

# AGENDA

## DOWNTOWN DEVELOPMENT AUTHORITY



# DDA

### Board Members:

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

Wednesday, September 8, 2021

8:00 a.m Meeting

29 Pearl Street NW

- |   |        |           |
|---|--------|-----------|
| 1. Call to Order  |        |           |
| 2. Approve Meeting Minutes from August 11, 2021 (8:01)<br>(enclosure) | Motion | Winn      |
| 3. Accept August 31, 2021 Financials (8:05)<br>(enclosure)            | Motion | Chapman   |
| 4. Fish Ladder Park Improvements (8:10)<br>(enclosure)                | Motion | Miller    |
| 5. Michigan Street Crossing Enhancement (8:20)<br>(enclosure)         | Motion | Miller    |
| 6. Hill and River Network Design Services (8:30)<br>(enclosure)       | Motion | Miller    |
| 7. Downtown Liquor License Request: Woodrow's (8:40)<br>(enclosure)   | Motion | Kelly     |
| 8. World of Winter Funding Request (8:50)<br>(enclosure)              | Motion | Van Driel |
| 9. Heartside Mural Presentation (9:00)                                | Info   | Van Driel |
| 10. Executive Director Report (9:15)                                  | Info   | Kelly     |
| 11. Public Comment (9:20)   |        |           |
| 12. Board Member Discussion (9:30)                                    |        |           |
| 13. Adjournment (9:35)  |        |           |



DOWNTOWN  
GRAND RAPIDS INC.



## MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY

August 11, 2021

1. Call to Order – This meeting was called to order at 8:02 a.m. by Chair Rick Winn.

### Attendance

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

Members Absent: Diana Sieger and Luis Avila

Others Present: Tim Kelly (Executive Director), Mandy McDaniel, (Interim Recording Secretary), Tricia Chapman (Treasurer), Jessica Wood (Legal Counsel), Melvin Eledge, Marion Bonneaux and Sam Suarez (DGRI Staff), Darren Riley (Just Air), Kim Davey, Patrick Parker, Todd Herring (DAKC), Josh Naramore and Jennifer Kasper.

2. Approve Meeting Minutes from June 10, 2021  
*Motion: Mr. Talen, supported by Ms. Dunn, moved approval of the June 10, 2021 Meeting Minutes as presented. Motion carried unanimously.*
3. Accept June 30, 2021 Financials  
Mr. Winn asked why the Debt Tax Increment (Statement A) shows a negative fund equity. Ms. Chapman stated this became negative 3 fiscal years ago and is something currently being investigated; local tax increment funds may have to cover this. Mr. McNeilly asked if the variance between the budgeted and actual principal repayment for The Gallery was anticipated. Tricia Chapman stated the note payment plans were changed; Tim Kelly confirmed it was fully anticipated.  
  
*Motion: Mr. Eddie, supported by Ms. Dunn, motioned to accept Statement D: June 30, 2021 Expenditures. Motion carried unanimously.*
4. Degage Ministries Downtown Enhancement Grant Request  
Mr. Eledge presented on behalf of Degage Ministries, who is seeking a Downtown Enhancement Grant for the renovation project at 144 South Division Avenue. Among the improvements they seek to complete are a conversion of the S. Division Ave space (the current dining room) into a retail space for Paul's Mom's Cookies, improvements to patron sleeping areas, and upgraded internal wayfinding signage. In addition, they are moving the main entrance from S. Division to Sheldon Ave adding a

publicly accessible outdoor green space on Sheldon Ave, enhancing exterior signage, and increasing ADA accessibility in both the new Sheldon Ave entrance, the new retail entrance on S. Division and within the newly renovated public restroom in the retail/storefront space. These improvements are in line with the recommendations from both the Heartside Quality of Life Study and the GR Forward Master Plan. Total project costs for the renovation are budgeted at \$7,377,016. Degage is requesting funding under the Downtown Enhancement Grant program for an amount not to exceed \$45,500 for DDA eligible activities including ADA improvements to the restroom and entryway, and the incorporation of green space on Sheldon Ave. This project was reviewed and recommended by the Goal 2 Alliance. The estimated completion date is March 31, 2022. Mr. Talen asked for clarification on when the public will have access to restrooms. Mr. Eledge stated the restrooms will only be open during store front business hours but accessible to the public during those times.

*Motion: Mayor Rosalynn Bliss, supported by Ms. Dunn, moved to approve funding under the Downtown Enhancement Grant to Degage Ministries in an amount not to exceed \$45,500. Motion carries.*

5. Van Andel Arena Alley Design

Mr. Kelly stated in 2018 an RFP was issued to advance the Van Andel Arena project into design work for plaza improvements, which also included conceptual designs for the alley east of the arena. Construction on the plaza (Phase 1) was completed in October of 2020. Presented today is a request to move forward in finalizing construction documents and bidding for the alley work (Phase 2) at Van Andel. Project goals include greening, accommodating service/emergency access and public space activation. The request of \$230,100 includes a 10% contingency for design work on this phase of the project; this was budgeted in FY22 under Public Realm Improvements utilizing local tax increment. Mayor Bliss inquired as to who owned the green space on Ionia; this is partly owned by Van Andel Arena and partially owned by the DDA.

*Motion: Mayor Rosalynn Bliss, supported by Ms. Dunn, moved to authorize the Executive Director to enter into a contract with MKSK for an amount not to exceed \$230,100 for the design of Phase 2 of the Van Andel Arena (alley) project.*

6. Air Quality

Mr. Kelly stated on October 14, 2020, the DDA Board finalized funding in the amount of \$30,000 for a partnership with Rapids Air Quality to support the deployment of air quality monitoring sensors in Downtown. Darrin Riley provided a recap on their strategy to mitigate the disparity gap in air quality and the progress made since deploying these sensors. 5 sensors were deployed downtown in June and 2 months of data has been collected to date. The data confirms an (unhealthy) air index is significantly high in some locations. A plan of action is in now order to address the mitigation of these disparities.

7. Common Notice

Mr. Kelly introduced Patrick Parkes, Business Development Coordinator of Disability Advocates of Kent County, to provide an update on the DAKC Citizens Initiative for Inclusive Design. Mr. Parkes shared participants with disabilities feel Downtown is inaccessible and unpredictable. To address this issue, the Inclusive Design & Assessment Program places individuals with disabilities alongside designers and planning professionals to explore and workshop. This prototype testing was put into action this summer with two inclusive design charettes focused on accessible social zones and wayfinding solutions. Aside from informing further program development, these charettes left design and planning professionals with actionable insights to apply directly to their roles. Hazards found have

been mapped collectively, though this information still needs a permanent home for public use. The Accessible Parking and Pathways Guide is the second prototype being established. The University of MI School of Information Digital assisted in developing a paper prototype as well as a digital prototype to report hazards and rate constantly changing pathways.

Todd Herring presented the Adaptive Strategic Plan that has been in progress since September of 2020. Research inputs included leadership interviews with the city, Kent County, and transportation leaders as well as best practices from the US Access Board and disability commissions from other communities. Mr. Herring presented Draft Strategies that are being recommended to implement. The first recommendation is to establish a formal GR Accessibility Council or Committee to create a formal forum for collaboration. The second recommendation in regard to our built environment is to reduce the number of curb cut variations (from 80 to 10). We need to establish best practices for accessible public service, prioritizing inclusion over compliance. The third strategy is employment representation; each agency that can include disability into employee engagement will improve understanding of physical and cultural barriers and provide additional employment opportunities. Fostering strategies to ensure disability is represented and planned for will add to our cultural environment. Also, technology can foster a more inclusive community through wayfinding, traffic safety, and public transportation. Recommendations for next steps include establishing an Accessibility Council, launching a mobile app for crowdsourced hazard and access reporting, lead accessibility council to establish employment best practices, and continue Inclusive Design training and pathway assessments.

8. Executive Director Report

Mr. Kelly highlighted key updates of current downtown projects. Acrisure construction is complete at Studio Park, which will eventually bring 400 employees downtown. Later today, BAMF Health is hosting a groundbreaking ceremony in the Doug Meijer Medical Innovation Building with build out set to be complete in June of 2022. Phase 2 of the Retail Strategy is underway and will deliver next step recommendations and a geographically focused strategic plan in September 2021. The Hill and River Network Plan, previously known as Switchback Park, will enhance connections between Belknap Hill and the river; this RFP issued in June solicited 13 responses and interviews are scheduled with a shortlist of firms the week of August 23rd. A recommendation for this consultant will be sought at the September meeting. A Request for Proposals was issued for our World of Winter festival for frozen fun in 2022; a committee reviewed more than 30 proposals and will advance some proposals for DDA consideration in September. Womens Way ribbon cuttings will take place throughout the month of September. ArtPrize will take place September 16 – October 3, 2021. DGRI will host a Silent Disco on August 21<sup>st</sup> and on August 29<sup>th</sup> we will host a Bicentennial Commemoration for the 200-year anniversary of the 1921 Treaty with the Grand River Bands of Ottawa Indians.

11. Public Comment

None

12. Board Member Discussion

None

13. Adjournment

The meeting adjourned at 8:58 am.



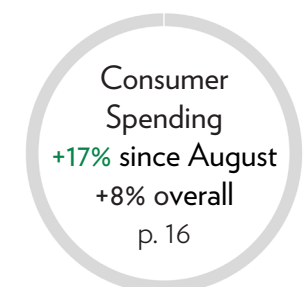
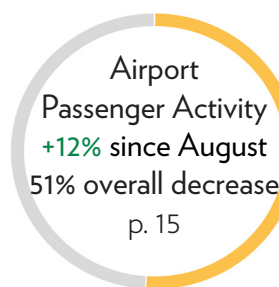
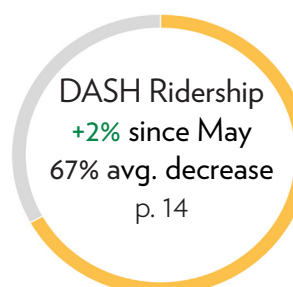
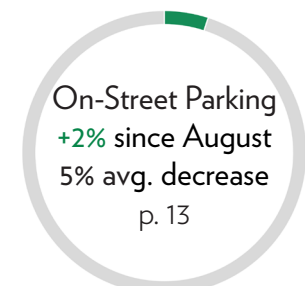
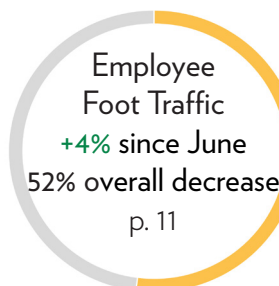
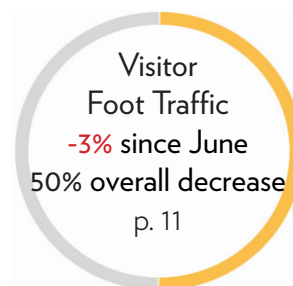
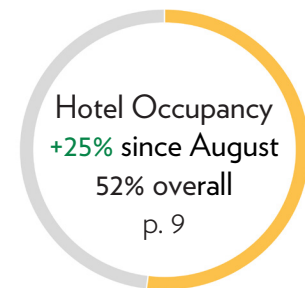
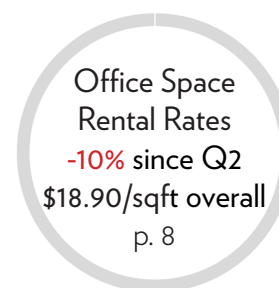
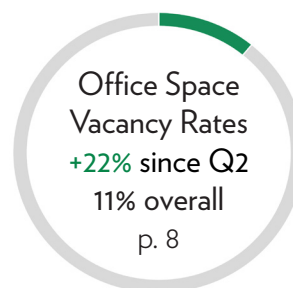
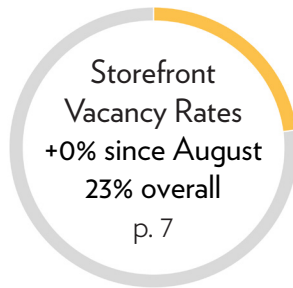
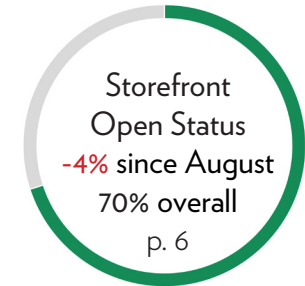
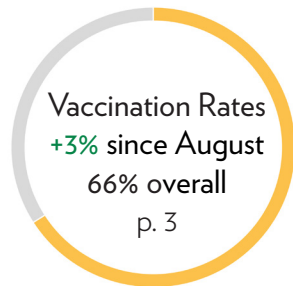


**DOWNTOWN**  
GRAND RAPIDS INC.

COVID-19 Reignition Report  
September 3, 2021

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## Summary of Downtown Vital Signs & Month Over Month Changes



## Kent County Vaccination Distribution & Administration

**66%**

of Michigan residents  
have received 1st dose  
as of September 1st

**60%**

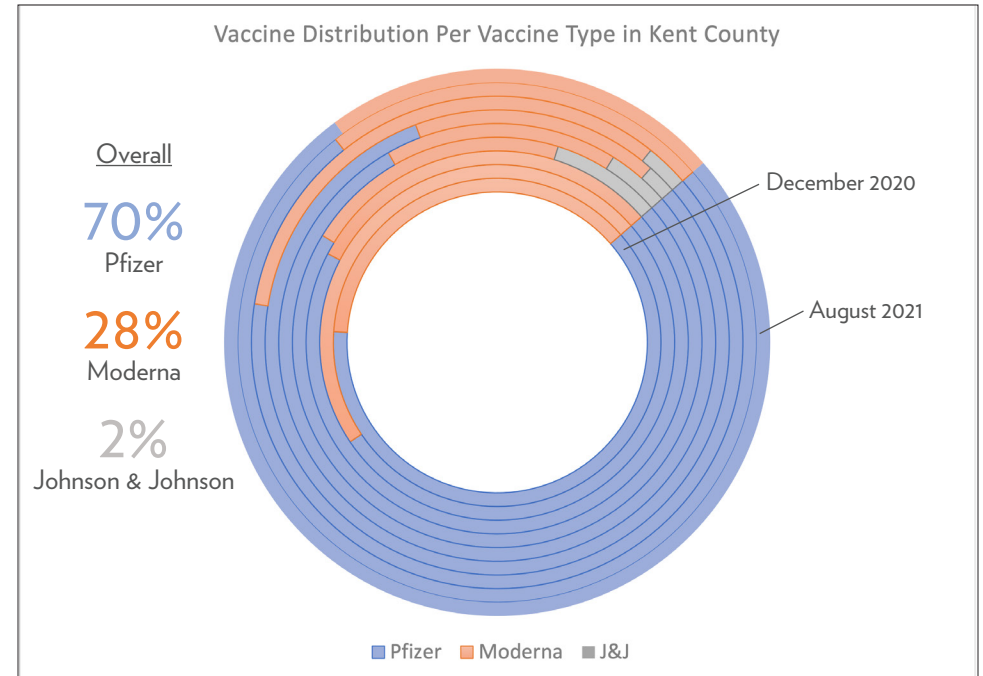
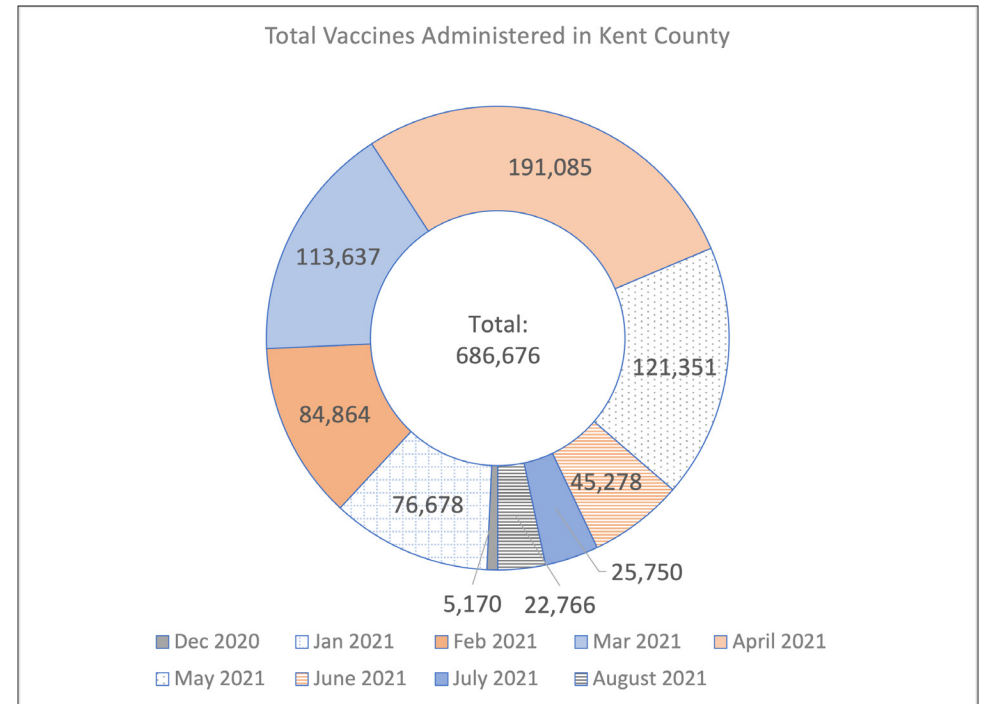
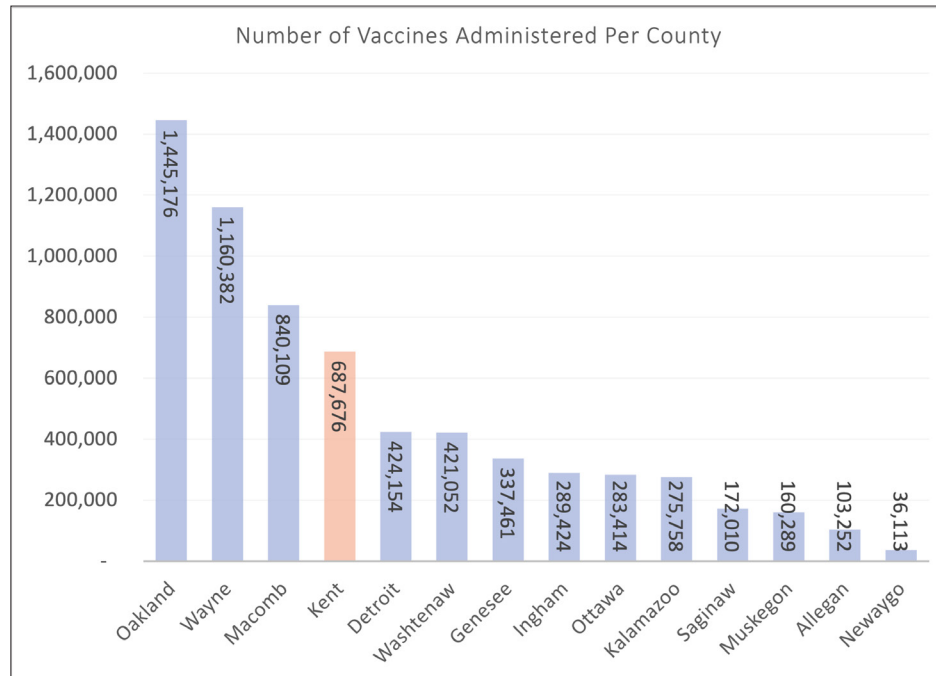
of doses administered  
**84%** nation-wide  
**76%** state-wide

**63%**

of Kent residents  
fully vaccinated  
**53%** nation-wide  
**56%** state-wide

**3,466**

administered additional  
doses in Region 6  
Grand Rapids is in Region 6



## Business Openings

### 2020

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

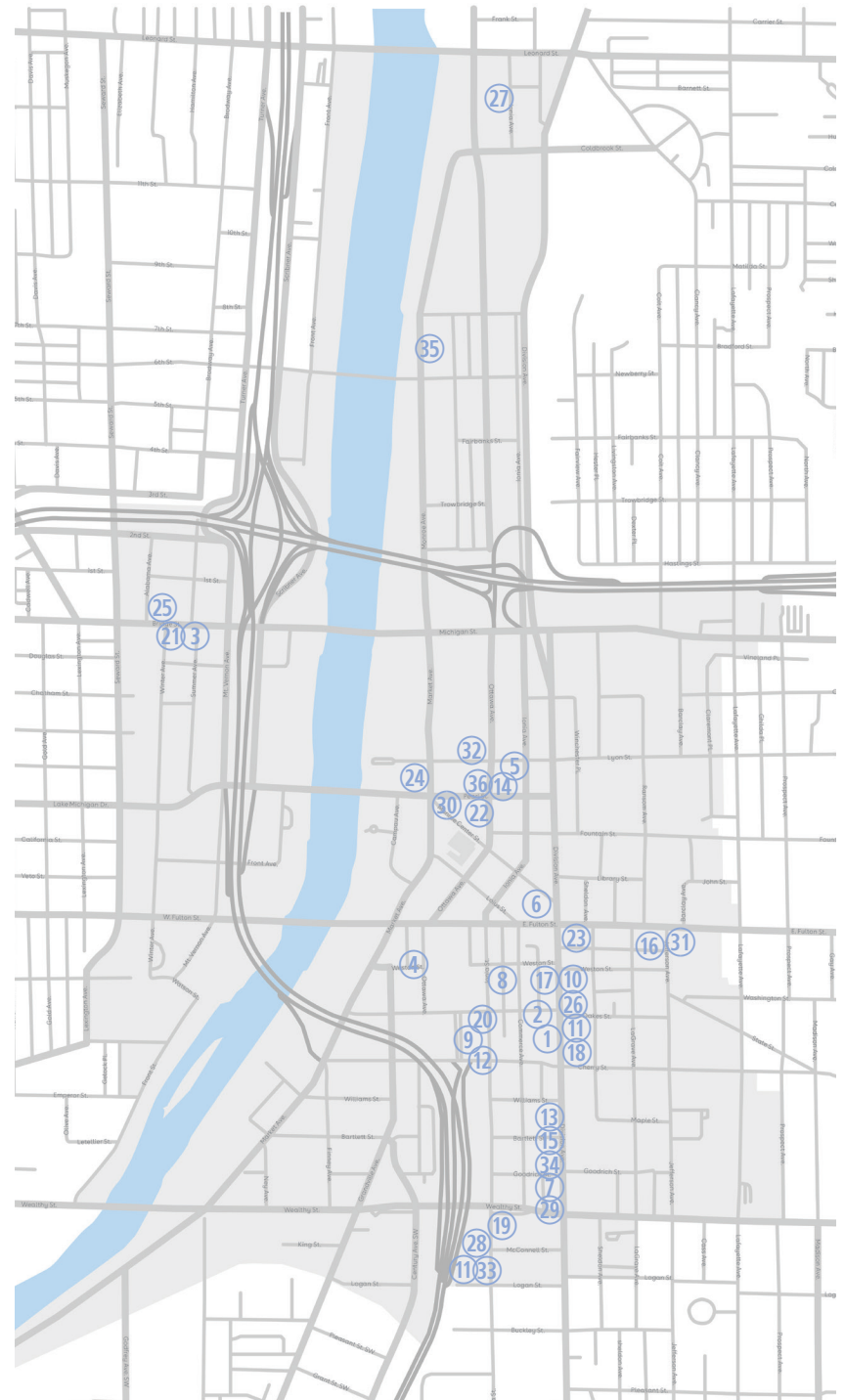
### 2021

- ㉒ Marissa's Jewels (January)
- ㉓ Poké Poké & Boba (January 19)
- ㉔ MDRD (February 2)
- ㉕ Condado Tacos (February 4)
- ㉖ Blonde Theory (March 1)\*
- ㉗ Spinful.Bike (March 9)
- ㉘ Gaby's Gourmandise @ DTM (May 8)
- ㉙ Eagle Eye Tattoo (May 10)
- ㉚ Wise Men Distillery (June 2)
- ㉛ The 12th House GR (June 2)\*
- ㉜ DGX Market (June 21)
- ㉝ Squibb Café @ DTM (June 25)
- ㉞ The Dream Garden (July 17)
- ㉟ High Point Tattoo (August 21)
- ㊱ Webster's Market (September 3)

**17%** BIPOC-Owned  
**36%** Women-Owned  
**43** businesses opened  
 in the same time  
 frame pre-COVID

\*received DDA Retail Incubation Grant

Source: Downtown Grand Rapids Inc.



## Business Closings

### 2020

- ① Zoey Ashwood Fine Art (May)
- ② Charley's Crab (May 15)
- ③ Grand Central Market (June 1)
- ④ The Wheelhouse (June 4)\*
- ⑤ Madcap @ DTM (June 8)
- ⑥ UICA (June 17)\*
- ⑦ Dog Story Theatre (June 27)\*
- ⑧ Sloppy Joe's Snack Shack (July)
- ⑨ Bend Gallery (July)
- ⑩ Perrigo Printing (July 1)\*
- ⑪ Social Kitchen (July 7)
- ⑫ Gina's Boutique (August 8)
- ⑬ Sin Republic Salon (August 28)
- ⑭ GRAM Store (August 30)
- ⑮ GP Sports (Summer)
- ⑯ Craft Beer Cellar (September 26)\*
- ⑰ Beer City Barre (October 31)
- ⑱ Bultema Group (December 14)\*
- ⑲ The Dog Pit (December 19)\*

### 2021

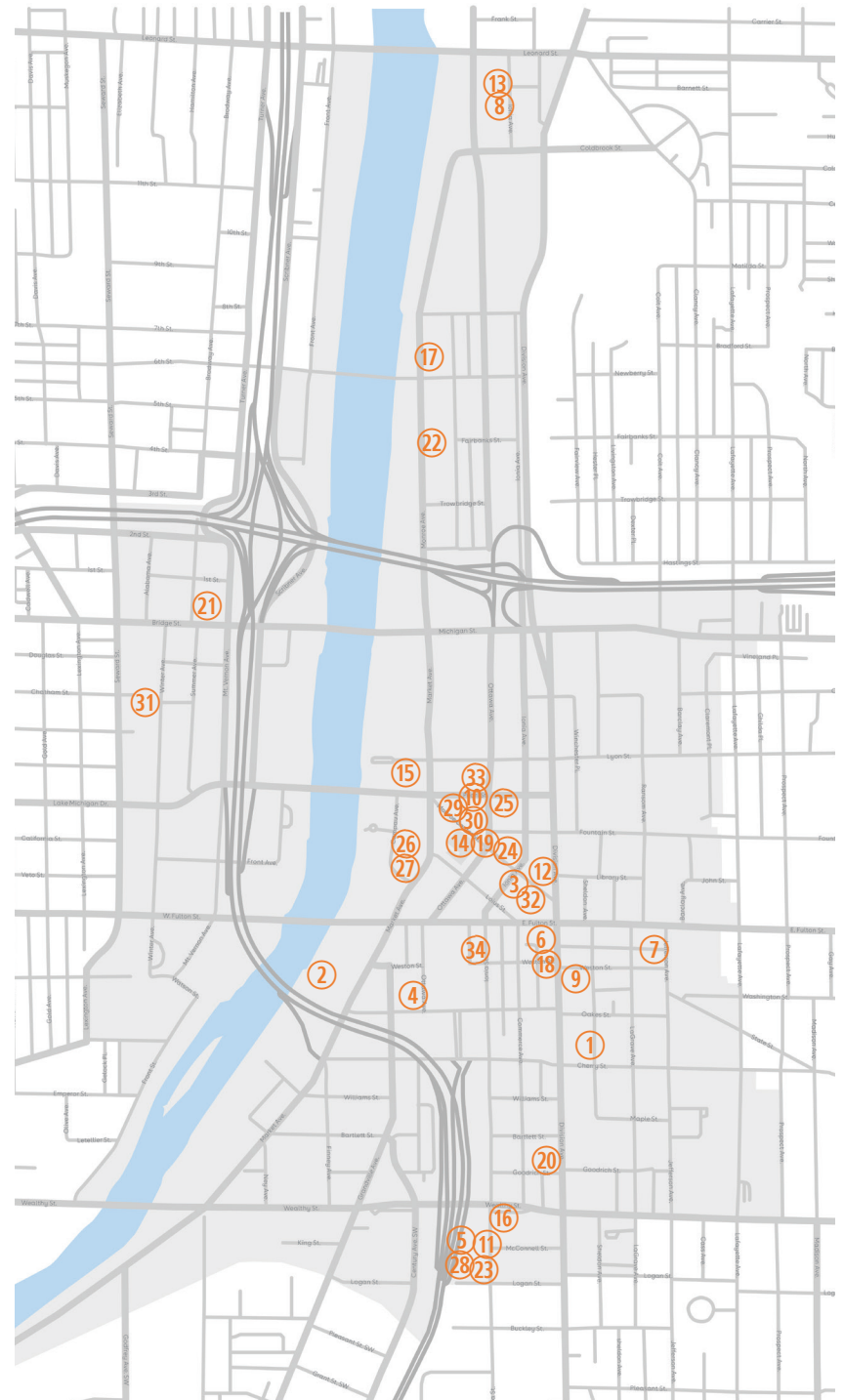
- ⑳ Iyengar Yoga Center (2021)
- ㉑ The Mitten State (February 9)
- ㉒ Big E's Sports Grill (February 18)
- ㉓ Sweetie-Licious @ DTM (February 25)
- ㉔ Apothecary Off Main (February 28)
- ㉕ Downtown Ferris Coffee (March 14)
- ㉖ MLive (April)
- ㉗ Monroe Ave Subway (April)
- ㉘ Bliss & Vinegar @ DTM (April 25)
- ㉙ Marissa's Jewels (May)
- ㉚ Electric Hero (May 20)
- ㉛ West Side Ferris Coffee (May 22)
- ㉜ Art Caribbean Fusion Cuisine (June 21)
- ㉝ Jam'N Bean (June 28)
- ㉞ Go Java Coffee (July 18)

businesses opening  
**1.06x**  
faster than closing

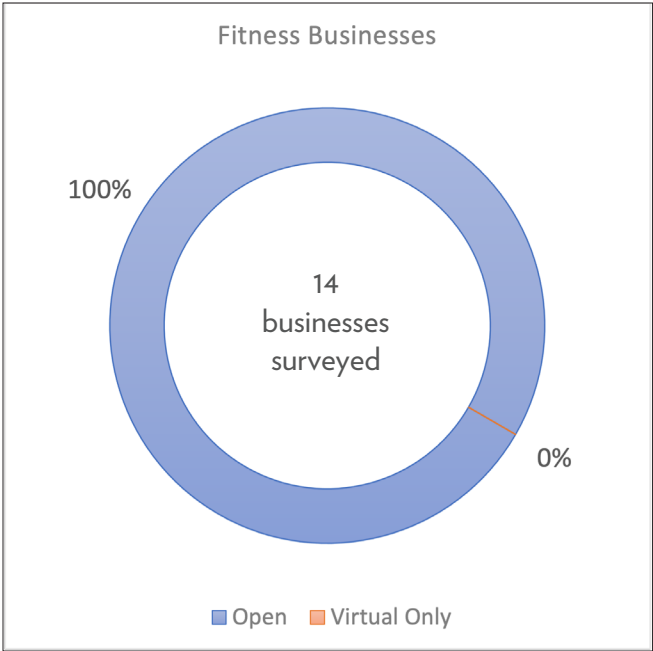
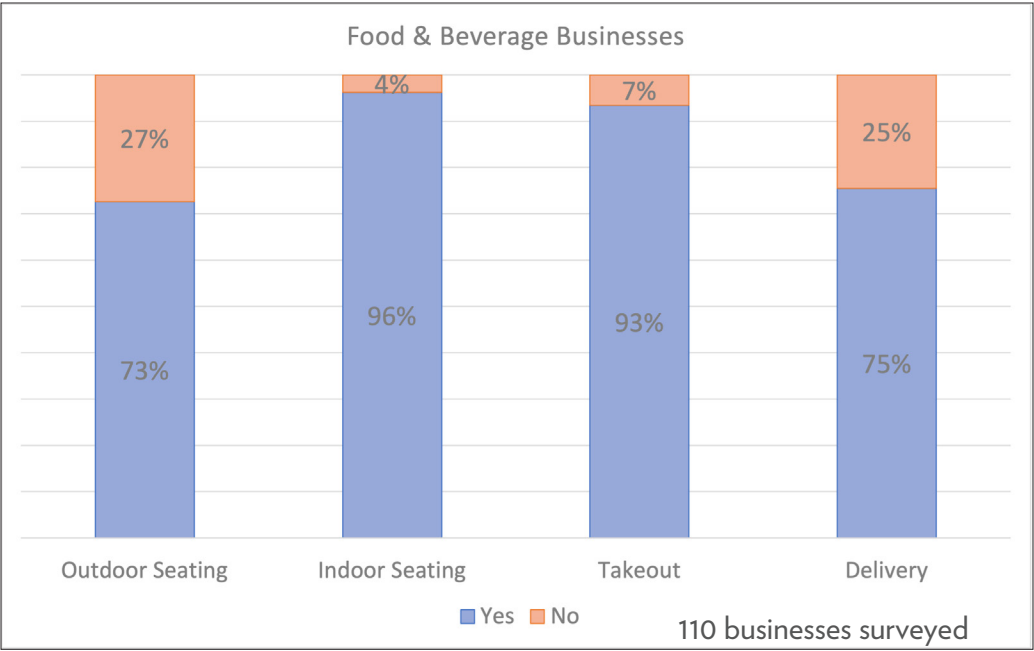
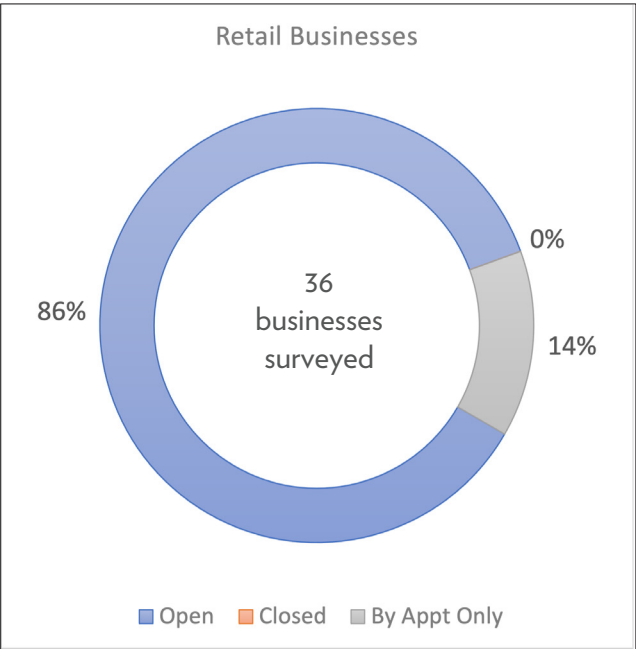
**20**  
businesses closed  
in the same time  
frame pre-COVID

\*business transitioned or moved

Source: Downtown Grand Rapids Inc.



Storefront Business Open Statuses



Calculations made on September 1st, 2021.

Source: Downtown Grand Rapids Inc.



## Ground-Floor Storefront Vacancies

**345**  
ground-floor  
businesses in DT

**23%**  
current  
vacancy rate

**2.3 yr**  
average vacancy  
duration

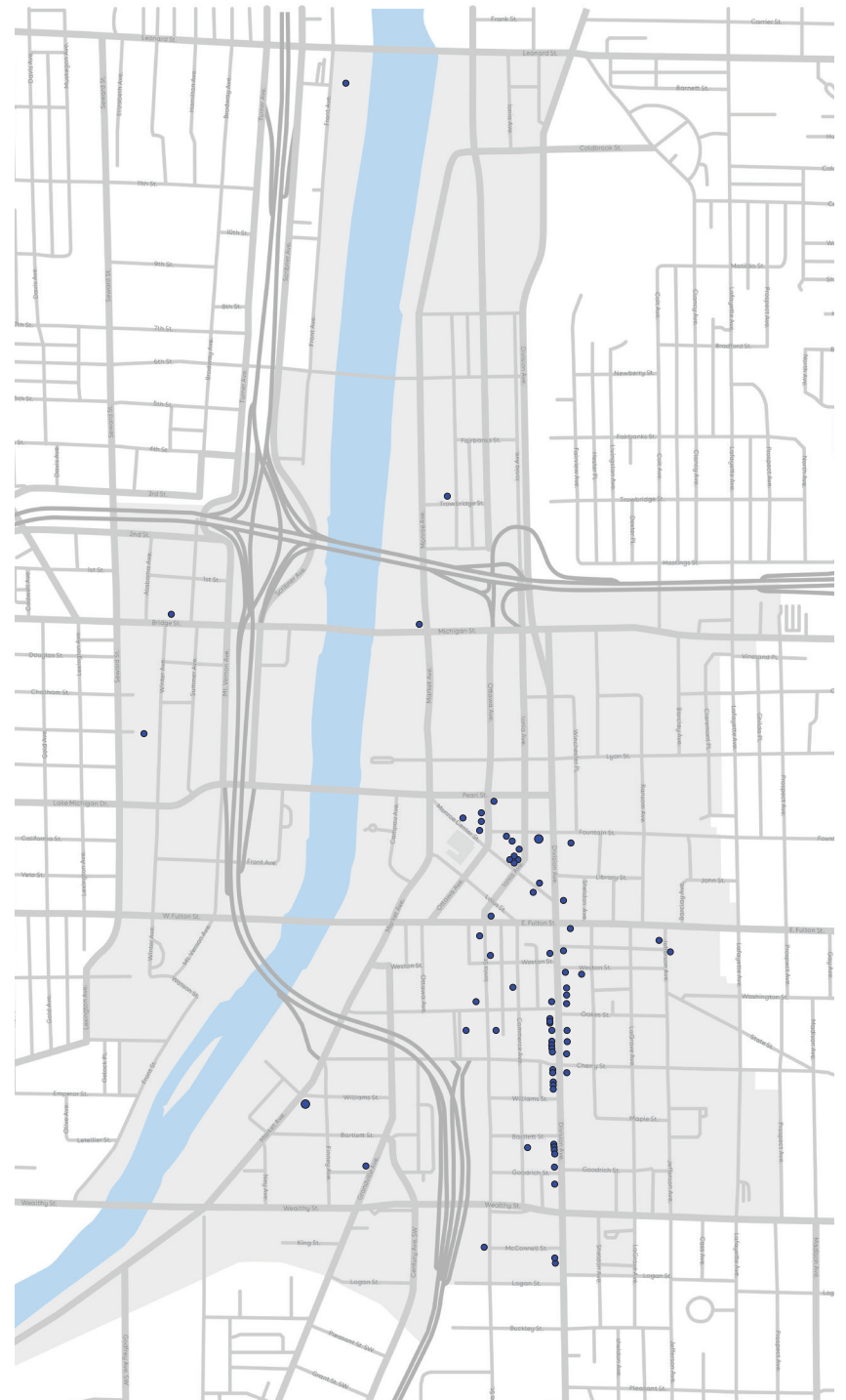
This equates to  
**407k**  
square feet of  
available space

7 new storefront businesses in the last 12 months:

- 449 Bridge St NW #1 (Condado Tacos @ Bridge St Lofts)
- 449 Bridge St NW #2 (Vacant @ Bridge St Lofts)
- 10 Ionia Ave NW #1 (Wahlburgers @ Residence Inn)
- 10 Ionia Ave NW #2 (Social Misfits @ Residence Inn)
- 111 Lyon St NW #1 (Vacant)
- 111 Lyon St NW #2 (Real Seafood Co)
- 111 Lyon St NW #3 (DGX)

Anticipated new storefront businesses:

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



## Downtown Office Space Vacancy

Updated Quarterly

# 2%

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

Colliers estimates

# 5.7M

square feet of occupied  
space in Q2 2021, a

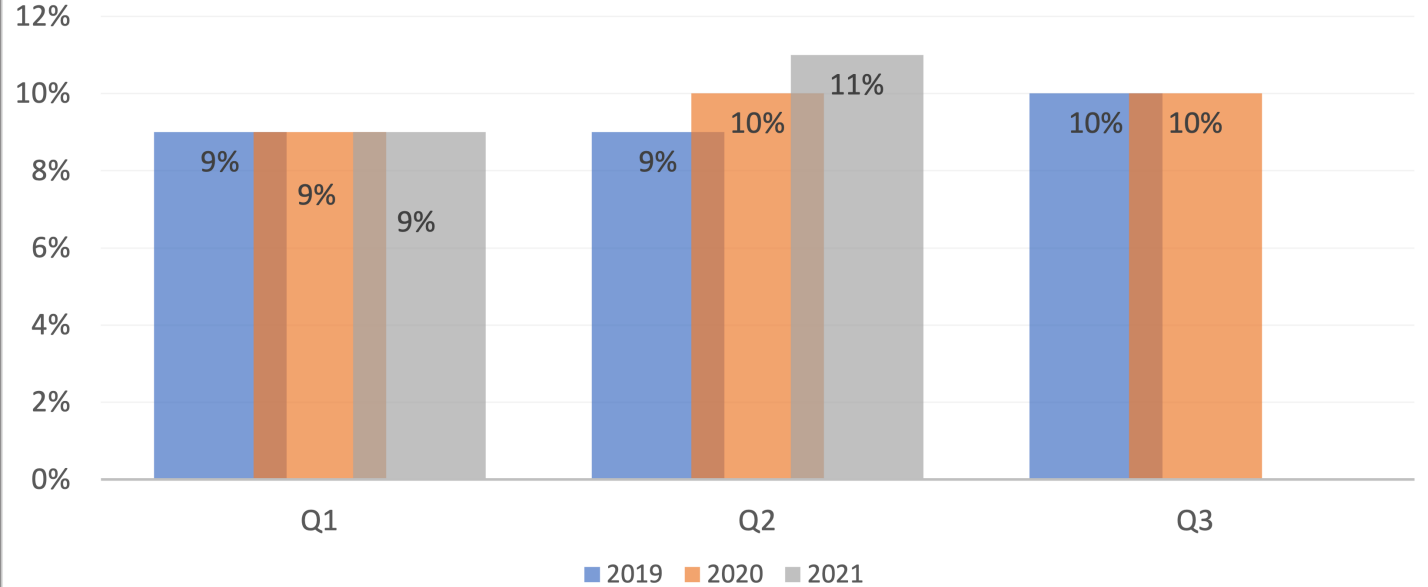
# 2%

**decrease** since  
Q2 2020

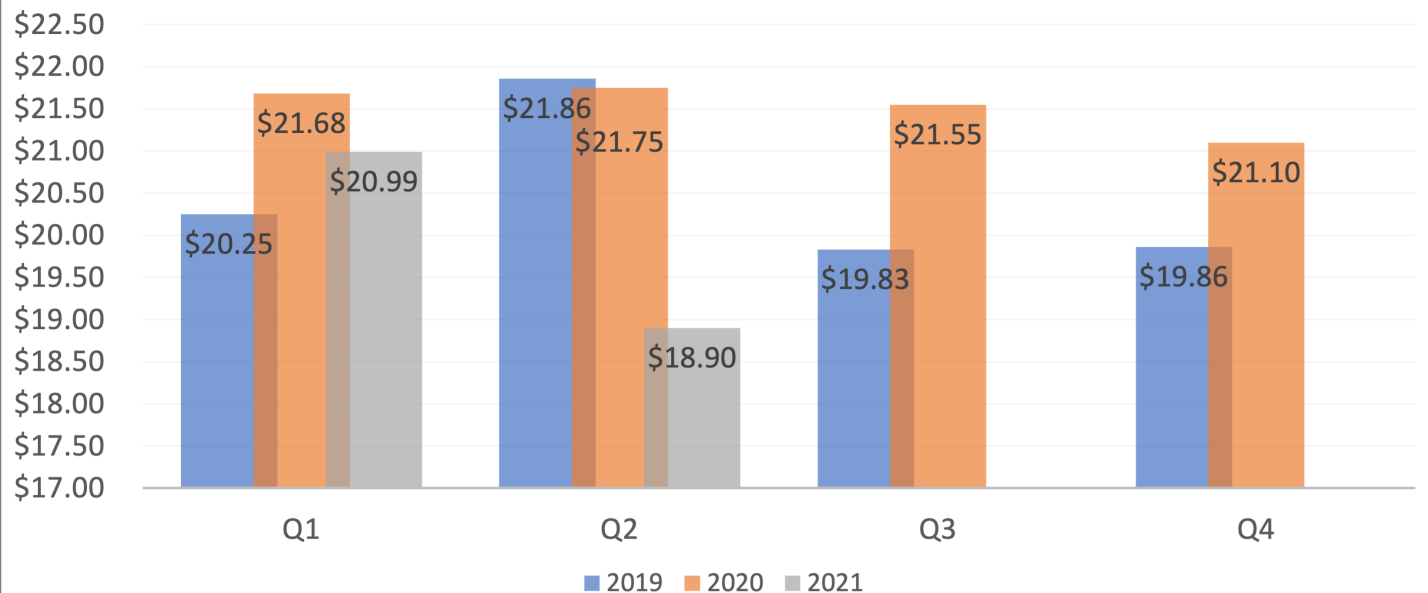
# 13%

overall **decrease** in  
rental rates (\$2.78)  
in 2020 and 2021

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



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

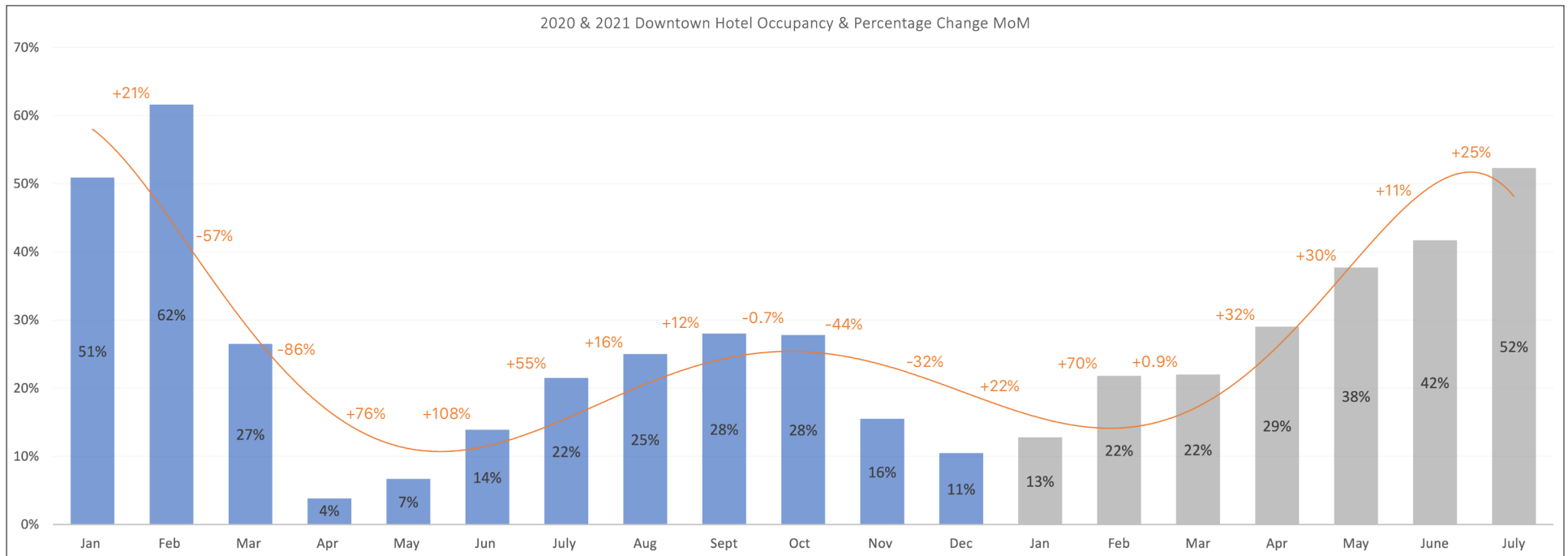
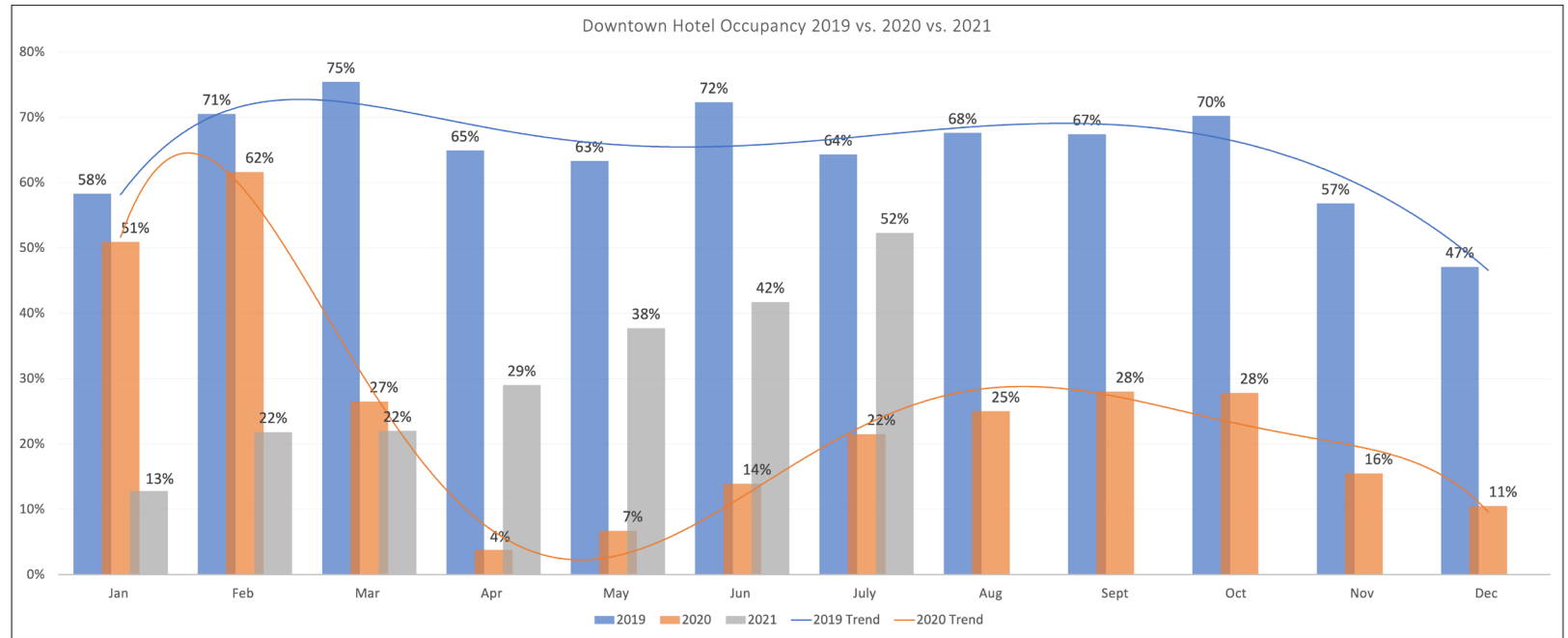




## Hotel Occupancy

**64%**  
average **decrease**  
in hotel occupancy  
during COVID

**399%**  
overall **increase** in  
hotel occupancy in  
2021 since Dec 2020



## City Employment Rates

# 7%

average **decrease** in  
employment during COVID

### Key Dates

**March 15, 2020**

bars/restaurants closed for dine-in, gyms, theaters and other public places.

**June 8, 2020**

restaurants & bars reopen at limited capacity.

**September 9, 2020**

gyms, pools and organized sports can reopen/resume.

**July 1, 2020**

indoor service at bars recloses.

**November 18, 2020**

indoor dining, theaters, bowling alleys, casinos, group fitness classes, organized sports reclose.

**December 18, 2020**

some businesses (casinos, cinemas, bowling alleys) reopen. Indoor dining remains closed.

**February 1, 2021**

indoor dining reopens with capacity restrictions, 10 p.m. curfew.

**March 5, 2021**

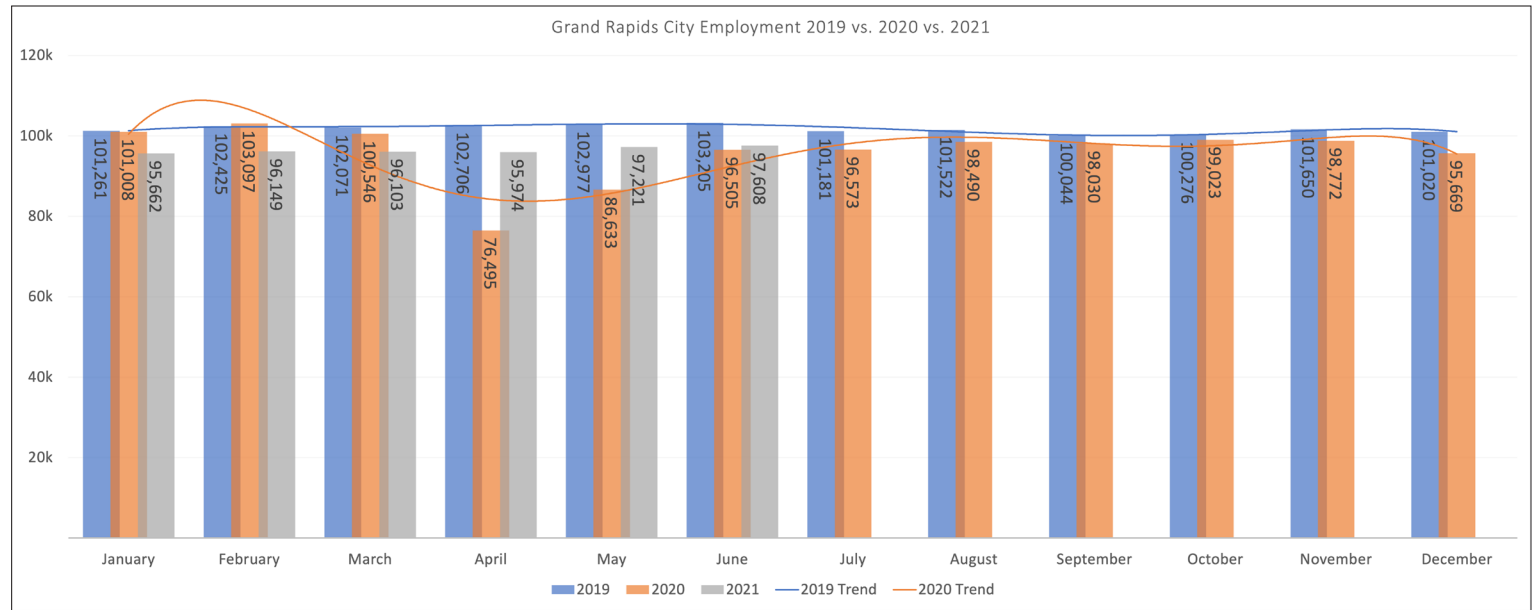
restaurants reopen to 50%, other business capacity augmentations.

**June 1, 2021**

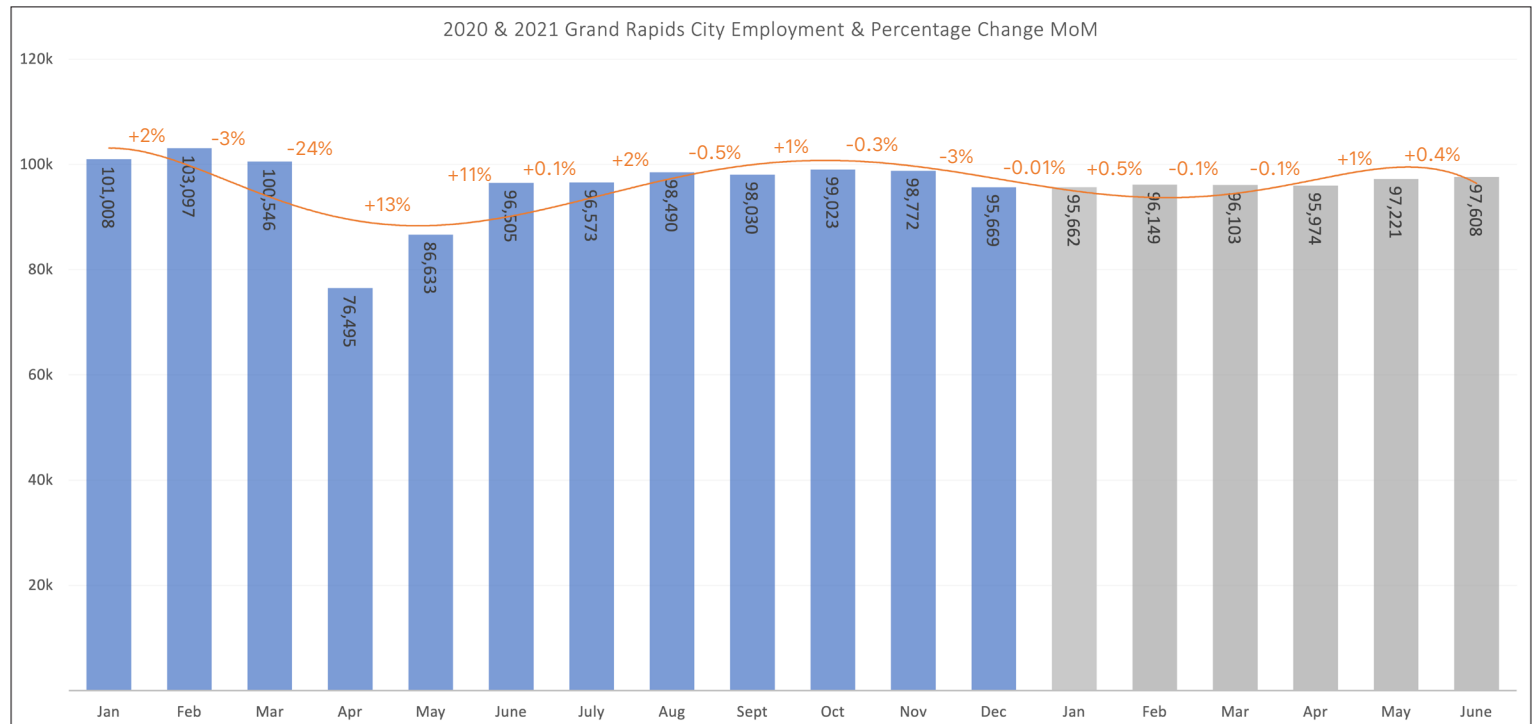
outdoor restrictions lifted, curfew and capacity restrictions reduced

**June 1, 2021**

Capacity limits, mask restrictions lifted

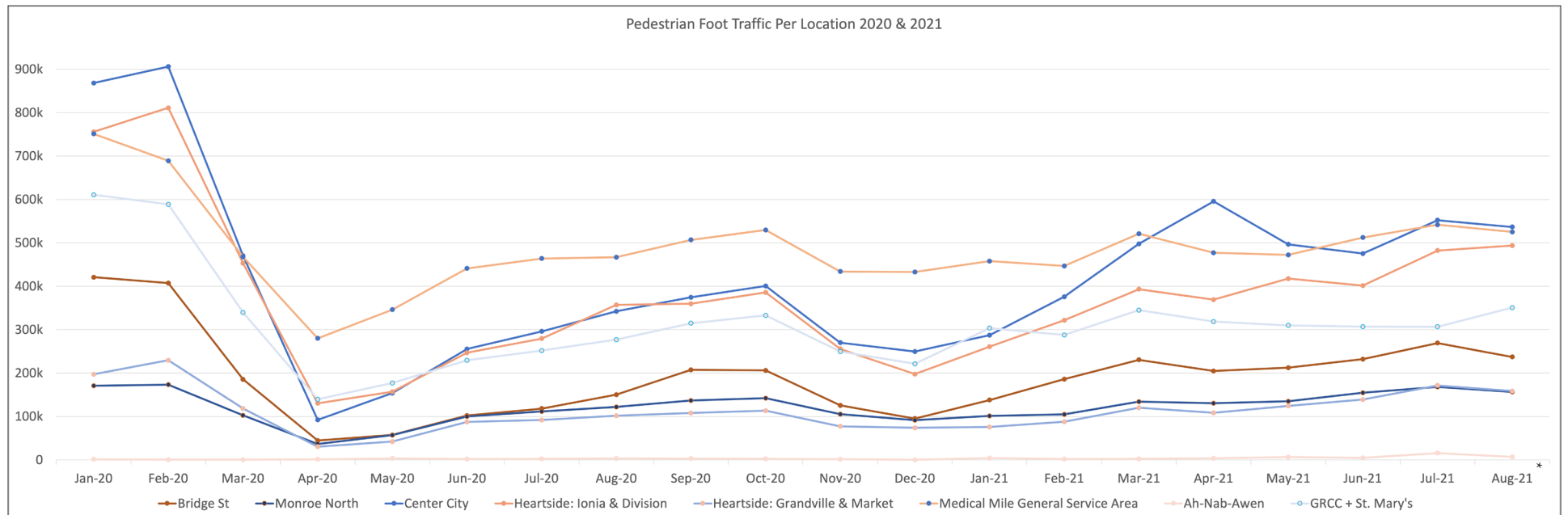
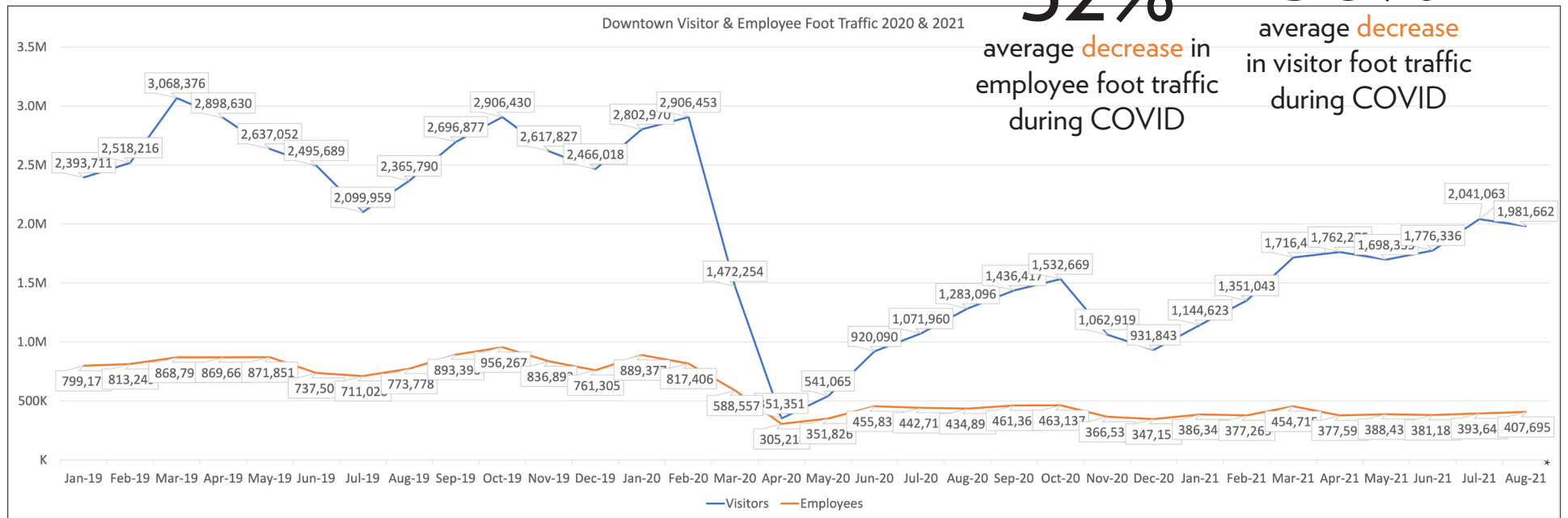


	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	-0.2%	1%	-1%	-26%	-16%	-6%	-5%	-3%	-2%	-1%	-3%	-5%
2020 vs. 2021	-5%	1%	-0.05%	-0.1%	1%	0.4%	-	-	-	-	-	-



Source: U.S. Bureau of Labor Statistics  
via City of Grand Rapids

## Downtown Foot Traffic Tracking



Counts are Estimated Number of Visits (per month)

Source: Placer.ai

via Downtown Grand Rapids Inc.

\*August 2021 is missing 8/31/2021 from monthly count

## Current Downtown Construction and Development

- ① Amway Grand Plaza Renovation - anticipated Fall 2021
- ② The Finnley Hotel - anticipated Fall 2021  
+5 hotel units
- ③ Dégagé Ministries Redevelopment - anticipated March 2022  
+4,000 square feet of commercial space
- ④ MSU Innovation Park - anticipated March 2022  
+200,000 square feet of office space  
+4,000 square feet of commercial space  
+600 parking spaces  
+450 jobs
- ⑤ Perrigo Headquarters - anticipated 2022  
+63,550 square feet of office space  
+4,000 square feet of commercial space  
+170 jobs
- ⑥ Spectrum Transformation & Innovation Center - anticipated 2023  
+303,000 square feet of office space  
+1,090 parking spaces  
+1,200 jobs
- ⑦ 470 Market Ave Redevelopment - anticipated May 2022  
+173 housing units
- ⑧ ICCF Tapestry Square - anticipated Q4 2022  
+10,000 square feet of commercial space  
+56 housing units

**567k**  
square feet of  
office space

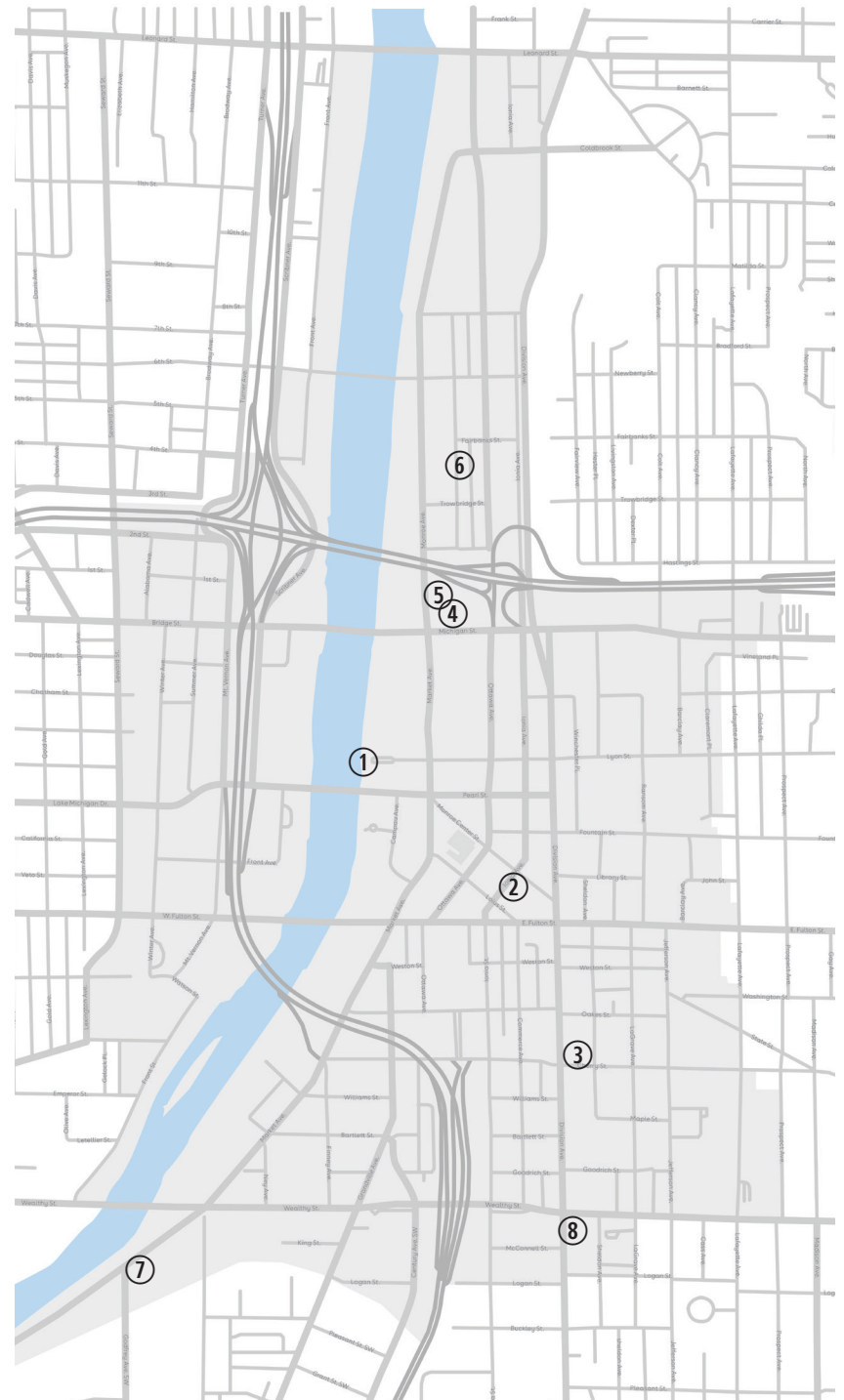
**22k**  
square feet of  
commercial space

**5**  
hotel rooms

**1,690**  
parking spaces

**1,820**  
new jobs

**229**  
housing units



## On- and Off-Street Parking

**23%**  
average **decrease** in  
off-street occupancy  
during COVID

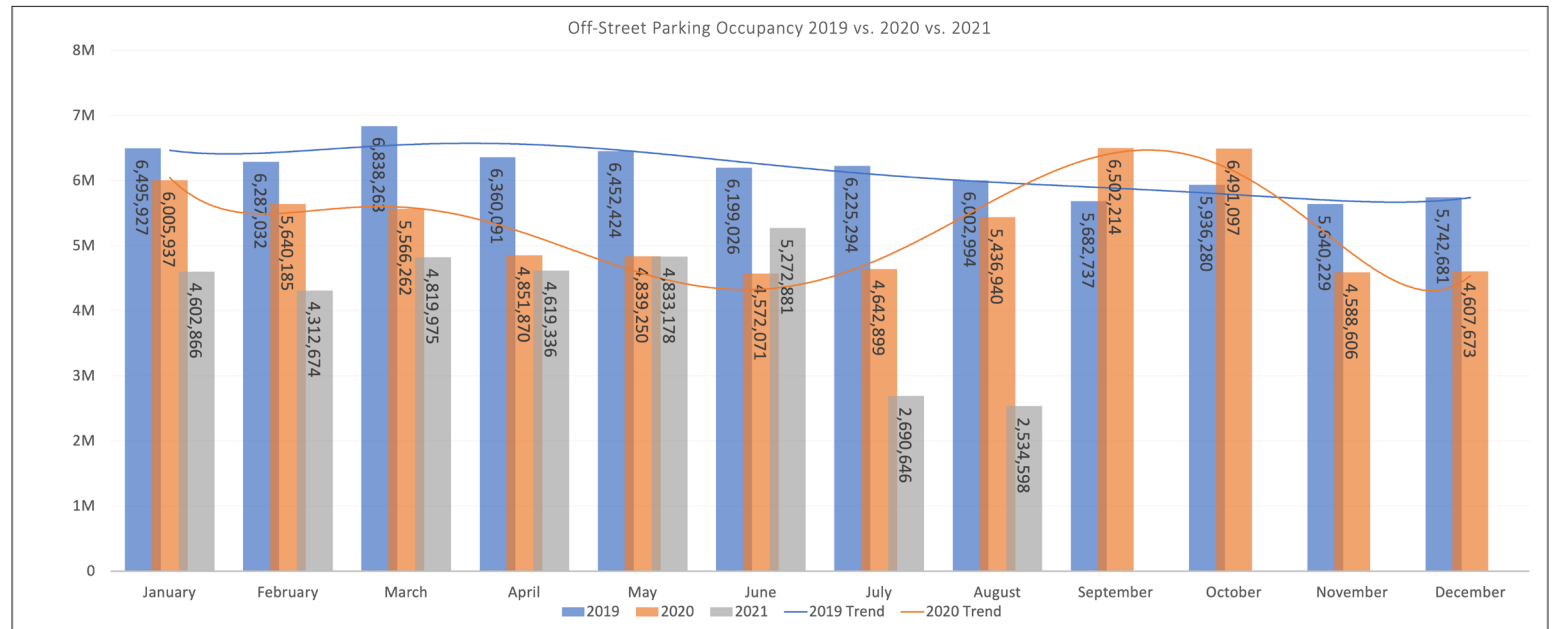
**5%**  
average **decrease** in  
on-street occupancy  
during COVID, but

**22%**  
average **decrease** in  
on-street occupancy  
from 2019 to 2020

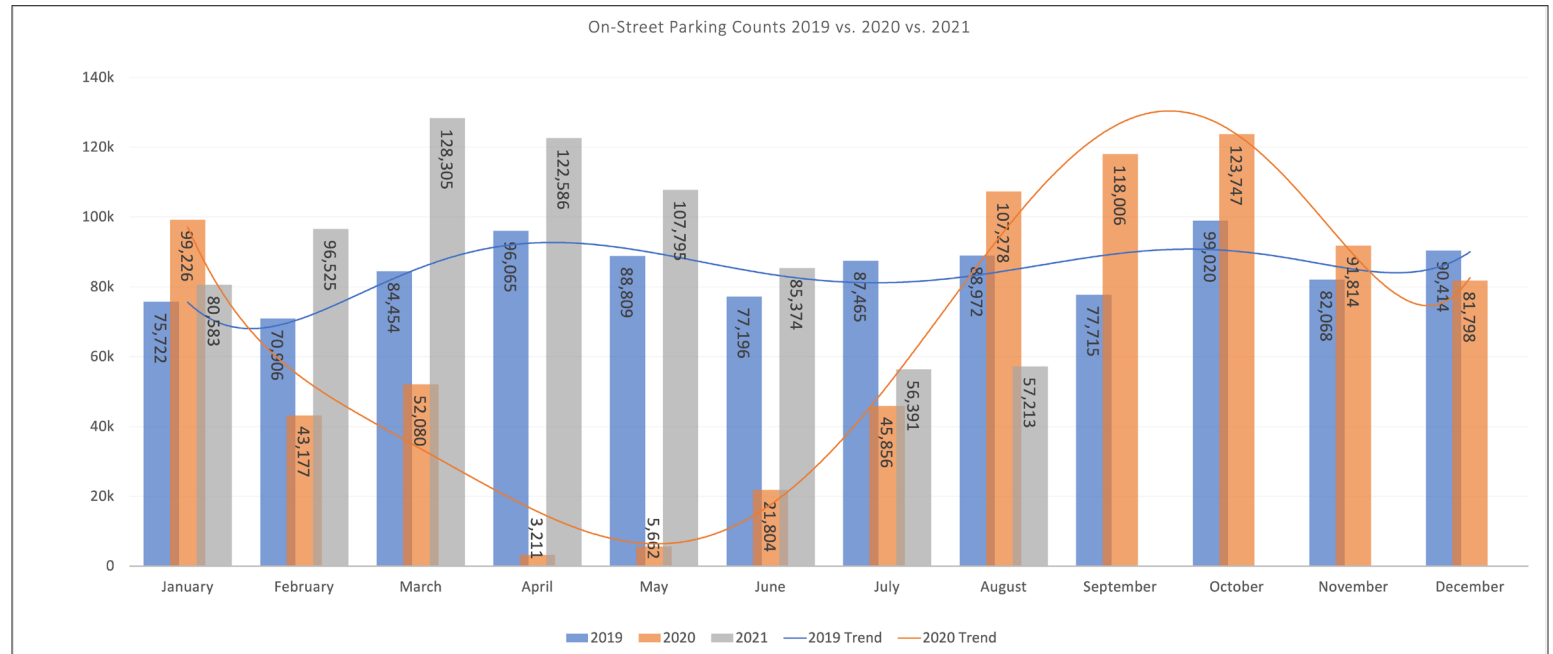
There were  
**128k**  
more on-street  
parking instances  
in Jan-June  
2021 than in  
Jan-June 2019

March 24th, 2020 - July 6th 2020:  
meter enforcement was suspended

Source: MobileGR



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	-8%	-10%	-19%	-24%	-25%	-26%	-25%	-9%	14%	9%	-19%	-20%
2020 vs. 2021	-23%	-24%	-13%	-5%	-0.1%	15%	-42%	-53%	-	-	-	-



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	31%	-39%	-38%	-97%	-94%	-72%	-48%	21%	52%	25%	12%	-10%
2020 vs. 2021	-19%	124%	146%	3718%	1804%	292%	23%	-47%	-	-	-	-

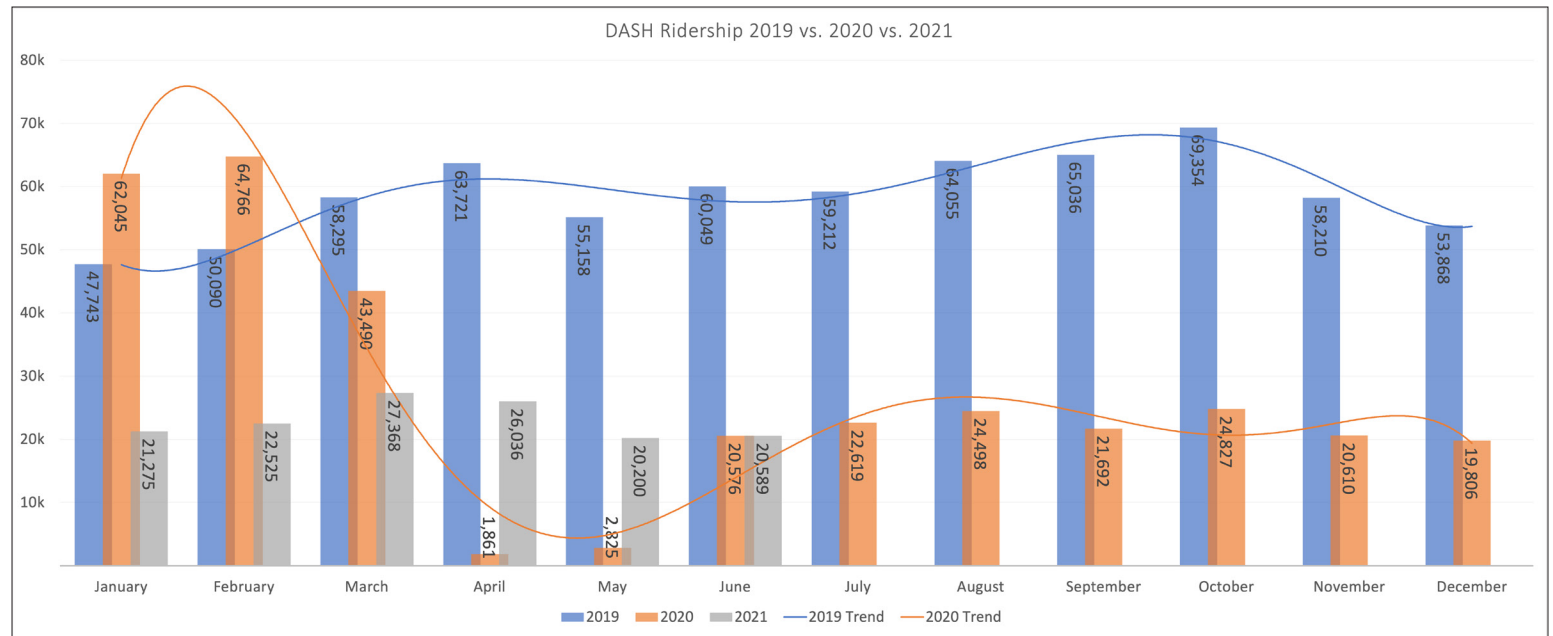
## DASH Ridership

Updated Quarterly

DASH ridership is

**37%\***  
recovered

**67%**  
average **decrease**  
in ridership  
during COVID



### Timeline of DASH Schedule Changes

March 26th, 2020:

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

April 10th, 2020:

Services were temporarily suspended

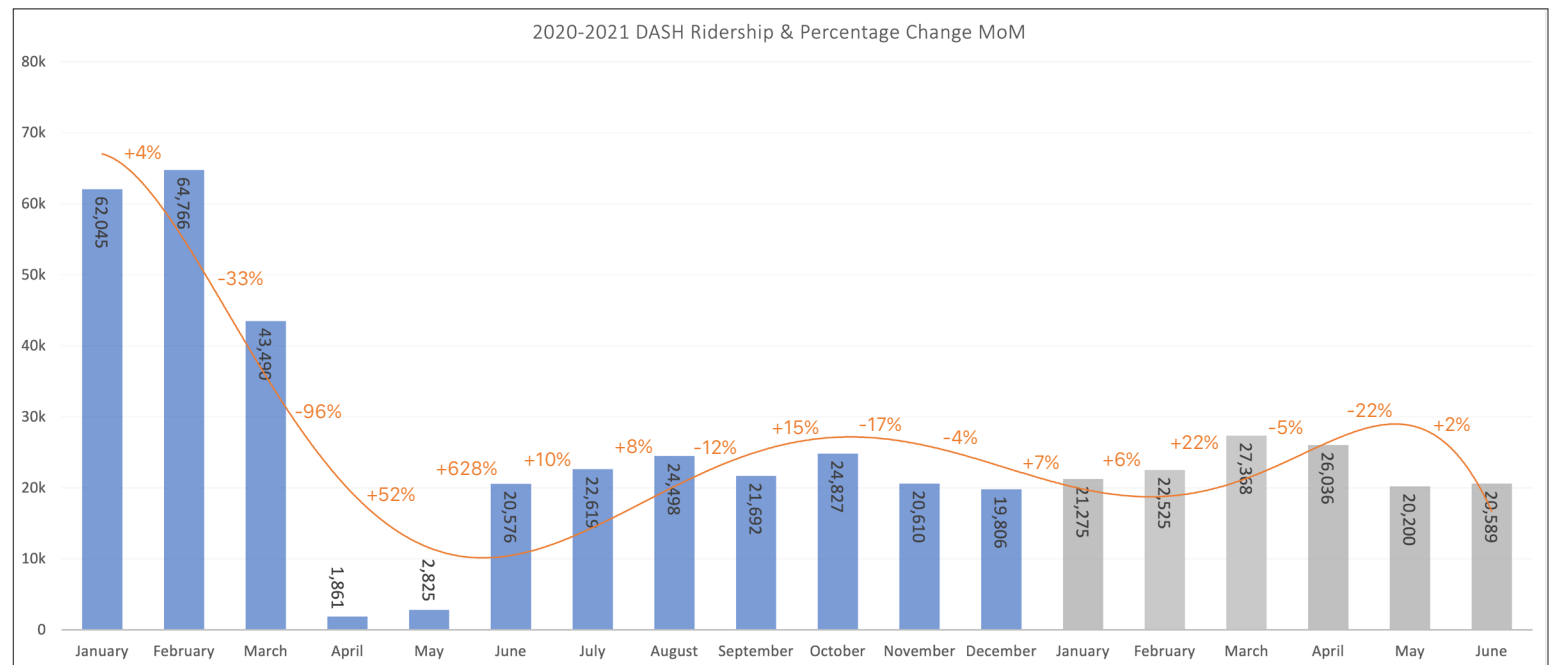
May 26th, 2020:

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

May 10th, 2021:

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

	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	30%	29%	-25%	-97%	-95%	-66%	-62%	-62%	-67%	-64%	-65%	-63%
2020 vs. 2021	-66%	-65%	-37%	1299%	629%	0.1%	-	-	-	-	-	-



\*not on full schedule

Source: The Rapid

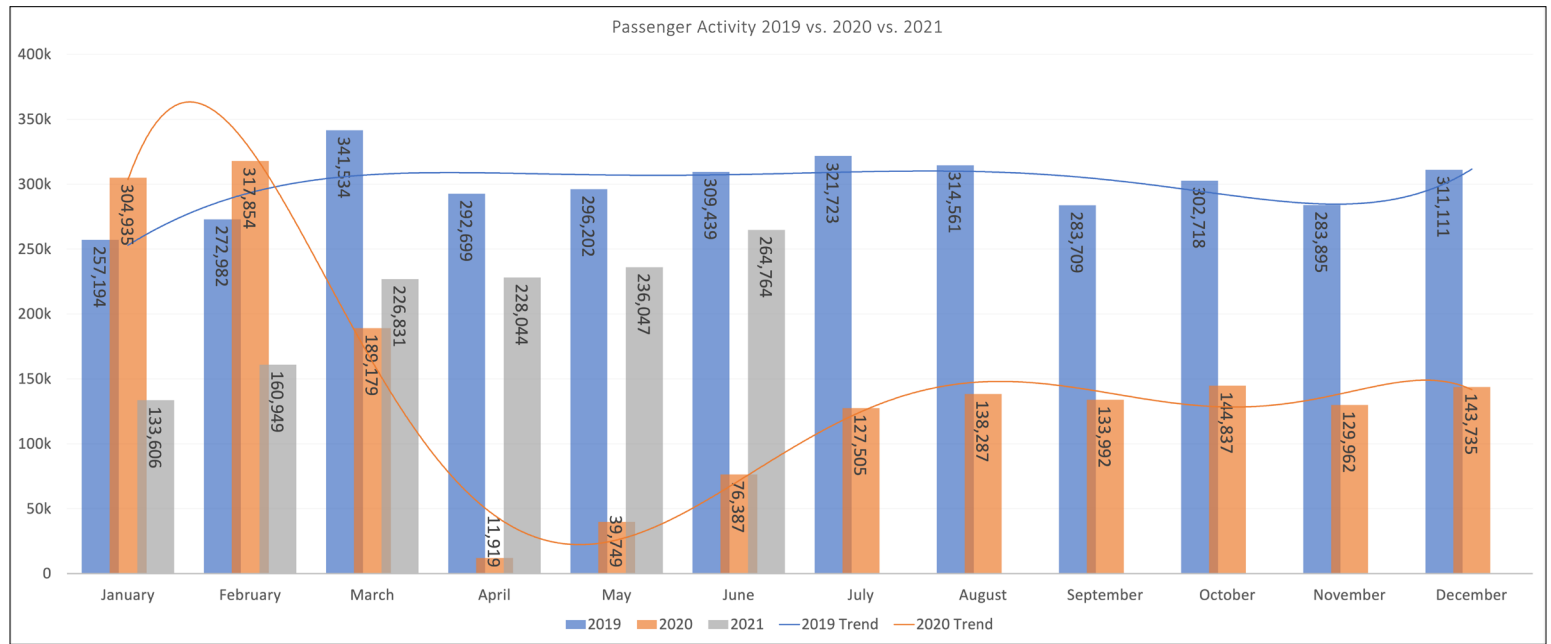
## Airport Activity

Passenger activity is

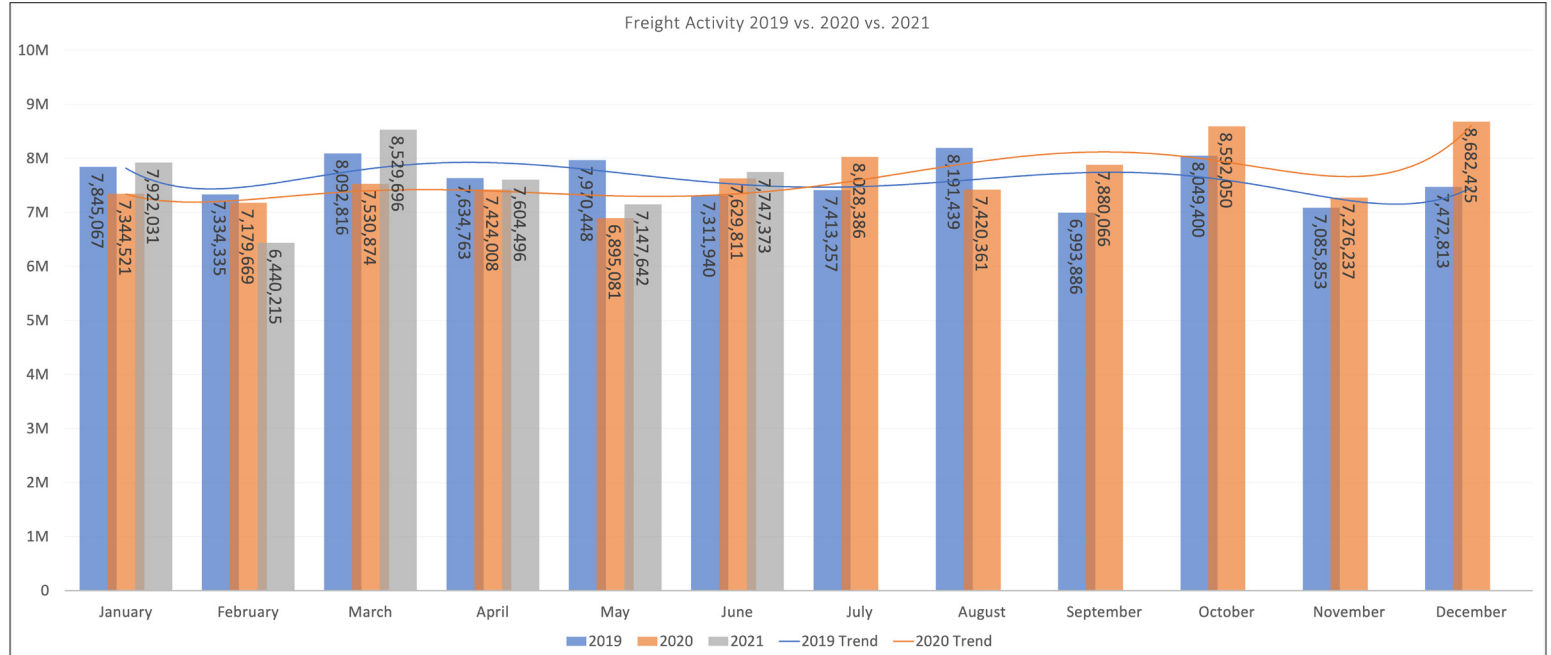
**86%**  
recovered

**51%**

average **decrease** in  
passenger activity  
during COVID



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	19%	16%	-45%	-96%	-87%	-75%	-60%	-56%	-53%	-52%	-54%	-54%
2020 vs. 2021	-56%	-49%	20%	1813%	-494%	247%	-	-	-	-	-	-



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	-6%	-2%	-7%	-3%	-13%	4%	8%	-9%	13%	7%	3%	16%
2020 vs. 2021	8%	-10%	13%	2%	-13%	4%	-	-	-	-	-	-

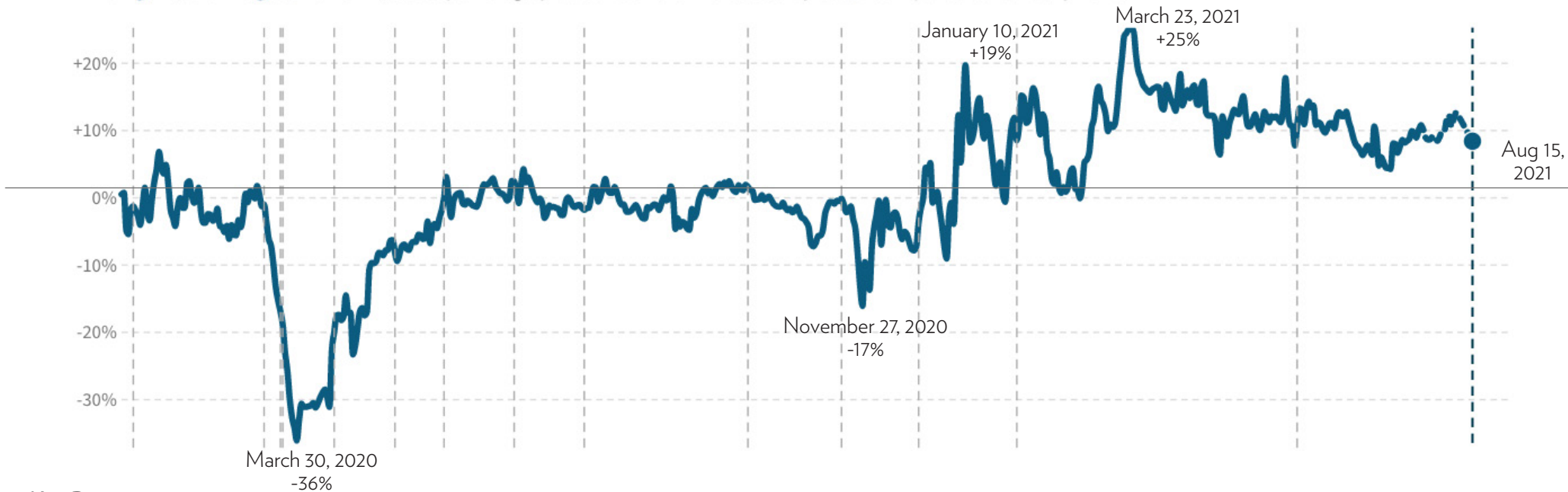
Source: Gerald R. Ford Airport



## Michigan Consumer Spending

### Percent Change in All Consumer Spending\*

In **Michigan**, as of **August 15, 2021**, total spending by all consumers **increased** by **8.3%** compared to January 2020.



#### Key Dates

**March 10, 2020** - Michigan confirms its first two COVID cases; State of Emergency declared  
**March 13, 2020** - Gov. Whitmer closes all K-12 schools; bans gatherings of 250 or more  
**March 15, 2020** - Gov. Whitmer orders the closure of bars/restaurants for dine-in, gyms, theaters, and other public places  
**March 24, 2020** - statewide stay-at-home order begins (subsequently extended 4 times)  
**April 13, 2020** - first round of stimulus payments begins  
**June 19, 2020** - stay-at-home order expires  
**September 9, 2020** - gyms, pools, and organized sports are allowed to reopen/resume  
**October 9, 2020** - movie theaters, performance venues, arcades, and other businesses can reopen at limited capacity  
**November 15, 2020** - Gov. Whitmer orders the closure of high schools and universities, as well as other businesses (extended on December 7, 2020)  
**December 18, 2020** - partial shutdown extended but allows for some businesses like theaters, casinos, and bowling alleys to reopen at limited capacity

**December 18, 2020** - first COVID vaccine administered in Kent County  
**December 29, 2020** - second round of stimulus payments begins  
**February 1, 2021** - indoor dining reopens with 25% capacity, curfew, and other requirements  
**March 5, 2021** - restaurants reopen to 50%, other business capacity augmentations  
**March 31, 2021** - all population groups eligible for the COVID vaccine in MI  
**May 10, 2021** - Michigan hits milestone of 55% first-dose vaccinations  
**May 24, 2021** - all in-person work can resume  
**June 1, 2021** - outdoor capacity limits end, full capacity allowed at outdoor sports and entertainment venues, indoor capacity for many businesses increases to 50%, curfew ends, table limits and social distancing between tables ends  
**June 22, 2021** - Michigan lifts capacity limits, mask restrictions  
**August 1, 2021** - Kent County risk level moves to 'moderate'  
**August 13, 2021** - Kent County risk level moves to 'substantial'  
**August 17, 2021** - GRPS requires masks indoors  
**August 20, 2021** - Kent County risk level moves to 'high'  
**August 23, 2021** - FDA fully approves Pfizer vaccine



# MEMORANDUM

CITY OF GRAND RAPIDS · DOWNTOWN DEVELOPMENT AUTHORITY

DATE: September 1, 2021

TO: Rick Winn  
Chairman

**Agenda Item 3  
September 8, 2021  
DDA Meeting**

FROM: Tricia Chapman  
Administrative Services Officer II

**SUBJECT: FY2022 Interim Financial Statements as of August 2021**

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

Statement A: Balance Sheet

Statement B: Comparison of FY2022 Budget vs Actual Results

Statement C: Statement of FY2022 Project Expenditures

Statement D: Schedule of July – Aug 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 FY2022 and beyond.

The City Treasurer distributed summer tax increment revenues in August, the local tax increment was \$7,740,294, a variance of under \$8,000 from the budgeted revenue.

The largest expenditure in this fiscal period was for Public Realm Improvements – Rosa Parks Circle.

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**  
**August 31, 2021**

	<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	\$ 5,315,473	\$ 10,910,444	\$ 12,879,697	\$ 29,105,614
Petty Cash	-	-	500	500
Loan Receivable - Project Developer	357,342	-	-	357,342
General Fixed Assets	-	-	87,017,456	87,017,456
Accumulated Depreciation on Fixed Assets	-	-	(62,439,401)	(62,439,401)
Future Tax Increment Revenues Anticipated	-	6,490,000	-	6,490,000
<b>TOTAL ASSETS</b>	<b>\$ 5,672,815</b>	<b>\$ 17,400,444</b>	<b>\$ 37,458,252</b>	<b>\$ 60,531,511</b>
<b>LIABILITIES AND FUND EQUITY</b>				
<b>Liabilities</b>				
Current Liabilities	\$ -	\$ -	\$ 228,139	\$ 228,139
Other Accrued Liabilities	-	4,061	2,026	6,087
Deposit - Area 4 Developer Damage	1,000	-	-	1,000
Deferred Revenue - Developer Loan	357,342	-	-	357,342
Bonds Payable	-	6,490,000	-	6,490,000
<b>TOTAL LIABILITIES</b>	<b>358,342</b>	<b>6,494,061</b>	<b>230,165</b>	<b>7,082,568</b>
<b>Fund Balance / Equity:</b>				
Investments in General Fixed Assets, net of Accumulated Depreciation	-	-	24,578,055	24,578,055
Non-Tax Increment Reserve	5,310,189	-	-	5,310,189
Reserve for Authorized Projects	-	-	12,606,588	12,606,588
Reserve for Compensated Absences	-	-	7,886	7,886
Reserve for Eligible Obligations	-	10,906,383	-	10,906,383
Reserve for Encumbrances	4,284	-	35,558	39,842
<b>TOTAL FUND EQUITY</b>	<b>5,314,473</b>	<b>10,906,383</b>	<b>37,228,087</b>	<b>53,448,943</b>
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$ 5,672,815</b>	<b>\$ 17,400,444</b>	<b>\$ 37,458,252</b>	<b>\$ 60,531,511</b>

## STATEMENT B

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

	Non-Tax Funds		Debt Tax Increment		Local Tax Increment	
	Budget	Actual	Budget	Actual	Budget	Actual
<b>REVENUES</b>						
Property Tax Increment - General	\$ -	\$ -	\$ 11,623,216	\$ 11,603,302	\$ 7,732,770	\$ 7,740,294
Property Tax Increment - Prior Year Appeals	-	-	(35,000)	-	(15,000)	-
Property Tax Increment - Gainsharing Rebates	-	-	(4,363,113)	-	(771,777)	-
Interest - General	63,630	(131,169)	84,901	(192,686)	104,867	(200,870)
Interest - "The Gallery" Promissory Note	15,406	2,670	-	-	-	-
Principal - "The Gallery" Promissory Note	32,953	5,390	-	-	-	-
Property Rental - Buildings and Facilities	72,000	12,000	-	-	-	-
Property Rental - DASH Parking Lots	250,000	-	-	-	-	-
Contributions - Lyon Square Reconstruction	-	-	-	-	1,750,000	-
Reimbursements and Miscellaneous Revenues	2,000	-	-	-	5,000	10,000
Ottawa Ave - Cherry to Oakes - 1/3rd payment	197,670	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 633,659</b>	<b>\$ (111,109)</b>	<b>\$ 7,310,004</b>	<b>\$ 11,410,616</b>	<b>\$ 8,805,860</b>	<b>\$ 7,549,424</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	\$ 15,000	\$ -	\$ -	\$ -	\$ 4,580,000	\$ 11,561
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	80,000	4,250	-	-	1,585,000	-
Goal #3: Implement a 21st Century Mobility Strategy	-	-	-	-	2,270,000	54,988
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy	35,000	-	-	-	500,000	46,582
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	1,770,000	116,878	-	-	2,025,000	263,556
<b>Total GR Forward Projects</b>	<b>\$ 1,900,000</b>	<b>\$ 121,128</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,960,000</b>	<b>\$ 376,687</b>
Administration	-	-	-	-	1,300,000	155,422
Debt Service for Bond Issues	-	-	6,814,500	-	750,400	-
Estimated Capture to be Returned	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,900,000</b>	<b>\$ 121,128</b>	<b>\$ 6,814,500</b>	<b>\$ -</b>	<b>\$ 13,010,400</b>	<b>\$ 532,109</b>
<b>EXCESS / (DEFICIT)</b>	<b><u>\$(1,266,341)</u></b>	<b><u>\$ (232,237)</u></b>	<b><u>\$ 495,504</u></b>	<b><u>\$ 11,410,616</u></b>	<b><u>\$ (4,204,540)</u></b>	<b><u>\$ 7,017,315</u></b>
<b>BEGINNING FUND BALANCE</b>		5,546,710		(504,233)		30,210,772
<b>ENDING FUND BALANCE</b>		<b><u>\$ 5,314,473</u></b>		<b><u>\$ 10,906,383</u></b>		<b><u>\$ 37,228,087</u></b>

**STATEMENT C**

**DOWNTOWN DEVELOPMENT AUTHORITY  
Statement of FY2022 Project Expenditures  
As of August 31, 2021**

Project Name	FY2022 Project Budgets	Expenditures		Remaining FY2022 Budgets
		Month	Fiscal Year	
River Governance	580,000	11,561	11,561	568,439
Downtown Plan	100,000	-	-	100,000
Lyon Square Improvements	2,600,000	-	-	2,600,000
River Edge Improvements	1,300,000	-	-	1,300,000
<b>GRForward Goal # 1 - Local Tax Increment</b>	<b>\$ 4,580,000</b>	<b>\$ 11,561</b>	<b>\$ 11,561</b>	<b>\$ 4,568,439</b>
Downtown Speakers Series	10,000	-	-	10,000
Riverwalk Assessment	5,000	-	-	5,000
<b>GRForward Goal # 1 - Non-Tax Increment</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,000</b>
Development Project Guidance	35,000	-	-	35,000
Development Project Reimbursements	1,500,000	-	-	1,500,000
Downtown Enhancement Grants	50,000	-	-	50,000
<b>GRForward Goal # 2 - Local Tax Increment</b>	<b>\$ 1,585,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,585,000</b>
Heartside Quality of Life Implementation	50,000	4,250	4,250	45,750
Neighborhood Engagement Programs	30,000	-	-	30,000
<b>GRForward Goal # 2 - Non-Tax Increment</b>	<b>\$ 80,000</b>	<b>\$ 4,250</b>	<b>\$ 4,250</b>	<b>\$ 75,750</b>
Accessibility and Mobility Repairs	110,000	-	-	110,000
Bicycle Friendly Improvements	245,000	1,651	1,651	243,349
DASH North Shuttle Services	375,000	45,000	45,000	330,000
New Downtown Circulator Infrastructure	40,000	-	-	40,000
Streetscape Improvements	1,200,000	8,337	8,337	1,191,663
Wayfinding System Improvements	300,000	-	-	300,000
<b>GRForward Goal # 3 - Local Tax Increment</b>	<b>\$ 2,270,000</b>	<b>\$ 54,988</b>	<b>\$ 54,988</b>	<b>\$ 2,215,012</b>
Economic Development and Innovation	400,000	43,382	43,382	356,618
COVID Economic Relief Program	100,000	3,200	3,200	96,800
<b>GRForward Goal # 4 - Local Tax Increment</b>	<b>\$ 500,000</b>	<b>\$ 46,582</b>	<b>\$ 46,582</b>	<b>\$ 453,418</b>
Downtown Workforce Programs	35,000	-	-	35,000
<b>GRForward Goal # 4 - Non-Tax Increment</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>
Downtown Marketing and Inclusion Efforts	420,000	45,553	45,553	374,447
Downtown Tree Plantings	130,000	-	-	130,000
Parks Design	50,000	-	-	50,000
Public Realm Improvements	1,350,000	214,012	214,012	1,135,988
State of Downtown Event & Annual Report	25,000	-	-	25,000
Urban Recreation Improvements	50,000	3,991	3,991	46,009
<b>GRForward Goal # 5 - Local Tax Increment</b>	<b>\$ 2,025,000</b>	<b>\$ 263,556</b>	<b>\$ 263,556</b>	<b>\$ 1,761,444</b>
Arena Plaza Improvements: Non-Tax Increment	-	300	300	(300)
Bridge Lighting Operations	15,000	-	-	15,000
DGRI Event Production	401,000	4,630	4,630	396,370
Diversity / Inclusion Programming	50,000	-	-	50,000
Downtown Ambassador Program	222,000	28,667	28,667	193,333
Experience - Miscellaneous	30,000	5,000	5,000	25,000
Major Event Sponsorship	135,000	55,000	55,000	80,000
Project and Fixed Asset Maintenance	5,000	690	690	4,310
Public Space Activation	789,000	22,391	22,391	766,609
Rosa Parks Circle Skating Operations	40,000	-	-	40,000
Special Events - Office of	75,000	-	-	75,000
Special Events - Training Program	6,000	-	-	6,000
Winter Avenue Building	2,000	200	200	1,800
<b>GRForward Goal # 5 - Non-Tax Increment</b>	<b>\$ 1,770,000</b>	<b>\$ 116,878</b>	<b>\$ 116,878</b>	<b>\$ 1,653,122</b>
<b>TOTAL</b>	<b>\$ 12,860,000</b>	<b>\$ 497,815</b>	<b>\$ 497,815</b>	<b>\$ 12,362,185</b>

**STATEMENT D**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Schedule of FY2022 Expenditures**  
**July 1, 2021 - August 31, 2021**

Source	Date Posted	Vendor	Purpose / Project	Description	Amount
Local	7/30/2021	Paychex	Administration	DDA Payroll Wages, 401, Taxes-July 2021	\$ 78,570.35
Local	8/3/2021	Priority Health	Administration	Health Insurance July/Aug 2021	13,788.92
Local	8/2/2021	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	11,006.00
Local	8/26/2021	City Treasurer - Budget Office	Administration	IET - Operating Transfer A-87	11,006.00
Local	7/21/2021	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street 07/21	5,959.99
Local	8/8/2021	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street 08/21	5,959.99
Local	8/8/2021	McAlvey Merchant & Associates	Administration	Governmental Consulting July 2021	4,500.00
Local	8/19/2021	Hub International Midwest Limited	Administration	Directors and Officers Policy 6/2021-6/2022	1,979.75
Local	8/23/2021	The KR Group, Inc.	Administration	Computer Hardware 08/21	1,916.17
Local	7/10/2021	City of Grand Rapids	Administration	Staff services - payroll period ended 07/10/2021	1,734.34
Local	8/7/2021	City of Grand Rapids	Administration	Staff services - payroll period ended 08/07/2021	1,716.37
Local	8/16/2021	Fifth Third Bank	Administration	Admin: Other Travel & Training	1,625.00
Local	7/24/2021	City of Grand Rapids	Administration	Staff services - payroll period ended 07/24/2021	1,357.10
Local	8/8/2021	Lisa M Cooper	Administration	HR Consultant services 07/21	1,202.70
Local	8/21/2021	City of Grand Rapids	Administration	Staff services - payroll period ended 08/21/2021	957.97
Local	8/19/2021	TGG, Inc.	Administration	Life & S/T & L/T disability insurance - 09/21	953.22
Local	7/21/2021	TGG, Inc.	Administration	Life & S/T & L/T disability insurance - 08/21	888.25
Local	8/9/2021	City Treasurer - Risk Management	Administration	Monthly General Insurance Allocation	821.17
Local	8/26/2021	City Treasurer - Risk Management	Administration	Monthly General Insurance Allocation	821.17
Local	7/21/2021	The KR Group, Inc.	Administration	IT Managed Agreement 07/21	791.90
Local	7/27/2021	The KR Group, Inc.	Administration	IT Managed Agreement 07/21	732.51
Local	7/27/2021	Blue Cross Blue Shield of Mich	Administration	Dental Insurance Premium 08/21	510.55
Local	8/23/2021	Blue Cross Blue Shield of Mich	Administration	Dental Insurance Premium 09/21	510.55
Local	8/16/2021	Fifth Third Bank	Administration	Admin: Local Business Expense	503.50
Local	7/21/2021	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street Mezzanine Office 07/20	484.64
Local	8/8/2021	Federal Square Building Co. #1, LLC	Administration	Office Lease: 29 Pearl Street Mezzanine Office 08/20	484.64
Local	8/23/2021	The Right Place Inc	Administration	Hello West MI membership dues 8/21-7/22	395.95
Local	8/3/2021	Metro FiberNet, LLC	Administration	Internet/Phone at 29 Pearl St NW 08/21	370.05
Local	8/3/2021	GreatAmerica Financial Services Corp	Administration	Copier Lease 08/21	347.03
Local	7/27/2021	GreatAmerica Financial Services Corp	Administration	Copier Lease 06/21	317.77
Local	7/30/2021	Paychex	Administration	DDA Payroll Processing Fee - July 2021	288.96
Local	7/30/2021	Paychex	Administration	DDA Payroll HRS Processing Fees-July 2021	279.58
Local	8/8/2021	Professional Maintenance of Mich Inc.	Administration	Janitorial services 07/21	273.21
Local	7/27/2021	The KR Group, Inc.	Administration	O365 5/17/21-6/16/21 7/21	259.74
Local	8/19/2021	The Hartford	Administration	Workers Compensation 2019/2020 Audit 8/21	254.99
Local	8/16/2021	Fifth Third Bank	Administration	Admin: Membership	195.00
Local	8/16/2021	Fifth Third Bank	Administration	Admin: Food & Beverage	184.21
Local	7/20/2021	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric July 2021	147.74
Local	8/18/2021	Federal Square Building Co. #1, LLC	Administration	Utility Service: Electric August 2021	139.80
Local	8/18/2021	HR Collaborative LLC	Administration	HR Consultant services 07/21	138.58
Local	8/3/2021	The KR Group, Inc.	Administration	IT: laptop battery 07/21	133.29
Local	8/18/2021	Uline Inc	Administration	Office Supplies: Lightbulbs 8/21	126.37
Local	7/27/2021	Pure Water Partners LLC	Administration	Water Cooler Lease 7/2021	99.78
Local	7/20/2021	JobMatch LLC	Administration	HR software 7/21	78.40
Local	8/3/2021	JobMatch LLC	Administration	HR software 08/21	78.40
Local	8/19/2021	JobMatch LLC	Administration	HR software 8/21	78.40
Local	7/20/2021	Engineered Protection Sys Inc	Administration	Office Security System 8/1/21-10/31/21	73.41
Local	8/16/2021	Fifth Third Bank	Administration	Admin: HR	59.39
Local	8/12/2021	Kimberly Van Driel	Administration	Lunch meting reimbursement 08/21	55.80
Local	7/28/2021	Tim Kelly	Administration	Lunch meting reimbursement 07/21	55.58
Local	8/19/2021	Littlefoot Coffee Roasters	Administration	Office Supplies 8/21	47.52
Local	7/27/2021	The KR Group, Inc.	Administration	IT services backupify Agreement July 2021	31.36
Local	8/19/2021	The KR Group, Inc.	Administration	IT services backupify Agreement AUG 2021	31.36
Local	8/19/2021	The KR Group, Inc.	Administration	Supplies: HDMI Adapter 08/21	22.13
Local	8/10/2021	Curtis Laundry and Dry Cleaners, Inc.	Administration	Dry Cleaning services 7/21	16.55
Local	8/16/2021	Fifth Third Bank	Administration	Admin: Supplies	15.35
Local	7/31/2021	City Treasurer - MobileGR/Parking Svcs	Administration	July 2021 Parking Validation Billing	14.50
Local	8/3/2021	ACO Inc	Administration	Office Keys	11.96
Local	8/3/2021	ACO Inc	Administration	Office Keys/Supplies	9.98
Local	7/31/2021	City Treasurer - MobileGR/Parking Svcs	Administration	July 2021 Parking Validation Billing	6.95
					<b>155,421.84</b>
Local	8/3/2021	City Treasurer - MobileGR/Traffic Safety	Bicycle Friendly Improvements	HRC Design & Engineering Services for DGRI Project	1,650.86
					<b>1,650.86</b>
Local	8/29/2021	Swift Realty LLC	COVID Economic Relief Program	Surface Parking 05/2021 - 8/2021 Social Zones 08/21	2,000.00
Local	8/8/2021	Prestige Products LLC	COVID Economic Relief Program	COVID Econ Relief: Removal of Shelters 7/21	600.00
Local	8/18/2021	Bush Concrete Products Inc	COVID Economic Relief Program	Social Zones: Reset Barriers 8/21	300.00
Local	8/18/2021	Bush Concrete Products Inc	COVID Economic Relief Program	Social Zones: Reset Barriers 8/21	300.00
					<b>3,200.00</b>
Local	7/28/2021	City Treasurer - MobileGR/Parking Svcs	DASH North Shuttle Services	July 2021 DDA Share of DASH North Service	22,500.00
Local	8/18/2021	City Treasurer - MobileGR/Parking Svcs	DASH North Shuttle Services	Aug 2021 DDA Share of DASH North Service	22,500.00
					<b>45,000.00</b>

*continued on the next page*

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

**Page 2**

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Local	8/18/2021	Andy Siradakis	Dntn Marketing & Inclusion Efforts	Cars and Coffee Sponsorship 07/21	5,000.00
Local	8/8/2021	Greater GR Chamber Foundation	Dntn Marketing & Inclusion Efforts	GR Chamber Mexicana Fiesta Sponsorship 2021	5,000.00
Local	8/8/2021	Interface Studio LLC	Dntn Marketing & Inclusion Efforts	GR Mapping Project 08/2021	4,790.00
Local	8/23/2021	Cision US Inc.	Dntn Marketing & Inclusion Efforts	Social Media Contract Services 08/21	4,500.00
Local	8/19/2021	Josh Leffingwell, LLC	Dntn Marketing & Inclusion Efforts	DGRI visitor Website Design & Dev 8/21	4,375.00
Local	7/20/2021	GRCAC	Dntn Marketing & Inclusion Efforts	Radio Advertising: 1st Quarterly Payment 07/21	3,500.00
Local	7/20/2021	Erika Townsley	Dntn Marketing & Inclusion Efforts	Photography Services at various locations 07/21	3,000.00
Local	8/8/2021	Erika Townsley	Dntn Marketing & Inclusion Efforts	Photography Services at various locations 08/21	3,000.00
Local	8/18/2021	Grand Rapids Children's Museum	Dntn Marketing & Inclusion Efforts	State of Play 2021 Event Sponsorship 8/21	2,500.00
Local	8/8/2021	Bryan Esler Photo, Inc.	Dntn Marketing & Inclusion Efforts	Photographer: July 2021	1,740.00
Local	7/21/2021	Erik Quindell Lauchie	Dntn Marketing & Inclusion Efforts	Women's Way: Final 07/21	1,500.00
Local	8/18/2021	Erik Quindell Lauchie	Dntn Marketing & Inclusion Efforts	Women's Way Ella Sims Mural DEPOSIT (50%) 8/21	1,500.00
Local	8/8/2021	Gongwer News Service	Dntn Marketing & Inclusion Efforts	Communications: News Services Subscription 09/202	1,400.00
Local	8/16/2021	Fifth Third Bank	Dntn Marketing & Inclusion Efforts	Marketing & Advertising	1,270.79
Local	8/3/2021	DropDrop.com LLC	Dntn Marketing & Inclusion Efforts	Internet Services: Van Andel Arena Video 07/21	1,100.00
Local	8/8/2021	Serendipity Publishing LLC	Dntn Marketing & Inclusion Efforts	Revue ad Aug 2021	772.00
Local	7/27/2021	W Mich Sustainable Business Forum	Dntn Marketing & Inclusion Efforts	Active Commute Week Sponsorship 2021	500.00
Local	7/20/2021	Mighty Co.	Dntn Marketing & Inclusion Efforts	Website support: Qrtly font and hosting 7/21	105.00
					<b>45,552.79</b>
Local	7/27/2021	Dwelling Place of Grand Rapids NPHC	Economic Development & Innovation	SoDiv Street Banner Sponsorship 6/21	14,346.00
Local	8/31/2021	Hannah Renee Berry	Economic Development & Innovation	Incubator Project (cancelled) 08/21	13,650.00
Local	8/3/2021	Lisa Knight	Economic Development & Innovation	Canal Music Festival 07/21	5,200.00
Local	8/3/2021	GR Area Chamber of Commerce	Economic Development & Innovation	Retail Retention & Attraction Contract 07/2021	3,958.33
Local	7/23/2021	Dwelling Place of Grand Rapids NPHC	Economic Development & Innovation	Retail Incubation Grant: Blonde Theory 07/2021 Final	2,125.00
Local	8/8/2021	Beer Me Bro LLC	Economic Development & Innovation	Fri Night Live event support: band and sound 7/21	1,600.00
Local	7/20/2021	Source One Imaging	Economic Development & Innovation	Downtown Banners 7/21	1,096.00
Local	8/19/2021	michael cardosa	Economic Development & Innovation	Incubation tear down 08/21	487.50
Local	8/23/2021	giovanni comejo	Economic Development & Innovation	Incubation tear down 08/21	352.50
Local	7/21/2021	Keltic Liquors, LLC	Economic Development & Innovation	HDBA meeting catering 7/21	200.00
Local	8/19/2021	Keltic Liquors, LLC	Economic Development & Innovation	Catering for HDBA 08/21	200.00
Local	8/3/2021	Monroe North Business Association	Economic Development & Innovation	2021 Membership Dues 07/2021	150.00
Local	8/16/2021	Fifth Third Bank	Economic Development & Innovation	Economic Development & Innovation: Supplies	16.89
					<b>43,382.22</b>
Local	8/9/2021	Granger Construction Company	Public Realm Improvements	19048-Rosa Parks Circle (Granger-1904802)	213,961.95
Local	8/19/2021	Mydatt Service Inc	Public Realm Improvements	Supplies 08/21	50.17
					<b>214,012.12</b>
Local	8/8/2021	W Mich Center for Arts & Technology	River Governance	WMCAT/Public Agency river engagement 07/21	7,275.00
Local	8/10/2021	Holland & Knight LLP	River Governance	River Governance consulting services 08/21	4,286.00
					<b>11,561.00</b>
Local	8/3/2021	City Treasurer - MobileGR/Traffic Safety	Streetscape Improvements	HRC Design & Engineering Services for DGRI Project	6,029.69
Local	8/19/2021	City Treasurer - ELC	Streetscape Improvements	ELC work order billing - DGRI	1,396.32
Local	8/3/2021	Kerkstra Portable Restroom Svc Inc	Streetscape Improvements	Portable restroom for Skate Park 7/21	230.00
Local	8/3/2021	Kerkstra Portable Restroom Svc Inc	Streetscape Improvements	Portable restroom for Skate Park 7/21	230.00
Local	8/3/2021	Kerkstra Portable Restroom Svc Inc	Streetscape Improvements	Portable restroom for Skate Park 7/21	170.00
Local	8/18/2021	Bazen Electric	Streetscape Improvements	Electrical services Monroe to Ottawa 8/21	115.00
Local	8/19/2021	Mydatt Service Inc	Streetscape Improvements	Supplies 08/21	105.97
Local	7/19/2021	ACO Inc	Streetscape Improvements	Streetscape Improvement Supplies 07/21	31.21
Local	8/16/2021	Fifth Third Bank	Streetscape Improvements	Streetscape Improvements: Supplies	28.61
					<b>8,336.80</b>
Local	8/30/2021	Progressive Architecture	Urban Recreation Improvements	Calder Plaza - Planter Renovations 08/21	3,775.00
Local	8/27/2021	City Treasurer - Water System	Urban Recreation Improvements	WS2179082 21/08 36 S Division	215.83
					<b>3,990.83</b>
Non-Tax	8/19/2021	Patten Monument Co	Arena Plaza Improvements	Van Andel Plaza construction: brick etchings 08/21	300.00
					<b>300.00</b>
Non-Tax	8/18/2021	Castle Party Rentals LLC	DGRI Event Production	Deposit Rental Supplies for Silent Disco Rooftop 08/2	2,498.50
Non-Tax	8/8/2021	Ice Sculptures LTD	DGRI Event Production	Silent Disco Event 7/21	1,000.00
Non-Tax	7/27/2021	607 Dewey, LLC	DGRI Event Production	DGRI Events: AUG Storage facility rent 7/21	950.00
Non-Tax	8/3/2021	Grand Rapids Running Tours	DGRI Event Production	Everything Women Walking Tour 07/2021	150.00
Non-Tax	8/5/2021	Consumers Energy	DGRI Event Production	1030 4058 7935 21/07 - 612 Dewey Ave	31.62
					<b>4,630.12</b>
Non-Tax	8/8/2021	Mydatt Service Inc	Downtown Ambassador Program	Ambassador Program 07/21	28,618.98
Non-Tax	7/31/2021	City Treasurer - MobileGR/Parking Svcs	Downtown Ambassador Program	Monthly Parking Billing July 2021	48.00
					<b>28,666.98</b>
Non-Tax	7/27/2021	HBCU Power Awards	Experience - Miscellaneous	Nine Days screening sponsorship 6/21	5,000.00
					<b>5,000.00</b>

*continued on the next page*

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

**Page 3**

Source	Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
<i>Continued from previous page</i>					
Non-Tax	7/20/2021	Heartside Gleaning Initiative	Heartside Quality of Life Implementation	Good Food Box incentives sponsorship 2021	4,250.00
					<u>4,250.00</u>
Non-Tax	8/3/2021	Ace Pena Marasigan	Major Event Sponsorship	Global Water Fest 2021 Sponsorship 07/21	35,000.00
Non-Tax	7/28/2021	Confluence CCG, LLC	Major Event Sponsorship	Confluence 2021 Sponsorship 07/21	20,000.00
					<u>55,000.00</u>
Non-Tax	8/13/2021	City Treasurer - Water System	Project & Fixed Asset Maint	WS2028692 21/07 Wealthy St Roundabout Irrigation	690.36
					<u>690.36</u>
Non-Tax	7/19/2021	Candor Media, LLC	Public Space Activation	Women's Way Video Production 7/21	10,714.50
Non-Tax	7/27/2021	Valerie Wahna	Public Space Activation	PSA: You, Me, Butterfly Concept/Dev 07/21	5,000.00
Non-Tax	8/18/2021	Artists Creating Together	Public Space Activation	We Belong Mural 08/21	4,500.00
Non-Tax	8/23/2021	Swift Printing & Communications	Public Space Activation	Banners - Jam on the Grand 2021	626.00
Non-Tax	7/27/2021	Grand Rapids Running Tours	Public Space Activation	Summer Series Walking tour 07/2021	600.00
Non-Tax	8/10/2021	Devin Dely	Public Space Activation	Pop Up Performer 07/21	150.00
Non-Tax	8/8/2021	Kali LaHaie	Public Space Activation	Pop Up Performer 07/21	150.00
Non-Tax	8/8/2021	Amnestie Lillian-Tate VerDuin	Public Space Activation	Pop Up Performer 7/21	100.00
Non-Tax	8/8/2021	Nicholas James Thomasma	Public Space Activation	Pop Up Performer 07/21	100.00
Non-Tax	8/19/2021	Ryan Vegh	Public Space Activation	Pop Up Performance 08/21	100.00
Non-Tax	8/8/2021	sam kenny	Public Space Activation	Pop Up Performer 07/21	100.00
Non-Tax	8/8/2021	sam kenny	Public Space Activation	Pop Up Performer 07/21	100.00
Non-Tax	7/27/2021	Devin Dely	Public Space Activation	Pop Up Performer 07/21	50.00
Non-Tax	8/8/2021	Nathan Coles	Public Space Activation	Pop Up Performer 07/21	50.00
Non-Tax	8/8/2021	Nicole Hansen	Public Space Activation	Pop Up Performer 7/21	50.00
					<u>22,390.50</u>
Non-Tax	8/27/2021	Consumers Energy	Winter Ave NW Building Lease	1030 2027 1245 21/08 Winter DDA share	97.80
Non-Tax	7/26/2021	Consumers Energy	Winter Ave NW Building Lease	1030 2027 1245 21/07- Winter DDA share	74.76
Non-Tax	7/26/2021	DTE Energy	Winter Ave NW Building Lease	9100 258 89908 21/07 Winter DDA share	13.78
Non-Tax	8/19/2021	DTE Energy	Winter Ave NW Building Lease	9100 258 89908 21/08 Winter DDA share	13.58
					<u>199.92</u>
<b>TOTAL JULY - AUG 2021 EXPENDITURES</b>					<b><u>\$ 653,236.34</u></b>

# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



DATE: September 3, 2021

TO: Downtown Development Authority

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

SUBJECT: Fish Ladder Improvements

Agenda Item #04  
September 8, 2021  
DDA Meeting

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), and enhancing neighborhood access to the River (page 78).*

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).

To this end, in October 2020, the DDA authorized funding to support the design and engineering of various Riverwalk improvements in collaboration with the City of Grand Rapids Parks and Engineering Departments, including the south access to the fish ladder, which had previously failed due to substantial adjacent erosion.

These services were completed, and the project was recently bid by the City of Grand Rapids. Three bids were received, and Dykema Excavators was the low bidder at a cost of \$35,080.

This work is scheduled to be completed by mid-October and includes riprap repair and concrete walkway improvements.

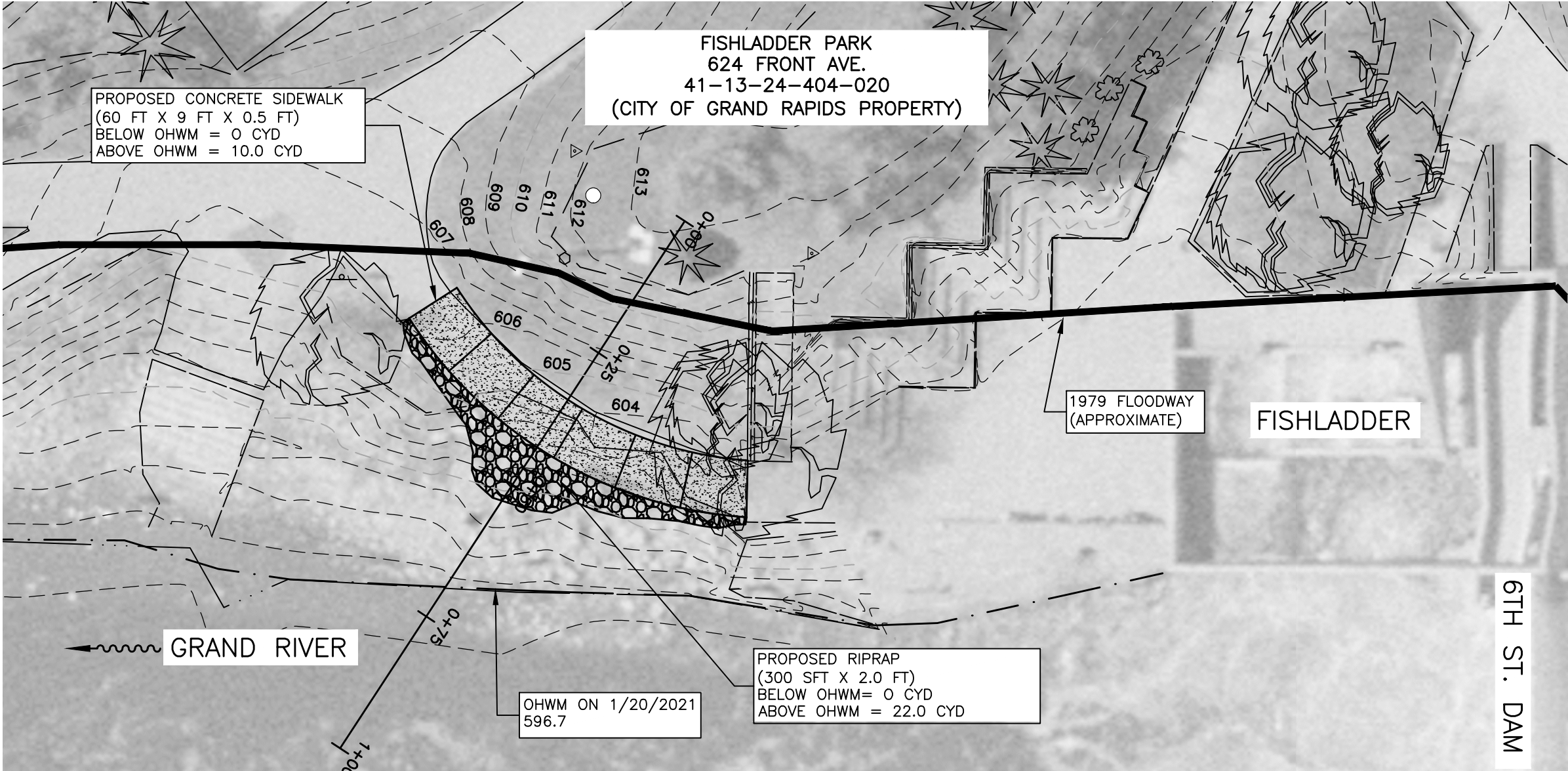
This project budget was included in the FY22 DDA budget as part of the Goal 1 River Edge Improvements line item in the LTI budget.

**Recommendation: Authorize funding in an amount not to exceed \$35,080 for the fish ladder improvement project.**



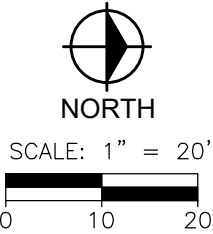


PLOT INFO: Z:\2021\12\10\112\OAD\PRECED\210112\_FISHLADDER EGLE BASE REVISED 7\_12\_2021.DWG LAYOUT: 3\_REPAIR DATE: 7/12/2021 TIME: 3:51:57 PM USER: JRPLATTE



**GRAND RIVER ELEVATIONS**

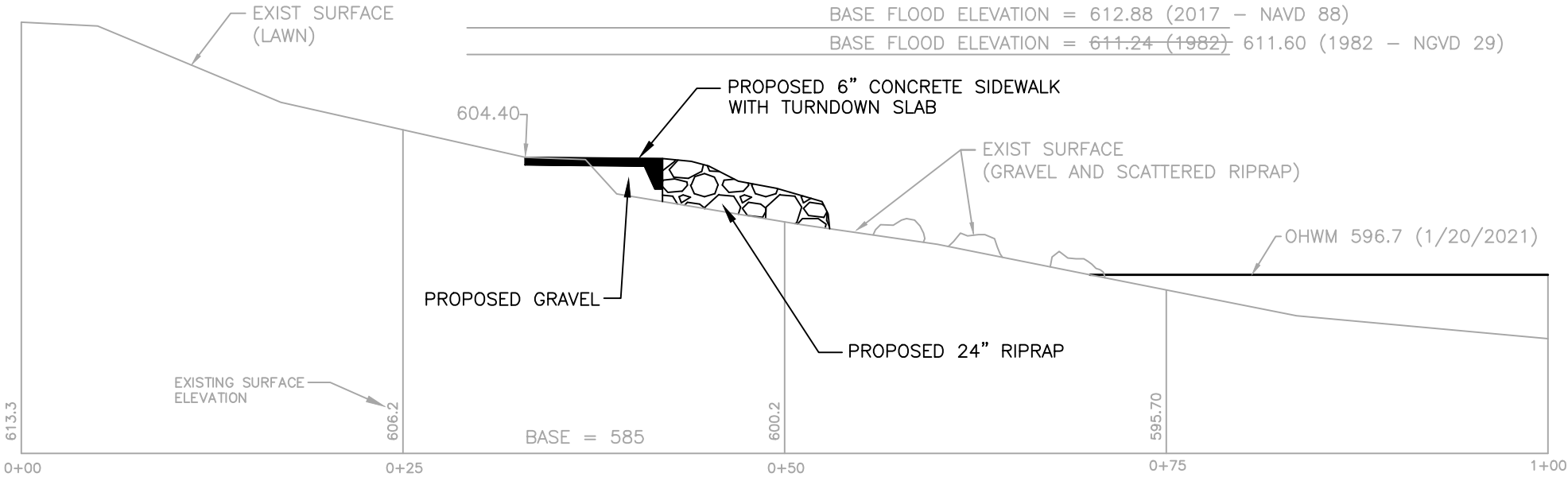
100 YR BFE: 612.88 (2017)  
100 YR BFE: 611.24 (1982)  
OHWM: 596.7± 1/20/2021  
VERTICAL DATUM NAVD 88



**CITY OF GRAND RAPIDS**  
KENT COUNTY, MICHIGAN  
**SIDEWALK REPAIR AT FISHLADDER PARK**

**fishbeck**  
Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.



**PROPOSED CROSS-SECTION**

SCALE: 1" = 10'

**REPAIR**

PROJECT: SIDEWALK REPAIR AT FISHLADDER PARK

APPLICANT: CITY OF GRAND RAPIDS

WATERWAY: GRAND RIVER

LOCATION: CITY OF GRAND RAPIDS KENT COUNTY, MICHIGAN

DATE: 06/9/2021; Revised 07/12/2021

PREPARED FOR USAGE & EGLE JOINT PERMIT APPLICATION  
NOT FOR CONSTRUCTION

PROJECT NO.  
210112

FIGURE NO.

**3**

# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



DATE: September 3, 2021

TO: Downtown Development Authority

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

SUBJECT: Michigan Street Crossing Enhancements

Agenda Item #05  
September 8, 2021  
DDA Meeting

In 2019, DGRI collaborated with the City of Grand Rapids to improve two pedestrian crossings on Michigan Street – one on the east side adjacent to DeVos Place with a median and pedestrian refuge island and one on the west side adjacent to Bridgewater Place with a rapid flashing beacon. Since that time, these crosswalks have been evaluated for performance, and while they have made pedestrian crossing a bit easier, the eastern median has also proven to require more features to make it easier and safer for pedestrian crossing.

To address this, the City of Grand Rapids, DGRI, and ASM began discussing possible solutions in January 2021. After these discussions and vetting various solutions, it was decided that two rapid flashing beacons (RFBs) be installed at the eastern median, one on each side of the crossing.

DGRI is requesting that the DDA fund the install of the RFBs, which includes the electrical power to the units. RFBs (or other pedestrian safety signage) were originally planned as part of this median design but were intended as a later phase once the median was more thoroughly evaluated after its installation.

The engineer's estimate for this work is \$27,197.78. Due to the small size of the project and the still somewhat volatile prices of materials and labor, the city engineer has recommended that funding be requested at a not to exceed amount of \$35,000. This work will be start in October 2021.

This project budget is from Goal 3 Streetscape Improvements in the LTI budget.

**Recommendation: Authorize funding in an amount not to exceed \$35,000 for the RFBs at the Michigan Street Crossing.**



# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



**DDA**

DATE: September 3, 2021

TO: Downtown Development Authority

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

**Agenda Item #06**  
**September 8, 2021**  
**DDA Meeting**

**SUBJECT: Hill and River Network Design Services**

Goal 5 of GR Forward seeks to reinvest in public space to better serve the entire community and further activate Downtown Grand Rapids. Specifically, the plan envisions creating new non-riverfront open space assets in the form of a Switchback Park on Belknap Hill (page 280) and an Ionia Linear Park (page 282). Additionally, within these projects (and as part of Goal 3 Mobility) the plan envisions strengthening east-west connections to the Grand River.

As part of the effort to implement these projects, DGRI collaborated with City of Grand Rapids leadership; various institutions that are active in, and adjacent to, Monroe North; Neighbors of Belknap Lookout; the Monroe North Business Association; and downtown residents to craft the Hill and River Network RFP and form a steering committee. The RFP garnered nine responses and after a thorough review by the steering committee, four firms were shortlisted and interviewed. The Smith Group was selected as the preferred consultant after the interview process.

The Smith Group is an Ann Arbor based, award-winning interdisciplinary firm and one of the largest architecture engineering, landscape architecture, and planning firms in the United States. On this project they have teamed with local firms Fishbeck (civil engineering, survey, traffic engineering), Materials Testing Consultants (geotechnical engineering), and Disability Advocates of Kent County (accessibility). The Smith Group also has a nationally recognized lighting design team, a forward-looking mobility strategist, urban ecologists, and green stormwater infrastructure specialists – all in house and dedicated to this project. Their comprehensive approach, thorough understanding of the project complexities, knowledgeable and purposeful project staffing, and portfolio of implemented high-quality projects made them stand out during the selection process. Their team demonstrated an excellent balance between design, engineering, and implementation.

The Hill and River Network project, originally envisioned as the implementation of the Switchback Park concept, also includes a variety of other interventions, including enhanced pedestrian crossings at Division Avenue, improved connections on Fairbanks and Newberry Streets; the design and repurposing of the Ionia Avenue right-



**DOWNTOWN**  
GRAND RAPIDS INC.

of-way; and the pedestrianization of the railway tunnel connection under I-196. The hillside project includes the redesign of the existing stairs, an accessible/non-motorized connector up the hill (the switchback), and the Hastings connector (which will connect the existing Hastings corridor to the hillside). Refer to attached description of interventions from the RFP.

While the RFP sought a full scope of services from concept design to construction drawings and bidding, DGRI and the steering committee recommend undertaking only the concept design and design development portions of the proposed scope (phases 1 and 2 in the attached proposal). This will allow DGRI and partners, along with the consultant team, to better strategize and understand the necessary scope to create construction level drawings (phase 3 of the scope) while also focusing on specific elements of the project to undertake first. In this way we will collectively be able to purposefully implement the various pieces and parts over multiple funding cycles.

The professional fee for phases 1 and 2 of this work is \$400,130. In addition, the total project allocation also needs to include survey and geotechnical work. The survey is a not-to-exceed fee of \$84,000 and may be less depending on what portions of the hill need to have topographic information collected as the design evolves. Some of these survey costs may be carried over to the phase 3 work when it is undertaken. The survey work will also include boundary information, utilities, and easements. The geotechnical services are \$32,500, and like the survey work, a portion of the fee may carry over to the future phase 3 work, when a clearer picture of the hillside design is in place.

The combined fee of \$516,630 include phases 1 and 2, and all the project's combined survey and geotechnical work. The Smith Group's proposal included a fee of \$374,640 for phase 3, which is not included in this request, but will eventually need to be revisited when it is time to embark on phase 3. The Smith Group fees were approximately in the middle of the fee range presented in the 9 proposals that were received for the project.

This project is expected to commence in September 2021 and the phase 1 and 2 portions of the work are expected to take approximately 10-12 months to complete.

This project budget was included in the FY22 DDA budget as part of the Goal 5 Public Realm Improvements line item in the LTI budget.

**Recommendation:** Authorize the Executive Director to enter into a professional services contract with the Smith Group for an amount not-to- exceed \$516,630.

## KEY TO NETWORK INTERVENTIONS (refer to adjacent page)

- 
**Switchback Pathway on Belknap Hill connecting Hastings Trail to stairs and Division Avenue**  
*Switchback may be an elevated pathway due to grades (refer to rendering, inside front cover), an at-grade installation, a combination of the two, or something completely different to achieve the same intended results and purpose.*
- 
**Hastings Connector links Hastings sidewalk to Switchback Pathway**  
*Existing Hastings sidewalk ends at Livingston Street. Due to grade, the connector may need to be elevated and not at grade, especially at retaining wall where it curves toward the hillside.*
- 
**Stairs at Newberry and Fairbanks connect Belknap Neighborhood to Monroe North and River**  
*Stair at Newberry is non-functional and will need to be reconstructed. Stair at Fairbanks, while functional, may also need to be reconstructed, restored, or rehabilitated. Consideration should be given to strategically connect stairs to the Switchback Pathway at key intersection points and landings.*
- 
**Key pedestrian crossings at Division Avenue**  
*Integrated with sidewalks, crosswalks, and future implementation of phased Separated Bicycle Lanes.*
- 
**Railway Tunnel Connector**  
*Former rail tunnel under elevated highway I-196 is envisioned to provide a non-motorized connection between Monroe North and MSU Campus / Downtown*
- 
**Ionia Avenue**  
*Consider future land use and infrastructure within this underutilized right-of-way and how it may accentuate the various desired connections. For instance, GR Forward envisioned a linear park and bikeway here (bikeway was considered prior to using Division Avenue for a protected bicycle lane pilot project).*
- 
**East-West Connectors**  
*Newberry and Fairbanks Streets should be integrated into the overall connection strategy to allow for a low stress pedestrian environment that connects the Grand River, parks, and the river trail system to the adjacent neighborhoods, residents, and businesses. Newberry Street has recently been partially reconstructed to include elements recommended in the River For All Plan, but still requires a more purposeful design consideration for pedestrian connection. Fairbanks Street does not extend all the way to Monroe Avenue and will be integrated into planned Spectrum Campus, phase 1.*
- 
**Separated Bicycle Lanes on Division Avenue (not part of design)**  
*Collaborate with Mobile GR on integration of planned Phase 2 separated lanes. Existing lanes are currently striped. Phase 2 envisions installing barricades to accentuate the separation and protection. Future phases may create a more integrated and permanent facility. The project design should consider and integrate into these future iterations, however bicycle lane design is not part of this project.*
- 
**Project X by Robert Morris**  
*Consider how this earthwork project / art installation can potentially have a larger role in the overall network connectivity of the district and how it may inspire the design of the Belknap Hill connectors. This may include increased awareness of the X or being more purposeful about how it connects into the broader network. [Link to Project X information.](#)*
- 
**Wooded trail / “goat path”**  
*A non-formalized existing trail on northern portion of hillside that extends from Division Avenue sidewalk through woods is an indicator of importance and practicality of this particular connection. How might this connector be upgraded and integrated into the broader network?*

NOTE: Other network connectors not identified in this RFP that result from stakeholder dialogue or consultant inspiration may also be incorporated into the project. DGRI and partners encourage additional solutions that may help to achieve the project goals.

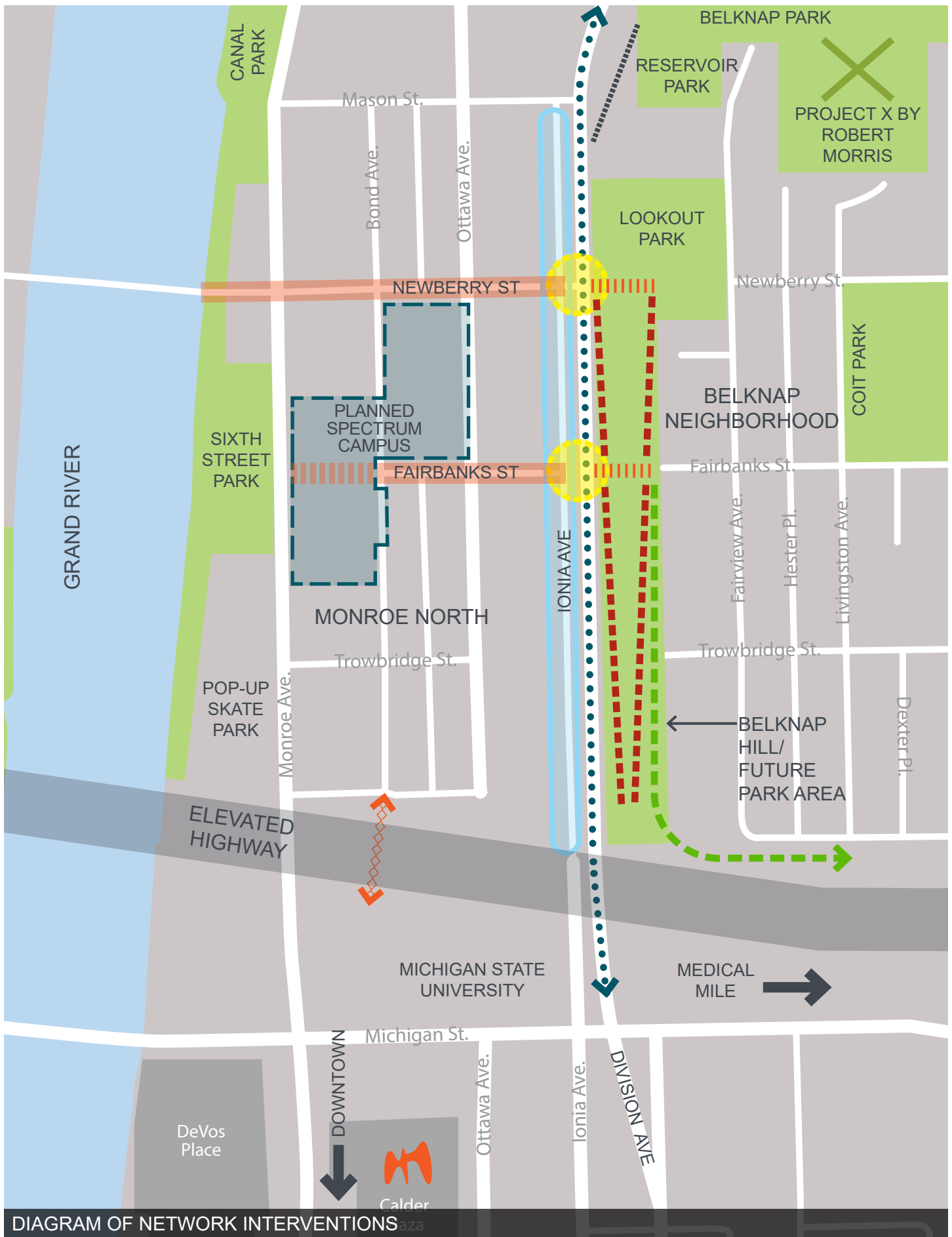


DIAGRAM OF NETWORK INTERVENTIONS



# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



DATE: September 3, 2021

TO: Downtown Development Authority

FROM: Tim Kelly, AICP  
Executive Director

Agenda Item #07  
September 8, 2021  
DDA Meeting

**SUBJECT: Development District Liquor License – Woodrow’s**

The City Commission policy establishing procedures for the review and approval of development area liquor licenses requires the City Clerk to forward any such requests in the DDA district to the DDA Board for review and recommendation. In evaluating a proposal, the DDA Board may consider how the issuance of a license would promote economic growth in a manner consistent with adopted goals, plans or policies of the district.

Woodrows GR, LLC (“Woodrow’s”), is requesting DDA Board consent to the issuance of a Development District liquor license for their proposed venue in the Amway Grand Plaza Hotel. The new concept will be in partnership with Brunswick Bowling and will include a full-service bar along with 7 duckpin bowling lanes. Woodrow’s will not have its own kitchen, but customers will be encouraged to order food from surrounding restaurants to have delivered, thus supporting other businesses within Downtown.

Staff has reviewed the applicant’s request and believes it meets the investment, activity and seating capacity requirements and as such it is recommending approval of the application. If approved by the DDA Board, the request will proceed to the City Commission for consideration.

**Recommendation:**

Approve the resolution for the issuance of a development area liquor license for Verdigris Venues, LLC at 120 Ionia Ave SW.



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

**RESOLUTION SUPPORTING ISSUANCE OF A LIQUOR LICENSE  
FOR A BUSINESS LOCATED IN A DOWNTOWN DEVELOPMENT DISTRICT**

Board member\_\_\_\_\_, supported by Board member\_\_\_\_\_, moved the adoption of the following resolution:

WHEREAS, the Downtown Development Authority of the City of Grand Rapids (the “DDA”) was created by the City Commission on October 16, 1979, and operates pursuant to the authority of Act 57 of 2018, and

WHEREAS, the State of Michigan has provided for the issuance of additional licenses within the DDA district, as authorized by Public Act 501 of 2006, being MCL 436.1521a, (the “Act”), and

WHEREAS, Woodrows GR, LLC, located at 187 Monroe Avenue NW Grand Rapids, Michigan, 49503; has applied to the City for approval of a license under the Act, and is located within the DDA district, and

WHEREAS, Woodrows GR, LLC, in its application, has indicated its intention to operate a restaurant and bar with an associated retail shop and

WHEREAS, the application has been forwarded to the DDA for review and consideration.

WHEREAS, that the DDA finds that the issuance of a liquor license to Verdigris Venues, LLC, as proposed would promote economic growth by:

1. Operating in a manner that would be consistent with adopted goals, policies and plans of the district, particularly by promoting the competitiveness and vitality of downtown Grand Rapids as a destination for dining, arts and tourism.
2. Facilitate private investment and promote economic growth in the leased space at 187 Monroe Avenue NW.
3. Supporting the creation of several full and part-time jobs in the district.



NOW, THEREFORE, BE IT RESOLVED, that the Downtown Development Authority of the City of Grand Rapids recommends issuance of a Class C Liquor License to Woodrows GR, LLC, located at 187 Monroe Avenue NW Grand Rapids, Michigan, 49503 above all others.

YEAS: Board members \_\_\_\_\_

NAYS: Board members \_\_\_\_\_

ABSTAIN: Board members \_\_\_\_\_

ABSENT: Board members \_\_\_\_\_

**RESOLUTION DECLARED ADOPTED.**

Dated: September 8, 2021

\_\_\_\_\_  
Timothy Kelly  
Executive Director

**CERTIFICATION**

I, the undersigned duly qualified and 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 September 8, 2021, 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.

\_\_\_\_\_  
Amanda Sloan  
DDA Secretary

Grand Rapids Downtown Development Authority,

Woodrows GR LLC ("Woodrow's") is presenting a new socially focused entertainment concept to Grand Rapids. Based on the concept that people are social and like to hang out with friends and family while having the opportunity to meet new people, Woodrow's will provide a venue that promotes this through bowling and other interactive games.

In partnership with Brunswick Bowling products out of Muskegon, Woodrow's will have 7 duckpin bowling lanes. Duckpin bowling has been around for decades but is seeing a resurgence as more people are attracted to alternatives to the standard bar scene. Duckpin bowling is similar to bowling, but Duckpin lanes are shorter, bowling balls are wooden and handheld and the pins are smaller than traditional bowling. Easier to participate in than traditional bowling, there is no shoe or ball rental – just the lane. Therefore, the game is accessible for and attractive to people of all ages and abilities.

Woodrow's will be a full service bar offering beer, wine and mixed drinks. Woodrow's will not have its own kitchen, but Customers will be encouraged to order food from surrounding restaurants and have it delivered for consumption at Woodrow's. This will support neighboring restaurant establishments while allowing Woodrow's to focus on providing the best entertainment atmosphere possible.

Woodrow's believes that its new entertainment venue and full service bar will be a benefit to Grand Rapids' downtown development district. The location of Woodrow's within the Amway Grand Plaza Hotel will allow it to serve, and encourage community engagement by, both local residents and out-of-town visitors to the Grand Rapids area. Further, its location within the hotel and its business model, including the arrangement for customers to obtain food from neighboring restaurant establishments, will bolster not only its own operations but those of other businesses in the downtown Grand Rapids area.

Woodrow's ownership is very excited about bringing this concept to downtown Grand Rapids and looks forward to opening its doors this fall.

**Woodrows GR LLC**

A handwritten signature in dark ink, appearing to read "John M. Brann", written over a horizontal line.

John M. Brann, Manager



Mr. Johnny Brann  
**Woodrow's Duckpin Bowling**  
187 Monroe Ave NW  
Grand Rapids, MI. 49503

**RE: Woodrow's**

Mr. Brann:

We are pleased to submit for your consideration, our services for the construction inside the Amway Grand Plaza Hotel at 187 Monroe Ave NW in Grand Rapids, Michigan.

This proposal provides for the design, management, and coordination to remodel what was previously GP Sports, a 4,000 sq. ft. sports bar. Per our preliminary architectural drawings and our estimating department, we are confident this project will exceed one hundred thousand dollars (\$100,000.00). The design is based on the 2012 NFPA – 13 Fire and the 2015 Michigan Building Code.

We welcome this opportunity to extend our services to you. You can be sure this project will be built to your total satisfaction, as we have done for countless restaurant owners and operators in years past.

Regards,

**Wolverine Building Group, Inc.**

A handwritten signature in dark ink, appearing to read 'Scott Linder', is written over a light gray, stylized graphic that resembles a signature or a set of initials.

Scott Linder

Director of Construction

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**PROBLEM SOLVER AND INNOVATOR IN THE CONSTRUCTION INDUSTRY SINCE 1939**

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# MEMORANDUM

DOWNTOWN  
DEVELOPMENT  
AUTHORITY



DATE: September 3, 2021

TO: Downtown Development Authority

FROM: Kimberly VanDriel, Director of Public Space Management

Agenda Item #08  
September 8, 2021  
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 bring in over 400,000 attendees to Downtown during the World of Winter Festival that hosted 52 events, 20 art installations (75 participating artists), 109 ice sculptures, supported 16 grants, teamed up with 20 organizations all for 60 days of activation. For this effort, we were awarded the International Downtown Association (IDA) Pinnacle Award. With last year's success, the Goal 5 Alliance has been working towards bringing even more installations for 2022 while combining some of our past large events into the mix to bring an even larger footprint and attendance with diverse programming into Downtown.

In June of 2021 an RFP was issued seeking winter art installations to be hosted here in Grand Rapids utilizing effects of lighting. After careful deliberation of over 50 submissions, the Goal 5 Alliance has decided to make a recommendation to the DDA to bring in ten interactive art installations. Installations include 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 7 through March 6, 2022. Additional programming, partnerships, and winter activities will take place throughout Downtown as part of the annual World of Winter festival.

The total request for the ten installations is for an amount not to exceed \$450,000, and would cover rental fees, insurance, equipment, security and logistics. This amount equals the budgeted amount in the approved DDA NTI FY22 budget and is included as part of the Public Space Activation line item.

**Recommendation: Approve expenditures not to exceed \$450,000 to support ten winter art installations for World of Winter 2022.**





# DOWNTOWN GRAND RAPIDS WORLD OF WINTER ART INSTALLATIONS 2022

## 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 January 7, 2022, through March 6, 2022. We are particularly interested in installations that incorporate light and sound as well as being able to allow citizens to interact with the installations.







## INSTALLATION # 1 & 2 – Trumpet Flowers and Crank Zappa by Amigo & Amiga

<http://www.amigoandamigo.com/amigo-installations/>

Trumpet Flowers allow you to feel as if you've shrunk as you immerse yourself in the super-sized trumpet flower garden. Experience a giant's musical garden as 27 trumpet flowers from two to six meters tall tower over you. Visit the center of the forest to play the massive trumpet keys and make your own spectacular floral sound and light show by pushing the trumpet keys that will illuminate and make a different sound with the corresponding trumpet flower.

Crank Zappa Jellyfish is an interactive sculpture created from plastic waste. Lights animate and respond to touch sensors at the ends of the tentacles. The sculpture is also accompanied by music and voice acting to bring the character of Crank Zappa to life, as well as educating the public on plastic waste in an accessible and engaging way.

### PROPOSED LOCATION

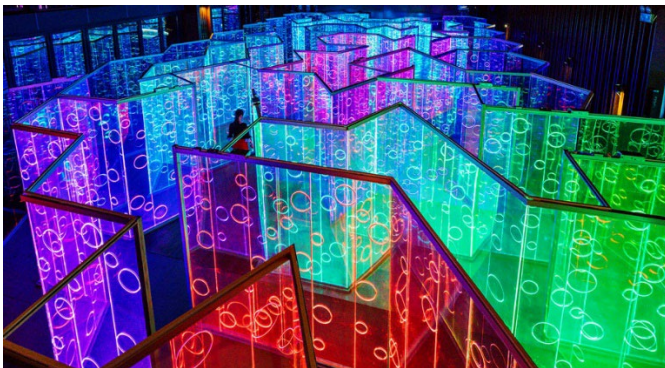
555 Monroe Ave NW

### SCHEDULE

January 7 – March 6, 2022

### BUDGET

\$100,910.00



## INSTALLATION # 3 – Light Maze by Ilmex & Brut Delux

<https://www.ilmex.com/the-light-maze-p-11-en>

The Light Maze is a fully immersive, 24hr a day, indoor/outdoor light experience. The maze was originally commissioned for the Luneng Sanya Bay Light and Art Festival in Hainan, China by Brut Deluxe. The immersive experience premiered in Brussels (Belgium) and Seville (Spain). The maze is based on a triangular geometry and built of 2, 20m high panels of acrylic glass. A dichroic film is glued to one side of the acrylic glass that converts the panels into semi-transparent, reflective panels. This allows light rays from the sun during the day and LED light during the night to illuminate a range of rainbow colors as the spectator moves through the maze. On the other side of each acrylic glass sheet, a unique pattern is

mechanically carved into each panel to elevate the spectator's experience. During the night, these patterns are highlighted by powerful LED rails creating reflections and mirroring effects of the panels creating a unique cosmos of overlapping light patterns and constantly changing colors.

#### PROPOSED LOCATION

555 Monroe Ave NW

#### SCHEDULE

January 7 – March 6, 2022

#### BUDGET

\$60,000.00



#### INSTALLATION # 4 – Bunnies of Intrude by Parer Studios

<https://www.parerstudio.com/intrude/>

The original *Intrude* classic artwork by Amanda Parer contains five large rabbits ranging in positions and sizes. During the day these large stark white inflatable rabbits look at home in their surroundings and at night they are transformed into stark white illuminated artworks. the rabbit is also an animal of contradiction. They represent the fairy-tale animals of our childhood, of furry innocence, frolicking through idyllic fields. *Intrude* deliberately evokes this cutesy image, and strong visual humor to lure you into the artwork only to reveal the more serious environmental messages in the work. The bunnies of *Intrude* are huge, the size referencing “the elephant in the room”, the problem, like our mismanagement of the environment, big, but one that we too easily ignore.

#### PROPOSED LOCATION

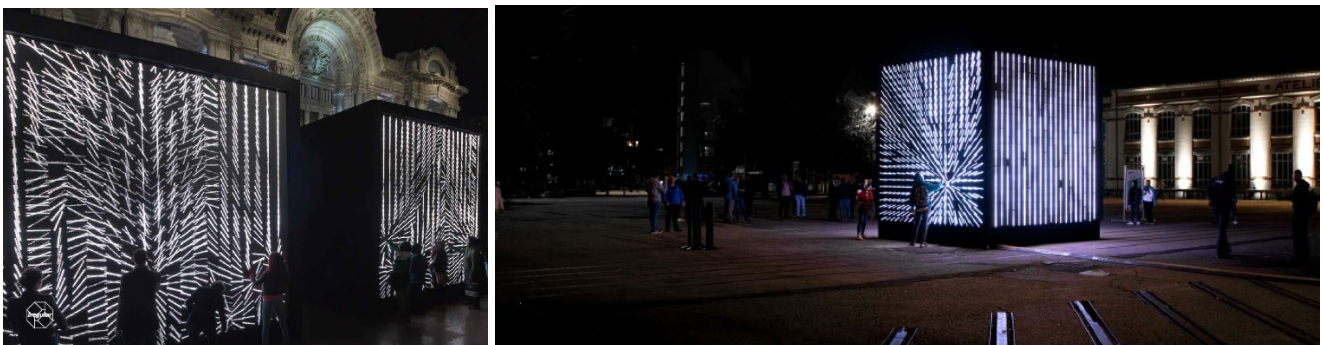
Ah-Nab-Awen Park

#### SCHEDULE

January 7 – February 2, 2022

#### BUDGET

\$35,000.00



#### INSTALLATION # 5 – Control No Control by Iregular and Live Space

<https://iregular.io/work/control-no-control/>



CONTROL NO CONTROL is a big LED cube that reacts to everything that touches it and every movement performed on its surface. Streamlined patterns and generative sound emerge as interaction occurs. Allowing 48 people to participate at the same time, the experience is extremely intuitive, leading to quick audience engagement and prolonged interactions. A sort of socio-digital experiment, the piece explores the relationship between participants and interactive installations. It tests the artwork's ability to intrinsically "instruct" and delegate the final audiovisual result to the audience that ends up gaining control of the piece. After presenting it many times across continents and cultures, CONTROL NO CONTROL revealed that people all over the globe tend to behave the same way around the cube, and all seemed to spend a lot of time engaging. This in turn suggests the ability for the artwork to manipulate the public as well, highlighting the back-and-forth blurred nature of the control relationship.

#### PROPOSED LOCATION

Ah-Nab-Awen Park

#### SCHEDULE

January 31 – February 9, 2022

#### BUDGET

\$49,100.00



#### INSTALLATION # 6 – Loop by CREOS

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

This illuminated musical installation, featuring a distinctive retro-futuristic look, uses cylinders two meters in diameter and plays short flipbook-style movies inspired by Quebec literature. The work is inspired by the zoetrope, an optical toy invented in the 19th century. *Loop* is a hybrid of the music box, zoetrope and railway handcar. Members of the public are invited to sit down inside the zoetrope, pump the bar, and make the image cylinder turn. The pictures will spring into motion. At the center of each giant wheel is a music box to provide accompaniment for the beautiful hand-drawn animations. The animated images, tinted by a strobe effect, are reminiscent of the earliest movies. The speed of the whirring pictures, the frequency at which the light flickers and the tempo of the music are all determined by how fast you move the bar.

#### PROPOSED LOCATION

Ah-Nab-Awen Park

#### SCHEDULE

February 3 – March 6, 2022

#### BUDGET

\$43,113.00





### INSTALLATION # 7 – Seasonal Wonders Projection Show by LiveSpace

<http://livespace.com/>

This custom-made projection mapping show created for WOW 2021 was such a hit we are proposing to bring it back for one day a week with 4 showings teaming up with Live Space, Amway and DeVos Place. This 20min projection show highlights local history of Grand Rapids and the 4-seasons we all know and love here in Michigan.

#### PROPOSED LOCATION

Lyon Square

#### SCHEDULE

January 7 – March 6, 2022

#### BUDGET

\$65,000.00



### INSTALLATION # 8 – Massimals Polar Bears by Jason Scroggin

<https://jasonscroggin.com/about/>

*Massimals* are design objects that serve as prototypes to examine how physical form can engage community and bring attention often neglected public facilities. These constructs are abstractions of animal forms built in the manner of massing study models produced in an architectural design practice. The *Massimals* are situated to bring attention to the Pedway's unusual form and features and encourage people to consider the potential of spaces often neglected as merely a means of moving between locations.

#### PROPOSED LOCATION

Blue Bridge

#### SCHEDULE

January 7 – March 6, 2022

#### BUDGET

\$8,255.00



## INSTALLATION # 9 – The Wave by Squid Soup

<https://www.squidsoup.org/>

Wave consists of some five hundred individual suspended orbs, points of presence brought to life through light and sound, that collectively create a resonant and dynamic audiovisual experience – a sustaining space within which each orb resonates in changing harmonies to create an enveloping and entrancing physical presence. The work continues Squidsoup’s ongoing explorations and obsession with elemental themes, particularly water. Each orb in the wave is an autonomous sensate unit consisting of LED lights, speaker and microcomputer, with movement sensor and wireless connectivity. Together they create a walkthrough immersive experience; 500 points of light, 500 voices, interconnected using *Internet of Things* technology and acting in choreographed harmony to create a series of emotive and enticing, sensual immersive environments – a sanctuary in this crazy world.

### PROPOSED LOCATION

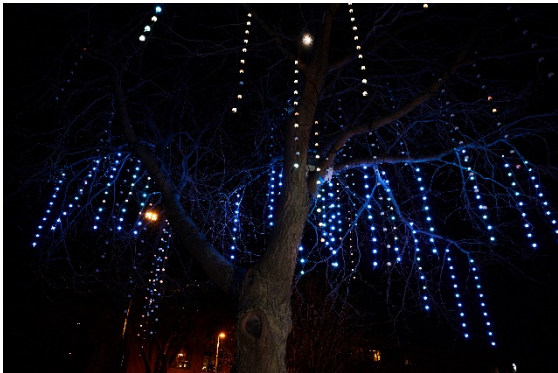
Gillett Bridge

### SCHEDULE

January 7 – March 6, 2022

### BUDGET

\$59,800.00



## INSTALLATION # 10 – Singing Tree by Limbic Media

<https://limbicmedia.ca/aurora/>

Public spaces are seeking new ways to connect people in an increasingly digital world. Choose sophisticated interactive lighting that engages audiences and positions you as an innovator. Spark deeper connections with a “heads-up” social platform. Encourage audiences to create lasting memories with their voices, motions, and social media interactions. Increase

visitor turnout and keep audiences coming back for more. The Aurora installation of the Singing Tree allows citizens to sing at the tree to have an interactive light experience based on the sounds the tree receives from participants.

#### PROPOSED LOCATION

Grand Rapids Public Museum

#### SCHEDULE

January 7 – March 6, 2022

#### BUDGET

\$100,00.00

WHO	WHAT	COST
Parer Studio	Bunnies of Intrude	\$35,000
Squid Soup	Wave/Submergence	\$59,800
LiveSpace	Seasonal Wonders	\$65,000
Massimals	Bears	\$8,255
Amigo & Amiga	Trumpet Flowers	\$100,910
	Crank Zappa	
CREOS	The Loop	\$43,113
Brut Delux + Ilmex	Light Maze	\$60,000
Limbic Media	Singing Tree	\$1,000
Iregular	Control No Control	\$49,100
	Equipment	\$5,000
	Portables	\$2,000
	Security	\$12,000
	Signage	\$2,000
	Contingency	\$6,822
		\$450,000



## **President & CEO Report DGRI Highlights September 2021**

### **DDA (8/11/21)**

- Approved a Downtown Enhancement Grant for Degage Ministries.
- Approved funding to complete designs for the Van Andel Arena alley.
- Received an update on the deployment of air quality monitoring sensors.
- Received an update on the Downtown accessibility assessments from DAKC and Common Notice.
- Next Meeting: September 8, 2021

### **DID (7/21/21)**

- Received the July Downtown Ambassador Report.
- Discussed the ongoing Retail Strategic Plan.
- Discussed planning and process for the FY23 reauthorization.
- Next Meeting: September 23, 2021

### **MNTIFA (6/10/21)**

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

### **DGRI (5/19/21)**

- Appointed Randy Thelen to the Board of Advisors.
- Reviewed May COVID Report.
- Received and FY22 Budget presentation for the DDA, TIFA and DID.
- Receiving updates on FY21 Priority Projects including River Governance, Bridge South and Downtown Retail.
- Next Meeting: September 22, 2021

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

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

- Lead: Downtown Grand Rapids Inc. in partnership with City of Grand Rapids, Kent County and Grand Rapids Whitewater
- Recommendations of Organizational Leadership Committee presented to DGRI B of A in May 2021.
- Founding Board convening September 2021.
- Community engagement planning with WMCAT Public Agency in process.
- Briefed County Executive Committee May 2021.
- Presented to City's Economic Development Project Team August 10.

#### **Restore the Whitewater Rapids in the Grand River**

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

#### **Lyon Square Opportunity Site**

- Lead: Downtown Grand Rapids Inc in partnership with the City of Grand Rapids, Convention/Arena Authority and Amway Grand Plaza Hotel
- Finalizing construction documents and permitting with Progressive A/E and stakeholder group. Anticipate bidding November 2021 and construction commencement Spring 2022.
- Memorandum of Understanding drafted for ongoing maintenance and operations of completed project.

#### **Anchor the River with new Development on Select Sites**

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

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

##### **Encourage infill development to close gaps within and between neighborhoods**

- Leads: Downtown Grand Rapids Inc. and City of Grand Rapids
- Bridge South engagement continuing with neighborhood stakeholders and City of Grand Rapids staff.
- Recommendations and implementation plan finalized in March 2021.

##### **Establish a Downtown resident organization**

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

##### **Expand public restroom options to ensure a clean and safe neighborhood**

- Lead: Downtown Grand Rapids Inc. in partnership with City of Grand Rapids
- Portland Loo identified as a solution to pilot in Heartside Neighborhood at the corner of Weston/Division
- Install completed spring 2020.

- GR DDA approved funding to identify additional locations. Evaluations underway with installation expected in 2022.

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

#### **Improve navigation and wayfinding**

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

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

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

#### **Provide additional automobile parking supply**

- Lead: City of Grand Rapids, various institutions and the private sector
- 3,600 spaces came online from Q2019 – Q2 2021 in Downtown.
- An additional 1,600 are under construction.
- Downtown Grand Rapids remains in the biggest parking construction boom in its history

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

#### **Recruit major office anchors to Downtown**

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

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

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



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

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

#### **Parks Circle**

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

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

- Lead: Downtown Grand Rapids Inc. in partnership with the City of Grand Rapids, Monroe North Business Association, Grand Valley State University, Spectrum Health, Neighbors of Belknap Lookout.
- RFP issued in June 2021. 13 responses received and interviews were held the week of August 23<sup>rd</sup>.
- Recommendation for consultant expected at the DDA meeting in September. Funding accounted for in the FY22 DDA LTI budget.

#### **Expand winter recreational programming in Downtown parks and public spaces**

- Lead: Downtown Grand Rapids Inc and City of Grand Rapids
- Winter lighting and holiday décor switched on Dec. 2021.
- Request for Proposals issued for World of Winter festival of frozen fun in 2022.
- Committee reviewed more than 30 proposals and will advance proposal for DDA consideration in September.

#### **Expand arts and cultural events and temporary programming to further activate the public real year round**

- Lead: Downtown Grand Rapids Inc. and City of Grand Rapids
- DDA approved event sponsorships for Art Prize, Confluence and the Global Water Festival in June 2021.
- Organizing with City and Art Prize teams about Art Prize 2021.
- Organized Silent Disco at Studio Park on Saturday 8/21.
- Bicentennial commemoration of the signing of the 1821 Treaty of Chicago at Ah-Nab-Awen occurred 8/29
- Upcoming Events:
  - Art Prize: 9/16 – 10/3 at various sites throughout Downtown and the City
  - Confluence: 9/23 – 9/25 at Calder Plaza
  - Global Water Fest: 9/25 at Canal Street Park

#### **Continue turning up the volume on public art**

- Lead: Downtown Grand Rapids Inc. and City of Grand Rapids
- Women's Way mural ribbon cuttings set for September:
  - Harriett Woods (9/1): GRPD Alley
  - Angeline Yob (9/8): Sheldon Avenue
  - Marilia Ortiz Blakely (9/15): San Chez Alley
  - Ethel B. Coe (9/22): GLC 20 Monroe Live Alley
  - GR Chicks (9/29): Garage Bar Alley
- Ella Smith mural to begin this month
- DDA approved funding for Heartside mural series in April. Artists to begin painting at 5 locations the week of August 9. Tours to begin fall 2021.
- Downtown Social Zone barrier mural projects are underway.
- Storm drain mural project to educate on the storm drain system is underway.