

# Virtual Meeting Access

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Greetings!

For the safety and wellbeing of our members and employees, we would like to continue to hold meetings in accordance with the Open Meetings Act, PA 267 of 1976, as amended, as well as in accordance with all applicable laws including Executive Orders from the State of Michigan.

We have decided to use Microsoft Teams for video/phone conferencing for all upcoming board and alliance meetings. Teams has many exciting features including screen sharing, recording, live captions, file sharing, and more. Below are instructions on how to access the upcoming virtual meeting.



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\* **Note:** If you do not have a Microsoft account, you can join as a *guest*.

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Persons with disabilities may attend and participate using any of the above described methods. If you require special accommodations, please email [mmcdaniel@downtowngr.org](mailto:mmcdaniel@downtowngr.org) and we will be happy to accommodate you. If you have any questions or need further assistance, please email [asloan@downtowngr.org](mailto:asloan@downtowngr.org).

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# AGENDA

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



**DDA**

## Board Members:

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

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Wednesday, October 14, 2020

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

[Microsoft Teams](#)

- |   |        |           |
|---|--------|-----------|
| 1. Call to Order  |        |           |
| 2. Approve Meeting Minutes from September 9, 2020 (8:00)<br>(enclosure) | Motion | Winn      |
| 3. Accept September 30, 2020 Financials (8:05)<br>(enclosure)           | Motion | Chapman   |
| 4. Downtown Infrastructure Improvements (8:10)<br>(enclosure)           | Motion | Eledge    |
| 5. Winter Art Installations (8:20)<br>(enclosure)                       | Motion | Van Driel |
| 6. Social Zone Report Out (8:30)<br>(enclosure)                         | Motion | Miller    |
| 7. Grand River's Edge Infrastructure Improvements (8:40)<br>(enclosure) | Motion | Miller    |
| 8. Lyon Square Re-Design (8:50)<br>(enclosure)                          | Motion | Miller    |
| 9. Waters Building (9:00)<br>(enclosure)                                | Motion | Kelly     |
| 10. Air Quality Monitoring Partnership Update (9:10)<br>(enclosure)     | Motion | Kelly     |
| 11. Public Comment (9:20)   |        |           |
| 12. Board Member Discussion (9:25)                                      |        |           |
| 13. Adjournment (9:30)  |        |           |



DOWNTOWN  
GRAND RAPIDS, INC.



## MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY

September 9, 2020

1. Call to Order – The meeting was called to order at 8:01 a.m. by Chair Rick Winn.

### Attendance

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

Others Present: Tim Kelly (DDA Executive Director), Amanda Sloan, (DDA Recording Secretary), Jessica Wood (Legal Counsel), Andy Guy, Kimberly Van Driel, Melvin Eledge, Marion Bonneaux, Annamarie Buller, Kyama Kitavi, Samantha Suarez, and Mark Miller (DGRI Staff), Rebecca Krenz, Tricia Chapman, Josh Naramore, Stephanie Adams, Bill Pringle, Jeff Edwards, Dave Bulkowski, Joe Pellegrom, Laura St. Louis, Amelea Gritter, Lynee Wells, Kathy Blaha, Kim Davey, Brian McVicar, Lauren Davis, JJ Loew, Patrick Parkes, Henry Werner, Bruce Sweeris, Jennifer Kasper, Jerry Powell, Mark Washington, Christa Ferguson, and Scott Saindon.

2. Approve Meeting Minutes from July 8, 2020

*Motion: Ms. Dunn, supported by Mayor Bliss, moved approval of the July 8, 2020 Meeting Minutes. Motion carried unanimously.*

3. DDA Treasurer Appointment

Mr. Saindon briefly introduced himself as a licensed CPA celebrating a 10-year work anniversary with the City of Grand Rapids. He shared that his work in the private sector gives him a unique perspective in his current role and is looking forward to the opportunity to support the DDA.

*Motion: Mr. McNeilly, supported by Mayor Bliss, nominated Scott Saindon to replace Jana Wallace as interim DDA Treasurer. Motion carried unanimously.*

4. Accept June 30, 2020 and August 31, 2020 Financials

*Motion: Mr. McNeilly, supported by Mayor Bliss, motioned to accept June 30, 2020 Preliminary Financial Statements. Motion carried unanimously.*

*Motion: Mr. Talen, supported by Mr. McNeilly, motioned to accept Statement D: July - August 31, 2020 Expenditures. Motion carried unanimously.*

5. Downtown Tree Planting

Mr. Eledge stated DGRI has been working with Friends of Grand Rapids Parks (FGRP) since 2018 with a goal to increase the tree canopy downtown from 5% to 10%. In FY21, FGRP will plant 250 new trees, maintain 400 trees already planted, and provide condition analysis and an updated site map. Mr. Winn asked how many trees planted the last few years have died. Mr. Davis stated they have seen a roughly 75% survival rate. Mr. McNeilly asked if there is an average height goal for trees downtown. Mr. Davis shared that there are several species of trees with lower soil requirements being used to create taller canopy to meet the needs of Downtown. Mr. Talen asked if businesses have concerns with signage being blocked. Ms. Adams stated pruning, as part of the maintenance agreement, does alleviate most of those concerns.

*Motion: Mr. Talen, supported by Mr. McNeilly, moved to authorize an amount not to exceed \$134,750 for Friends of Grand Rapids Parks to complete Fall 2020 and Spring 2021 tree plantings as well as an in depth analysis and count on all existing trees within the DDA boundaries. None opposed. Motion carried.*

6. Holiday Lighting Authorization

Ms. Van Driel stated much of our holiday décor was identified as needing to be replaced and we are looking to expand and provide new décor to Rosa Park Circle, Monroe Center (including tree friendly wrap lighting for year-round) and Bridge Street west of the river. Following issuance of an RFP, DeVries was identified as the only local business capable of meeting our needs. Ms. Van Driel recommended entering into a 3-year contract for this work. This year the cost for the work will be \$75,000 and Ms. Van Driel shared the projected cost next year will be \$62,000 (replacing Rosa Park Circle décor) and \$32,000 the following year assuming no new décor purchases. Mr. Kelly added this item has been budgeted for FY21. Mr. McNeilly requested clarification of the timeline. Ms. Van Driel stated holiday specific décor will be deinstalled right after the new year but more generic lighting, especially around Rosa Park Circle, will be left up longer.

*Motion: Ms. Sieger, supported by Ms. Dunn, moved to authorize the Executive Director to negotiate an agreement with DeVries for a 3-year term to provide, install, and de-install holiday decorations, in an amount not to exceed \$75,000 for FY21. None opposed. Motion carried.*

7. Blue Bridge Lighting

Mr. Kelly stated lighting repairs just took place on the Blue Bridge where 53 new fixtures and 11 new walkway lights were installed. This improvement in pedestrian safety which keeps the decorative elements operational, cost \$80,000 is being paid in part by the City (\$50,000).

*Motion: Mayor Bliss, supported by Ms. Dunn, moved to authorize an amount not to exceed \$30,000 to support repairs to the Blue Bridge lighting system. None opposed. Motion carried.*

8. 86 Monroe Center Downtown Enhancement Grant

Mr. Kelly stated Rockford Construction is requesting support for the removal of an awning at 86 Monroe Center (BCBS building). This awning impedes into the street line and its removal is expected to improve the overall pedestrian experience as well as help with drainage from the building. Mr. Edwards added this is an opportunity to present a consistent Streetspace façade and allow natural light to penetrate into the building, enhancing the pedestrian experience. Mr. Kelly presented a rendering of the building after canopy removal.



*Motion: Ms. Dunn, supported by Ms. Schottke, moved to authorize the execution of an agreement with Rockford Construction for a Downtown Enhancement Grant to support improvements, in accordance with previous agreements, at 86 Monroe Center for an amount not to exceed \$56,767.50 (or 50% of total eligible expenses). None opposed.*

9. Division and Wealthy TOD Pilot

Mr. Miller stated a TOD (transit-oriented development) is an intensified development pattern that seeks to concentrate a robust mix of uses within walking distance of transit. The Rapid has an ongoing planning project that relates to transit development along the entire Silver Line corridor. One area of focus is the transit stop at Wealthy and Division where a series of temporary and tactical interventions are being installed to make the area more pedestrian and bike friendly, more connected, and potentially more active. Mr. McNeilly asked what data is being collected and how is success measured? Ms. Wells stated data on sound (ambient noise) in the corridor is being recorded as well as traffic speed. QR codes will be published to record user experience onsite and the use of new crosswalks will be documented. Success will be measured by the ability to reduce traffic speed, reduce or eliminate pedestrian fatalities and vehicle crashes, and provide on-time service for the Silver Line. Pedestrian safety on Division Avenue is major concern for area businesses and this may also assist in the economic development of the area.

*Motion: Mr. McNeilly, supported by Mayor Bliss, moved to authorize funding in an amount not to exceed \$50,000 for the Wealthy/Division TOD Pilot Project. Motion carried unanimously.*

Mr. Eddie joined the meeting.

5. DAKC / Common Notice Phase 2

Mr. Miller stated this is a continuation of a project started last year to provide a stress-free pedestrian experience for all ages and abilities Downtown. Mr. Herring presented the work completed in FY20 utilizing test pilots to audit downtown's public spaces and the creation and ideation of a series of accessibility prototypes. He presented a video that documented the charette experience and noted that the most significant barrier to accessible events was simply getting to them. Mr. Herring presented five themes that need to be addressed noting architects/designers need to make decisions based on universal design. Moving forward this project will continue to address flaws and hazards of pathways and intersections, develop an Accessible Parking and Pathway Guide, and continue design charrettes to explore community challenges. Mr. Miller reiterated the FY21 prototype work expansion will inform our future wayfinding system as well as our strategic plan in the next 5 – 7 years and was included in the FY21 Goal 3 budget. Mr. Bulkowski stated we should be both disappointed where we are today but encouraged for where we are headed and thanked the board for the support. Mr. McNeilly asked what the timeline was for a deliverable. Mr. Miller stated this work will be completed within this fiscal year.

*Motion: Ms. Sieger, supported by Ms. Schottke, moved to authorize funding in an amount not to exceed \$150,000 for the Inclusive Design 2021 Initiative and the Adaptive Strategic Plan. None opposed.*

5. River Governance Update

Mr. Guy provided a brief update on the River Governance process. He stated we are proposing to nearly double the amount of riverfront park space, more than double our current urban core trail system and provide 9,400 feet of whitewater rapids. Participating in community engagement over the

last 9 months, we have explored best practices, created a project committee, and determined key issues for this project. Mr. Guy stated all involved agree that this governance process is big enough to justify a new organization be established to help manage the development and overall sustainability of the corridor. Ms. Blaha stated this process started years ago building on GR history of public/private partnerships and leveraging the strengths of community organizations. Other key issues include diversity and inclusion, starting efforts quickly, envisioning a best-in-class project, thinking regionally, and developing sustainable funding streams. Ms. Blaha stated in order to meet the needs of these priorities we need a larger and evolving team. An equity plan needs to be developed, to embed core principles of DEI, as a guide for implementation and long-term management. Clear roles for community partnerships need to be established. Philanthropy plays a key role at the start as well as a policy framework to support project goals. She noted all of these roles will evolve as the team gains experience. Ms. Blaha presented the guiding principles that have emerged through the organizational leadership committee so far: develop a structure that builds on public/private partnership history, leverage to enhance, build inclusive network, equity and inclusion, philanthropy, and reimagine Riverside to Millennium corridor on a regional scale. Four elements are being recommended: public-private-community partnership, broaden community engagement, create a new non-profit as a backbone organization, and create a recreational authority (which provides an opportunity for multiple local governments to focus on a shared purpose). The recommended next steps include affirm principles, create a new nonprofit, develop an equity plan, develop a framework plan, outline roles and responsibilities, embed community voices, form Recreational Authority steering committee, and negotiate MOUs among partners. Ms. Blaha presented a timeline for completing these governance tasks by mid to late 2021 and again noted the importance of building a network of evolving partners to make the corridor a signature renovation project.

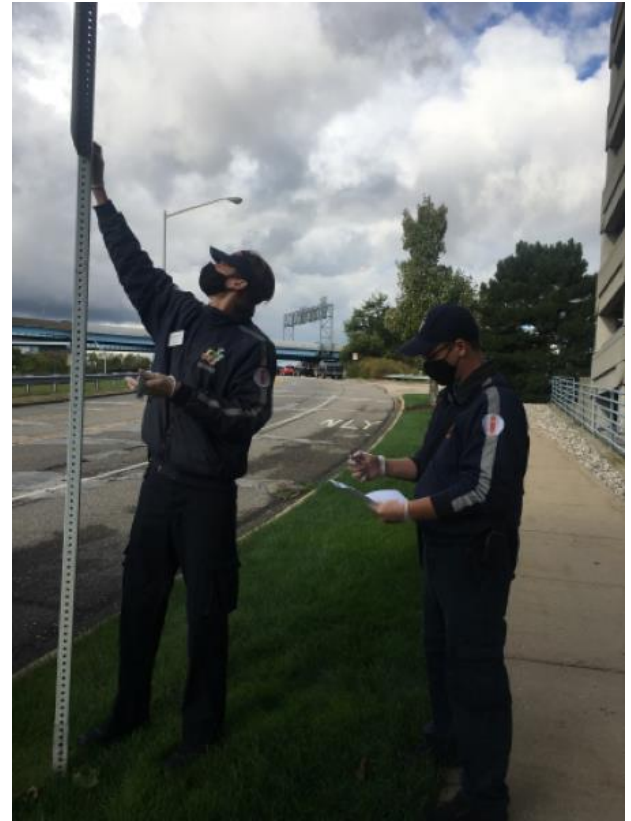
Mr. Talen asked for clarification of corridor involvement from the County. Ms. Blaha stated regional impact became a clear opportunity for a tremendous trail network as we look at the corridor with Millennium Park and Riverside Park. Mr. Talen noted the county historically has not provided recreation in spaces. Ms. Blaha noted recreational authorities all have non-profit partnerships that facilitate the programming.

6. President and CEO Report

Mr. Kelly stated Lyon Square RFPs have been received and are being reviewed. The Bridge event series (thebridge.com) kicked off last week with the goal to drive activity downtown. Rapids Air Quality received confirmed support from Creston and is gaining community support for the installation of sensors in additional GR neighborhoods. Mel Styles will be opening on Division Avenue September 19<sup>th</sup>; GR Noir is under construction with a targeted November opening. 26 new murals have been installed throughout downtown. Van Andel Arena Plaza improvements should be completed by September 22<sup>nd</sup>. Finally, we continue to encourage the utilization of our social zones and are surveying businesses and residents to solicit ideas for colder month usage.

7. Public Comment  
None

8. Adjournment  
The meeting adjourned at 10:02 a.m.



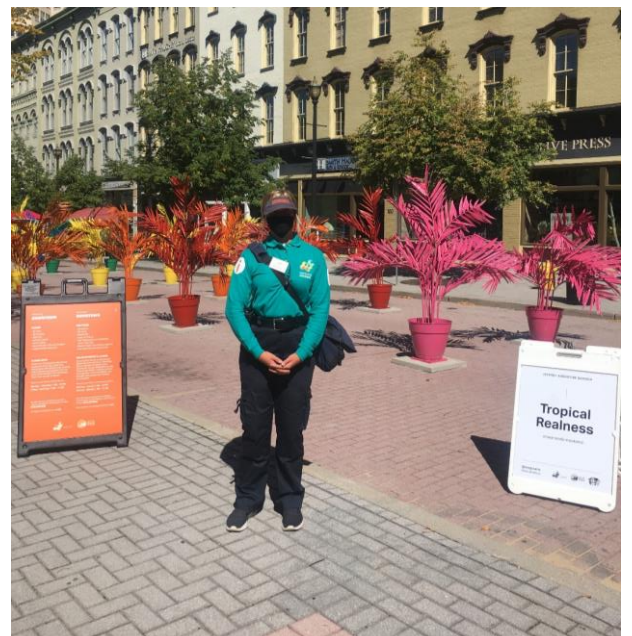
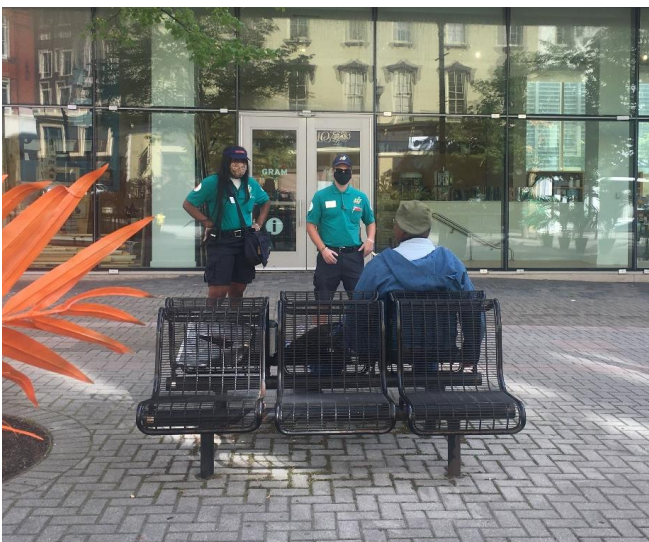
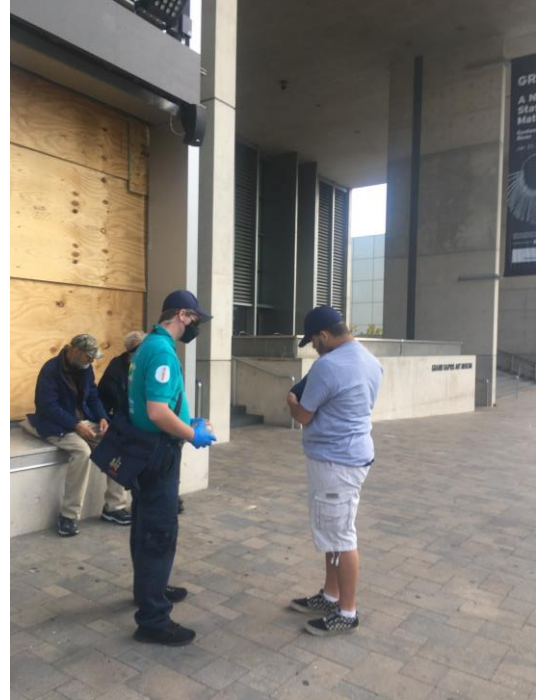
# Downtown Grand Rapids Ambassador Program

September 2020 Report



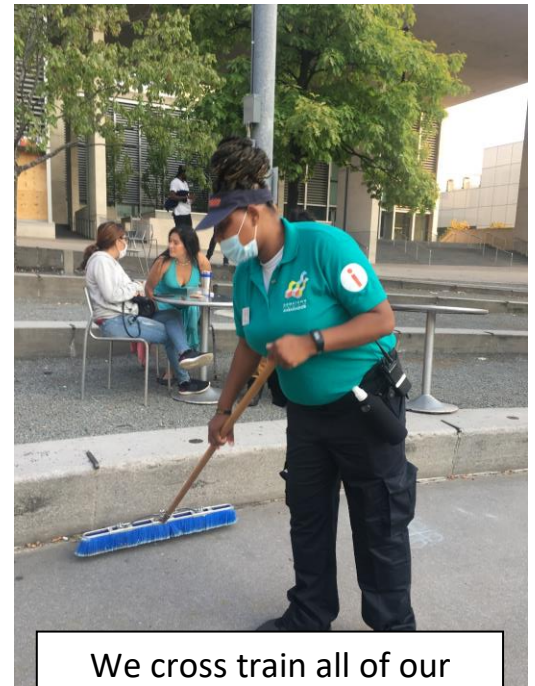


# Hospitality





# Beautification



We cross train all of our Ambassadors to take ownership in downtown. Hospitality Ambassador, Trycia, learns how to clean





# Special Projects



The Ambassadors took over maintenance of 4 trash cans along the Riverwalk. In true Ambassador fashion we cleaned and refurbished them.



Hospitality Ambassador Lexus learns how to change a Segway tire



No umbrella stands left in all of West Michigan so we built our own!



The Ambassador team assisted with graffiti removal and repainting RAD Women boxes

# Statistics

September Activity		2020	2019	2018	2020
Equipment Usage	ATLV Hours	35	20	8	220
	Bicycle (miles)	5	2	3	73
	Segway (Hours)	8	6	73	60
	Small Equipment (Hours)	52	6	6	252
	<b>Total Equipment Usage</b>	<b>100</b>	<b>34</b>	<b>90</b>	<b>46</b>
Beautification	Biohazard Clean Up	275	44	105	2,642
	Biohazard - Human	58	58	78	445
	Infrastructure Management	3,902	2,045	2,156	69,447
	Graffiti - Removed	217	147	270	1,595
	Planters Watered	2,261	749	828	11,658
	Power Washing (block faces)	32	43	58	146
	Snow Removal	NA	NA	NA	7,444
	Trash (Bags collected)	1,429	2,404	2,987	10,864
	Weed Abatement (block faces)	418	NA	NA	4,998
	Weed Abatement (# of weeds)	NA	9,937	6,073	NA
	<b>Total Beautification Activity</b>	<b>8,592</b>	<b>15,427</b>	<b>12,555</b>	<b>109,239</b>
Hospitality & Engagement	Business Contact	207	87	75	1,366
	Mobility Assist	87	18	71	709
	Observation - Fighting	3	0	61	45
	PA - Directions	164	117	750	1,933
	PA - Information	2,225	1,681	2,831	29,283
	PA - Other	1,938	6,864	8,067	32,588
	Panhandling - Aggressive	79	8	30	884
	Panhandling - Passive	44	9	43	448
	Request for Emergency Services	5	9	3	32
	Sidewalk Violation	1,092	515	101	4,726
	Social Services Assist	59	130	101	611
	Suspicious Package	2	1	1	14
	Suspicious Activity	67	3	1	134
	<b>Total Hospitality &amp; Engagement Activity</b>	<b>5,972</b>	<b>9,442</b>	<b>12,135</b>	<b>72,773</b>
<b>Total Ambassador Activity</b>		<b>14,564</b>	<b>24,869</b>	<b>24,690</b>	<b>182,012</b>

# MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: October 9, 2020

TO: Rick Winn  
Chairman

**Agenda Item 3  
October 14, 2020  
DDA Meeting**

FROM: Tricia Chapman  
Financial Analyst II – Comptroller’s Department

**SUBJECT: FY2021 Interim Financial Statements as of September 30, 2020**

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

Statement A: Balance Sheet

Statement B: Comparison of FY2021 Budget vs Actual Results

Statement C: Statement of FY2021 Project Expenditures

Statement D: Schedule of July – August 2021 Expenditures

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

The City Treasurer distributed summer tax increment revenues in September, the local tax increment was \$7,144,552 with \$594,102 of that from the transit millage. Interest earnings are still showing as negative from the investments that were brought to market value in June and reversed in the current year. As the year progresses interest earnings should cover and surpass the reversal.

Please contact me at 616-456-3848 or at [tchapman@grcity.us](mailto:tchapman@grcity.us) if you have any questions.

Attachments



**STATEMENT A****DOWNTOWN DEVELOPMENT AUTHORITY****Balance Sheet****As of September 30, 2020**

	<b>Non-Tax Funds</b>	<b>Debt Tax Increment</b>	<b>Local Tax Increment</b>	<b>TOTAL</b>
<b>ASSETS</b>				
Pooled Cash and Investments	\$ 6,117,059	\$ 12,299,194	\$ 12,314,798	\$ 30,731,051
Petty Cash	-	-	500	500
Loan Receivable - Project Developer	388,848	-	-	388,848
General Fixed Assets	-	-	86,964,023	86,964,023
Accumulated Depreciation on Fixed Assets	-	-	(59,982,869)	(59,982,869)
Future Tax Increment Revenues Anticipated	-	12,835,000	15,500	12,850,500
<b>TOTAL ASSETS</b>	<b>\$ 6,505,907</b>	<b>\$ 25,134,194</b>	<b>\$ 39,311,952</b>	<b>\$ 70,952,053</b>
<b>LIABILITIES AND FUND EQUITY</b>				
<b>Liabilities</b>				
Current Liabilities	\$ -	\$ -	\$ 7,477	\$ 7,477
Other Accrued Liabilities	4,697	-	-	4,697
Due to Other Governmental Units	-	5,917,356	-	5,917,356
Deposit - Area 4 Developer Damage	1,000	-	-	1,000
Deferred Revenue - Developer Loan	388,848	-	-	388,848
Contract Payable	-	-	15,500	15,500
Bonds Payable	-	12,835,000	-	12,835,000
<b>TOTAL LIABILITIES</b>	<b>394,545</b>	<b>18,752,356</b>	<b>22,977</b>	<b>19,169,878</b>
<b>Fund Balance / Equity:</b>				
Investments in General Fixed Assets, net of Accumulated Depreciation	-	-	26,981,154	26,981,154
Non-Tax Increment Reserve	6,108,587	-	-	6,108,587
Reserve for Authorized Projects	-	-	12,293,032	12,293,032
Reserve for Compensated Absences	-	-	7,721	7,721
Reserve for Eligible Obligations	-	6,381,838	-	6,381,838
Reserve for Encumbrances	2,775	-	7,068	9,843
<b>TOTAL FUND EQUITY</b>	<b>6,111,362</b>	<b>6,381,838</b>	<b>39,288,975</b>	<b>51,782,175</b>
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$ 6,505,907</b>	<b>\$ 25,134,194</b>	<b>\$ 39,311,952</b>	<b>\$ 70,952,053</b>

## STATEMENT B

### **DOWNTOWN DEVELOPMENT AUTHORITY** **Comparison of FY2021 Budget vs Actual Results** **July 1, 2020 - September 30, 2020**

	Non-Tax Funds		Debt Tax Increment		Local Tax Increment	
	Budget	Actual	Budget	Actual	Budget	Actual
<b>REVENUES</b>						
Property Tax Increment - General	\$ -	\$ -	\$ 11,465,372	\$ 11,624,228	\$ 6,262,000	\$ 6,550,450
Property Tax Increment - Transit Millage	-	-	-	-	589,772	594,102
Property Tax Increment - Prior Year Appeals	-	-	(25,000)	(1,280)	(15,000)	(629)
Property Tax Increment - County/GRCC/City/ITP Rebates	-	-	-	-	(683,677)	-
Earnings from Investments - General	70,412	(150,517)	72,591	(219,393)	112,396	(282,006)
Interest Paid by Developer - The Gallery on Fulton Note	12,998	4,346	-	-	-	-
Property Rental - DASH Parking Lots	738,000	-	-	-	-	-
Property Rentals - YMCA Customer Parking	72,000	-	-	-	-	-
Event Sponsorships and Fees	40,000	-	-	-	-	-
Contributions - Downtown Enhancement Grant Donation	-	-	-	-	-	545
Principal Repayments - The Gallery on Fulton Note	100,000	7,744	-	-	-	-
Reimbursements and Miscellaneous Revenues	2,000	395	-	-	5,000	-
Ottawa Ave - Cherry to Oakes - 1/3rd payment	197,670	-	-	-	-	-
From / (To) Fund Balance	1,567,320	-	(72,591)	-	3,942,319	-
<b>TOTAL REVENUES</b>	<b>\$ 2,800,400</b>	<b>\$ (138,032)</b>	<b>\$ 11,440,372</b>	<b>\$ 11,403,555</b>	<b>\$ 10,212,810</b>	<b>\$ 6,862,462</b>
<b>EXPENDITURES</b>						
<b><u>GR Forward Projects:</u></b>						
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 25,000	\$ -	\$ -	\$ -	\$ 1,750,000	\$ 16,081
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	90,000	50	-	-	1,525,000	92,352
Goal #3: Implement a 21st Century Mobility Strategy	150,000	3,750	-	-	2,730,000	318,773
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	735,000	123,707	-	-	750,000	5,176
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,795,000	182,790	-	-	1,745,000	715,048
<b>Total GR Forward Projects</b>	<b>\$ 2,795,000</b>	<b>\$ 310,297</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,500,000</b>	<b>\$ 1,147,430</b>
Administration	5,400	-	-	-	1,300,000	363,703
Debt Service for Bond Issues	-	-	6,986,750	-	412,810	200
Estimated Capture to be Returned	-	-	4,453,622	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,800,400</b>	<b>\$ 310,297</b>	<b>\$ 11,440,372</b>	<b>\$ -</b>	<b>\$ 10,212,810</b>	<b>\$ 1,511,333</b>
<b>EXCESS / (DEFICIT)</b>	<b>\$ -</b>	<b>\$ (448,329)</b>	<b>\$ -</b>	<b>\$ 11,403,555</b>	<b>\$ -</b>	<b>\$ 5,351,129</b>

**STATEMENT C**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Statement of FY2021 Project Expenditures**  
**As of September 30, 2020**

Project Name	FY2021 Project Budgets		Expenditures		Remaining FY2021 Budgets
	%	Amount	Month	Fiscal Year	
River Governance		150,000	-	-	150,000
Downtown Plan		100,000	6,400	6,400	93,600
River Trail Improvements		1,500,000	9,681	9,681	1,490,319
<b>GRForward Goal # 1 - Local Tax Increment</b>	<b>15.49%</b>	<b>\$ 1,750,000</b>	<b>\$ 16,081</b>	<b>\$ 16,081</b>	<b>\$ 1,733,919</b>
Downtown Speakers Series		15,000	-	-	15,000
Riverwalk Assessment		10,000	-	-	10,000
<b>GRForward Goal # 1 - Non-Tax Increment</b>	<b>0.22%</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,000</b>
Development Project Guidance		50,000	-	968	49,032
Development Project Reimbursements		1,400,000	-	-	1,400,000
Downtown Enhancement Grants		75,000	14,460	91,384	(16,384)
<b>GRForward Goal # 2 - Local Tax Increment</b>	<b>13.50%</b>	<b>\$ 1,525,000</b>	<b>\$ 14,460</b>	<b>\$ 92,352</b>	<b>\$ 1,432,648</b>
Heartside Quality of Life Implementation		50,000	-	-	50,000
Stakeholder Engagement Programs		40,000	-	50	39,950
<b>GRForward Goal # 2 - Non-Tax Increment</b>	<b>0.80%</b>	<b>\$ 90,000</b>	<b>\$ -</b>	<b>\$ 50</b>	<b>\$ 89,950</b>
Accessibility and Mobility Repairs		150,000	49,075	66,100	83,900
Bicycle Friendly Improvements		125,000	9,039	11,383	113,617
DASH North Shuttle Services		175,000	45,000	67,500	107,500
New Downtown Circulator Infrastructure		400,000	-	-	400,000
Streetscape Improve: CBD, Heartside, Arena S.		1,340,000	10,002	129,655	1,210,345
Streetscape Improve: Division - Fulton to Wealthy		340,000	39,050	39,050	300,950
Wayfinding System Improvements		200,000	-	5,085	194,915
<b>GRForward Goal # 3 - Local Tax Increment</b>	<b>24.17%</b>	<b>\$ 2,730,000</b>	<b>\$ 152,166</b>	<b>\$ 318,773</b>	<b>\$ 2,411,227</b>
Transportation Demand Mgmt Program		150,000	-	3,750	146,250
<b>GRForward Goal # 3 - Non-Tax Increment</b>	<b>1.33%</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ 3,750</b>	<b>\$ 146,250</b>
Economic Development and Innovation		750,000	5,000	5,176	744,824
<b>GRForward Goal # 4 - Local Tax Increment</b>	<b>6.64%</b>	<b>\$ 750,000</b>	<b>\$ 5,000</b>	<b>\$ 5,176</b>	<b>\$ 744,824</b>
COVID Economic Relief Program		700,000	27,082	108,954	591,046
Downtown Workforce Programs		35,000	4,069	14,753	20,247
<b>GRForward Goal # 4 - Non-Tax Increment</b>	<b>6.51%</b>	<b>\$ 735,000</b>	<b>\$ 31,151</b>	<b>\$ 123,707</b>	<b>\$ 611,293</b>
Arena Plaza Improvements: Local Tax Increment		500,000	296,659	500,000	-
Downtown Marketing and Inclusion Efforts		420,000	33,771	56,024	363,976
Downtown Tree Plantings		150,000	30,224	30,224	119,776
Heartside Public Restroom Facilities Construction		100,000	2,169	122,673	(22,673)
Parks Design		350,000	-	-	350,000
Public Realm Improvements		150,000	-	6,000	144,000
State of Downtown Event & Annual Report		25,000	-	-	25,000
Urban Recreation Improvements		50,000	-	127	49,873
<b>GRForward Goal # 5 - Local Tax Increment</b>	<b>15.45%</b>	<b>\$ 1,745,000</b>	<b>\$ 362,823</b>	<b>\$ 715,048</b>	<b>\$ 1,029,952</b>
Arena Plaza Improvements: Non-Tax Increment		600,000	17,297	17,297	582,703
Bridge Lighting Operations		50,000	-	-	50,000
DGRI Event Production		165,000	579	1,114	163,886
Diversity Programming		50,000	10,500	11,500	38,500
Downtown Ambassadors		222,000	28,839	57,738	164,262
Experience - Miscellaneous		50,000	-	-	50,000
Holiday Décor Program		75,000	-	-	75,000
Major Event Sponsorship		40,000	-	60,000	(20,000)
Police Foot Patrols		35,000	-	-	35,000
Project and Fixed Asset Maintenance		-	-	494	(494)
Public Space Activation		350,000	11,580	32,147	317,853
Rosa Parks Circle Skating Operations		40,000	-	-	40,000
Special Events - Grants		35,000	-	2,500	32,500
Special Events - Office of		75,000	-	-	75,000
Special Events - Training Program		6,000	-	-	6,000
Winter Avenue Building Lease		2,000	-	-	2,000
<b>GRForward Goal # 5 - Non-Tax Increment</b>	<b>15.89%</b>	<b>\$ 1,795,000</b>	<b>\$ 68,795</b>	<b>\$ 182,790</b>	<b>\$ 1,612,210</b>
<b>TOTAL</b>	<b>100.00%</b>	<b>\$ 11,295,000</b>	<b>\$ 650,476</b>	<b>\$ 1,457,727</b>	<b>\$ 9,837,273</b>

**STATEMENT D**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Schedule of FY2021 Expenditures**  
**September 1 - September 30, 2020**

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	9/17/2020	Pioneer Construction	Arena Plaza Improvements	Van Andel Plaza construction 9/20	\$ 300,378.96
Local	9/15/2020	Pioneer Construction	Arena Plaza Improvements	Van Andel Plaza construction 9/20	205,095.83
Local	9/21/2020	Disability Adv of Kent Co	Accessibility & Mobility Repairs	Inclusive Design research and reporting 9/20	49,075.00
Local	9/10/2020	Moore & Bruggink Inc	Streetscape Improve: Division - Fulton to Wealthy	17109-Division Ave Reconstruction	39,050.05
Local	9/20/2020	Friends of Grand Rapids Parks	Downtown Tree Plantings	Tree Plantings:2020 contract	30,224.00
Non-Tax	9/7/2020	Mydatt Service Inc	Downtown Ambassadors	Ambassador Program 08/2020	28,689.33
Local	9/10/2020	State of Michigan	Streetscape Improve: Division - Fulton to Wealthy	17109-Division-Wealthy to Cherry (MDOT-MDOT0709;	25,511.89
Local	9/2/2020	City Treasurer - MobileGR/Parking Svcs	DASH North Shuttle Services	Aug 2020 DDA Share of DASH North Service	22,500.00
Local	9/24/2020	City Treasurer - MobileGR/Parking Svcs	DASH North Shuttle Services	Sept 2020 DDA Share of DASH North Service	22,500.00
Non-Tax	9/21/2020	Karen Tracey Design	COVID Economic Relief Program	Website Content audits and hosting 8/2020	14,462.10
Local	9/1/2020	Concord Associates Group, LLC	Downtown Enhancement Grants	Window Repairs DEG 08/2020 140 Monroe	14,460.00
Local	9/7/2020	Downtown Grand Rapids Inc	Dntn Marketing & Inclusion Efforts	Bridge Event Marketing Support 8/20	10,500.00
Non-Tax	9/8/2020	Downtown Grand Rapids Inc	Diversity Programming	Bridge Event Sponsorship 9/20	10,500.00
Local	9/2/2020	City Treasurer - City Engineer	River Trail Improvements	16046-Final-Floodwalls Contract No. 3	9,680.87
Local	9/16/2020	City Treasurer - MobileGR/Parking Svcs	Bicycle Friendly Improvements	Michigan Pavement Markings - Downtown Bicycle Im	9,038.90
Local	9/29/2020	Brian Kelly LLC	Dntn Marketing & Inclusion Efforts	GR From Above Aerial photos 09/20	6,750.00
Local	9/8/2020	West MI Center for Arts & Technology	Downtown Plan	WMCAT/Public Agency river engagement 08/20	6,400.00
Local	9/8/2020	Eco-Compteur Inc	Streetscape Impr - Mich St, Heartside, Arena S	Pedestrian Counter Supplies 8/20	6,363.00
Local	9/8/2020	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street 9/2020	5,843.13
Local	9/2/2020	Michael Justin Berne	Economic Devel & Innovation - MWBE	Retail Analysis Consulting Retainer 08/2020	5,000.00
Local	9/13/2020	McAlvey Merchant & Associates	Administration	Governmental Consulting AUG 2020	4,500.00
Local	9/29/2020	MKSK Inc	Arena Plaza Improvements	Van Andel Plaza construction admin 9/20	4,446.60
Local	9/24/2020	Zion's Dream	Dntn Marketing & Inclusion Efforts	'Same Difference' Film & Screening Sponsorship 9/20	3,500.00
Non-Tax	9/7/2020	Swift Printing & Communications	COVID Economic Relief Program	Social District signs 08/20	3,304.00
Local	9/8/2020	Erika Townsley	Dntn Marketing & Inclusion Efforts	Photography Services at various locations 9/20	3,000.00
Non-Tax	9/13/2020	Bush Concrete Products Inc	COVID Economic Relief Program	Social Zones: Barriers 9/2020	2,578.00
Local	9/29/2020	Friends of Grand Rapids Parks	Dntn Marketing & Inclusion Efforts	Green Gala sponsorship 9/20	2,500.00
Non-Tax	9/13/2020	Amy Reckley	Public Space Activation - Calder events, etc.	Northern Lights 09/20 Activate this Place Grant	2,500.00
Non-Tax	9/13/2020	Bryan Gregory Kosciolk	Public Space Activation - Calder events, etc.	Love Yourself Mural 09/20 Activate This Place Grant	2,500.00
Non-Tax	9/8/2020	Reb T Roberts	Public Space Activation - Calder events, etc.	Cloud Corner Mural 08/20 Activate This Place Grant	2,500.00
Local	9/14/2020	Fifth Third Bank	Administration	Admin: Supplies	2,349.52
Local	9/5/2020	City of Grand Rapids	Administration	Staff services - payroll period ended 09/05/2020	2,197.17
Local	9/8/2020	Moore & Bruggink Inc	Heartside Restroom Facility Construction	Construction engineering services Portland Loo 07/01	2,169.25
Non-Tax	9/8/2020	Uline Inc	COVID Economic Relief Program	COVID response Social District signs 8/20	2,006.12
Local	9/19/2020	City of Grand Rapids	Administration	Staff services - payroll period ended 09/19/2020	1,880.74
Local	9/14/2020	Fifth Third Bank	Dntn Marketing & Inclusion Efforts	Marketing & Advertising	1,778.79
Non-Tax	9/17/2020	Icon Sign Company, LLC	Public Space Activation - Calder events, etc.	Women's Way signage install deposit (50%) 08/20	1,775.00
Local	9/20/2020	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Refreshment Area signage 9/20	1,553.99
Local	9/29/2020	WGI, Inc	Streetscape Impr - Mich St, Heartside, Arena S	Division & Wealthy TOD Pilot 9/20	1,486.96
Local	9/7/2020	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	Photography Misc. 8/20	1,480.00
Local	9/14/2020	Fifth Third Bank	Streetscape Impr - Mich St, Heartside, Arena S	Streetscape Improvements supplies	1,465.98
Non-Tax	9/13/2020	Katie Marie Moore	COVID Economic Relief Program	"Tropical Realness" art installation 09/20	1,200.00
Non-Tax	9/13/2020	Kevin Buist	COVID Economic Relief Program	"Tropical Realness" art installation 09/20	1,200.00
Local	9/8/2020	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Social District flyers 08/20	1,178.39
Non-Tax	9/14/2020	Fifth Third Bank	COVID Economic Relief Program	COVID Econ Relief Program	1,105.03
Local	9/29/2020	TGG, Inc.	Administration	Life & S/T & L/T disability insurance - 10/1/20 - 10/31/	1,044.61
Non-Tax	9/29/2020	Opus Productions, LLC	Downtown Workforce Program - Relax, etc.	Relax at Rosa performance 9/21/2020	1,000.00
Local	9/1/2020	City Treasurer - Risk Management	Administration	Monthly General Insurance Allocation	908.00
Local	9/29/2020	The KR Group, Inc.	Administration	IT services Agreement Oct 2020	821.60
Non-Tax	9/29/2020	Samuel Nalangira	Downtown Workforce Program - Relax, etc.	Relax at Rosa performance 9/17/2020	800.00
Local	9/8/2020	Serendipity Publishing LLC	Dntn Marketing & Inclusion Efforts	Revue ad SEP 2020	772.00
Non-Tax	9/14/2020	The Hacky Turtles	Downtown Workforce Program - Relax, etc.	Relax at Rosa performance 08/2020	650.00
Non-Tax	9/29/2020	70 Ionia LLC	Public Space Activation - Calder events, etc.	Activate This Place Grant project parking 8/20	580.00
Non-Tax	9/14/2020	Fifth Third Bank	DGRI Event Production	DGRI Events: Rental	534.85
Local	9/8/2020	The KR Group, Inc.	Administration	IT: UPS battery 8/20	530.89
Local	9/14/2020	Fifth Third Bank	Administration	Admin: Professional Development	523.19
Non-Tax	9/8/2020	Kevin Michael Jones	Downtown Workforce Program - Relax, etc.	Relax at Rosa performance 8/27/20	500.00
Local	9/8/2020	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street Mezzanine Office 09/20;	475.14
Non-Tax	9/16/2020	Karen Tracey Design	COVID Economic Relief Program	Website Content LoveLocalGR 06/2020	406.25
Non-Tax	9/7/2020	James Forrest Hughes	Downtown Workforce Program - Relax, etc.	Relax @ Rosa 2020 sound services 3/3	400.00
Non-Tax	9/20/2020	Swift Realty LLC	COVID Economic Relief Program	Surface Parking Aug-Sept 2020 Social Zones	400.00
Non-Tax	9/29/2020	Bush Concrete Products Inc	COVID Economic Relief Program	Social Zones: Barriers 9/2020	390.00
Local	9/29/2020	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 9/20	365.94
Local	9/20/2020	Geotech Inc	Streetscape Impr - Mich St, Heartside, Arena S	Monroe Center lighting review 09/20	362.50
Local	9/8/2020	22 Systems Inc	Dntn Marketing & Inclusion Efforts	NeonCRM Monthly cloud-based software 8/20	350.00
Non-Tax	9/20/2020	Steven J Middendorp	Public Space Activation - Calder events, etc.	Pop-Up Performer: 8/15/20 - 9/11/20	350.00
Non-Tax	9/20/2020	Kerkstra Portable Restroom Svc Inc	Downtown Workforce Program - Relax, etc.	Portable restroom for Relax at Rosa 6/2020	315.00
Non-Tax	9/29/2020	ACO Inc	Public Space Activation - Calder events, etc.	PSA: Supplies 09/20	279.99
Local	9/29/2020	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric SEPT 2020	263.75
Local	9/29/2020	The KR Group, Inc.	Administration	MS office Agreement 7/17-8/16/2020	259.74
Non-Tax	9/14/2020	Sam Kenny	Public Space Activation - Calder events, etc.	Pop Up Performer 09/20	250.00

*continued on the next page*

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

**Page 2**

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	9/29/2020	GreatAmerica Financial Services Corp	Administration	Copier Lease 09/20	\$ 246.37
Local	9/8/2020	HR Collaborative LLC	Administration	HR Consultant services 8/20	242.52
Local	9/14/2020	Swift Printing & Communications	Dntn Marketing & Inclusion Efforts	Tropical Realness Art Installation signs 09/20	242.00
Local	9/14/2020	Fifth Third Bank	Administration	Admin: Food & Beverage	236.60
Local	9/28/2020	Bazen Electric	Streetscape Impr - Mich St, Heartside, Arena S	Monroe Center Outlets 09/20	225.00
Non-Tax	9/13/2020	Ariel Dempsey	Public Space Activation - Calder events, etc.	Pop Up Performer 08/20	200.00
Local	9/13/2020	County of Kent	KCDC Series 2008 Floodwalls	Share of annual paying agent fee	200.00
Local	9/14/2020	Fifth Third Bank	Dntn Marketing & Inclusion Efforts	Marketing: Small Biz Promo Campaign	165.00
Local	9/29/2020	The KR Group, Inc.	Administration	IT network services 9/20	151.68
Local	9/8/2020	The KR Group, Inc.	Administration	IT network services 8/20	150.12
Non-Tax	9/28/2020	Amanda M Schwaninger	Public Space Activation - Calder events, etc.	Pop Up Performer 09/14, 09/18, & 09/19	150.00
Non-Tax	9/7/2020	Bryan Esler Photo, Inc.	Downtown Workforce Program - Relax, etc.	Photography: Relax at Rosa 8/20	120.00
Non-Tax	9/13/2020	Bryan Esler Photo, Inc.	Downtown Workforce Program - Relax, etc.	Photography: Relax at Rosa 9/20	120.00
Non-Tax	9/29/2020	Bryan Esler Photo, Inc.	Downtown Workforce Program - Relax, etc.	Photography: Relax at Rosa 9/20	120.00
Non-Tax	9/28/2020	Anthony Geren	Public Space Activation - Calder events, etc.	Pop Up Performer 08/31 & 09/07	100.00
Non-Tax	9/13/2020	Michael Schaeffer	Public Space Activation - Calder events, etc.	Pop Up Performer 08/20	100.00
Non-Tax	9/29/2020	Sam Kenny	Public Space Activation - Calder events, etc.	Pop Up Performer 09/20	100.00
Local	9/20/2020	Source One Imaging	Streetscape Impr - Mich St, Heartside, Arena S	Downtown Banners 9/20	98.40
Local	9/14/2020	Professional Maintenance of Michigan Inc.	Administration	Janitorial services AUG 2020	90.28
Non-Tax	9/14/2020	Fifth Third Bank	Public Space Activation - Calder events, etc.	Public Space Activation	88.00
Local	9/14/2020	Cellco Partnership	Administration	Cell Phone Service 8/2020	86.45
Local	9/14/2020	City Treasurer - MobileGR/Parking Svcs	Administration	August 2020 City Validation Billing	80.00
Non-Tax	9/29/2020	Consumers Energy	Downtown Ambassadors	351 Winter Ave NW - 09/2020 DDA's share	72.01
Non-Tax	9/8/2020	Sam Kenny	Public Space Activation - Calder events, etc.	Pop Up Performer 08/20	50.00
Non-Tax	8/31/2020	City Treasurer - MobileGR/Parking Svcs	Downtown Ambassadors	August 2020 Monthly Parking Billing	48.00
Non-Tax	9/14/2020	Fifth Third Bank	DGRI Event Production	DGRI Event Production	44.52
Non-Tax	9/14/2020	Fifth Third Bank	Downtown Workforce Program - Relax, etc.	Downtown Workforce Program	43.70
Non-Tax	9/29/2020	ACO Inc	Public Space Activation - Calder events, etc.	PSA: Supplies 09/20	39.97
Local	9/20/2020	The KR Group, Inc.	Administration	IT services backupify Agreement Sept 2020	35.64
Non-Tax	9/29/2020	DTE Energy	Downtown Ambassadors	351 Winter Ave NW - 09/2020 DDA's share	30.40
Non-Tax	9/24/2020	Melvin Eledge JR	COVID Economic Relief Program	reimb Monroe Center supplies 9/20	29.91
Local	9/14/2020	Fifth Third Bank	Administration	Admin: Licensing	15.84
Non-Tax	9/17/2020	ACO Inc	Public Space Activation - Calder events, etc.	PSA: Rad Women Supplies 09/20	13.98
Non-Tax	9/29/2020	ACO Inc	Public Space Activation - Calder events, etc.	PSA: Supplies 09/20	3.59
Local	7/1/2020	State of Michigan	Streetscape Improve: Division - Fulton to Wealthy	Reverse accrual for services performed in FY2020	(25,511.89)
Local	7/1/2020	Pioneer Construction	Arena Plaza Improvements	Reverse accrual for services performed in FY2020	(195,966.22)
<b>TOTAL SEPTEMBER 2020 EXPENDITURES</b>					<b>\$ 673,973.92</b>

# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



DATE: October 9, 2020

TO: Downtown Development Authority

FROM: Melvin Eledge Jr.  
Operations Manager

**Agenda Item #4**  
**October 14, 2020**  
**DDA Meeting**

**SUBJECT: West Side & South Ionia Infrastructure Improvement**

In 2019 DGRI completed work on the Streetspace guidelines, a document outlining improvements in downtown to enhance the pedestrian experience. One such aspect explored in the document was the improvement/enhancement of the existing pedestrian infrastructure into more modern, visually compelling and unified approach.

In April of 2020 we began the implementation of this vision in earnest with the enhancement of the Grandville pedestrian infrastructure. The new infrastructure served to further enhance the Grandville corridor among other improvements such as tree plantings and planter bed revitalization.

Looking to further this work and continue to enhance the downtown streetscape it was determined that a significant impact could be made by replacing the trash cans on the West Side and along the S. Ionia corridors. The trash cans in these areas are predominantly “temporary” wire mesh cans that are not visually compelling and do not work to enhance the streetscape other than through providing a trash collection function. To completely replace the existing West Side and South Ionia trash cans as well as fill in some additional identified gaps it will require 45 trash cans. In addition to the cans I am also recommending the purchase of 10 extra can inserts in the event existing liners are damaged or lost.

**Recommendation: Authorize the purchase of 45 Poe Litter trash cans and 10 replacement liners not to exceed \$85,864.00. This expenditure is budgeted in the FY21 Goal 3 Streetscape Improvements line item.**



# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



DATE: October 9, 2020

TO: Downtown Development Authority

FROM: Kimberly VanDriel, Director of Public Space Management

Agenda Item #5  
October 14, 2020  
DDA Meeting

**SUBJECT: Winter Art Activation Funding Authorization**

Goal 5 of GR Forward advocates for public space activation during the winter months. Events are an important way of encouraging foot traffic in Downtown with a range of initiatives for festive winter programming and activities. Best practices around the world emphasize illumination and color during the darkest months of the year, an innovative strategy that does not need to rely on snowy weather forecasts for activities.

Last year, DGRI was able to fund the Prismatic installation by CREOS. This interactive art installation helped to illuminate Downtown with programming, activities, and foot traffic during our typically isolated activation months of the year. In 2020, we were able to bring in over 70,000 people to Downtown through a month-long duration of events and programming with the CREOS Prismatic installation and World of Winter events.

In August of 2020, an RFP was issued seeking winter art installations to be hosted here in Grand Rapids utilizing effects of lighting. After careful deliberation with the Goal 5 Alliance, this year the Placemaking Working Group has decided to make a recommendation to the DDA to bring in three interactive art installations. Installations include Winter Tumbleweeds by The Department, Hybycozo's by HYBYCOZO, and Impulse by CREOS. These installations range from local to national to international talent. Each installation has their own unique opportunities for interaction, programming, and activities that will help rejuvenate Downtown during this winter season.

If approved, each installation will be placed in various locations within the Downtown footprint for a two-month period during January through February 2021. Additional programming, partnerships, and winter activities will take place throughout Downtown as part of the annual World of Winter festival. DGRI would own one custom Hybycozo that would be designed by the Grand River Bands of Ottawa Indians in collaboration with the HYBYCOZO team. DGRI would rent the six other Hybycozo's, the Winter Tumbleweed installation, and the 15 units of the seesaw Impulse installation by CREOS.

Funds to support the project would come out of the budgeted winter activation through the public space activation line item at \$80,000.00 and the remaining amount of \$70,000.00 would come out of the economic recovery fund.



Recommendation: Approve the expenditure not to exceed \$150,000 to support three winter art installations out of the DDA Public Space Activation and Economic Recovery line items.





## DOWNTOWN GRAND RAPIDS WINTER ART PLACEMAKING INSTALLATIONS

### PROJECT SUMMARY

Our goal is to remind our citizens that we are a 4-season city. In an effort to activate the downtown during the cooler months of the year, we invest in various initiatives through art, placemaking and events to get people to come downtown and experience all our city has to offer.

Downtown Grand Rapids Inc. (DGRI) sought proposals from qualified vendors on ideas for public space and placemaking art installations for the months of December through February. We are particularly interested in installations that incorporate light and sound as well as being able to allow citizens to interact with the installation.





## INSTALLATION #1 – WINTER TUMBLEWEEDS AND GRASSES by The Department

Urban Tumbleweeds created by local artists, Barbara Lash and Sierra Cole. This interactive installation creates colorful, camera-worthy sculptures to create a cheerful and immersive environment. This installation proposes to plant small groves of brightly colored foam tubes set vertically to mimic a series of grasses for seating along with playful tumbleweeds. Installation consists of five large tumbleweeds, three small tumbleweeds, four groves and 2 chain anemone's consisting of over 1,500 noodles.

### PROPOSED LOCATION

The Blue Bridge

### SCHEDULE

January

### BUDGET

\$7,800.00 - \$8,500.00



## INSTALLATION #2 – Hybycozo's by HYBYCOZO

[www.hybycozo.com](http://www.hybycozo.com)

HYBYCOZO, the Hyperspace Bypass Construction Zone, is a series of large-scale installations and artworks that investigate geometric exploration through light, shadow, and perception. The project has evolved with the intersection of math, science, technology, material, and light. HYBYCOZO consists



of artists Yelena Filipchuk and Serge Beaulieu plus an assortment of expert fabricators, handlers, installers, and a powerful community. HYBYCOZO creates, fabricates, and installs artwork throughout the world.

DGRI and Hybycozo would work directly with our Grand River Bands of Ottawa Indians and local tribal members to help determine a series of patterns that reflect the history and culture of our Native American community that would be utilized in one 7ft size sculpture that would be custom made and purchased by DGRI that would then stay in our Downtown within a public park or along the Riverwalk (determined with our Parks Dept.). DGRI would then rent six 7ft sculptures of different shapes of Hybycozo's that would go with the installation.

## PROPOSED LOCATION

Ah-Nab-Awen Park. Permanent piece will go along the river corridor. Location is to be determined working with the Parks Dept.

## SCHEDULE

Jan. 1- Feb. 28

## BUDGET

Six – 7ft sculptures (rental) - \$57,000.00

One - 7ft custom sculpture (purchase) - \$20,000.00

Grand River Bands of Ottawa Indians - \$2,500.00



## INSTALLATION #3 – Impulse by CREOS

<https://www.creos.io/en/portfolio/impulse/>

Impulse is a publicly activated light and sound experience. The project uses the idea of repetitive units of subtle light and sound that can be played by the public to create a temporal, ever-changing event. Impulse embodies ideas of serialism, repetition, and variation to produce zones of intensity and calm. Your open space is transformed into a space of urban play through a series of interactive illuminated see-saws that respond and transform when put into motion by people. When not in use, the see-saws will stabilize to the horizontal and remain at a lower glowing level. When activated by users and inclined, the see-saws, augmented by LED lights and speakers, will increase in light intensity and emit a randomized sound sequence. This variation in intensity aims to animate the

public space and its occupants during the cold and dreary winter. Impulse will be an ever-changing urban composition and urban instrument, in which city dwellers are the musicians and artists. This would include 15 units.

## PROPOSED LOCATION

555 Monroe NW

## SCHEDULE

Jan. 22-Feb.28

## BUDGET

\$52,400.00

Expenditures	Expenses
The Department – Winter Tumbleweeds	\$8,500.00
HYBYCOZO – Hybycozo's	\$77,000.00
Grand River Bands of Ottawa Indians	\$2,500.00
CREOS - Impulse	\$52,400.00
Equipment and Production	\$5,000.00
Contingency	\$4,600.00
<b>Total:</b>	<b>\$150,000.00</b>

# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



DATE: October 9, 2020

TO: Downtown Development Authority

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

Agenda Item #06  
October 14, 2020  
DDA Meeting

**SUBJECT: Social Zone Winterization**

While the Downtown Social Zones and related seating expansions have proven successful for many of our businesses, the number one question, as we head into the winter months, *is what happens now?*

DGRI and the City of Grand Rapids have been working with businesses owners over the course of the last two months to strategize and seek answers to that question. What we have learned is that many businesses are interested in extending their outdoor seating opportunities into the winter – in fact, some are nearing implementation. We have also learned that each of these businesses have unique solutions – there is not a one-size-fits-all strategy.

DGRI is proposing two initiatives to extend the useful life of the social zones and to continue to support our Downtown businesses. These initiatives also support GR Forward's Goal 5 recommendation to *design and program public spaces to accommodate winter activities* (page 268).

**Initiative #1 Concrete Barricades:** The original deployment of concrete barricades to expand outdoor seating areas has proven to be a viable solution for business economic support, spatial delineation, and safety. These barricades also happen to be a high-quality solution to stand up to the rigors of snow, frigid weather, and ultimately snowplows.

In June and July 2020, DGRI rented 164 barricades from Bush Concrete Products, with the intention of returning them in late October. With the success of the social zones and the desire of many businesses to continue to use them, we have been working with Bush to craft a deal to purchase the barricades, using the previous rent paid toward the final purchase price. Purchasing the barricades will allow the social zones to predictably stay in place for a longer period of time (helping business plan ahead), will allow DGRI and partners to paint or amenitize the barriers (creating more welcoming experience), and may give us more flexibility to attach winterization interventions to the barricades.

*Proposed DDA funding to purchase concrete barricades: Not to exceed \$43,000 from Goal 4 Economic Relief Funding.*



**Initiative #2 Winter Ready Grant:** In an effort to continue to support downtown businesses during this recovery period and to assist businesses as they winterize outdoor seating and dining areas DGRI is recommending the creation and funding of a Winter Ready Grant program. This program will provide recipients with funds to purchase winterization materials such as canopies, tents, heaters, and lighting to maintain their outdoor dining and seating operations through the colder months.

A draft of the Winter Ready Grant guidelines is included in the packet for DDA review. The draft is also being reviewed by legal counsel.

*Proposed DDA Funding: \$200,000 from Goal 4 Economic Relief Funding.*

**Recommendation:** Authorize funding in an amount not to exceed \$243,000 for social zone winterization as outlined above.



## WINTER READY PROGRAM GUIDELINES

### Program Purpose

To provide a one-time grant to Downtown restaurants, bars, and other retail establishments for cold weather activation in established Social Zones within the Downtown Development Authority (DDA) boundary. Grant funds are intended to be used for winterization purposes and to maintain outdoor commercial operations during Covid recovery during the winter months (October 2020 – April 2021).

### Available Funding

Approved projects are eligible for grants of up to \$10,000 for eligible winterization elements and enhancements within existing Social Zones. Grants beyond \$10,000 may be considered with a 50 percent matching requirement, recognizing that anything above \$15,000 will require DDA Board approval.

### Project Evaluation

Any project located in existing Social Zones within the Downtown Development Authority (DDA) boundary is eligible for the Winter Ready Program. Submitted applications will be evaluated to determine their eligibility. The DDA will fund winterization elements, enhancements, or installations that extend outdoor dining, outdoor seating, or other outdoor commercial activity into the winter season, including but not limited to the eligible activities outlined below.

- Tents, canopies, or other structures (rental or purchase)
- Heaters
- Propane or other heater power sources
- Lighting
- Advertising and marketing of the business during winter months
- Other outdoor commercial activity operational costs

The approval of a particular project will be at the sole discretion of the DDA Board or its designee.

### Requirements and Eligibility

1. Projects shall be located in the DDA Boundary within established Social Zones.
2. All elements, enhancements, and installations shall have City approval prior to implementation.
3. Grant funding may only be used to reimburse eligible activities.
4. Grant funding may only be used for winterization elements, enhancements, or installations that extend outdoor dining, outdoor seating, or other outdoor commercial activity into the winter season (October 2020 – April 2021).
5. Projects shall be temporary installations that may be removed after the winter season.

6. Applicants must be up to date on City of Grand Rapids taxes or other City fees and charges prior to receiving reimbursement.

### **Approval Process**

1. Submit application and budget of planned expenses to DGRI
2. DGRI staff review of application and budget of planned expenses to confirm project eligibility
3. Notification to applicant of project eligibility
4. City permit approvals
5. Construction completed

Submittals and questions can be directed to Mark Miller at Downtown Grand Rapids Inc.,  
mmiller@downtowngr.org

DRAFT



# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



**DDA**

DATE: October 9, 2020

TO: Downtown Development Authority

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

**Agenda Item #07**  
**October 14, 2020**  
**DDA Meeting**

**SUBJECT: Grand River's Edge and Riverwalk Improvements**

Goal 1 of GR Forward envisions *the creation of a robust trail system on both the east and west sides of the River (page 62), ensuring sufficient River access (page 87), enhancing neighborhood access to the River (page 78), integrating art, education, and ecology along the river (page 52), focusing on improving water quality for the Grand River system to ensure healthy use and access (page 56), and to take steps to amenitize the River to make it a regional draw (page 60).*

Additionally, the City of Grand Rapids River For All Plan identifies a series of improvements to the Fish Ladder Park Site (Opportunity Site #5, page 12) that include improved walkways and a boat ramp for access. The plan also recommends improving river access along trails and enhancing existing paths along the river (Trail Guidelines pages 29-37).

The City of Grand Rapids Parks and Engineering Departments, in collaboration with DGRI, have made recommendations for various FY2021 improvements along the River's edge to continue to advance and implement the above referenced plans. These projects include:

**Fish Ladder Access:** Professional services for design, engineering, and permitting to improve the failing riverwalk on the south approach to the Fish Ladder and for access improvements to the boat ramp. Once documentation is complete the project will be permitted and bid. These drawings will serve as the permit set. Construction is anticipated in 2021 but will be dependent on the permit process. This funding request does not include construction work.

*Proposed DDA Funding: \$19,000*

**Riverwalk from Blue Bridge to Louis:** This section of Riverwalk has been closed for repairs. In 2019 the City hired FTCH and Viridis to complete schematic design for improvements to this partially at-grade section of trail. This concept included an accessible connection to the water's edge and structural improvements to the walk and edge. This project funding request is for professional services for design development, engineering, and permitting to get this project construction ready and to begin the permit process. Once documentation is complete the project will be permitted and bid. Construction is anticipated in 2021 but will be dependent on the permit process. This funding request does not include construction work.

*Proposed DDA Funding: \$50,000*



**DOWNTOWN**  
GRAND RAPIDS INC.

**Riverwalk from Louis to Michigan:** This section of Riverwalk has also been closed for repairs. This project funding request is for professional services for design, engineering, and permitting to get this project construction ready. These services will also include evaluation of safety improvements for this portion of the walkway. Once documentation is complete the project will be permitted and bid. Construction is anticipated in early 2021 but will be dependent on the permit process. This funding request does not include construction work. This future construction work will also replace approximately 50 missing boardwalk boards, which are anticipated to be installed in the spring of 2021 so that this section of walk can be reopened.

*Proposed DDA Funding: \$33,000*

**Wealthy Street Access:** The initial concept design was completed for this access area in 2019 by FTCH and Viridis Design Group. This concept included accessible connection to the water's edge to provide river access for water recreation (put in, take out, fishing, etc) to an area that has very limited other options. This project funding request is for professional services for design and engineering to complete final design in anticipation of future construction. These final drawings will provide a permit set to start what is expected to be a lengthy permitting process. Bidding and construction are anticipated to occur in FY22 or 23, depending on the permit timeframe. Through the equity lens, this is one of the more important river access sites because of its proximity to various near neighborhoods that have historically had limited river access. This funding request does not include construction work.

*Proposed DDA Funding: \$130,000*

**Ah Nab Awen Park (Indian Mounds and restroom area):** The initial concept design was completed for this portion of Ah Nab Awen in 2019 by Viridis Design Group. It included extensive engagement with the Grand River Band of Ottawa Indians (GRBOI), which informed many of the design decisions. This project funding is for the next phase of professional services for design development and landscape architecture to complete final construction documents for the project in anticipation of future construction. Bidding and construction are anticipated to occur when any required in-channel staging efforts are complete. This work to complete the drawings in advance will allow for a quick turn-around in the reconstruction of this area and keep this important GRBOI initiative at the forefront of priorities.

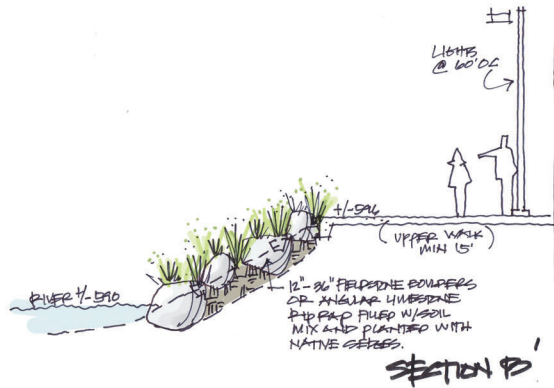
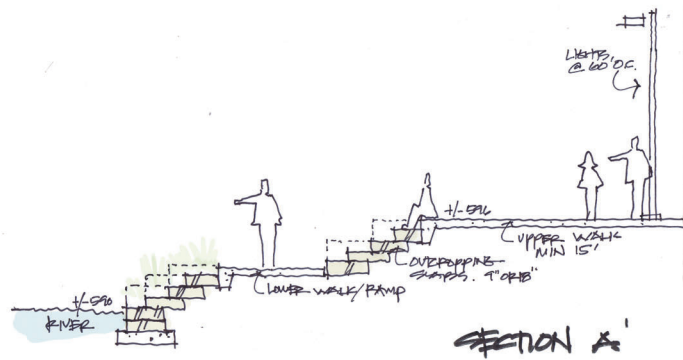
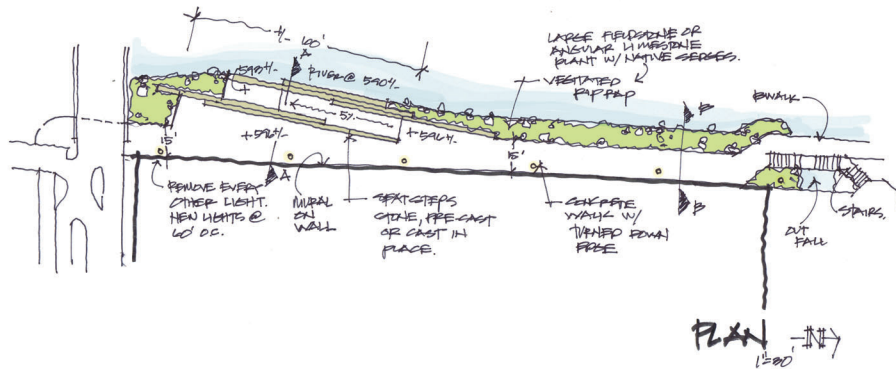
*Proposed DDA Funding: \$180,000*

**Water Quality Notification System:** Funding to implement a system of green, yellow, and red notifications at access points along the Grand River. Notifications will indicate River safety (water quality, turbidity, etc.) and give potential users a better idea of the safety and quality of the water. Grand Rapids Community Foundation is also a partner on this project.

*Proposed DDA Funding: \$150,000*

These project budgets were all included in the FY21 DDA budget as part of the Goal 1 River Edge Improvements line item in the LTI budget. Some budget numbers were adjusted between projects to better leverage funds and implement improvements to key river edge areas.

**Recommendation:** Authorize funding in an amount not to exceed \$562,000 for various Riverwalk and River's edge design/engineering services and implementation projects.



REMOVE EVERY OTHER POLE AND REPLACE WITH CORRIDOR STANDARD



UNUSABLE/HARD TO MAINTAIN AREA. CONVERT TO/WIDEN WALK



MURAL OPPORTUNITY?



TURNED DOWN SLAB ON RIVER SIDE OF WALKS



MURAL OPPORTUNITY?



EX. SEDGES AND RUSH NATURALIZING BOULDER AREAS



OPPORTUNITY FOR IMPROVEMENT?















# AH-NAB-AWEN PARK

City of Grand Rapids, Michigan  
APRIL 2020

PRIORITY AREA CONCEPT



# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



**DDA**

DATE: October 9, 2020

TO: Downtown Development Authority

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

**Agenda Item #08**  
**October 14, 2020**  
**DDA Meeting**

**SUBJECT: Lyon Square Redesign**

Goal 5 of GR Forward seeks to *raise the profile of Downtown Parks and Public Spaces* (page 272) and specifically identifies Lyon Square (page 285) as a priority space *that can better serve restaurants in the Amway Grand Plaza Hotel while also integrating flood infrastructure and enhanced public access to the River*. GR Forward also identifies specific goals of Lyon Square, including creating an events plaza by removing street curbs, demonstrating ecological capacity along the River's edge, managing flooding, and providing accessibility.

Goal 1 of GR Forward envisions *the creation of an outdoor adventure city* (page 86) that *ensures sufficient access to the River and seeks to align preferred spaces, program, and activity with opportunity sites*. Within this overall action item Lyon Square is identified as a public private partnership site that can be used to *serve the interests of allowing public access and use, as well as the use of the facilities for private programming and use* (page 92).

Additionally, the City of Grand Rapids River For All Plan identifies Lyon Square as part of The Downtown Promenade (page 106) and suggests to build upon plans to upgrade river access and connect to the river trail network at this key node.

To this end, DGRI, the City of Grand Rapids, and several private-entity stakeholders issued a request for proposals on August 6, 2020. We received 20 proposals and, after a thorough review and rating of the various submissions, short-listed 4 teams to move forward with interviews.

It is anticipated that we will have a recommendation for a preferred consultant at the DDA meeting; however, at the time of this memo our group has completed only 2 of the 4 interviews, with the final 2 scheduled for Monday October 12. We will provide a more thorough review of the selected firm and a specific fee associated with that firm's services at the meeting for the DDA's review.

**Recommendation: Authorize funding for consulting services for the Lyon Square and Lyon Street project.**



**DOWNTOWN**  
GRAND RAPIDS INC.

# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



**DDA**

DATE: October 9, 2020

TO: Downtown Development Authority

FROM: Tim Kelly, AICP  
Executive Director

**Agenda Item #09**  
**October 14, 2020**  
**DDA Meeting**

**SUBJECT: Development Support Agreement Amendment for 161 Ottawa Avenue**

In October 2014, the Downtown Development Authority (DDA) approved a Development and Reimbursement Agreement (Agreement) with Waters Building, LLC and GR HS, LLC (Developer) for the redevelopment of the Waters Building (Project) at 161 Ottawa Avenue. The \$35 million Project resulted in the delivery of new ground floor retail space, 130,000 square feet of refurbished office space and the 110 room Homewood Suites by Hilton.

To assist in Project financing the Developer was approved for reimbursement of 75 percent of the tax increment revenues generated over 10 years to pay for eligible DDA activities, which were approved at \$1,481,127. As identified in the Agreement, funds were used to fund work associated with providing barrier-free access in the building as well as to support improvements in the public-right-of way on Ottawa Avenue.

Due to overall projects costs improvements to Lyon Street were not part of the initial redevelopment plans. However, based on the performance of the building following redevelopment, as well as the redevelopment at 111 Lyon Street and at 200 Monroe Avenue, the Developer is now seeking to complete public realm improvements to complement the enhancements on the corridor.

Total costs of the proposed improvements are estimated at \$180,000 and would include a new sidewalk cap and reinforcement of the existing areaway. In addition, streetspace amenities including new street trees, benches, trash and recycling receptacles and bike loops will be installed. To assist with the proposed work the Developer is requesting an amendment to their existing Agreement to cover 50 percent of the eligible activities (\$91,098), and to extend the capture period an additional five years to 2029 to allow for full reimbursement.

If approved, all other terms of the Agreement will remain in place. That includes only being reimbursed for actual costs of eligible activities and being entitled to not more than 75 percent of actual Project Tax Increment Revenues generated by the Project.



**DOWNTOWN**  
GRAND RAPIDS INC.



**Recommendation:**

Approve an amendment to the Development and Reimbursement Agreement with Waters Building, LLC and GR HS, LLC for the project at 161 Ottawa Avenue to provide for reimbursement of DDA eligible expense of not to exceed \$1,572,225 from non-school tax increment revenues for a period not to exceed 15 years.

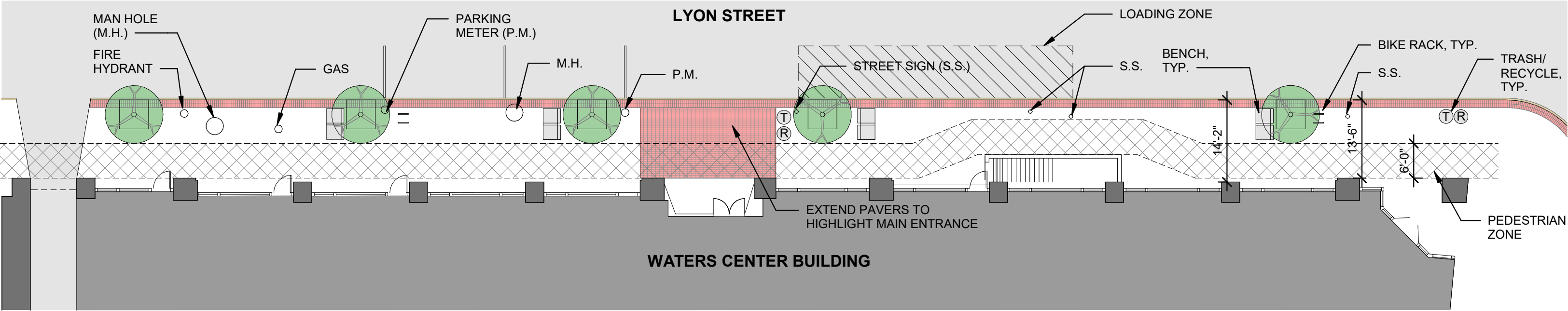


Lyon Street looking east toward Ottawa Avenue



Lyon Street looking west toward Monroe Avenue





**STREETSCAPE VIEW**  
SCALE: 1/16" = 1'-0"



**TREE RESIN BASE**



**LITTER / RECYCLE BINS**



**BENCH**



**BIKE RACK**

# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



DATE: October 9, 2020

TO: Downtown Development Authority

FROM: Tim Kelly, AICP  
Executive Director

Agenda Item #10  
October 14, 2020  
DDA Meeting

**SUBJECT: Air Quality Monitoring Update**

On July 8, 2020, the DDA Board approved \$30,000 for a partnership with Rapids Air Quality to support the deployment of air quality monitoring sensors in Downtown. That partnership was supported to further the community's desire to balance economic development and job growth with environmental justice and stewardship. It was also seen as an opportunity to provide localized block level data to help inform policy development and land use decisions to ensure all residents of Grand Rapids enjoy the same environmental conditions.

The disbursement of DDA funds was made contingent upon additional funds being secured for sensor deployment outside of Downtown. Since July, the Rapids Air Quality team has made good progress towards bringing the additional neighborhoods into the pilot program. They have endorsements from both Roosevelt Park and Creston Neighborhood Associations to deploy air quality sensors in their community (attached). The team has also identified collaborations with organizations that could benefit from the data, including the City of Grand Rapids and the West Michigan Clean Air Coalition.

While conversations are ongoing with interested corporate and philanthropic funders to support sensor deployment in the remaining two neighborhoods, additional funds have yet to be secured. To assist in securing the additional funds, staff is recommending disbursement of previously authorized DDA funds to initiate the pilot. This will allow for the deployment of the Downtown sensors to begin collecting data and demonstrate the usefulness of the information to potential funders.

As previously approved, DDA funding will not exceed the authorized \$30,000 and will only go toward the deployment of sensors within the DDA boundary.

**Recommendation: Authorize disbursement of funding in an amount not to exceed \$30,000 to deploy air quality monitoring sensors in Downtown in partnership with Rapids Air Quality.**





August 27, 2020

To Whom it May Concern:

As the Board of Directors of the Roosevelt Park Neighborhood Association (RPNA), we support an air quality monitoring partnership with Rapids Air Quality (RAQ). Founded in 1978, the RPNA's mission is to maintain the integrity of the neighborhood as a good place to live, work and do business by empowering our neighbors to improve the community and prevent crime.

The opportunity to safely breath clean air in our community is a basic human right which directly impacts one's quality of life. We support RAQ's proposal to collect air quality data in the Roosevelt Park Neighborhood and to use a data-driven approach to improve the public health and quality of life for those who call the Roosevelt Park Neighborhood home.

Sincerely,

*Roosevelt Park Neighborhood Association Board of Directors*



CNA  
205 Carrier St NE  
Grand Rapids, MI 49505  
Phone: (616) 454-7900  
Fax: (616) 454-8190  
[www.CrestonGR.com](http://www.CrestonGR.com)

C  
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September 2, 2020

Re: Grand Rapids Air Quality Monitoring Study

To whom it may concern:

On behalf of the Creston Neighborhood Association Board of Directors, I would like to express our support for the Rapids Venture air quality study.

As a service organization dedicated to supporting the 25,000+ residents who call Creston "home," we envision our diverse neighborhood as a place where all neighbors can thrive.

With public health a topic of growing concern, we want to do what we can to support a healthy neighborhood. This includes knowing what the quality of air our residents breathe every day is and whether it is something we should be addressing.

We look forward to potentially participating in the study, seeing the data results, and, if needed, advocating for and taking action to improve the air quality for our community.

Sincerely,

Kristina Colby  
Board President  
Creston Neighborhood Association