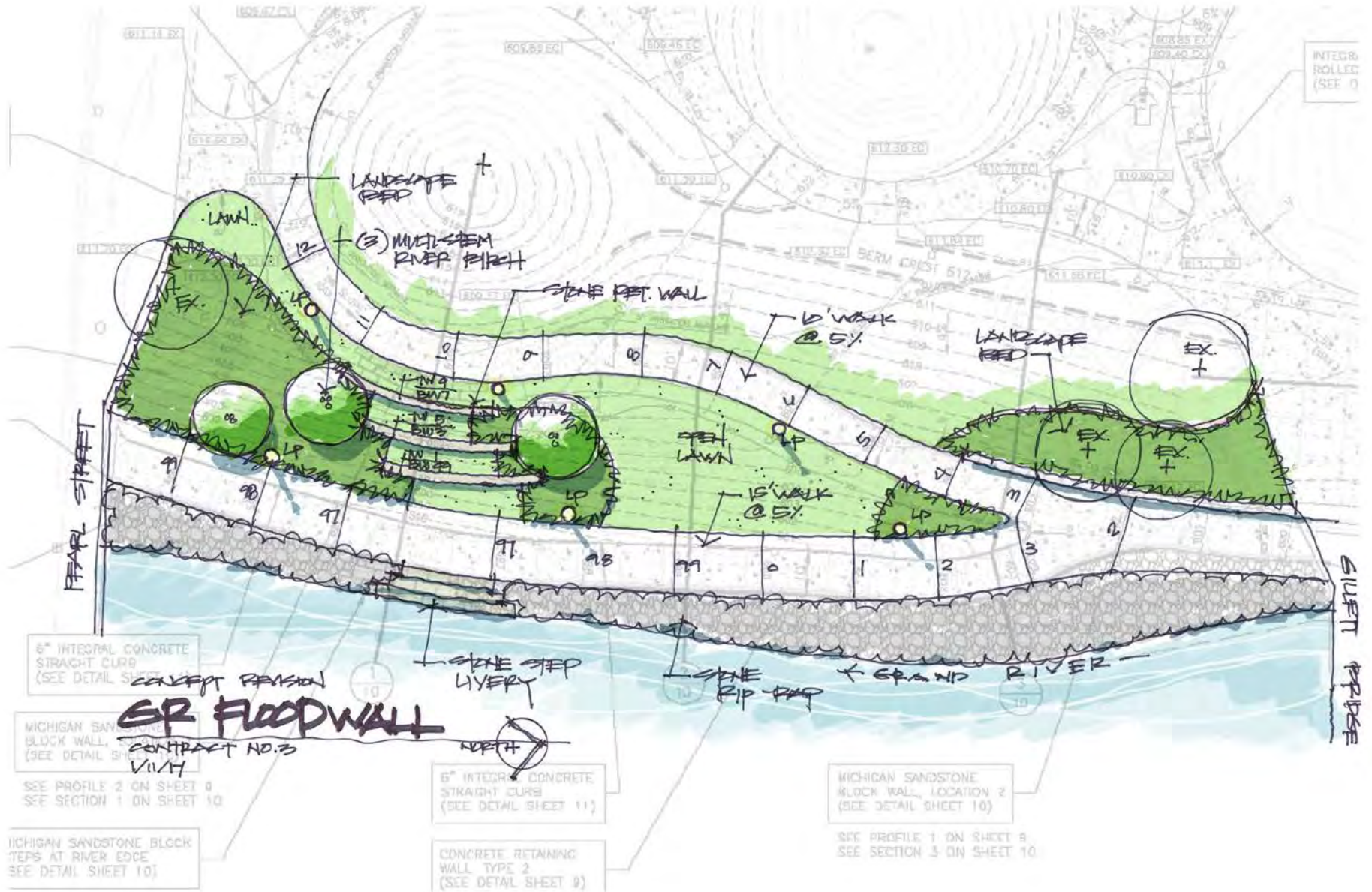
- Site Access:
 - Pearl Street and Gerald R. Ford Presidential Museum entrance drive.
- Maintaining Traffic:
 - Both lower and upper walkways may be closed to pedestrian traffic from Pearl Street to the Gillette Bridge.
 - Install sufficient directional signs to direct public to the walkway along the GR Ford Presidential Museum entrance drive.
 - A six foot tall portable chain link safety fence shall be installed along the Pearl Street sidewalk to separate work areas from pedestrian traffic.
- Construction Window: Any time prior to July 14, 2017.

220 Front Avenue (Gillette Bridge)

- Site Access:
 - Gerald R. Ford Presidential Museum entrance drive.
- Maintaining Traffic:
 - A 10 foot wide paved pedestrian walkway, either on the north or south side of the existing pathway, shall be maintained from Gerald Ford Public Museum plaza to the Gillette Bridge at all times. The concrete placement shall be sequenced to allow for this.
 - A 6 foot tall portable chain link safety fence shall be installed between work areas from pedestrian traffic.
- Construction Window: Anytime time prior to May 26, 2017.

220 Front Avenue (Ah Nab Awen Park)

- Site Access:
 - Gerald R. Ford Presidential Museum entrance drive.
- Maintaining Traffic:
 - The north/south sidewalk along the east side of the Gerald R Ford Presidential Museum from Pearl to Bridge Streets shall remain open throughout construction.
- Construction Window:
 - Berm work: Any time prior to May 5, 2017 to allow establishment of sod prior to Memorial Day events. Replacement of sod damaged during events will be paid for by City per contract unit price for "Sod".
 - Concrete work: Any time prior to May 26, 2017.
- Liquidated Damages: \$1,000 per calendar day if the following items are not completed by May 26, 2017:
 - Lawn area restored with sod and established.
 - All sidewalk in place and usable.
 - Equipment and materials removed from the site.





CITY OF GRAND RAPIDS

GRAND RAPIDS, MICHIGAN

DESIGN, DEVELOPMENT
AND ENTERPRISE SERVICES

AND

KENT COUNTY DRAIN COMMISSION
CHAPTER 20 DRAINAGE COMMISSIONER

IMPROVEMENTS

TO

GRAND RIVER FLOODWALL
CONTRACT NO. 3

(FREEBOARD AND EMBANKMENT PROTECTION IMPROVEMENTS)

UTILITIES - CONTACT INFORMATION

PUBLIC	PRIVATE
CITY OF GRAND RAPIDS TRAFFIC SIGNALS 509 WEALTHY ST. SW GRAND RAPIDS, MI 49503 (616) 456-3847	CONSUMERS ENERGY (ELECTRIC) PO BOX 201 GRAND RAPIDS, MI 49501-0201 (616) 530-4244
CITY OF GRAND RAPIDS STREET LIGHTING 509 WEALTHY ST. SW GRAND RAPIDS, MI 49503 (616) 456-3281	AT&T (TELEPHONE) ROOM 5 (PROJECTS N. OF FRANKLIN ST.) 2ND FLOOR (PROJECTS S. OF FRANKLIN ST.) 955 36TH ST. SE GRAND RAPIDS, MI 49508 (616) 246-7203 (PROJECTS N. OF FRANKLIN ST.) (616) 246-7210 (PROJECTS S. OF FRANKLIN ST.)
CITY OF GRAND RAPIDS WATER SYSTEM 1900 OAK INDUSTRIAL DR. NE GRAND RAPIDS, MI 49505 (616) 456-4096	DTE ENERGY (NATURAL GAS) 444 WEALTHY ST. SW GRAND RAPIDS, MI 49503 (800) 947-5000
CITY OF GRAND RAPIDS SANITARY AND STORM SEWER MAINTENANCE 1900 OAK INDUSTRIAL DR. NE GRAND RAPIDS, MI 49505 (616) 456-3561	COMCAST (CABLE TV) 955 CENTURY AVE. SW GRAND RAPIDS, MI 49503 (616) 245-5039
	VERIZON BUSINESS (FIBER OPTICS) 2855 OAK INDUSTRIAL DR. NE GRAND RAPIDS, MI 49505 (616) 224-4944
	CENTURY TEL (FIBER OPTICS) 320 N. WASHINGTON SQUARE LANSING, MI 48933 (989) 239-8110
	CHOICEONE (FIBER OPTICS) 44 GRANDVILLE AVE. SW, STE. 400 GRAND RAPIDS, MI 49503 (616) 988-7100
	US SIGNAL COMPANY, LLC (FIBER OPTICS) 20 MONROE AVE. NW GRAND RAPIDS, MI 49503 (616) 988-7031
	LDMI 3355 EAGLE PARK DR. NE, STE. 102 GRAND RAPIDS, MI 49525 (616) 493-5364

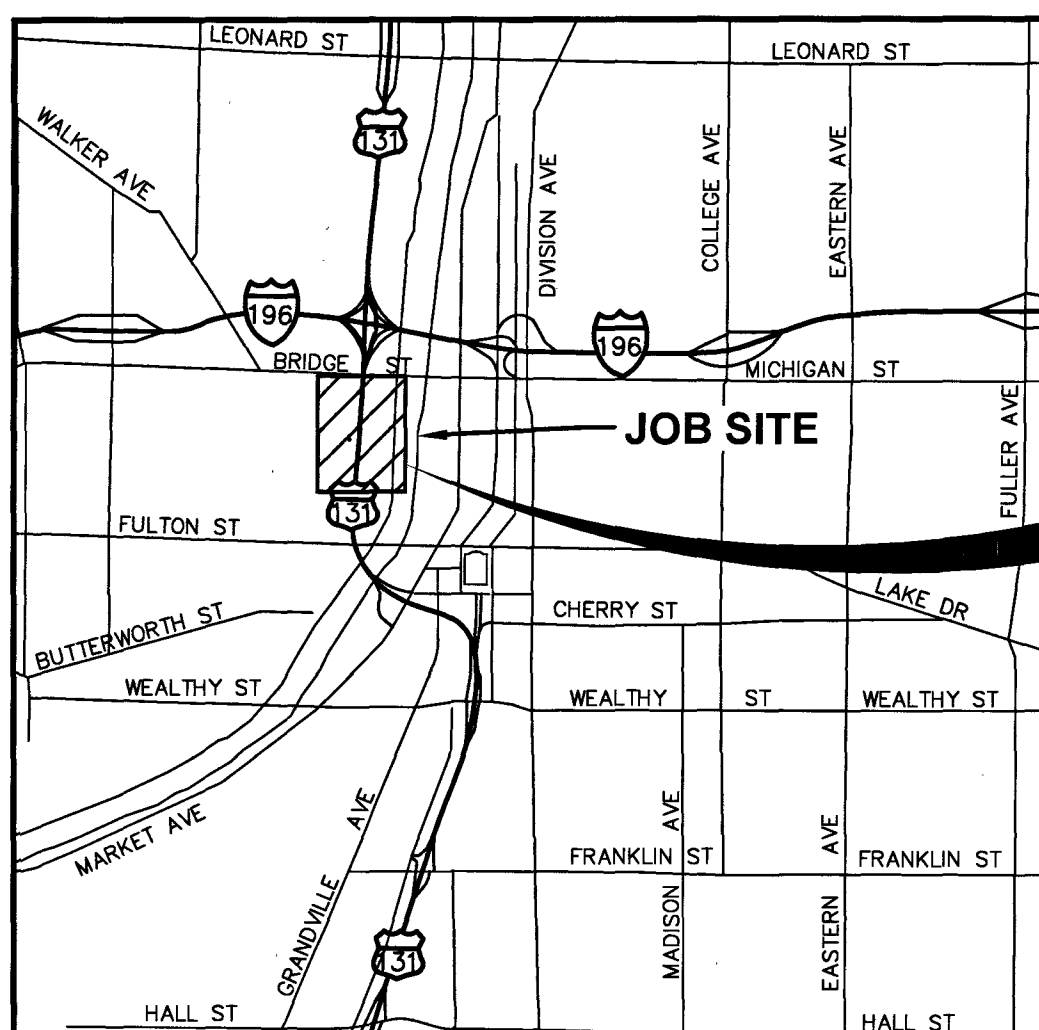
CALL 811 FOR MISS DIG

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL CALL 811 A MINIMUM OF THREE (3) FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. ALL "MISS DIG" PARTICIPATING MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

GENERAL NOTES

MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 1993 EDITION OF THE CITY OF GRAND RAPIDS STANDARD CONSTRUCTION SPECIFICATIONS, EXCEPT AS OTHERWISE INDICATED ON THESE PLANS OR IN THE SUPPLEMENTAL SPECIAL SPECIFICATIONS.

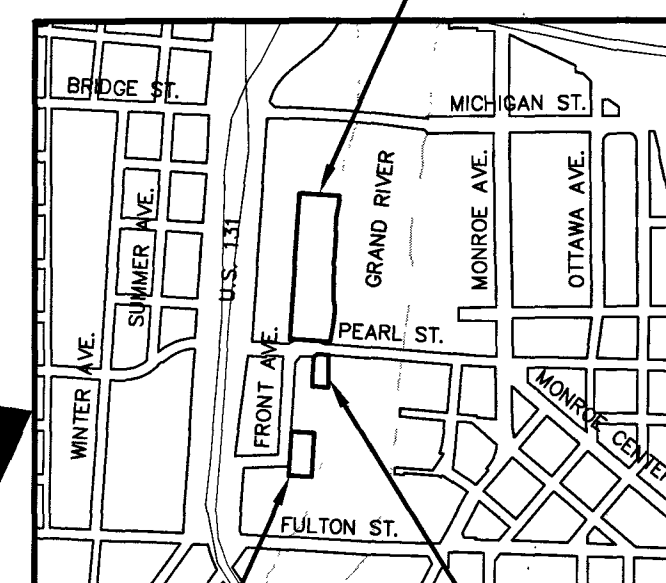
THE UNDERGROUND LOCATIONS SHOWN FOR NATURAL GAS (GAS), TELEPHONE (TEL), ELECTRICAL POWER (PWR), CABLE TV (CTV) AND FIBER OPTIC LINES (FIBER) ARE APPROXIMATE. THE CITY OF GRAND RAPIDS ASSUMES NO RESPONSIBILITY FOR THEIR ACCURATE REPRESENTATION IN THIS DRAWING. MISS DIG MUST BE CONTACTED PRIOR TO CONSTRUCTION TO LOCATE THESE UTILITIES.



PROJECT LOCATION



220 FRONT AVENUE
INDIAN MOUNDS PARK
AND AH NAB AWEN PARK



58 FRONT STREET

JOB SITE

272 PEARL STREET

BID SET				AS-BUILT RECORD	
BID SET NO.	DATE	BID SET NO.	DATE	CONTRACTOR	
				FIELD ENGINEER	
				INSPECTED BY	
				AS-BUILT BY	
				AS-BUILT DATE	
				BORINGS BY	
				WATER PIPE MANUFACTURER	
				SANITARY PIPE MANUFACTURER	
				STORM PIPE MANUFACTURER	

REVISIONS			
REV NO.	DATE	SHEET NUMBER(S)	APPROVED BY

PERMITS			
M.D.E.Q. WATER SYSTEM PERMIT NO.:	OTHER:	NO.:	
M.D.E.Q. WASTEWATER SYSTEM PERMIT NO.:	OTHER:	NO.:	
M.D.O.T. RIGHT-OF-WAY PERMIT NO.:	OTHER:	NO.:	

CITY COMMISSION PROC. NO. _____ DATE _____	ADDITIONAL CITY COMMISSION PROCEEDINGS
MDOT AGREEMENT ☐ CONTRACT AWARDED ☐	PROCEEDING NO. _____ DATE _____ PURPOSE _____
FINANCIAL AGREEMENT ☐ SHPO AGREEMENT ☐	
GRANT AGREEMENT ☐ COST SHARING AGREEMENT ☐	
PUBLIC UTILITIES EASEMENT (SEE EASEMENT DESCRIPTION SHEET)	

INDEX OF SHEETS

- 1 TITLE SHEET
- 2-3 LOCATION MAP
- 4 58 FRONT AVENUE (RECONSTRUCTION)
- 5 272 PEARL STREET (RECONSTRUCTION)
- 6 220 FRONT AVENUE - INDIAN MOUNDS PARK (REMOVAL)
- 7 220 FRONT AVENUE - INDIAN MOUNDS PARK (RECONSTRUCTION)
- 8 220 FRONT AVENUE - INDIAN MOUNDS PARK (LANDSCAPING)
- 9 220 FRONT AVENUE - INDIAN MOUNDS PARK (SITE UTILITY PLAN)
- 10-12 220 FRONT AVENUE - INDIAN MOUNDS PARK (MISCELLANEOUS DETAILS)
- 13-14 220 FRONT AVENUE - AH NAB AWEN PARK (RECONSTRUCTION)
- 15 SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
- 16 QUANTITIES

DESIGNED & SURVEYED BY: fishbeck, thompson, carr & huber, inc.
1515 Arboretum Dr. SE
Grand Rapids, Michigan 49546
phone (616) 575-3824, fax (616) 464-3996
engineers • scientists • architects • constructors

SHEET NO. 5 DESIGNED BY: **ocba** O'BOYLE, COWELL, BLALOCK & Associates, Inc.
801 Monroe Ave., NW, Suite 101, Grand Rapids, Michigan, 49503
Phone (616) 301-7463 - Fax (616) 301-7460 - Email: ocha@ocba.com

SHEET NO. 6 DESIGNED BY: **WIRIDIS** Design Group
Kalamazoo • Grand Rapids

City of Grand Rapids
Design, Development, and Enterprise Services
Engineering Department

IMPROVEMENTS TO
GRAND RIVER
FLOODWALL
CONTRACT NO. 3
(FREEBOARD AND EMBANKMENT
PROTECTION IMPROVEMENTS)

Drawn by _____ Notes in _____
Check: Field _____ Office _____

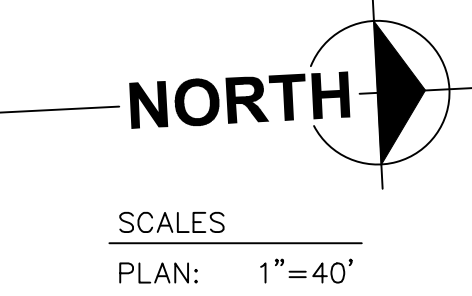
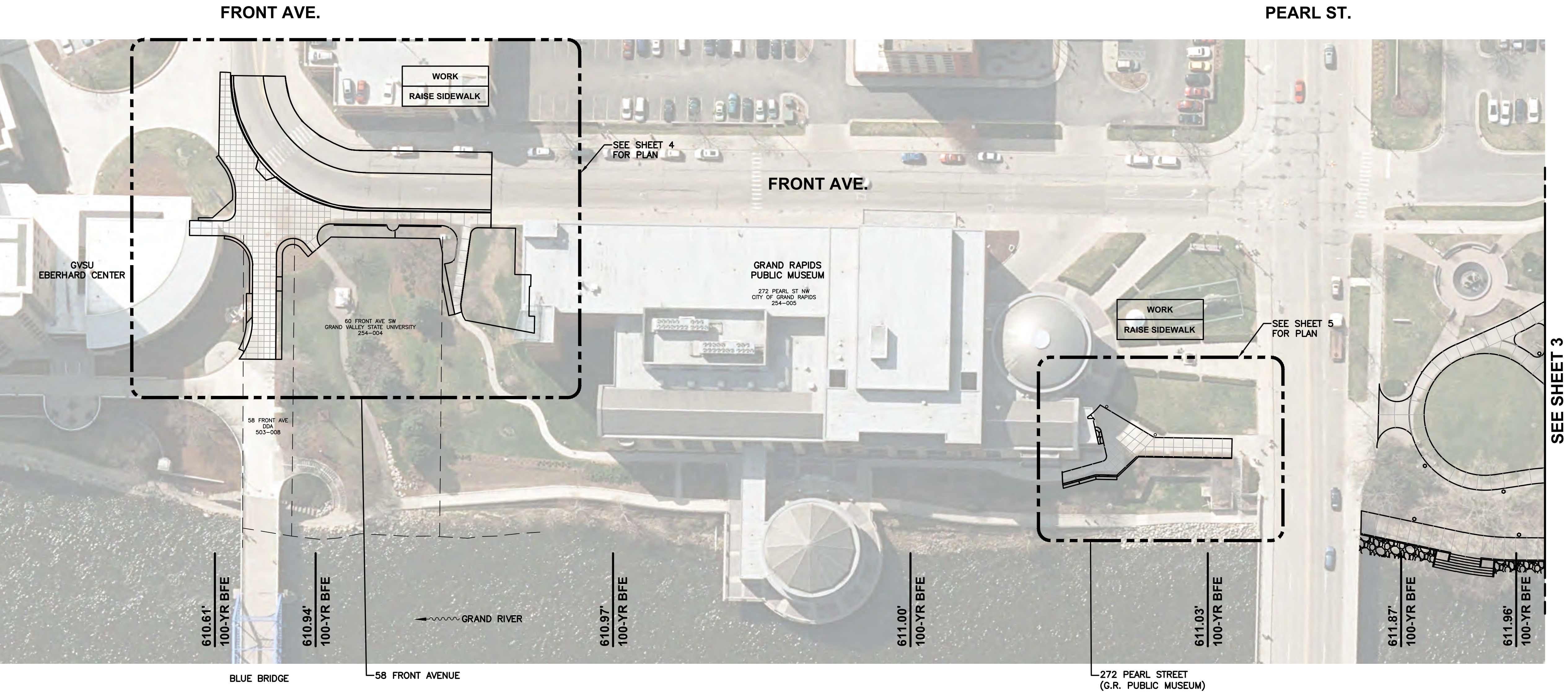
Approved: *Mark A. DeCluy* 1-24-17
City Engineer Date

APPROVAL OF SHEET(S) 1 - 16 ONLY

Project No. 16046	GPF No. 5455	Sheet No. 1 of 16
-----------------------------	------------------------	-----------------------------

FTC&H PROFESSIONAL PERSON IN RESPONSIBLE CHARGE OF THIS PROJECT
SHEETS 1 - 16
NAME OF LICENSEE JOSEPH R. PLATTE
NUMBER 43898
SIGNATURE <i>Joseph R. Platte</i>

PLOT INFO: Z:\2012\120330FB\CAD\GD3\JANUARY 18, 2017\02_CD3_120330FB.DWG LAYOUT: 2 DATE: 1/26/2017 TIME: 3:56:29 PM USER: JRP



LOCATION MAP

REV. NO.	DESCRIPTION
DESIGNED & SURVEYED BY: fishbeck, thompson, carr & huber, inc. 1515 Arboretum Dr. SE Grand Rapids, Michigan 49546 phone (616)575-3824, fax (616)464-3996 engineers • scientists • architects • constructors	
City of Grand Rapids Design, Development, and Enterprise Services Engineering Department IMPROVEMENTS TO GRAND RIVER FLOODWALL CONTRACT NO. 3 (FREEBOARD AND EMBANKMENT PROTECTION IMPROVEMENTS)	
Drawn by <u>JNK</u> Check:Field <u>JM</u> Check:Office <u>MAD</u>	GPF No. 5455 Sheet No. 2 of 16

PLOT INFO: Z:\2012\120330FB\CAD\CD3\JANUARY 18, 2017\CD3_CD3_120330FB.DWG LAYOUT: 3 DATE: 1/26/2017 TIME: 3:59:09 PM USER: JRP

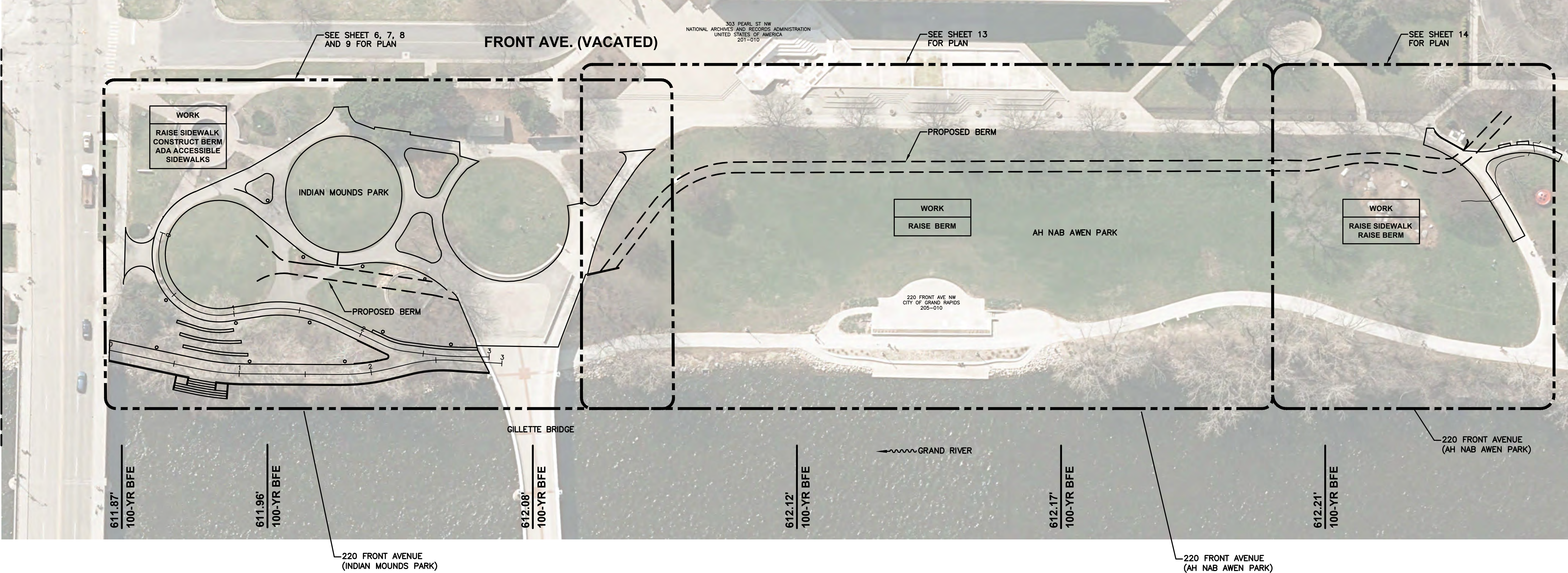


SCALES
PLAN: 1"=40'

PEARL ST.

GERALD R. FORD MUSEUM

SEE SHEET 2



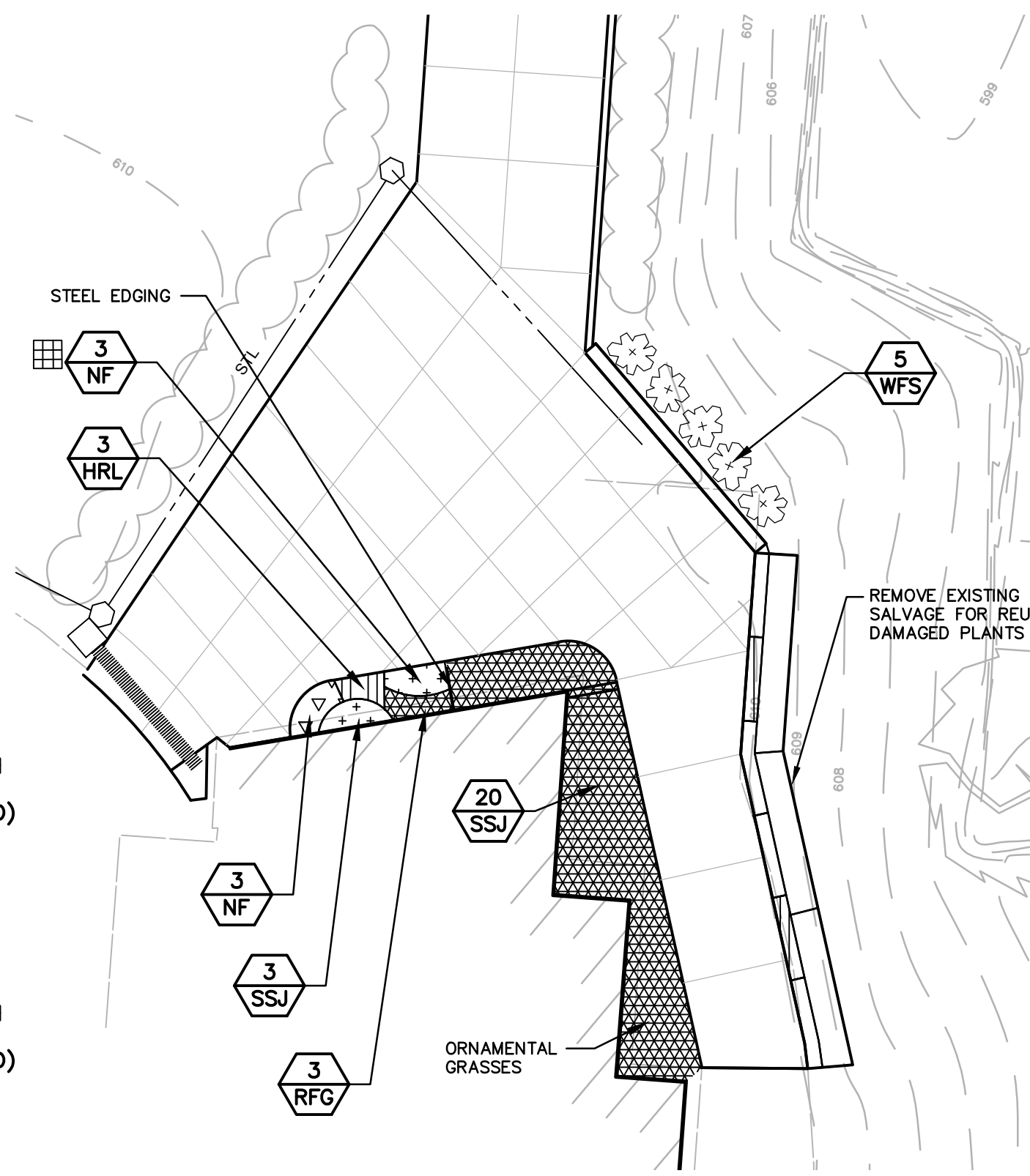
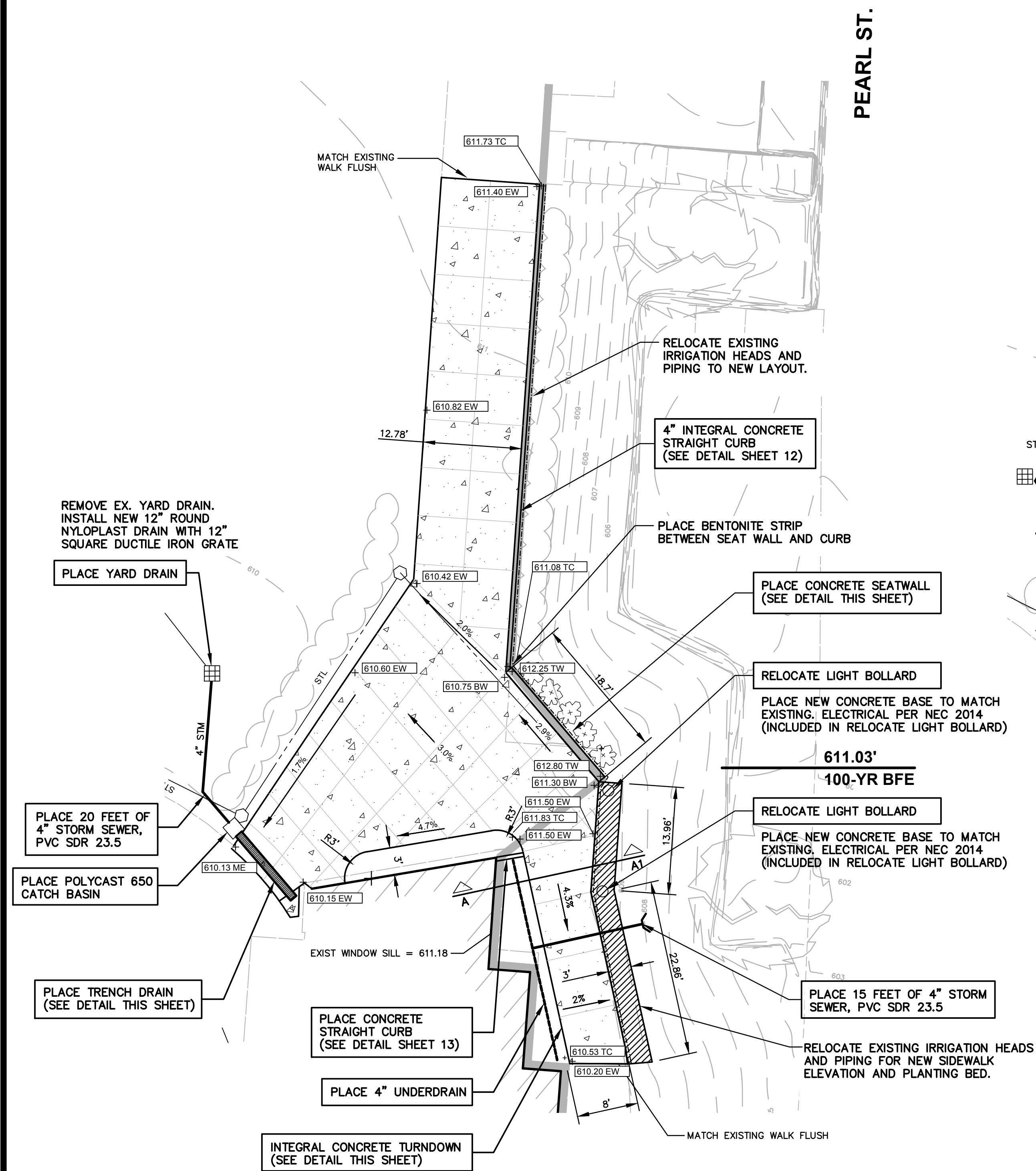
LOCATION MAP

REV. NO.	DESCRIPTION
DESIGNED & SURVEYED BY: fishbeck, thompson, carr & huber, inc. 1515 Arboretum Dr. SE Grand Rapids, Michigan 49546 phone (616)575-3824, fax (616)464-3996 engineers • scientists • architects • constructors	
City of Grand Rapids Design, Development, and Enterprise Services Engineering Department	
IMPROVEMENTS TO GRAND RIVER FLOODWALL CONTRACT NO. 3 (FREEBOARD AND EMBANKMENT PROTECTION IMPROVEMENTS)	
Drawn by <u>JNK</u>	GPF No. <u>5455</u>
Check: Field <u>JM</u>	Sheet No. <u>3</u> of <u>16</u>
Check: Office <u>MAD</u>	

4 of 16



PLOT INFO: Z:\2012\120330FB\CAD\03\JANUARY 18, 2017\05_05_03_120330FB.DWG LAYOUT: 5 DATE: 1/26/2017 TIME: 4:10:19 PM USER: JRP

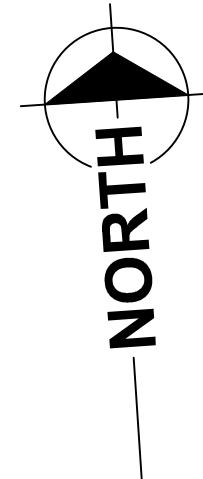


PLANT LIST:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
ORNAMENTAL GRASSES	SSJ	SCHIZACHYRIUM SCOPARIUM 'JAZZ'	JAZZ LITTLE BLUESTEM	1 GAL.	CONT.	24" O.C.
PERENNIALS	HRL	HELLEBORUS 'RED LADY'	RED LADY LENTEN ROSE	1 GAL.	CONT.	24" O.C.
	NF	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONT.	24" O.C.
	RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	1 GAL.	CONT.	18" O.C.
SHRUBS	WFS	WEIGELA FLORIDA 'SPILLED WINE'	SPILLED WINE WEIGELA	2 GAL.	CONT.	36" O.C.

BENCHMARK

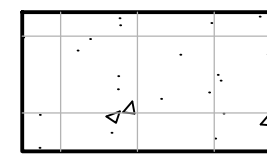
BENCH MARK 1 ELEVATION: 611.45
CHISELED SQUARE ON SOUTH SIDE OF PEARL STREET,
WEST SIDE OF GRAND RIVER, 0.5 FEET WEST
OF WEST END OF NORTH HANDRAIL FOR STEPS
DOWN TO THE GRAND RIVER



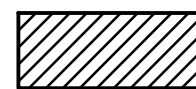
SCALES

PLAN: 1"=10'

RECONSTRUCTION LEGEND



6" CONCRETE SIDEWALK,
INCLUDING RAMPS
(UNLESS OTHERWISE NOTED)



PREPARED SOIL



TOP OF FLOOD PROTECTION
(FOR INFORMATION ONLY)

SOIL EROSION AND SEDIMENTATION CONTROL

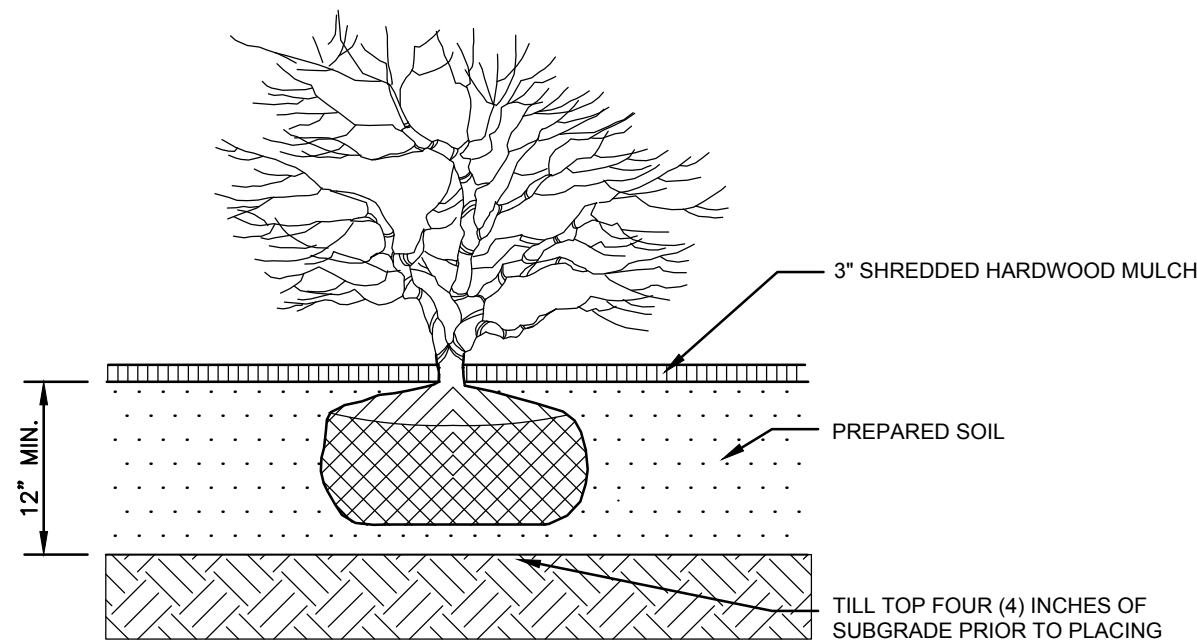
- SEE SHEET 15 FOR SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS.
- PREDOMINANT SOILS TYPE: URBAN LAND (NRCS WEB SOIL SURVEY)
- PROXIMITY TO GRAND RIVER: 100 FEET

RECONSTRUCTION GENERAL NOTES

- PLACE SOD ON ALL DISTURBED AREAS.
- MAXIMUM 5% RUNNING SLOPE ON ALL NEW SIDEWALK
- SAWCUT JOINTS AS SHOWN ON PLAN, OR AS DISCUSSED WITH ENGINEER.

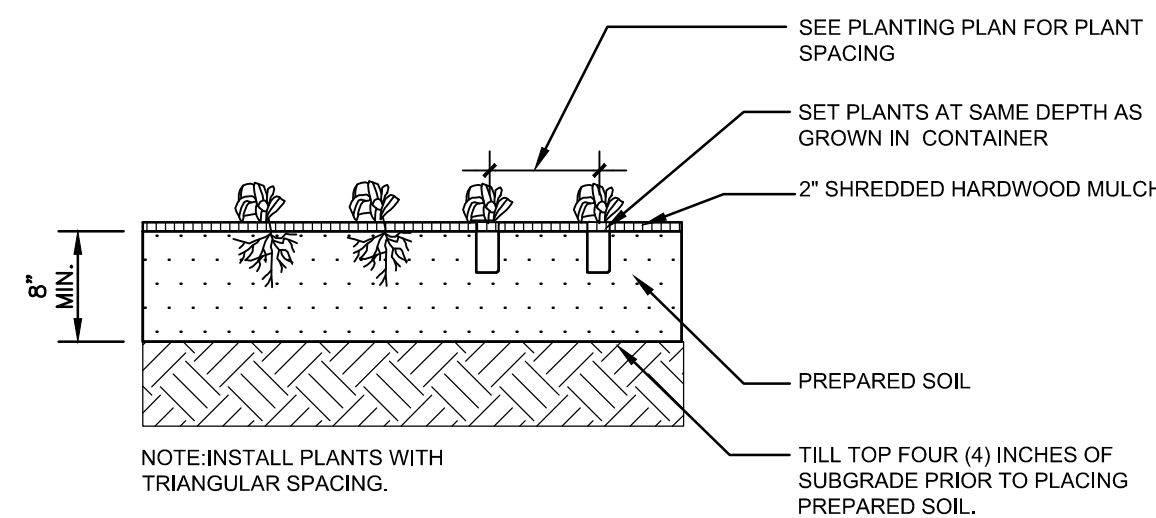
272 PEARL STREET (RECONSTRUCTION)

REV. NO.	DESCRIPTION
DESIGNED & SURVEYED BY:	fishbeck, thompson, carr & huber, inc. 1515 Arboretum Dr. SE Grand Rapids, Michigan 49546 phone (616)575-3824, fax (616)464-3996 engineers • scientists • architects • constructors
DESIGNED BY:	OCCBa O'BOYLE COWELL & Associates, Inc. 801 Monroe Ave., NW, Suite 101, Grand Rapids, Michigan, 49503 Phone (616) 301-7453 - Fax (616) 301-7460 - Email: ocb@ocba.com
City of Grand Rapids Design, Development, and Enterprise Services Engineering Department	
IMPROVEMENTS TO GRAND RIVER FLOODWALL CONTRACT NO. 3 (FREEBOARD AND EMBANKMENT PROTECTION IMPROVEMENTS)	
Drawn by <u>JNK</u>	GPF No.
Check: Field <u>JM</u>	5455
Check: Office <u>MAD</u>	Sheet No. 5 of 16



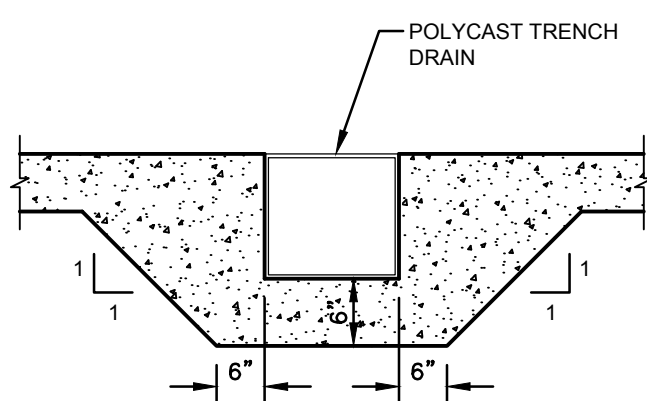
SHRUB PLANTING DETAIL

NOT TO SCALE



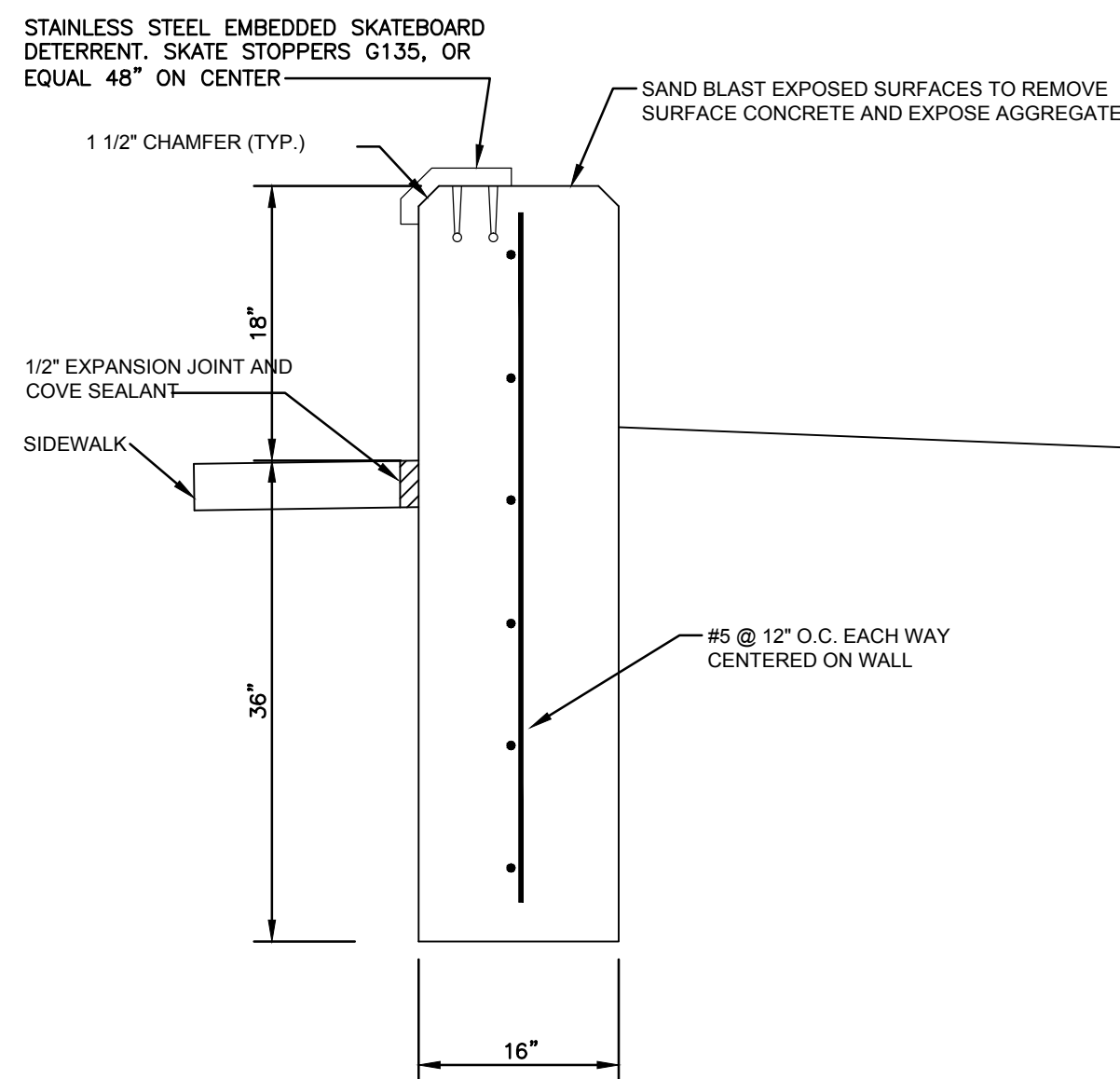
PERENNIAL / GRASS PLANTING DETAIL

NOT TO SCALE



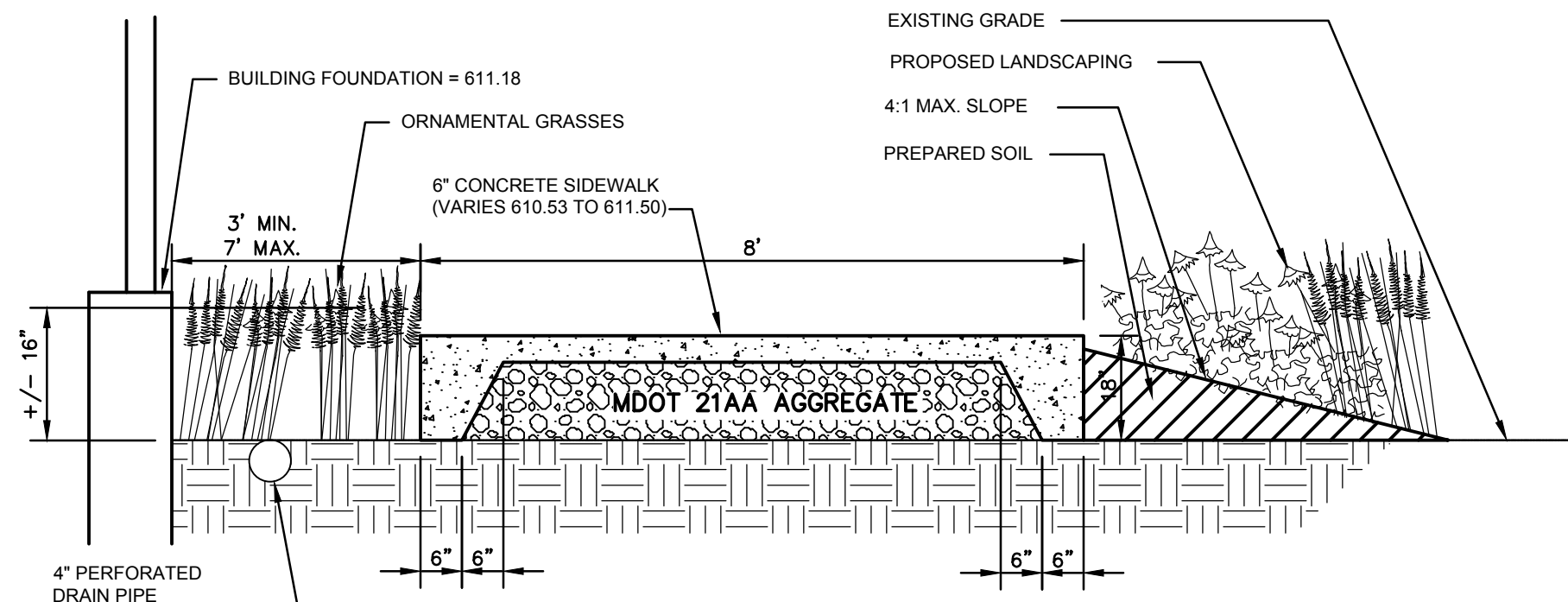
TRENCH DRAIN DETAIL

NO SCALE



CONCRETE SEAT WALL DETAIL

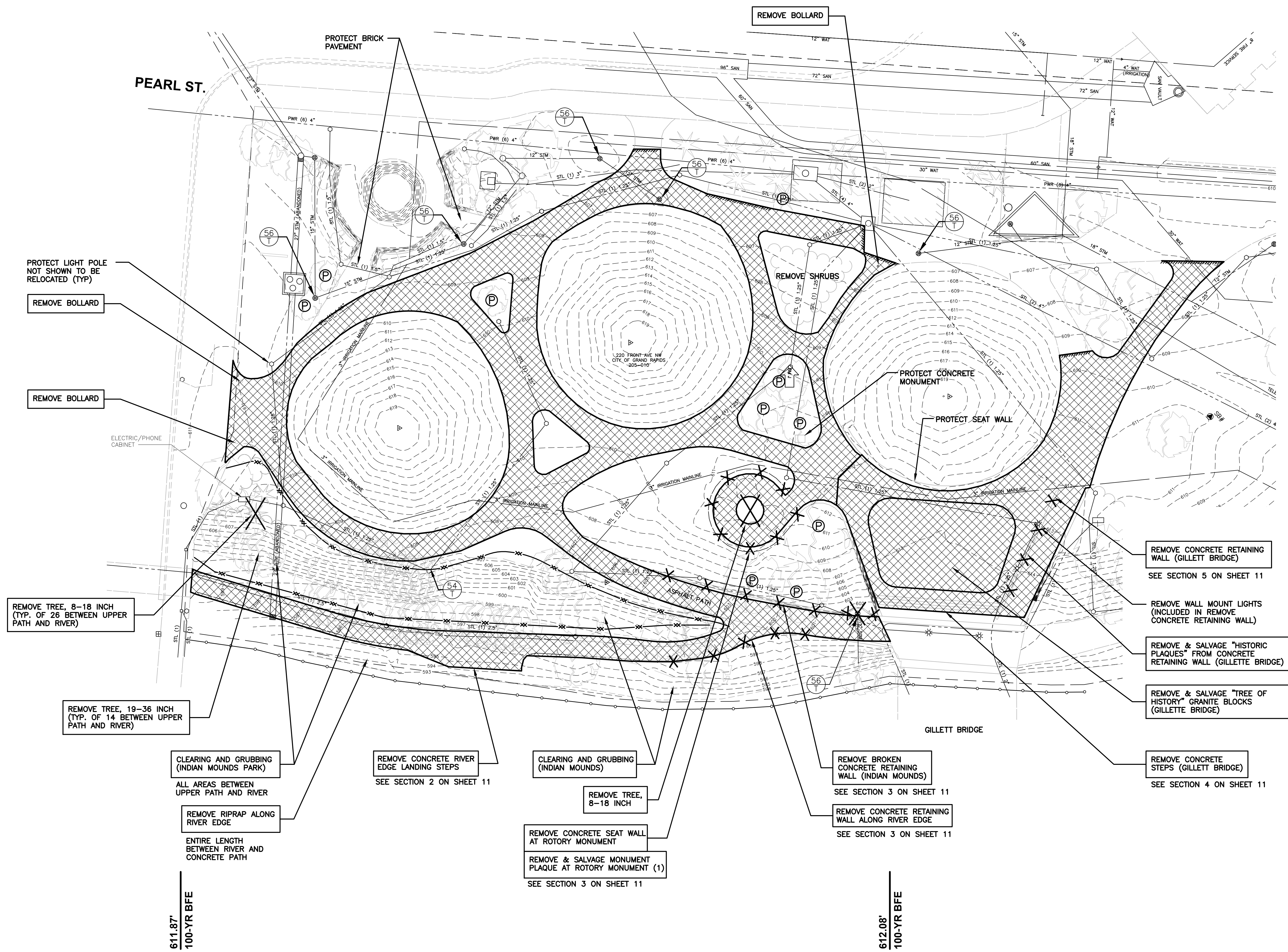
NO SCALE



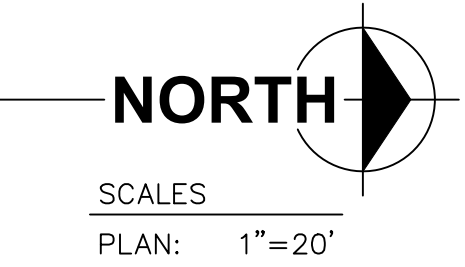
SECTION A - A1

SCALE: 1/2" = 1'

PLOT INFO: Z:\2012\120330FB\CAD\03\JANUARY 18, 2017\06_06_03_120330FB.DWG LAYOUT: 6 DATE: 1/26/2017 TIME: 4:13:40 PM USER: JRP



BENCHMARK
BENCH MARK J ELEVATION: 609.59
CHISELED SQUARE ON SW CORNER OF LIGHT POLE BASE,
EASTERLY OF TWO LIGHT POLES, LOCATED BETWEEN
NORTH AND CENTER MOUNDS AT AH-NAB-AWEN PARK,
(LOCATED ONLINE BETWEEN CENTER OF TWO MOUNDS)



REMOVAL LEGEND

- AND REMOVE TREE OR ITEM AS NOTED
- PROTECT TREE
- REMOVE MANHOLE, VALVE CHAMBER OR CATCH BASIN PER DETAIL P-23B
- SAWCUT CONCRETE (INCLUDED IN REMOVE CONCRETE SIDEWALK, DRIVEWAY AND APPROACH)
- SILT FENCE
- TURBIDITY CURTAIN
- REMOVE CONCRETE CURB AND GUTTER, INCLUDING DRIVEWAY AND ALLEY RETURNS (UNLESS OTHERWISE NOTED)
- REMOVE CONCRETE SIDEWALK, DRIVEWAY AND APPROACH (UNLESS OTHERWISE NOTED)

SOIL EROSION AND SEDIMENTATION CONTROL

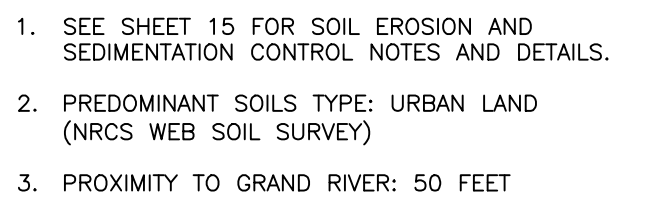
- SEE SHEET 15 FOR SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS.
- PREDOMINANT SOILS TYPE: URBAN LAND (NRCS WEB SOIL SURVEY)
- PROXIMITY TO GRAND RIVER: 50 FEET

REMOVAL GENERAL NOTES

- INDIAN MOUNDS SHALL REMAIN UNTOUCHED DURING CONSTRUCTION EXCEPT WITHIN LIMITS OF WORK.
- EXACT PAVEMENT REMOVAL LIMITS WILL BE DETERMINED BY ENGINEER. DIMENSIONS ARE APPROXIMATE
- INSTALL SIDEWALK CLOSURE/DETOUR SIGNS AND BARRICADES AT ALL PEDESTRAIN APPROACHES.

220 FRONT AVENUE
INDIAN MOUNDS PARK
(REMOVAL)

REV. NO.	DESCRIPTION
DESIGNED & SURVEYED BY:	fishbeck, thompson, carr & huber, inc. 1515 Arboretum Dr. SE Grand Rapids, Michigan 49546 phone (616)575-3824, fax (616)464-3996 engineers • scientists • architects • constructors
City of Grand Rapids Design, Development, and Enterprise Services Engineering Department	
IMPROVEMENTS TO GRAND RIVER FLOODWALL CONTRACT NO. 3 (FREEBOARD AND EMBANKMENT PROTECTION IMPROVEMENTS)	
Drawn by <u>JNK</u>	GPF No.
Check:Field <u>JM</u>	5455
Check:Office <u>MAD</u>	6 of 16

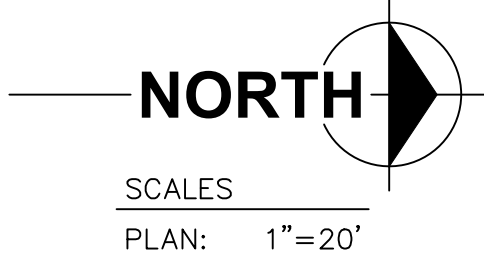


**220 FRONT AVENUE
INDIAN MOUNDS PARK
(RECONSTRUCTION)**

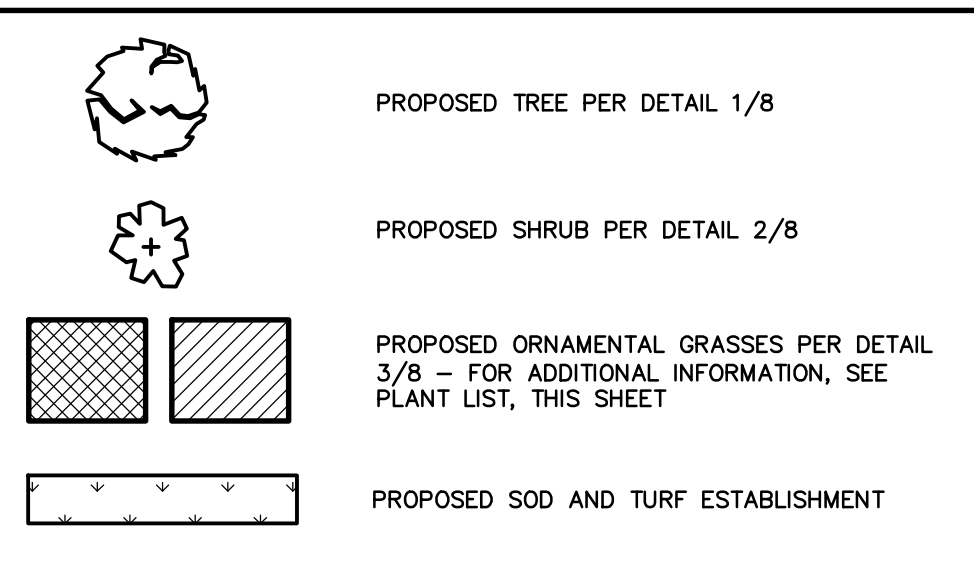
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BENCHMARK

BENCH MARK J ELEVATION: 609.59
CHISELED SQUARE ON SW CORNER OF LIGHT POLE BASE,
EASTERLY OF TWO LIGHT POLES, LOCATED BETWEEN
NORTH AND CENTER MOUNDS AT AH-NAG-AWEN PARK,
(LOCATED ONLINE BETWEEN CENTER OF TWO MOUNDS)



LANDSCAPE LEGEND



LANDSCAPE GENERAL NOTES

1. PLACE PLANTING SOIL MIX PER DETAIL 3/8 IN ALL PLANTING BEDS.
2. PLACE 4" OF TOPSOIL, FINISH GRADE AND PLACE SOD.

220 FRONT AVENUE INDIAN MOUNDS PARK (RECONSTRUCTION)

REV. NO. DESCRIPTION

DESIGNED & SURVEYED BY:
fishbeck, thompson, carr & huber, inc.
1515 Arboretum Dr. SE
Grand Rapids, Michigan 49546
phone (616)575-3824, fax (616)464-3996
engineers • scientists • architects • constructors

DESIGNED BY:



City of Grand Rapids
Design, Development, and Enterprise Services
Engineering Department

IMPROVEMENTS TO GRAND RIVER FLOODWALL CONTRACT NO. 3 (FREEBOARD AND EMBANKMENT PROTECTION IMPROVEMENTS)

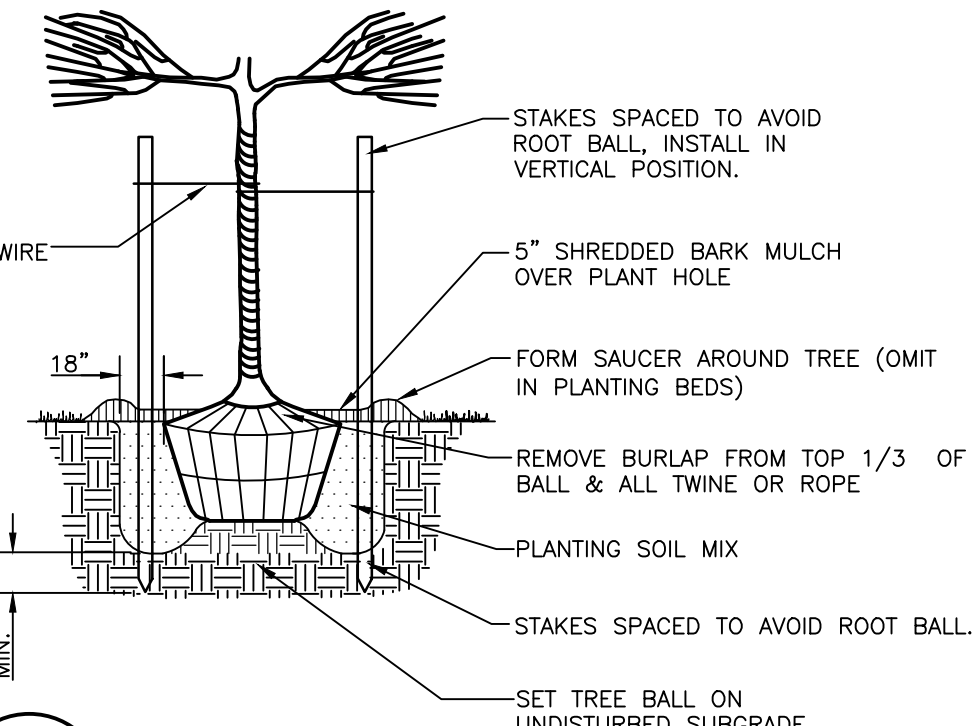
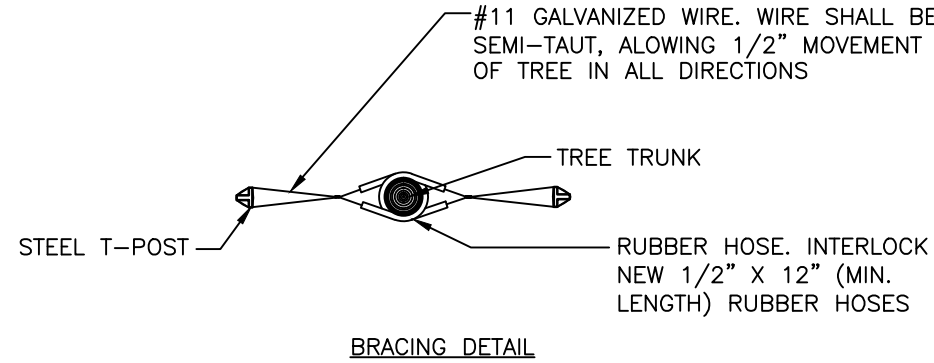
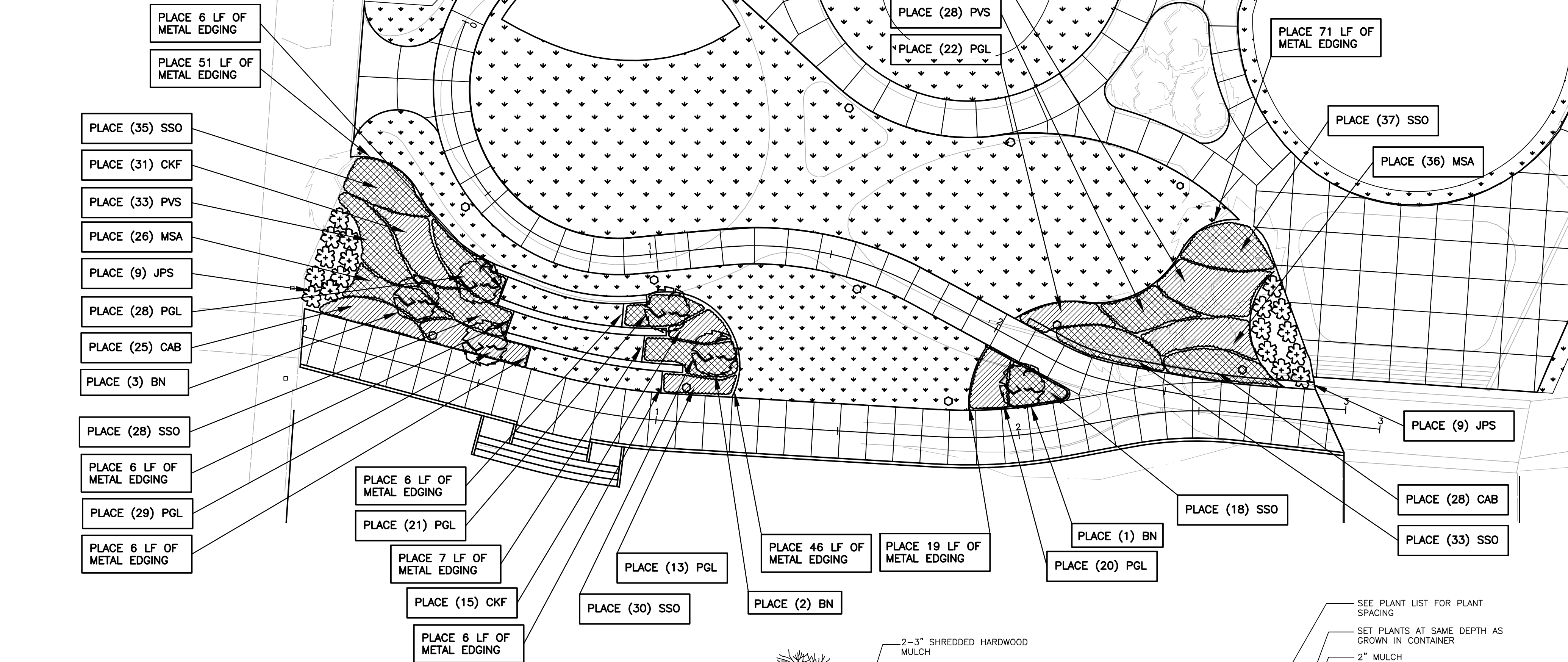
Drawn by JNK
Check:Field JM
Check:Office MAD

GPF No.

5455

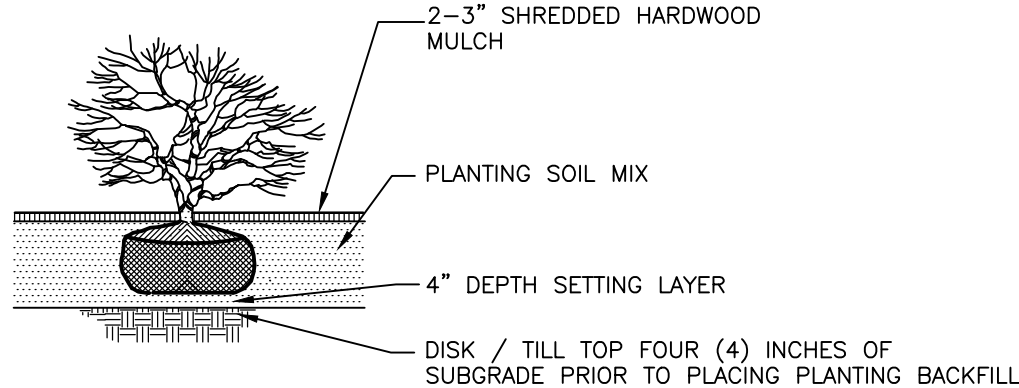
Sheet No.

8 of 16



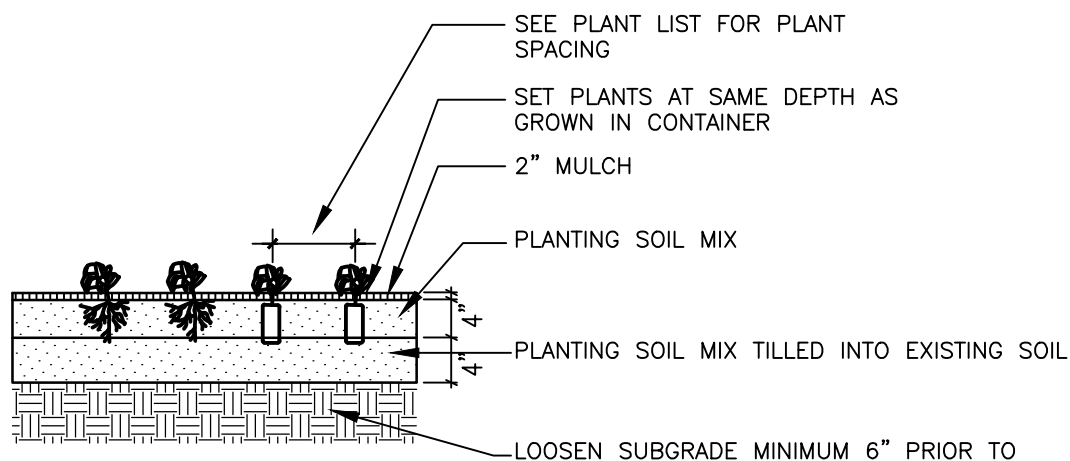
NOTES:

1. TREE PLANTING BACKFILL TO BE PLANTING SOIL MIX. TREAT WITH MYCORRHIZAL INOCULANT TO SATURATE BACKFILL AND ROOT BALL DURING PLANTING.
2. STAKE AND GUY ALL TREES.



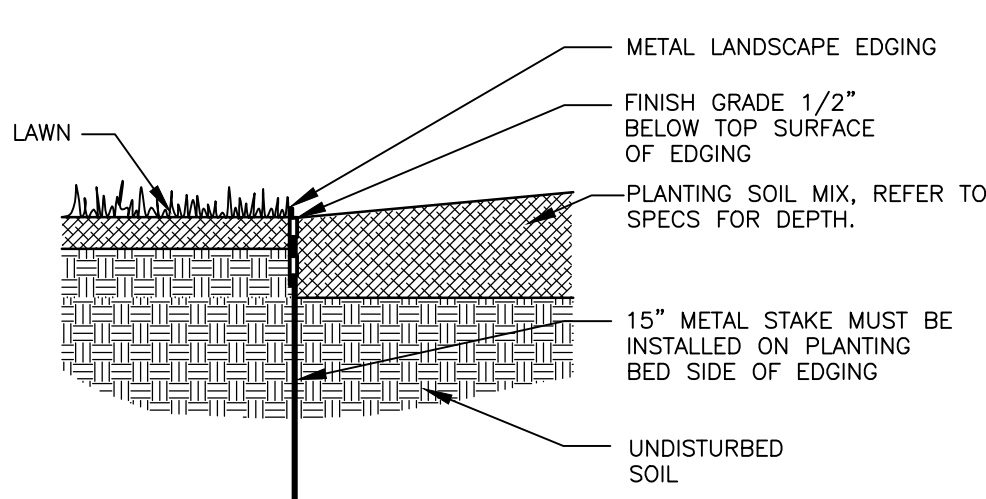
2 SHRUB PLANTING DETAIL

NO SCALE



3 PERENNIAL/ GROUNDCOVER PLANTING DETAIL

NO SCALE



4 METAL EDGING DETAIL

NO SCALE

PLANT LIST:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
TREES	BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	12'-14' HT. MULTI-STEM	B&B		MATCHING SPECIMAN QUALITY
	GTI	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	4\" CAL.	B&B		MATCHING SPECIMAN QUALITY
SHRUBS	JPS	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	30\" SP.	B&B	5\" O.C.	
ORN. GRASSES	CAB	CALAMAGROSTIS ARUNDINACEA VARIETY BRACHYTRICHA	FALL BLOOMING FEATHER REED GRASS	1 GALLON (#1)	CONT.	30\" O.C.	FULLY ROOTED CONT. STOCK
	CKF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	1 GALLON (#1)	CONT.	30\" O.C.	FULLY ROOTED CONT. STOCK
	MSA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO JAPANESE SILVER GRASS	2 GALLON (#2)	CONT.	30\" O.C.	FULLY ROOTED CONT. STOCK
	PGL	PENNISETUM ALOPECUROIDES 'GINGER LOVE'	GINGER LOVE FOUNTAIN GRASS	1 GALLON (#1)	CONT.	30\" O.C.	FULLY ROOTED CONT. STOCK
	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GALLON (#1)	CONT.	30\" O.C.	FULLY ROOTED CONT. STOCK
	SSO	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	1 GALLON (#1)	CONT.	30\" O.C.	FULLY ROOTED CONT. STOCK

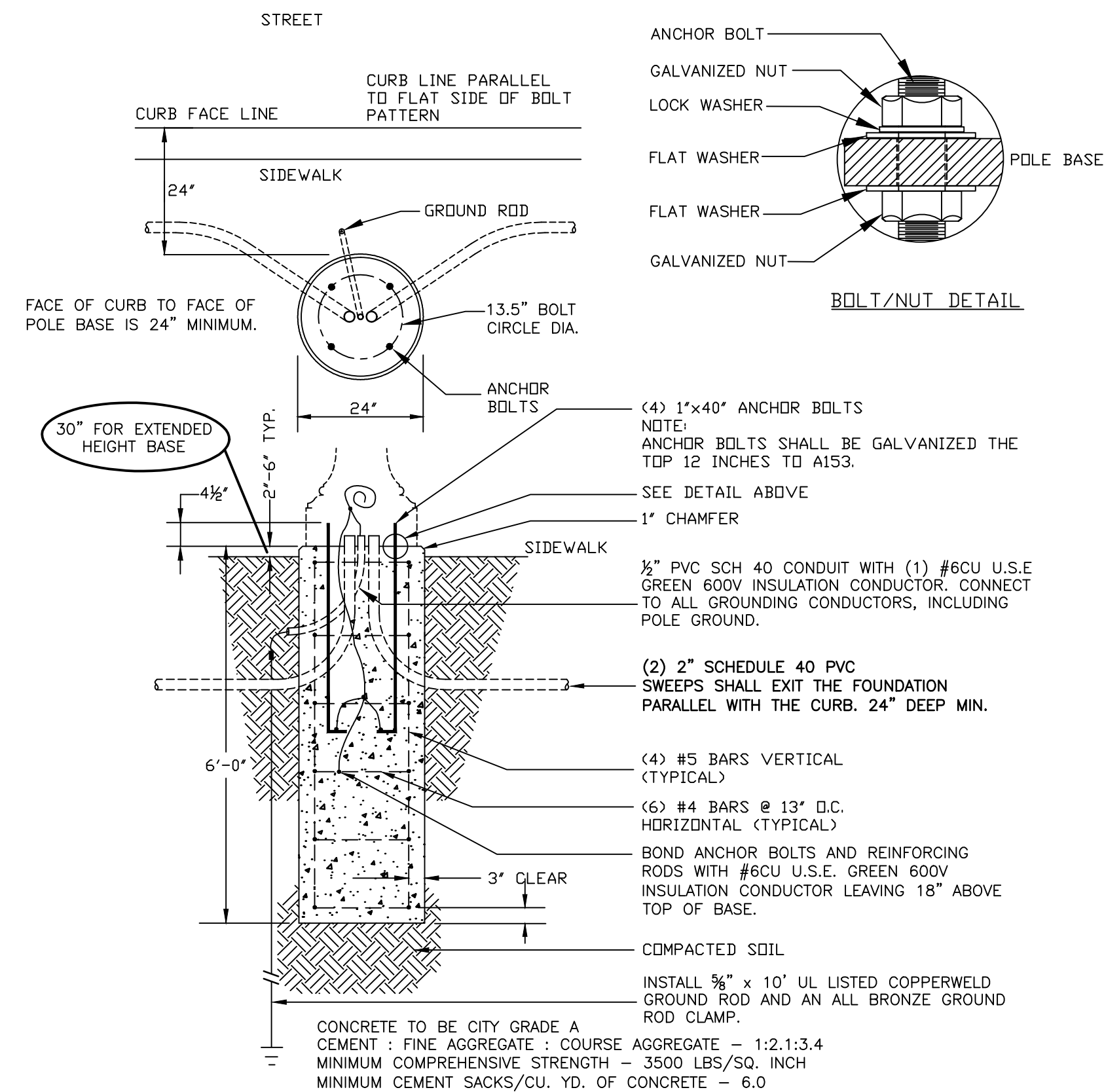
PEARL ST.

NORTH

SCALES
PLAN: 1"=20'

BENCHMARK

BENCH MARK J ELEVATION: 609.59
CHISELED SQUARE ON SW CORNER OF LIGHT POLE BASE,
EASTERLY OF TWO LIGHT POLES, LOCATED BETWEEN
NORTH AND CENTER MOUNDS AT AH-NAB-AWEN PARK,
(LOCATED ONLINE BETWEEN CENTER OF TWO MOUNDS)



E-28A LIGHT POLE FOUNDATION DETAIL
NO SCALE

220 FRONT AVENUE
INDIAN MOUNDS PARK
(SITE UTILITY PLAN)

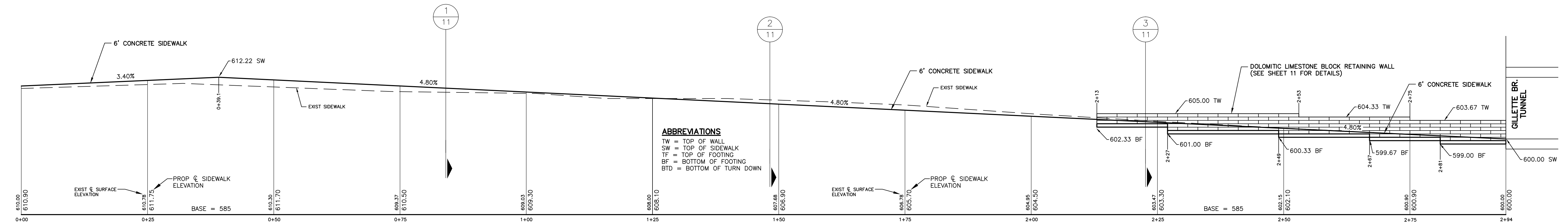
REV. NO.	DESCRIPTION
DESIGNED & SURVEYED BY:	fishbeck, thompson, carr & huber, inc. 1515 Arboretum Dr. SE Grand Rapids, Michigan 49546 phone (616)575-3824, fax (616)464-3996 engineers • scientists • architects • constructors
City of Grand Rapids Design, Development, and Enterprise Services Engineering Department	
IMPROVEMENTS TO GRAND RIVER FLOODWALL CONTRACT NO. 3 (FREEBOARD AND EMBANKMENT PROTECTION IMPROVEMENTS)	
Drawn by JNK	GPF No.
Check:Field JM	5455
Check:Office MAD	9 of 16

STREET LIGHTING GENERAL NOTES

1. MINIMUM BENDING RADIUS FOR CONDUITS:
2 INCH - 24 INCHES
2. DIRECT BURIED CONDUITS SHALL BE SCHEDULE 40. THE MINIMUM DEPTH OF COVER BELOW FINISH GRADE SHALL BE 24 INCHES. THE CONDUIT(S) SHALL BE PLACED A MINIMUM OF 6 INCHES BEHIND THE CURB FACE, OR AS DIRECTED BY THE ENGINEER.
3. CONDUITS SHALL ENTER STRUCTURES THROUGH DUCT WINDOWS, CAST-IN TERMINATORS OR CORED HOLES.
4. THE CENTER LINE OF THE DUCT BANKS SHALL INTERSECT THE CENTERLINE OF MANHOLE OR HANDHOLE CASTING.
5. THE CONTRACTOR SHALL MAINTAIN STREET LIGHTING WITHIN THE PROJECT LIMITS THROUGHOUT THE PROJECT DURATION.
6. BACKFILLING AROUND STRUCTURES SHALL BE IN 1 FOOT LIFTS OF CLASS II SAND OR BY FLOWABLE FILL.
7. THE CONTRACTOR SHALL PROTECT THE FOOTINGS AND FOUNDATIONS OF ADJACENT STRUCTURES.
8. CONNECTIONS AND DISCONNECTIONS OF THE LIGHTING CIRCUITS TO THE STREET LIGHTING SYSTEM SHALL BE COORDINATED WITH, AND PERFORMED BY THE CITY SIGNALS AND LIGHTING DEPT.

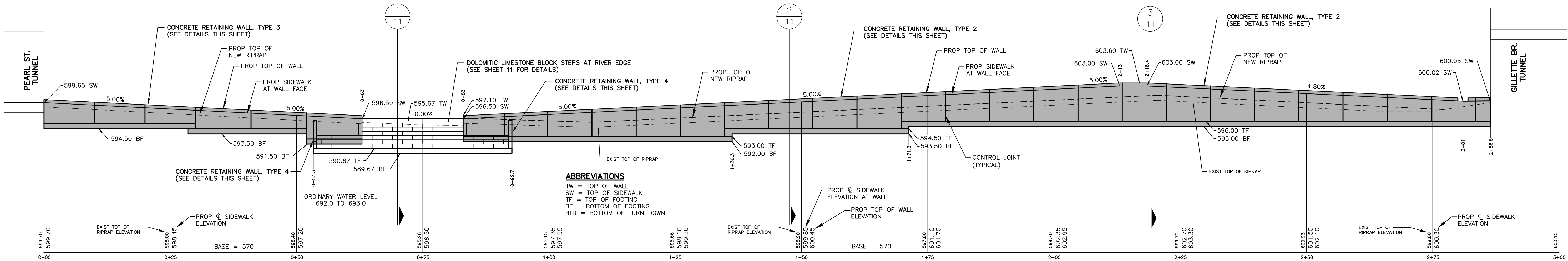
- E32 PLACE CONDUCTOR, (4) #6 CU U.S.E. 600V INSULATION (700 FT. REQUIRED THIS SHEET)
- E42A PLACE CONCRETE BASE, STREET LIGHTING POLE (DETAIL E-28A), EXTRA EXPOSED HEIGHT (3 EACH REQUIRED THIS SHEET)
- E41D PLACE STREET LIGHT, 14 FOOT ORNAMENTAL TRACK POLE, W/LED LUMINAIRE (11 EACH REQUIRED THIS SHEET)
- E70 PLACE CONDUIT, DIRECT BURIED, SCHEDULE 40 PVC, (1) 2 INCH (700 FT. REQUIRED THIS SHEET)
- E42 PLACE CONCRETE BASE, STREET LIGHTING POLE (DETAIL E-28A) (8 EACH REQUIRED THIS SHEET)
- R1 REMOVE LIGHT POLE, INCLUDING BASE (10 EACH REQUIRED THIS SHEET)

USER: JRP
TIME: 10:08:29 AM
DATE: 1/27/2017
LAYOUT: 10
PLOT INFO: Z:\2012\120330FB\CAD\CD3\JANUARY 18, 2017\VO_CD3_120330FB.DWG



PROFILE 2 - UPPER WALK PROFILE

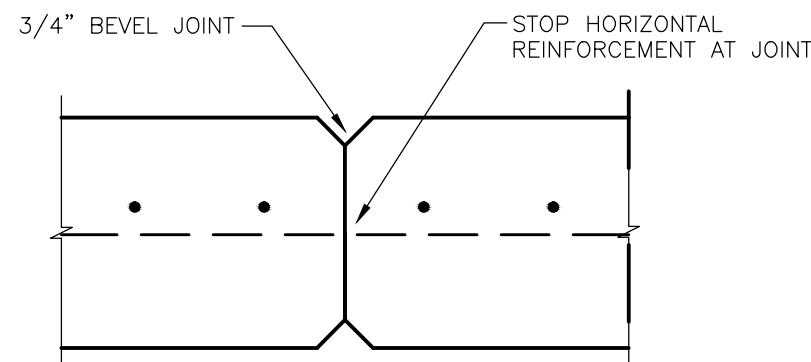
SCALE 1" = 10'



PROFILE 1 - LOWER WALK PROFILE

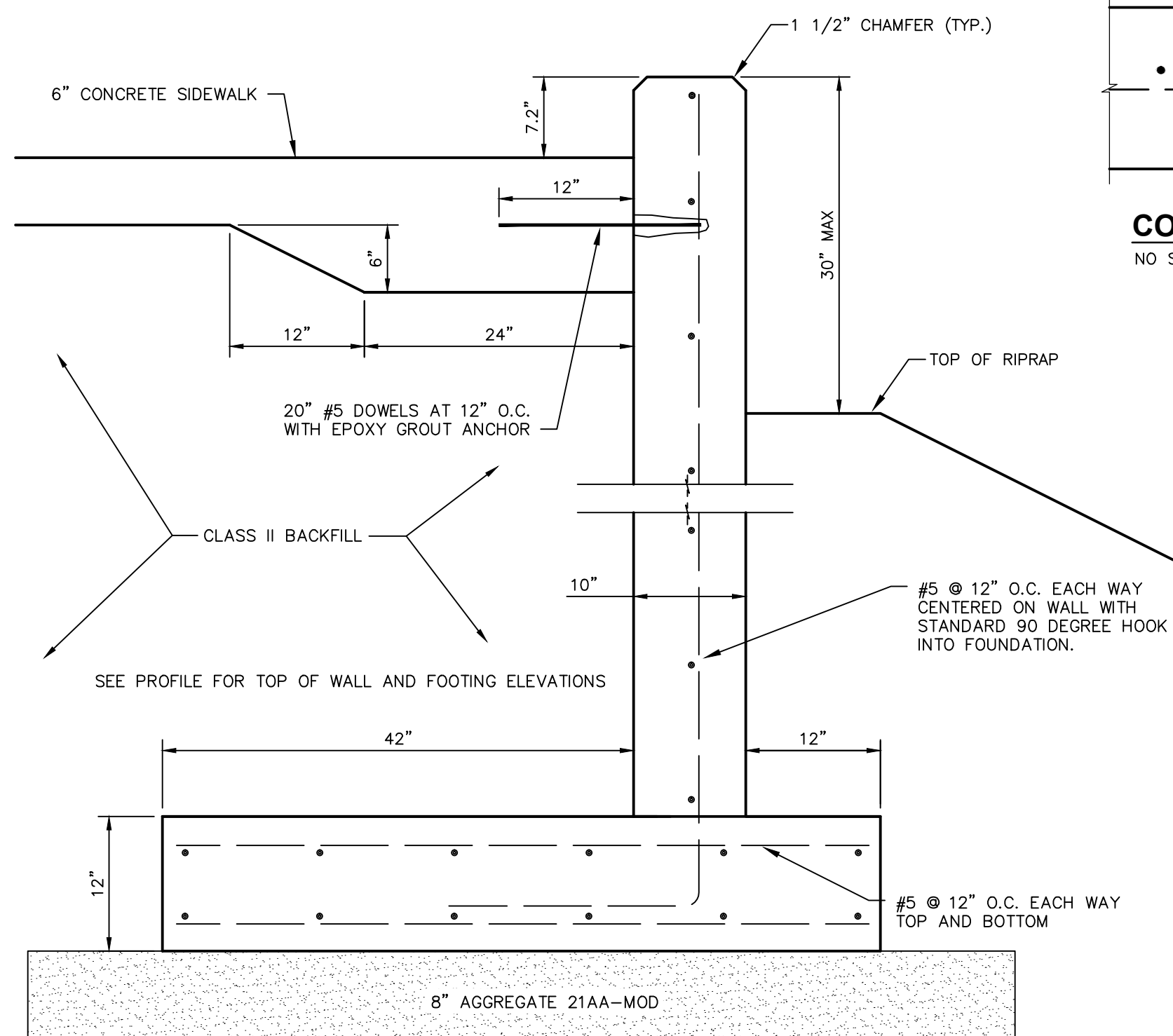
SCALE 1" = 10'

PLACE VERTICAL PLAN OF WEAKNESS CONTROL JOINTS AT LOCATIONS INDICATED ON THE PROFILE



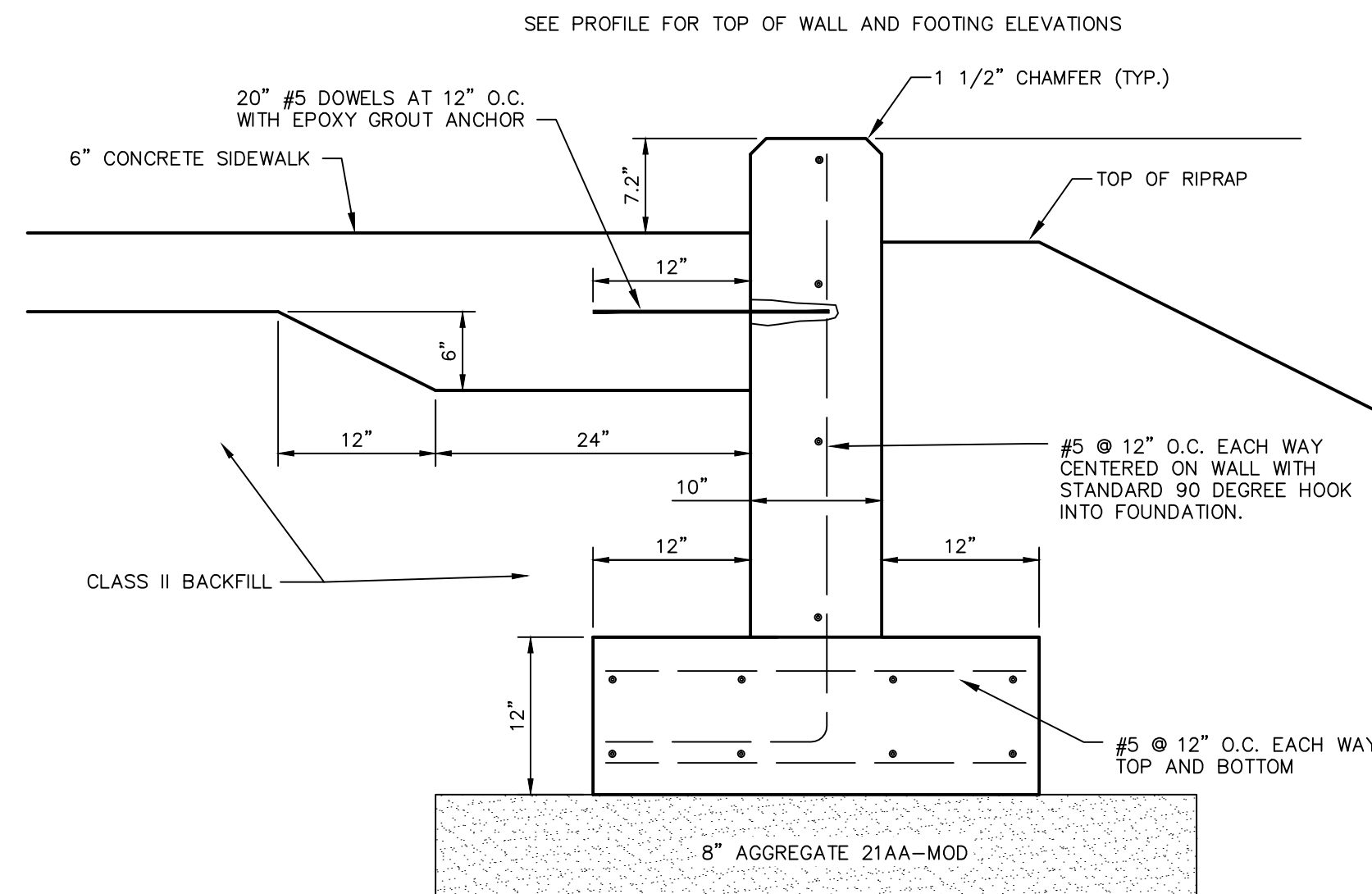
CONTROL JOINT DETAIL

NO SCALE



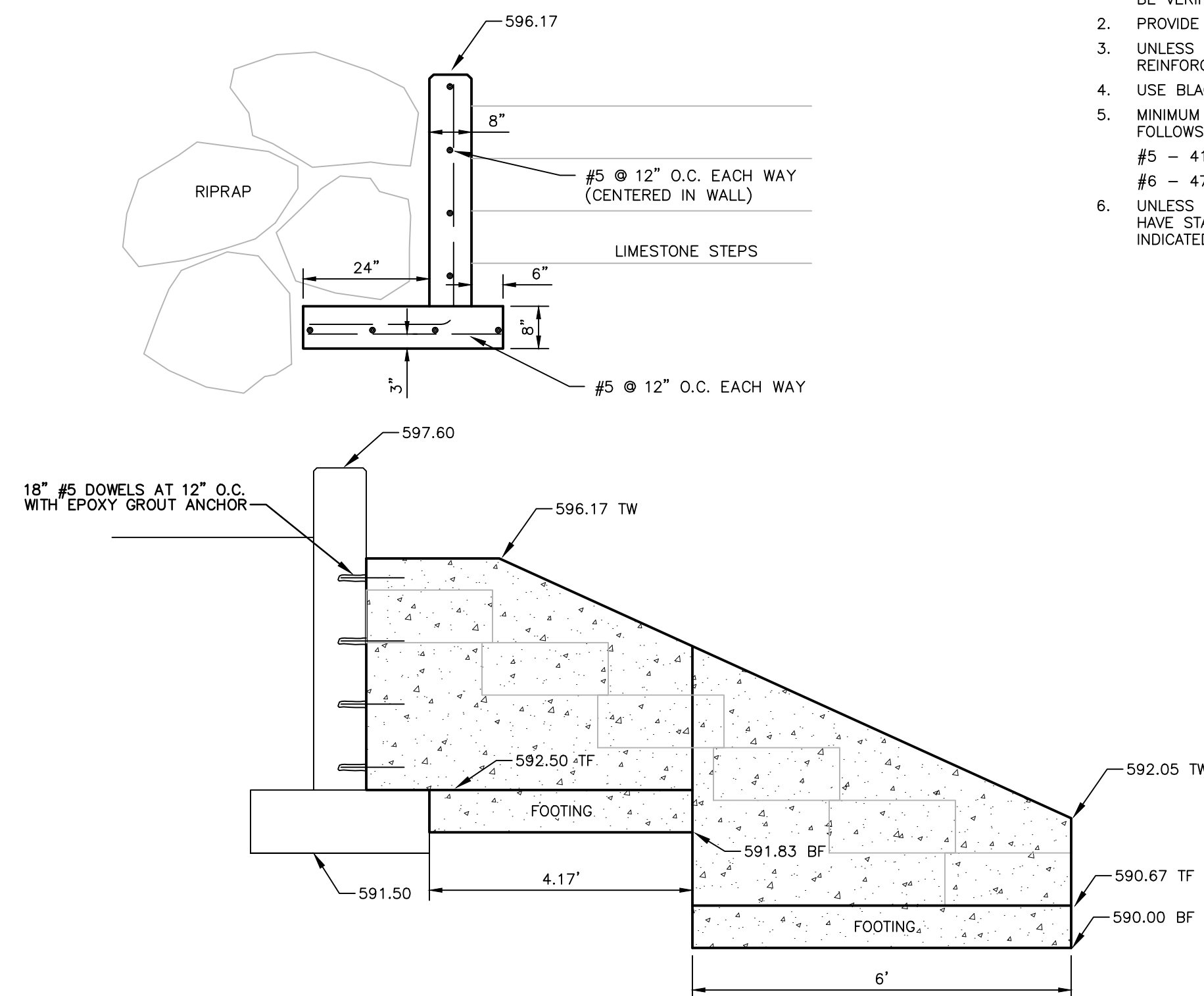
CONCRETE RETAINING WALL - TYPE 2

SCALE: 1"=1'



CONCRETE RETAINING WALL - TYPE 3

SCALE: 1"=1'



CONCRETE RETAINING WALL - TYPE 4

SCALE: 1"=2'

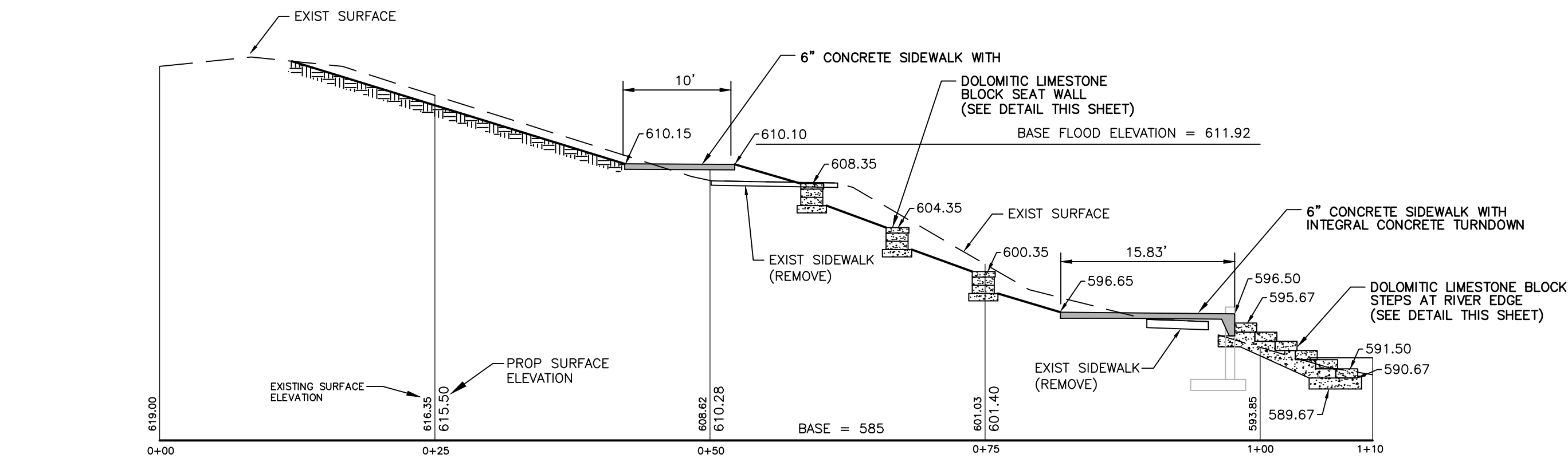
NOTES

1. ASSUMED SOIL CAPACITY = 3000 PSF. SOIL CAPACITY TO BE VERIFIED IN FIELD.
2. PROVIDE KEYWAY AT WALL-FOUNDATION CONNECTION.
3. UNLESS NOTED OTHERWISE, PROVIDE 2" CLEAR COVER TO REINFORCING BARS.
4. USE BLACK REINFORCING BARS.
5. MINIMUM LAP SPICE LENGTH, IN INCHES, SHALL BE AS FOLLOWS:
#5 - 41"
#6 - 47"
6. UNLESS NOTED OTHERWISE, DOWELS AND BENT BARS TO HAVE STANDARD ACI/CRSI 90 OR 180 DEGREE BEND AS INDICATED.

220 FRONT AVENUE
INDIAN MOUNDS PARK
(MISCELLANEOUS DETAILS)

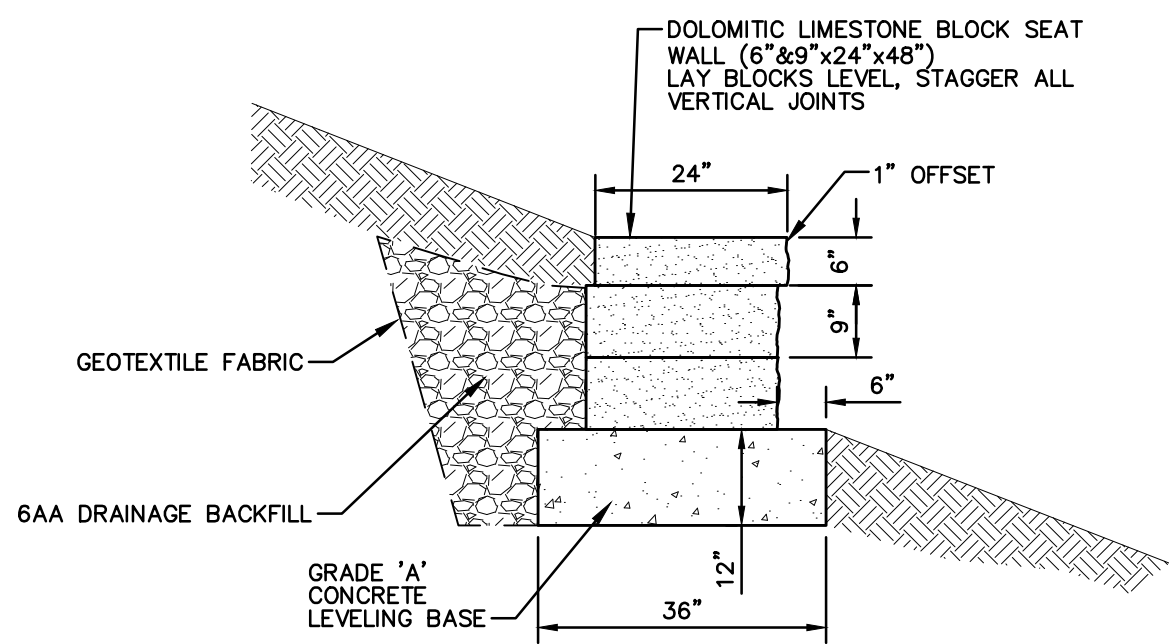
REV. NO.	DESCRIPTION
DESIGNED & SURVEYED BY:	fishbeck, thompson, carr & huber, inc. 1515 Arboretum Dr. SE Grand Rapids, Michigan 49546 phone (616)575-3824, fax (616)464-3996 engineers • scientists • architects • constructors
City of Grand Rapids Design, Development, and Enterprise Services Engineering Department	
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Drawn by <u>JNK</u>	GPF No.
Check:Field <u>JM</u>	5455
Check:Office <u>MAD</u>	10 of 16

PLOT INFO: Z:\2012\120330FEB\CAD\03\JANUARY 18, 2017\1\CD3_20330FEB.DWG LAYOUT: 11 DATE: 1/27/2017 TIME: 10:26:41 AM USER: JRP



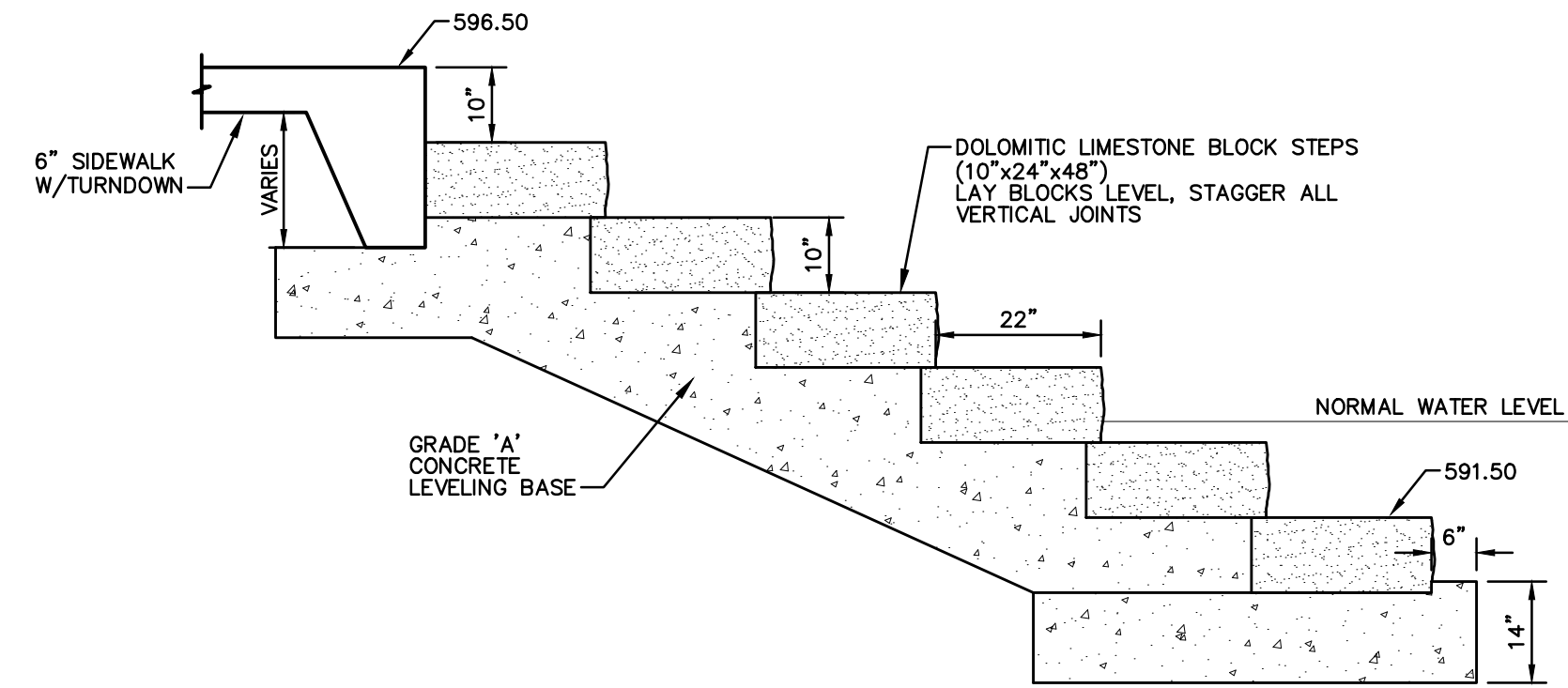
SECTION 1 - INDIAN MOUNDS

SCALE 1" = 10'



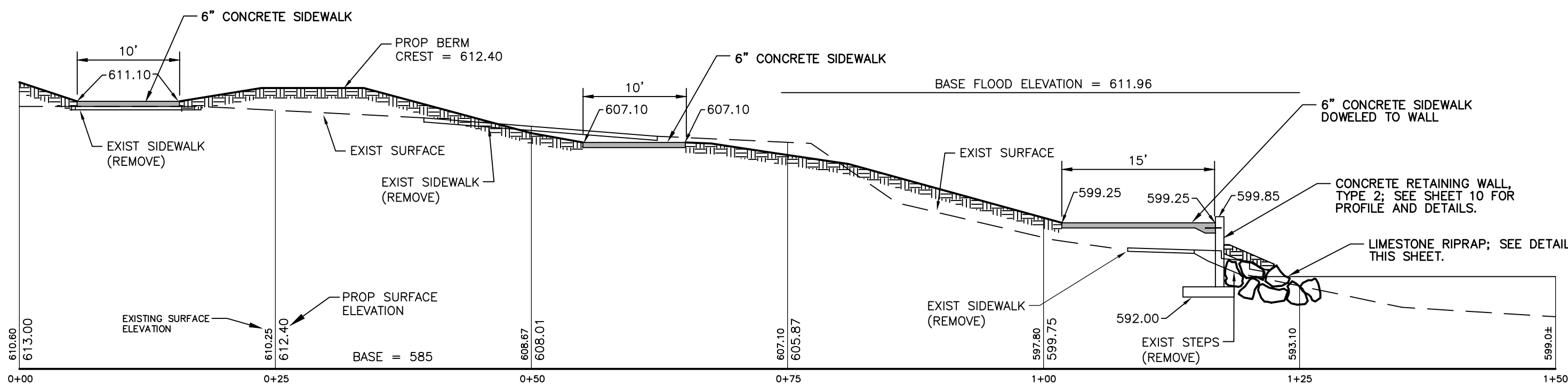
DOLOMITIC LIMESTONE BLOCK SEAT WALL DETAIL

SCALE: 1" = 2"
SEE PROFILE 1 ON SHEET 10



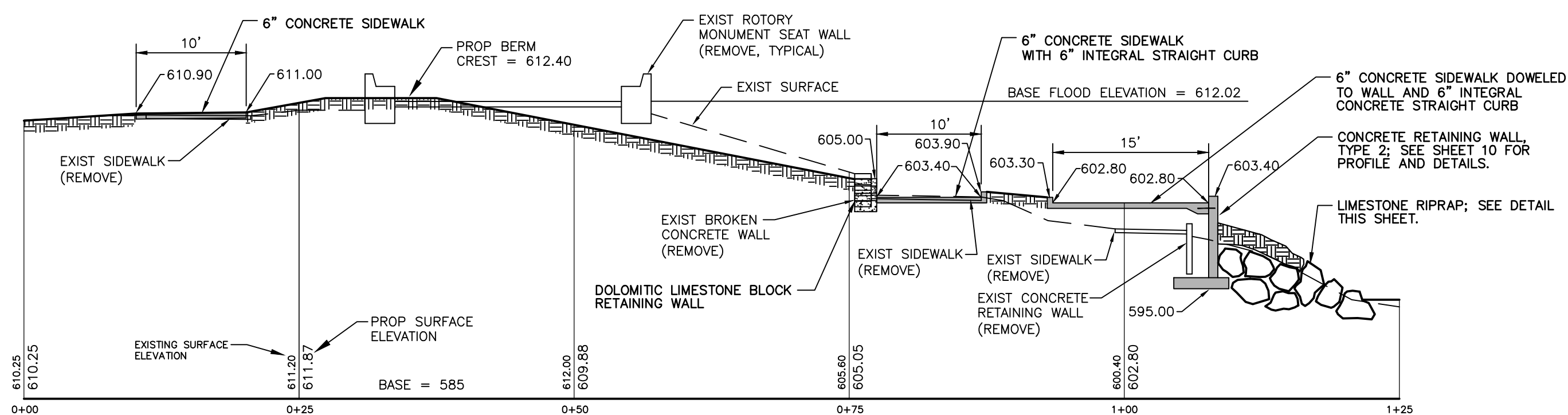
DOLOMITIC LIMESTONE BLOCK STEP DETAIL

SCALE: 1" = 2"
SEE PROFILE 1 ON SHEET 10



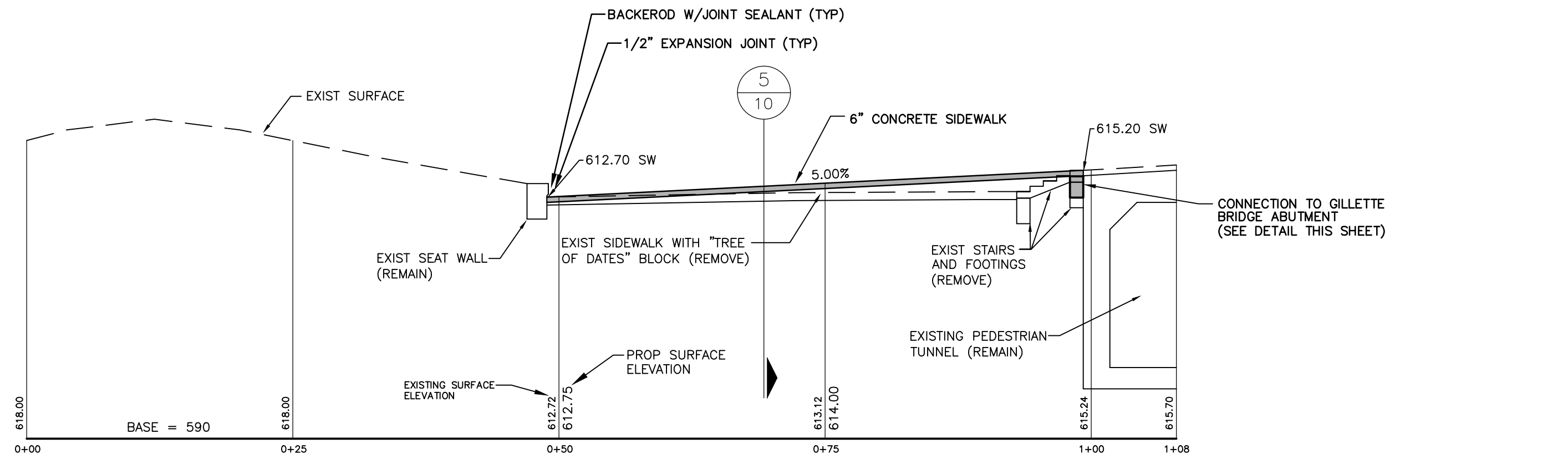
SECTION 2 - INDIAN MOUNDS

SCALE 1" = 10'



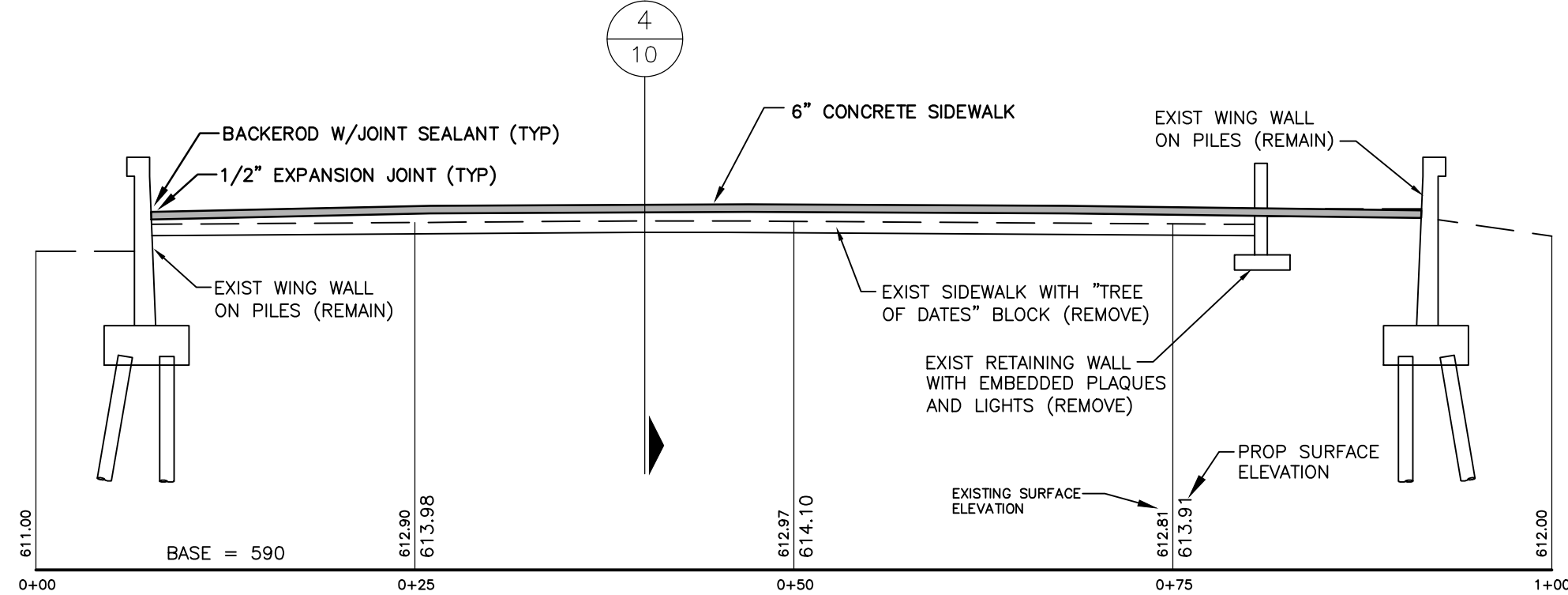
SECTION 3 - INDIAN MOUNDS

SCALE 1" = 10'



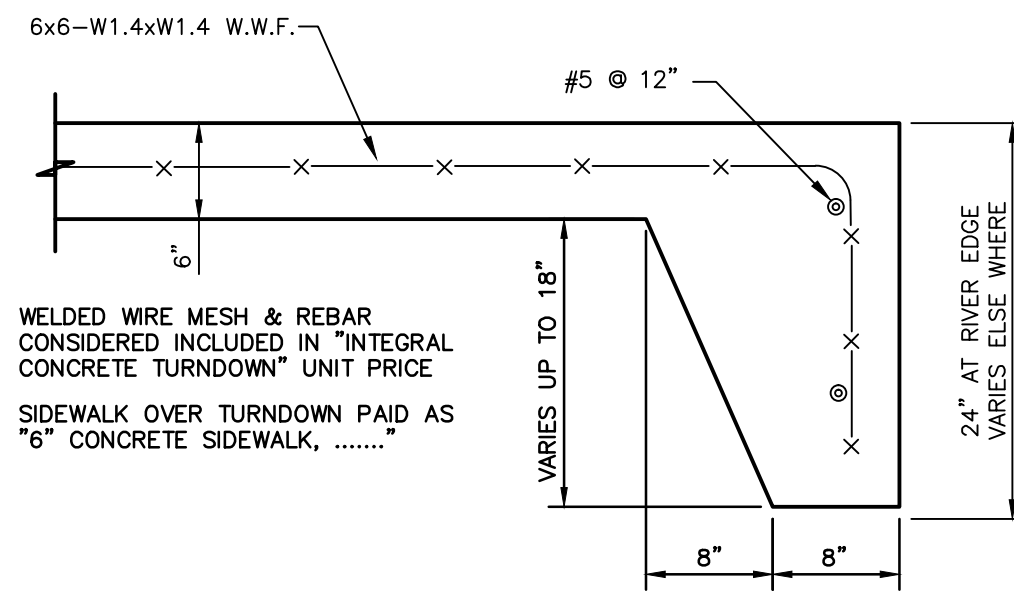
SECTION 4 - GILLETT BRIDGE (EAST/WEST)

SCALE 1" = 10'



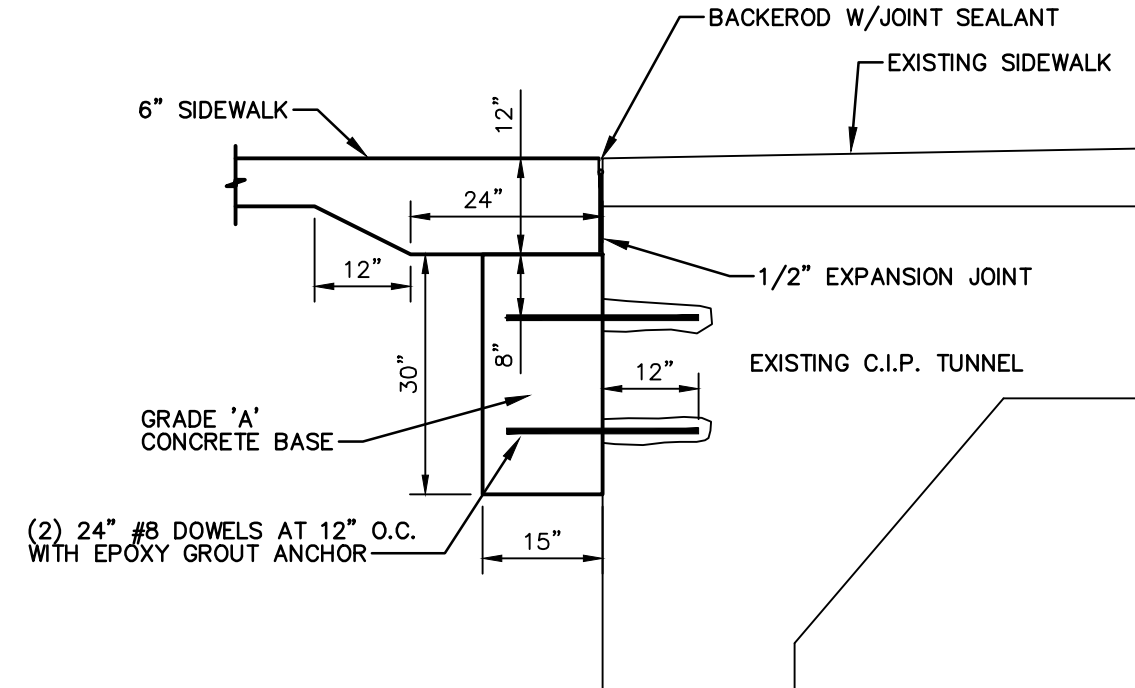
SECTION 5 - GILLETT BRIDGE (NORTH/SOUTH)

SCALE 1" = 10'



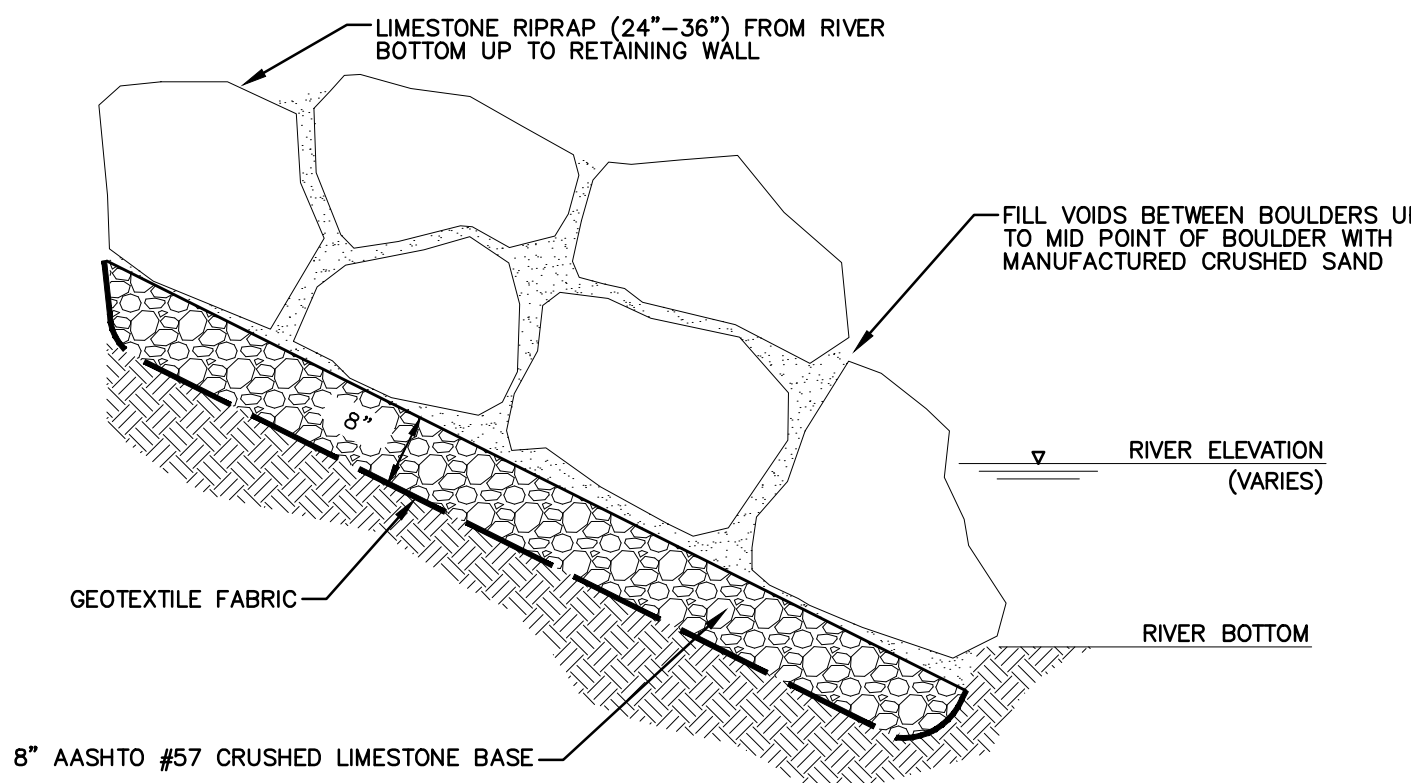
INTEGRAL CONCRETE TURNDOWN DETAIL

SCALE 1" = 1'



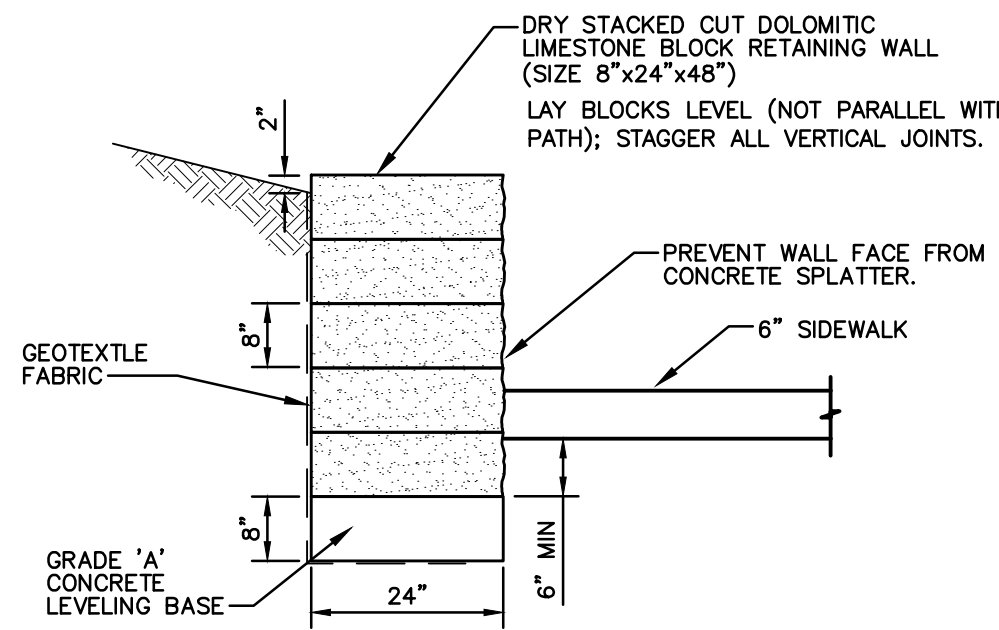
CONCRETE BASE FOR SIDEWALK DETAIL
(AT GILLETTE BRIDGE ABUTMENT)

SCALE 1" = 2'



LIMESTONE RIPRAP

NO SCALE

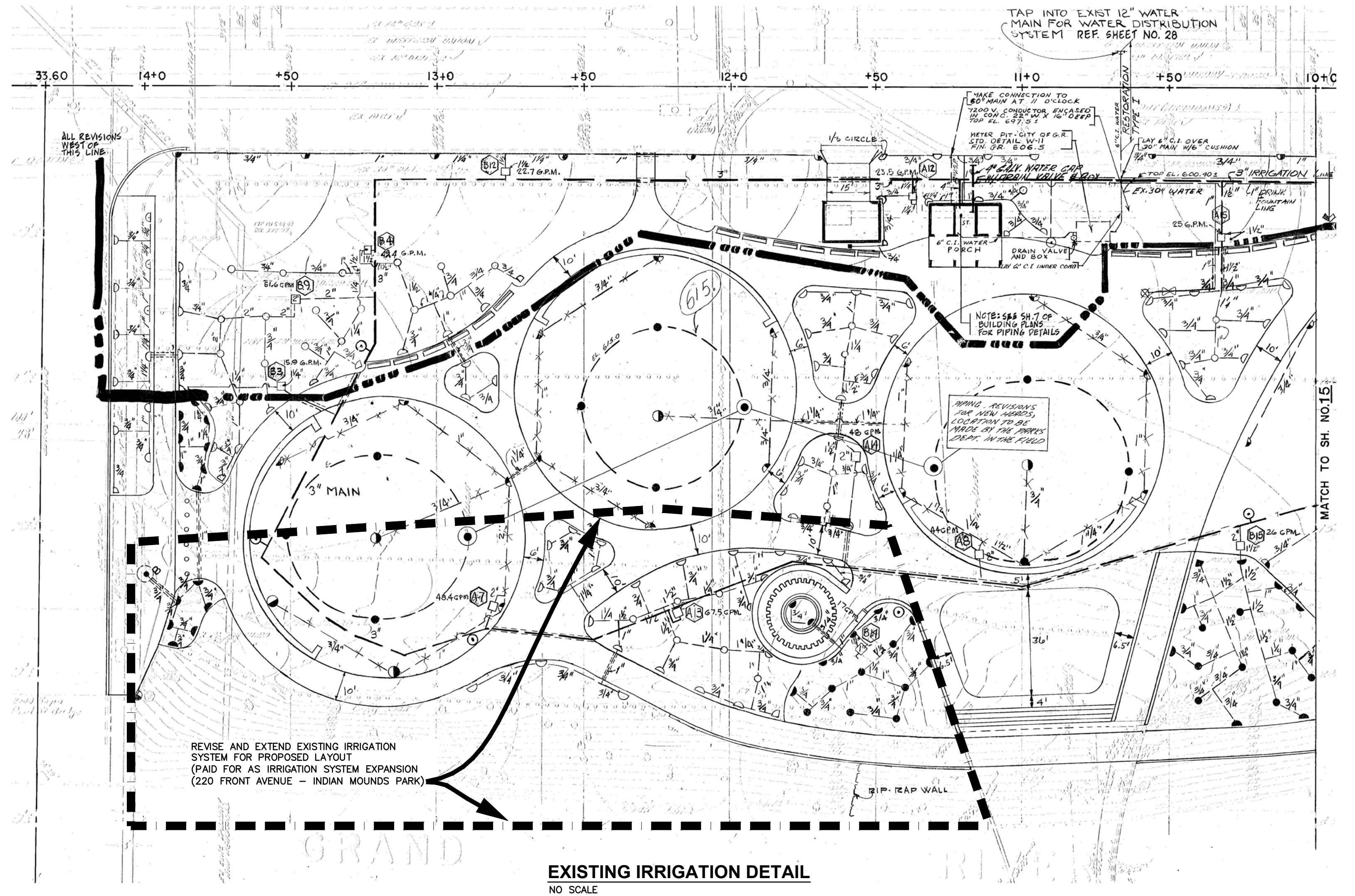
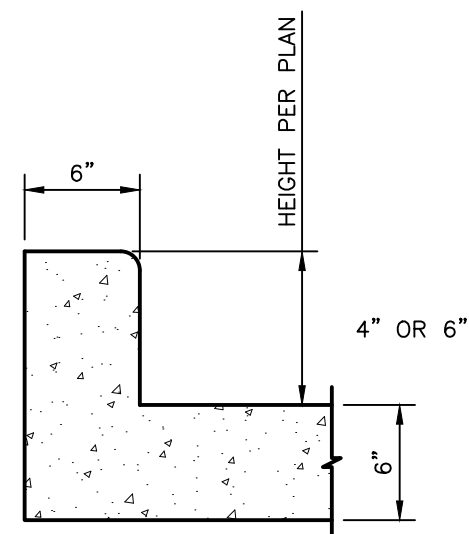
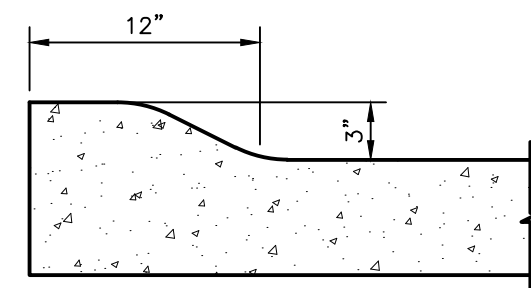
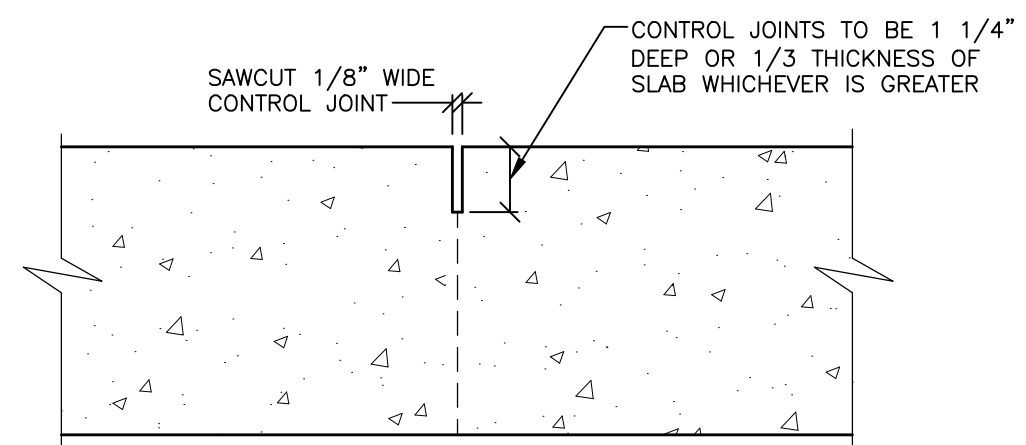
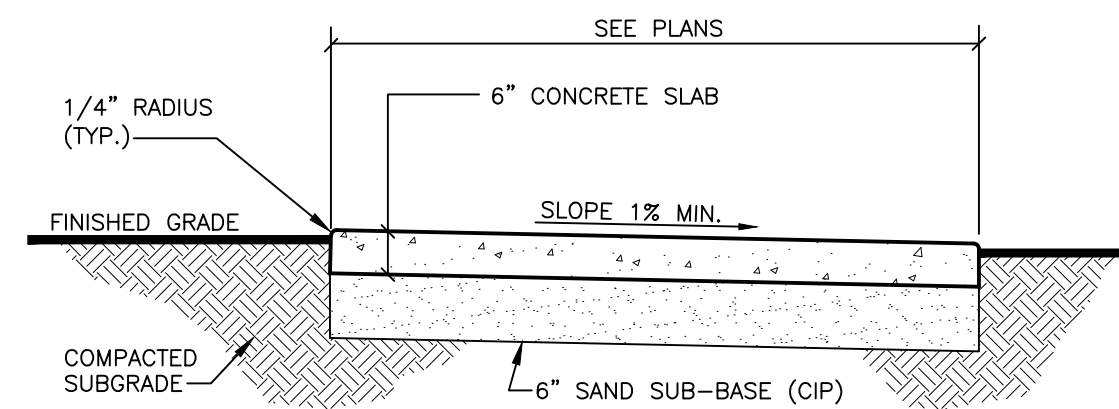


DOLOMITIC LIMESTONE BLOCK RETAINING WALL DETAIL

SCALE 1" = 2"
SEE PROFILE 2 ON SHEET 10

220 FRONT AVENUE
INDIAN MOUNDS PARK
(MISCELLANEOUS DETAILS)

REV. NO.	DESCRIPTION
DESIGNED & SURVEYED BY:	fishbeck, thompson, carr & huber, inc. 1515 Arboretum Dr. SE Grand Rapids, Michigan 49546 phone (616)575-3824, fax (616)464-3996 engineers • scientists • architects • constructors
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IMPROVEMENTS TO GRAND RIVER FLOODWALL CONTRACT NO. 3 (FREEBOARD AND EMBANKMENT PROTECTION IMPROVEMENTS)	
Drawn by JNK	GPF No.
Check:Field JM	5455
Check:Office MAD	11 of 16



REV. NO.	DESCRIPTION
DESIGNED & SURVEYED BY:  fishbeck, thompson, carr & huber, inc. 1515 Arboretum Dr. SE Grand Rapids, Michigan 49546 phone (616)575-3824, fax (616)464-3996 engineers • scientists • architects • constructors	
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Drawn by <u> JNK </u> Check: Field <u> JM </u> Check: Office <u> MAD </u>	GPF No. 5455
Sheet No. 12 of 16	

PLOT INFO: Z:\2012\120330FB\CAD\CD3\JANUARY 18, 2017\13_CD3_120330FB.DWG LAYOUT: 13 DATE: 1/27/2017 TIME: 10:31:41 AM USER: JRP

BENCHMARK

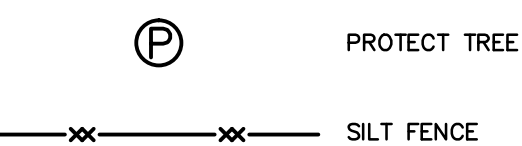
BENCHMARK K ELEVATION: 609.86
CHISELED SQUARE ON EAST SIDE OF CONCRETE LIGHT
POLE BASE LOCATED DIRECTLY EAST OF THE FIRST "M"
IN "MUSEUM", LOCATED ON THE EAST WALL OF THE
GERALD R. FORD PRESIDENTIAL MUSEUM



SCALES
PLAN: 1"=20'

SEE SHEET 14

RECONSTRUCTION LEGEND



SOIL EROSION AND SEDIMENTATION CONTROL

- SEE SHEET 15 FOR SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS.
- PREDOMINANT SOILS TYPE: URBAN LAND (NRCS WEB SOIL SURVEY)
- PROXIMITY TO GRAND RIVER: 110 FEET

RECONSTRUCTION GENERAL NOTES

- PLACE 4" OF TOPSOIL AND SOD ON ALL DISTURBED AREAS.
- PARK HAS IRRIGATION SYSTEM IN THE WORK AREA. WORK WITH PARKS DEPARTMENT TO IDENTIFY SPRINKLER HEAD LOCATIONS AND RAISE SPRINKLER HEADS AND LINES AS NECESSARY. PROTECT ALL OTHER SPRINKLER HEADS WITH SUITABLE PROTECTION TO AVOID CONFLICT WITH CONSTRUCTION EQUIPMENT.

220 FRONT AVENUE AH NAB AWEN PARK (RECONSTRUCTION)

REV. NO.	DESCRIPTION
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DESIGNED & SURVEYED BY:
frch fishbeck, thompson, carr & huber, inc.
1515 Arboretum Dr. SE
Grand Rapids, Michigan 49546
phone (616)575-3824, fax (616)464-3996
engineers • scientists • architects • constructors

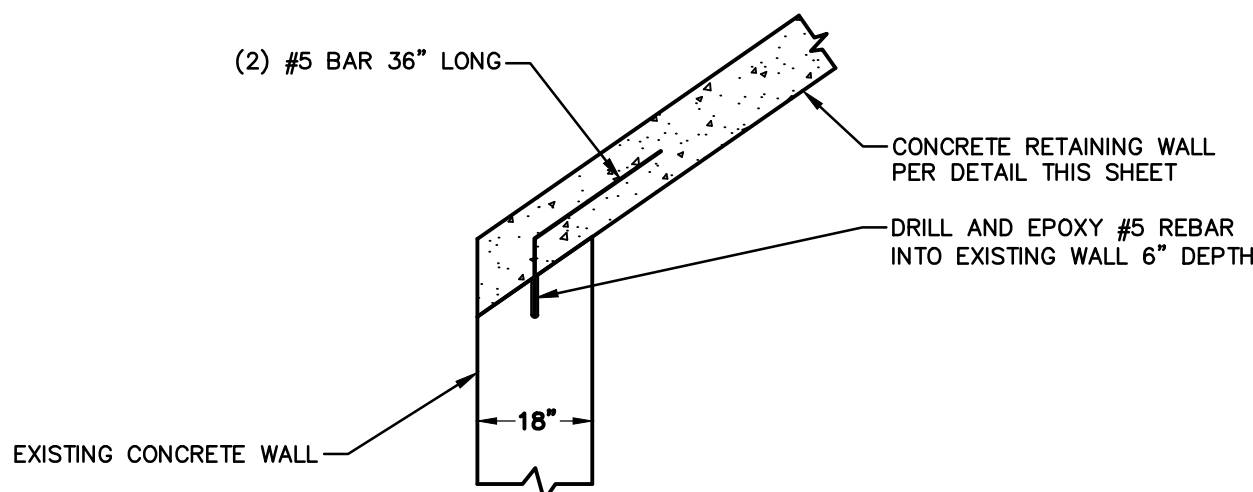
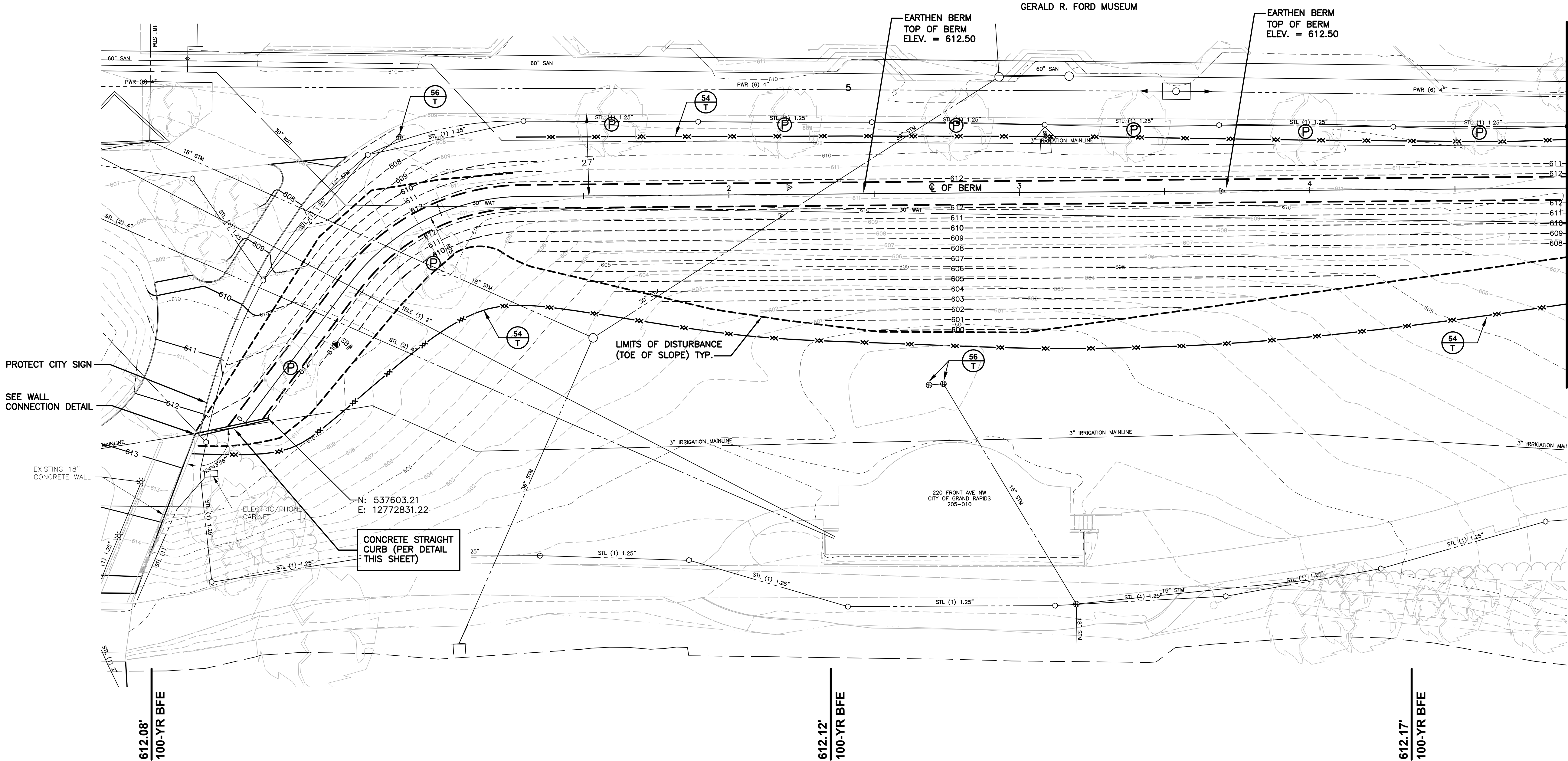
City of Grand Rapids
Design, Development, and Enterprise Services
Engineering Department

IMPROVEMENTS TO GRAND RIVER FLOODWALL CONTRACT NO. 3 (FREEBOARD AND EMBANKMENT PROTECTION IMPROVEMENTS)

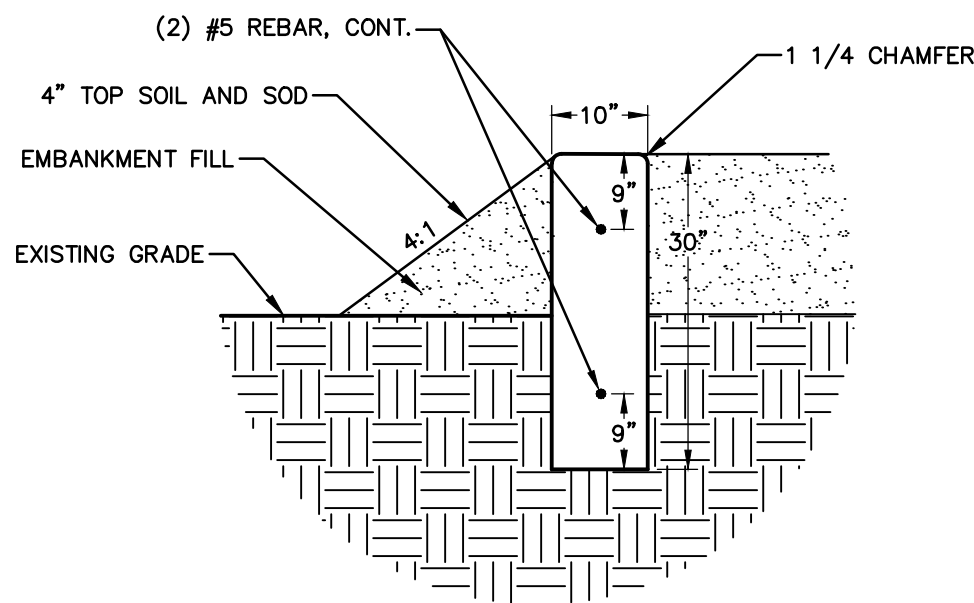
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GPF No.
5455

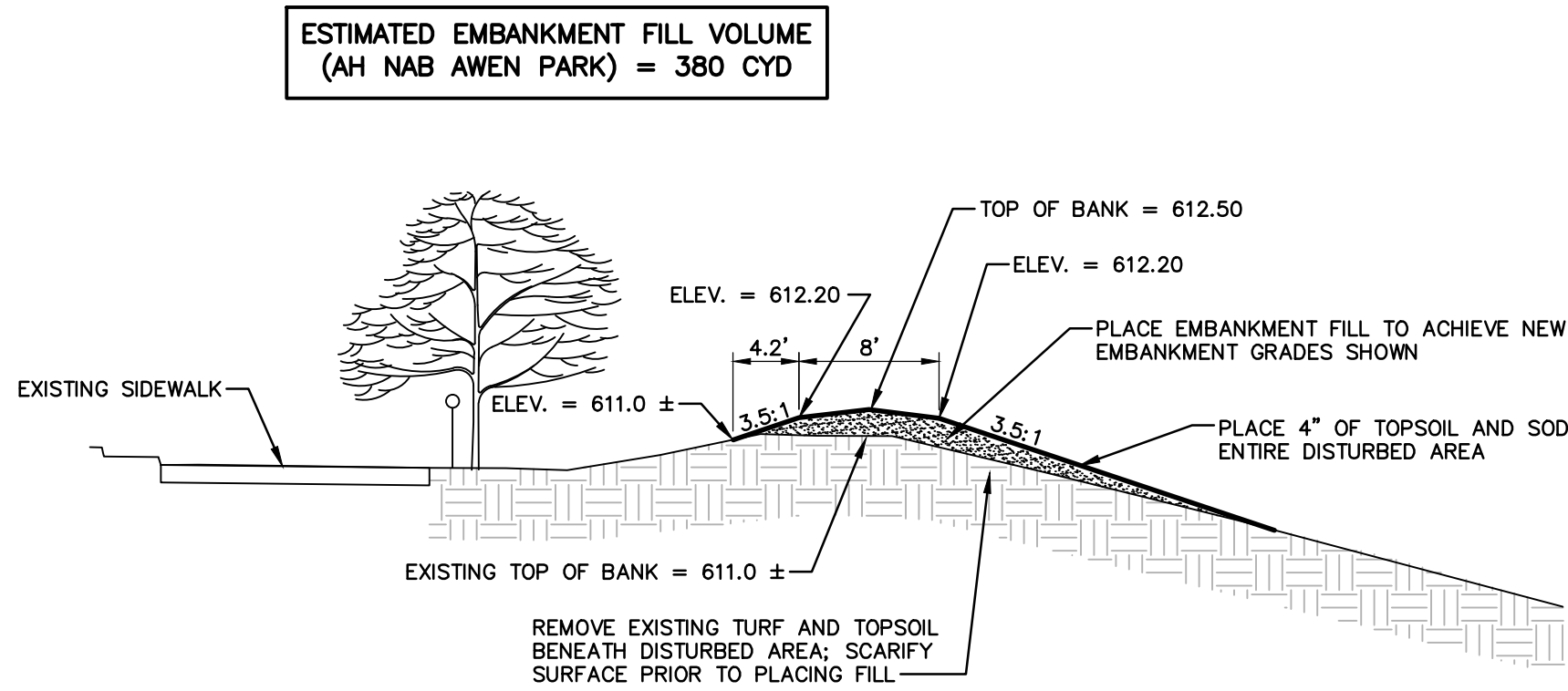
Sheet No.
13 of 16



WALL CONNECTION DETAIL PLAN VIEW
NO SCALE

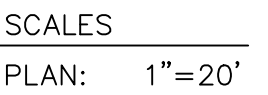


CONCRETE STRAIGHT CURB DETAIL
NO SCALE



TYPICAL CROSS SECTION
1"=10'

ESTIMATED EMBANKMENT FILL VOLUME
(AH NAB AWEN PARK) = 380 CYD



 AND
 REMOVE TREE OR ITEM AS NOTED

 PROTECT TREE

SAWCUT CONCRETE
 (INCLUDED IN REMOVE
 CONCRETE SIDEWALK,
 DRIVEWAY AND APPROACH)

6" CONCRETE SIDEWALK,
 INCLUDING RAMPS
 (UNLESS OTHERWISE NOTED)

 SILT FENCE

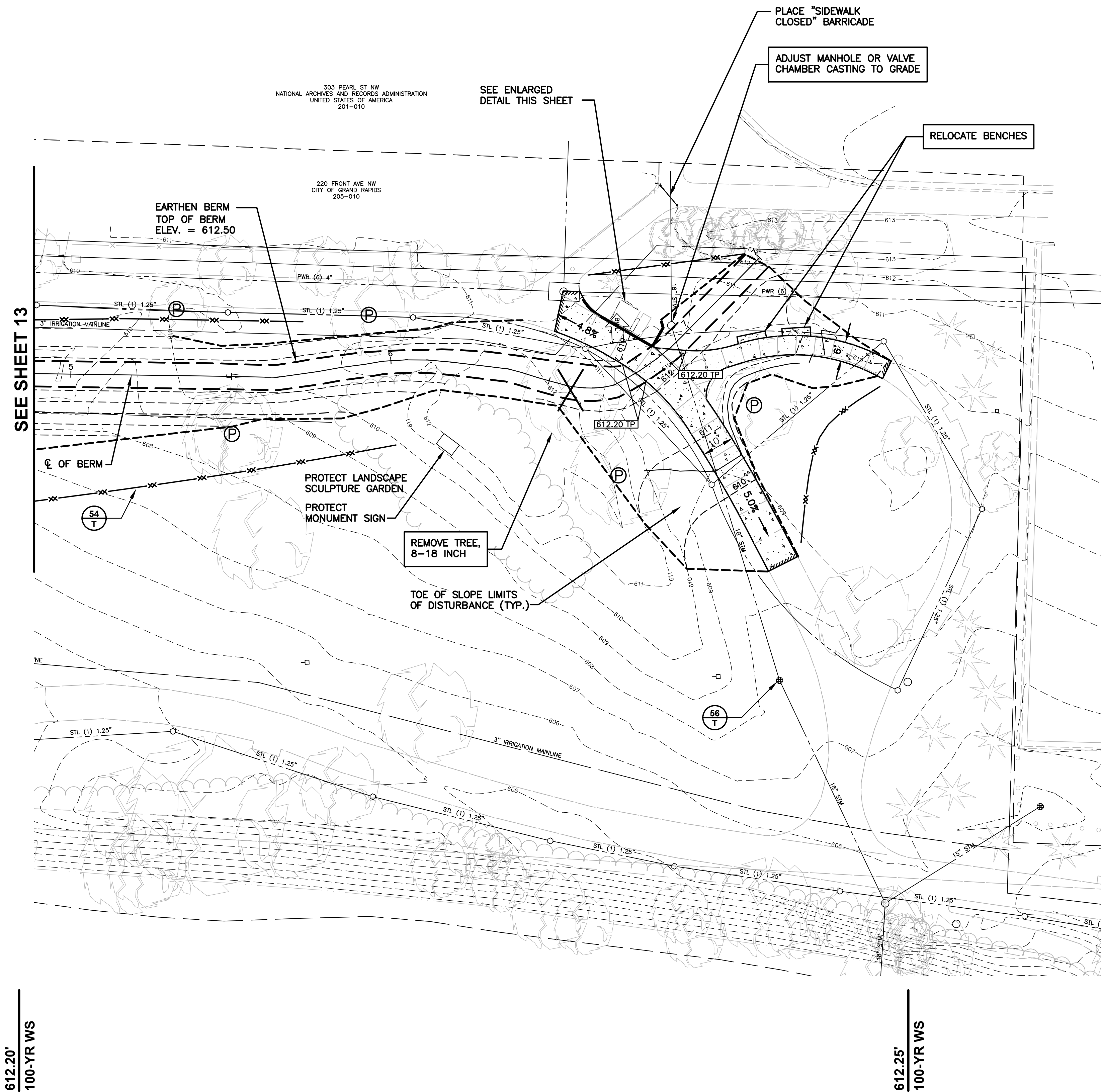
1. SEE SHEET 15 FOR SOIL EROSION AND
SEDIMENTATION CONTROL NOTES AND DETAILS.

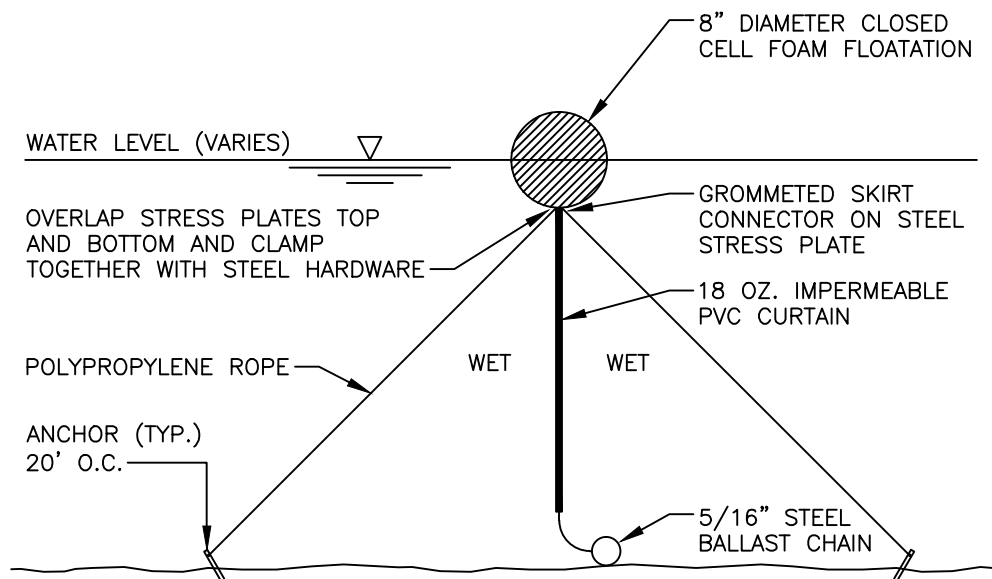
- ## RECONSTRUCTION GENERAL NOTES

1. PLACE SOD ON ALL DISTURBED AREAS.

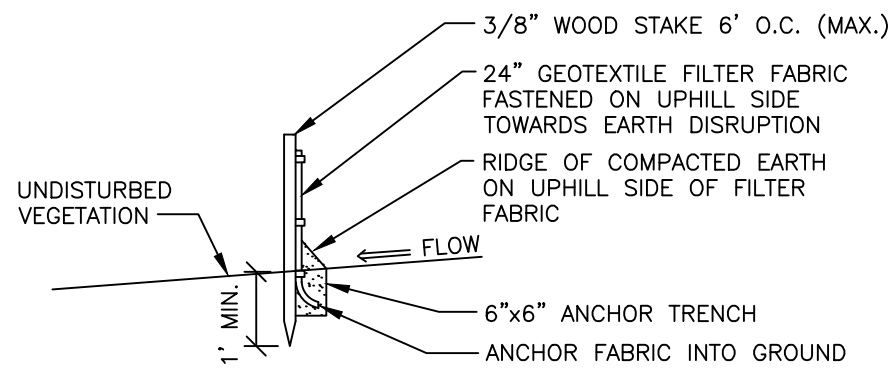
- 220 FRONT AVENUE
AH NAB AWEN PARK
(RECONSTRUCTION)**

REV. NO.	DESCRIPTION
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City of Grand Rapids Design, Development, and Enterprise Services Engineering Department	
IMPROVEMENTS TO GRAND RIVER FLOODWALL CONTRACT NO. 3 (FREEBOARD AND EMBANKMENT PROTECTION IMPROVEMENTS)	
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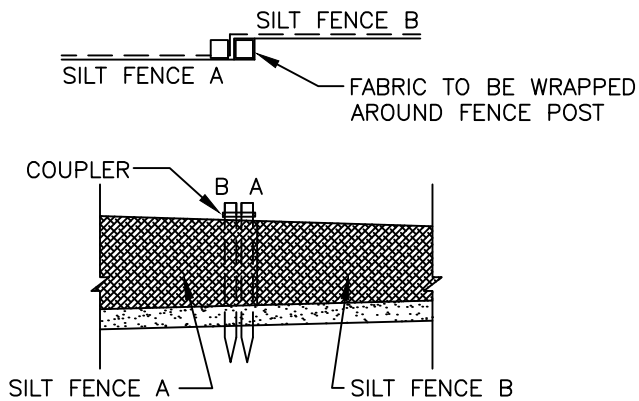




TURBIDITY CURTAIN DETAIL



SECTION



SILT FENCE JOINT

NOTES:

1. CONSTRUCT SILT FENCE BEFORE UPSLOPE GROUND COVER IS REMOVED. CLEARING, GRUBBING, AND STUMPING CAN OCCUR BEFORE SILT FENCE INSTALLATION IF GROUND COVER IS NOT REMOVED.
2. PLACE ALL SILT FENCE PARALLEL TO THE SLOPE AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. INSTALL ENDS OF THE SILT FENCES UPSLOPE 12" IN ELEVATION SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. INSTALL THE TRENCH WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
5. WHERE TWO SECTIONS OF PREFABRICATED SILT FENCE ARE COMBINED INTO ONE RUN, THE END POSTS SHALL BE CONNECTED TOGETHER, NOT SIMPLY OVERLAPPED.
6. SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: A) AN ADDITIONAL RUN OF SILT FENCE SHALL BE PLACED UPSTREAM, B) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, C) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR D) OTHER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED.
7. INSPECT FREQUENTLY AND IMMEDIATELY AFTER EACH STORM EVENT. CHECK SEVERAL TIMES DURING PROLONGED STORM EVENTS. IF NECESSARY, REPAIR IMMEDIATELY.
8. REMOVE SEDIMENT DEPOSITS WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.
9. REMOVE SILT FENCE ONLY WHEN ALL UPSTREAM VEGETATION IS FULLY ESTABLISHED AND DIRECTED BY ENGINEER/OWNER.

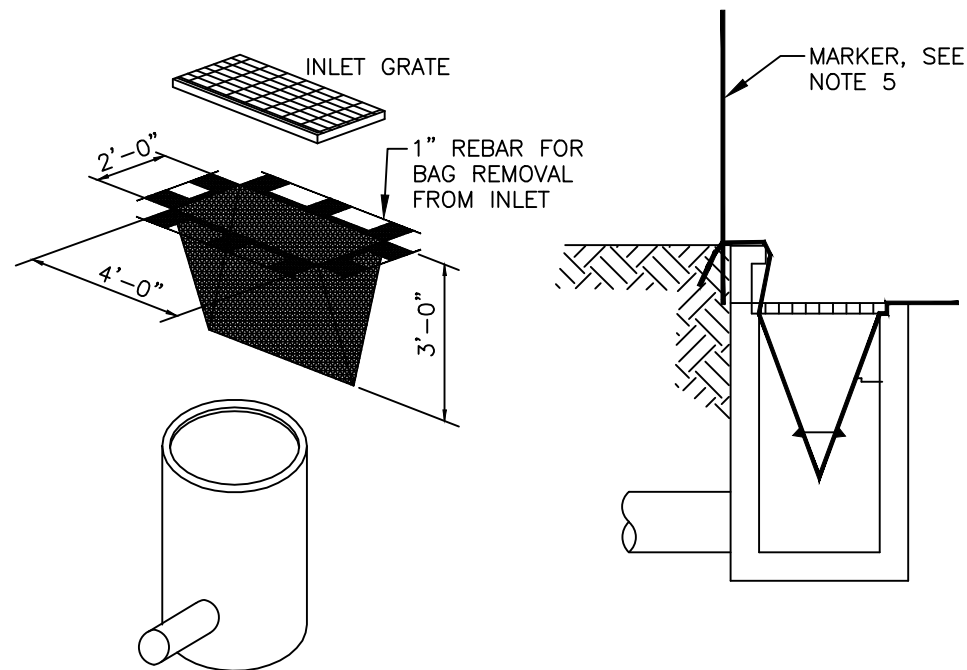
54 SILT FENCE DETAIL
NO SCALE SE-054

MDEQ SOIL EROSION AND
SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
5	Seeding	See specifications for type of seeding to be used in each area.
10	Mulching	See drawing notes or specifications for type of mulch blanket to be used in specific area.
54	Geotextile Silt Fence	See detail this sheet, see drawing notes for type of fence to be used in given areas.
56	Catch Basin, Filter Bag	See detail this sheet.

XX
T
TEMPORARY
MEASURE

YY
P
PERMANENT
MEASURE



ISOMETRIC VIEW

INSTALLATION DETAIL

NOTES:

1. PLACE FILTER FABRIC BAG INSIDE THE INLET BENEATH THE GRATE.
2. REPLACE GRATE, WHICH WILL HOLD BAG IN PLACE.
3. ANCHOR FILTER BAG SO IT WILL NOT DROP INTO CATCH BASIN.
4. EXTEND FLAPS OF BAG BEYOND THE BAG. BURY IN SOIL IN EARTH AREAS.
5. IF CATCH BASIN IS IN A LOW DEPRESSION - MARK CB LOCATION WITH A MARKER TO ASSIST LOCATING CATCH BASIN IF FLOODING OCCURS.
6. INSPECT DROP INLET FILTERS ROUTINELY AND AFTER EACH RAIN EVENT.
7. REPLACE DAMAGED FILTER BAGS IMMEDIATELY.
8. CLEAN AND/OR REPLACE FILTER BAG WHEN 1/2 FULL. REPLACE CLOGGED FABRIC IMMEDIATELY.
9. VACUUM OUT CATCH BASIN SUMP IF FILTER BAG TEARS.
10. REMOVE ENTIRE PROTECTIVE MECHANISM WHEN UPGRADIENT AREAS ARE STABILIZED AND STREETS HAVE BEEN SWEEPED AND/OR DIRECTECTED BY ENGINEER/OWNER.

56 INLET PROTECTION - FABRIC DROP
NO SCALE SE-056

SOIL EROSION AND
SEDIMENTATION CONTROL
DETAILS

REV. NO.	DESCRIPTION
DESIGNED & SURVEYED BY:	fishbeck, thompson, carr & huber, inc. 1515 Arboretum Dr. SE Grand Rapids, Michigan 49546 phone (616)575-3824, fax (616)464-3996 engineers • scientists • architects • constructors
City of Grand Rapids Design, Development, and Enterprise Services Engineering Department	
IMPROVEMENTS TO GRAND RIVER FLOODWALL CONTRACT NO. 3 (FREEBOARD AND EMBANKMENT PROTECTION IMPROVEMENTS)	
Drawn by JNK	GPF No.
Check: Field JM	5455
Check: Office MAD	15 of 16

LINE NO.	ITEM DESCRIPTION	UNIT	General Items	58 Front Avenue	272 Front Avenue	220 Front Avenue - Indian Mounds Park				220 Front Avenue - Ah Nab Awen Park		TOTAL QUANTITY
			Misc Sheets 1-15	Sheet 4	Sheet 6	Sheet 6	Sheet 7	Sheet 8	Sheet 9	Sheet 12	Sheet 13	
1	Mobilization, Maximum \$45,000	dollar	45,000	0	0	0	0	0	0	0	0	45,000
2	Preconstruction Documentation	lump sum	1	0	0	0	0	0	0	0	0	1
3	Soil Erosion and Sedimentation Control	lump sum	1	0	0	0	0	0	0	0	0	1
4	Design Soil Erosion Control Plan	each	2	0	0	0	0	0	0	0	0	2
5	Storm Water Operator's Inspection	each	30	0	0	0	0	0	0	0	0	30
6	Protect Catch Basin	each	0	2	1	5	0	0	0	3	1	12
7	Silt Fence	lin ft	0	150	0	700	0	0	0	900	250	2,000
8	Turbidity Curtain	lin ft	0	0	0	370	0	0	0	0	0	370
9	Dust Control	lump sum	1	0	0	0	0	0	0	0	0	1
10	Maintain Traffic	lump sum	1	0	0	0	0	0	0	0	0	1
11	Temporary Portable Chainlink Safety Fence	lin ft	0	300	0	600	0	0	0	0	0	900
12	Temporary HMA Pavement	ton	75	0	0	0	0	0	0	0	0	75
13	Contaminated Material, Storage, Handling and Disposal	dollar	10,000	0	0	0	0	0	0	0	0	10,000
14	Protect Tree	each	0	0	0	12	0	0	0	8	6	26
15	Remove Tree, 8-18 inch	each	0	0	0	26	0	0	0	0	1	27
16	Remove Tree, 19-36 inch	each	0	0	0	14	0	0	0	0	0	14
17	Clearing and Grubbing (Indian Mounds)	lump sum	0	0	0	1	0	0	0	0	0	1
18	Remove Drainage Structure	each	0	1	1	1	0	0	0	0	0	3
19	Coldmill HMA Surface, 1.5"	sq yd	0	300	0	0	0	0	0	0	0	300
20	Remove Concrete Curb and Gutter, including Driveway and Alley Returns	lin ft	0	230	0	0	0	0	0	0	0	230
21	Remove Concrete or Bituminous Sidewalk, Driveway, and Approach	sq yd	0	740	220	2,400	0	0	0	0	180	3,640
22	Remove Bollard	each	0	0	0	4	0	0	0	0	0	4
23	Remove Broken Concrete Retaining Wall (Indian Mounds Park)	cu yd	0	0	0	30	0	0	0	0	0	30
24	Remove Concrete Seat Wall at Rotary Monument	cu yd	0	0	0	30	0	0	0	0	0	30
25	Remove & Salvage Monument Plaque at Rotary Monument	each	0	0	0	1	0	0	0	0	0	1
26	Remove Concrete River Edge Landing Steps	cu yd	0	0	0	15	0	0	0	0	0	16
27	Remove Concrete Retaining Wall along Lower Walk	cu yd	0	0	0	20	0	0	0	0	0	20
28	Remove and Salvage Existing Riprap	sq yd	0	0	0	450	0	0	0	0	0	460
29	Remove Concrete Steps (Gillette Bridge)	cu yd	0	0	0	25	0	0	0	0	0	26
30	Remove Concrete Retaining Wall (Gillette Bridge)	cu yd	0	0	0	25	0	0	0	0	0	26
31	Remove & Salvage "Tree of Hstory" Granite Blocks (Gillette Bridge)	each	0	0	0	330	0	0	0	0	0	330
32	Remove & Salvage "Historic Plaques" from Concrete Retaining Wall (Gillette Bridge)	each	0	0	0	9	0	0	0	0	0	9
33	Relocate Light Bollard	each	0	0	2	0	0	0	0	0	0	2
34	Relocate Bench	each	0	0	0	0	0	0	0	0	2	2
35	Underground Sprinkling, Identify, Protect and Restore (58 Front Avenue)	lump sum	0	1	0	0	0	0	0	0	0	1
36	Underground Sprinkling, Identify, Protect and Restore (272 Pearl Street)	lump sum	0	0	1	0	0	0	0	0	0	1
37	Underground Sprinkling, Identify, Protect and Restore (220 Front Avenue - Indian Mounds Park)	lump sum	0	0	0	1	0	0	0	0	0	1
38	Underground Sprinkling, Identify, Protect and Restore (220 Front Avenue - Ah Nab Awen Park)	lump sum	0	0	0	0	0	0	0	1	0	1
39	Irrigation System Expansion (220 Front Avenue - Indian Mounds Park)	lump sum	0	0	0	0	1	0	0	0	0	1
40	Site Grading (58 Front Avenue)	lump sum	0	1	0	0	0	0	0	0	0	1
41	Site Grading (272 Front Avenue)	lump sum	0	0	1	0	0	0	0	0	0	1
42	Site Grading (220 Front Avenue - Indian Mounds Park)	lump sum	0	0	0	0	1	0	0	0	0	1
43	Site Grading (220 Front Avenue - Ah Nab Awen Park)	lump sum	0	0	0	0	0	0	0	1	0	1
44	Combined Curb and Gutter, 18" Pan, per Detail P-5	lin ft	0	230	0	0	0	0	0	0	0	230
45	HMA - 4C	ton	0	75	0	0	0	0	0	0	0	75
46	HMA - 3C	ton	0	120	0	0	0	0	0	0	0	120
47	Concrete Retaining Wall, Type 1	lin ft	0	135	0	0	0	0	0	0	0	135
48	Concrete Retaining Wall, Type 2	lin ft	0	0	0	0	210	0	0	0	0	210
49	Concrete Retaining Wall, Type 3	lin ft	0	0	0	0	63	0	0	0	0	63
50	Concrete Retaining Wall, Type 4	lin ft	0	0	0	0	20	0	0	0	0	20
51	Concrete Seat Wall	lin ft	0	0	20	0	0	0	0	0	0	20
52	Skateboard Deterrents, Stainless Steel, Embedded	each	0	20	5	0	0	0	0	0	0	25
53	Sand Sub-base (CIP)	cu yd	0	135	40	0	500	0	0	0	40	715
54	Aggregate Base (21AA-Mod), 12 inch (CIP)	sq yd	0	0	35	0	200	0	0	0	0	235
55	6" Concrete Sidewalk, Including Ramps	sq ft	0	6,700	2,000	0	22,000	0	0	0	1,650	32,350
56	Sidewalk Ramp, Detectable Warning Surface	sq ft	0	16	0	0	0	0	0	0	0	16
57	Remove and Reinstall Brick Pavers	sq ft	0	0	0	0	250	0	0	0	0	250
58	Concrete Base for Sidewalk at Gillette Bridge Abutment	lin ft	0	0	0	0	63	0	0	0	0	63
59	4" Integral Concrete Straight Curb	lin ft	0	0	65	0	0	0	0	0	0	65
60	6" Integral Concrete Straight Curb	lin ft	0	0	0	0	80	0	0	0	0	80
61	Integral Concrete Rolled Curb	lin ft	0	0	0	0	195	0	0	0	0	195
62	Integral Concrete Turndown	lin ft	0	0	100	0	300	0	0	0	0	400
63	Concrete Straight Curb	lin ft	0	0	5	0	0	0	0	30	35	70
64	Dolomitic Limestone Block Seat Wall	cu ft	0	0	0	0	750	0	0	0	0	760
65	Dolomitic Limestone Block Retaining Wall	cu ft	0	0	0	0	550	0	0	0	0	660
66	Concrete Base for Dolomitic Limestone Block Wall	lin ft	0	0	0	0	230	0	0	0	0	230
67	Dolomitic Limestone Block Steps at River Edge	cu ft	0	0	0	0	320	0	0	0	0	320
68	Concrete Base for Dolomitic Limestone Block Steps	cu yd	0	0	0	0	30	0	0	0	0	30
69	Furnish Limestone Riprap	ton	0	0	0	0	525	0	0	0	0	625
70	#57 Crushed Limestone	cu yd	0	0	0	0	80	0	0	0	0	80
71	Install Riprap	sq yd	0	0	0	0	340	0	0	0	0	340
72	4" Yellow Painted Pavement Marking	lin ft	0	460	0	0	0	0	0	0	0	460
73	12" White Painted Pavement Marking	lin ft	0	150	0	0	0	0	0	0	0	160
74	Adjust Manhole or Valve Chamber Casting to Grade	each	0	9	0	0	0	0	0	0	2	11
75	Adjust Catch Basin Casting to Grade	each	0	0	0	0	1	0	0	0	0	1
76	Adjust Valve Box to Grade	each	0	6	0	0	0	0	0	0	0	6
77	Trench Drain	each	0	0	1	0	0	0	0	0	0	1
78	Catch Basin, Poly	each	0	0	1	0	0	0	0	0	0	1
79	Yard Basin, Poly	each	0	0	1	0	0	0	0	0	0	1
80	4" Storm Sewer, PVC SDR 23.5	lin ft	0	0	35	0	0	0	0	0	0	36
81	4" Underdrain	lin ft	0	0	30	0	0	0	0	0	0	30
82	Remove and Reinstall Light Pole and Base at 272 Front Avenue	each	0	1	0	0	0	0	0	0	0	1
83	Remove Light Pole, including Base	each	0	0	0	0	0	0	10	0	0	10
84	Concrete Base, Street Lighting Pole (Detail E-28A)	each	0	0	0	0	0	0	8	0	0	8
85	Concrete Base, Street Lighting Pole (Detail E-28A), Extra Exposed Height	each	0	0	0	0	0	0	3	0	0	3
86	Street Light, 14 foot Ornamental Track Pole, WLED Luminaire	each	0	0	0	0	0	0	11	0	0	11
87	Conduit, Direct Buried, Schedule 40 PVC, (1) 2 inch	lin ft	0	25	0	0	0	0	700	0	0	725
88	Conductors, (4) #6 CU U.S.E. 600V Insulation	lin ft	0	25	0	0	0	0	700	0	0	725
89	Schizachyrium scoparium 'Jazz' (1 gallon)	each	0	0	23	0	0	0	0	0	0	23
90	Helleborus 'Red Lady' (1 gallon)	each	0	0	3	0	0	0	0	0	0	3
91	Nepeta x faassenii 'Walker's Low' (1 gallon)	each	0	0	6	0	0	0	0	0	0	6
92	Rudbeckia fulgida 'Goldstrum' (1 gallon)	each	0	0	3	0	0	0	0	0	0	3
93	Weigela florida 'Spilled Wine' (2 gallon)	each	0	0	5	0	0	0	0	0	0	6
94	Gleditsia triacanthos inermis 'Imperial Honey Locust' (4")	each	0	0	0	0	3	0	0	0	0	3
95	Betula nigra 'Heritage' (12'-14')	each	0	0	0	0	6	0	0	0	0	6
96	Juniperus chinensis 'Sea Green' (30")	each	0	0	0	0	18	0	0	0	0	18
97	Calamagrostis arundinacea var. brachytricha (1 gallon)	each	0	0	0	0	53	0	0	0	0	63
98	Calamagrostis x acutiflora 'Karl Forster' (1 gallon)	each	0	0	0	0	95	0	0	0	0	95
99	Miscanthus sinensis 'Adagio' (2 gallon)	each	0	0	0	0	62	0	0	0	0	62
100	Penisetum alopecuroides 'Ginger Love' (1 gallon)	each	0	0	0	0	133	0	0	0	0	133
101	Panicum virgatum 'Shenandoah' (1 gallon)	each	0	0	0	0	61	0	0	0	0	61
102	Schizachyrium scoparium 'Standing Ovator' (1 gallon)	each	0	0	0	0	144	0	0	0	0	144
103	Metal Edging	lin ft	0	0	0	0	223	0	0	0	0	223
104	Shredded Hardwood Mulch	cu yd	0	25	10	0	75	0	0	0	25	135
105	Turf Establishment	sq yd	0	400	0	0	2,950	0	0	3,200	910	7,460
106	Planting Soil Mix	cu yd	0	0	0	0	116	0	0	0	0	116
107	Top Soil, Extra	cu yd	300	0	0	0	0	0	0	0	0	300
108	Sod	sq yd	0	400	0	0	0	2,950	0	3,200	910	7,460

QUANTITIES

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DESIGNED & SURVEYED BY: fishbeck, thompson, carr & huber, inc. 1515 Arboretum Dr. SE Grand Rapids, Michigan 49546 phone (616)575-3824, fax (616)464-3996 engineers • scientists • architects • constructors	
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IMPROVEMENTS TO GRAND RIVER FLOODWALL CONTRACT NO. 3 (FREEBOARD AND EMBANKMENT PROTECTION IMPROVEMENTS)	
Drawn by <u>JNK</u> Check:Field <u>JM</u> Check:Office <u>MAD</u>	GPF No. 5455 Sheet No. 16 of 16

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: Mar 3, 2017

TO: Downtown Development Authority

FROM: Kristopher Larson, AICP
President & CEO

Agenda Item #7
March 8, 2017
DDA Meeting

SUBJECT: Approve Budget Amendments

Since the adoption of the FY17 DDA Budget and Priority Plan, the refunding of debt obligations and the opportunity to invest in river trail improvements have resulted in the need to make budget amendments to the Bond Proceeds Fund.

The following bulleted list summarizes the reason for each of the changes, while the table outlines the total budgetary impacts and the specific increases for the individual line items.

- Proceeds from bond refunding – Reflects proceeds from the refunding of the DDA Series 2009 bonds
- Riverwalk Improvements – Includes costs associated with river trail improvements for the trail section between Ah-Nab-Awen Park and the Pearl Street Bridge.

FY17 DDA Budget Amendments				
Fund	Line Item	Previous	Recommended	Change
REVENUES				
Debt Proceeds Fund	Proceeds for bond refunding	Unbudgeted	\$1,024,228	\$1,024,228
			TOTAL INCREASES	\$1,024,228
EXPENDITURES				
Debt Proceeds Fund	Riverwalk Improvements	Unbudgeted	\$228,000	\$228,000
			TOTAL INCREASES	\$228,000

Per requirements and obligations made during the DDA Series 2009 bond refunding, proceeds are intended to be spent on investments in the river trail or streetscape projects. DGR staff will continue to identify investment opportunities in such investments that advance the community vision and City Master Plan, GR Forward.

Recommendation:

Approve the recommended line item amendments to the DDA's FY17 Budget and Priority Plan.





CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: February 16, 2017

TO: Gregory A. Sundstrom, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Scott Buhrer, Deputy City Manager / Chief Financial Officer

FROM: Jana M. Wallace
Debt & Authority Finance Officer

SUBJECT: **Budget Amendment Request for the Downtown Development Refunding and Improvement Bonds – DDA Series 2017**

On February 8, 2017 the City priced the \$25,280,000 Downtown Development Refunding and Improvement Bonds, Series 2017 (the “Bonds”) to provide financing for Downtown Development Authority (the “DDA”) capital projects, to advance refund certain maturities of the DDA’s Series 2009 bond issue, and to pay costs related to issuing the Bonds.

Principal and interest payments for the DDA’s Series 2009 bond issue are paid with education mills-related property tax increment revenues. To continue the practice of using these “school tax” increment revenues for the Series 2017 Bonds debt service, City staff worked with the Michigan Department of Treasury to obtain their approval; which was received on January 19, 2017.

In order to obtain the State’s approval, the DDA agreed to split net present value savings with the State. The DDA’s share of the savings is in the form of \$1,024,228 of ‘new money’ bond proceeds to be expended for capital projects. The State receives its savings as reduced annual interest costs over the remaining term of the Bonds.

Since the DDA Board didn’t expect to issue the Bonds in FY2017, there is no FY2017 appropriation authority for the revenues or the expenditures associated with the Bonds.

Therefore, I am requesting the following budget amendments to the DDA’s Debt Proceeds Fund (Fund 2481) and School Tax Increment Fund (Fund 2482.)

<u>Source/Appropriations</u>	<u>Transaction Description</u>	<u>Amount</u>
DDA Series 2017 Bonds (2481-740-5010-6981)	Proceeds from Bond Sales	\$1,250,808
DDA Series 2017 Bonds (2481-740-5010-9930)	Underwriting & Other Costs of Issuance	(\$226,580)
DDA Series 2017 Bonds (2481-740-5010-9880)	Streetscape/Riverwalk Improvements	(\$1,024,228)
DDA Series 2017 Bonds (2482-740-1000-6981)	Proceeds from Bond Sales	\$24,029,192
DDA Series 2017 Bonds (2482-740-1000-6971)	Premium on Bonds Issued	\$2,776,194
DDA Series 2017 Bonds (2482-740-1000-9970)	Payment to Refund Bonds	(\$26,805,386)

Please contact me at jwallace@grcity.us or at 616-456-4514 if you have any questions.

cc: Jeff Dood, Deputy Chief Financial Officer
Kristopher Larson, Downtown Grand Rapids Inc.

City of Grand Rapids
County of Kent, State of Michigan
Limited Tax General Obligation Downtown Development
Refunding and Improvement Bonds, Series 2017

Refunding Summary

Dated 03/08/2017 | Delivered 03/08/2017

Sources Of Funds

Par Amount of Bonds.....	\$25,280,000.00
Reoffering Premium.....	2,776,194.25
Total Sources.....	\$28,056,194.25

Uses Of Funds

Total Underwriter's Discount (0.494%).....	124,990.00
Costs of Issuance.....	101,590.21
Deposit to Net Cash Escrow Fund.....	26,805,385.98
Deposit to City of Grand Rapids Improvement Fund.....	1,024,228.06
Total Uses.....	\$28,056,194.25

Flow of Funds Detail

State and Local Government Series (SLGS) rates for.....	2/08/2017
Date of OMP Candidates.....	
Net Cash Escrow Fund Solution Method.....	Net Funded
Total Cost of Investments.....	\$26,805,385.98
Interest Earnings @ 1.171%.....	642,520.27
Total Draws.....	\$27,447,906.25

Issues Refunded And Call Dates

Loc Govt Ln Prog-Downtown-Aseries 2009.....	5/01/2019
---	-----------

PV Analysis Summary (Net to Net)

Net PV Cashflow Savings @ 1.634%(Bond Yield).....	1,024,228.06
Improvement Fund Deposit.....	1,024,228.06
Net Present Value Benefit.....	\$2,048,456.12
Net PV Benefit / \$24,245,000 Refunded Principal.....	8.449%

Bond Statistics

Average Life.....	3.489 Years
Average Coupon.....	4.9009843%
Net Interest Cost (NIC).....	1.8951444%
Bond Yield for Arbitrage Purposes.....	1.6340090%
True Interest Cost (TIC).....	1.7713628%
All Inclusive Cost (AIC).....	1.8836159%

Series 2017 - GR-LTGO-RB | SINGLE PURPOSE | 2/8/2017 | 11:37 AM

Fifth Third Securities Inc.
Public Finance - Investment Banking (XY)

88



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: February 21, 2017

TO: Gregory A. Sundstrom, City Manager

COMMITTEE: Fiscal Committee

LIAISON: Scott Buhrer, Chief Financial Officer

FROM: Jana Wallace, Debt and Authority Finance Officer
Fiscal Services Department

SUBJECT: **Report of Bond Sale - \$25,280,000 Downtown Development
Refunding and Improvement Bonds, Series 2017**

On February 8, 2017 the City priced the \$25,280,000 Downtown Development Refunding and Improvement Bonds, Series 2017 (the "Bonds") to provide financing for Downtown Development Authority (the "DDA") capital projects, to advance refund certain maturities of the DDA's Series 2009 bond issue, and to pay costs related to issuing the Bonds.

Principal and interest payments for the DDA's Series 2009 bond issue are paid with education mills-related property tax increment revenues. To continue the practice of using these revenues for the Series 2017 Bonds debt service, City staff worked with the Michigan Department of Treasury. The State's approval was received on January 19, 2017.

In order to obtain the State's approval, the DDA agreed to split net present value savings with the State. The DDA's share of the savings is in the form of 'new money' for capital projects. The State receives its savings as reduced annual interest costs over the remaining term of the Bonds.

The Bond Purchase Agreement was signed on February 8, 2017 by Scott Buhrer. The issue will close and the bonds will be delivered on Wednesday, March 8, 2017. Prior to closing, the filing of a report disclosing the following information to City Commission is required:

A.	Date of Issue	March 8, 2017
B.	Principal Amount	\$25,280,000
C.	Principal Payment Dates	May 1, 2017 – May 1, 2022
D.	Manner of Sale	Negotiated
E.	Interest Rates	See Attachment 1
F.	Net Present Value Savings Realized - %	8.449%

G.	Net Present Value Savings Realized - \$	DDA Share \$1,024,228.06 State Share \$1,024,228.06
H.	Sources and Uses of Funds	See Attachment 2
I.	Optional / Mandatory Redemption?	Non-Callable Bonds
J.	Credit Facility	None
K.	Reserve Requirement	None

The bonds were marketed by Fifth Third Securities Inc. The bond sizing includes costs of issuance – bond counsel, underwriter’s counsel, printing, rating agency, auditor, verification agent, trustee and other fees as well as compensation for the underwriting team.

Please contact me at 616-456-4514 or via email at jwallace@grcity.us if you have any questions.

Attachments

cc: Jeff Dood, Deputy Chief Financial Officer
Kristopher Larson, Downtown Grand Rapids, Inc
Richard A. Wendt, Bond Counsel

bondsdda2017roco.docx jmw

Prepared by Jana Wallace

CORRECT IN FORM

DEPARTMENT OF LAW

City of Grand Rapids
County of Kent, State of Michigan
Limited Tax General Obligation Downtown Development
Refunding and Improvement Bonds, Series 2017

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Existing D/S	Net New D/S	Fiscal Total
03/08/2017	-	-	-	-	-	-	-
05/01/2017	425,000.00	4.000%	177,005.28	602,005.28	431,681.25	1,033,686.53	-
06/30/2017	-	-	-	-	-	-	1,033,686.53
11/01/2017	-	-	592,650.00	592,650.00	95,081.25	687,731.25	-
05/01/2018	3,665,000.00	4.000%	592,650.00	4,257,650.00	440,081.25	4,697,731.25	-
06/30/2018	-	-	-	-	-	-	5,385,462.50
11/01/2018	-	-	519,350.00	519,350.00	87,750.00	607,100.00	-
05/01/2019	2,080,000.00	4.000%	519,350.00	2,599,350.00	3,597,750.00	6,197,100.00	-
06/30/2019	-	-	-	-	-	-	6,804,200.00
11/01/2019	-	-	477,750.00	477,750.00	-	477,750.00	-
05/01/2020	6,275,000.00	5.000%	477,750.00	6,752,750.00	-	6,752,750.00	-
06/30/2020	-	-	-	-	-	-	7,230,500.00
11/01/2020	-	-	320,875.00	320,875.00	-	320,875.00	-
05/01/2021	6,345,000.00	5.000%	320,875.00	6,665,875.00	-	6,665,875.00	-
06/30/2021	-	-	-	-	-	-	6,986,750.00
11/01/2021	-	-	162,250.00	162,250.00	-	162,250.00	-
05/01/2022	6,490,000.00	5.000%	162,250.00	6,652,250.00	-	6,652,250.00	-
06/30/2022	-	-	-	-	-	-	6,814,500.00
Total	\$25,280,000.00	-	\$4,322,755.28	\$29,602,755.28	\$4,652,343.75	\$34,255,099.03	-

Series 2017 - GR-LTGO-RB | SINGLE PURPOSE | 2/8/2017 | 11:37 AM

Fifth Third Securities Inc.
Public Finance - Investment Banking (XY)

MEMORANDUM

CITY OF GRAND RAPIDS

DATE: February 1, 2017

TO: Kris Larson, President and CEO
Downtown Grand Rapids, Inc.

FROM: Erin Banchoff, Community Development Manager *EB*
Community Development Department

**SUBJECT: Tax Exemption and Payment in Lieu of Taxes Request within
Downtown Development Authority Boundary – Keeler Flats Project
(56 North Division Avenue)**

Keeler Flats, LLC seeks tax exemption and Payment in Lieu of Taxes (PILOT) for the Keeler Flats Phase I and Keeler Flats Phase II projects located at 56 North Division Avenue. The ownership entities for Phase I and Phase II will be the Keeler Flats I Limited Dividend Housing Association Limited Partnership (Keeler Flats I LDHALP) and the Keeler Flats II Limited Dividend Housing Association Limited Partnership (Keeler Flats II LDHALP), respectively. The project site, located at the southeast corner of North Division Avenue and Fountain Street, NE, is within the Downtown Development Authority boundary.

The Keeler Flats project is a multi-phase mixed-use development that involves adaptive reuse of the seven-story Keeler Building. The project includes development of 132 affordable rental units, a community day center, and commercial space. The rental units will be available to households with income at or below 60% of the area median income. Forty-two (42) of the units will be set aside as permanent supportive housing for persons with developmental and/or physical disabilities. The project will include 33 parking spaces. Following is further detail regarding the development:

Phase I

Involves construction of 67 rental units (36 one-bedroom, 24 two-bedroom, and 7 three-bedroom) on floors 2-4.

Phase II

Involves construction of 65 rental units (36 one-bedroom, 24 two-bedroom, and 5 three-bedroom) on floors 5-7.

Phase III

Includes construction of a 5,875 square foot community day center on the first floor. The day center will offer a computer lab, vocational center, art studio, and exercise and fitness center for persons with special needs in partnership with IKUS Life Enrichment Services. The remaining portion of the first floor will be used as commercial space.

If the pending PILOT request is approved, the project will make payment in lieu of taxes equal to 4% of annual rent receipts for the residential portion of the project and its prorated share of land and improvements. The tax exemption and PILOT will remain in place for the life of the qualifying federal- or state-aided mortgage, not anticipated to exceed 45 years. The ad valorem tax rate will be assessed on the commercial portion of the property.

The Community Development Department plans to request City Commission authorization for tax exemption and PILOT at its March 7, 2017 meeting. If you have any questions, I can be reached at 456-4249.

cc: Tim Kelly



NORTH/WEST PERSPECTIVE



SOUTH/WEST PERSPECTIVE

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HOOKER | DE JONG
 Architects
 Engineers
 Planners

SCHEMATIC DESIGN LAYOUT

GRAND RAPIDS, MI

KEELER FLATS APARTMENTS

WEST MICHIGAN HOUSING ASSOCIATION

Project Number
ISSUANCES
01/12/2017 + SCHEMATIC DESIGN REVIEW
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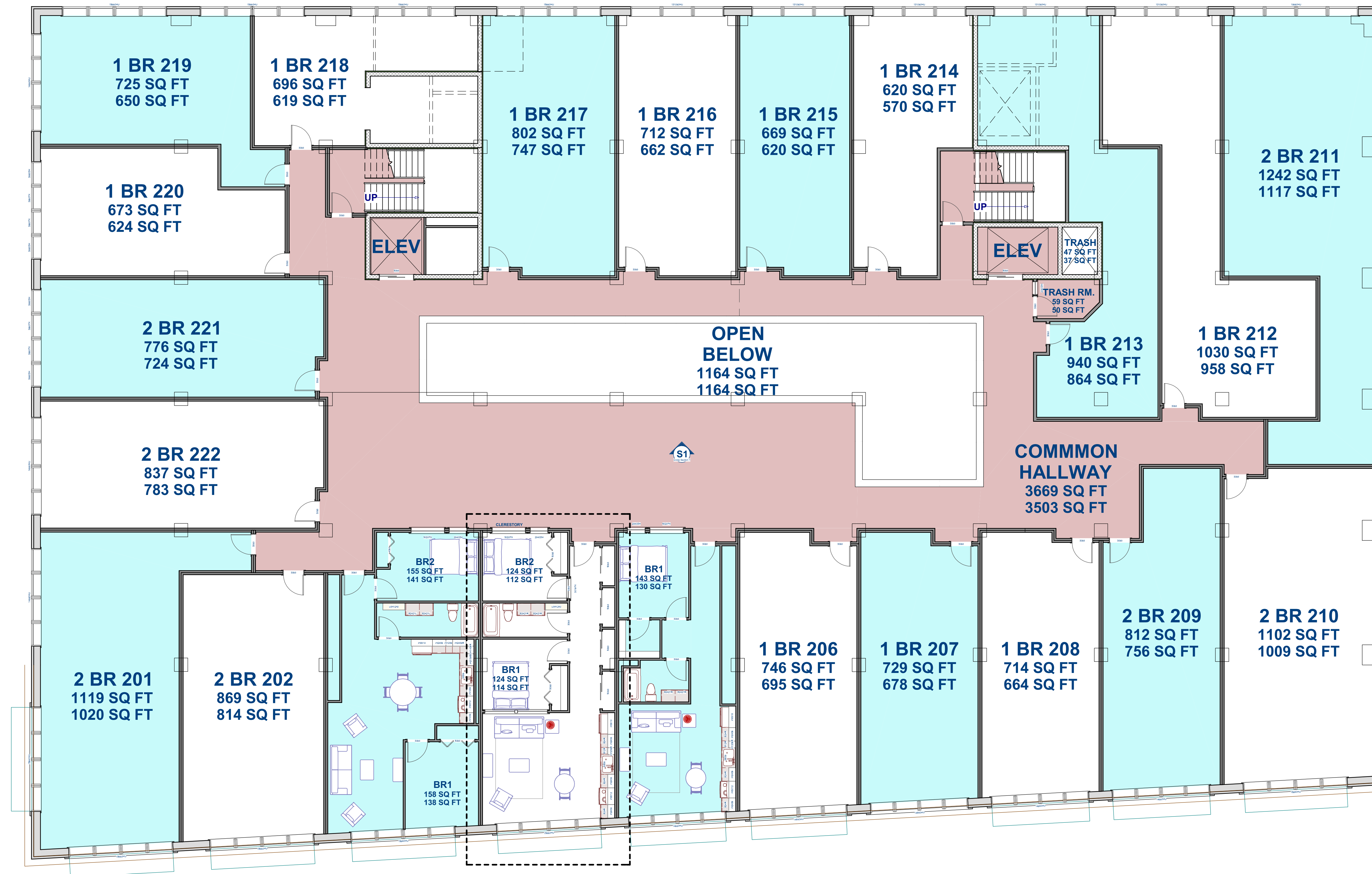
SCHEMATIC DESIGN LAYOUT
GRAND RAPIDS, MI

KEELER FLATS APARTMENTS
WEST MICHIGAN HOUSING ASSOCIATION

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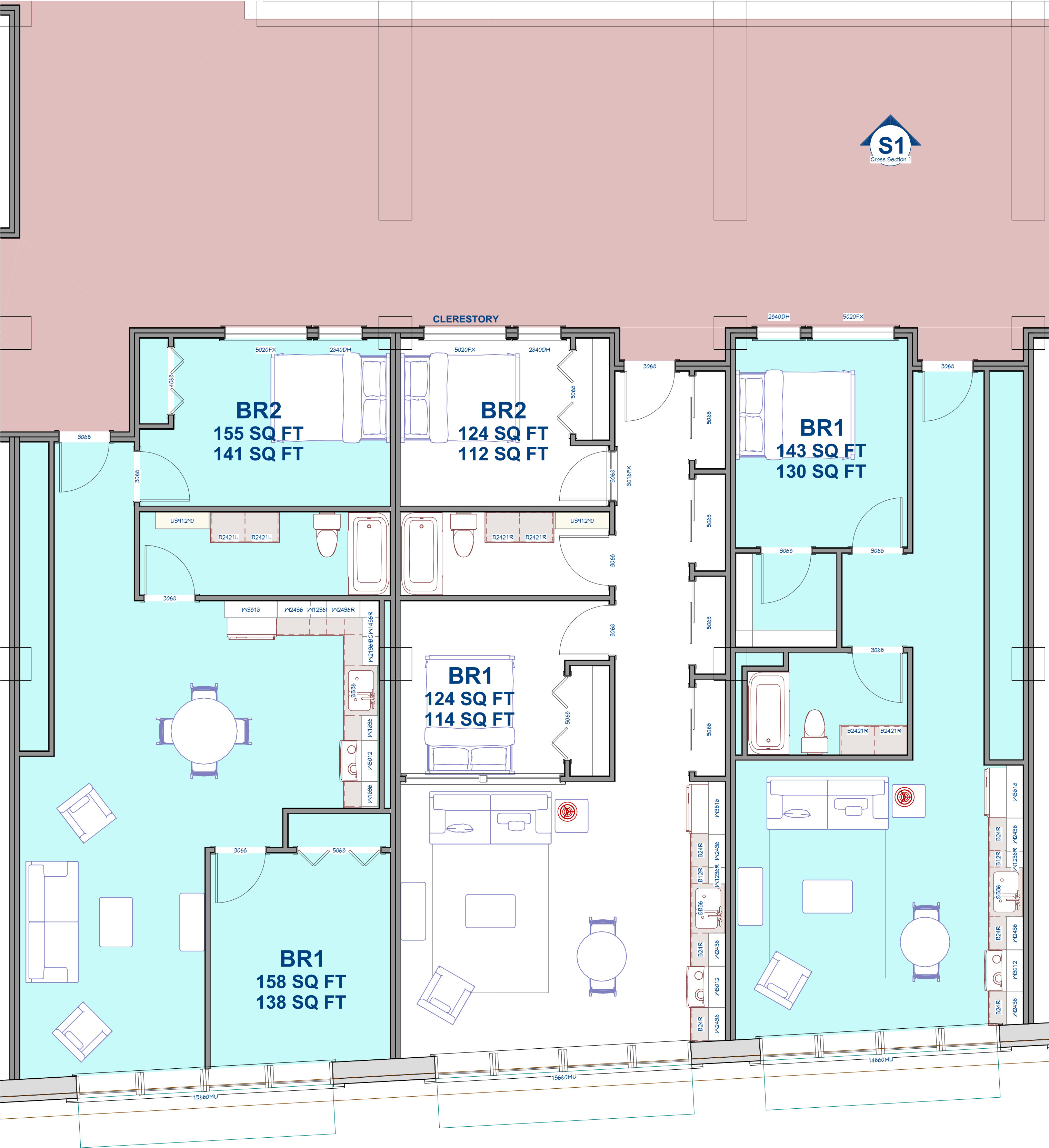
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LIVING AREA
22936 SQ FT

FLOORS 2 - 7 PLAN LAYOUT

SC: $1/8" = 1'-0"$



2 BEDROOM STUDIO LAYOUT

SC: 1/4" = 1'-0"

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Architects
Engineers
Planners

SCHEMATIC DESIGN LAYOUT
GRAND RAPIDS, MI
KEELER FLATS APARTMENTS
WEST MICHIGAN HOUSING ASSOCIATION

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WEST ELEVATION

SC: 1/8" = 1'-0"

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Planners

SCHEMATIC DESIGN LAYOUT
GRAND RAPIDS, MI
KEELER FLATS APARTMENTS
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N/S BUILDING SECTION

SC: 1/8" = 1'-0"

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SCHEMATIC DESIGN LAYOUT
GRAND RAPIDS, MI
KEELER FLATS APARTMENTS
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NORTH ELEVATION

SC: 1/8" = 1'-0"

H

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EAST ELEVATION

SC: 1/8" = 1'-0"

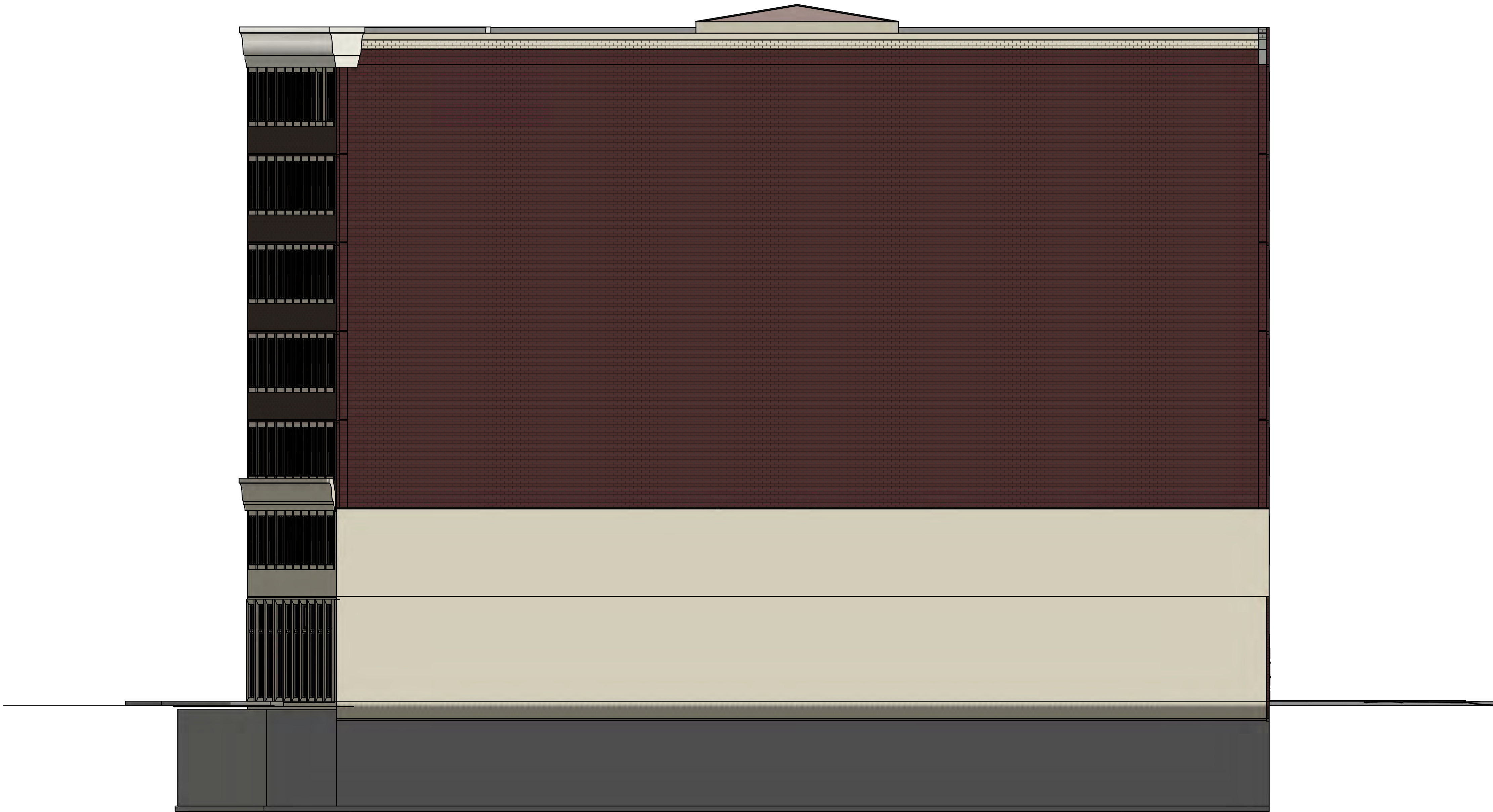
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Engineers
Planners

SCHEMATIC DESIGN LAYOUT
GRAND RAPIDS, MI
KEELER FLATS APARTMENTS
WEST MICHIGAN HOUSING ASSOCIATION

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SOUTH ELEVATION

SC: 1/8" = 1'-0"

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SCHEMATIC DESIGN LAYOUT
GRAND RAPIDS, MI

KEELER FLATS APARTMENTS
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Engineers
Planners

MEMORANDUM

CITY OF GRAND RAPIDS

DATE: March 3, 2017

TO: Kristopher Larson, AICP
Downtown Development Authority
Executive Director

FROM: Mark DeClercq, City Engineer
Engineering Department

SUBJECT: Reconstruction of Veterans Memorial Park from Fulton Street to Library Street and Sheldon Avenue to E Park Place

This project consists of the demolition of hardscape features, site monument renovations, concrete and paver sidewalk installation, masonry wall construction, irrigation system installation, landscaping, electrical and lighting improvements, plumbing work, and site furnishing improvements at Veterans Memorial Park.

In 2012, a Master Plan was developed for both Veterans Park and the nearby Monument Park in order to identify an approach to enhance public use and enjoyment of the spaces. The selected Master Plan was chosen because of its approach to celebrate the heritage of the parks and honor the service and sacrifice of local military veterans. Improvements to Monument Park, in-line with the Master Plan, were made in 2013 and now the plan continues with improvements to Veterans Park. The Veterans Park project began with an overall budget of \$1,500,000 that was eventually reduced to \$750,000. Due to this reduction, the consultant for the project was tasked with Value Engineering the project scope in order to meet the new budget. In addition to the work in the park, Vital Streets requested the sidewalk along Fulton be expanded to 14' to match the sidewalks to the east and west. Vital Streets has agreed to fund the sidewalk expansion.

Bids were received on February 28, 2017 for this project. The engineer's estimate, prepared by SKO Design Group (SKO), is \$596,602 and Katerberg-Verhage Inc (Katerberg) submitted a bid of \$768,800 (low discounted bid same as bid). A discount alternate for the reflecting pool walls material will be awarded at a discount of \$15,080.13. Katerberg will not be utilizing any Micro Local Business Enterprise participation but will be subcontracting an amount of \$301,525. Reference the attached Equal Business Opportunity – Construction Worksheet regarding the applicable bid discounts for this project. Staff has reviewed Katerberg's bid as compared to the engineer's estimate, the scope and intent of the bid documents, and concurs with the bid amount. The overall bid price was higher than expected because the scope of the work for this project is broad and distributed across multiple disciplines (electrical, plumbing, concrete work, landscaping, brick work, etc.). The multiple subcontractors on this project increases the general contractor's cost for additional coordination.

The estimated total expenditures of \$1,101,000 required for this project includes the costs of the construction contract, previously authorized design phase services by SKO, construction phase services including inspection by SKO, testing, administration, and an approximate eleven percent

allowance for contingencies. SKO will provide the construction phase services including inspection pursuant to their existing term contract with the City.

cc:

SUMMARY OF ESTIMATED COSTS

for

Reconstruction of Veterans Memorial Park

Project Funding Source(s)

	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
Brownfield Reimbursement for Veterans Park	\$750,000	\$750,000	\$750,000
FY15 DDA Funding	140,800	140,800	140,800
Vital Streets Funding	34,270	34,270	34,270
???	XXX,XXX	XXX,XXX	175,930
Total Project Sources	<u>\$925,070</u>	<u>\$XXX,XXX</u>	<u>\$1,101,000</u>

Breakdown of Project Uses

Construction Contract	\$753,719.87
Previously Authorized Design Phase Services by SKO	121,690
Previously Authorize Value Engineering Services by SKO	27,000
Construction Phase Services Including Inspection by SKO	55,722
Testing	9,000
Administration	<u>22,000</u>
Sub-Total	\$989,131.87
Contingencies (11%)	<u>111,868.13</u>
Total Project Uses	<u>\$1,101,000</u>

It is recommended that the construction contract for this project be awarded to Katerberg-Verhage in the amount of \$753,719.87, with total expenditures not to exceed \$1,101,000, that the Executive Director of the DDA be authorized to execute said contract contingent upon review/approval by the DDA's special counsel, and that the DDA approve its share of costs in the amount of \$1,066,730. Further, it is recommended that staff (City Engineer's Office and the Executive Director of the DDA) be authorized to negotiate/execute any necessary changes in the scope of work, within the total authorized not-to-exceed expenditures, as the project proceeds through construction.

Grand Rapid's Land Use Challenge Problem Statement

The City of Grand Rapids is seeking guidance to refine how it evaluates and participates in private development to ensure that public investment is used to further public policy goals, such as increasing access to opportunity for communities that are increasingly disconnected from economic growth, and to clearly communicate with the development community about where and how it plans to partner on projects. As a test case, the City will use this new framework to evaluate development options on publicly owned sites Downtown slated for near-term disposition.

Over the past 35 years, local leaders, foundations and public agencies have collaborated to transform Downtown Grand Rapids into a growing destination. The collective result is a range of unique and world-class amenities including the Grand Rapids Art Museum, Downtown Market, Van Andel Research Institute, Cook-DeVos Center for Health Sciences, Secchia Center Medical School, Spectrum Health, and the internationally recognized ArtPrize competition, in addition to Van Andel Arena, DeVos Place Convention Center and a growing density of local breweries that have helped Grand Rapids earn the designation “Beer City USA” in 2013 and 2014. This Downtown vibrancy has contributed to growing demand for urban housing, and has helped establish metropolitan Grand Rapids as one of the fastest growing regions in the country.

Underlying this concentration of jobs, destinations, housing and nightlife, are public investments designed to create a more sustainable city. The Downtown Development Authority (DDA) has contributed more than \$100 million to catalyze development since 1980. For its part, since 2003 the City has directly participated in 549 projects through a variety of programs, including tax abatements, land sales, and direct investments in infrastructure, including parking facilities. In total, the collective public contributions in the past 13 years have spurred more than \$3 billion of private investment.

Despite these successes, challenges remain. The high rate of growth is contrasted by a costly degree racial inequity that appears to be deepening. Poverty, for example, grew faster across greater Grand Rapids in recent years than it did in Detroit. The unemployment rate exceeds 25 percent for Latino, and 50 percent and African-American citizens, respectively. Even in Downtown, which is generally perceived as affluent, 66 percent of residents earn less than the area median income.

This inequity undermines the city's values of fairness, decency and justice and weakens the local economy. Based on research by the National Equity Atlas, the metro Grand Rapids economy would generate \$3.3 billion more annually absent existing racial income gaps. As the community to become more diverse, it is feared that the costs of inequity—low wages, decreased workforce skill, and reduced purchasing power to cite a few indicators—will only grow. Without intentional action, these disparities will widen and result in increasingly diminished quality-of-life outlook for thousands of Grand Rapidsians.

Given the involvement of the City and DDA in the current development climate, an expectation exists that new development will include public participation. This entitlement environment, along with political pressures from the development community, frequently put the public sector at a disadvantage when negotiating real estate deals. Further, the State of Michigan has barriers in place that prevent municipalities from requiring community benefit agreements, or simply requiring developers to provide additional funding for necessary infrastructure to keep pace with development. Other policy limitations prohibit measures such as inclusionary housing zoning requirements, despite a growing disparity in housing affordability.

To combat these challenges, and to establish a new framework for public participation in development projects, the City is exploring disposition opportunities for approximately 10 acres of publicly owned land on the Westside of Downtown. The area is defined by Grand Valley State University, the up-and-coming Bridge Street Corridor, and large expanses of surface parking. In general, the area lacks a cohesive identity and is disconnected from the broader Westside, Riverfront and Downtown core. The elevated sections of US 131 only reinforce these lack of connections. Recent planning efforts, including GR Forward and the Westside Area Specific Plan, have sought to overcome these barriers by proposing mixed-use infill development.

To help move Grand Rapids toward a more sustainable and equitable growth model, the City is seeking guidance from the Rose Center on the following questions:

1. What evaluative criteria should be utilized to objectively review a development project's ability to advance community goals and guide the determination of the appropriate type and level of public participation?
2. How can the City tailor its development tools to ensure it is incentivizing the types of development needed to improve the condition of specific geographic areas and neighborhoods?
3. What policies and tools can be used to successfully drive the community's affordable housing goals?
4. How can public investment assist in addressing challenges posed by racial inequities?
5. How can the City clearly signal its community and economic development priorities and implement policy changes in a manner that will be least disruptive to the development community?
6. How should the City define success through participation in development and create a transactional approach toward development projects?

The intended outcome of the Rose Fellowship is to help the City develop customizable evaluation criteria that ensure public investment is being utilized to further community goals, and define where and how and the City will partner with the private development community on projects.