

AGENDA

DOWNTOWN DEVELOPMENT AUTHORITY



DDA

Board Members:

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

Wednesday, October 12, 2016
8:00 a.m. Meeting
29 Pearl Street, NW Suite #1

- | | | |
|---|---------------|---------|
| 1. Call to order | | |
| 2. Approve Meeting Minutes from September 29, 2016 (8:01)
(enclosure) | <i>Motion</i> | Harris |
| 3. Approve Interim July 1 – September 30, 2016 Financial Statements (8:05)
(enclosure) | <i>Motion</i> | Wallace |
| 4. Recommend DDA TIF and Development Plan Amendments (8:10)
(enclosure) | <i>Motion</i> | Kelly |
| 5. Approve Development Support for 150 Ottawa (8:35)
(enclosure) | <i>Motion</i> | Larson |
| 6. Authorize Agreement with DAKC for Accessibility Audit (8:45)
(enclosure) | <i>Motion</i> | Kirk |
| 7. Authorize Contract Amendment for Website Improvements (8:50)
(enclosure) | <i>Motion</i> | Guy |
| 8. DGRI – Major Project Updates (9:05) | Info Item | Various |
| 9. President & CEO Report (9:20) | Info Item | Larson |
| 10. Public Comment (9:24) | | |
| 11. Board Member Discussion (9:27) | | |
| 12. Adjournment | | |

UNAPPROVED MINUTES

MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY

September 29, 2016

1. Call to Order – The meeting was called to order at 1:31pm

2. Attendance

Present: Kayem Dunn, Brian Harris, Elissa Hillary, Diana Sieger, Jim Talen, Rick Winn

Absent: Mayor Rosalynn Bliss, Dr. Wendy Falb, Jane Gietzen

Others Present: Kristopher Larson (Executive Director), Murphy Ackerman (DDA Executive Assistant), Jana Wallace (DDA Treasurer), Bill Kirk, Andy Guy, Annamarie Buller, LaTarro Traylor (Staff) Melvin Eledge, Dick Wendt, Jay Schrimpf, Marcia Warner, Sara Vander Werff

3. Approve Meeting Minutes from August 10, 2016

Motion: Diana Sieger, supported by Elissa Hillary, moved approval of the minutes from the August 10, 2016 meeting as presented. Motion carried unanimously.

4. Approve Preliminary June 30, 2016 Financial Statements

Ms. Wallace gave an overview of the June 30 financials and explained that this is a longer set of financials because it serves as the year end statement. Mr. Larson explained that staff has recently taken over the financial processing system and no longer relies on the Economic Development staff to manage this aspect of invoice processing. Mr. Larson said this helps DGRI to realize a cost savings for the staff time that was being used from Economic Development. Ms. Wallace explained that although the DGRI Event Production line item appears over budget, it is not, because it is offset by the sponsorships that are reflected in the revenues. Mr. Winn asked why the Office of Special Events line item was so under budget. Mr. Larson explained that DGRI had anticipated the continued contribution to the Office of Special Events but has not received any bills to date. Mr. Talen asked about the Bostwick Avenue line item. Mr. Larson explained that the City's Engineering Department has been grouping the Bostwick Avenue project with the State Street project, so while Bostwick Avenue looks over budget, State Street has no expenditures although it has been billed for. Mr. Harris asked if both projects are projected to come in on budget. Mr. Larson said yes.

Motion: Mayor Rick Winn, supported by Elissa Hillary, moved to approve Statement D: Schedule of June 2016 Expenditures as recommended. Motion carried unanimously.

5. Approve BRIP for 250 Commerce Ave SW

Mr. Larson introduced the BRIP request for Bethlehem Church. Mr. Larson explained that the grant would be used to make ADA accessibility improvements. Mr. Schrimpf thanked the Board for their consideration and explained the new program Bethlehem Church is looking to implement. Mr. Schrimpf explained that this is a program that works to cross program care of the elderly as well as childcare provision. The combined programs will create an Intergenerational Center, a first of its kind

facility for the youth and elderly in Kent County. Ms. Dunn asked if the Board has historically supported churches. Mr. Larson said the Board has supported Heartside Ministries in the past. Ms. Dunn added that she loves the idea of this program and thanked Mr. Schrimpf. Mr. Talen said he believes this to be an outstanding program and has seen research that suggests excellent results.

Motion: Kayem Dunn, supported by Jim Talen, moved to approve the BRIP grant in an amount not to exceed \$50,000. Motion carried unanimously.

6. Ratify Liquor License Request – 405 Bridge St. NW

Mr. Larson explained that this liquor license was approved at the regularly scheduled September meeting, but because there was not quorum, the motion needs to be ratified.

Motion: Kayem Dunn, supported by Elissa Hillary, moved to approve the resolution for the issuance of a development area liquor license for Ando Grand Rapids, LLC to operate Ando Asian Kitchen at 405 Bridge Street NW. Motion carried unanimously.

7. Calder Plaza Design Process & Calder Plaza Contract Amendment

Mr. Larson gave an update on the Calder Plaza design process. Mr. Larson said that there have been a number of specifically targeted focus groups held, as well as public meetings, and surveys that have been distributed in both English and Spanish. Mr. Larson took a moment to highlight the survey results. Mr. Larson gave an overview of the three (3) different concepts that have been identified by the design team. Mr. Larson explained that the goal is not to choose just one concept, but allow the community to choose different elements from each concept. Mr. Larson said that there has been a strong desire to be involved in the design process from both the community and steering committee members. Mr. Larson said the steering committee has specifically asked for more time with the design team to better understand the possibilities of the plaza. These additional sessions with the design team will push the budget beyond what was previously authorized. Mr. Larson said it will be an additional 18,000 dollars to complete the additional engagement sessions. Mr. Winn asked what results the conceptual process will yield. Mr. Larson said if there is a concept that emerges from this process, the next step would be to engage in schematic design, design development, and then construction documents. Mr. Larson said Calder Plaza was identified in the City's Transformation Plan, so the DDA's role would be to deliver an idea to City Commission to help them determine a plan to identify funds for the next stages of implementation. Mr. Winn asked if construction budgets have been set. Mr. Larson said no. Ms. Hillary said she has appreciated this process and is excited about the different elements of design that it has yielded. Mr. Harris said based on DGRI's track record with community engagement and delivering results he has faith that staff will be able to partner with the City to deliver a plan that can be constructed.

Motion: Kayem Dunn, supported by Rick Winn, moved to approve an increase in the fee for Design Workshop to complete the Calder Plaza planning process to an amount not to exceed \$218,000. Motion carried unanimously.

8. TIF and Development Plan Update

Mr. Harris explained to the Board that the TIF and Development Plan will be an action item on the October meeting agenda and wanted to ensure that all Board members had a sense of what to expect and where the process is. Mr. Larson explained that staff has been engaged in a process to update the current TIF and Development plan that the DDA operates under. Mr. Larson gave a brief overview of the existing TIF Plan and how it allows the DDA to capture increment. Mr. Larson said that the last time the TIF Plan was updated was in 2007 and it is what created the current geography of the DDA.

Mr. Larson added that the existing plan was set forth by Voices and Visions and needs to be updated to reflect the goals of GR Forward. Mr. Larson said that entities are able to opt out of the current TIF district and staff is working with the entities that have opted out, such as GRCC and Kent County, to see the value of being a part of the TIF district and opt back in. Mr. Larson shared the current proposed expansion plan. Mr. Larson said it is important to understand that because there are areas where another capture district currently exists, the DDA would not be able to capture any increment, but would be able to extend its services. Mr. Larson added that the steering committee was able to take walking tours of the expanded areas and reflect on the needs of the area to move forward the goals of GR Forward. Mr. Larson reviewed the ten (10) point plan for TIF reform and the items that will be included in the plan update. Mr. Larson said the organization has been working very closely with both the state House and Senate to include this language in the state statute. Mr. Larson said the update of the TIF Plan also allows the DDA the opportunity to not capture special millages after the arena debt service is satisfied. Mr. Larson said it will be critical to have a clear definition of what a “special millage” is and is not. Mr. Wendt clarified that the DDA is able to not capture special millages if it is specified in the TIF plan even though it is not in the current legislation. Mr. Larson gave a proposed timeline for adoption of the TIF Plan. Mr. Larson said the TIF Plan steering committee will offer a recommendation to the DDA at the next meeting, City Commission will then set public hearings, and the intent will be for City Commission to approve the ordinance before the end of the calendar year. Mr. Larson said this schedule will allow the DDA to opt out of capturing the proposed Zoo and Museum millage as well as stay ahead of the current legislation. Ms. Hillary asked if there is any precedent in regards to opting out of special millages. Mr. Larson described the case law regarding the DIA and Detroit Zoo’s special millage, and the requirement to capture the millages. Mr. Larson said while DGRI is trying to lead the state conversation for potential legislation, it is crucial that the DDA also lead by example locally. Mr. Talen said that he has been involved in conversations regarding TIF across the state and while he has learned of many bad examples of DDA’s, he is encouraged to see this DDA operate far ahead of other cities. Mr. Talen said he believes the adoption of this updated plan will only take us another step further and help to set the bar for the rest of the state and for potential legislation.

9. DGRI Performance Measures

Mr. Larson explained that these measures emerged as a way to help demonstrate progress of the organization back to the community. Mr. Larson said he has worked closely with the Executive Committee to produce a set of fifteen (15) measurables that will help to inform annual reporting and benchmarks for the organization as a whole. Mr. Larson took a moment to introduce and explain each of the proposed measures. Mr. Larson said that some of the measures can be completed internally, such as alliance composition and appointments, but other items like pedestrian counts will be completed through surveys and third party organizations. Mr. Larson said that this year will become the benchmark year, and then goals can be set for future years. Mr. Harris said he is hopeful that this will help to continue to show the value and the efficiencies of DGRI to the various Boards as well as the community.

10. President & CEO Report
DGRI (8/17/16)

- Approved FY17 Performance Measures
- Approved language addressing special millages:

RECOMMENDATION: Where legally permissible, encourage the DDA TIF and Development Plan Steering Committee and the DDA Board to support amendments to the DDA TIF and Development

Plan that would allow the DDA to not capture future special millages that meet the definition of special millages provided by DGRI's legal counsel.

DID 9/12/16

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

MNTIFA (8/10/16)

- Adopted FY17 Budget
- Approved support for parklet at Garage Bar

Alliances:

INVESTMENT (9/13)

- Chair: Nikos Monoyios, Long Range Planner @ The Rapid
- Working on Incentive Program modifications

VIBRANCY (7/20)

- Chair – Brandy Moeller, City of Grand Rapids
- Working Groups: Hospitality, Public Space Activation, Community Inclusion

LIVABILITY (7/25)

- Chair: Lynee Wells, Principal @ Williams & Works – Working Group Discussions;
- Participated in working session on Parks Master Planning

DGRI Staff Highlights

Events / Marketing / Communications

- Held weekend of Olympics Opening Ceremony event with WOOD TV8, 8/5 – 8/7
- Held Residential Stakeholder Event, August 2, 2016 @ Secchia Center
- Released the State of Downtown video ~18K views
- Completed the 2016 Movies in the Park series – Analytics in process
- Held first Special Events Training Program – 45 attendees!
- Held final 2016 Relax at Rosa – 9/15 – Celebration for Hispanic Heritage Month
- Working on GR Forward Thinking Speaker Series
 - Project ñ – Oct 10, 6:30 – 8:30 PM; Loosemore Auditorium
 - Dr. Tsemberis – November 16, 6:00 PM; Fountain St. Church

Planning / Development

- Hosted Senator Ken Horn & Senate legislative staff on TIF reform – Sep 13/14
- Testified in Lansing Sep 13 re: House TIF bills
- GR Forward awarded the Daniel Burnham Award for Excellence in Comprehensive Planning
- KL & TK participating on Daniel Rose Fellowship project team- Organized by ULI & National League of Cities. Team also includes Mayor Bliss, Kara Wood, and Josh Naramore.

- This week: releasing RFP for Bikeshare feasibility Study
- Hosting two supplemental Calder Plaza design sessions – Sep 29 & Sep 30
- Food Truck Ordinance approved 8/23
- Partnering with Experience GR and Grand Action on Destination Asset Initiative
- Managing Lyon Square Schematic Design – City staff reviewed 80% drawings Aug 24
- Held second Public Meeting on Calder Plaza Design - 8/30
- TIF Plan Update to Steering committee later in September, to DDA for approval 10/12/16.
- Assisted in launching new circulator service launch Sep 1

11. Public Comment
None

12. Board Member Discussion
None

13. Adjournment
The meeting adjourned at 3:26pm

MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

**Agenda Item 3.
October 12, 2016
DDA Meeting**

DATE: October 6, 2016

TO: Brian Harris
Chairman

FROM: Jana M. Wallace
Downtown Development Authority Treasurer

SUBJECT: FY2017 Interim Financial Statements as of September 30, 2016

Attached are the DDA's interim financial statements for the first three months of the fiscal year ending June 30, 2017. This is the first set of FY2017 statements. 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 July 1 through September 30, 2016 Expenditures

The City Treasurer distributed the DDA's summer property tax increment revenues in August. Due to the Zoo / Museum millage vote on the November 8, 2016 ballot, winter property tax bills will be issued to every property owner on December 1, 2016 and the DDA's winter property tax increment revenues will be distributed in January or February, 2017.

Per Board Member Talen's request, on the next page is a summary of DDA projects which were removed from Statement C beginning with this first set of FY2017 statements.

The Authority has sufficient cash to support budgeted expenditures.

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

Attachments

CITY OF GRAND RAPIDS, MICHIGAN

ddastmts-sep16.xls jmw 10062016

Downtown Development Authority

Projects Completed or Removed Beginning with FYE June 30, 2017

Project Name	Budget	Actual Expenditures		Remaining Budget	Project Status
		FY2016	All Years		
Downtown Marketing & Inclusion	\$ -	\$ 17,430	n/a	\$ (17,430)	Project moved to Local Tax Increment
Downtown Plan - Initial Process/Completion	668,089	88,664	681,662	(13,573)	Completed
Downtown Speakers Series	-	27	n/a	(27)	Project moved to Non-Tax Increment
Experience - Miscellaneous	-	1,000	n/a	(1,000)	Project moved to Non-Tax Increment
Grandville Ave Area Improvements	850,000	841,993	841,993	8,007	Completed
Ionia Ave 9 - Buckley St to Wealthy St	886,673	-	707,833	178,840	Completed
Monroe Ave Resurfacing - Louis to I-196	165,000	2,648	79,493	85,507	Completed
Monroe Center-Phase 3 / Monument Park	725,000	9,235	1,289,791	(564,791)	Completed
Ottawa Avenue Public Improvements	330,000	133,000	319,633	10,367	Completed
Recreational Walk / Tour Signage	35,000	-	9,715	25,285	Completed
Skywalk Wayfinding Sign Improvements	50,000	-	-	50,000	Completed by GRKCCAA and SMG
State of Downtown Event & Annual Reports	-	55	n/a	(55)	Project moved to Local Tax Increment
State Street -Jefferson Ave to Lafayette Ave	900,000	-	-	900,000	Project combined with Bostwick Ave
Wayfinding Sign Maintenance	-	560	n/a	(560)	Project moved to new project line item
TOTALS	\$ 4,609,762	\$ 1,094,612	\$ 3,930,120	\$660,570	

STATEMENT A

DOWNTOWN DEVELOPMENT AUTHORITY

Balance Sheet

As of September 30, 2016

	Non-Tax Funds	Debt Increment	Local Tax Increment	TOTAL
ASSETS				
Pooled Cash and Investments	\$ 4,481,553	\$ 12,982,512	\$ 7,816,340	\$ 25,280,405
Petty Cash	-	-	500	500
Debt Service Reserve Fund	-	5,406,462	-	5,406,462
Loan Receivable - Project Developer	613,848	-	-	613,848
Loan Receivable - Special Assessments	11,052	-	-	11,052
Interest Receivable	31,899	29,645	36,481	98,025
General Fixed Assets	-	-	90,051,736	90,051,736
Future Tax Increment Revenues Anticipated	-	30,098,727	139,500	30,238,227
TOTAL ASSETS	\$ 5,138,352	\$ 48,517,346	\$ 98,044,557	\$ 151,700,255
LIABILITIES AND FUND EQUITY				
Liabilities				
Current Liabilities	\$ -	\$ -	\$ 27	\$ 27
Parking Revenue Payable	69,620	-	(69,620)	-
Project Increment Due to Developers	-	-	7,373	7,373
Due to Other Governmental Units	-	4,549,172	-	4,549,172
Debt Increment Reimbursement Payable	-	3,789,022	-	3,789,022
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	791,046	38,576,135	148,568	39,515,749
Fund Balance / Equity:				
Investments in General Fixed Assets	-	-	90,051,736	90,051,736
Non-Tax Increment Reserve	3,801,560	-	-	3,801,560
Reserve for Authorized Projects	-	-	7,093,023	7,093,023
Reserve for Brownfield Series 2012A Bonds	531,071	-	-	531,071
Reserve for Compensated Absences	-	-	7,881	7,881
Reserve for Eligible Obligations	-	9,941,211	-	9,941,211
Reserve for Encumbrances	14,675	-	743,349	758,024
TOTAL FUND EQUITY	4,347,306	9,941,211	97,895,989	112,184,506
TOTAL LIABILITIES & FUND EQUITY	\$ 5,138,352	\$ 48,517,346	\$ 98,044,557	\$ 151,700,255

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 - September 30, 2016

	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	\$ 4,665,956
Property Tax Increment - Transit Millage	-	-	-	-	454,848	454,848
Property Tax Increment - Prior Year Appeals	-	-	(75,000)	-	(75,000)	-
Property Tax Increment - Rebates to City / ITP	-	-	-	-	(327,571)	-
Special Assessments - Areaway	15,000	-	-	-	-	-
Brownfield Authority - Grandville Avenue	-	-	-	-	26,180	-
Brownfield Authority - Veterans Park	-	-	-	-	606,979	-
Interest on Investments - General	22,171	1,370	5,000	2,597	54,307	2,022
Interest on Investments - Multi-Year Accrual Reversal	-	(18,541) ¹	-	-	-	(59,773) ¹
Interest on Investments - The Gallery Note	27,623	-	-	-	-	-
Property Rental - DASH Parking Lots	321,332	-	-	-	-	-
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	\$ (11,258)	\$ 10,119,728	\$ 9,601,144	\$ 7,547,350	\$ 5,063,053
EXPENDITURES						
Investment - Planning and Infrastructure						
Development Incentive Programs	\$ -	\$ -	\$ -	\$ -	\$ 1,225,000	\$ 446,969
Transit Projects - Transit Millage Funded	-	-	-	-	580,000	-
Planning	10,000	7,500	-	-	10,000	3,375
Public Infrastructure	2,051,451	-	-	-	3,089,000	395,042
Investment Total	\$ 2,061,451	\$ 7,500	\$ -	\$ -	\$ 4,904,000	\$ 845,386
Livability - Residents / Workers / Neighborhood	412,000	59,502	-	-	870,000	118,889
Vibrancy - Attracting Visitors	555,000	90,228	-	-	295,000	15,754
Miscellaneous	40,000	15,336	-	-	-	-
Total Alliance Projects	\$ 3,068,451	\$ 172,566	\$ -	\$ -	\$ 6,069,000	\$ 980,029
Administration	3,200	104	-	-	1,022,863	270,132
Debt Service for Bond Issues	213,997	-	5,809,525	250	455,487	-
Estimated Capture to be Returned	-	-	4,310,203	-	-	-
TOTAL EXPENDITURES	\$ 3,285,648	\$ 172,670	\$ 10,119,728	\$ 250	\$ 7,547,350	\$ 1,250,161
EXCESS / (DEFICIT)	\$ -	\$ (183,928)	\$ -	\$ 9,600,894	\$ -	\$ 3,812,892

Note 1: For efficiency reasons, the City Treasurer does not record interest revenue when earned from multiple year investments. Instead, revenues associated with multiple year investments are accumulated annually, accrued, & then reversed in the following fiscal year.

ddastmts-sep16.xls jmw 10062016

STATEMENT C

DOWNTOWN DEVELOPMENT AUTHORITY
Statement of Current Project Expenditures
As of September 30, 2016

Project Title	Project Budgets		EXPENDITURES			Available Budget
	%	Cost	Month	Fiscal Year	All Years	
Areaway Fill Program (ARIP)		\$ 70,000 ^{1,2}	\$ -	\$ -		\$ 70,000
Building Re-use Incentive Program (BRIP)		250,000 ^{1,2}	84,050	84,050		165,950
Development Project Guidance		80,000 ^{1,2}	2,411	2,411		77,589
Development Project Reimbursements		775,000 ^{1,2}	360,508	360,508		414,492
Streetscape Improvement Incentive Program		50,000 ^{1,2}	-	-		50,000
Investment - Development Incentives Sub-Total	10.19%	\$ 1,225,000	\$ 446,969	\$ 446,969		\$ 778,031
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	4.82%	\$ 580,000	\$ -	\$ -	\$ -	\$ 580,000
Downtown Plan - Community Relations		10,000 ^{1,2}	3,375	3,375		10,000
Investment - Planning Sub-Total	0.08%	\$ 10,000	\$ 3,375	\$ 3,375	\$ -	\$ 10,000
Arena South Implementation		636,596 ²	-	-	86,596	550,000
Bridge Street Streetscape Improvs		216,237 ²	33	33	116,270	99,967
Grand River Activation		200,000 ²	-	-	-	200,000
Ionia Avenue Cycletrack		286,000 ²	-	-	-	286,000
Library Area Improvements		250,000 ²	-	-	-	250,000
Lyon Square Improvements		916,882 ²	182,987	182,987	349,869	567,013
Michigan / Ottawa Gateway		75,000 ²	-	-	-	75,000
Pearl Street Gateway Enhancements		504,280 ²	50,114	50,114	301,726	202,554
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	161,908	161,908	760,911	814,089
Streetscape Improvements - various		600,000 ²	-	-	-	600,000
Veterans Park Improvements		894,890 ²	-	-	144,890	750,000
Weston Street - Sheldon to LaGrave Ave		100,000 ²	-	-	-	100,000
Investment - Public Infrastructure Sub-Total	55.11%	\$ 6,624,885	\$ 395,042	\$ 395,042	\$ 1,760,262	\$ 4,864,623
Downtown Speakers Series		10,000 ^{1,3}	7,500	7,500		2,500
Investment - Non-Tax Supported Sub-Total	0.08%	\$ 10,000	\$ 7,500	\$ 7,500		\$ 2,500
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	96,904	96,904	210,440	303,096
Snowmelt System Repairs / Investigation		50,000 ^{1,2}	1,908	1,908		48,092
Tree Well Fill		150,000 ²	-	-	-	150,000
Urban Recreation Plan		264,084 ²	-	-	54,084	210,000
Wayfinding System Improvements		326,904 ²	20,077	20,077	91,981	234,923
Livability - Local Tax Supported Sub-Total	18.88%	\$ 2,269,568	\$ 118,889	\$ 118,889	\$ 516,549	\$ 1,751,111
Division Ave Task Force Implementation		2,500 ^{1,3}	-	-		2,500
Downtown Ambassadors		225,000 ^{1,3}	49,230	49,230		175,770
Educational Partnerships Initiatives		5,000 ^{1,3}	-	-		5,000
Project and Fixed Asset Maintenance		25,000 ^{1,3}	-	-		25,000
Public Realm Improvements		- ^{1,3}	5,439	5,439		(5,439)
Riverwalk Maintenance		20,000 ^{1,3}	-	-		20,000
Stakeholder Engagement Programs		15,000 ^{1,3}	4,113	4,113		10,887
Street Trees Maintenance Program		5,000 ^{1,3}	-	-		5,000
Transportation Demand Mgmt Program		112,500 ^{1,3}	720	720		111,780
Winter Avenue Building Lease		2,000 ^{1,3}	-	-		2,000
Livability - Non-Tax Supported Sub-Total	3.43%	\$ 412,000	\$ 59,502	\$ 59,502	\$ -	\$ 352,498
DGRI Event Production		- ^{1,2}	598	598		(598)
Downtown Marketing and Inclusion		275,000 ^{1,2}	13,625	13,625		261,375
Downtown Workforce Program		- ^{1,2}	159	159		(159)
State of Downtown Event and Annual Reports		20,000 ^{1,2}	1,372	1,372		18,628
Vibrancy Local Tax Supported Sub-Total	2.45%	\$ 295,000	\$ 15,754	\$ 15,754		\$ 279,246
Bridge Lighting Operations		10,000 ^{1,3}	-	-		10,000
DGRI Event Production		80,000 ^{1,3}	24,740	24,740		55,260
Diversity/Inclusion Programming		22,500 ^{1,3}	300	300		22,200
Downtown Marketing & Inclusion		- ^{1,3}	322	322		(322)
Downtown Workforce Program		35,000 ^{1,3}	7,606	7,606		27,394
Go-Site Visitor Center at GRAM		7,500 ^{1,3}	-	-		7,500
Holiday Décor Program		65,000 ^{1,3}	-	-		65,000
Major Event Sponsorship		65,000 ^{1,3}	50,000	50,000		15,000
Public Space Activation		30,000 ^{1,3}	3,055	3,055		26,945
Rosa Parks Circle Skating Operations		40,000 ^{1,3}	-	-		40,000
Special Events - Grants		40,000 ^{1,3}	4,000	4,000		36,000
Special Events - Office of		75,000 ^{1,3}	-	-		75,000
Special Events - Training Program		5,000 ^{1,3}	205	205		4,795
Ticketed Events - Police Services		80,000 ^{1,3}	-	-		80,000
Vibrancy Non-Tax Supported Sub-Total	4.62%	\$ 555,000	\$ 90,228	\$ 90,228		\$ 464,772
Experience - Miscellaneous	0.33%	40,000^{1,3}	15,336	15,336		24,664
TOTAL	100.00%	\$ 12,021,453	\$ 1,152,595	\$ 1,152,595		\$ 9,107,445

Note 1: Current year (FY2017) budget only.

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

ddastmts-sep 6.xls jmw 10062016

STATEMENT D

DOWNTOWN DEVELOPMENT AUTHORITY

Schedule of Expenditures

July 1 - September 30, 2016

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
Local	9/23/2016	HP3 LLC	Developer Reimbursements	Reimburse Summer 2016 property tax increment	\$ 280,608.61
Local	8/11/2016	Bishop Land Design, LLC	Lyon Square Improvements	Lyon Square design services June 2016	99,060.06
Local	8/16/2016	DIVERSCO CONSTRUCTION CO INC	Pearl Street Gateway Enhancements	General Construction	88,893.35
Local	9/22/2016	STATE OF MICHIGAN	Bostwick Avenue - Lyon St to Crescent St	General Construction	86,131.42
Local	8/11/2016	Bishop Land Design, LLC	Lyon Square Improvements	Lyon Square design services July 2016	80,086.23
Local	8/8/2016	Paychex	Administration	DDA Payroll Wages, 401(k), Taxes - July, 2016	74,942.41
Local	8/11/2016	STATE OF MICHIGAN	Bostwick Avenue - Lyon St to Crescent St	General Construction	70,419.84
Local	9/19/2016	Paychex	Administration	DDA Payroll Wages, 401(k), Taxes - August, 2016	59,108.17
Local	9/30/2016	Paychex	Administration	DDA Payroll Wages, 401(k), Taxes - Sept, 2016	57,981.91
Local	8/23/2016	City Treasurer - Parking Services	DASH North Shuttle Services	FY2015 and FY2016 DASH North Shuttle services	52,085.00
Local	9/15/2016	DIG HOSPITALITY LLC	Building Re-use Incentive Program (BRIP)	Building Reuse Incentive Program (BRIP) Grant	50,000.00
Non-Tax	9/28/2016	ArtPrize Grand Rapids	Special Events - Grants	Special Event Grant: ArtPrize 09/2016	40,000.00
Local	8/2/2016	Design Workshop, Inc.	Public Realm Improvements	Calder Plaza design services June 2016	35,597.70
Local	9/22/2016	TWO WEST FULTON LLC	Developer Reimbursements	Reimburse Summer 2016 property tax increment	33,538.30
Local	7/29/2016	ECO-COMPTUEUR INC	Public Realm Improvements	Pedestrian counter software	24,770.00
Non-Tax	9/16/2016	MYDATT SERVICE INC	Downtown Ambassadors	Downtown Ambassadors 07/2016	24,510.78
Non-Tax	9/28/2016	MYDATT SERVICE INC	Downtown Ambassadors	Downtown Ambassadors 08/2016	24,510.78
Local	9/23/2016	DIG HOSPITALITY LLC	Building Re-use Incentive Program (BRIP)	Building Reuse Incentive Program (BRIP) Grant	22,050.00
Local	9/1/2016	VALLEY CITY SIGN CO	Wayfinding System Improvements	Wayfinding Signs	20,077.00
Local	9/23/2016	35 Oakes Associates, L.L.C.	Developer Reimbursements	Reimburse Summer 2016 property tax increment	20,043.90
Local	8/2/2016	Design Workshop, Inc.	Public Realm Improvements	Calder Plaza design services June 2016	17,863.99
Local	9/23/2016	DBD PROPERTIES, LLC	Developer Reimbursements	Reimburse Summer 2016 property tax increment	15,812.46
Local	8/8/2016	Plank Road Building & Lofts LLC	Building Re-use Incentive Program (BRIP)	13 S. Division 7/8/16	12,000.00
Local	9/6/2016	Design Workshop, Inc.	Public Realm Improvements	Planning/Design Services: Calder Plaza 07/2016	11,563.48
Local	7/14/2016	ArtPeers	Downtown Marketing & Inclusion	GR Forward Together Production	10,000.00
Local	7/29/2016	ArtPeers	Downtown Marketing & Inclusion	GR Forward Together Production	10,000.00
Non-Tax	9/16/2016	GR and Jazz	Special Events - Grants	Special Event Grant: GRandJazzFest 08/18/2016	10,000.00
Local	8/29/2016	City Treasurer - Budget Office	Administration	Support services allocation - August 2016	8,391.00
Local	9/26/2016	City Treasurer - Budget Office	Administration	Support services allocation - September 2016	8,391.00
Local	8/29/2016	City Treasurer - Budget Office	Administration	Support services allocation - July 2016	8,388.00
Non-Tax	9/23/2016	HISPANIC CENTER OF W MICH	Downtown Speakers Series	Downtown Speaker Series: Project N sponsorship	7,500.00
Local	8/31/2016	CASSIDY BISHER	Downtown Marketing & Inclusion	State of the Downtown video production	5,874.00
Local	7/20/2016	Federal Square Building Co. #1, LLC	Administration	Share of lease - July 2016	5,864.41
Local	9/23/2016	100 Commerce Development LLC	Developer Reimbursements	Reimburse Summer 2016 property tax increment	5,803.42
Non-Tax	9/28/2016	DWELLING PLACE OF GR INC	Public Realm Improvements	Trash receptacle mural project 08/29/2016	5,439.26
Local	8/15/2016	Federal Square Building Co. #1, LLC	Administration	Share of lease - August 2016	5,398.14
Local	9/1/2016	SOIL AND MATERIALS ENGINEERS, INC.	Bostwick Avenue - Lyon St to Crescent St	Construction materials testing	5,357.30
Non-Tax	9/16/2016	SWIFT PRINTING & COMMUNICATIONS	DGRI Event Production	Movies in the Park Supplies	4,474.46
Local	9/23/2016	OWEN-AMES-KIMBALL CO	Developer Reimbursements	Reimburse Summer 2016 property tax increment	3,897.41
Local	9/22/2016	FIFTH THIRD BANK	Public Realm Improvements	P Card 08/16: Dvn Ave trash recptcls; Calder Plaza	3,883.29
Local	8/8/2016	City of Grand Rapids	Administration	Staff services - payroll period ended 07/30/2016	3,788.15
Local	7/27/2016	City of Grand Rapids	Administration	Staff services - payroll period ended 07/16/2016	3,491.48
Non-Tax	8/16/2016	LiveSpace	Experience - Miscellaneous	Olympics Watch Party Screen	3,250.00
Non-Tax	8/16/2016	LiveSpace	Experience - Miscellaneous	Olympics Watch Party Screen	3,250.00
Non-Tax	8/16/2016	LiveSpace	Experience - Miscellaneous	Olympics Watch Party Screen	3,250.00
Non-Tax	8/16/2016	LiveSpace	Experience - Miscellaneous	Olympics Watch Party Screen	3,250.00
Local	8/16/2016	Jamie Robinson	Downtown Marketing & Inclusion	Community and Neighborhood Engagement	3,000.00
Local	7/29/2016	Jamie Robinson	Downtown Plan	Community and Neighborhood Engagement	3,000.00
Local	8/31/2016	McAlvey Merchant & Associates	Administration	Governmental Consulting 07/2016	3,000.00
Local	8/24/2016	OBOYLE COWELL BLALOCK & ASSOC	Pearl Street Gateway Enhancements	Pearl Street Streetscape Improvements	2,893.64
Local	9/16/2016	City of Grand Rapids	Administration	Staff services - payroll period ended 09/10/2016	2,873.87
Local	8/23/2016	FIFTH THIRD BANK	Administration	P Card 07/2016: Travel & Training for Staff	2,715.81
Local	8/2/2016	Design Workshop, Inc.	Public Realm Improvements	Calder Plaza Design services April 2016	2,474.70
Local	9/29/2016	City of Grand Rapids	Administration	Staff services - payroll period ended 09/24/2016	2,454.60
Local	7/29/2016	ArtPeers	Downtown Marketing & Inclusion	GR Forward Together Production	2,250.00
Local	9/22/2016	FIFTH THIRD BANK	Administration	P Card 08/2016: K. Larson travel & training	2,237.63
Local	8/18/2016	City of Grand Rapids	Administration	Staff services - payroll period ended 08/13/2016	2,235.01
Non-Tax	8/31/2016	Ice sculptures, Ltd.	DGRI Event Production	Movies in the Park: Live Sculpting 08/05/2016	2,120.00
Local	8/31/2016	Fishbeck, Thompson, Carr, & Huber Inc	Lyon Square Improvements	Topographic survey: Lyon Square 07/29/2016	2,073.00
Local	9/28/2016	TGG, Inc.	Administration	Insurance Premium 10-12/2016	2,018.06
Non-Tax	9/16/2016	Grand Rapids Downtown Market	Special Events - Grants	Special Event Grant: Sand Rapids 08/2016	2,000.00
Local	9/6/2016	City of Grand Rapids	Administration	Staff services - payroll period ended 08/27/2016	1,871.63
Local	9/16/2016	MATERIALS TESTING CONSULTANTS	Lyon Square Improvements	Project engineering: Lyon Square 07/2016	1,767.50
Local	8/31/2016	City Treasurer - Risk Management	Administration	General insurance - July 2016	1,727.00
Local	9/14/2016	City Treasurer - Risk Management	Administration	General insurance - August 2016	1,727.00
Local	9/26/2016	City Treasurer - Risk Management	Administration	General insurance - September 2016	1,727.00
Non-Tax	8/16/2016	MKR Services, Inc	DGRI Event Production	Movies in the Park entertainer	1,700.00

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures
July 1 - September 30, 2016

Page 2

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>continued from previous page</i>					
Non-Tax	8/15/2016	Kerkstra Portable Restroom Svc Inc	DGRI Event Production	Movies in the Park - portable restroom rental 7/8/2016	\$ 1,625.00
Non-Tax	9/16/2016	Kerkstra Portable Restroom Svc Inc	DGRI Event Production	Event Supplies: Movies in the Park 07/2016	1,625.00
Non-Tax	9/16/2016	Kerkstra Portable Restroom Svc Inc	DGRI Event Production	Event Supplies: Movies in the Park 08/05/2016	1,625.00
Non-Tax	9/28/2016	SWANK MOTION PICTURES	DGRI Event Production	Movies Not in the Park movie rights	1,525.00
Non-Tax	8/1/2016	City Treasurer - Police Dept	DGRI Event Production	Police O/T: Movies in the Park: 7/8, 7/22, 8/5, 8/19/20	1,521.24
Non-Tax	9/27/2016	A & J Restuarant Development LLC	Stakeholder Engagement Programs	Resident Network event: catering 08/2/2016	1,521.00
Local	7/21/2016	FUSION IT LLC	Administration	Share of Adobe Acrobat programs	1,506.84
Non-Tax	8/23/2016	FIFTH THIRD BANK	Experience - Miscellaneous	P Card 07/16: miscellaneous supplies	1,356.36
Local	8/2/2016	DICKINSON WRIGHT PLLC	Development Project Guidance	Legal services- Monroe Center BRIP	1,310.40
Non-Tax	8/31/2016	Douglas James Abram	Downtown Workforce Program	Performance: Relax at Rosa 08/04/2016	1,250.00
Non-Tax	9/16/2016	MKR Services, Inc	DGRI Event Production	Event Supplies: MITP 08/2016	1,250.00
Non-Tax	9/16/2016	MICHIGAN STATE UNIVERSITY	Stakeholder Engagement Programs	Resident Network event: Event space rental 08/2/2016	1,215.00
Local	8/9/2016	GEOTECH INC	Snowmelt System Repairs / Investigation	Snowmelt Repairs	1,100.00
Non-Tax	9/16/2016	SWIFT PRINTING & COMMUNICATIONS	DGRI Event Production	Event Supplies: DGRI Events 06/2016	1,081.82
Local	7/13/2016	Hot Capicola Music	State of Dntn Event & Annual Reports	State of the Downtown musical performance	1,000.00
Non-Tax	8/16/2016	PUBLIC MUSEUM OF WEST MICHIGAN	Special Events - Grants	Event Sponsorship: Free Day at the Musuem	1,000.00
Local	7/13/2016	Vox Vidorra	State of Dntn Event & Annual Reports	State of the Downtown musical performance	1,000.00
Non-Tax	8/31/2016	WEST MICHIGAN ENV ACTION COUNCIL	Special Events - Grants	Event Sponsorship: Grand River Clean Up 2016	1,000.00
Local	8/18/2016	CITY OF GR TREASURER WATER BILLS	Administration	Water - 199 Wealthy St SE	956.75
Local	8/16/2016	Eric Treur	State of Dntn Event & Annual Reports	State of the Downtown comedy performance	850.00
Non-Tax	9/16/2016	Sky American, Inc.	DGRI Event Production	Event Supplies: MITP Hot Air Balloon 06/2016	850.00
Non-Tax	7/29/2016	MKR Services, Inc	DGRI Event Production	Movies in the Park caricatures 07/08/2016	845.00
Local	8/9/2016	GEOTECH INC	Snowmelt System Repairs / Investigation	Snowmelt Repairs	808.00
Local	9/23/2016	68 COMMERCE, LLC	Developer Reimbursements	Reimburse Summer 2016 property tax increment	803.66
Non-Tax	8/16/2016	Asamu Johnson	Downtown Workforce Program	Relax at Rosa - 07/28/2016	800.00
Non-Tax	8/16/2016	SWIFT PRINTING & COMMUNICATIONS	Stakeholder Engagement Programs	Resident Network event supplies	787.50
Local	8/31/2016	DICKINSON WRIGHT PLLC	Administration	Legal Services: Downtown Market Project 07/2016	782.60
Local	9/28/2016	The Hartford	Administration	Workers Compensation 08/2016	776.06
Non-Tax	7/21/2016	REVUE HOLDING 1	Downtown Workforce Program	Relax at Rosa advertisement	772.00
Non-Tax	8/16/2016	REVUE HOLDING 1	Downtown Workforce Program	Relax at Rosa advertisement	772.00
Local	8/12/2016	The KR Group, Inc.	Administration	Share of month IT services June 2016	732.51
Local	8/16/2016	The KR Group, Inc.	Administration	Share of monthly IT services July 2016	732.51
Local	8/16/2016	The KR Group, Inc.	Administration	Share of monthly IT services August 2016	732.51
Local	9/16/2016	The KR Group, Inc.	Administration	Share of monthly IT services September 2016	732.51
Local	9/22/2016	FIFTH THIRD BANK	Administration	P Card 08/2016: Office Supplies (DDA portion)	710.27
Local	9/16/2016	CASSIDY BISHER	Downtown Marketing & Inclusion	State of our Downtown video edits	700.00
Non-Tax	9/16/2016	kathy lamar	Downtown Workforce Program	Performance: Relax at Rosa 08/11/2016	700.00
Local	7/29/2016	Applied Imaging	Administration	Share of copier rental, and black/white/color copy fees	612.17
Local	9/28/2016	BLUE CROSS BLUE SHIELD OF MICH	Administration	Share of dental insurance premium Oct 2016-Dec 201	593.43
Local	8/23/2016	FIFTH THIRD BANK	Administration	P Card 07/16: Travel & Training for K. Larson	583.47
Local	8/2/2016	DICKINSON WRIGHT PLLC	Development Project Guidance	Legal Services: Area 4/5 Development	573.40
Non-Tax	9/22/2016	FIFTH THIRD BANK	Experience - Miscellaneous	P Card 08/16: Olympics watch party; sound system	560.66
Non-Tax	9/1/2016	SERITA CROWLEY	Downtown Workforce Program	Relax at Rosa - 07/07/2016	550.00
Local	8/23/2016	FIFTH THIRD BANK	Downtown Marketing & Inclusion	P Card 07/16: Dropbox/CRM subscripts; Facebk ads	538.00
Non-Tax	9/22/2016	FIFTH THIRD BANK	DGRI Event Production	P Card 08/2016: Face Painter & Body Artist: MITP	537.50
Non-Tax	9/16/2016	Kerkstra Portable Restroom Svc Inc	Experience - Miscellaneous	Event Supplies: Olympics Watch Party 08/2016	515.00
Non-Tax	7/13/2016	Adrian Butler	DGRI Event Production	DJ Services: Movies in the Park 7/22/2016	500.00
Non-Tax	8/12/2016	Adrian Butler	DGRI Event Production	DJ Services: Movies in the Park 8/19/2016	500.00
Non-Tax	8/16/2016	Adrian Butler	DGRI Event Production	DJ Services: Movies in the Park 07/08/2016	500.00
Non-Tax	8/31/2016	Adrian Butler	DGRI Event Production	DJ Services: Movies in the Park 08/5/2016	500.00
Non-Tax	9/16/2016	Adrian Butler	DGRI Event Production	DJ Services: Movies in the Park 08/2016	500.00
Non-Tax	9/16/2016	Goldie JoRae Stilson	Downtown Workforce Program	Performance: Relax at Rosa 08/23/2016	500.00
Local	9/16/2016	Jessica Ann Tyson	Downtown Marketing & Inclusion	Event Grant: Grand Rapids Fusion 07/19/2016	500.00
Local	8/31/2016	DICKINSON WRIGHT PLLC	Administration	Legal Services: Parking agreement 07/2016	455.00
Non-Tax	9/28/2016	Carolyn Koebel	Downtown Workforce Program	Performance: Relax at Rosa 08/15/2016	450.00
Local	7/13/2016	Jeffrey Christopher Wilkinson	State of Dntn Event & Annual Reports	Photography Services: State of the Downtown Event	450.00
Local	8/31/2016	AMERICAN PLANNING ASSOCIATION	Administration	Membership 10/01/16-9/30/17: K. Larson & T. Kelly	437.92
Local	8/2/2016	DICKINSON WRIGHT PLLC	Development Project Guidance	Legal Services: Parking agreement 07/2016	436.80
Local	8/31/2016	DICKINSON WRIGHT PLLC	Administration	Legal Services: DDA TIF legislation 07/2016	418.60
Local	8/16/2016	Professional Maintenance of Michigan Inc.	Administration	Share of cleaning services	415.75
Local	9/28/2016	Professional Maintenance of Michigan Inc.	Administration	Share of cleaning services	415.75
Non-Tax	8/16/2016	Andrew Stembaugh	Public Space Activation	Pop up Performer: Dance at various locales 07/2016	412.50
Local	8/2/2016	DICKINSON WRIGHT PLLC	Administration	Share of legal services - DGRI Board meeting review	403.55
Non-Tax	8/16/2016	sam kenny	Public Space Activation	Pop up Performer: Guitar 07/2016	400.00
Local	8/31/2016	Serious Threat Post Graduate Prep Academ	Downtown Marketing & Inclusion	Sponsorship: Youth Inspires Hometown 07/2016	400.00
Local	8/16/2016	MVP Sportsplex - GR, LLC	Administration	Payroll deduction for gym memberships- August 2016	376.94

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures
July 1 - September 30, 2016

Page 3

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>continued from previous page</i>					
Local	9/16/2016	SWIFT PRINTING & COMMUNICATIONS	Downtown Plan	Meeting Supplies: GR Forward 07/2016	\$ 375.08
Local	9/22/2016	FIFTH THIRD BANK	Downtown Marketing & Inclusion	P Card 08/16: *Dropbox/CRM subs; Facebook ads	363.18
Non-Tax	8/31/2016	MONICA DA SILVA	Downtown Workforce Program	Performance: Relax at Rosa 07/21/2016	350.00
Non-Tax	9/16/2016	Ricky Clarkson	Public Space Activation	Pop up Performer: Dance at various locales 07/2016	337.50
Local	7/29/2016	MVP Sportsplex - GR, LLC	Administration	Payroll deduction for gym memberships- July 2016	329.43
Non-Tax	7/13/2016	Jeffrey Christopher Wilkinson	Downtown Marketing & Inclusion	Photography Services Pride Festival	322.50
Non-Tax	9/16/2016	Jeffrey Christopher Wilkinson	DGRI Event Production	Photographer: MITP 8/2016	322.50
Non-Tax	8/16/2016	Jeffrey Christopher Wilkinson	DGRI Event Production	Photography Services MITP 07/2016	317.50
Non-Tax	7/13/2016	Andrew Stambaugh	Public Space Activation	Pop up Performer: Dance at var locales 05-06/2016	312.50
Local	9/16/2016	Jennifer Kovalcik	Public Realm Improvements	Reimbursement: Calder Plaza Mtg Sups 08/30/2016	303.05
Non-Tax	9/22/2016	FIFTH THIRD BANK	Diversity/Inclusion Programming	P Card 08/2016: L. Traylor Green Gala tickets	300.00
Non-Tax	7/13/2016	Ian Thompson	Downtown Workforce Program	Relax at Rosa - 06/09/2016	300.00
Non-Tax	7/13/2016	Jeffrey Christopher Wilkinson	DGRI Event Production	Photography Services MITP 06/2016	298.75
Local	7/13/2016	Jeffrey Christopher Wilkinson	DGRI Event Production	Photography Services: MITP	298.75
Local	7/29/2016	Jeffrey Christopher Wilkinson	DGRI Event Production	Photography Services: MITP	298.75
Non-Tax	8/16/2016	Rachael Childs	DGRI Event Production	Movies in the Park entertainer 07/08/2016	275.00
Non-Tax	9/16/2016	SWIFT PRINTING & COMMUNICATIONS	Public Space Activation	Event Supplies: Pop up performers 08/2016	261.25
Non-Tax	9/28/2016	TGG, Inc.	Transportation Demand Mgmt Prog	B.Kirk - life/disability ins premium Oct-Dec 2016	257.25
Local	9/16/2016	GreatAmerica Financial Services Corp	Administration	Copier Lease 07/2016	251.12
Debt	7/29/2016	US BANK CORPORATE TRUST	DDA 1994 Bonds - Van Andel Arena	Annual paying agent fee	250.00
Local	8/8/2016	Paychex	Administration	DDA Paychex Fees - July, 2016	249.62
Local	8/31/2016	CELLCO PARTNERSHIP	Administration	Share of cellphone svc/equip July 2016	247.49
Local	8/9/2016	Federal Square Building Co. #1, LLC	Administration	Share of electricity - 29 Pearl Street, NW July 2015	245.05
Local	7/21/2016	CELLCO PARTNERSHIP	Administration	Share of cellphone svc/equip June 2016	244.46
Local	9/28/2016	CELLCO PARTNERSHIP	Administration	Share of cellphone svc/equip August 2016	243.75
Local	9/28/2016	TDS Metrocom	Administration	Share of 29 Pearl NW telephone svc - August 2016	235.31
Local	9/1/2016	TDS Metrocom	Administration	Share of 29 Pearl NW telephone svc - July 2016	230.27
Local	7/21/2016	TDS Metrocom	Administration	Share of 29 Pearl NW telephone svc - June 2016	230.11
Local	7/29/2016	FUSION IT LLC	Administration	Share of IT services - system & network engineering	225.69
Local	7/21/2016	Federal Square Building Co. #1, LLC	Administration	Share of electricity - 29 Pearl Street, NW June 2016	217.91
Non-Tax	8/23/2016	FIFTH THIRD BANK	DGRI Event Production	P Card 07/2016: Volunteer Food - Movies in the Park	216.87
Local	7/29/2016	FUSION IT LLC	Administration	Share of IT services - network backup July 2016	215.08
Non-Tax	9/16/2016	Jeffrey Christopher Wilkinson	Downtown Workforce Program	Photographer: Relax at Rosa 8/2016	215.00
Local	9/16/2016	Federal Square Building Co. #1, LLC	Administration	Share of electricity - 29 Pearl St, NW August 2016	214.65
Non-Tax	8/23/2016	FIFTH THIRD BANK	Downtown Workforce Program	P Card 07/16: Relax @ Rosa outdoor games/supplies	210.59
Non-Tax	9/22/2016	FIFTH THIRD BANK	Special Events - Training Program	P Card 08/16: K. Van Driel & E. Pittman conf regis	205.00
Local	9/30/2016	KRISTOPHER MARK LARSON	Administration	Travel & Training Reimbursement: 09/2016	202.26
Non-Tax	8/31/2016	AARON ROELOFS	Public Space Activation	Pop up Performer: Guitar at R P Circle 07-08/2016	200.00
Non-Tax	7/29/2016	Alex Mendenall	Downtown Workforce Program	Relax at Rosa - 07/07/2016	200.00
Non-Tax	8/16/2016	Bryan Esler Photo, Inc.	Stakeholder Engagement Programs	Resident Network Event Photographer	200.00
Local	8/17/2016	County of Kent	Administration	Recording fee	200.00
Non-Tax	8/12/2016	Joshua Lee Kranich	Stakeholder Engagement Programs	Food Truck town hall videographer	200.00
Non-Tax	8/19/2016	Kari Jean Lynch	Downtown Workforce Program	Relax at Rosa - 06/08/2016	200.00
Non-Tax	9/22/2016	FIFTH THIRD BANK	DGRI Event Production	P Card 08/2016: Volunteer Food - Movies in Park	199.80
Local	8/12/2016	FUSION IT LLC	Administration	Share of IT services- network backup August 2016	197.98
Local	9/28/2016	GreatAmerica Financial Services Corp	Administration	Share of Ricoh copier system lease - August 2016	187.84
Local	7/29/2016	GreatAmerica Financial Services Corp	Administration	Share of Ricoh copier system lease - July 2016	183.32
Non-Tax	8/16/2016	Jeffrey Christopher Wilkinson	Downtown Workforce Program	Photography Services Relax at Rosa	177.50
Non-Tax	8/23/2016	FIFTH THIRD BANK	DGRI Event Production	P Card 07/2016: Face Painter: Movies in the Park	175.00
Local	9/19/2016	Paychex	Administration	DDA Paychex Fees - August, 2016	168.36
Non-Tax	7/29/2016	Jeffrey Christopher Wilkinson	Downtown Workforce Program	Photography Services Relax at Rosa	158.75
Local	7/13/2016	Jeffrey Christopher Wilkinson	Downtown Workforce Program	Photography Services: Relax at Rosa	158.75
Local	8/23/2016	FIFTH THIRD BANK	Public Realm Improvements	P Card 07/2016: Parklet storage	158.00
Local	9/22/2016	FIFTH THIRD BANK	Public Realm Improvements	P Card 08/16: Parklet Storage	158.00
Non-Tax	8/10/2016	Mighty Co.	Experience - Miscellaneous	Website maintenance	150.00
Local	9/30/2016	Paychex	Administration	DDA Paychex Fees - September, 2016	140.62
Local	8/8/2016	Paychex	Administration	DDA Payroll HRS fees - July, 2016	140.00
Local	9/19/2016	Paychex	Administration	DDA Payroll HRS fees - August, 2016	140.00
Local	9/30/2016	Paychex	Administration	DDA Payroll HRS fees - September, 2016	140.00
Local	7/29/2016	Professional Maintenance of Michigan Inc.	Administration	Share of window cleaning services	138.58
Local	9/20/2016	PCS GOPHERS LTD	Administration	Interoffice mail services	138.05
Local	9/20/2016	PCS GOPHERS LTD	Administration	Interoffice mail services	138.05
Non-Tax	8/16/2016	Jacob Benjamin Raber	Public Space Activation	Pop up performer MITP 07/2016	137.50
Non-Tax	8/23/2016	FIFTH THIRD BANK	DGRI Event Production	P Card 07/2016: Event Supplies: Movies in the Park	137.15
Non-Tax	9/16/2016	SWIFT PRINTING & COMMUNICATIONS	DGRI Event Production	Event Supplies: Movies in the Park Event 07/2016	135.00
Non-Tax	7/13/2016	Alysha Shah	Public Space Activation	Pop up performer: Hula hooping 07/2016	125.00
Non-Tax	8/16/2016	Joshua Lee Kranich	Stakeholder Engagement Programs	Videographer for ribbon cutting ceremony	125.00

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures
July 1 - September 30, 2016

Page 4

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>continued from previous page</i>					
Non-Tax	9/28/2016	sam kenny	Public Space Activation	Pop up Performer at Calder Plaza 08/26/2016	\$ 125.00
Local	7/20/2016	Comcast	Administration	Share of high speed internet - July 2016	120.31
Local	8/15/2016	Comcast	Administration	Share of high speed internet - August 2016	118.27
Non-Tax	8/10/2016	Mighty Co.	Experience - Miscellaneous	Website maintenance	105.00
Non-Tax	8/16/2016	Adam J Baker	Public Space Activation	Pop up Performer at Devos Place 07/20/2016	100.00
Non-Tax	9/22/2016	Adam J Baker	Public Space Activation	Pop up Performer: Musical perf at DeVos 08/12/16	100.00
Non-Tax	9/28/2016	Adam J Baker	Public Space Activation	Pop up Performer at Devos Place 08/26/2016	100.00
Non-Tax	7/13/2016	sam kenny	Public Space Activation	Pop up performer at DeVos Place 08/10/2016	100.00
Non-Tax	9/16/2016	sam kenny	Public Space Activation	Pop up Performer: Busking at DeVos 08/10/2016	100.00
Local	8/23/2016	FIFTH THIRD BANK	Administration	P Card 07/2016: Office Supplies (DDA portion)	96.75
Non-Tax	9/1/2016	CONSUMERS ENERGY 1	Downtown Ambassadors	Share of electricity - 331 Winter Ave	96.00
Local	8/2/2016	DICKINSON WRIGHT PLLC	Development Project Guidance	Legal Services: Downtown Market Project 05/2016	91.00
Non-Tax	9/22/2016	FIFTH THIRD BANK	Administration	P Card 08/16: Local Business Expenses K.Larson	88.63
Local	9/16/2016	BRECK GRAPHICS INC	Administration	Business Cards A Buller & K Van Driel 07/2016	88.55
Non-Tax	7/13/2016	ANTHONY SMITH	Public Space Activation	Pop up performer: Danicing 06/2016	87.50
Local	9/16/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	84.21
Non-Tax	8/2/2016	CONSUMERS ENERGY 1	Downtown Ambassadors	Share of electricity - 331 Winter Ave	81.09
Local	7/29/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	76.60
Local	9/30/2016	KRISTOPHER MARK LARSON	Administration	Travel & Training Reimbursement: 09/2016	74.80
Non-Tax	7/21/2016	CELLCO PARTNERSHIP	Transportation Demand Mnmt Prog	B. Kirk cellphone svc/equip July 2016	73.92
Non-Tax	7/29/2016	MVP Sportsplex - GR, LLC	Transportation Demand Mnmt Prog	B. Kirk Payroll deduct for gym membership- 07/2016	72.00
Non-Tax	8/16/2016	MVP Sportsplex - GR, LLC	Transportation Demand Mnmt Prog	B. Kirk Payroll deduct for gym membership- 08/2016	72.00
Local	9/16/2016	SWIFT PRINTING & COMMUNICATIONS	State of Dntn Event & Annual Reports	Event Supplies: State of our Downtown 06/2016	71.89
Local	7/21/2016	ENGINEERED PROTECTION SYS INC	Administration	Share of access control services	71.27
Non-Tax	8/31/2016	sam kenny	Public Space Activation	Pop up Performer: Guitar at 106 Division 08/06/2016	68.75
Non-Tax	9/28/2016	CELLCO PARTNERSHIP	Transportation Demand Mnmt Prog	B. Kirk cellphone svc/equip September 2016	65.49
Non-Tax	9/28/2016	BLUE CROSS BLUE SHIELD OF MICH	Transportation Demand Mnmt Prog	B. Kirk dental ins premium Oct 2016-Dec 2016	64.95
Non-Tax	8/16/2016	SWIFT PRINTING & COMMUNICATIONS	Stakeholder Engagement Programs	Resident Network event poster	64.50
Non-Tax	8/31/2016	CELLCO PARTNERSHIP	Transportation Demand Mnmt Prog	B. Kirk cellphone svc/equip August 2016	62.19
Local	9/16/2016	Gordon Water Systems	Administration	Share of water cooler	60.58
Local	8/17/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	58.09
Local	9/19/2016	JPMorganChase	Administration	DGRI payroll bank fees - August, 2016	56.72
Local	7/29/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	56.25
Local	8/2/2016	DICKINSON WRIGHT PLLC	Public Realm Improvements	Legal Services: Design Workshop agreement	54.60
Local	8/15/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	53.33
Local	7/19/2016	City of Grand Rapids	Administration	Staff services - short payroll period ended 07/02/2016	52.88
Non-Tax	8/1/2016	William Thomas Kirk	Transportation Demand Mnmt Prog	Travel - Minneapolis Innovation Exchange	52.00
Non-Tax	7/13/2016	Alysha Shah	Public Space Activation	Pop Performer - Hula Hooping at Pride festival	50.00
Local	8/17/2016	Madcap Coffee 1	Administration	Share of coffee	49.22
Local	8/31/2016	Madcap Coffee 1	Administration	Share of coffee	49.22
Local	8/8/2016	JPMorganChase	Administration	DGRI payroll bank fees - July, 2016	48.10
Local	9/16/2016	Staples Contract and Commercial Inc.	Administration	Meeting/Office Supplies 07/2016	46.77
Local	7/29/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	45.08
Local	9/16/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	44.96
Local	9/30/2016	JPMorganChase	Administration	DGRI payroll bank fees - September, 2016	43.32
Local	9/16/2016	Madcap Coffee 1	Administration	Share of coffee	42.47
Local	7/29/2016	Madcap Coffee 1	Administration	Share of coffee	42.46
Local	9/16/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	41.30
Local	9/16/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	39.86
Local	8/17/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	39.72
Local	9/15/2016	Jennifer Kovalcik	Public Realm Improvements	Mileage Reimbursement: J. Kovalcik 08/29-8/30/2016	39.05
Local	8/23/2016	FIFTH THIRD BANK	Public Realm Improvements	P Card 07/2016: Calder Plaza supplies postage	38.23
Local	7/29/2016	FUSION IT LLC	Administration	Share of IT services- telephone repairs	37.61
Non-Tax	8/31/2016	Nicholas James Thomasma	Public Space Activation	Pop up Performer: guitar at Secchia Center 8/2/16	37.50
Local	8/10/2016	City Treasurer - Engineering Dept	Bridge Street Streetscape Improvs	Bridge Street Streetscape Improvements	33.27
Local	7/29/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	31.34
Local	8/12/2016	MODEL COVERALL SERVICE INC	Administration	Share of office mats	30.50
Local	9/16/2016	MODEL COVERALL SERVICE INC	Administration	Share of office mats	30.50
Local	9/22/2016	FIFTH THIRD BANK	Administration	P Card 08/2016: Travel & Training for Staff	30.00
Local	8/12/2016	Gordon Water Systems	Administration	Share of water cooler	27.13
Local	7/27/2016	ANDREW GUY SANBORN	Administration	Travel Reimbursement: A. Sanborn 02-06/2016	27.11
Local	9/7/2016	Jennifer Kovalcik	Administration	Mileage Reimbursement: J. Kovalcik 08/2016	23.10
Non-Tax	8/16/2016	Curtis Laundry and Dry Cleaners, Inc.	DGRI Event Production	DGRI event tablecloth cover cleaning	23.00
Local	7/29/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	19.79
Non-Tax	9/21/2016	DTE ENERGY	Downtown Ambassadors	Share of Gas - 331 Winter Ave	15.70

continued on the next page

STATEMENT D - continued
DOWNTOWN DEVELOPMENT AUTHORITY
Schedule of Expenditures
July 1 - September 30, 2016

Page 5

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>continued from previous page</i>					
Non-Tax	8/30/2016	DTE ENERGY	Downtown Ambassadors	Share of Gas - 331 Winter Ave	\$ 15.44
Non-Tax	8/1/2016	DTE ENERGY	Downtown Ambassadors	Share of Gas - 331 Winter Ave	15.14
Local	8/17/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	14.40
Local	9/16/2016	Jennifer Kovalcik	Administration	Office supplies reimbursement 08/30/2016	12.66
Local	8/23/2016	FIFTH THIRD BANK	Administration	P Card 07/2016: Local Business Expenses K.Larson	12.26
Local	8/23/2016	FIFTH THIRD BANK	Administration	P Card 07/16: DDA postage	10.65
Local	7/21/2016	FUSION IT LLC	Administration	Share of IT services - July DNS hosting	10.32
Local	8/12/2016	FUSION IT LLC	Administration	Share of IT services - August DNS hosting	9.50
Local	7/29/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	3.79
Local	8/12/2016	Staples Contract and Commercial Inc.	Administration	Share of office supplies	3.16
Non-Tax	7/5/2016	HST LESSEE CINCINNATI LLC	Experience - Miscellaneous	Refund for one hotel room 04/2016	(351.26)
Non-Tax	9/22/2016	FIFTH THIRD BANK	DGRI Event Production	P Card 08/2016: Event Supplies: Movies in the Park	(640.41)
Local	7/1/2016	Hot Capicola Music	State of Dntn Event & Annual Reports	FY2016 accrual reversal	(1,000.00)
Local	7/1/2016	Vox Vidorra	State of Dntn Event & Annual Reports	FY2016 accrual reversal	(1,000.00)
Local	7/1/2016	ArtPeers	Downtown Marketing & Inclusion	FY2016 accrual reversal	(10,000.00)
Local	7/1/2016	ArtPeers	Downtown Marketing & Inclusion	FY2016 accrual reversal	(10,000.00)
Local	7/11/2016	Paychex	Administration	FY2016 DGRI payroll taxes accrual reversal	(10,005.13)
Local	7/1/2016	City Treasurer - Engineering Dept	Pearl Street Gateway Enhancements	FY2016 accrual reversal	(41,672.99)
Local	7/1/2016	City Treasurer - Parking Services	DASH North Shuttle Services	FY2016 accrual reversal	(52,085.00)
TOTAL EXPENDITURES FROM JULY 1 THROUGH SEPTEMBER 30, 2016					<u>\$1,423,081.57</u>

Local - local tax increment funds

Non-tax - non-tax funds

Debt - school tax increment funds

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: October 6, 2016

TO: Downtown Development Authority

FROM: Tim Kelly, AICP
Vice President

Agenda Item #07
October 12, 2016
DDA Meeting

SUBJECT: DDA Development and TIF Plan Amendments

The Downtown Development Authority Act of 1975 (PA 197) allows for the establishment of a downtown tax increment finance district which requires the preparation of a Development and Tax Increment Finance Plan (Plans) approved by the governing body of the municipality. The Plans must be approved by passing an ordinance, and among other things, identify the boundary, planned activities, tax increment capture procedures, and provide an estimate of financial impacts to taxing jurisdictions. The existing Grand Rapids Development and Tax Increment Plan was originally approved in 1980, and has been updated 15 previous times, most recently in 2007.

In an effort to bring the Plans up to date, and to align them with the vision put forth in GR Forward as adopted December 2015 by the Grand Rapids City Commission, on February 10, 2016, the DDA Board approved a Steering Committee to initiate the process to amend the Plans. The Steering Committee was formed, among other reasons, to help oversee and advise staff throughout the amendment process.

As required by PA 197, the amended Plans have been updated to reflect recent accomplishments, ongoing and future expenditures, new planned projects, and estimates of futures obligations. In addition, the amended Plans propose a boundary expansion to bring the DDA tools to adjacent Downtown Districts.

The proposed expansion areas (attached) all help to further the goals of GR Forward, including restoring the Grand River as a major community and economic draw, creating a true Downtown neighborhood home to a diverse population, enhancing neighborhood connections and mobility options, increasing residential and employment density, and improving public space amenities. Specific projects that are targeted to be implemented in the expansion areas include Interchange Park (District L), Grand River multi-Use Trail (District M and P), and Switchback and Ionia Linear Parks (District N). Along with this, the expansions will enable continued partnership between the DDA the City of Grand Rapids, Kent County, and other community improvement organizations.



Along with the proposed boundary expansion, the Plans also affirm the DDA's commitment to building a more diverse and welcoming Downtown. Included in the proposed activities are programmatic development opportunities to further affordable housing options in Downtown, while also promoting diverse job growth, including expansion of opportunities for minority and women owned business enterprises. Further, the Plans also signal the DDA's commitment to continue to demonstrate best practices to optimize utilization of tax increment revenues. The Plan includes provisions for not capturing newly issued special millages, and continues the DDA's practice of offering gain sharing for taxing jurisdictions.

If approved, beginning on November 7, 2016, any newly approved special millage will not be captured by the DDA, thus allowing the funding from an approved millage to be used for its intended purpose. Further, by continuing the option for taxing jurisdictions to participate in gain sharing, the DDA makes available annual rebates for tax levying entities that seek continued partnership in growing Downtown. The schedule below outlines the rebate schedule.

<u>Tax Levy Years</u>	<u>DDA Fiscal Years</u>	<u>Revenue Annual Return</u>
2017 through 2021	2018 through 2022	10%
2022 through 2026	2023 through 2027	15%
2027 through 2031	2028 through 2032	20%
2032 through 2046	2033 through 2047	25%

The draft Plans were approved by the Steering Committee on October 5, 2016. If approved by the DDA, the Plans would next proceed to the City Commission for a public hearing and consideration of an amended ordinance. Not less than 20 days before the public hearing, all impacted land owners and taxing jurisdictions must be notified. In an effort to be proactive however, staff has already begun discussions with impacted property owners and taxing jurisdictions, including Kent County, Grand Rapids Community College, Grand Rapids Public Schools, and the Westside and North Quarter Corridor Improvement Districts. Below is an overview of the full project schedule

TIF Plan Approval Schedule

February 10, 2016 – Steering Committee Formed
 April 20, 2016 – Steering Committee Meeting
 July 15, 2016 – Steering Committee Meeting
 August 18 and 19 – Steering Committee Tours of Potential Expansion Areas
 September 14, 2016 – DDA Board Update on TIF Plan
 September 19, 2016 – Steering Committee Review of Draft Plan
 October 5, 2016 – Steering Committee Approval of Final Plan
 October 7, 2016 – DDA Packet Published
 October 12, 2016 – DDA Approves and recommends Plan to the City Commission
 October 18, 2016 – City Commission Sets the Public Hearing and Introduces the Ordinance
 October 26, 2016 (Not Later Than) – Notices Sent / Posted in DT / Posted in GR
 November 15, 2016 – Public Hearing
 December 6, 2016 – City Commission Approval of Ordinance
 December 7, 2016 – Approved ordinance filed with Secretary of State and published in the GR Press

Recommendation:

Approve the Resolution Recommending the Expansion of the Grand Rapids Development Area No. 1 and Amending the Tax Increment Financing and Development Plan for Grand Rapids Development Area No 1.

**DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF GRAND RAPIDS**

**RESOLUTION APPROVING AND RECOMMENDING THE EXPANSION
OF THE GRAND RAPIDS DEVELOPMENT AREA NO. 1 AND AN
AMENDED TAX INCREMENT FINANCING AND DEVELOPMENT
PLAN FOR GRAND RAPIDS DEVELOPMENT AREA NO. 1**

Boardmember _____, supported by Boardmember _____,

moved the adoption of the following resolution:

WHEREAS, the City of Grand Rapids Downtown Development Authority (the “DDA”) was created by the Grand Rapids City Commission (the “City Commission”) in 1979 pursuant to the Downtown Development Authority Act, Act 197 of the Public Acts of Michigan of 1979, as amended (“Act 197”); and

WHEREAS, at the time the DDA was created, the City Commission also established pursuant to the provisions of Act 197 the initial boundaries of the DDA downtown district known as “Grand Rapids Development Area No. 1” (the “Development Area No. 1”) including the development area within Development Area No. 1; and

WHEREAS, in 1980 the DDA prepared or caused the preparation of the initial “Tax Increment Financing and Development Plan for City of Grand Rapids Downtown Development Area No. 1” (the “Plan”) which Plan was approved and recommended by DDA Board to the City Commission and after public hearing approved by the City Commission; and

WHEREAS, since initial establishment of Development Area No. 1 and approval of the Plan there have been expansions to Development Area No. 1 and the development area therein and amendments to the Plan approved in accordance with Act 197; and

WHEREAS, the DDA was determined to further expand the boundaries of Development Area No. 1 including the development area therein and amend the Plan in accordance with Act 197.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the expansion of Development Area No. 1 including the development area therein as presented at this meeting and identified in the Boundary Map included in the Amended Plan (as hereinafter identified) is hereby approved and recommended to the City Commission for approval.

2. That the amended Plan presented at this meeting (the "Amended Plan") which the DDA has caused to be prepared is hereby approved and recommended to the City Commission for approval.

3. That all resolutions or parts of resolutions in conflict herewith shall be, and the same are hereby, rescinded.

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: October 12, 2016

Murphy Ackerman
Recording Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Recording Secretary of the Downtown Development Authority of the City of Grand Rapids (the "DDA"), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the DDA at a regular meeting held on October 12, 2016, and that public notice of said meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: October 12, 2016

Murphy Ackerman
Recording Secretary

***DEVELOPMENT AND TAX INCREMENT FINANCING PLAN
FOR
CITY OF GRAND RAPIDS
DOWNTOWN DEVELOPMENT AREA NO. 1
AS AMENDED***

*CITY OF GRAND RAPIDS DOWNTOWN DEVELOPMENT AUTHORITY
CITY OF GRAND RAPIDS, MICHIGAN
Pending Approval October 12, 2016*

*Pending Approval by the
Grand Rapids City Commission
December 6, 2016*

TABLE OF CONTENTS

Page

I. INTRODUCTION

A. Purpose of Downtown Development Authority Act	1
B. Creation of the Grand Rapids Downtown Development Authority, the Grand Rapids Downtown Development District	1
C. Creation of City of Grand Rapids Development Area No. 1	1
D. Activities of the City of Grand Rapids Downtown Development Authority	2
E. Determination of Necessity for Grand Rapids Development Area No. 1, as Amended.....	3
F. Purpose of Tax Increment Financing Plan for Grand Rapids Downtown Development Area No. 1, as Amended	4

II. DEVELOPMENT PLAN

A. Boundaries of the Grand Rapids Downtown Development Area No. 1, as Amended	6
B. Development Plan Objectives	7
C. Location, Character, Extent, and Estimated Cost of Proposed Improvements.....	8
D. Location, Character and Extent of Existing Public and Private Land Uses	19
E. Location, Character and Extent of Proposed Land Uses	20
F. Existing and Planned Open Space Areas	20
G. Description of Existing Zoning and Proposed Changes	21
H. Street Changes.....	21
I. Development Cost Estimates and Financing	22
J. Identification of Private Development Entities to Which Acquired Properties Have Been or Will Be Sold or Leased.....	23
K. Land Disposition Terms	23
L. Estimates of the Number of Persons Residing in the Development Area and the Number of Families and Individuals to Be Displaced.....	24

**III. TAX INCREMENT FINANCING PLAN
FOR GRAND RAPIDS DOWNTOWN DEVELOPMENT AREA NO. 1, AS AMENDED**

	<u>Page</u>
A. Tax Increment Financing Procedure	25
B. Estimates of Captured Assessed Values and Tax Increment Revenues	26
C. Use of Tax Increment Revenues	28
D. Bonded Indebtedness to Be Incurred.....	28
E. Use of Tax Increment Revenues for Debt Service and Gainsharing	29
F. Duration of Plan	29
G. Impact on Assessed Values and Tax Revenues.....	29
H. Use of Captured Assessed Values	30
I. Reports	30

LIST OF TABLES

Page

1. a. Summary of Ongoing Expenditures and Proposed Improvements and Estimated Costs..... 17
- b. Estimated FY2017 Tax Increment Calculation for Current DDA Boundaries
- c. Summary of Estimated Captured Taxable Value by District and Roll
- d. Estimated Tax Increment Calculation – 2016/FY2017
- e. Estimates of Future Tax Increment Revenues
2. Estimates of Captured Assessed Values and Tax Increment Revenues..... 27

LIST OF ATTACHMENTS

1. Boundary Description of Development Area No. 1 and Tax Increment Financing Area, as Amended
2. Procedure for the Preparation of Assessment Rolls
3. Initial Assessed Values for Real Property, Personal Property and Act 198 – Industrial Facilities Exemption Property
4. Tax Increment Revenues for Districts A-H, according to Taxing Jurisdictions in Grand Rapids Downtown Development Area No. 1, as Amended
5. Estimates of Future Tax Increment Revenues, 30 Year Projection

LIST OF MAPS

1. Boundary Map
2. Downtown Development Activities
3. Tax Increment Financing Districts
4. Proposed Improvements
5. Existing Land Use
6. Public and Private Lands
7. Proposed Land Use
8. Open Space Areas
9. Zone Districts
10. Street Changes
11. Land Acquisition and Disposition

SECTION I
INTRODUCTION

I. INTRODUCTION

A. Purpose of the Downtown Development Authority Act

Downtown Grand Rapids is of great importance to the City of Grand Rapids (the “City”) and to the West Michigan Region. The economic vitality and stability of the Region would be threatened if vacancy, blight, deterioration and obsolescence were allowed to persist within the urban core. The City and the City of Grand Rapids Downtown Development Authority (the “Authority” or “DDA”) have recognized the need for a vigorous, well-coordinated program to secure Downtown Grand Rapids (Downtown) as the business, educational, medical, governmental and cultural heart of our community. These Plans provide a comprehensive framework to support the necessary development and redevelopment those goals.

Act 197 of the Public Acts of Michigan of 1975, as amended (“Act 197”), commonly referred to as the Downtown Development Authority Act, was created to: correct and prevent deterioration of the business districts; promote economic growth and revitalization; encourage historic preservation; authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the district; and authorize the levy and collection of taxes, the issuance of bonds, and the use of tax increment financing in the accomplishment of specific downtown development activities contained in locally adopted development plans for central business districts of Michigan cities.

Act 197 seeks to reverse historical trends that have led to loss of population, jobs, businesses, and the quality of life in our cities by attacking the problems of urban decline where they are most apparent, in the downtown districts of communities.

B. Creation of the City of Grand Rapids Downtown Development Authority and the City of Grand Rapids Downtown District

On October 16, 1979, the City Commission of the City adopted Ordinance No. 79-69, which created the Authority. The DDA was given all of the powers and duties prescribed for a downtown development authority, pursuant to Act 197, except that of taxation. On November 27, 1979, the City Commission approved the appointment of nine individuals to serve on the DDA’s Board of Directors (the “Board”).

The City Commission, in Ordinance No. 79-69, also designated the initial boundaries of the downtown district within which the DDA may carry out development plans. (These boundaries, as amended, are shown on Map 1, and a legal description can be found in Attachment 1.)

C. Creation of the Grand Rapids Development Area No. 1

In December, 1980, the City Commission approved the initial Tax Increment and Development Plan for the Grand Rapids Development Area No. 1. The Grand Rapids Development Area No. 1 is

the area in which the DDA can implement development activities, supported by tax increment financing. The location of Grand Rapids Development Area No. 1, as amended, is also shown on Map 1. In addition to this amendment, the original plan has been amended sixteen times, effective on the following dates:

December 15, 1981	June 23, 1987	September 13, 1995
November 23, 1982	May 24, 1988	May 7, 2002
October 4, 1983	August 29, 1989	April 19, 2005
December 20, 1983	October 10, 1990	December 18, 2007
October 16, 1984	November 18, 1992	
April 16, 1987	October 13, 1993	

D. Activities of the Grand Rapids Downtown Development Authority

Since its creation in 1979, the DDA Board has held monthly public meetings, carried out a number of projects, and kept its Tax Increment and Development Plan current. The DDA has accomplished much since 1980. Some of the major accomplishments since the latest amendment in 2007 are shown on Map 2 and described below.

1. Completion of the Downtown Market.
2. Financial assistance for Bridgewater and Riverhouse development.
3. Support for the completion of the new Vern Ehlers Amtrak station.
4. Construction of and improvements to several open space projects including Veteran's Memorial, Ah Nab Awen and Heartside Parks.
5. Continued support for the Downtown Area Shuttle (DASH) to encourage alternative transportation options.
6. Renovation of the Downtown pedestrian Blue Bridge.
7. Continued funding of three improvement incentive programs and approval of more than sixty incentive program grants, which have supported the renovation of many existing buildings located in the downtown district.
8. Reconstruction of several downtown street segments, including, Monroe, Pearl, Ionia, Fulton, Jefferson and Grandville.
9. Continued maintenance of Downtown wayfinding sign system.
10. Development and implementation of a marketing plan for downtown.
11. Assisted in the creation of Downtown Grand Rapids Inc., the Downtown place management organization charged with implementing the community's vision for Downtown.
12. Assembly of land and infrastructure improvements for the Grand Rapids Art Museum.

13. Preparation of GR Forward to establish a comprehensive plan and investment strategy for Downtown, including improvements to the Grand River. GR Forward has been incorporated as part of this Plan.

E. Determination of Necessity for Grand Rapids Development Area No. 1, as Amended

The success of current and future efforts to revitalize Downtown will depend, in large measure, on the readiness of the City, through its DDA to develop and construct public facilities and to encourage, initiate, and participate in the development of private development projects, which will result in the creation of new jobs, the attraction of new businesses, and the improvement of the downtown physical image.

The categories identified through GR Forward, adopted in December 2015 by the Grand Rapids City Commission as an amendment to the City's Master Plan, and available for review at the offices of Downtown Grand Rapids Inc. and online at downtowngr.org, reinforced the original and continuing goals of the DDA, which are:

1. Restore the River as the Draw & Create a Connected and Equitable River Corridor

The Grand River is the game-changer for Grand Rapids that can help to attract talent and elevate the City as a unique destination, a catalyst for development and an amenity for the region. The River corridor presents the opportunity to offer a range of connected, unique experiences around outdoor adventures not usually found within urban centers. It's time to re-establish the emotional and physical connections between Downtown Grand Rapids's neighborhoods, and the River that the City was built upon. The River must be accessible and welcoming to all Grand Rapiidians.

2. Create a True Downtown Neighborhood that is Home to a Diverse Population

Downtown was once home to four department stores and a mix of housing, retail and services. Throughout the GR Forward process, Grand Rapiidians indicated the desire to have "more" Downtown –more retail, more services and more activity. These amenities require more people living within the City's core. Housing is a driver to build more value Downtown and more demand for the services that people want. While welcoming new neighbors, Downtown must continue improving services for existing residents and ensure that living remains accessible and affordable to a range of incomes.

3. Implement a 21st Century Mobility Strategy

Owing both to change in travel behavior among the millennial generation and the limited ability to dedicate more land and right-of-way to personal vehicles, the future growth of Downtown will increasingly depend on a multi-modal transportation system that is safe, convenient and affordable to all Grand Rapiidians. This will be achieved by leveraging Downtown's existing transportation assets and providing additional options for the area's employees, residents, and visitors to get

around. The end result will be a Downtown where people can choose to drive, but are not required to.

4. Expand Job Opportunities & Ensure Continued Vitality of the Local Economy

Downtown Grand Rapids offers a sense of opportunity. The belief that young, creative entrepreneurs have lower barriers to entry to pursue their professional goals while enjoying the benefits of an urban lifestyle--all at a much more affordable cost of living than major urban centers--is one of the attractive things about the area. As important and necessary as it is to attract talent to the City, it is also critical to grow and retain talent from within Grand Rapids. Today there are a variety of organizations and initiatives dedicated to fostering the next generation of businesses and helping local residents attain quality jobs. In the future, their efforts to expand job opportunities and to grow the local economy will depend on four related factors: Space for business growth at all scales; recruitment and retention of talent; additional marketing to reposition Grand Rapids in a new class of cities and; expanding programs and services designed to link residents with job opportunities. These efforts must take place while Grand Rapids continues to evolve its Downtown as an excellent place to live, work and enjoy.

5. Reinvest in Public Space, Culture & Inclusive Programming

Downtowns across the country function differently than they did even a few decades ago. Successful downtowns, those that attract investment and jobs, are quickly adapting to meet today's opportunities. There are more people living, and excited to live in Downtown Grand Rapids than in almost a century. At the same time, businesses are competing for talent with cities across the country. A key factor in supporting both residential and job growth is the quality of the place. Downtown Grand Rapids needs to provide a unique experience that cannot be found regionally or even in other cities. Through both programming and design, public investment can make a big impact by creating a more inclusive City and Downtown.

6. Retain and Attract Families, Talent, and Job Providers with High Quality Public Schools

Attracting and retaining a diverse population that includes families from all socio-economic backgrounds is vital to achieving both resident and job growth Downtown. This begins with strategic investment in our City's schools, the expansion of successful K-12 programs, and the implementation of new and dynamic programs that can provide exceptional learning opportunities.

The DDA has determined that tax increment revenues from new private developments, when coupled with the other public and private sector funds, will, over time, produce revenues needed to finance the development of these new eligible public facilities and investments.

F. Purpose of Tax Increment Financing Plan for Grand Rapids Downtown Development Area No. 1, as Amended

The purpose of the Tax Increment Financing Plan is to establish procedures, requirements, and methods for the collection and use of tax increment revenues, in order to carry out Plan activities, which include:

1. Property appraisals, title searches, legal services, purchase negotiations, and eminent domain proceedings.
2. Payments for real and personal property acquisitions.
3. Relocation assistance payments and compensation payments to displaced businesses and individuals.
4. Demolition and clearance of selected properties and buildings.
5. Street vacation and removal work.
6. Streetscape reconstruction and improvement work including utility relocation and replacement.
7. Improve infrastructure where necessary to facilitate new redevelopment, improve circulation or reinforce the traditional street pattern.
8. Develop long-term plans designed to halt the deterioration of property values in the downtown district, address economic disparities in the downtown district, and promote the economic growth of the district, and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
9. Engineering, architectural, economic, financial and legal studies, and surveys associated with the identification, design, and development of new or restored commercial office, residential, cultural, open space, street and walkway facilities.
10. Acquisition, construction, reconstruction, rehabilitation, restoration and preservation, equipping improvement, maintenance, repair, and operation of buildings and other public facilities, including surface parking lots and public open space facilities, which, in the opinion of the DDA Board, aid in the economic growth of Grand Rapids Downtown Development Authority Area No. 1 (“Development Area No. 1”) and/or are appropriate to the execution of the Development Plan.
11. Public open space improvements, historic street and streetscape work.
12. Implementation of various projects within the broad categories identified by GR Forward, which is available for review at the offices of Downtown Grand Rapids Inc. and online at downtowngr.org Implementation is proposed through use of DDA funds exclusively, or in combination with funds from other public sector agencies, or from the private or philanthropic sectors.
12. To support the redevelopment of properties in Development Area No. 1 by entering into development agreements with private parties and reimbursing said private parties for eligible expenses as defined in Act 197.
13. Creating, operating and funding marketing initiatives that benefit Development Area No. 1.

14. Contracting for broadband services and wireless technology services in Development Area No. 1.
15. Planning and implementation of transit and mobility-related public facility improvements within Development Area No. 1.
16. Supporting the preservation and expansion of affordable housing through programs that include, but are not limited to, the creation of a housing set aside fund to aid in the development of new housing units within Development Area No. 1.
17. Supporting the expansion of diverse business growth opportunities, including but not limited to those for minority and women owned business enterprises in Development Area No. 1.
18. Supporting projects to restore the Grand River as a recreational and economic development amenity.
19. Any other purposes intended to implement a plan of development, promote economic growth, or historic preservation, as authorized by Act 197.

SECTION II
DEVELOPMENT PLAN

II. DEVELOPMENT PLAN

A. Boundaries of the Grand Rapids Downtown Development Area No. 1, as Amended

The boundaries of the Development Area No. 1, as amended, are shown on Map 1. A legal description of these boundaries is included in Attachment 2. Eleven different tax increment districts were created by earlier plan amendments. This amendment adds five additional districts. The areas within the sixteen tax increment financing districts are shown on Map 3 and can be further described as:

1. District A, established in 1980, includes a 46-acre, 10-block section of the east riverbank area. This district is generally bounded by the north line of the original Grand Center on the north, the rear lot lines of properties along the east side of Monroe Avenue (north of Pearl Street) and Ottawa Avenue on the east, Fulton Street on the south, and the Grand River on the west.
2. District B, added in 1981, includes a 10-acre, 6-block section of Monroe Center and is generally bounded by rear lot lines of properties on the north side of Monroe Center between Pearl Street and Division Avenue, on the north, Division Avenue on the east, Fulton Street on the south, and Ottawa Avenue and Monroe Center on the west.
3. District C, added in 1983, includes an 86-acre, 14-block section of the Heartside District and is generally bounded by Fulton Street on the north, Division Avenue and Ionia Avenue on the east, Wealthy Street on the south, and Grandville Avenue and the Grand River on the west.
4. District D, added in 1984, includes a 34-acre section of the west riverbank development area and adjoining river surface, located south of Pearl Street.
5. District E, added in 1990, includes a 46-acre section of the west river bank development area and adjoining river, located north of Pearl and extending to the I-196 expressway.
6. District F, added in 1995, includes a 36-acre, 10-block area, west of US 131, which passes in a north-south direction through the western edge of downtown. The District is generally bounded by Pearl Street and Lake Michigan Drive on the south, Seward Avenue on the west, Bridge Street on the north between Seward Avenue and Winter Avenue, Winter Avenue on the east between Bridge Street and Douglas Street, and then Douglas Street on the north between Winter Avenue and Scribner Avenue.
7. District G, added in 2002, includes a 14 acre area of 4 blocks plus portions of 3 other blocks bounded by Lyon Street on the north, Division on the east, and the boundary of District B on the

south and west. This boundary generally follows the rear of properties located on the north side of Monroe Center and the east side of Monroe Avenue.

8. District H, added in 2002, includes a 34 acre, 5-block area bounded by Michigan Street on the north, Division Avenue on the east, Lyon Street on the south, and the existing boundaries of District A and District E on the west. This area includes the governmental buildings located in the Calder Square and it includes the portion of the DeVos Place Convention Center site that is not already included within Grand Rapids Development Area No. 1. This area is also within the Grand Rapids Smart Zone Authority district, which also captures tax increment revenues.
9. District I added 279 acres to the district in 2007. District I includes: (a) a 38-block area located east of the previous DDA Downtown District, including the Grand Rapids Community College Campus, St. Mary's Health campus, Mary Free Bed facilities and the remainder of area commonly known as the Heartside Neighborhood; (b) a one-block area bounded by Ionia, Logan, Century, and Wealthy Street; (c) a five-block area located west of Grandville Avenue, between Wealthy and US -131; and (d) a five-block area bounded by Lake Michigan Drive, US-131, Watson Street and Lexington/Seward Avenues.
10. District J added 55 acres to the district in 2007. District J includes: (a) a six-block area located north and south of Bridge Street, NW; (b) a two-block area bounded by Scribner Avenue, Sixth Street, the east bank of the Grand River and I-196; and (c) a one-block area bounded by Monroe Avenue, Trowbridge Street, Bond Avenue, and I-196.
11. District K added 37 acres to the district in 2007. District K includes a four-block area located east of the Grand River, between Newberry Street and I-196. This area is also within the Grand Rapids Smart Zone Authority district, which also captures tax increment revenues.
12. District L added 35 acres to Development Area No. 1 in 2016. District L includes a three-block area west of US-131 and south of 2nd Street between Turner Avenue and Seward Avenue. It includes portions of US-131 and I-196, between Seward Avenue and the Grand River, and south of 4th Street. This area is within the Westside Corridor Improvement District which also captures tax increment revenues. There is a City of Grand Rapids Brownfield Redevelopment Authority plan amendment for the Bridge and Turner, LLC Project within this district.
13. District M added 17 acres to Development Area No. 1 in 2016. District M includes a two-block area west of the Grand River and east of Front Street between Leonard Street and 6th Street. This area is within the Westside Corridor Improvement District, which captures tax increment revenues.

14. District N added 100 acres to Development Area No. 1 in 2016. District N includes a 12-block area bounded by Leonard Street to the north, Division Avenue on the east, 6th Street on the south, and Grand River on the west. This area includes the hillside east of Division Avenue bordering the Belknap Neighborhood between Mason Street and I-196. The Monroe North Tax Increment Finance Authority, Grand Rapids Smart Zone Authority, and the North Quarter Corridor Improvement District are all within this area and capture tax increment revenues.
15. District O added four acres to the district in 2016. District O includes a three-block area at the southeast and southwest corners of Division Avenue and Wealthy Street. The southwestern portion borders the existing District I between Wealthy Street and Logan Street. The southeast corner includes the entire block east of Division Avenue, west to Sheldon Avenue, and south to Logan Street.
16. District P added 41 acres to the district in 2016. District P includes a 12-block area south of Wealthy Street, east of the Grand River, west of US-131, and bounded by the existing railroad tracks to the south from Century Avenue to the pedestrian bridge at 700 Chestnut Street that extends over Market Avenue and the Grand River. This area is within the City of Grand Rapids SmartZone Local Development Finance Authority District which captures tax increment revenues.

In all, Grand Rapids Development Area No. 1 contains approximately 873 acres of downtown land, inclusive of public street and expressway rights-of-way, and the Grand River.

B. Development Plan Objectives

As outlined in Section I, Part D, the DDA has successfully delivered many projects and outcomes consistent with the intent of the original Development Plan and prior amendments and in accordance with Act 197. The objectives of the Development Plan, as amended in 2016, are:

1. Assist private development in carrying out Development Plan objectives such as building re-use and rehabilitation, historic preservation, and public facility improvement.
2. Assist in the planning and development of new private development projects in Development Area No. 1.
3. Remove structurally and functionally deficient buildings, which are declared unsound for conversion or improvement, and/or which are either physical obstacles or blighting influences to Downtown programs and uses; and provide relocation assistance where necessary.
4. Construct or improve transportation facilities, inclusive of all modes, to support new and/or revitalized development.
5. Carry out improvements and modifications to existing streetscapes and utility infrastructure to accommodate pedestrians, improve traffic flow, support transit and mobility improvements,

provide improved utility services, and enhance the economic and ecological health of Development Area No. 1.

6. Carry out improvements to planned and existing public open space areas, the Grand River, pedestrian linkages, and support appropriate efforts to create new open spaces.
7. Complete a connected multi-use trail along the east and west banks of the Grand River to link planned and existing downtown activity centers.
8. Acquire, lease, improve, or otherwise retain historic and/or architecturally significant buildings, with the potential for adaptability for activities consistent with downtown land use and development objectives, and support appropriate reuse of structures in Development Area No. 1.
9. Ensure the maintenance of new downtown streetscape and other amenities, such as the ornamental lighting on downtown bridges, and the open space of Monroe Center and Campau Square or the river edge walkways, by creating an operations and maintenance reserve account.
10. Assist in the development of improved transit systems, including capital improvements related to planned fixed guideway systems, transit center improvements and train station improvements.
11. Provide financial assistance for the construction and expansion of or improvements to, public and private buildings.
12. Implement the recommendations of GR Forward.
13. Support the preservation and expansion of affordable housing within Development Area No.1.
14. Support the expansion of diverse business opportunities including, but not limited to, those for minority and women owned business enterprises in Development Area No.1.

C. Location, Extent, Character, and Estimated Cost of Proposed Improvements

The following is a summary description of the location, extent, character, and estimated cost of each improvement and activity to be accomplished by the Development Plan.

1. Committed Ongoing Expenditures

The DDA has incurred several debt obligations for the financing of now-completed projects that were carried out pursuant to previous Plan amendments. The DDA utilizes revenues from the local tax increment for payments. These projects are:

- **Floodwalls – Year 2008 Issue**

The DDA agreed to fund a portion of a Grand River floodwall reconstruction project. These Series 2008 Bonds refunded the Series 2000 Bonds and were issued through the Kent County Drain Commissioner.

Remaining Principal and Interest	\$98,562
Annual Payment Due	\$15,042
Final Payment	6/30/21

- **Devos Place Convention Center Series 2013B Refunding Bonds**

The Grand Rapids/Kent County Convention - Arena Authority (the “CAA”) completed a major expansion of the Convention Center, now known as DeVos Place. The DDA provided financial assistance to the expansion of the Convention Center through an agreement to make debt service payments on Bonds issued to complete the project.

Remaining Principal and Interest	\$2,248,550
Annual Payment Due	\$322,137
Final Payment	6/30/2024

- **Ionia Street Construction**

In 2012, the Brownfield Redevelopment Authority undertook construction of street improvements on Ionia Avenue south of Wealthy Street to facilitate development of the Downtown Market. The DDA agreed to assist in making debt service payments on bonds issued to finance a portion of the infrastructure improvements related to the project.

Remaining Principal and Interest	\$1,125,000
Annual Payment Due	\$75,000
Final Payment	6/1/2032

The DDA also incurred obligations for bonds that were issued prior to the adoption of Proposal A by Michigan voters in 1994. As a result, the DDA is entitled to utilize tax increment revenues from State and local school taxes for the payment of this debt. In the event that these revenues are insufficient, the DDA would be obligated to utilize local tax increment revenues for payment. The obligations are:

- **Van Andel Arena**

This project is the largest single undertaking of the DDA, and was completed in 1996. In order to complete the project the DDA issued its Series 1994 Bonds. Additionally, in 2009 the City of Grand Rapids issued its Series 2009 Bonds to partially refund the Series 1994 Bonds. The DDA is responsible for the debt service on both the Series 1994 Bonds and the Series 2009 Bonds.

Remaining Principal and Interest	\$39,773,215
Annual Payment Due	\$5,697,842
Final Payment	06/01/2024

Other ongoing expenditures of the DDA include the following:

- **Development Incentive Programs**

Continued funding to incentivize and support new development and rehabilitation projects in Downtown. Funds go toward eligible activities in qualifying projects.

Annual Cost:	\$1,140,000
Annual Increase:	2%

- **Planning and Design**

Funding to complete planning reports and analysis of the changing conditions in Downtown, and to provide guidance on future public investments.

Annual Cost:	\$1,100,000
Annual Increase:	2%

- **Public Infrastructure**

Funding for capital improvement projects in Downtown to further community goals and provide the necessary infrastructure to accommodate continued development.

Annual Cost:	\$2,700,000
Annual Increase:	2%

- **Urban Recreation**

Funding for recreation equipment for deployment in Downtown parks in partnership with the City of Grand Rapids Parks and Recreation Department.

Annual Cost:	\$100,000
Annual Increase:	None

- **Project and Fixed Maintenance**

The DDA has carried out several public improvement projects, including Grand River walkways, pedestrian bridge improvements, snowmelt installation and streetscape improvements in accordance with earlier Development Plan amendments. The DDA has agreed to provide financial assistance for the maintenance of these projects.

Annual Cost	\$100,000
Annual Increase	2%

- **Wayfinding Sign Maintenance**

The ongoing maintenance of the wayfinding sign system, including the repair to damaged signs, updating messages as necessary, and system enhancements.

Annual Cost	\$120,000
Annual Increase	None

- **Administration**

The DDA incurs staff and professional service costs for the administration of its programs. The DDA staff continuously monitors changing conditions, and provides reports and recommendation to the DDA Board. These include planning, legal, financial, auditing, secretarial, executive, and rental costs.

Annual Cost	\$1,100,000
Annual Increase	3%

- **Marketing**

Creating, operating and funding marketing initiatives that benefits Development Area No. 1, including efforts to grow vibrancy and diversity to make Downtown more welcoming, and production of the State mandated annual report.

Annual Cost	\$295,000
Annual Increase	2%

2. **Committed and Planned Projects**

Committed and planned projects to be undertaken, include the construction and improvement of River's edge walkways and other open spaces and parks, street and parking facility construction, utility extensions or upgrades, landscape and streetscape work, and public facilities in conjunction with major development projects located in Development Area No. 1. Selected site-specific improvements are shown on Map 4.

The DDA has developed multiple strategies for achieving the Development Plan objectives, including development support incentives, parks, open space and cultural improvements, streetscape improvements and infrastructure improvements. Each strategy is described in more detail below.

Development Support

Funds are allocated annually to enable the DDA to assist in private or public projects that would help to accomplish the developmental objectives of the DDA. Any use of DDA funds must meet the definition of "public facility" as defined in State law. The DDA expects to assist with the following in Development Area No. 1:

- a. Parking and Transportation Program Improvements
- b. Public Transit Projects
- c. Shuttle Bus Acquisition
- d. Economic Development Initiatives, including Retail Recruitment & Retention Programs
- e. Development-Related Public Facilities
- f. Areaway Removal Incentives
- g. Building Reuse Incentives
- h. Streetscape Improvement Incentives
- i. Affordable Housing Incentives

Estimated Costs for Development Support					
FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Future
1,225,000	1,234,000	1,225,000	1,273,000	1,320,000	\$63,723,000
				Total	\$70,000,000

Parks, Open Space and Cultural Improvements

The Downtown environment is greatly enhanced by providing public amenities to meet the needs for recreation, public assembly and pedestrian movement. Projects to be funded, in part, by the DDA include:

- a. Veteran's Memorial Park
- b. Heartside Park
- c. Calder Plaza
- d. Lyon Square
- e. Fish Ladder Park
- f. Switchback Park
- g. Interchange Park
- h. Multi-Use River Trail
- i. Sheldon Linear Park
- j. Restoration of the Grand River
- k. Rosa Parks Circle Improvements

Estimated Costs for Parks, Open Space and Cultural Improvements					
FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Future
\$1,500,000	5,000,000	2,000,000	2,000,000	2,000,000	\$12,500,000
				Total	\$25,000,000

Street and Streetscape Improvements

The DDA provides substantial financial support to street and streetscape improvements that would likely not occur without assistance. Streetscape improvements provide a high level of pedestrian amenity and comfort while providing an attractive urban environment and support to private investment. Some of these projects will also receive financial assistance from the State, City, and other local sources. Current projects are:

- a. Newberry Street from Monroe Avenue to Division Avenue
- b. Ottawa Avenue from Michigan Street to Hastings Street
- c. Ottawa Avenue from Cherry Street to Fulton Street
- d. Ionia Avenue from Michigan Street to I-196 WB
- e. Ionia Avenue /I-196 WB On Ramp/Division Avenue
- f. Abandoned RR Tunnel under I-196 and Pathway to Grand River, Monroe Avenue, Bond Avenue and Ottawa Avenue
- g. Michigan Street from Bostwick Avenue to Lafayette Avenue
- h. Michigan Street from Monroe Avenue to Ionia Avenue

- i. Wealthy Street from West of Commerce Avenue to Division Avenue
- j. Sheldon Street from Weston Street to Fulton Street
- k. Weston Street from LaGrave Avenue to Sheldon Boulevard
- l. Sheldon Boulevard from Wealthy Street to Library Street
- m. Crescent Street from Barclay Avenue to Lafayette Avenue
- n. Division Avenue from Wealthy Street to Cherry Street
- o. Lyon Street from Monroe Avenue to Division Avenue
- p. Monroe Avenue from I-196 to Newberry/6th Street
- q. Ottawa Avenue from Fulton Street to Michigan Street
- r. Butterworth Street from Gelock Place to Front Street
- s. Cherry Street from Sheldon Avenue to Jefferson Avenue

Estimated Costs for Streetscape Improvements					
FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Future
\$3,089,000	1,536,000	1,300,000	1,300,000	1,300,000	\$111,475,000
				Total	\$120,000,000

Infrastructure Improvements

Many areas of Downtown have antiquated public facilities and infrastructure in need of improvement to accommodate continued development. The DDA has assisted and proposes to continue to assist with these improvements by participating in the following projects:

- a. Lighting and Signaling Improvements
- b. Electrical and Substation Improvements
- c. Improvements to Bridges, including Decorative Lighting
- d. Utility System Improvements

Estimated Costs for Infrastructure Improvements					
FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Future
\$250,000	250,000	200,000	200,000	250,000	\$31,980,000
				Total	\$33,330,000

In addition to the above ongoing expenditures and planned and committed projects, the Development Plan seeks to implement GR Forward (adopted December 2015), the Arena South Visioning Plan (adopted June 2013), the DDA Framework Plan (adopted June 2011) and the Monroe North Area Specific Plan

(adopted June 2007), all of which are available at Downtown Grand Rapids Inc. and at downtowngr.org for review.

Each plan anticipate a wide range of improvements needed in Downtown, and to the extent financial resources permit, the DDA anticipates identifying additional specific projects from these plans for implementation. The DDA may also increase or decrease funding for the above listed projects based upon needs and financial capability. A summary of the ongoing expenditures and projects is shown in Table 1A.

TABLE 1A.

Summary of Ongoing Expenditures,
Proposed Improvements and Estimated Costs

Local Increment – Ongoing Expenditures, Proposed Improvements and Estimated Costs						
	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	TOTAL (Including Future Expenditures)
Ongoing Expenditures	1,223,922	1,720,499	1,754,100	1,786,215	1,817,242	\$19,538,000
Development Support	1,225,000	1,234,000	1,225,000	1,273,000	1,320,000	\$70,000,000
Parks, Open Space & Culture	\$1,500,000	5,000,000	2,000,000	2,000,000	2,000,000	\$25,000,000
Streetscape	\$3,089,000	1,536,000	1,300,000	1,300,000	1,300,000	\$120,000,000
Infrastructure	\$250,000	250,000	200,000	200,000	250,000	\$33,330,000
Van Andel Arena Bonds (Series 1994 and 2009)	\$5,811,325	\$5,811,663	\$5,811,163	\$5,807,013	\$5,808,263	\$10,139,017
Downtown Market Ionia Avenue Improvement Bonds (BRA 2012A)	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$750,000
Devos Place Convention Center Refunding Bonds (Series 2013B)	\$328,550	\$327,100	\$324,225	\$326,125	\$321,400	\$949,700
Kent County Drain Commission Floodwall Refunding (Series 2008 Bonds)	\$51,187	\$51,287	\$15,782	\$15,683	\$15,810	-
					Total Expenditures for Duration of the Plan	\$279,706,717

D. Location, Character and Extent of Existing Public and Private Land Uses

Development Area No. 1 contains public and privately-owned development uses and activities, including retail, commercial services, hotels, entertainment centers, restaurants, cultural facilities, residential uses, open space areas, public parks, parking facilities, vacant lots and public streets. A detailed description of the land use in existing districts was described in earlier plan amendments when those districts were added, and are incorporated herein by reference.

There are approximately 190 acres of land currently in public use, and approximately 238 acres of land currently devoted to private use and activities in Development Area No. 1. The remainder of the total 445 acres is either public right of way or the Grand River. Map 5 shows the existing land use pattern for Development Area No. 1. Described below are the existing and proposed public and private land uses in the expansion areas. Map 6 identifies all the public and private lands for all development areas districts in Downtown Development Area No. 1. The expansion areas includes the public and private land uses described below.

District L

Public Uses

1. MDOT Right-of Way

Private Uses

1. St. Mary's Catholic Church
2. Holy Trinity Presbyterian Church
3. Chesapeake and Ohio Railroad
4. Several commercial properties, including vacant lots

District M

Public Uses

1. City of Grand Rapids River Trail north of 6th Street Bridge

Private Land Uses

1. Several industrial and commercial business.
2. Former Ryder Truck site (currently vacant)

District N

Public Uses

1. Canal Street Park
2. City of Grand Rapids Property at 1101 Monroe
3. City of Grand Rapids Property at 1120 Monroe
4. City of Grand Rapids and MDOT owned parcels along Belknap Hillside

Private Land Uses

1. Landmark Lofts
2. 1001 Monroe, site of proposed mixed use Riverfront development
3. 820 Monroe, residential apartments and commercial building
4. Boardwalk Condominiums
5. Several industrial and commercial buildings, including surface parking lots.

District O

Public Uses

1. N/A

Private Uses

1. Vacant commercial property
2. Existing commercial property

District P

Public Uses

1. Pedestrian Bridge
2. Amtrak Station
3. City Parking Lot at 427 Market Avenue SW

Private Uses

1. Napa Auto Parts
2. Sherwin Williams
3. DTE Energy Facilities
4. Gelock Industries
4. Several commercial and industrial facilities

E. Location, Character and Extent of Proposed Land Uses

The location, character and extent of public and private land uses, which will result from currently planned development activities and the retention of a number of existing uses, are shown on Map 7 and described below.

Proposed Public Land Uses

1. A mixed use project including housing, commercial space, and public plaza is anticipate for the Area 4 and 5 parking lots owned by the DDA south of Van Andel Arena, and bound by Oakes Street to the north, Ionia Avenue to the east, Cherry Street to the south, and Ottawa Avenue to the west. The DDA anticipates providing development support for this project.
2. A mixed use project including housing, commercial space, and open space is planned for the City of Grand Rapids owned property at 201 Market Avenue. It is anticipated the Brownfield Redevelopment Authority and the DDA will provide funding incentives for this project.

Proposed Private Land Uses

The proposed private land uses for Development Area No. 1, as amended, are consistent with the land uses and activities proposed in GR Forward. Also attached is a Future Land Use Plan illustrating the desired mixed-use development pattern within downtown (see Map 7).

It is also contemplated that some or all of the DDA-owned surface parking lots will be sold for private development. No schedule has been established for such sale.

F. Existing and Planned Open Space Areas (Map 8)

Development Area No. 1 presently contains sixteen existing public open space areas, including: (a) Rosa Parks Circle; (b) the Arcade Pedestrian Way (located easterly of and parallel to Monroe Avenue between Lyon Street and Pearl Street); (c) Lyon Square; (d) the Louis Campau Promenade; (e) Ah Nab Awen Park; (f) the River Edge Boardwalk; (g) Oakes Street Park at Oakes Street and Ionia Avenue; (h) Calder Plaza; (i) Heartside Park; (j) Pekich Park; (k) Monument Park; (l) Crescent Park; (m) Veteran's Memorial Park; (n) 6th Street Bridge Park; (o) Fish Ladder Park; and (p) Bostwick Mall on the GRCC Campus.

The 2016 expansion of the Development Area No. 1 includes two additional existing public open space areas: (q) Canal Street Park and (r) Westside River Edge Trails

Those open space areas being planned for addition or improvement through actions called for in this Plan, include:

1. Grand River Multiuse Trail
2. Switchback Park
3. Interchange Park
4. Sheldon Linear Park
5. Ionia Linear Park
6. Renovate and improve Veteran's Memorial Park.
7. Renovate and improve Lyon Square
8. Renovate and improve Calder Plaza.
9. Renovate and improve Heartside Park
10. Public walkways and bikeways throughout the district.
11. Any additional open space projects which help to implement the goals of GR Forward.

G. Description of Existing Zoning and Proposed Changes (Map 9)

The City Planning Commission and City Commission adopted a major amendment to the City-wide Zoning Ordinance in October 2007. These changes renamed the former City Center District Zone, now known as the Traditional Neighborhood – City Center (TN-CC) and Traditional Neighborhood – Transitional City Center (TN-TCC) zones, and expanded the adjacent areas regulated by these districts. Additional changes will be considered by the Planning and City Commissions in the

future, all of which are meant to further the goals of GR Forward. The proposed changes include an expansion of the TN-CC to the area west of US-131 and east of the existing railroad line, revisions to existing and creation of new targeted retail corridors, amendments to height incentives, changes to parking requirements and increases to allowable heights in some of the Downtown Height Overlay Districts.

H. Street Changes (Map 10)

An overview of planned resurfacing and reconstruction projects in the Downtown was provided in Street and Streetscape description. Other potential projects, which are currently envisioned or are planned to be made either by actions called for by this Development Plan (see also Map 7) or by other planned public or private improvement activities, including the following:

Planned Projects

1. In partnership with Michigan Department of Transportation and the City of Grand Rapids, vacation of the US 131 Business Route between Cherry Street and Oakes Street to assist in the development of the Area 4 and 5 parking lots south of Van Andel Arena.
2. The extension of Ottawa Avenue from Cherry Street to Oakes Street SW to improve traffic flow from Rapid Central Station, and support redevelopment of the Area 4 and 5 parking lots south of Van Andel Arena.
3. Vacation of a portion of Sheldon Boulevard between Wealthy Street and Fulton Street to create a linear park.
4. Vacation of a portion of Ionia Avenue between I-196 and 6th Street to create a linear park.

I. Development Cost Estimates and Financing

Project activities, including the ongoing activities and committed and planned listed in this Plan have an estimated total cost of \$122,272,341, including current planned projects and new projects identified in ongoing and past planning efforts. Projects identified in GR Forward, the DDA Framework Plan, Arena South Visioning, and the Monroe North Neighborhood Area Specific Plan will be initiated at the appropriate time and when the financial opportunity permits. The sources from which these costs of financing will include one or more of the following:

- Tax increment bond proceeds
- Tax increment revenues
- Revenue bond proceeds
- Donations and sponsorships received by the DDA
- Parking revenue
- Investment income
- Proceeds from any property, building or facility owned, leased, or sold by the DDA

- Monies obtained through development agreements with property owners benefiting from adjacent open space improvements
- Monies obtained from other sources approved by the City Commission
- Monies provided by the State to indemnify DDA's against losses resulting from possible tax restructuring

The proceeds to be received from tax increment revenues in Development Area No. 1, plus funds from other sources, will be sufficient to finance all activities and improvements to be carried out under this Plan.

J. Identification of Private Development Entities to Which Acquired Properties Have Been or Will Be Sold or Leased

A description and identification of private development entities, to which properties previously acquired by the DDA have been sold or leased prior to this latest plan amendment, can be obtained at the offices of the DDA. These properties are listed in Section K. The final agreements for other properties which are proposed to be sold will also be obtainable from the offices of the DDA.

K. Land Disposition Terms

1. City Centre Plaza

The terms, under which land was acquired by the DDA for the City Centre Plaza project, are set forth in Memorandum of Development Contract, executed in August 1981, between the City and City Centre Limited Partnership. A copy of the Memorandum is on file with the offices of the DDA.

2. West Riverbank Hotel

The terms, under which West Riverbank land was acquired by the DDA and sold to Grand River 1990, are set forth in a land contract sale agreement executed in December 1984. A copy of the agreement is on file with the offices of the DDA.

3. East Riverbank Housing Site

The terms, under which East Riverbank land, designated for new housing and hotel uses, was sold or otherwise conveyed, are set forth in a land development agreement executed between United Southwest and the City and DDA. A copy of this agreement is on file with the offices of the DDA.

4. Bridgewater Place

The terms under which land was sold to the developer for use in this mixed-use project are contained in a development agreement on file with the offices of the DDA.

5. GUS West - Parking

The terms under which the City acquired the property for the GUS West (now known as DASH West) surface parking lot, and subsequently transferred the property to the DDA, are contained in documents on file with the offices of the DDA.

6. Old Railroad Warehouse, 201 Ionia

The terms of the sale of this building to Design Plus, Inc. can be obtained from offices of the DDA.

7. Former Peck Building

The terms under which the building was acquired and sold to the Kent County Council for Historic Preservation are contained in documentation on file with the offices of the DDA.

8. Ionia/Heartside Park

This property was transferred to the City on the condition that the land would be developed as a public park. The City received a State grant to assist in funding the project, Development was completed in 2003.

9. Art Museum/Wurzburg Block

The DDA acquired approximately 55,000 square feet in the Wurzburg Block as a result of a trade of land with the City. The trade was based upon independent appraisals to assure that properties of equal value are being traded. The property was then transferred to the Grand Rapids Art Museum with several conditions assuring the construction of a new Art Museum facility and its availability for public use and other public benefits.

10. Transit Center Site

The DDA completed a trade for a portion of the DASH 6 parking needed for Phase I of the Transit Center to the City for the Wurzburg Block. The City subsequently sold this site to ITP for construction of Rapid Central Station. The DDA subsequently sold the remainder of DASH South to ITP and received compensation based upon current appraisals.

11. YMCA

This site, located at Lake Michigan Drive and Winter, NW, was originally acquired and developed for surface parking in 1997. The YMCA acquired the property for market value and completed a state-of-the art community facility in 2005.

12. Tall House/Bank of Holland

The Area 3 parking area has been sold, subject to terms of a purchase and development agreement. The terms of the agreement can be viewed at the office of the DDA.

13. Arena Place

The Area 1 parking area has been sold, subject to the terms of a purchase and development agreement. The terms of the agreement can viewed at the office of the DDA.

14. Area 4 and 5 Parking Lots

The Area 4 and 5 parking lots are agreed to be sold, pending the execution of a purchase and development agreement. The term sheet can be viewed at the office of the DDA.

L. Estimates of the Number of Persons Residing in the Development Area and the Number of Families and Individuals to be Displaced

The estimated population living within the downtown district boundaries is estimated at 5,000. This Plan amendment does not contemplate acquisition of any parcels that would cause relocation of residents.

SECTION III
TAX INCREMENT FINANCING PLAN

III. TAX INCREMENT FINANCING PLAN FOR GRAND RAPIDS DOWNTOWN DEVELOPMENT AREA NO. 1, AS AMENDED

This Tax Increment Financing Plan sets forth the procedures, requirements, amounts, and methods by which costs associated with the initiation and completion of project activities and improvements described in the Development Plan for Development Area No. 1, as amended, shall be financed.

A. Tax Increment Financing Procedure

The tax increment financing procedure, as outlined in Act 197, requires the adoption by the City, by ordinance, of a Development Plan and a Tax Increment Financing Plan. Following the adoption of that ordinance, the City Treasurer transmits to the DDA that portion of the tax levy of taxing bodies paid each year on the “Captured Assessed Value” of real and personal property located in the Development Area No. 1 as provided for in this Tax Increment Financing Plan.

Presented in Tables B and C are schedules of the estimated captured, assessed value (taxable value) of real and personal property in Development Area No. 1, as amended. Also included are assessment values on properties for which an industrial facilities exemption certificate has been issued and were in effect pursuant to Act 198 of the Public Acts of 1974, as amended (“Act 198”).

The Tax Increment Financing Plan for District A was approved in 1980. The most recent assessment of all taxable property in District A, at the time of the Plan approval in 1980, occurred on December 31, 1979, for tax year 1980. The Tax Increment Financing Plan for District B was approved in 1981. The most recent assessment of all taxable property in District B, at the time of the Plan approval in 1981, occurred on December 31, 1980, for tax year 1981. The Tax Increment Financing Plan for District C was approved in 1983. The most recent assessment of all taxable property in District C, at the time of Plan approval in 1983, occurred on December 31, 1982, for the tax year 1983. The Tax Increment Financing Plan for District D was approved in 1984. The most recent assessment of all taxable property in District D, at the time of Plan approval in 1984, occurred on December 31, 1983 for the tax year 1984. The Tax Increment Financing Plan for District E was approved in 1990. The most recent assessment of all taxable property in District E, at the time of Plan approval in 1990, occurred on December 31, 1989, for the tax year 1990. The most recent assessment of all taxable properties in District F occurred on December 31, 1996, for the tax year 1997. The Tax Increment Plan for Districts G and H were approved on May 7, 2002. The most recent assessment of all taxable properties in District G and District H, at the time this Plan takes effect in 2002, occurred on December 31, 2000 for the tax year 2001. The Tax Increment Plan for Districts I, J, and K were approved in 2007. The Tax Increment Plan for Districts L, M, N, O and P were approved in 2016. The most recent assessment of all taxable properties occurred on December 31, 2016 for the tax year 2017.

To provide for an accounting of assessed values on personal property in all sixteen districts of the Grand Rapids Development Area No. 1 (Development Area No. 1), the City has established a tax report filing system, requiring owners to file an annual report with the City Assessor. The report contains, among

other information, the estimated dollar value of all personal property, in each owner's possession, which is located within the boundaries of Development Area No. 1, as amended.

Provided under Attachment 3 is the procedure for preparing the assessment rolls for Development Area No. 1, as amended, and the districts.

B. Estimates of Captured Assessed Values and Tax Increment Revenues

Provided in Table D are schedules on estimated dollar amounts of Captured Assessed Values and Tax Increment Revenues to be realized. These revenue estimates are based upon changes or adjustments (increases and decreases) in base-year real and personal ad valorem property assessments; removals and additions of real and personal property, and changes in the assessment values of current Act 198 certified new construction and restoration-type commercial/industrial facilities exemption projects. Initial assessed values for real and personal property and for Act 198 assisted tax exemption properties within Grand Rapids Development Area No. 1, as amended, are shown under Attachment 4 of this Plan.

In estimating tax increment revenues, the 2016 combined local tax levy of 17.9915 mills and combined school levy of 34.5352 mills were utilized. These rates were applied to the captured taxable value totals for ad valorem real and personal property and Act 198 assisted restoration projects. For Act 198 assisted new construction projects, one-half of the rate was applied to the captured value.

Under this Tax Increment Financing Plan, the entire tax increment amount captured is to be utilized by the DDA, except as described in Section E., below. However, in District H and District K, the first priority in the capturing of all local tax increments and 50% of school tax increments for 15 years will be for use in accordance with the Grand Rapids SmartZone Local Development Finance Authority's Development and Tax Increment Financing Plans.

Additionally, there are existing capturing entities in Districts L, M, N and P, which were added in 2016. District L is within the Westside Corridor Improvement District which also captures tax increment revenues. There is also a City of Grand Rapids Brownfield Redevelopment Authority plan amendment for the Bridge and Turner, LLC Project within this district. District M is within the Westside Corridor Improvement District, which captures tax increment revenues. District N is in the Monroe North Tax Increment Finance Authority, Grand Rapids SmartZone Local Development Finance Authority, and the North Quarter Corridor Improvement District. District P is within the City of Grand Rapids SmartZone Local Development Finance Authority District which captures tax increment revenues. In all Districts, the State and local school tax increment revenues may only be used for payment of eligible advances, eligible obligations and other protected obligations as defined in Act 197.

As described in Section E below, a portion of the tax increment revenues from tax levies of some or all tax levying entities in Development Area No. 1 and collected and received by the DDA may be returned to the Tax Levying Entities in accordance with the conditions and schedule contained in said Section E.

Over the current 30-year life of this Tax increment Financing Plan it is estimated that the DDA will receive \$319,543,808 in captured tax increment revenues. Of this amount, \$40,178,577.50 will be tax increment revenues from taxes levied by the Grand Rapids Public Schools and the Kent Intermediate School District and the state education tax levied by the State of Michigan. These tax increment revenues will be used to pay the outstanding debt service on the DDA's Tax Increment Bonds, Series 1994 (after applying \$5,404,160 in the debt service reserve fund for such Bonds towards debt service) and the City's Limited Tax General Obligation Downtown Development Refunding and Improvement Bonds, Series 2009, both of which are an "other protected obligation" under Act 197. A portion of the tax increment revenues received by the DDA will be returned to the tax levying entities pursuant to the gainsharing provisions of Section III.E. of this Plan.

C. Use of Tax Increment Revenues

The Tax Increment Revenues, paid to the DDA shall be used by the DDA in such manner as the DDA may deem necessary and appropriate, based on the Development Plan, including, but not limited to, the following:

- The principal and interest payments required for any bonded indebtedness to be incurred in its behalf for purposes provided in the Development Plan.
- Cash payments for initiating and completing any improvement or activity called for in the Development Plan.
- Any annual operating deficits, which the DDA may incur from acquired and/or leased property in the Development Area.
- Interest payments on any sums, which the DDA should borrow before, or during, the construction of any improvement or activity to be accomplished by the Development Plan.
- Payments required to establish and maintain a capital replacement reserve, and payments to create a maintenance fund to minimize replacement.
- Payments required to establish and maintain a capital expenditure reserve.
- Payments to pay the costs of any additional improvements to Development Area No. 1, which are determined necessary by the DDA.
- Payments for management and administration; survey and planning services; consultant fees for authorized studies and investigations; and fees for legal counsel and advice; and staff services.
- Payments to reimburse private parties for eligible expenses incurred to install public facilities related to the construction of a building or redevelopment project.

The DDA may modify its priority of payments at any time if, within its discretion, such modification is necessary to facilitate the Development Plan.

D. Bonded Indebtedness to be Incurred

The future project costs for accomplishing all activities described in the Development Plan for Development Area No. 1, excluding debt service payments, are estimated to be \$267,868,000. These costs are to be financed, in whole or in part, through cash payments and may in part be financed through the issue of one or more series of bonds. Estimated revenues to be realized from taxes on captured assessed value are adequate to provide for payment of principal and of interest on said bonds.

To the extent that cash payments or bond proceeds are insufficient to carry out all the projects contained within the Development Plan, the DDA will be required to secure additional funds from private sector or grant sources, or set priorities as to the amount and timing of DDA support for individual projects.

E. Annual Surplus of Tax Increment Revenues

All tax increment revenues realized from the captured assessed value of property located in the DDA Districts, as amended from time to time, shall be pledged as security for the payment of the debt service on the outstanding DDA Tax Increment Revenue Bonds, Series 1994 (the “Series 1994 Bonds”) maturing on June 1, 2017 (the “Series 1994 Bonds Maturing in 2017”). A portion of the debt service on the Series 1994 Bonds Maturing on June 1, 2017 and all of the remaining debt service on the remaining outstanding Series 1994 Bonds, i.e. the June 1, 2018, and June 1, 2019, maturities, will be paid from the proceeds of a Bond Reserve Fund established for the Series 1994 Bonds.

Annual debt service on (i) such Series 1994 Bonds Maturing in 2017 and (ii) the outstanding City of Grand Rapids, Michigan Limited Tax General Obligation Downtown Development Refunding and Improvement Bonds, Series 2009, both of which are eligible obligation as defined in Act 197 (collectively, the “Protected Obligations”), shall be paid first from annual tax increment revenues collected and received by the DDA from tax levies of Grand Rapids Public Schools and Kent Intermediate School District and the state education tax levy of the State of Michigan (collectively, the “School Tax Increment Revenues”) and Grand Rapids Public Schools, Kent Intermediate School District and the State of Michigan with respect to the state education tax levy (collectively the “School Tax Levying Entities” or individually a “School Tax Levying Entity”). The DDA shall only capture and collect annually School Tax Increment Revenues from the School Tax Levying Entities in an amount necessary in such annual period necessary to pay debt service on the Protected Obligations. Such amount captured and collected shall be proportional to each School Tax Levying Entity’s tax levy to the total tax levy in such year of all School Tax Levying Entities.

Subject to the preceding two paragraphs and as hereinafter provided, beginning with the 2017 tax levy year (DDA fiscal year 2018) of the DDA, tax increment revenues from tax levies of all tax levying entities except the School Tax Levying Entities in the DDA Districts (the “Local Tax Levying Entities” or individually a “Local Tax Levying Entity”) collected and received by the DDA (the “Local Tax Increment Revenues”) shall be returned to the Local Tax Levying Entities in accordance with the following schedule:

<u>Tax Levy Years</u>	<u>Tax Increment DDA Fiscal Years</u>	<u>Revenue Annual Return</u>
2017 through 2021	2018 through 2022	10%
2022 through 2026	2023 through 2027	15%
2027 through 2031	2028 through 2032	20%
2032 through 2046	2033 through 2047	25%

provided, however, (a) the DDA shall not return any tax increment revenues to a Local Tax Levying Entity who (i) prior to the effective date of the Plan Amendment elected to exempt its taxes from capture as tax increment revenues pursuant to Section 3(3) of Act 197 and has not reversed its election within **60** days of the Plan Amendment’s effective date or (ii) elects after the effective date of the Plan Amendment to exempt its taxes from capture as tax increment revenues pursuant to Section 3(3) of Act 197 in connection with any expansion of the DDA Districts, (b) if, in any fiscal year of the DDA, annual School Tax Increment Revenues are not sufficient to pay the annual debt service on the Protected Obligations and it is necessary to use the annual Local Tax Increment Revenues, the amount required to make up such difference shall be paid proportionately (the percent of each Local Tax Levying Entity’s tax levy subject to capture by the DDA to the total tax levy subject to capture from all Local Tax Levying Entities) from Local Tax Increment Revenues and the amount of the Local Tax Increment Revenues returned to the Local Tax Levying Entities shall be reduced by such amount of Local Tax Increment Revenues used to pay the debt service on the Protected Obligations, (c) so long as there are Protected Obligations outstanding (e.g. they have not either matured, been redeemed early or defeased) and pursuant to the provisions of Section 14(2) of Act 197 during any tax levy year the percentage of taxes levied for school operating purpose by Grand Rapids Public Schools or Kent Intermediate School District captured and used by the DDA to pay debt service on the Protected Obligations shall not be greater than the percentage of taxes levied for operating purposes by the City of Grand Rapids or Kent County captured and used by the DDA and not returned to such Local Tax Levying Entities pursuant to the Plan Amendment, and (d) the return of tax increment revenues to Local Tax Levying Entities shall be subordinate to the pledge of DDA tax increment revenues as security for the payment of existing and future debt obligations of the DDA including, but not limited to, (i) the obligations of the DDA pursuant to a Reimbursement Agreement dated as of June 1, 2013, between the Authority and Kent County, as may be amended, related to the payment of debt service on the \$5,000,000 City of Grand Rapids and County of Kent Joint Building Authority, Building Authority Refunding Bonds, Series 2013B (DeVos Place Project) and (ii) the obligations of the DDA pursuant to a Payment and Repayment Agreement dated April 12, 2012, between the Authority and the City of Grand Rapids Brownfield Redevelopment Authority (the “Brownfield Authority”, as may be amended, related to the payment of debt service on the Brownfield Authority’s \$2,325,000 Tax Increment Bonds, Series 2012A.

Pursuant to the provisions of Section 14(4) of Act 197, the DDA may enter into agreements with Local Tax Levying Entities to implement the provisions of this paragraph III.E.

F. Special Millages

A tax levy approved after November 7, 2016, by the electors of the taxing unit levying the tax (i) for the sole purpose of repaying bonds, notes or other debt identified in the ballot proposal, (ii) for a specified purpose other than the payment of general operating expenses and for a specific time period identified in the ballot proposal, provided, the levying of the tax has not resulted in the reduction of the taxing unit's general operating millage except to the extent such reduction is required by the State Constitution or statutory requirements, and (iii) for use to pay for specific capital improvements and for a specific time period identified in the ballot proposal, provided, the levying of the tax has not resulted in the reduction of the taxing unit's general operating millage except to the extent such reduction is required by the State Constitution or statutory requirements shall be exempt from the capture of tax increment revenues, *provided, however*, in the case of an elector approved renewal of a tax levy that was subject to capture on the effective date of this Plan Amendment and which would be exempt from capture as provided above, only the portion of the tax levy above the previously approved levy is exempt from the capture of tax increment revenues.

G. Duration of Plan

This tax increment financing plan shall be for a term ending December 6, 2036, unless otherwise extended by an amendment hereto.

H. Impact on Assessed Values and Tax Revenues

The overall impact of the Development Plan is expected to generate increased economic activity in Development Area No. 1, the downtown district, the City, and Kent County at large. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions, through increases in assessed valuations of property, and from increases in personal income from new employment within Development Area No. 1, the downtown district, the City, other neighboring communities, and throughout Kent County.

For purposes of determining the estimated impact of this Tax Increment Financing Plan upon those taxing jurisdictions within Development Area No. 1, estimates of captured assessed values were used, along with 2016 tax year millage allocations. These estimates show tax increment revenue amounts that would be shifted, from these jurisdictions to the DDA, to finance the project activities called for in the Development Plan. These estimated amounts are shown in Table E.

H. Use of the Captured Assessed Values

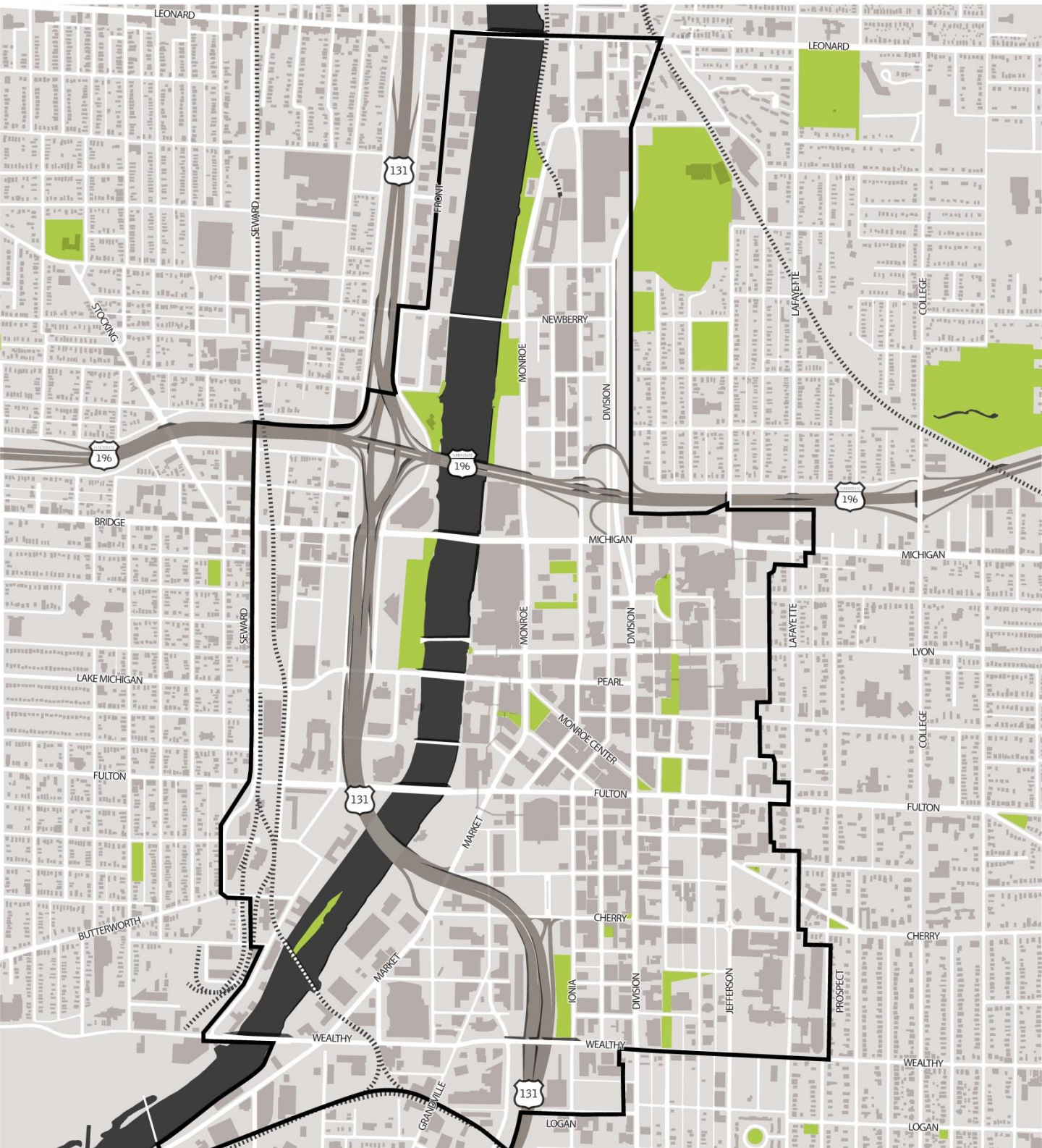
The Development and Tax Increment Financing Plan provides for the use of all of the captured assessed value by the DDA for the purpose herein set forth, except as provided in Section E., hereof.

I. Reports

The DDA shall submit annually, to the City Commission and the State Tax Commission, a report on the status of the tax increment financing account. Such report shall comply with the requirements of Act 197.

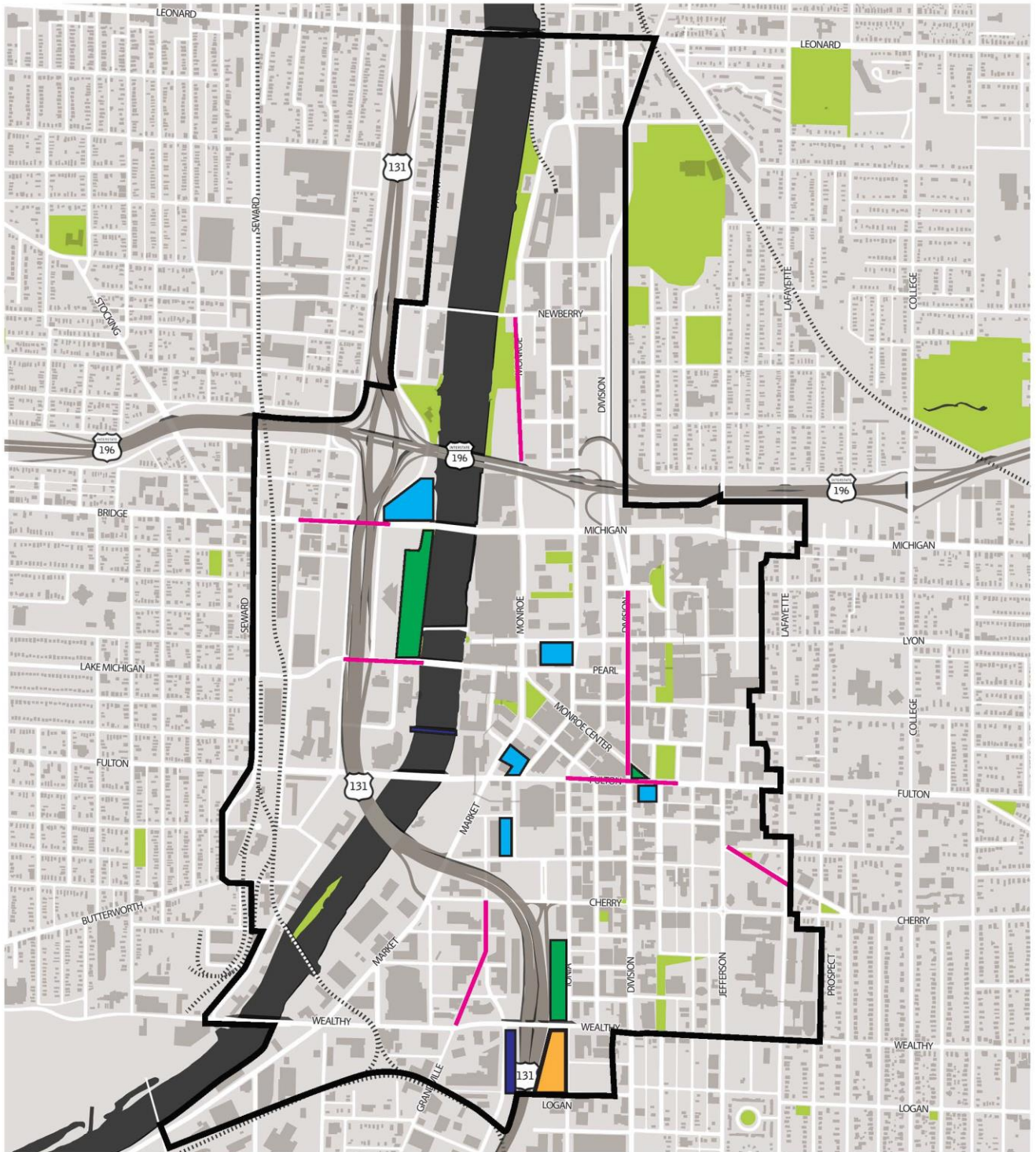
Grand Rapids Downtown Development Area No. 1

Map 1 – DDA Boundary



Grand Rapids Downtown Development Area No. 1

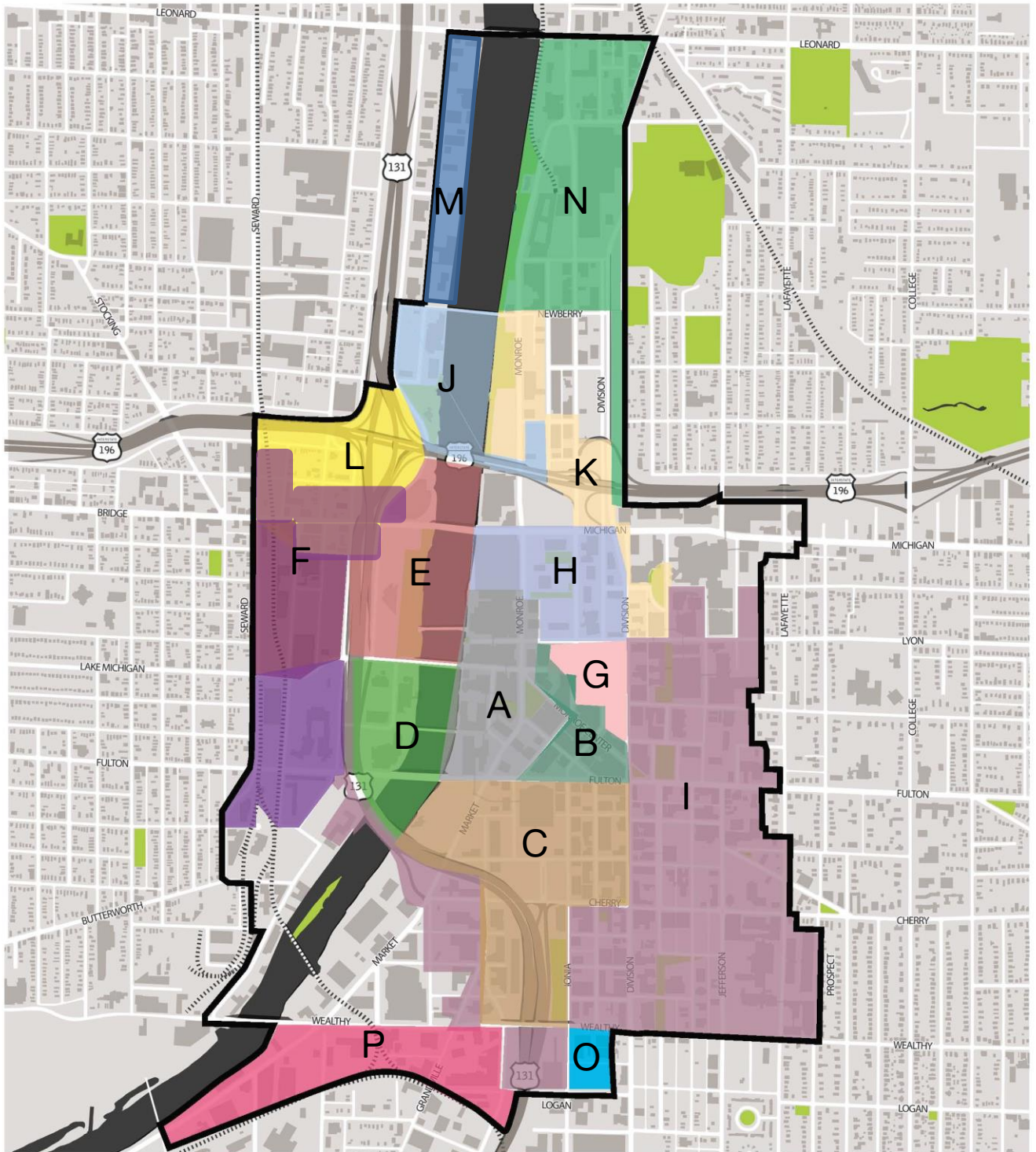
Map 2 – DDA Activities



- Infrastructure – Blue Bridge and Amtrak
- Infrastructure – Street Improvements
- Development Support Projects
- Downtown Market
- Park Improvements

Grand Rapids Downtown Development Area No. 1

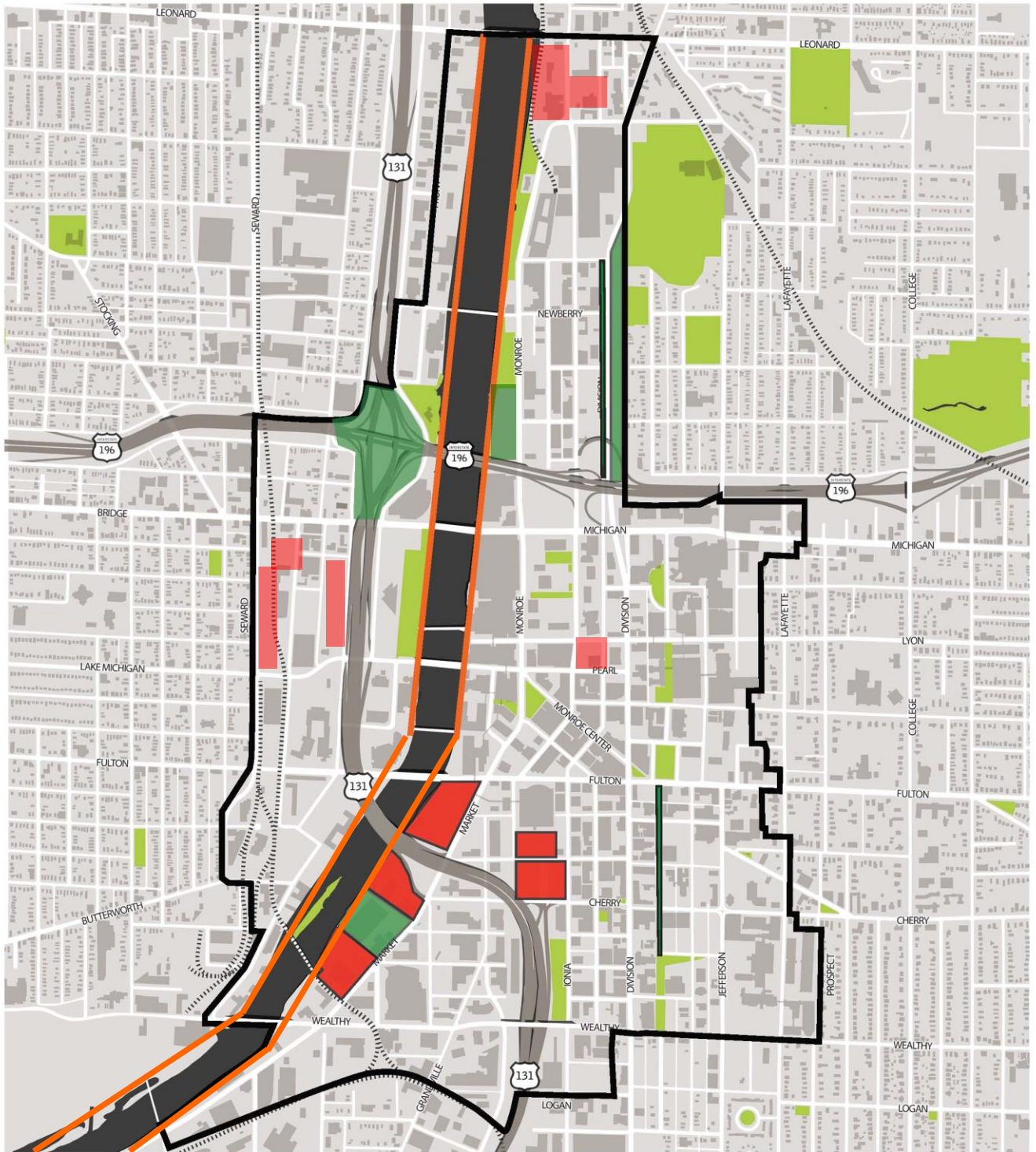
Map 3 – Tax Increment Districts



A - 1980	B - 1981	C - 1983	D - 1984	E - 1990	F - 1995
G - 2002	H - 2002	I - 2007	J - 2007	K - 2007	L - 2016
M - 2016	N - 2016	O - 2016	P - 2016		

Grand Rapids Downtown Development Area No. 1

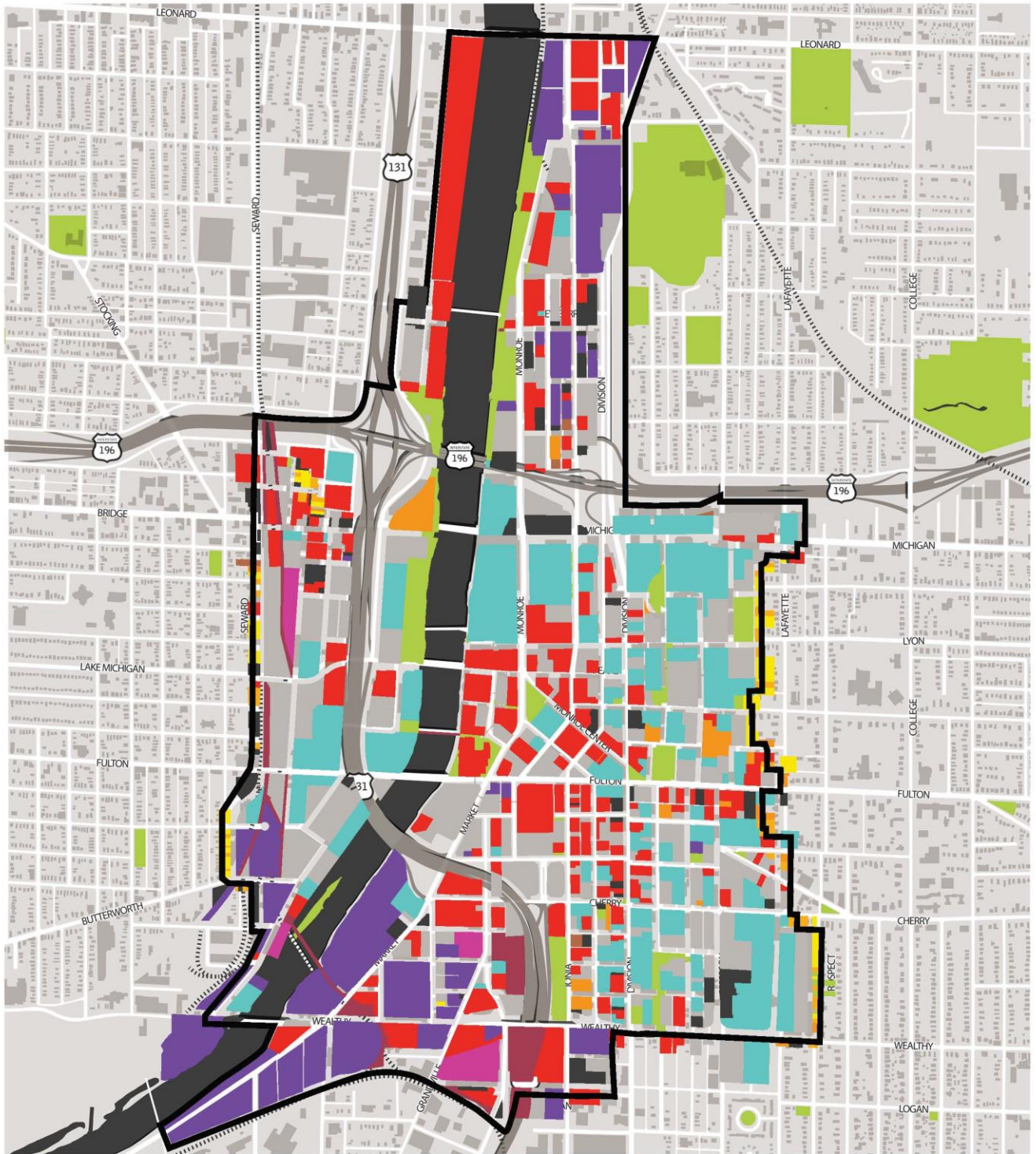
Map 4 – Proposed Improvements



- Parks and Open Space
- Commercial Development
- River Trail

Grand Rapids Downtown Development Area No. 1

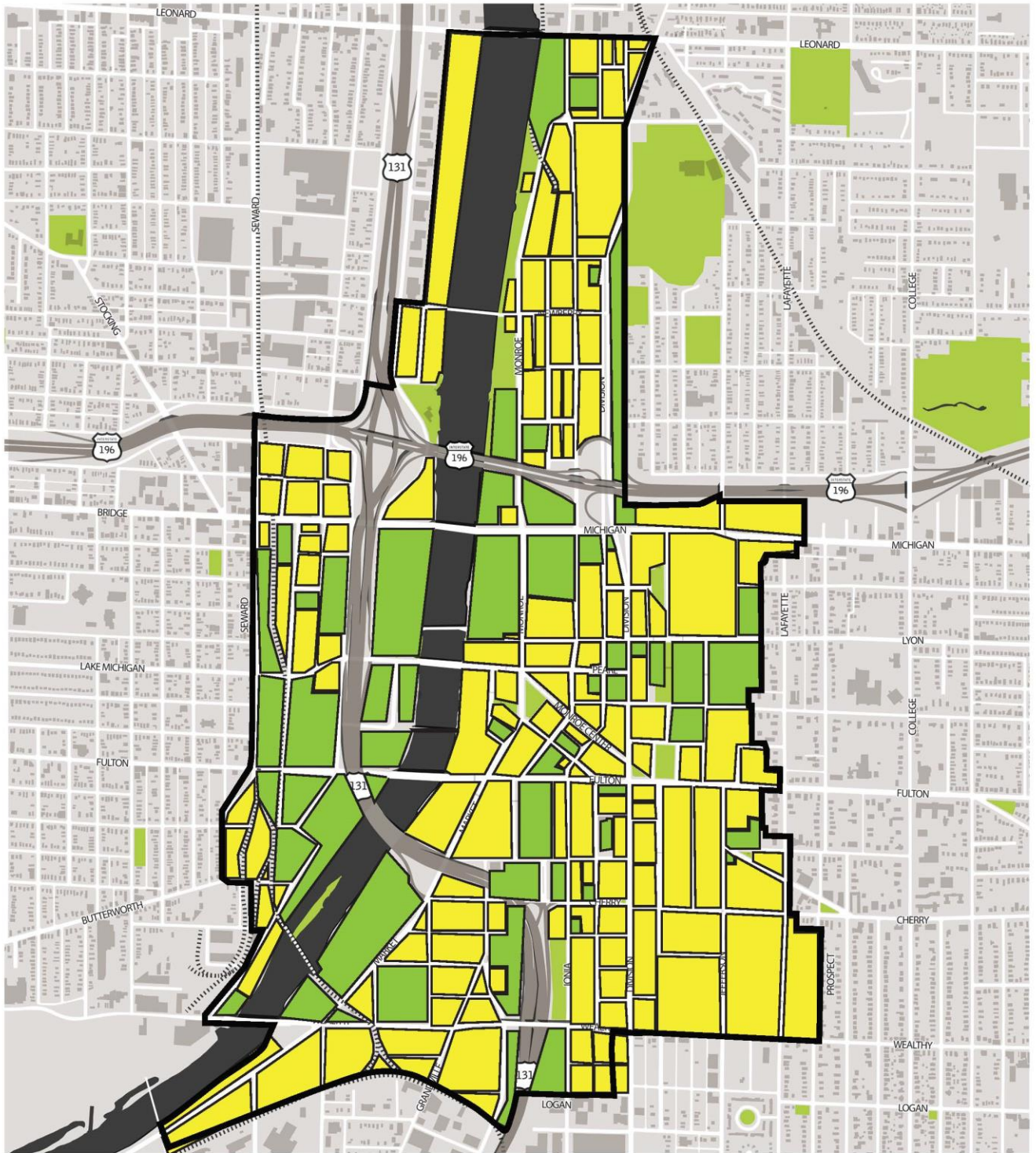
Map 5 – Existing Land Uses





- | | | | |
|---|--|---|---|
| ■ Commercial | ■ Commercial + Industrial | ■ Institutional | ■ Industrial |
| ■ Single Family Residential | ■ Multi-Family Residential (2-4 Units) | ■ Multi-Family (5+ Units) | |
| ■ Parks | ■ Parking | ■ Vacant | ■ Right of Way |
| | | | ■ Other |

Grand Rapids Downtown Development Area No. 1

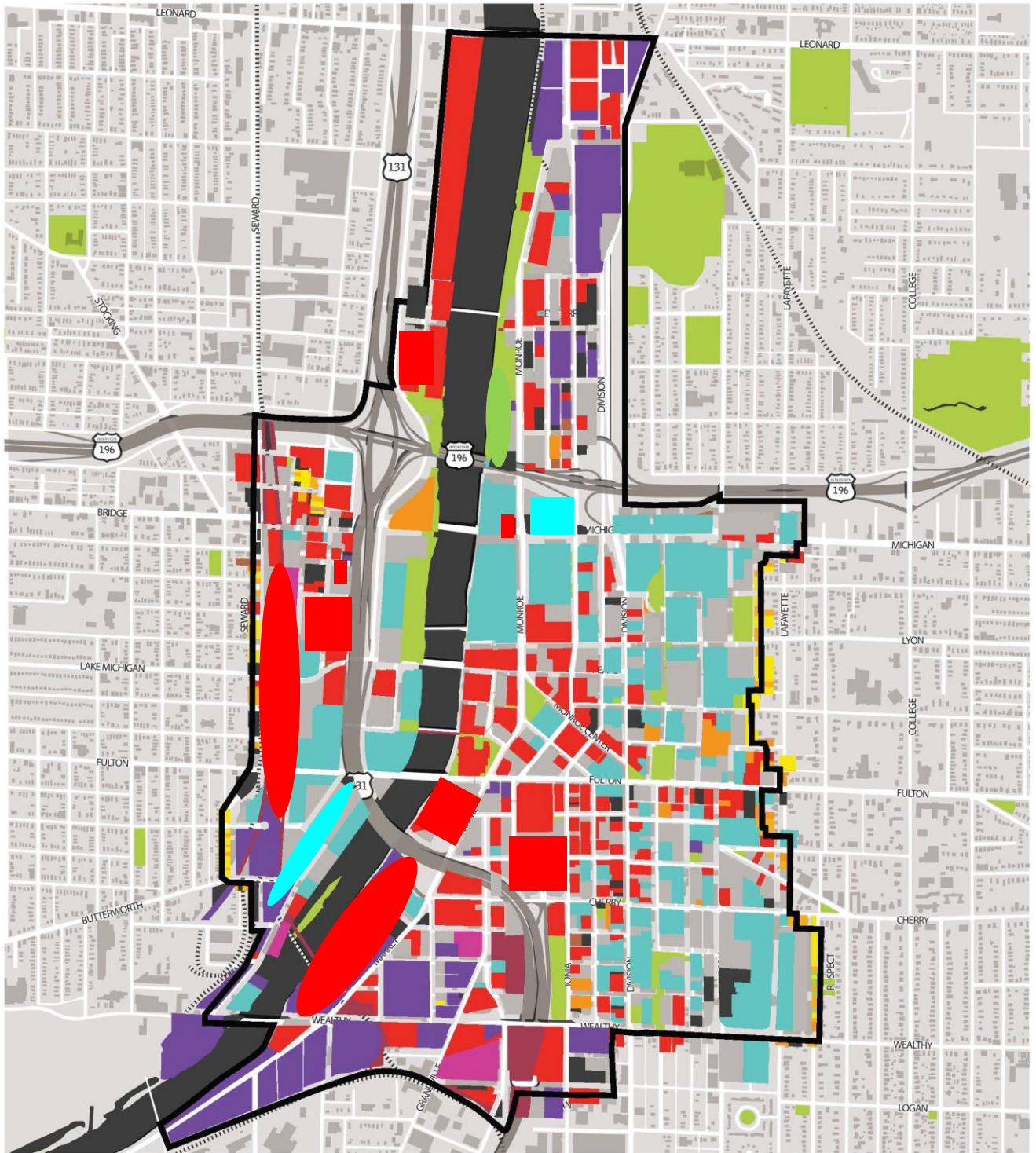
Map 6 – Public and Private Lands



-  Public Ownership
-  Private Ownership

Grand Rapids Downtown Development Area No. 1

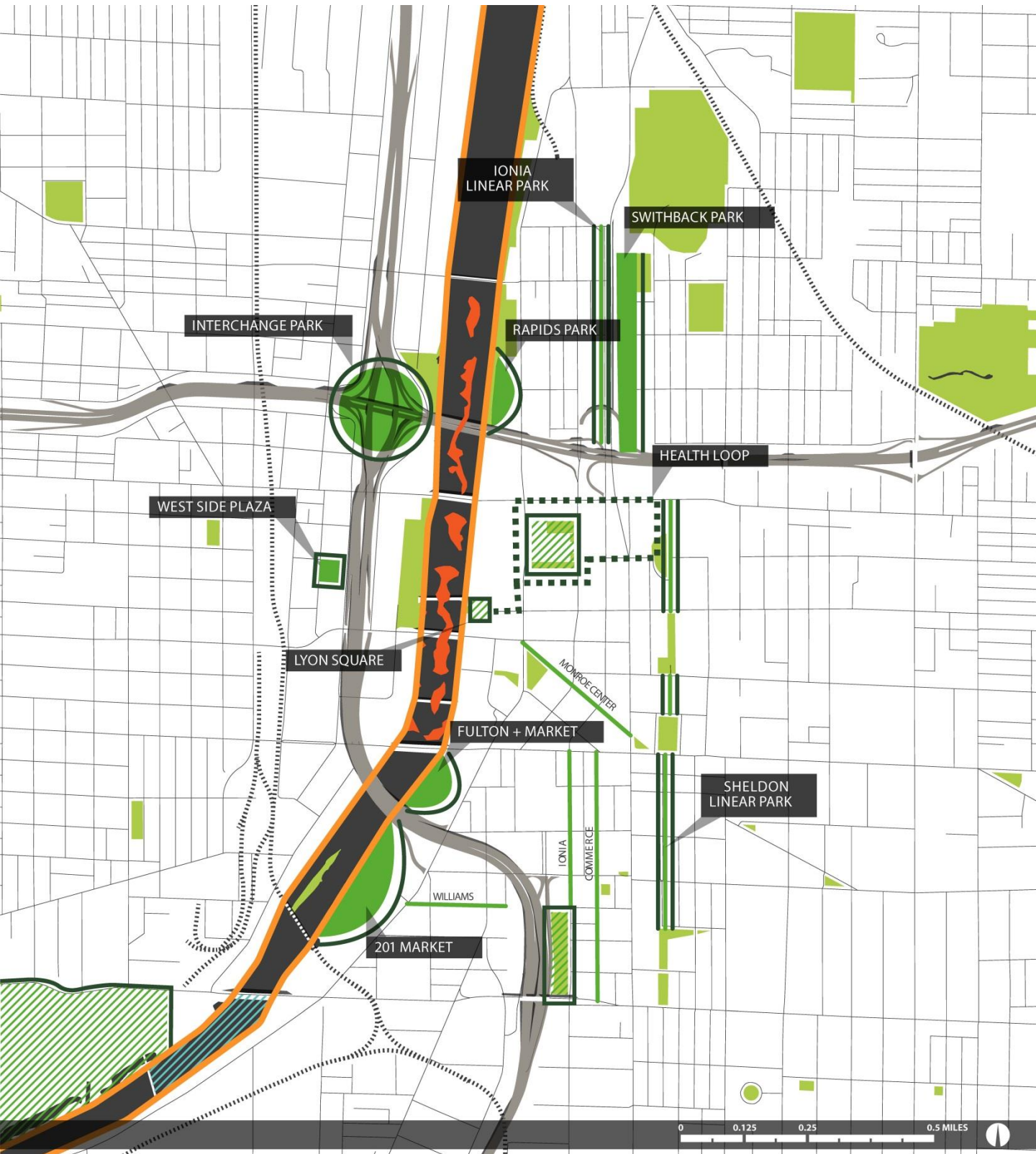
Map 7 – Proposed Land Uses



- | | | | |
|---|--|---|---|
| ■ Commercial | ■ Commercial + Industrial | ■ Institutional | ■ Industrial |
| ■ Single Family Residential | ■ Multi-Family Residential (2-4 Units) | ■ Multi-Family (5+ Units) | |
| ■ Parks | ■ Parking | ■ Vacant | ■ Right of Way |
| | | | ■ Other |

Grand Rapids Downtown Development Area No. 1

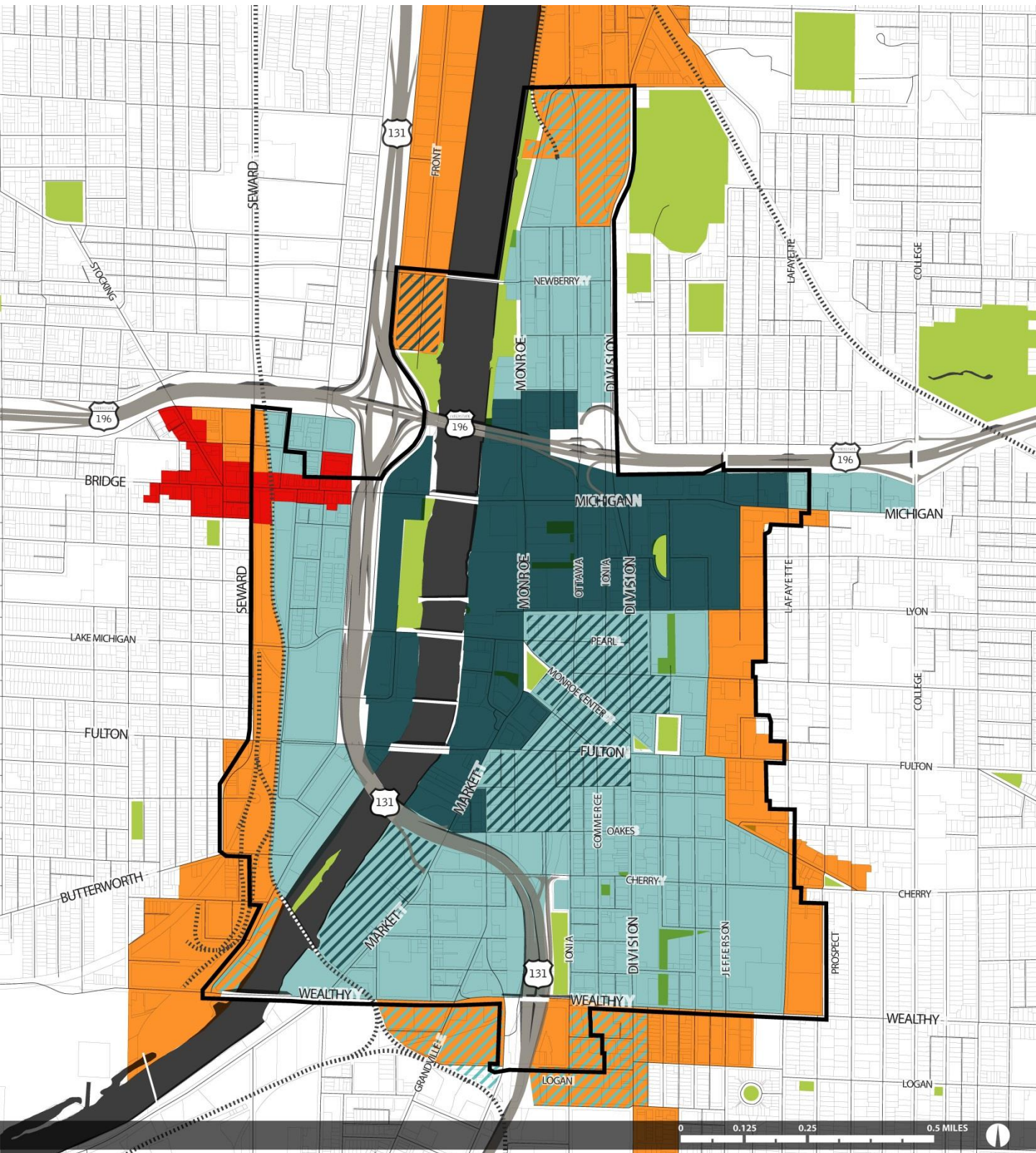
Map 8 – Open Space Areas



- Park Space
- River Trail

Grand Rapids Downtown Development Area No. 1

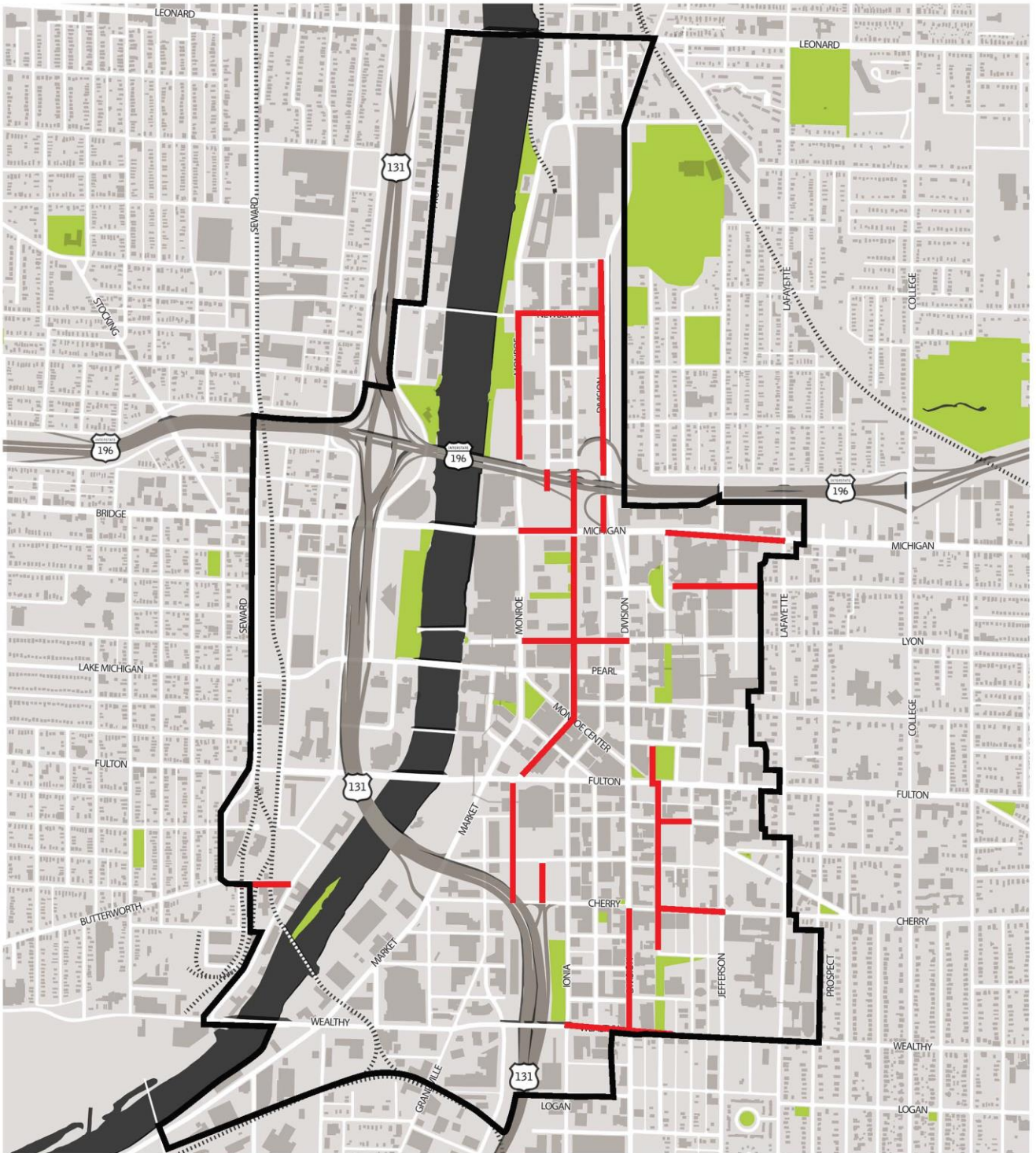
Map 9 – Zone Districts



- Height Overlay A
- City Center
- Transitional City Center
- Traditional Business Area
- Intermediate Height Overlay
- Intermediate Height Overlay
- Parks

Grand Rapids Downtown Development Area No. 1

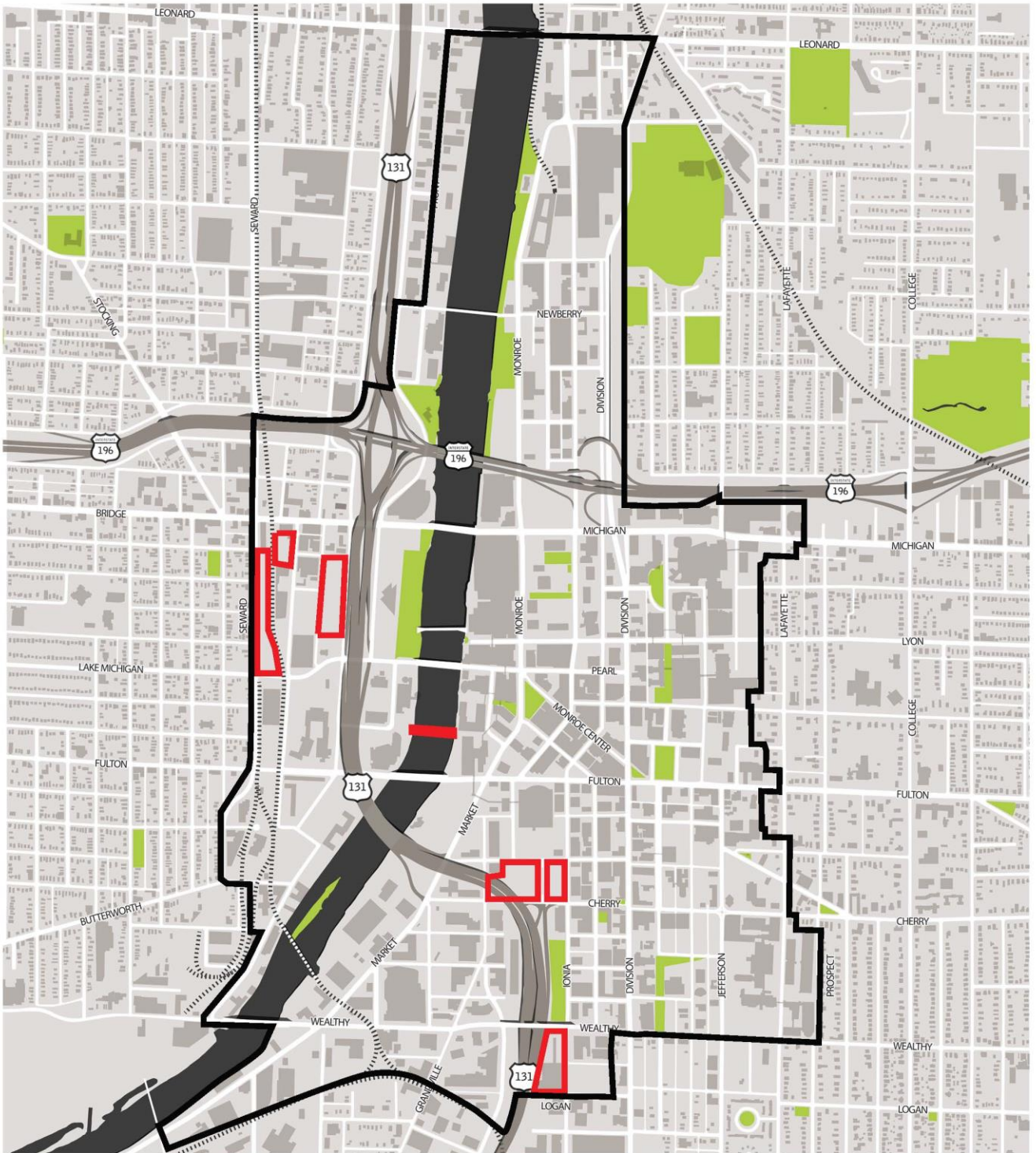
Map 10 – Street Changes



 Proposed Street Improvements

Grand Rapids Downtown Development Area No. 1

Map 11 – DDA Owned Land



 DDA Owned Land

Table 1
CITY OF GRAND RAPIDS, MICHIGAN
DOWNTOWN DEVELOPMENT AUTHORITY
EXPANSION DISTRICT INITIAL ASSESSED VALUES BY PROPOSED DISTRICT
INITIAL VALUE YEAR = 2016
2016 TAXABLE VALUES AS OF SEPTEMBER 26, 2016

2016 ASSESSED VALUES ¹											TOTAL ASSESSED VAL AVAILABLE FOR CAPTURE
SUB-DISTRICT OVERLAPS		AD VALOREM					ACT 198 IFT		AVAILABLE FOR CAPTURE?		
		REAL		PERSONAL PROPERTY			POST 1993				
		PRE	NON-PRE	UTILITY	INDUSTRIAL	COMMERCIAL	REAL	PERSONAL			
DDA L	DDA L - No Overlaps	\$ 164,528	\$ 722,413	\$ -	\$ -	\$ 26,100	\$ -	\$ -	Yes, @ 100%	\$ 913,041	
	DDA L - Overlaps Brownfield - Bridge & Turner project	-	299,947	-	-	-	-	-	No, BRA captures 100% except School Debt mills	-	
	DISTRICT L SUB-TOTAL	\$ 164,528	\$ 1,022,360	\$ -	\$ -	\$ 26,100	\$ -	\$ -		\$ 913,041	
DDA M	DDA M - No Overlaps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Yes, @ 100%	-	
	DDA M - Overlaps WestSide CID	-	5,317,400	-	306,200	401,300	-	-	No, CID captures 100% Local so no DDA School capture	-	
	DISTRICT M SUB-TOTAL	\$ -	\$ 5,317,400	\$ -	\$ 306,200	\$ 401,300	\$ -	\$ -		\$ -	
DDA N	DDA N - No Overlaps	\$ -	\$ 4,000	\$ -	\$ -	\$ 6,800	\$ -	\$ -	Yes, @ 100%	10,800	
	DDA N - Overlaps Tax Increment Financing Authority Only	-	-	-	-	-	-	-	No, CID captures 100% Local so no DDA School capture	-	
	DDA N - Overlaps TIFA and SmartZone LDFA	10,680,167	20,259,279	-	1,423,100	614,900	228,571	2,803,000	No, TIFA captures 100% Local; SZ captures 50% School	-	
	DDA N - Overlaps SmartZone LDFA Only	-	1,469,806	-	74,000	-	-	-	No, SZ captures 100% Local & 50% School	-	
	DDA N - Overlaps TIFA, LDFA, & Brownfield - Irish Twins III	-	339,800	-	-	-	-	-	No, TIFA captures 100% Local; SZ captures 50% School	-	
	DDA N - Overlaps North Quarter CID	-	3,203,728	-	-	403,800	-	-	No, CID captures 100% Local so no DDA School capture	-	
	DISTRICT N SUB-TOTAL	\$ 10,680,167	\$ 25,276,613	\$ -	\$ 1,497,100	\$ 1,025,500	\$ 228,571	\$ 2,803,000		\$ 10,800	
DDA O	DDA O - No Overlaps	\$ -	\$ 540,886	\$ -	\$ 354,600	\$ -	\$ -	\$ -	Yes, @ 100%	895,486	
	DDA O - Overlaps	-	-	-	-	-	-	-	No	-	
	DISTRICT O SUB-TOTAL	\$ -	\$ 540,886	\$ -	\$ 354,600	\$ -	\$ -	\$ -		\$ 895,486	
DDA P	DDA P - No Overlaps	\$ -	\$ 6,358,004	\$ -	\$ 156,800	\$ 3,147,000	\$ -	\$ -	Yes, @ 100%	9,661,804	
	DDA P - Overlaps SmartZone LDFA	-	330,600	-	-	-	-	-	No, SZ captures 100% Local & 50% School	-	
	DISTRICT P SUB-TOTAL	\$ -	\$ 6,688,604	\$ -	\$ 156,800	\$ 3,147,000	\$ -	\$ -		\$ 9,661,804	
Total 2016 Expansion Initial Assessed Values (IAV)							\$ 228,571	\$ 2,803,000			
2016 Capturable Initial Assessed Values (IAV)							\$ -	\$ -			
2017 Estimated Assessed Values @ 2% Growth							\$ -	\$ -			
2017 ESTIMATED CAPTURED ASSESSED VALUES (CAV)							\$ -	\$ -			

Note 1: 2016 assessed values as of September 26, 2016. Provided by Jordan DeVeer, Grand Rapids City Assessing Department.
ddaexpansionsummary10072016.xls jmw 10/10/2016

Table 2
CITY OF GRAND RAPIDS, MICHIGAN
DOWNTOWN DEVELOPMENT AUTHORITY
SUMMARY OF ESTIMATED 2017 CAPTURED ASSESSED VALUES AVAILABLE FOR CAPTURE
OCTOBER 10, 2016

Values for existing districts include a 2% increase in 2016 MBOR assessed values

Values for existing districts include a 2% increase in 2016 MBOR assessed values											
DISTRICT	AD VALOREM								IFT NEW Post-1993		VALUE
	REAL PRE /	REAL NON-PRE		PERSONAL PROPERTY				Real	Personal	BY DISTRICT	
	HOMESTEAD	NON-HOMESTEAD	Utility	Industrial	Commercial						
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
1	A	9,481,048	112,916,332	(26,754)	(47,922)	18,476,178	-	-	\$	\$ 140,798,882	
1	B	5,320,229	32,814,886	609,756	-	1,926,882	-	-	-	40,671,753	
1	C	721,229	64,164,685	3,100,494	(437,276)	8,397,048	-	-	-	75,946,180	
1	D	-	3,971,512	1,040,094	(35,280)	283,152	-	-	-	5,259,478	
1	E	21,050,649	23,797,013	1,236,036	-	3,615,900	-	-	-	49,699,598	
2	F	(23,165)	129,064	96,084	(49,000)	(155,526)	-	-	175,249	172,706	
1	G	-	6,807,391	-	-	(1,750,966)	-	-	-	5,056,425	
3	H	-	-	-	-	-	-	-	-	-	
4	I	(124,793)	5,706,424	-	484,704	(183,260)	-	493,578	705,534	7,082,186	
4	J	-	(1,401,027)	-	-	102,000	-	-	-	(1,299,027)	
4,5	K	-	-	-	-	-	-	-	-	-	
1	New District L	3,291	14,448	-	-	522	-	-	-	18,261	
6	New District M	-	-	-	-	-	-	-	-	-	
1	New District N	-	80	-	-	136	-	-	-	216	
1	New District O	-	10,818	-	7,092	-	-	-	-	17,910	
1	New District P	-	127,160	-	3,136	62,940	-	-	-	193,236	
TOTAL		\$ 36,428,487	\$ 249,058,786	\$ 6,055,710	\$ (74,546)	\$ 30,775,006		\$ 880,783	\$ 493,578	\$ 323,617,804	
Totals by Capture Category											
A - G		\$ 36,549,989	\$ 244,600,882	\$ 6,055,710	\$ (569,478)	\$ 30,792,668		\$ 175,249	\$ -	\$ 317,605,021	
A - G minus F		36,573,155	244,471,819	5,959,626	(520,478)	30,948,194		-	-	317,432,316	
District F only		(23,165)	129,064	96,084	(49,000)	(155,526)		175,249	-	172,706	
Districts I and J only		(124,793)	4,305,397	-	484,704	(81,260)		705,534	493,578	5,783,160	
L, N, O, and P		3,291	152,506	-	10,228	63,598		-	-	229,623	

Note 1: Non-overlapping areas of this district may capture all school and local mills to the extent allowed by the DDA Act.

Note 2: Kent County opted out of this district so the DDA may only capture City of Grand Rapids, Interurban Transit Partnership, & Grand Rapids Community College mills.

Note 3: This district overlaps the SmartZone LDFA which captures all local mills and 50% of school mills. Since the DDA isn't capturing City and County mills here, it may also not capture any school mills.

Note 4: Kent County and GR Community College opted out of this district so the DDA may only capture City of Grand Rapids and Interurban Transit Partnership mills.

Note 5: Although District K may legally capture City of Grand Rapids and Interurban Transit Partnership mills for this District, the SmartZone LDFA existed prior to the DDA in this district, so the SmartZone captures those tax increment revenues rather than the DDA.

Note 6: This district overlaps the WestSide CID which captures all local mills. Since the DDA isn't capturing City and County mills here, it may also not capture school mills. capture any school mills.

Table 3
CITY OF GRAND RAPIDS, MICHIGAN
DOWNTOWN DEVELOPMENT AUTHORITY
ESTIMATED TAX INCREMENT REVENUE CALCULATION - 2017 / FY2018 WITHOUT EXPANSION PARCELS
OCTOBER 10, 2016

CURRENT DDA BOUNDARIES											
ESTIMATED CAPTURED TAXABLE VALUES ¹											
AD VALOREM REAL PROPERTY				AD VALOREM PERSONAL PROPERTY				IFT POST 1993 NEW @ 50%		TOTALS	
PRE		NON-PRE		Utility	Industrial	Commercial	Real	Personal			
Districts A thru G not including District F ²				\$ 36,573,155	\$ 244,471,819	\$ 5,959,626	\$ (520,478)	\$ 30,948,194	\$ -	\$ -	\$ 317,432,316
District F only ³				(23,165)	129,064	96,084	(49,000)	(155,526)	175,249	-	172,706
Districts I and J only ⁴				(124,793)	4,305,397	-	484,704	(81,260)	705,534	493,578	5,783,160
ESTIMATED 2017 / FY2018 PROPERTY TAX INCREMENT REVENUES BASED ON 2016 MILLAGE RATES											
School Increment ^{2,3}											
State (6.0000 mills)				\$ 219,439	\$ 1,466,831	\$ 35,758	n/a	\$ 185,689	\$ -	n/a	\$ 1,907,717
Local - 2007 Operating (18.0000 mills)				n/a	4,400,493	107,273	n/a	185,689	-	n/a	4,693,455
- Sinking Fund (0.9949 mills)				36,387	243,225	5,929	(518)	30,790	-	\$ -	315,813
- Debt (4.7500 mills)				173,722	1,161,241	28,308	(2,472)	147,004	-	-	1,507,803
KISD - All Millages (4.7903 mills)				175,196	1,171,093	28,548	(2,493)	148,251	-	-	1,520,596
ESTIMATED SCHOOL INCREMENT REVENUES				\$ 604,744	\$ 8,442,883	\$ 205,817	\$ (5,483)	\$ 697,424	\$ -	\$ -	\$ 9,945,385
Local Increment											
City - General (2.8381 mills) & Promotional (0.0112)				\$ 103,786	\$ 709,209	\$ 17,255	\$ (242)	\$ 87,506	\$ 1,255	\$ 703	\$ 919,472
- Capital (1.2500 mills)				45,531	311,133	7,570	(106)	38,389	550	308	403,376
- Refuse (1.6000 mills)				58,280	398,250	9,689	(136)	49,138	705	395	516,322
- Parks (0.9754 mills)				35,529	242,783	5,907	(83)	29,956	430	241	314,763
- Library - Operating (2.0632 mills)				75,152	513,543	12,494	(175)	63,364	909	509	665,797
- Capital (0.3787 mills)				13,794	94,261	2,293	(32)	11,630	167	93	122,207
GR Community College (1.7865 mills)				65,297	436,979	10,819	(1,017)	55,011	157	-	567,245
Interurban Transit Partnership (1.4688 mills)				53,501	365,594	8,895	(125)	45,109	647	362	473,983
Kent County (5.6196 mills) ⁵				205,527	1,373,834	33,491	(2,925)	173,916	-	-	1,783,843
ESTIMATED LOCAL INCREMENT REVENUES				\$ 656,398	\$ 4,445,586	\$ 108,411	\$ (4,840)	\$ 554,020	\$ 4,818	\$ 2,612	\$ 5,767,007

Note 1: Districts H and K are not part of this calculation since tax increment revenues for these districts are captured by other tax increment financing authorities.
Note 2: All mills legally available to the DDA will be captured for these districts.
Note 3: Since Kent County opted out of District F, the DDA may also not capture any school tax increment for this district.
Note 4: Since Kent County and Grand Rapids Community College opted out of Districts I, J, and K, the DDA may also not capture any school tax increment for these districts.
Note 5: Does not include the proposed 0.4400 Zoo and Public Museum levy on the November 8, 2016 ballot.

Table 4
CITY OF GRAND RAPIDS, MICHIGAN
DOWNTOWN DEVELOPMENT AUTHORITY
ESTIMATED TAX INCREMENT REVENUE CALCULATION - 2017 / FY2018 PROPOSED FIRST YEAR OF CAPTURE
OCTOBER 10, 2016

REVENUE CALCULATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ASSUME NO TAXING UNITS "OPT OUT" OF THE EXPANSION DISTRICTS

ESTIMATED CAPTURED TAXABLE VALUES ¹									
AD VALOREM REAL PROPERTY			AD VALOREM PERSONAL PROPERTY			IFT POST 1993 NEW @ 50%			
PRE	NON-PRE		Utility	Industrial	Commercial	Real	Personal	TOTALS	
Districts A thru G, not including District F ²	\$ 36,573,155	\$ 244,471,819	\$ 5,959,626	\$ (520,478)	\$ 30,948,194	\$ -	\$ -	\$ 317,432,316	
District F only ³	(23,165)	129,064	96,084	(49,000)	(155,526)	175,249	-	172,706	
Districts I and J only ⁴	(124,793)	4,305,397	-	484,704	(81,260)	705,534	493,578	5,783,160	
Districts L, N, O, & P (proposed expansion districts) ²	3,291	152,506	-	10,228	63,598	-	-	229,623	
ESTIMATED 2017 / FY2018 PROPERTY TAX INCREMENT REVENUES BASED ON 2016 MILLAGE RATES									
School Increment ^{2,3}									
State (6.0000 mills)	\$ 219,459	\$ 1,467,746	\$ 35,758	n/a	\$ 186,071	\$ -	n/a	\$ 1,909,033	\$ 1,907,717
Local - 2007 Operating (18.0000 mills)	n/a	4,403,238	107,273	n/a	186,071	-	n/a	4,696,582	4,693,455
- Sinking Fund (0.9949 mills)	36,390	243,377	5,929	(508)	30,854	-	\$ -	316,042	315,813
- Debt (4.7500 mills)	173,738	1,161,966	28,308	(2,424)	147,306	-	-	1,508,894	1,507,803
KISD - All Millages (4.7903 mills)	175,212	1,171,824	28,548	(2,444)	148,556	-	-	1,521,696	1,520,596
ESTIMATED SCHOOL INCREMENT REVENUES	\$ 604,799	\$ 8,448,150	\$ 205,817	\$ (5,376)	\$ 698,857	\$ -	\$ -	\$ 9,952,247	\$ 9,945,385
Local Increment									
City - General (2.8381 mills) & Promotional (0.0112)	\$ 103,796	\$ 709,643	\$ 17,255	\$ (212)	\$ 87,687	\$ 1,255	\$ 703	\$ 920,126	\$ 919,472
- Capital (1.2500 mills)	45,536	311,323	7,570	(93)	38,469	550	308	403,663	403,376
- Refuse (1.6000 mills)	58,286	398,494	9,689	(119)	49,240	705	395	516,689	516,322
- Parks (0.9754 mills)	35,532	242,932	5,907	(73)	30,018	430	241	314,987	314,763
- Library - Operating (2.0632 mills)	75,159	513,858	12,494	(154)	63,495	909	509	666,270	665,797
- Capital (0.3787 mills)	13,795	94,319	2,293	(28)	11,654	167	93	122,294	122,207
GR Community College (1.7865 mills)	65,302	437,252	10,819	(999)	55,125	157	-	567,655	567,245
Interurban Transit Partnership (1.4688 mills)	53,506	365,818	8,895	(109)	45,202	647	362	474,320	473,983
Kent County (5.6196 mills) ⁵	205,545	1,374,691	33,491	(2,867)	174,274	-	-	1,785,133	1,783,843
ESTIMATED LOCAL INCREMENT REVENUES	\$ 656,458	\$ 4,448,330	\$ 108,411	\$ (4,656)	\$ 555,164	\$ 4,818	\$ 2,612	\$ 5,771,138	\$ 5,767,007
									\$ 4,131

Note 1: Districts H, K and M are not part of this calculation since tax increment revenues for these districts are captured by other tax increment financing authorities.

Note 2: All mills legally available to the DDA will be captured for these districts.

Note 3: Since Kent County opted out of District F, the DDA may also not capture any school tax increment for this district.

Note 4: Since Kent County and Grand Rapids Community College opted out of Districts I, J, and K, the DDA may also not capture any school tax increment for these districts.

Note 5: Does not include the proposed 0.4400 Zoo and Public Museum levy on the November 8, 2016 ballot.

Table 5
CITY OF GRAND RAPIDS, MICHIGAN
DOWNTOWN DEVELOPMENT AUTHORITY
ANNUAL PRINCIPAL AND INTEREST REQUIREMENTS
DEBT OBLIGATIONS AS OF OCTOBER 5, 2016

Source >	School			Local			School			Local			Total Annual Requirements			Payments by												
	Downtown Development Authority			Kent County			MMBA / MFA LGLP			City / County Joint			Downtown Market Road Improvements BRA 2012A			Property Tax Increment												
	FY	Principal	Interest	Principal	Interest	Principal	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Combined	School	Local	Revenue Source										
2017	\$	789,572	\$	3,205,428	\$	46,500	\$	4,687	\$	330,000	\$	1,484,525	\$	255,000	\$	73,550	\$	75,000	\$	1,496,072	\$	4,768,190	\$	6,264,262	\$	5,809,525	\$	454,737
2018		734,601		3,260,399		48,500		2,787		345,000		1,471,325		260,000		67,100		75,000		1,463,101		4,801,611		6,264,712		5,811,325		453,387
2019		144,554		700,446		14,250		1,532		3,510,000		1,456,663		265,000		59,225		75,000		4,008,804		2,217,865		6,226,669		5,811,663		415,007
2020	-	-	-	-	-	14,750	-	933	-	4,530,000	-	1,281,163	-	275,000	-	51,125	-	75,000	-	4,894,750	-	1,333,221	-	6,227,971	-	5,811,163	-	416,808
2021	-	-	-	-	-	15,500	-	310	-	4,775,000	-	1,032,013	-	280,000	-	41,400	-	75,000	-	5,145,500	-	1,073,723	-	6,219,223	-	5,807,013	-	412,210
2022	-	-	-	-	-	-	-	-	-	5,015,000	-	793,263	-	285,000	-	30,100	-	75,000	-	5,375,000	-	823,363	-	6,198,363	-	5,808,263	-	390,100
2023	-	-	-	-	-	-	-	-	-	5,265,000	-	542,513	-	300,000	-	18,400	-	75,000	-	5,640,000	-	560,913	-	6,200,913	-	5,807,513	-	393,400
2024	-	-	-	-	-	-	-	-	-	4,660,000	-	256,275	-	310,000	-	6,200	-	75,000	-	5,045,000	-	262,475	-	5,307,475	-	4,916,275	-	391,200
2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	-	75,000	-	-	-	75,000	-	-	-	75,000
2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	-	75,000	-	-	-	75,000	-	-	-	75,000
2027	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	-	75,000	-	-	-	75,000	-	-	-	75,000
2028	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	-	75,000	-	-	-	75,000	-	-	-	75,000
2029	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	-	75,000	-	-	-	75,000	-	-	-	75,000
2030	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	-	75,000	-	-	-	75,000	-	-	-	75,000
2031	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	-	75,000	-	-	-	75,000	-	-	-	75,000
2032	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	-	75,000	-	-	-	75,000	-	-	-	75,000
TOTAL	\$	1,668,727	\$	7,166,273	\$	139,500	\$	10,249	\$	28,430,000	\$	8,317,738	\$	2,230,000	\$	347,100	\$	1,200,000	\$	33,668,227	\$	15,841,360	\$	49,509,587	\$	45,582,738	\$	3,926,849

Table 6
CITY OF GRAND RAPIDS, MICHIGAN
DOWNTOWN DEVELOPMENT AUTHORITY
ESTIMATES OF FUTURE TAX INCREMENT REVENUES, 30 YEAR PROJECTION
PREPARED OCTOBER 10, 2016

Tax Year	Fiscal Year ¹	Estimated Local				Estimated School				SCHOOL AND LOCAL ESTIMATED REVENUE COMBINED	Protected ⁵ Eligible Debt Obligations	Estimated Excess Capture to be Returned to Schools							
		Tax Increment Revenue			Total	Tax Increment Revenue ⁴			Total										
		Boundaries		Expansion ³		Boundaries		Expansion ³											
		Current					Current												
2017	2018 ²	\$	5,767,007	\$	4,131	\$	5,771,138	\$	9,945,385	\$	6,862	\$	9,952,247	\$	15,723,385	\$	4,142,722		
2018	2019		5,882,347		4,214		5,886,561		10,144,293		6,999		10,151,292		16,037,853		4,339,967		
2019	2020		5,999,994		4,298		6,004,292		10,347,178		7,139		10,354,318		16,358,610		4,542,655		
2020	2021		6,119,994		4,384		6,124,378		10,554,122		7,282		10,561,404		16,685,782		4,750,242		
2021	2022		6,242,393		4,472		6,246,865		10,765,204		7,428		10,772,632		17,019,498		4,965,620		
2022	2023		6,367,241		4,561		6,371,803		10,980,509		7,576		10,988,085		17,359,887		5,179,822		
2023	2024		6,494,586		4,652		6,499,239		11,200,119		7,728		11,207,847		17,707,085		5,400,334		
2024	2025		6,624,478		4,746		6,629,223		11,424,121		7,882		11,432,004		18,061,227		6,515,729		
2025	2026		6,756,967		4,840		6,761,808		-		-		-		6,761,808		-		
2026	2027		6,892,107		4,937		6,897,044		-		-		-		6,897,044		-		
2027	2028		7,029,949		5,036		7,034,985		-		-		-		7,034,985		-		
2028	2029		7,170,548		5,137		7,175,685		-		-		-		7,175,685		-		
2029	2030		7,313,959		5,239		7,319,198		-		-		-		7,319,198		-		
2030	2031		7,460,238		5,344		7,465,582		-		-		-		7,465,582		-		
2031	2032		7,609,443		5,451		7,614,894		-		-		-		7,614,894		-		
2032	2033		7,761,632		5,560		7,767,192		-		-		-		7,767,192		-		
2033	2034		7,916,864		5,671		7,922,536		-		-		-		7,922,536		-		
2034	2035		8,075,202		5,785		8,080,986		-		-		-		8,080,986		-		
2035	2036		8,236,706		5,900		8,242,606		-		-		-		8,242,606		-		
2036	2037		8,401,440		6,018		8,407,458		-		-		-		8,407,458		-		
2037	2038		8,569,468		6,139		8,575,607		-		-		-		8,575,607		-		
2038	2039		8,740,858		6,262		8,747,119		-		-		-		8,747,119		-		
2039	2040		8,915,675		6,387		8,922,062		-		-		-		8,922,062		-		
2040	2041		9,093,989		6,515		9,100,503		-		-		-		9,100,503		-		
2041	2042		9,275,868		6,645		9,282,513		-		-		-		9,282,513		-		
2042	2043		9,461,386		6,778		9,468,163		-		-		-		9,468,163		-		
2043	2044		9,650,613		6,913		9,657,527		-		-		-		9,657,527		-		
2044	2045		9,843,626		7,052		9,850,677		-		-		-		9,850,677		-		
2045	2046		10,040,498		7,193		10,047,691		-		-		-		10,047,691		-		
2046	2047		10,241,308		7,336		10,248,645		-		-		-		10,248,645		-		
TOTALS			\$ 233,956,382		\$ 167,597		\$ 234,123,979		\$ 85,360,930		\$ 58,898		\$ 85,419,828		\$ 319,543,808		\$ 45,582,738		\$ 39,837,091

Note 1: Plan expires December 6, 2046.

Note 3: Estimated first year captured value growth for property in the expansion boundaries: 2.0%

Note 2: Annual tax increment revenue growth estimated at 2% per year. All estimates are subject to change.

Note 4: "Schools" include State of Michigan Education Tax, Grd Rapids Public Schools millages, and all Kent Intermediate School District millages.

Note 5: Eligible obligations include Series 1994 and Series 2009 Van Andel Arena bonds.

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: October 7th, 2016

TO: Downtown Development Authority

FROM: Kristopher Larson, AICP
President & CEO

Agenda Item #4
Oct 12, 2016
DDA Meeting

SUBJECT: Development Support for 150 Ottawa Ave.

150 Ottawa Development, LLC has requested the utilization of the Downtown Development Authority's (DDA) Development Support Program to reimburse Tax-increment finance (TIF) eligible expenses associated with a new mixed-use infill development project proposed at 150 Ottawa Ave., NW (Project). Construction for the Project is planned to begin in the spring of 2017, and conclude within 24 months. It will include two new towers that will be connected by a common first floor, with approximately 13,000 SF of first floor retail space, seven levels of parking (approximately 450 spaces), 120,000 SF of commercial office space, and 123 market-rate residential units. The Project is expected to create 200 new full-time jobs in Downtown Grand Rapids, will be 14-stories tall, and has a project budget of \$63.5M inclusive of construction and softs costs.

Eligible activities within the Project are estimated at \$4.4M. Utilizing the DDA's standard reimbursement percentage (75% reimbursement of TIF capture), the projected contributions toward the project from the DDA's development support tool would yield approximately \$3.7M over the requested 15-year reimbursement period. Under this scenario, the DDA would retain a total of \$1.26M over the 15-year period, and approximately \$270,000 annually following the conclusion of the reimbursement term.

The proposed Project presents continued opportunity to make incremental progress toward achieving the community's goal of achieving critical mass. The addition of these market-rate units will add an estimated \$2.82M in annual retail spending to the Downtown economy. The Project in total will deliver approximately \$5.75M in annual economic impact to the community according to an internal analysis.

In recognition of the Project's ability to advance the critical mass goal of GR Forward and its substantial contributions to overall economic vitality, staff is recommending use of the Development Support at 75% for requested 15-year reimbursement period.

Recommendation:

Approve up to \$3,781,768 in Development Support for the 150 Ottawa Ave. NW development project and adopt the attached resolution enabling the execution of a development and reimbursement agreement.



September 19, 2016

Mr. Kristopher Larson, President & CEO
Downtown Grand Rapids Inc.
29 Pearl NW, Suite 1
Grand Rapids, Michigan 49503

Re: **Development Support Request for the 150 Ottawa Development, LLC
Redevelopment Project**

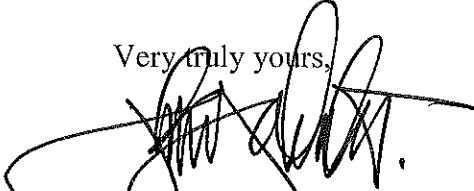
Dear Kris:

I am writing to request that the Grand Rapids Downtown Development Authority provide tax increment financing support through its Downtown Development Support program for our proposed project at the corner of Lyon and Ottawa. As you know, this exciting new project involves the construction of two new towers that will be connected by a common first floor. The north tower of the mixed use development will include approximately 6,500 SF of first floor retail and lobby space, seven levels of parking (approximately 190,000 SF) and seven levels of office space totaling approximately 120,000 SF. The south tower will have approximately 6,500 SF of first floor restaurant and lobby space and fourteen levels of market rate apartments that will house approximately 123 one and two bedroom units (approximately 92,600 SF) and a rooftop amenity. The project is expected to create approximately 200 new FTEs in the City. The total capital investment is expected to be over \$63.5 million.

150 Ottawa Development, LLC ("150 Ottawa") hereby requests 75% of available tax increment revenue from the project for a period of 15 years for reimbursement of the items listed in the attachment, which are costs that are necessary to comply with the requirements of the Michigan Construction Code to satisfy the requirements of the Americans with Disabilities Act and infrastructure improvements.

150 Ottawa appreciates the DDA's consideration of support for this downtown project. Please let me know if you have any questions.

Very truly yours,



John Wheeler, Manager
150 Ottawa Development, LLC

enclosure

Mr. Kristopher Larson
September 19, 2016
Page 2

c: Mr. Ryan Wheeler via e-mail
Mr. Gary Postma via e-mail
Mr. Jonathan Klooster via e-mail




150 OTTAWA

Grand Rapids, Michigan


Ellis Parking
 COMPANY

 **ORION**
 REAL ESTATE SOLUTIONS


ConceptDesign
 ARCHITECTURE INTERIOR DESIGN




150 OTTAWA

Grand Rapids, Michigan


Ellis Parking
C O M P A N Y

 **ORION**
REAL ESTATE SOLUTIONS


ConceptDesign
ARCHITECTURE INTERIOR DESIGN




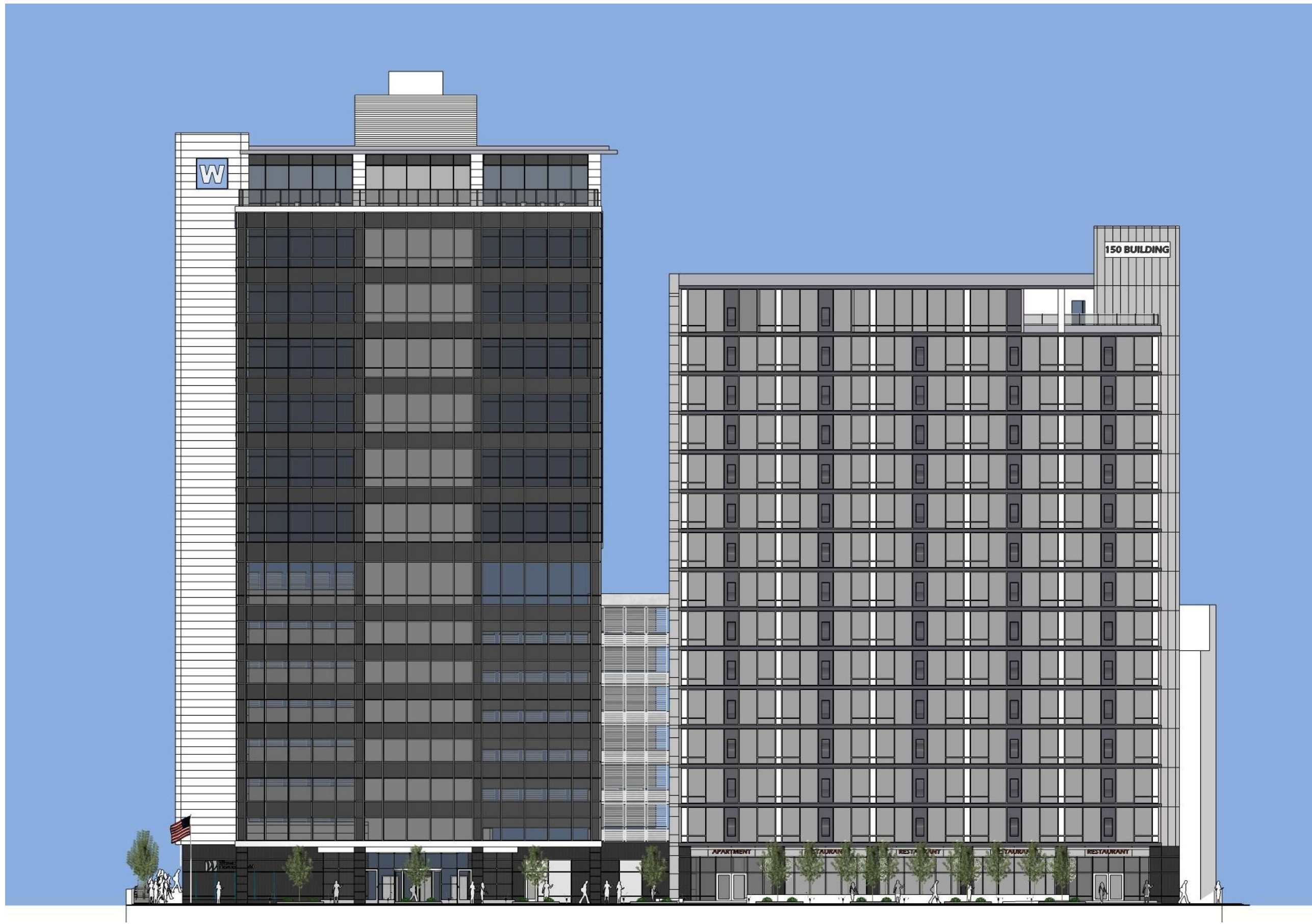
150 OTTAWA

Grand Rapids, Michigan


Ellis Parking
C O M P A N Y

 **ORION**
REAL ESTATE SOLUTIONS


ConceptDesign
ARCHITECTURE INTERIOR DESIGN




150 OTTAWA

Grand Rapids, Michigan

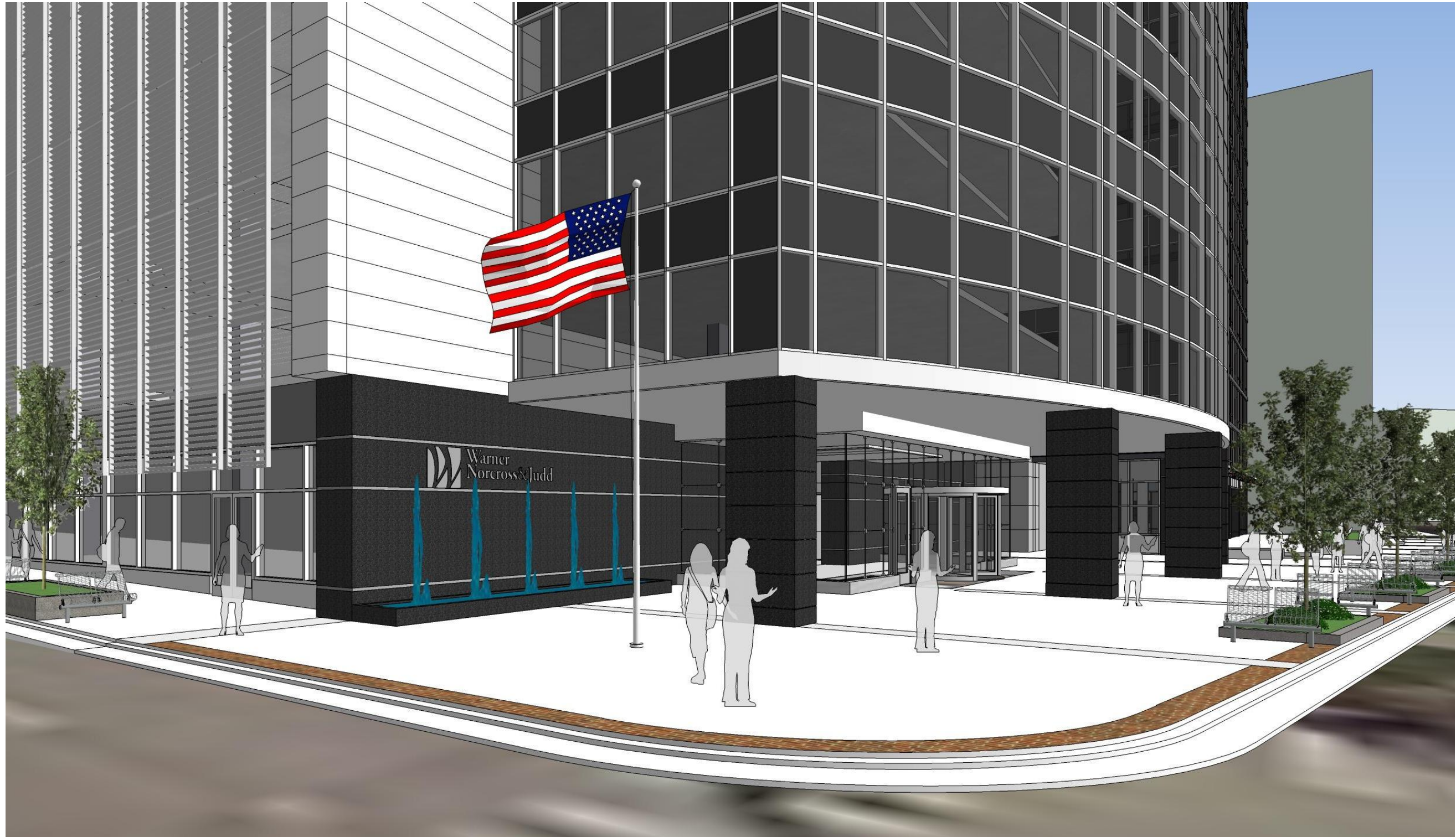

Ellis Parking
C O M P A N Y

 **ORION**
REAL ESTATE SOLUTIONS


ConceptDesign
ARCHITECTURE INTERIOR DESIGN

1407-03

09-22-16



150 OTTAWA

Grand Rapids, Michigan

VIEW 4

1407-03

09-22-16


Ellis Parking
 C O M P A N Y

 **ORION**
 REAL ESTATE SOLUTIONS


ConceptDesign
 ARCHITECTURE INTERIOR DESIGN



150 OTTAWA

Grand Rapids, Michigan



Ellis Parking
C O M P A N Y



ORION
REAL ESTATE SOLUTIONS



ConceptDesign
ARCHITECTURE INTERIOR DESIGN

150 Ottawa, LLC	
Orion Construction	
Construction Costs	
Sitework	\$ 2,028,000
Concrete	\$ 12,711,000
Masonry	\$ 778,071
Metals	\$ 3,295,650
Woods and Plastics	\$ 1,470,594
Thermal and Moisture	\$ 885,778
Doors and Windows	\$ 10,137,135
Finishes	\$ 4,605,563
Specialties	\$ 804,820
Conveying Systems	\$ 2,484,371
Plumbing	\$ 1,581,955
Fire Protection	\$ 613,202
HVAC	\$ 2,489,650
Electrical	\$ 3,657,593
Total Subcontractor Costs	\$ 47,543,382
Construction Fee	\$ 1,188,585
Permits and Fees	\$ 330,000
General Conditions	\$ 1,505,641
Hoisting Allowance	\$ 975,000
Buck Hoist	\$ 350,000
Winter Conditions	\$ 250,000
Contingency	\$ 1,402,392
Total Construction Costs	\$ 53,545,000

150 Ottawa, LLC	
Public Facility Improvements and Estimated Costs	
Items necessary to comply with the requirements of the Michigan Construction Code to meet the requirements of the Americans with Disabilities Act:	
Elevators - One for Office and One for Residential	\$ 1,847,636
Concrete	\$ 415,000
Masonry	\$ 105,000
Carpentry	\$ 32,850
Thermal and Moisture	\$ 11,000
Cab Flooring	\$ 2,900
Equipment	\$ 901,732
Mechanical	\$ 92,000
Electrical	\$ 287,154
Barrier Free Items in Commercial and Residential Spaces	\$ 1,014,346
Barrier Free Restrooms - Office	\$ 155,793
Barrier Free Drinking Fountains - Office	\$ 15,290
Incremental Costs to Make 5 Residential Units Barrier Free	\$ 542,915
Automatic Entry Doors - Office	\$ 75,260
Automatic Entry Doors - Residential	\$ 29,374
ADA Hardware - Office	\$ 11,623
ADA hardware - Residential	\$ 155,279
ADA Hardware - residential Common Area	\$ 5,927
Ramping	\$ 3,385
Curb cuts and Sidewalks	\$ 19,500
Barrier Free Parking	\$ 112,500
Incremental Costs to Create 10 Barrier Free Parking Spaces	\$ 112,500
Public Infrastructure and Sitework	\$ 168,750
Demo, Excavate and Backfill	\$ 18,500
Concrete Planters	\$ 3,500
Sidewalks	\$ 73,250
Landscaping	\$ 50,000
Site Accessories	\$ 15,000
Ramps and Curbs	\$ 8,500
Total Subcontractor Costs	\$ 3,143,232
Construction Management (5%)	\$ 157,162
Permits and Fees	\$ 16,145
General Conditions	\$ 314,451
Contingency (15%)	\$ 544,648
A/E Fees	\$ 246,000
Total	\$ 4,421,638

DEVELOPMENT AND REIMBURSEMENT AGREEMENT

THIS DEVELOPMENT AND REIMBURSEMENT AGREEMENT (the “Agreement”) made as of October 12, 2016, between the **CITY OF GRAND RAPIDS DOWNTOWN DEVELOPMENT AUTHORITY**, a Michigan public body corporate (the “DDA”), whose address is 300 Monroe Avenue, N.W., Grand Rapids, Michigan 49503, and **150 OTTAWA DEVELOPMENT, LLC**, a Michigan limited liability company (the “Developer”), whose address is 32 Market Avenue, S.W., Suite 200, Grand Rapids, Michigan 49503.

RECITALS

A. The DDA was created by the City of Grand Rapids (the “City”) pursuant to the Downtown Development Authority Act, Act 197 of the Public Acts of Michigan of 1975, as amended (“Act 197”).

B. The DDA has, pursuant to Act 197, established a Tax Increment Financing and Development Plan as from time to time amended (the “Plan”) for the implementation of development activities within Grand Rapids Development Area No. 1 (the “Development Area”).

C. The Plan provides, in part, that it is the purpose of the DDA to support the development of property in the Development Area by entering into development agreements with private parties and reimbursing said private parties the costs of public facilities as defined in Act 197, related to the development of such property from tax increment revenues, also as defined in Act 197, realized from the development of such property and available to the DDA for reimbursement.

D. In order to implement said provisions of the Plan, the DDA has adopted a Development Support Policy approved by the DDA Board on January 11, 2006, and amended by the DDA Board on October 13, 2010 (the “Policy”).

E. The Developer owns and plans to develop property in the City with the street addresses of 155 Ionia Avenue, N.W. and 47 Pearl Street, N.W., and which are legally described in the attached Exhibit A (the “Property”).

F. The Property is located within the DDA Development Area.

G. The Developer plans to construct two fifteen-story mixed use connected buildings on the Property (the “Buildings”). The north tower will contain approximately 6,500 square feet of first floor retail and lobby space, seven levels of parking totaling approximately 190,000 square feet and seven floors of office space totaling approximately 120,000 square feet and the north tower will contain approximately 6,500 square feet of first floor restaurant and lobby space and fourteen floors of residential apartments containing approximately 123 one and two bedroom units which will involve a total investment of an estimated \$63,500,000 (the “Project”). In connection with the Project, the Developer will undertake improvements which constitute “public facilities,” as defined by Act 197, including, but not limited to, improvements to comply

with the legal requirements of the Michigan State Construction Code for architectural designs which eliminate barriers and hindrances that deter persons with disabilities from having access to free mobility in and around a building or structure all of which are identified along with estimated costs on the attached Exhibit B (the "Public Facility Improvements").

H. The Developer has agreed as a part of the Project to incur the costs of the Public Facility Improvements and has requested the DDA to reimburse it for such costs in an amount not to exceed \$4,421,638 (the "Eligible Costs") from tax increment revenues realized from the Project and available to the DDA for such use (the "Project Tax Increment Revenues").

I. The Project, including the Public Facility Improvements, will fulfill, in part, the purposes of Act 197 and the Plan and assist in the development and redevelopment of the Development Area.

J. In accordance with Act 197, the Plan and the Policy, as modified for the Project by action of the DDA Board of Directors on October 12, 2016, the DDA has determined to reimburse the Developer for the Eligible Costs of the Public Facility Improvements from available Project Tax Increment Revenues captured and received only from the Property pursuant to the terms and conditions of this Agreement.

TERMS AND CONDITIONS

Therefore, in exchange for the consideration in and referred to in this Agreement, the parties agree as follows:

1. **Capture of Taxes.** In accordance with the Plan, Project Tax Increment Revenues will be captured and transmitted to the DDA. It is agreed that Project Tax Increment Revenues exclude those Tax Increment Revenues realized from the Project from tax levies of the Grand Rapids Public Schools, the Kent Intermediate School District and the State Education Tax, all of which may not in accordance with Act 197 be used to pay for, or reimburse the cost of, the Public Facility Improvements.

2. **Conditions Precedent to Reimbursement.** In accordance with the Policy, the Developer shall meet each of the following conditions in order to be entitled to reimbursement of Eligible Costs:

(a) The Developer's investment in the Project, exclusive of property acquisitions and related costs, must exceed \$20,000,000 which the Developer shall document and verify to the reasonable satisfaction of the DDA.

(b) The Developer may only be entitled to reimbursement of Eligible Costs not to exceed \$4,421,638, provided, the Developer shall have included in the Project the retention and/or creation of one permanent job for each \$10,000 of Eligible Costs reimbursed plus one residential unit for each additional \$10,000 of Eligible Cost reimbursed which the Developer shall document and verify to the reasonable satisfaction of the DDA.

(c) The Project shall be located in the Development Area.

(d) The Project shall conform to all applicable City building code and zoning ordinance requirements.

3. **Submission of Costs.** For those Eligible Costs for which the Developer seeks reimbursement from the DDA, the Developer shall submit to the DDA the following, all of which must be reasonably satisfactory to the DDA:

(a) a written statement detailing the costs and substantiating they are Eligible Costs for Public Facility Improvements;

(b) a written explanation of the calculation of the costs;

(c) copies of invoices from contractors, engineers, vendors or others who have provided services and materials for the Project showing sufficient detail to correlate said invoices with Eligible Costs to the satisfaction of the DDA Executive Director or his/her designee; and

(d) for Developer personnel for whose services reimbursement is being sought, detailed time records showing the work performed by such individuals.

4. **Reimbursement Payments.**

(a) Subject to the conditions contained in paragraph 3 above and the limitations contained in paragraph 5 below, 75% of the Project Tax Increment Revenues received annually by the DDA on and after the Project is completed, i.e., an occupancy permit(s) has been issued for 50% or more of the Buildings' square footage (the "Start Date"), shall be paid to the Developer until the Developer has been reimbursed for Eligible Costs of Public Facility Improvements in an amount not to exceed \$4,421,638 without interest. Except as otherwise provided in paragraph 5 below, the DDA shall have no obligation to reimburse the Developer for Eligible Costs from Project Tax Increment Revenues captured and received by the DDA after December 31 of the fifteenth year after the Start Date (the "Termination Date").

(b) The DDA shall pay the Developer the amounts for which submissions have been made pursuant to paragraph 3 above within 30 days after the DDA receives Project Tax Increment Revenues after the Start Date from which the submission may be wholly or partially paid. If partial payment is made by the DDA because of insufficient Project Tax Increment Revenues, the DDA shall make additional payments toward the remaining amount payable within 30 days of its receipt of additional Project Tax Increment Revenues until (i) the Developer has been fully paid Eligible Costs or (ii) the Termination Date (as such date may be extended pursuant to paragraph 5 below) whichever occurs first.

5. **Limitations on Reimbursement.** The obligation of the DDA to reimburse the Developer for Eligible Costs pursuant to paragraph 4 hereof shall be subordinate to the payment of existing and future debt obligations of the DDA. To the extent that such obligations are an "eligible advance," "eligible obligation" or "other protected obligation" as defined in Act 197 and school tax increment revenues, i.e., Grand Rapids Public Schools and Kent Intermediate

School District operating tax levies and the State Education Tax levy received by the DDA in any fiscal year of the DDA, are not sufficient to pay debt service on such obligations in such fiscal year, a pro rata portion of the Project Tax Increment Revenues received by the DDA from the Property in the same percentage of all other non-school tax increment revenues received by the DDA in such fiscal year and used to pay debt service on such obligations shall be used to pay such debt service. For all other existing and future debt service obligations of the DDA, a percentage of the Project Tax Increment Revenues received by the DDA each fiscal year equal to the percentage of all other non-school tax increment revenues received by the DDA in such fiscal year and used to pay debt service on such obligations may be used to pay debt service on such obligations in such fiscal year. To the extent Project Tax Increment Revenues are used to pay debt service on DDA debt obligations pursuant to this paragraph 5, the Termination Date shall be extended an appropriate time to reflect such use of Project Tax Increment Revenues, *provided, however*, the Termination Date may not be extended beyond the term of the Plan.

6. **Adjustments.** If due to an appeal of any tax assessment of all or any portion of the Property, or for any other reason, the DDA is required to reimburse any Project Tax Increment Revenues (that have been used to reimburse Developer for Eligible Costs) to the City or any other tax levying governmental entity, the DDA may deduct the amount of any such reimbursement, including interest, penalties and other amounts due in relation thereto, from any amounts due and owing to the Developer. If all amounts due the Developer under this Agreement have been fully paid or the DDA is no longer obligated to make any further payments to the Developer, the DDA shall invoice the Developer for the amount of such reimbursement, including interest, penalties and other amounts due in relation thereto, and the Developer shall pay the DDA such invoiced amount within 30 days of the Developer's receipt of the invoice. Nothing in this Agreement shall limit the right of the Developer or any other owner of any portion of the Property to appeal any tax assessment. Amounts invoiced to the Developer and paid to the DDA by the Developer pursuant to this paragraph 6, excluding interest, penalties and other amounts due in relation thereto, shall be reinstated as Eligible Costs for which the Developer shall have the opportunity to be reimbursed in accordance with the terms, conditions and limitations of this Agreement.

7. **Term.** This Agreement shall terminate the sooner of (i) 2 years after the date of this Agreement if the construction of the Project has not commenced, (ii) the date the DDA fully reimburses the Developer for Eligible Costs under this Agreement or (iii) the Termination Date as it may be extended pursuant to paragraph 5 above, *provided, however*, the Developer's obligation, if any, in paragraph 6 hereof shall survive termination.

8. **Reporting.** The Developer shall submit a written report to the DDA within 30 days after December 31 each year beginning December 31, 2016, until the Project is completed and within 30 days of the Project's completion date indicating as of such December and the Project's completion date (i) the total private investment to such date, (ii) the number of permanent jobs retained and/or created by the Project, and (iii) the number of residential housing units in the Project.

9. **Non-Discrimination.** The Developer agrees not to discriminate against any employee or applicant for employment to be employed by the Developer in any aspect of the Developer's construction of the Project and the sale or lease of any portion of the Property with

respect to the hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight, marital status or disability.

10. **Interpretation.** This is the entire agreement of the parties hereto as to its subject matter. It shall not be amended or modified except in writing signed by both parties. It shall not be affected by any course of dealing and the waiver of any breach shall not constitute a waiver of any subsequent breach of the same or any other provision of this Agreement.

11. **Assignment; Binding Effect.** This Agreement and the rights and obligations under this Agreement shall not be assigned or otherwise transferred by any party without the consent of the other party, which shall not be unreasonably withheld, *provided, however*, the Developer may assign its interest in this Agreement to an affiliate without the prior written consent of the DDA, *provided*, any such assignee shall acknowledge to the DDA in writing on or prior to the effective date of such assignment its obligations upon assignment under this Agreement, *provided, further*, that the Developer may make a collateral assignment of the Local Tax Increment Revenues after review of such assignment and consent by the DDA's legal counsel and approval of the Authority's Executive Director. As used in this paragraph, "affiliate" means any corporation, company, partnership, limited liability company, trust, sole proprietorship or other individual or entity which (a) is owned or controlled by the Developer, (b) owns or controls the Developer or (c) is under common ownership or control with the Developer. This Agreement shall be binding upon any successors or permitted assigns of the parties.

12. **Additional Documents.** Both parties hereto agree to execute any additional documents reasonably requested by the other party to carry out the intent of this Agreement.

13. **Governing Law.** This Agreement shall be construed in all respects in accordance with the laws of the State of Michigan.

14. **Exhibit.** All exhibits attached hereto are incorporated herein as though fully stated herein.

15. **Enforcement.** The parties hereto are entitled to all remedies authorized by law to enforce the provisions of this Agreement, including, but not limited to, specific performance. Should either party institute legal proceedings to enforce the provisions of this Agreement, the prevailing party shall be entitled to receive reasonable attorneys fees and costs.

IN WITNESS WHEREOF, the DDA and the Developer have caused this Agreement to be signed as of the date any year first written above.

**CITY OF GRAND RAPIDS DOWNTOWN
DEVELOPMENT AUTHORITY**

By: _____
Kristopher Larson, Executive Director

150 OTTAWA DEVELOPMENT, LLC

By: _____
John Wheeler, Manager

EXHIBIT A

Legal Description of Property

Property Address: 155 Ionia Avenue, N.W.
Grand Rapids, Michigan

Permanent Parcel No. 41-13-25-278-002

Legal Description: LOTS 51 & 52 & E 1/2 OF LOT 50 & THAT PART OF LOT 53 LYING
W OF W LINE IONIA AVE* KENT PLAT; CITY OF GRAND RAPIDS, KENT COUNTY,
MICHIGAN.

Property Address: 47 Pearl Street, N.W.
Grand Rapids, Michigan

Permanent Parcel No. 41-13-25-278-001

Legal Description: LOTS 9 & 10 SEC 1 EXCEPT THAT PART OF LOT 9 TAKEN FOR
STREET PURPOSES PLAT OF THE VILLAGE OF GRAND RAPIDS* CAMPAU PLAT*
/SO CALLED/ & ALL THAT PART OF LOT 48 KENT PLAT LYING E OF OTTAWA AVE
ALSO LOT 49 & W 1/2 OF LOT 50 KENT PLAT; CITY OF GRAND RAPIDS, KENT
COUNTY, MICHIGAN.

EXHIBIT B

Public Facility Improvements and Estimated Costs

150 Ottawa, LLC		
Public Facility Improvements and Estimated Costs		
Items necessary to comply with the requirements of the Michigan Construction Code to meet the requirements of the Americans with Disabilities Act:		
Elevators - One for Office and One for Residential	\$	1,847,636
Concrete	\$	415,000
Masonry	\$	105,000
Carpentry	\$	32,850
Thermal and Moisture	\$	11,000
Cab Flooring	\$	2,900
Equipment	\$	901,732
Mechanical	\$	92,000
Electrical	\$	287,154
Barrier Free Items In Commercial and Residential Spaces	\$	1,014,346
Barrier Free Restrooms - Office	\$	155,793
Barrier Free Drinking Fountains - Office	\$	15,290
Incremental Costs to Make 5 Residential Units Barrier Free	\$	542,915
Automatic Entry Doors - Office	\$	75,260
Automatic Entry Doors - Residential	\$	29,374
ADA Hardware - Office	\$	11,623
ADA hardware - Residential	\$	155,279
ADA Hardware - residential Common Area	\$	5,927
Ramping	\$	3,385
Curb cuts and Sidewalks	\$	19,500
Barrier Free Parking	\$	112,500
Incremental Costs to Create 10 Barrier Free Parking Spaces	\$	112,500
Public Infrastructure and Sitework	\$	168,750
Demo, Excavate and Backfill	\$	18,500
Concrete Planters	\$	3,500
Sidewalks	\$	73,250
Landscaping	\$	50,000
Site Accessories	\$	15,000
Ramps and Curbs	\$	8,500
Total Subcontractor Costs	\$	3,143,232
Construction Management (5%)	\$	157,162
Permits and Fees	\$	16,145
General Conditions	\$	314,451
Contingency (15%)	\$	544,648
A/E Fees	\$	246,000
Total	\$	4,421,638

**CITY OF GRAND RAPIDS
DOWNTOWN DEVELOPMENT AUTHORITY**

**RESOLUTION APPROVING AND AUTHORIZING EXECUTION
OF A DEVELOPMENT AND REIMBURSEMENT AGREEMENT
RELATED TO THE 150 OTTAWA DEVELOPMENT, LLC
REDEVELOPMENT PROJECT AND OTHER MATTERS
RELATED THERETO**

Boardmember _____, supported by Boardmember _____, moved adoption of the following resolution:

WHEREAS, the Downtown Development Authority of the City of Grand Rapids (the “DDA”) was created by the City of Grand Rapids (the “City”) pursuant to the Downtown Development Authority Act, Act 197 of the Public Acts of Michigan of 1975, as amended (“Act 197”); and

WHEREAS, the DDA has, pursuant to Act 197, established a Tax Increment Financing and Development Plan as from time to time amended (the “Plan”) for the implementation of development activities within Grand Rapids Development Area No. 1 (the “Development Area”); and

WHEREAS, the Plan provides, in part, that it is the purpose of the DDA to support the development of property in the Development Area by entering into development agreements with private parties and reimbursing said private parties the costs of public facilities as defined in Act 197, related to the development of such property from tax increment revenues, also as defined in Act 197, realized from the development of such property and available to the DDA for reimbursement; and

WHEREAS, in order to implement said provisions of the Plan, the DDA has adopted a Development Support Policy approved by the DDA Board (the “Policy”); and

WHEREAS, 150 Ottawa Development, LLC (the “Developer”) owns and plans to develop property in the City with the street addresses of 155 Ionia Avenue, N.W. and 47 Pearl Street, N.W., (the “Property”); and

WHEREAS, the Property is located within the DDA Development Area; and

WHEREAS, the Developer plans to construct two fifteen-story mixed use connected buildings on the Property for office, residential, retail/commercial and parking uses; which will involve a total investment of an estimated \$63,500,000 (the “Project”). In connection with the Project, the Developer will undertake improvements which constitute “public facilities,” as defined by Act 197, including, but not limited to, improvements to comply with the legal requirements of the Michigan State Construction Code for architectural designs which eliminate barriers and hindrances that deter persons with disabilities from having access to free mobility in and around a building or structure all of which are identified along with estimated costs on the attached Exhibit B (the “Public Facility Improvements”); and

WHEREAS, the Developer has agreed as a part of the Project to incur the costs of the Public Facility Improvements and has requested the DDA to reimburse it for such costs from tax increment revenues realized from the Project and available to the DDA for such use (the “Project Tax Increment Revenues”); and

WHEREAS, the Project, including the Public Facility Improvements, will fulfill, in part, the purposes of Act 197 and the Plan and assist in the development and redevelopment of the Development Area; and

WHEREAS, in accordance with Act 197, the Plan and the Policy, as modified for the Project by this resolution, the DDA has determined to reimburse the Developer for the Eligible Costs of the Public Facility Improvements from available Project Tax Increment Revenues captured and received only from the Property pursuant to the terms and conditions of a

Development and Reimbursement Agreement (the “Agreement”) between the DDA and the Developer.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the Policy is modified for the Project to permit reimbursement to the Developer for Public Facility Improvements from Project Tax Increment Revenues for a period of up to fifteen years.

2. That the Agreement is approved substantially in the form presented at this meeting with such modifications not materially adverse to the DDA approved as to content by the DDA Executive Director and as to form by DDA Legal Counsel.

3. That the DDA Executive Director is authorized and directed to execute the approved Agreement for an on behalf of the DDA.

4. That all resolutions or parts of resolutions in conflict herewithin shall be, and the same are hereby, rescinded.

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: October 12, 2016

Murphy Ackerman
Recording Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Recording Secretary of the City of Grand Rapids Downtown Development Authority of the City of Grand Rapids (the “DDA”), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the DDA at a regular meeting held on October 12, 2016, and that public notice of said meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: October 12, 2016

Murphy Ackerman
Recording Secretary

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: October 6, 2016

TO: Downtown Development Authority

FROM: Bill Kirk
Mobility Manager

Agenda Item #5
October 12, 2016
DDA Meeting

SUBJECT: Request for Authorization to Enter Into a Contract with the Disability Advocates of Kent County (DAKC) for an Accessibility Audit

In April 2016, the Alliance for Livability prioritized and recommended funding for an Accessibility Audit to be completed in FY 2017. This audit is intended to build upon and update the Accessibility Audit that was performed and completed for the Downtown Development Authority (DDA) in the summer of 2006. This audit provided recommendations for improvements to public facilities to bring them into compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Facilities included, but were not limited to, transit stops, sidewalks, curb ramps, loading zones, and alleys. The complete report can be accessed at www.downtowngr.org/our-work/reports-studies.

Since that time, considerable construction and development has occurred Downtown, and guidelines related to accessibility have evolved, including advances in Universal Design concepts and best practices. To ensure that Downtown is accessible for everyone regardless of ability, it is recommended that Downtown Grand Rapids Inc. partner with DAKC to perform a new Accessibility Audit to identify areas of opportunity and deficiency related to accessibility in the public realm.

The original scope of this proposed project was limited to the current DDA boundaries, however, staff recommends expanding this scope to include the proposed new boundaries outlined in the DDA TIF and Development Plan. To account for the expanded geographic area to be audited and the associated cost, a request will be made to the Monroe North Tax Increment Finance Authority (MNTIFA) to fund a portion of the audit. The \$15,000 worth of funding necessary for this project is budgeted in the **Wayfinding System Improvements** line item in the Livability section of the DDA Local Tax Priority Plan.

Recommendation:

Authorize the DDA Executive Director to enter into a contract with the Disability Advocates of Kent County to perform an Accessibility Audit for an amount not to exceed \$18,000.



PROPOSAL BETWEEN
DOWNTOWN GRAND RAPIDS, INC.
AND
DISABILITY ADVOCATES OF KENT COUNTY

Downtown Grand Rapids, Inc.
29 Pearl Street NW, Suite 1
Grand Rapids, Michigan 49503
616.719.4610
Main Contact:

Disability Advocates of Kent County
3600 Camelot Drive SE
Grand Rapids, Michigan 49546
616.949.1100
616.949.7865 fax
Main Contact: Jackson Botsford

SCHEDULE: To be completed by June 30, 2017 (weather contingent)

PRICE: Not to exceed \$18,000.00

1.0 Statement of Purpose

Disability Advocates of Kent County is committed to upholding the intent and spirit of the American Disability Act (ADA) and the Michigan Barrier Free Design Rules (as incorporated in the Michigan Construction Code). We believe it is imperative to continue community education and technical assistance to increase the inclusiveness and accessibility of our built environment and create new best practices that incorporate Universal Design (UD) concepts. Our ultimate vision is access for all, regardless of ability.

Downtown Grand Rapids Inc. (DGRI) shares in this vision and seeks to ensure that its area of impact is built in such a manner in order to achieve this vision. In 2006, the Grand Rapids Downtown Development Authority (DDA) contracted with Disability Advocates to complete a thorough assessment of the exterior physical space in its jurisdiction. Since that time, much work has been completed to remove the barriers that were identified in the original report.

DGRI (administrator of the DDA) is seeking an updated exterior assessment in order to guide the next decade of development and growth.

1.1 Statement of Work:

Disability Advocates agrees to undertake, perform, and complete the following services:

Disability Advocates will conduct an on-site accessibility review of the sidewalks, crosswalks, public parking facilities, and on-the street parking in downtown Grand Rapids. We will identify accessibility barriers which prevent or slow pedestrians from reaching their chosen destination. Problem situations will be identified with solutions suggested if available.

We plan to start in November 2016 as weather permits. The survey will continue for four (4) to five (5) weeks. The report will then be compiled and submitted no later than June 30, 2017. This time frame is very broad, as we noted, due to the unpredictability of weather patterns that may impede the exterior measurement work.

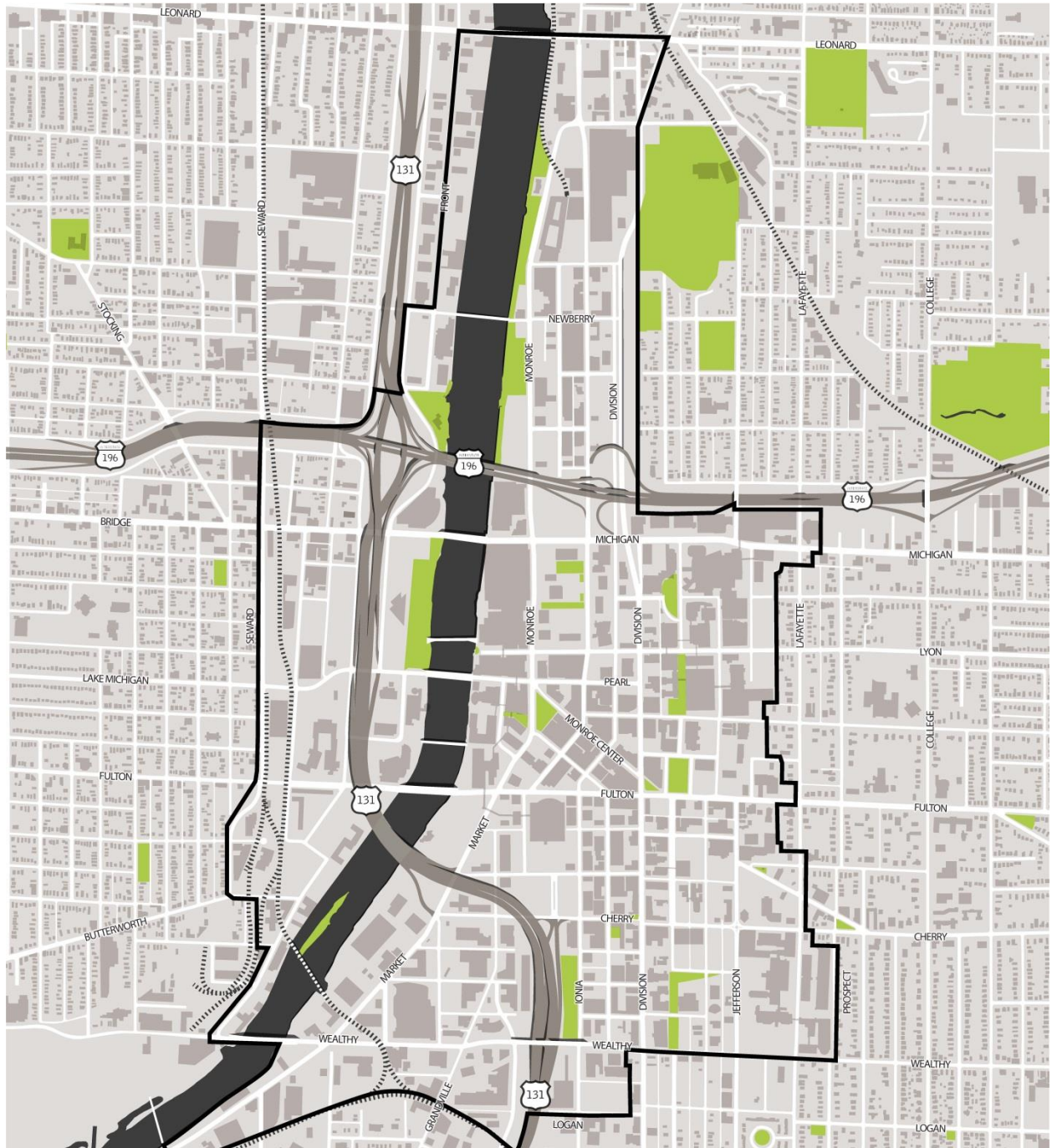
Specifically we will evaluate the following:

- Sidewalks: Surface conditions, slopes (running and cross), protruding objects that interfere with flow of pedestrian traffic, and driveway crossings and loading zones that cross the sidewalk.
- Intersections: Timing of signals, Curb cuts, and Tactile Warning Systems.
- Public Parking – Off Street: Number and location of accessible spaces, and condition of parking spots.
- Public Parking – On Street: Number and location of accessible parking spaces, quality, and reach to parking meters.

We will use the Americans with Disabilities Act Standards, Michigan Barrier Free Guidelines, the City of Grand Rapids Street Guidelines, and the current recommendations relative to Universal Design to determine the components of the assessment tool.

Disability Advocates' staff will conduct this study assisted by teams of trained volunteers many of whom have mobility or visual disabilities.

The boundaries for the scope of work are identified on the following page:



1.2 Costs

Exterior survey & needed follow up =	100 hours X \$50.00/hour = \$ 6,500.00
Data compiling & report writing =	200 hours X \$50.00/hour = <u>\$11,500.00</u>
	\$18,000.00

The costs above include the costs associated with any meetings with DGRI staff and presentations to its board and committees, meetings with downtown stakeholders, volunteer transportation, and all other incidentals.

1.3 Deliverables & Outcomes

Deliverables:

- Interim Reports at 90 day intervals that will include a brief outline of the work accomplished during the reporting period and the work to be completed during the subsequent reporting period. The interval TBD.
 1. Brief description of problems or delays, real or anticipated, which should be brought to the attention of the Administrator.
 2. Statement concerning any significant deviation from previously agreed-upon Statement of Work.
- A detailed Final Report on the current condition of the exterior accessibility of the DDA area and recommendations for barrier removal (2 hard copies in PDF file format).
- An Access database which details the measurements at each intersection and within each parking area

2.0 Signatories

The signatories warrant that they are empowered to enter into this Agreement and agree to be bound by it.

David Bulkowski
Disability Advocates, Executive Director

Date

Kris Larson
Downtown GR Inc., President & CEO

Date

MEMORANDUM

DOWNTOWN
DEVELOPMENT
AUTHORITY



DATE: October 6, 2016

TO: Downtown Development Authority

FROM: Andy Guy
Chief Outcomes Officer

Agenda Item #6
October 12, 2016
DDA Meeting

SUBJECT: Contract for DowntownGR.org Updates and Maintenance

A robust online communications platform enables Downtown Grand Rapids Inc. (DGRI) and the Grand Rapids Downtown Development Authority (DDA) to affordably reach a diverse audience with relevant information, enhance organizational transparency and deliver a high level of customer service and community engagement.

DGRI in July 2015 launched a significantly upgraded web portal built around such best practices as a simple user-friendly interface, social media integration, community data sharing and a responsive design that enables users to view webpages regardless of the size of their device.

Importantly for the DDA, the site hosts and makes publicly available information about DDA-funded projects and programs, meeting notices and agendas, financial data and other information essential to demonstrate a high degree of organizational transparency and openness.

The rebooted downtowngr.org now serves as the hub of the organization's digital communications program and a growing online presence. The site served more than 63,000 visitors in Fiscal Year 2016 and 80 percent were first time users. The site also now supports an increasingly active social media presence – a key organizational performance measure. DGRI's Twitter, Facebook and Instagram platforms in FY16 respectively experienced a 40 percent, 68 percent and 156 percent growth in followers.

Keeping the site fresh with innovative features is critical to build on this success, maintain and grow the site's relevance and continuously improve the user experience for the existing and expanding audience. Towards these ends, DGRI staff recommends several specific website improvements including but not limited to:

- Adding a map layer that features basic info about Downtown redevelopment projects. The interactive map currently features Downtown transit stops, bike and car parking locations and



rates, and street closures. The new project layer will be supported by a data-sharing partnership with the City of Grand Rapids.

- Establish a digital form for developers, business owners and other stakeholders to apply for incentives and other programs. This is currently a paper process.
- Adding a comprehensive 'Parks and Public Spaces' category to the searchable database of Downtown locations. The database currently includes 7 specific categories such as 'Shopping and Retail,' 'Hotels,' and 'Restaurants, Bars and Coffee.' Adding the public spaces category will enable the site to, among other things, better feature the wide range of events and activities in these locations.
- Re-prioritizing and re-orienting select content to ensure easy access to relevant information in response to user feedback.

To execute these deliverables DGRI received a Statement of Work and estimated cost from Mighty in the Midwest. Mighty is located in and understands Downtown and, through the process of developing DGRI's rebooted platform, demonstrated a proven ability to design and develop the type of dynamic online platform citizens expect.

The not-to-exceed budget for this project is \$55,000. Project funds were budgeted in Fiscal Year 2017 and are available in the 'Downtown Marketing and Inclusion Efforts' line item of the DDA's Local Tax Increment fund.

This investment will build on and enhance a web-based presence that aspires to serve as a continuously evolving model for open governance, customer service and citizen engagement in the 21st century.

Recommendation:

Approve execution of a contract with Mighty in the Midwest in an amount not to exceed \$55,000 for the design, development and implementation of updates to DGRI's website.