

AGENDA



DOWNTOWN IMPROVEMENT DISTRICT

Board Members:

Peter Albertini • Stacie Behler • Kate Berens • Brandon Erhart • Jessica Gutowski-Slaydon
Cullen Hillary • Douglas Kessler • Emily Loeks • Josh Lunger • Andrew Martin • David Shaffer
Paul Skentzos • Monica Steimle-App • Elliot Talen • Ashley Ward • Rick Winn

October 21, 2026
2:00 pm Meeting
29 Pearl Street, NW Suite #1

1. Call to order (2:00)
2. Approve Meeting Minutes from June 17, 2026 (2:01)
Motion – Steimle-App | (enclosure)
3. Accept FY 26, Year End Financial Statements (2:02)
Motion – Steimle-App | (enclosure)
4. Accept September 2026, Financial Statements (2:07)
Motion – Steimle-App | (enclosure)
5. Streetscape Assessment Overview (2:12)
Info Item – Eledge
6. Downtown Master Plan (Core Priorities) Update (2:22)
Info Item - Miller
7. DGRI President & CEO Report (2:45)
Info Item – Kelly
8. Public Comment (2:50)
9. Board Member Discussion (2:55)
10. Adjournment (3:00)



MEETING OF THE DOWNTOWN IMPROVEMENT DISTRICT BOARD
June 17, 2026

1. Call to Order

This meeting was called to order at 2:06 p.m. by Monica Steimle-App.

Attendees

Members Present: Peter Albertini, Kate Berens, Cullen Hillary, Josh Lunger, Andrew Martin, Dave Shaffer, Monica Steimle-App, Elliot Talen, Jessica Gutowski-Slaydon, Paul Skentzos, Rick Winn

Members Absent: Stacie Behler, Brandon Erhart, Douglas Kessler, Emily Loeks, Ashley Ward

Others Present: Christian Borg (Fiscal Services), Tim Kelly (Executive Director), Kadi Smith (Recording Secretary), Melvin Eledge (DGRI)

2. Approve Meeting Minutes from March 18, 2025

Motion: Member Talen, supported by Member Berens, moved to approve the March 18, 2025, Downtown Improvement District Meeting Minutes as presented. None opposed. The motion carried unanimously.

3. Accept May 2026, Financial Statements

Borg introduced himself to the Board noting that he will be taking over for Tricia Chapman. He corrected a reporting error, noting that the district collected 94% of its assessment revenue. Member Gutowski-Slaydon inquired about an \$80 composting expense, and Eledge clarified that it was related to office composting and not the county composting program. Member Martin asked whether the 81.4% year-to-date expenditure rate was consistent with prior years. Borg stated that a typical full-year expenditure rate is approximately 92%, making the current rate appropriate with one month remaining in the fiscal year. Kelly agreed and noted that DID expenditures are typically concentrated later in the fiscal year. Eledge added this is due to assessment collection timing and the allocation of shared costs, including ambassador services and flower plantings.

Motion: Member Gutowski-Slaydon, supported by Member Talen, moved to accept Statement C: Schedule of Expenditures ending May 2026 as presented. The motion carried unanimously.

4. Snowmelt Budget Amendment

Eledge presented a request for a budget amendment related to repairs and operating costs associated with the Monument Park snowmelt system.

Eledge reminded the Board that in October 2024, the DID Board approved \$78,000 to replace a significant section of the Monument Park snowmelt system that was no longer operational. Due to delays related to material procurement and labor availability, the work was not completed until the current fiscal year, resulting in a budget shortfall of approximately \$10,000.

Eledge further noted that in March, the Board approved an additional \$60,000 to address the repair costs and anticipated operational expenses for the snowmelt system through the end of the fiscal year. However, additional invoices and operating expenses, including utilities, minor repairs, system shutdown activities, and related maintenance costs, exceeded initial projections, resulting in an additional projected shortfall of approximately \$20,000.

Member Talen asked whether staff had reviewed the overall condition and performance of the snowmelt system.

Eledge responded that staff recently completed a review of the system as part of the DID reauthorization process. Geotech did not recommend any significant changes to the system. Eledge explained that the increased costs were largely the result of a major repair associated with Phase 3 infrastructure work near the Grand Rapids Children's Museum and the ripple effects that followed. Because of the nature and timing of the repair, expenses occurred later than originally anticipated and carried into the current fiscal year.

Eledge noted that staff is hopeful this will be the last major repair needed for some time. He added that increasing construction and operating costs were not fully anticipated during the previous five-year study of the system.

Motion: Member Lunger, supported by Member Gutowski-Slaydon, approve a budget amendment not to exceed \$50,000 to cover these repairs and general operating expenses through June 2026, which will come from the snowmelt fund balance currently totaling \$365,121.

5. DID FY 2027 – 2029 Operations Plan & Budget

Eledge presented the final proposed Downtown Improvement District (DID) Reauthorization Plan, including detailed budgets for FY27, FY28, and FY29. He noted that FY27 will be the first year of the new reauthorization period.

Eledge explained that the DID will continue to provide cleaning, maintenance, and beautification services, operate snowmelt systems, support the marketing of Downtown Grand Rapids as a retail and restaurant destination, and promote special events.

Member Skentzos asked whether the proposed district expansion would result in an expansion of Ambassador services.

Eledge responded that the long-term answer is likely yes; however, the budget impacts associated with the additional assessed properties will not be realized immediately. He explained that FY27 does not currently reflect revenue generated from the amphitheater or 337 Ottawa Avenue properties. At this time, staff is not proposing an increase in service levels but will evaluate how best to deploy additional resources as the district grows.

Member Martin asked for clarification regarding the proposed 4% assessment increases included in FY28 and FY29.

Eledge explained that 4% represents the maximum annual increase permitted under the proposed plan. Staff elected to establish the cap at that level to provide flexibility should future economic conditions warrant an adjustment.

Member Gutowski-Slaydon requested further clarification on the proposed 4% cap, and Eledge reiterated that the cap does not require a 4% annual increase but establishes the maximum increase that could be considered during the reauthorization period.

Member Berens expressed appreciation for the work completed by Tim Kelly and Melvin Eledge and noted the importance of the partnership opportunities that had emerged through collaboration with the City and the Downtown Development Authority.

Member Talen commented on the value of maintaining adequate funding reserves for future snowmelt repairs and operating costs. He noted that understanding long-term maintenance needs can be challenging from a board perspective but is important given the role the snowmelt system plays in maintaining safe winter conditions downtown.

Member Berens noted that the City anticipates an increase in shared state revenue that may be directed toward roads and infrastructure projects. While the exact amount remains unknown, she stated that additional resources could significantly expand the scope of future infrastructure investments.

Counsel Wood informed the Board that staff intends to pursue an amendment to the existing DID ordinance as part of the reauthorization process. He explained that the ordinance establishing the DID is outdated and that the reauthorization effort provides an opportunity to make necessary updates and align the ordinance with current operations and district boundaries.

Motion: Member Shaffer, supported by Member Martin, moved to adopt the FY2027 – FY2029 DID Reauthorization Plan including the FY2027 DID budget.

6. Downtown Ambassador Program

Eledge presented a recommendation to enter into a new contract for Downtown Grand Rapids Inc.'s Beautification, Maintenance and Placemaking Services Program.

In late 2024, DGRI issued a Request for Proposals (RFP) for beautification, maintenance and placemaking services. The RFP was distributed directly to established firms known to provide similar services and was also publicly advertised through the International Downtown Association. Staff received three qualified proposals on March 3.

Eledge noted that DGRI staff and a Board subcommittee reviewed the proposals and provided feedback regarding the quality and content of each submission. Following the review process, staff recommended entering into a new agreement with Block by Block.

Eledge reported that the total contract value is \$1,379,963, including available extension options, and that the proposed contract would begin July 1, 2026. He added that the Downtown Development Authority's contribution of \$400,000 was approved earlier in the month.

Member Gutowski-Slaydon asked whether staff maintains a map identifying the locations and areas where services are provided throughout downtown.

Eledge responded that staff does maintain mapping and documentation of service areas and would be able to provide that information to the Board.

Member Shaffer noted that the Ambassador Program performs many important but often unrecognized services and asked whether the contract includes service level standards and accountability measures if expectations are not met.

Eledge explained that the contract contains a detailed scope of work, including service frequencies and performance expectations. He stated that staff conducts regular oversight to ensure standards are being met, including weekly meetings with Block by Block leadership to review operations and quality control measures. He also noted that streetscape assessments are conducted twice annually and that performance information and assessment results are shared with the Ambassador team. The Board receives periodic high-level updates regarding those findings.

Member Shaffer stated that the level of oversight described exceeded his expectations and noted that he would share any concerns regarding service delivery with staff as they arise.

Kelly added that DGRI maintains a strong working relationship with Block by Block and is in regular communication with the organization. He noted that the partnership allows for ongoing adjustments and enhancements to services as operational needs evolve.

Motion: Member Berens, supported by Member Skentzos, moved to authorize DID funding for an amount not to exceed \$979,963 for Hospitality, Beautification, Maintenance and Placemaking contractual services in FY27.

7. Annual Flower Planting

Eledge proposed a recommendation to approve the annual flower planting and beautification services contract. One of the goals established through the GR Forward plan is to expand and enhance beautification efforts throughout Downtown through the use of flowers, plants, and other green amenities. Today, DGRI manages and maintains more than 200 planter beds and flowerpots throughout Downtown. During the previous year, more than 58,000 plants and flowers were installed across all four seasons.

Eledge explained that daily maintenance activities, including watering, soil preparation, weeding, and general plant care, are handled by the Downtown Ambassador team. To support seasonal planting operations, DGRI continues to partner with MiCandy Gardens, which has assisted with flower and plant installations since 2017.

The total cost of the proposed services is \$204,150, which includes a contingency for unexpected needs. The request to the DID is for an amount not to exceed \$138,000, which is included within the Maintenance & Beautification budget. The remaining costs will be funded through contributions from the Downtown Development Authority, which approved \$63,150 at its June meeting, and the Monroe North TIFA, which will contribute \$3,000.

Member Hillary asked whether the contract had been competitively bid.

Eledge stated that a similar procurement process was completed in conjunction with the most recent Ambassador services contract review. He noted that MiCandy Gardens provides a variety of services beyond standard planting activities, making it difficult to fully quantify and compare the value of all services provided. Staff believes the firm's experience and familiarity with Downtown's beautification program continue to provide significant value.

Chair Steimle-App asked how long DGRI has worked with MiCandy Gardens. Eledge responded that the organization has partnered with MiCandy Gardens since approximately 2016 or 2017.

Member Gutowski-Slaydon asked where MiCandy Gardens is based. Eledge stated that the company is headquartered in Hudsonville.

Motion: Member Talen, supported by Member Lunger, moved to authorize DID funding for an amount not to exceed \$138,000 for Flower planting and Beautification contractual services in FY27.

8. DGRI President & CEO Report

Kelly presented the following updates:

- Kelly recognized Kate Berens and her team for their continued leadership and progress related to Whitewater initiatives.
- 111 Lyon conversion project, which will transform the former office building into residential housing.
- Ribbon cutting for the new early childhood center at The RAPIDS. The facility is one of the first projects of its kind in the downtown area.
- Construction on the soccer stadium continues to progress, with a recent topping-off ceremony marking a significant project milestone. The inaugural season is expected to begin on March 27.
- The DDA is currently working through the Brownfield Plan associated with the adjacent parking and development areas supporting the stadium project.

- The Acrisure Amphitheater and acknowledged the efforts of City staff and project partners in advancing the project toward completion. He noted that a business impact survey has been distributed to downtown businesses to better understand construction and operational impacts.
- Riverfront improvements, including the new pocket park area, is expected to be completed by the end of the month, while the southern segment of the Riverwalk project is anticipated to be completed by the end of the year.
- Leonard-to-Ann Trail project - construction officially began the previous day. This is an important part of the trail connection in linking Downtown Grand Rapids to Riverside Park, LMCU Ballpark, and the broader regional trail network.
- Sunset Cinema events at Studio Park.
- Las Canchas programming on the West Side, including Wednesday activities and watch parties.
- Relax at Rosa, which continues to take place each Thursday throughout the season.

Member Jess asked for an update regarding recent community meetings related to a roadway project that had been discussed previously.

Kelly responded that staff is currently awaiting the final report resulting from those community meetings and indicated that he would follow up and provide additional information once the report becomes available.

9. Public Comment

None.

10. Board Member Discussion

Member Berens recognized Christian, noting his valuable contributions to the City's team prior to transitioning into Fiscal Services. She stated that the community has been well served by his work and dedication.

Berens also informed the Board that community forums are being held as part of the Police Chief selection process and encouraged participation. She noted that four candidates are currently being interviewed.

Addressing ongoing concerns related to individuals experiencing homelessness downtown, she also reiterated that City staff remain available to assist businesses and stakeholders. She noted that the City's Homeless Outreach Team (HOT) coordinator and outreach resources are available and encouraged Board members to connect businesses with the HOT team if additional support, education, or outreach materials would be beneficial.

Berens also provided an update regarding the Acrisure Amphitheater and noted that staff continue to survey businesses regarding their experiences during the facility's first season of operation. She encouraged Board members to share feedback and observations as they are received, noting that the City and project partners are actively evaluating operations and making adjustments as needed.

Member Lunger shared that a milestone celebration was scheduled for the following day recognizing that 100 individuals experiencing homelessness had been connected to housing opportunities through local

Downtown Improvement District

March 18, 2026

Meeting Minutes

efforts. He stated that he would welcome an opportunity for representatives involved in that work to attend a future DID Board meeting and provide an update on their progress and impact throughout the community.

Member Gutowski-Slaydon announced a community concert scheduled for the following evening from 7:00 p.m. to 8:30 p.m. and encouraged attendance.

11. Adjournment

The meeting adjourned at 2:41 p.m.

Minutes taken by:

Kadi Smith

Downtown Grand Rapids, Inc

STATEMENT A
GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT
Balance Sheet
June 30, 2026

ASSETS	DISTRICT - WIDE	SNOW - MELT	TOTAL
Pooled Cash & Investments	\$ 287,416	\$ 353,151	\$ 640,567
Interest Receivable	(6)	584	578
Assessments Receivable	-	-	-
TOTAL ASSETS	\$ 287,410	\$ 353,735	\$ 641,145
LIABILITIES AND FUND EQUITY			
Liabilities			
Accounts Payable	\$ 118,490	\$ 16,793	\$ 135,283
Deferred Assessment Revenue	-	-	-
Compensated Absences	3,526	-	3,526
TOTAL LIABILITIES	\$ 122,016	\$ 16,793	\$ 138,809
Reserve for Encumbrances	\$ -	\$ -	\$ -
Unrestricted Reserve	165,394	336,942	502,336
TOTAL FUND EQUITY	\$ 165,394	\$ 336,942	\$ 502,336
TOTAL LIABILITIES & FUND EQUITY	\$ 287,410	\$ 353,735	\$ 641,145

STATEMENT B

GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT FY2026 Statement of Revenues and Expenditures July 1, 2025 - June 30, 2026

	DISTRICT-WIDE		SNOWMELT	
	Budget	Actual	Budget	Actual
REVENUES				
Assessments	\$ 1,442,675	\$ 1,217,003	\$ 170,000	\$ 153,979
Reserve for Uncollectible Accounts	(180,454)	-	-	-
Earnings on Investments	18,397	17,178	17,900	15,330
Miscellaneous Revenues and Reimbursements	-	-	-	-
TOTAL REVENUES	\$ 1,280,618	\$ 1,234,181	\$ 187,900	\$ 169,309
EXPENDITURES				
DISTRICT-WIDE SERVICES				
Maintenance and Beautification				
Ambassador Program - Clean & Safe	\$ 834,633	\$ 929,757	\$ -	\$ -
QOL - Residential Project	117,000	-	-	-
Irrigation, Repairs & Utilities	7,950	30,182	-	-
Flowers & Plantings	138,000	87,099	-	-
Sub-Total	\$ 1,097,583	\$ 1,047,038	\$ -	\$ -
Marketing and Communications				
Personnel - Wages & Benefits	21,000	25,200	-	-
Printing & Postage	1,250	5,856	-	-
Sub-Total	\$ 22,250	\$ 31,056	\$ -	\$ -
Administration				
DGRI Overhead	28,000	65,848	-	-
Personnel - Wages & Benefits	73,000	120,656	-	-
Professional Services	22,500	14,189	-	-
City A-87 Costs	37,285	37,285	-	-
Sub-Total	\$ 160,785	\$ 237,978	\$ -	\$ -
SNOWMELT SYSTEM OPERATIONS				
Central City Snowmelt	\$ -	\$ -	\$ 297,900	\$ 44,848
Campau Promenade District	-	-	-	64,690
Monroe Center District	-	-	-	127,476
Monument Park District	-	-	-	68,969
TOTAL EXPENDITURES	\$ 1,280,618	\$ 1,280,618	\$ 297,900	\$ 297,900
EXCESS / (DEFICIT)	\$ -	\$ (46,437)	\$ (110,000)	\$ (128,591)
BEGINNING FUND BALANCE		211,831		465,532
ENDING FUND BALANCE		\$ 165,394		\$ 336,941

Special & Voluntary Assessments as of 6/30/2026	Budgeted	Invoiced	Received	Receivable
District-Wide	\$ 1,442,675	\$ 1,217,003	\$ 1,217,003	\$ -
Center City Snowmelt Operations	170,000	153,979	153,979	-
TOTAL	\$ 1,612,675	\$ 1,370,982	\$ 1,370,982	\$ -

STATEMENT C
GRAND RAPIDS, MICHIGAN
DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures
June 1, 2025 - June 30, 2026

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
6/8/2026	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,107.12
					<u>3,107.12</u>
6/26/2026	Adobe Inc.	Administration	DGRI Overhead	License subscription renewals 06/26	3,165.05
6/1/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB Office Lease 06/26	1,216.74
6/30/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & Travel	834.09
6/30/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & Travel	775.07
6/5/2026	Thrive Operations, LLC	Administration	DGRI Overhead	IT services 06/26	578.16
6/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & Travel	401.94
6/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	344.64
6/30/2026	Swift Printing & Communications	Administration	DGRI Overhead	Office Canvases 6/26	337.36
6/30/2026	Thrive Operations, LLC	Administration	DGRI Overhead	Employee laptop 06/26	296.62
6/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & Travel	243.94
6/30/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Local Bus. Expense	197.78
6/30/2026	City Treasurer - Mobile GR	Administration	DGRI Overhead	Pearl Ionia Validation Tickets Jun 2026	158.00
6/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Local Bus. Expense	157.34
6/18/2026	New Dreams, Inc.	Administration	DGRI Overhead	Janitorial services 06/26	148.50
6/29/2026	Thrive Operations, LLC	Administration	DGRI Overhead	It Services 6/26	143.46
6/16/2026	Lisa M Cooper	Administration	DGRI Overhead	HR services 05/26	141.74
6/30/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	136.98
6/30/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	135.10
6/30/2026	Paycor Inc.	Administration	DGRI Overhead	Monthly payroll fees 07/26	121.14
6/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions	91.59
6/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Services	91.20
6/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	71.72
6/30/2026	Lisa M Cooper	Administration	DGRI Overhead	HR services 04/26	69.93
6/16/2026	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Copier lease 05/26	65.52
6/30/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	64.15
6/30/2026	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Copier lease 06/26	58.35
6/30/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB electrical 06/26	52.39
6/11/2026	City Treasurer - Mobile GR	Administration	DGRI Overhead	Pearl Ionia Validation Tickets May 2026	50.00
6/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publications	46.97
6/30/2026	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 05/26	46.23
6/30/2026	Cellico Partnership	Administration	DGRI Overhead	Cellular services 05/26	44.75
6/30/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions	43.05
6/30/2026	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 05/26	42.29
6/30/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	34.05
6/30/2026	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Coffee 6/26	31.50
6/30/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Building Maintenance 6/26	25.92
6/5/2026	Quench USA, Inc.	Administration	DGRI Overhead	Office water purifier 05/26	24.04
6/30/2026	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant Tracking System 05/26	19.62
6/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	19.41
6/30/2026	Melvin Eledge JR	Administration	DGRI Overhead	M. Eledge reimbursement 06/26	14.19
6/8/2026	Model Coverall Service Inc	Administration	DGRI Overhead	Office mats 05/26	8.13
6/30/2026	Model Coverall Service Inc	Administration	DGRI Overhead	Office mats 06/26	8.13
6/30/2026	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 05/26	7.02
6/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	3.34
					<u>10,567.14</u>
6/30/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Jun 2026	3,996.98
6/30/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - May 2026	3,993.60
6/30/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Apr 2026	3,993.09
6/29/2026	Priority Health	Administration	Personnel	Priority Health Insurance Premium - March 2026	3,320.99
6/30/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Jun 2026	2,798.49
6/30/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - May 2026	2,796.80
6/30/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Apr 2026	2,796.55
46203	City Treasurer - Staff Services	Administration	Personnel	FY26 Compensated Absences	583.00
6/30/2026	American United Life Insurance	Administration	Personnel	Life Insurance 6/26	513.91
6/5/2026	American United Life Insurance	Administration	Personnel	Life Insurance May 05/26	506.08
6/6/2026	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 6/6/26	389.00
6/20/2026	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 6/20/26	389.00
6/30/2026	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 6/30/26	277.90
6/17/2026	Blue Cross Blue Shield Of Mich	Administration	Personnel	BCBS June 2026	213.65
6/30/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Apr 2026	6.91
6/30/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - May 2026	6.40
6/30/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Apr 2026	3.45
6/30/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - May 2026	3.20
6/30/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Jun 2026	3.02
6/30/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Jun 2026	1.51
					<u>26,593.53</u>

continued on the next page

STATEMENT C
DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures - continued
June 1, 2025 - June 30, 2026

Page 2

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
<i>continued from prior page</i>					
6/30/2026	Bloom Sluggettt, PC	Administration	Professional Services	Legal services - DID 07/26	943.50
6/30/2026	Bloom Sluggettt, PC	Administration	Professional Services	DDA/DID/TIFA legal services	773.28
6/1/2026	Dickinson Wright PLLC	Administration	Professional Services	Legal services 05/26	590.04
6/16/2026	Fusion Financial Services, LLC	Administration	Professional Services	Accounting services 06/26	244.28
6/23/2026	Bloom Sluggettt, PC	Administration	Professional Services	DID legal services 06/26	112.50
					<u>2,663.60</u>
6/3/2026	MyDatt Service Inc	Maintenance & Beautification	Ambassador Program	Ambassador Program May 2026	110,813.12
6/30/2026	MyDatt Service Inc	Maintenance & Beautification	Ambassador Program	Ambassador Program June 2026	110,813.12
					<u>221,626.24</u>
6/8/2026	Angela Haan	Maintenance & Beautification	Flowers & Planting	Native plants 05/26	2,500.00
					<u>2,500.00</u>
6/9/2026	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2063167 26/05	4,602.22
6/30/2026	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2005642 26/06	391.52
6/30/2026	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2117023 26/05	267.34
6/30/2026	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2005642 26/03	265.50
6/30/2026	Consumers Energy	Maintenance & Beautification	Irrigation Repairs & Utilities	1030 2027 1249 1/3	213.55
6/9/2026	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2177433 26/05	6.34
					<u>5,746.47</u>
6/30/2026	Motif Sign Group, LLC	Marketing & Communications	Printing & Postage	Mega Brute Decals 5/26	769.53
6/18/2026	Advance Local Media LLC	Marketing & Communications	Printing & Postage	Print advertising, MLive Media	240.80
					<u>1,010.33</u>
6/23/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	INV# 420344044643	1,969.20
6/23/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	INV# 420344044643	1,607.11
6/30/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	INV# 420944066006	1,567.73
6/30/2026	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 2973 0424 5/7	125.98
6/30/2026	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 2973 0426 1/5	123.56
6/30/2026	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 2973 0427 1/2	121.14
					<u>5,514.72</u>
6/29/2026	Geotech Inc	Snowmelt Operations	Monroe Center District	Snowmelt operations 05/26	5,044.62
6/8/2026	Geotech Inc	Snowmelt Operations	Monroe Center District	Snowmelt operations	4,154.14
6/24/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	INV# 320534416293	2,977.27
6/24/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	INV# 320534416293	1,781.26
6/30/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	INV# 320509163914	1,721.71
6/30/2026	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1094 1/5	169.14
6/30/2026	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1093 1/3	107.49
6/30/2026	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1092 5/7	101.79
					<u>16,057.42</u>
6/30/2026	Geotech Inc	Snowmelt Operations	Monument Park District	Snowmelt operations 05/26	7,560.33
6/30/2026	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 26/06-	149.98
6/9/2026	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7044 1/5	149.93
6/9/2026	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7044 1/5	53.48
					<u>7,913.72</u>
				TOTAL EXPENDITURES	<u>\$ 303,300.29</u>

Prepared October 14, 2026

MEMORANDUM

CITY OF GRAND RAPIDS

DATE: October 19, 2026

TO: Downtown Improvement District

**Agenda Item #
October 21, 2026
DID Meeting**

FROM: Christian Borg
Financial Analyst

SUBJECT: Interim Financial Statements as of September 30, 2026

Attached are the Authority's interim financial statements for the three months of the Authority's fiscal year ending September 30, 2026.

The attached Statements include:

Statement A: Balance Sheet
Statement B: FY27 Budget vs Actual Results
Statement C: Schedule of Expenditures

The District has collected approximately 65% of the budgeted assessment revenue in the District-Wide and the Snowmelt funds.

The DID has spent approximately 3% and 5% of the budgeted appropriations in the District-Wide fund and the Snowmelt fund, respectively.

Please contact me at 616-456-3854 or at cborg@grcity.us if you have any questions.

Attachments

STATEMENT A
GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT
Balance Sheet
September 30, 2026

ASSETS	DISTRICT - WIDE	SNOW - MELT	TOTAL
Pooled Cash & Investments	\$ 1,429,030	\$ 473,965	\$ 1,902,995
Interest Receivable	718	1,348	2,066
Assessments Receivable	-	-	-
TOTAL ASSETS	\$ 1,429,748	\$ 475,313	\$ 1,905,061
LIABILITIES AND FUND EQUITY			
Liabilities			
Accounts Payable	\$ -	\$ 55,063	\$ 55,063
Deferred Assessment Revenue	466,674	-	466,674
Compensated Absences	3,526	-	3,526
TOTAL LIABILITIES	\$ 470,200	\$ 55,063	\$ 525,263
 Reserve for Encumbrances	 \$ -	 \$ -	 \$ -
Unrestricted Reserve	959,548	420,250	1,379,798
TOTAL FUND EQUITY	\$ 959,548	\$ 420,250	\$ 1,379,798
TOTAL LIABILITIES & FUND EQUITY	\$ 1,429,748	\$ 475,313	\$ 1,905,061

STATEMENT B

GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT FY2027 Statement of Revenues and Expenditures July 1, 2026 - September 30, 2026

REVENUES	DISTRICT-WIDE		SNOWMELT	
	Budget	Actual	Budget	Actual
Assessments	\$ 1,485,921	\$ 855,473	\$ 170,000	\$ 98,212
Reserve for Uncollectible Accounts	(191,528)	-	-	-
Earnings on Investments	19,959	15,132	17,348	1,665
Miscellaneous Revenues and Reimbursements	-	-	-	-
TOTAL REVENUES	\$ 1,314,352	\$ 870,605	\$ 187,348	\$ 99,877
EXPENDITURES				
DISTRICT-WIDE SERVICES				
Maintenance and Beautification				
Maintenance and Beautification	\$ 979,963	\$ -	\$ -	\$ -
Irrigation for Planters - Repairs & Water	10,000	1,505	-	-
Flowers & Plantings	138,000	-	-	-
Special Projects	8,500	-	-	-
Sub-Total	\$ 1,136,463	\$ 1,505	\$ -	\$ -
Marketing and Communications				
Printing, Postage, & Supplies	13,676	488	-	-
Sub-Total	\$ 13,676	\$ 488	\$ -	\$ -
Administration				
DGRI Overhead	126,928	29,842	-	-
City A-87 Costs	37,285	9,162	-	-
Sub-Total	\$ 164,213	\$ 39,004	\$ -	\$ -
SNOWMELT SYSTEM OPERATIONS				
Central City Snowmelt	\$ -	\$ -	\$ 187,348	\$ 8,486
TOTAL EXPENDITURES	\$ 1,314,352	\$ 40,997	\$ 187,348	\$ 8,486
EXCESS / (DEFICIT)	\$ -	\$ 829,608	\$ -	\$ 91,391
BEGINNING FUND BALANCE		165,394		336,942
ENDING FUND BALANCE		\$ 995,002		\$ 428,333

Special & Voluntary Assessments as of 9/30/2026	Budgeted	Invoiced	Received	Receivable
District-Wide	\$ 1,485,921	\$ 855,473	\$ 855,473	\$ -
Center City Snowmelt Operations	170,000	98,212	98,212	-
TOTAL	\$ 1,655,921	\$ 953,685	\$ 953,685	\$ -

STATEMENT C

GRAND RAPIDS, MICHIGAN

DOWNTOWN IMPROVEMENT DISTRICT

Schedule of Expenditures

July 1, 2026 - September 30, 2026

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
7/8/2026	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,054.00
8/4/2026	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,054.00
9/2/2026	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,054.00
					9,162.00
7/28/2026	Priority Health	Administration	DGRI Overhead	Priority Health Insurance Premium - Aug 2026	3,575.36
8/25/2026	Priority Health	Administration	DGRI Overhead	Priority Health Insurance Premium - Sep 2026	3,518.78
8/25/2026	Thrive Operations, LLC	Administration	DGRI Overhead	IT supplies 08/26	1,622.72
9/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & travel	1,598.06
8/14/2026	PerformYard, Inc.	Administration	DGRI Overhead	PeformYard subscription 07/26	1,512.00
7/15/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Rent 6/25	1,216.74
8/3/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	August office rent 07/26	1,216.74
9/1/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	September office rent 08/26	1,216.74
9/9/2026	Bloom Sluggett, PC	Administration	DGRI Overhead	Legal services 08/26	1,138.50
8/31/2026	Paycor Inc.	Administration	DGRI Overhead	DID (Admin) Share payroll costs - Aug 2026	993.60
8/1/2026	Paycor Inc.	Administration	DGRI Overhead	DID (Admin) Share payroll costs - Jul 2026	993.43
8/31/2026	Andrews Hooper Pavlik PLC	Administration	DGRI Overhead	Audit services 08/26	810.00
8/29/2026	City Treasurer - Staff Services	Administration	DGRI Overhead	Payroll period ended 8/29/2026	592.37
9/26/2026	City Treasurer - Staff Services	Administration	DGRI Overhead	Payroll period ended 9/26/2026	592.37
8/1/2026	City Treasurer - Staff Services	Administration	DGRI Overhead	Payroll period ended 8/1/2026	592.35
8/15/2026	City Treasurer - Staff Services	Administration	DGRI Overhead	Payroll period ended 8/15/2026	591.21
9/12/2026	City Treasurer - Staff Services	Administration	DGRI Overhead	Payroll period ended 9/12/2026	591.21
7/20/2026	Thrive Operations, LLC	Administration	DGRI Overhead	IT Services 6/26	578.16
8/25/2026	Thrive Operations, LLC	Administration	DGRI Overhead	IT services 08/26	578.16
9/11/2026	Thrive Operations, LLC	Administration	DGRI Overhead	IT Services 09/26	578.16
7/18/2026	City Treasurer - Staff Services	Administration	DGRI Overhead	Payroll period ended 7/18/2026	571.56
8/31/2026	American United Life Insurance	Administration	DGRI Overhead	Life Insurance 08/26	489.66
7/30/2026	American United Life Insurance	Administration	DGRI Overhead	Life Insurance 7/26	447.05
8/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Food & beverage	297.81
7/15/2026	Fusion Financial Services, LLC	Administration	DGRI Overhead	Accounting services 05/26	245.25
8/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & travel	238.97
9/24/2026	Blue Cross Blue Shield of Mich	Administration	DGRI Overhead	October Insurance premium 09/26	223.40
9/24/2026	Bloom Sluggett, PC	Administration	DGRI Overhead	Legal services 09/26	213.48
8/25/2026	Blue Cross Blue Shield of Mich	Administration	DGRI Overhead	September Insurance premium 08/26	210.19
7/28/2026	Blue Cross Blue Shield of Mich	Administration	DGRI Overhead	August Insurance premium 07/26	197.98
7/4/2026	City Treasurer - Staff Services	Administration	DGRI Overhead	Payroll period ended 7/4/2026	175.68
9/11/2026	Selective Insurance Company of America	Administration	DGRI Overhead	Selective Insurance 09/26	173.88
8/14/2026	Lisa M Cooper	Administration	DGRI Overhead	HR services 07/26	162.23
9/30/2026	City Treasurer - Mobile GR	Administration	DGRI Overhead	Parking Validation Invoices - Sep 2026	162.00
8/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Membership	161.00
7/15/2026	New Dreams, Inc.	Administration	DGRI Overhead	Janitorial services 05/26	148.50
9/11/2026	New Dreams, Inc.	Administration	DGRI Overhead	Janitorial services 09/26	148.50
8/31/2026	City Treasurer - Mobile GR	Administration	DGRI Overhead	Parking Validation Invoices - Aug 2026	124.00
7/15/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Rent 7/26	116.30
8/3/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	August office rent - mezz 07/26	116.30
9/1/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	September office rent - mezz 08/26	116.30
8/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Local business expense	112.24
8/5/2026	Paycor Inc.	Administration	DGRI Overhead	Payroll fees 08/26	107.64
9/11/2026	Paycor Inc.	Administration	DGRI Overhead	Payroll fees 09/26	104.04
8/13/2026	Dickinson Wright PLLC	Administration	DGRI Overhead	Legal Services 5/26	102.96
8/26/2026	Fusion Financial Services, LLC	Administration	DGRI Overhead	Accounting services 08/26	83.25
9/11/2026	Lisa M Cooper	Administration	DGRI Overhead	HR services 08/26	70.87
9/11/2026	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Copier lease 08/26	62.81
8/5/2026	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Copier lease 07/26	60.29
9/17/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB electrical 08/26	55.06
8/4/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB electrical 06/26	54.69
9/11/2026	Fusion Financial Services, LLC	Administration	DGRI Overhead	Accounting services 09/26	51.75
9/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Food & beverage	48.65
7/31/2026	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 07/26	46.23
9/9/2026	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 08/26	46.23
8/26/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB electrical 08/26	44.94
8/3/2026	Cellco Partnership	Administration	DGRI Overhead	Cellular services 05/26	44.82
8/26/2026	Cellco Partnership	Administration	DGRI Overhead	Cellular services 08/26	44.81
7/31/2026	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 07/26	42.29
9/9/2026	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 08/26	42.29
9/11/2026	Cellco Partnership	Administration	DGRI Overhead	Cellular services 09/26	40.09
9/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Software	39.22
9/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	37.17
8/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	36.21
9/9/2026	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Office coffee 08/26	32.40
7/14/2026	Engineered Protection Sys Inc	Administration	DGRI Overhead	Access control system 04/26	28.51

continued on the next page

STATEMENT C
DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures - continued
July 1, 2026 - September 30, 2026

Page 2

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
<i>continued from prior page</i>					
8/5/2026	AccuSourceHR, Inc.	Administration	DGRI Overhead	Data & security fee 08/26	27.00
9/11/2026	Quench USA, Inc.	Administration	DGRI Overhead	Office water purifier 05/26	24.04
7/31/2026	City Treasurer - Mobile GR	Administration	DGRI Overhead	Parking Validation Invoices - July 2026	24.00
9/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Local business expense	21.33
8/26/2026	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant Tracking System 08/26	20.97
9/17/2026	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant Tracking System 05/26	20.97
8/3/2026	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant Tracking System 05/26	19.62
9/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions	19.26
9/9/2026	Staples Contract and Commercial Inc.	Administration	DGRI Overhead	Copy paper 08/26	9.94
8/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Professional development	9.78
9/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Professional development	9.78
9/24/2026	MODEL COVERALL SERVICE INC	Administration	DGRI Overhead	Office mats 09/26	8.53
8/3/2026	MODEL COVERALL SERVICE INC	Administration	DGRI Overhead	Office mats 05/26	8.13
8/25/2026	MODEL COVERALL SERVICE INC	Administration	DGRI Overhead	Office mats 05/26	8.13
7/31/2026	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 07/26	7.29
9/9/2026	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 08/26	7.29
8/1/2026	Paycor Inc.	Administration	DGRI Overhead	Paycor charges 07/26	6.57
8/31/2026	Paycor Inc.	Administration	DGRI Overhead	Paycor charges 08/26	6.40
9/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	6.28
8/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publications	3.91
9/15/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions	3.91
8/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions	2.94
7/1/2026	Friends of the High Line, Inc.	Administration	DGRI Overhead	Friends of the High Line, Inc.	(360.00)
7/20/2026	Friends of the High Line, Inc.	Administration	DGRI Overhead	Friends of the High Line, Inc.	(360.00)
					29,842.23
9/25/2026	Consumers Energy	Maintenance & Beautification	Irrigation for Planters - Repairs & Water	103020271247 8/9	285.81
8/3/2026	City Treasurer - Water System	Maintenance & Beautification	Irrigation for Planters - Repairs & Water	WS2021262 25/07 - 221 Cesar E Chavez SW plant	284.24
8/3/2026	Consumers Energy	Maintenance & Beautification	Irrigation for Planters - Repairs & Water	103020271248 5/7	262.91
8/3/2026	City Treasurer - Water System	Maintenance & Beautification	Irrigation for Planters - Repairs & Water	WS2179704 25/07 - 275 S Division Ave	184.75
8/3/2026	City Treasurer - Water System	Maintenance & Beautification	Irrigation for Planters - Repairs & Water	WS2095454 25/07 - 185 Oakes SW Planters	175.08
8/3/2026	City Treasurer - Water System	Maintenance & Beautification	Irrigation for Planters - Repairs & Water	WS2024679 25/07 - 100 S Division Planters	119.57
8/24/2026	City Treasurer - ELC	Maintenance & Beautification	Irrigation for Planters - Repairs & Water	ELC2186757 26/06	78.57
8/24/2026	City Treasurer - ELC	Maintenance & Beautification	Irrigation for Planters - Repairs & Water	ELC2186756 26/06	61.25
8/3/2026	City Treasurer - Water System	Maintenance & Beautification	Irrigation for Planters - Repairs & Water	WS2117023 25/07 - 3 Market SW Planters	53.14
					1,505.32
9/24/2026	Brownlee Press, LLC	Marketing & Communications	Printing, Postage, & Supplies	Jr. Ambassador stickers 09/26	487.60
					487.60
8/24/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	4200000003 5/7	1,567.73
9/25/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	INV# 420785047977	1,567.73
8/3/2026	Geotech Inc	Snowmelt Operations	Campau Promenade District	DID Snowmelt 7/27	138.75
8/24/2026	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	ELC2182337 26/06	126.44
8/24/2026	DTE Energy	Snowmelt Operations	Campau Promenade District	910029730424 1/4	121.14
9/17/2026	DTE Energy	Snowmelt Operations	Campau Promenade District	910029730423 8/9	121.14
8/24/2026	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	ELC2186862 26/06	60.67
					3,703.60
8/24/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	INV# 320572922496	1,721.71
9/25/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	INV# 320483610540	1,721.71
8/24/2026	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	ELC2181622 26/06	427.01
8/24/2026	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	ELC2186487 26/06	387.00
8/24/2026	Consumers Energy	Snowmelt Operations	Monroe Center District	103052681092 1/4	94.53
9/17/2026	Consumers Energy	Snowmelt Operations	Monroe Center District	103052681091 8/9	65.69
					4,417.65
8/24/2026	City Treasurer - ELC	Snowmelt Operations	Monument Park District	ELC2178214 26/06	214.56
8/11/2026	Consumers Energy	Snowmelt Operations	Monument Park District	100068807042 5/7	149.98
					364.54
TOTAL EXPENDITURES					\$ 49,482.94



2026 Downtown Streetscape Assessments



DOWNTOWN
GRAND RAPIDS INC.

Ionia Ave
Market Ave
Bridge Street

Ottawa Ave
Monroe Center
South Division
Monroe Ave

Background

Why do we conduct these assessments?

- Identify existing conditions within the DID.
- Identify where the DID and its sub-contractors are performing maintenance well.
- Identify improvement and potential investment opportunities.

What are we Trying to Measure?

- Stakeholder perception of the DID's overall impact related to: Cleaning, Beautification and ROW Maintenance & Operations.

What are the Benefits?

- Connects stakeholders directly with services.
- Improves perceptions of services.
- Helps with prioritization of resources.
- Provides quality assurance to the services in Downtown.
- Is one mechanism we can use to evaluate cleaning and beautification contractors.

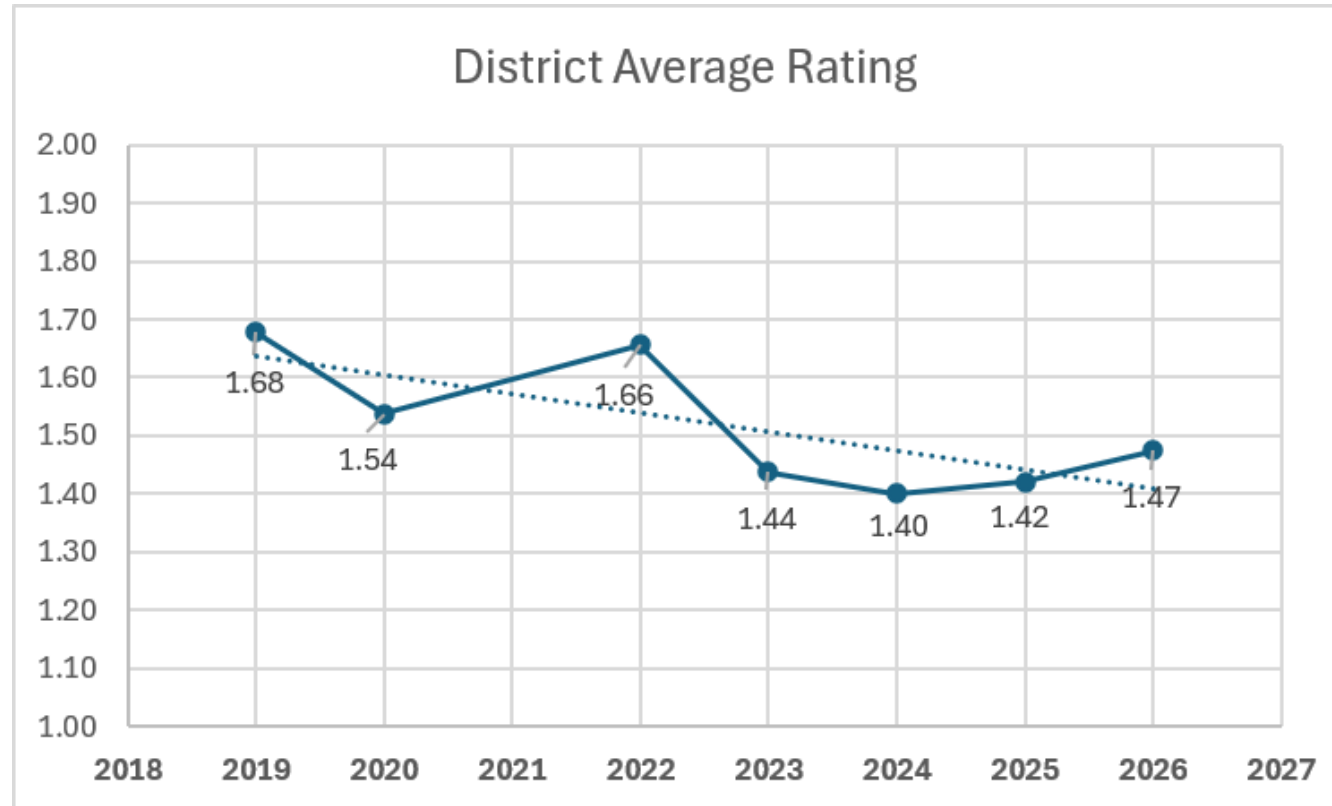
Methodology

- Recruit volunteers to assess key corridors in Downtown – Bridge St., Ionia Ave, Market Ave Monroe Center, Ottawa Ave and South Division in the DID and Monroe Ave in the DDA (but not the DID).
- Utilize a standard rating tool and have the participants rate the conditions, as they see them, using a 1 – 3 scale.

Condition	3	2	1
	Poorly Maintained	Moderately Maintained	Well Maintained

- Aggregate findings for each corridor, present findings to the DID board and Downtown Ambassador team; work with the team to address issues and concerns.

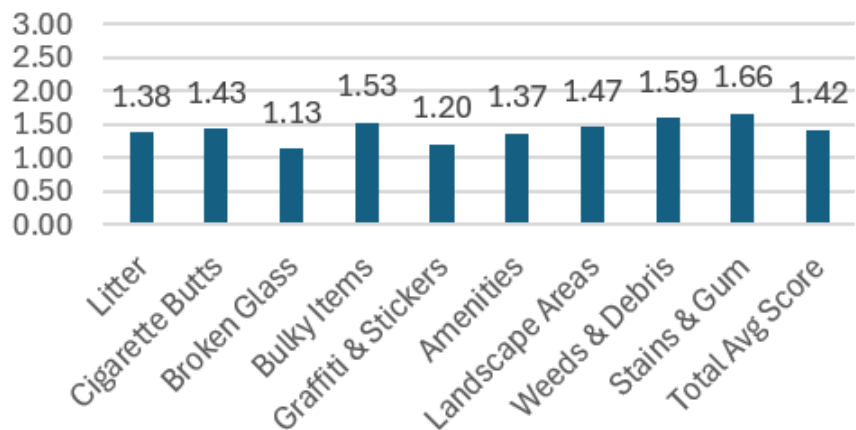
District Overview



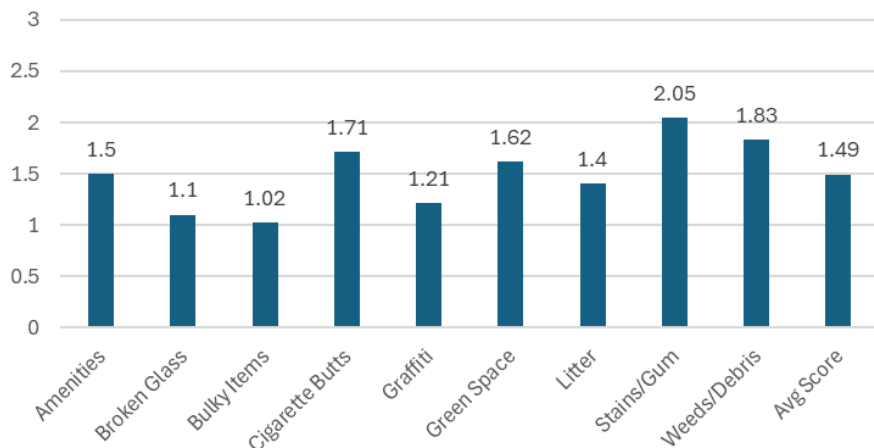
Year over year comparison of the average cleanliness scores from streetscape assessments within the Downtown Improvement District. While scores vary by year, they are trending lower, which indicates participants are rating Downtown more favorably in terms of cleanliness.

Bridge Street

Bridge St 2026



Bridge Street: 2025



Key Observations:

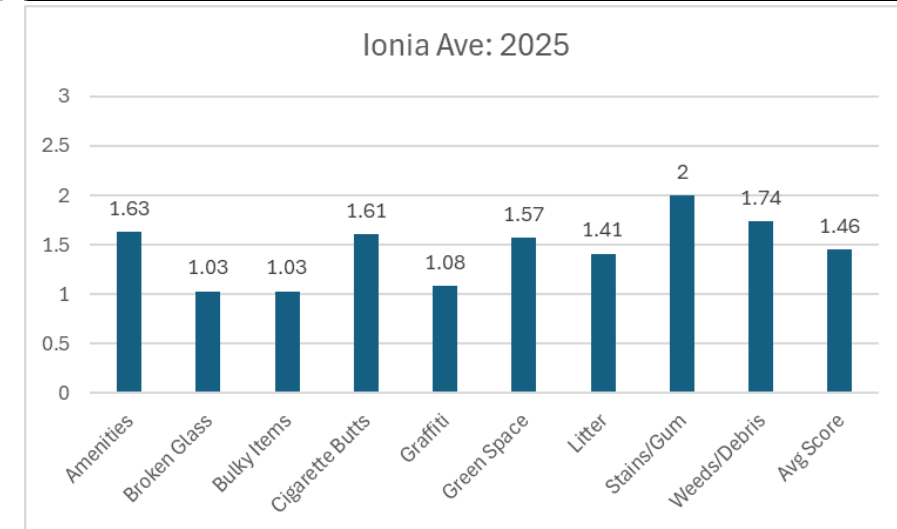
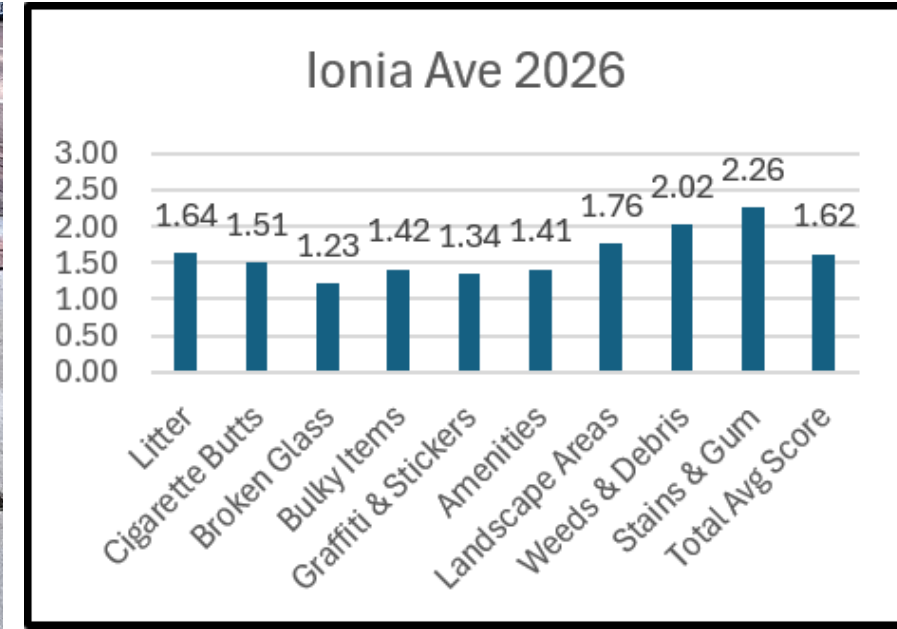
- Nice and clean!
- Missing/damaged infrastructure (signs, bike racks, tactile plates)
- Private property graffiti & weeds
- Stains by O'Tooles and Fratellis

Ionia Ave



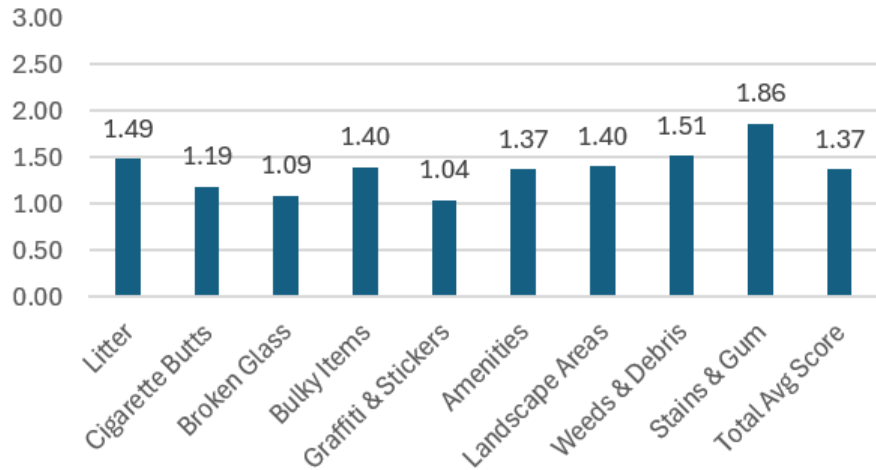
Key Observations:

- Accumulated weeds & debris/cigarette butts
- Stains/gum in various spots
- Sidewalks in disrepair, missing tactile plate
- Planters look amazing!
- Need more bike racks

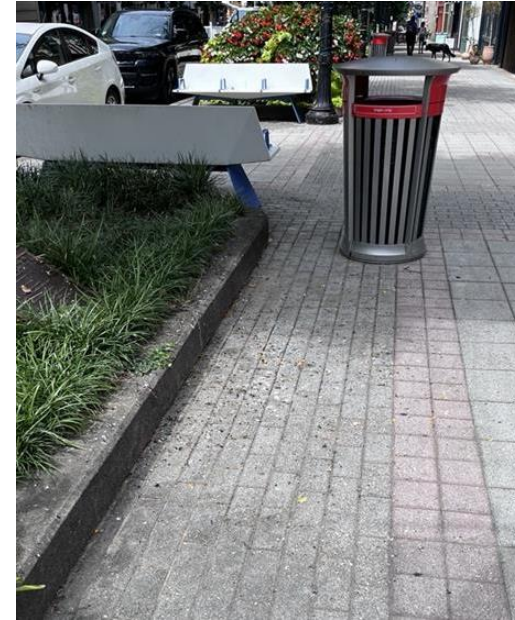
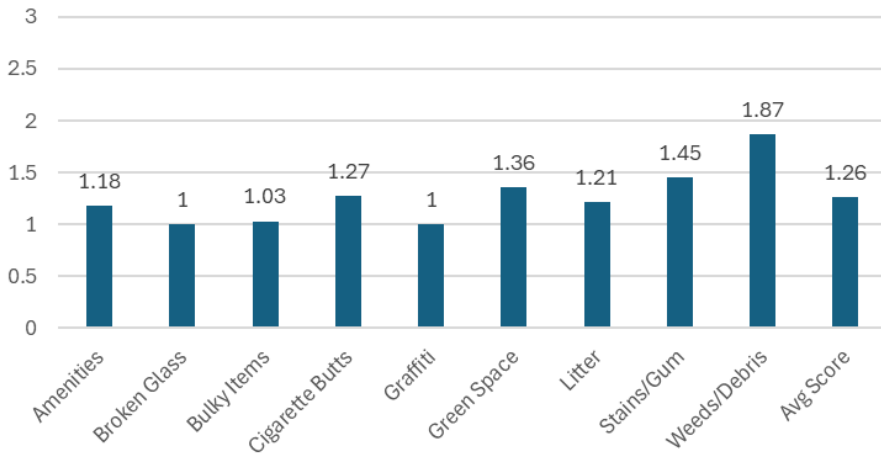


Monroe Center

Monroe Center 2026



Monroe Center: 2025



Key Observations:

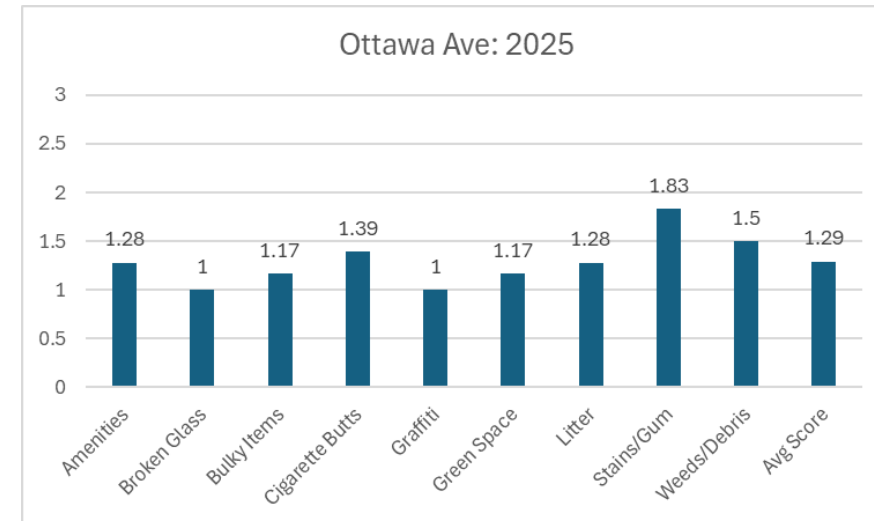
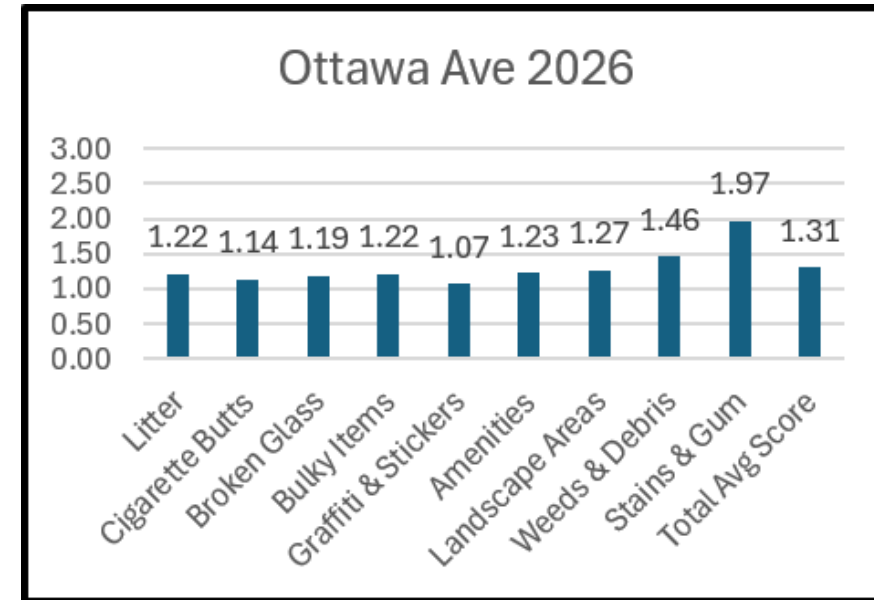
- Weeds/debris/cigarette butts
- Benches need to be cleaned
- Pretty clean
- Light poles need repair and painting
- Flowers look great!

Ottawa Ave



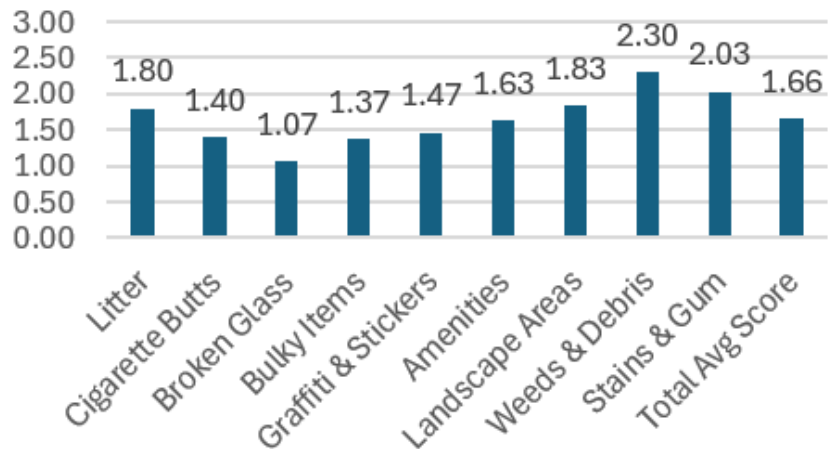
Key Observations:

- Some debris accumulation
- Weeds/debris/cigarette butts/some moss
- Dead trees
- Flowers look great!
- Curb lines need attention

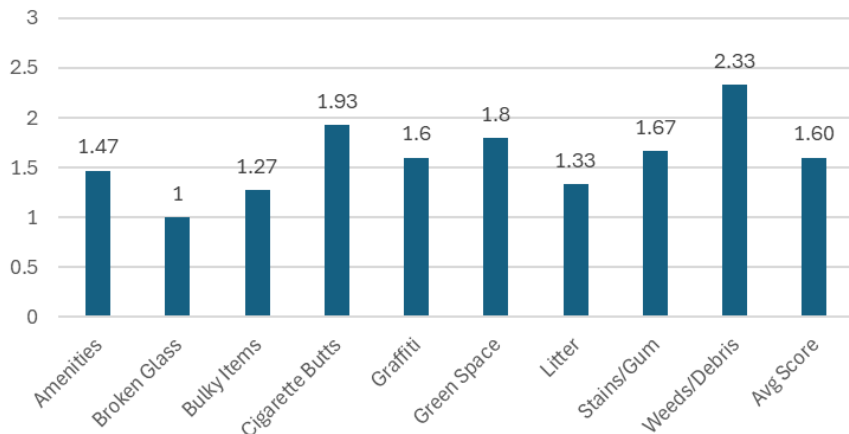


South Division

S. Division 2026



South Division: 2025



Key Observations:

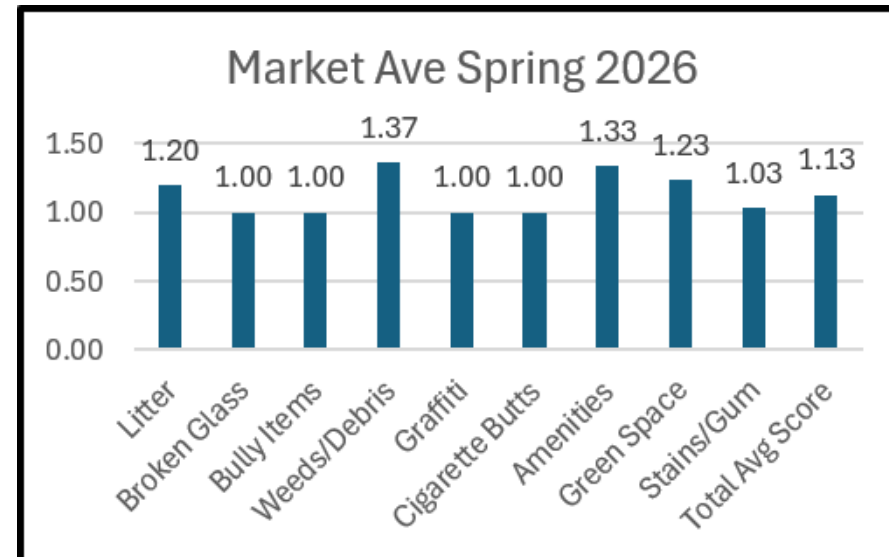
- Weeds
- Uneven sidewalk/broken bricks
- Curblines & accumulated debris in tree wells
- Would like more amenities
- Landscaping/trees overall look great

Market Ave

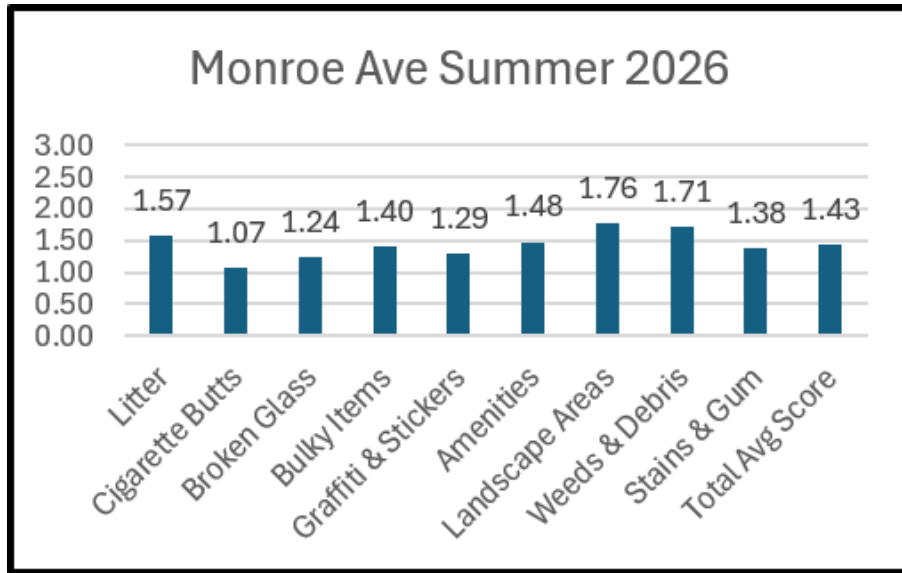


Key Observations:

- Lack of amenities
- Underpasses need attention
- Construction debris/signage left all around (Monday after a concert at Amphitheater)
- Weeds/debris



Monroe Ave (River North)



Key Observations:

- No trash cans/not a lot of amenities
- Lots of weeds and dead plants
- Broken glass
- Trees need trimming/dead branch removal
- Trash and debris accumulation



Downtown Vitals Report



DOWNTOWN
GRAND RAPIDS INC

A scene from Fiesta Mexicana

Published October 2026



NEW STOREFRONT FILLINGS

+2

in September
13 storefronts filled this year to date

p.3

STOREFRONT VACANCY

20%

in September
15 storefronts vacated this year to date

p.4

CURRENT INVESTMENT IN CORE

\$417M

in building renovations,
housing developments
& entertainment venues

p.5

CURRENT GREENWAY INVESTMENT

\$68M

in parks renovations,
trail construction
& in-water work

p. 7

DASH CIRCULATOR RIDERSHIP

-9%

vs. last month (August 2026)
-57% vs. this time last year

p.12

HOTEL OCCUPANCY

-1%

vs. last month (July 2026)
+15% vs. this time last year

p. 13

OFFICE VACANCY

7.7%

in Q3 2026
vs. 9.7% this time last year

p. 14

HOUSING OCCUPANCY

+1%

vs. last quarter (Q2 2026)
+1% vs. this time last year

p. 15

CONSUMER SPENDING

+1%

vs. last month (July 2026)
vs. -9% this time last year

p. 16

VISITOR ACTIVITY

+7%

vs. last month (June 2026)
+4% vs. this time last year

p. 17

Foxtail Coffee

- Café inside the Amway Grand
- Replaced existing café
- Opened May 2026

Adobe Mexican Kitchen

- Storefront restaurant
- Filled vacated storefront
- Opened June 2026

LaunchKit

- In-building office
- Grew from storefront to 3x larger office
- Moved in July 2026

The 1850 Room

- Storefront bar & lounge
- Filled vacated storefront
- Opened September 2026

The Jazzy Rose

- Storefront restaurant
- Filled vacated space
- June 2026

Root Functional Medicine

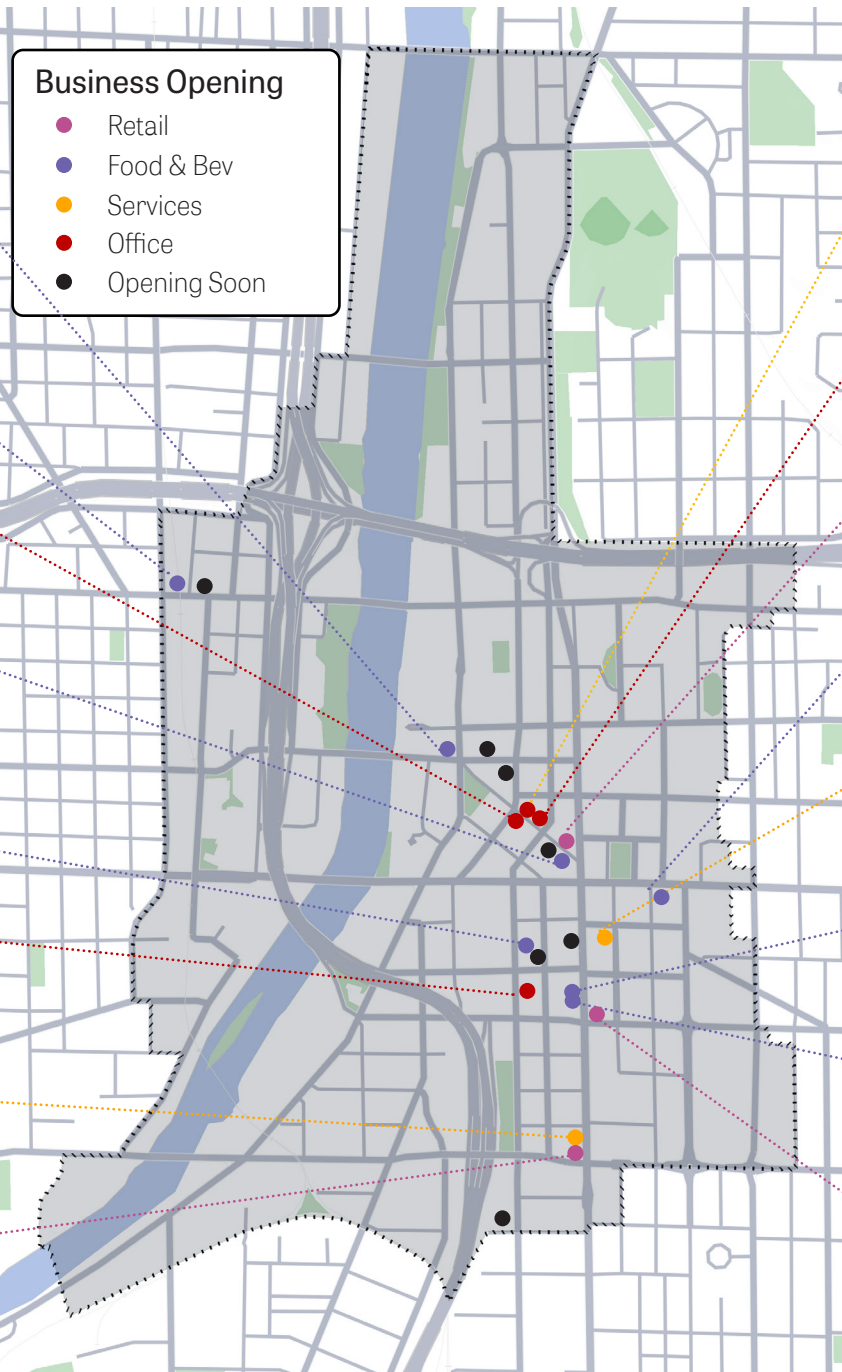
- In-building office
- Moved their HQ to Downtown
- Moved in September 2026

Starbird Tattoo

- Storefront tattoo parlor
- Filled vacated storefront
- Opened January 2026

The Endcap Market & Studios

- Artist collective and studio space
- Filled vacated building & storefront
- Opened August 2026



Business Opening

- Retail
- Food & Bev
- Services
- Office
- Opening Soon

Independent Bank

- Standalone building with storefront
- Moved from Downtown & expanded
- Moved in September 2026

Blue Cross Blue Shield

- In-building office
- Moved their Cascade employees DT
- Moved in September 2026

Lovely La Vie

- Storefront soft goods retail
- Filled vacated storefront
- Opened May 2026

Los Potrillos

- Storefront restaurant
- Filled long vacated storefront
- June 2026

GRAAMA

- Standalone museum building
- Filled long vacated building
- Opened February 2026

Tellers Bar

- Storefront bar
- Filled long vacated storefront
- Opened April 2026

Trust Restaurant

- Storefront restaurant
- Filled long vacated storefront
- Opened April 2026

Crow's Hold

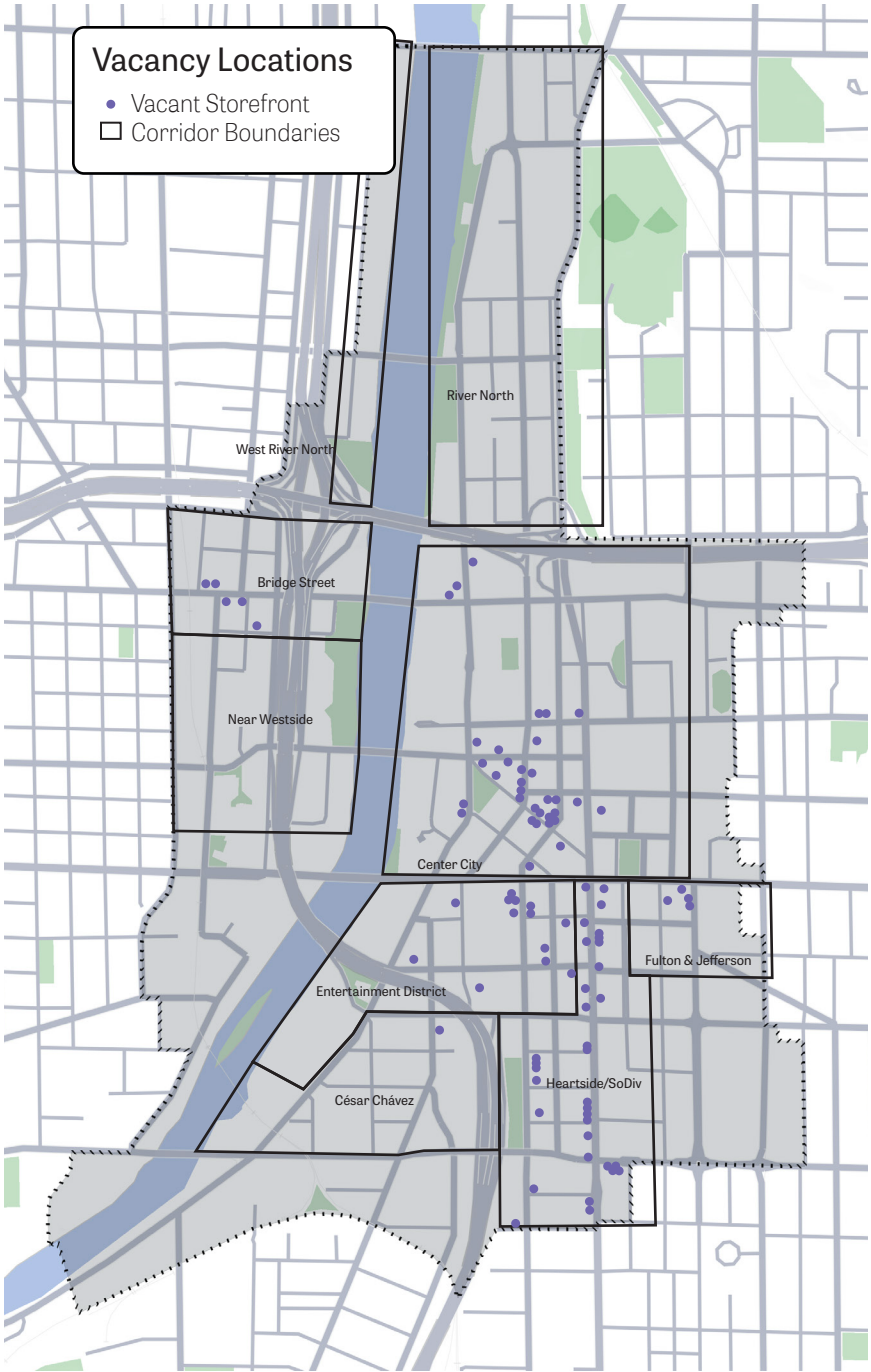
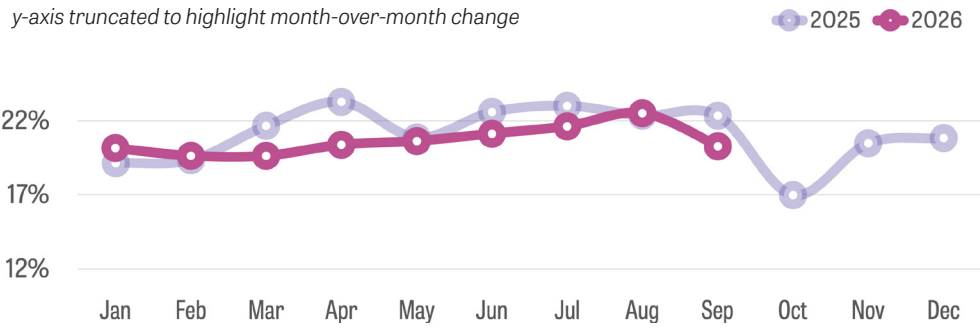
- Storefront vendor market
- Filled vacated storefront
- Opened May 2026

14 storefronts vacated
Downtown in 2026 to date
36% Food & Bev - 43% Retail - 21% Services

Corridor	Storefronts	Vacancies
Bridge Street	24	3 (13%)
Center City	126	29 (23%)
Monroe Center ¹	54 ¹	11 (20%) ¹
César Chávez	9	1 (11%)
Entertainment District	65	10 (15%)
Fulton & Jefferson	21	4 (19%)
Heartside/SoDiv	115	35 (30%)
River North	29	0 (0%)
Near Westside	13	0 (0%)
West River North	2	0 (0%)
DISTRICT TOTALS:	404	82 (20%)

Storefront vacancy was 20% in September 2026

y-axis truncated to highlight month-over-month change



1 - Monroe Center is a subset of Center City and is not included in District Totals
* counted as vacancies

1 Verne Barry Place Renovation

anticipated completion: 2026

\$12,600,000 investment

2 Amway Soccer Stadium

anticipated completion: Spring 2027

+104 jobs

\$175,000,000 investment

3 21 Weston Renovation

anticipated completion: 2027

+96 unit rehabilitation

Investment \$TBD

4 Karl & Patricia Betz Living Center

anticipated completion: June 2027

+118 housing units

+6,000 sq ft of commercial space

\$46,000,000 investment

5 Ledyard Building Conversion

anticipated completion: July 2027

+36 housing units

\$12,300,000 investment

6 Genesis Landing

anticipated completion: July 2027

+26 housing units

+14 car parking spots & bike parking

\$5,500,000 investment

7 Blue Dot

anticipated completion: Summer 2028

+15,000 sq ft of new office space

\$166,000,000 investment

\$417M
current active investment

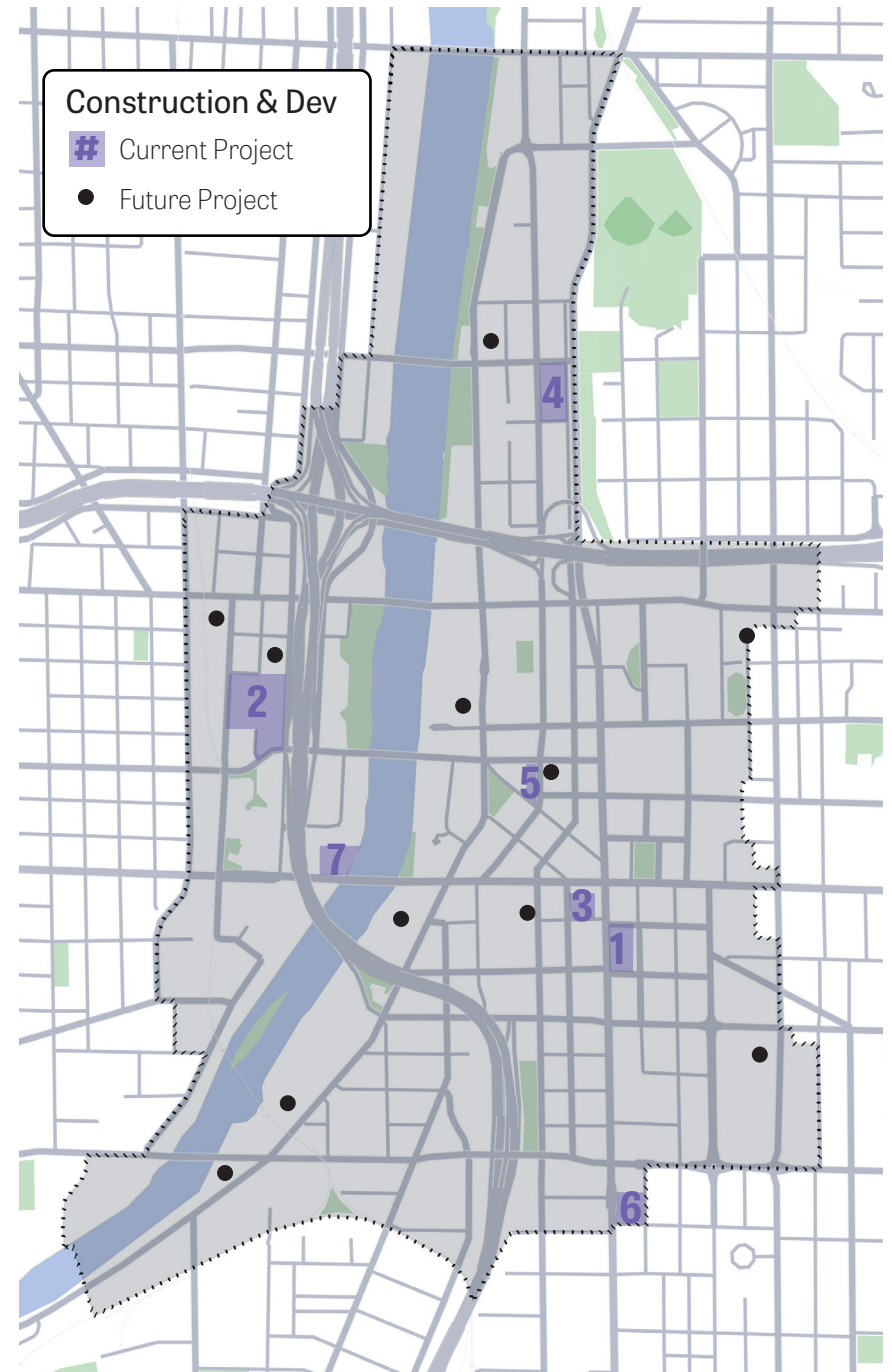
6k
sq ft of new storefront
commercial space

15k
sq ft of new office space

104
new jobs

180
new housing units

14
new car parking spaces



1 555 Leonard

anticipated completion: 2026

+28 housing units
+2,025 sq ft of commercial space
\$3,900,000 investment

2 Adobe West Fulton

anticipated completion: June 2027

+109 housing units
+6,550 sq ft of commercial space
+70 car parking spaces
\$24,500,000 investment

3 Pleasant Hills

anticipated completion: June 2027

+27 housing units
\$10,000,000 investment

4 Factory Yards

anticipated completion: 2027

+467 housing units
+7,000 sq ft of commercial space
+31,000 sq ft of office space
+825 car parking spaces
\$147,000,000 investment

5 The Horizon

anticipated completion: Summer 2027

+171 housing units
+626 sq ft of commercial space
+79 car parking spaces
\$40,000,000 investment

6 Joan Secchia Children's Rehab

anticipated completion: November 2026

+383 car parking spaces
\$70,000,000 investment

7 Heritage Court

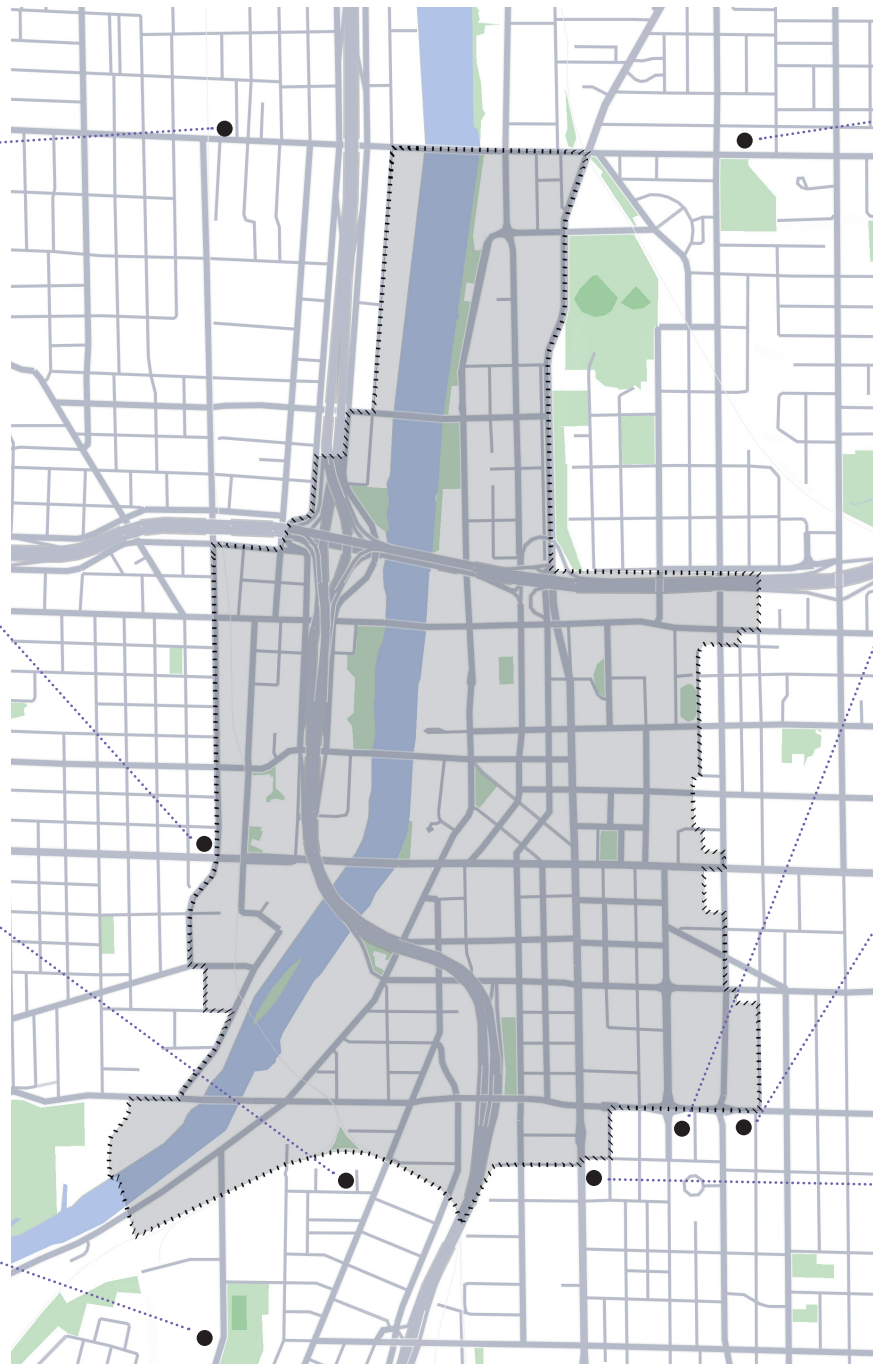
anticipated completion: TBD

+18 housing units
+4,000 sq ft of office space

8 GR University Prep Academy

anticipated completion: May 2027

+10,000 sq ft expansion
\$7,400,000 investment



Grand River Greenway Progress - Urban Core | Updated September 2026

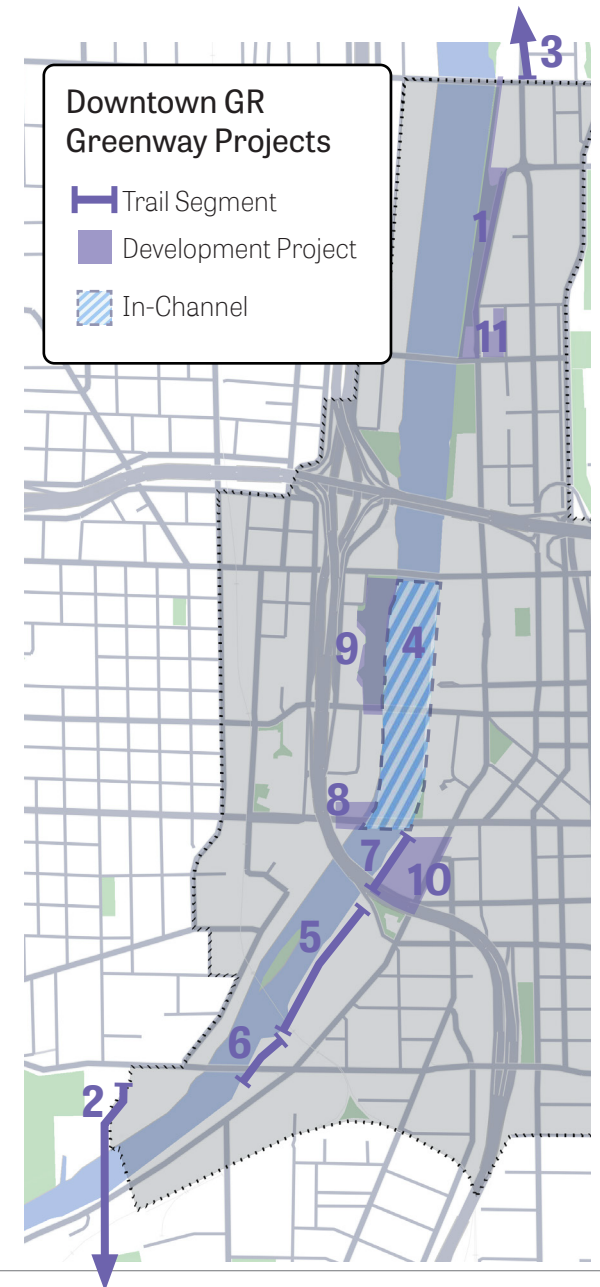
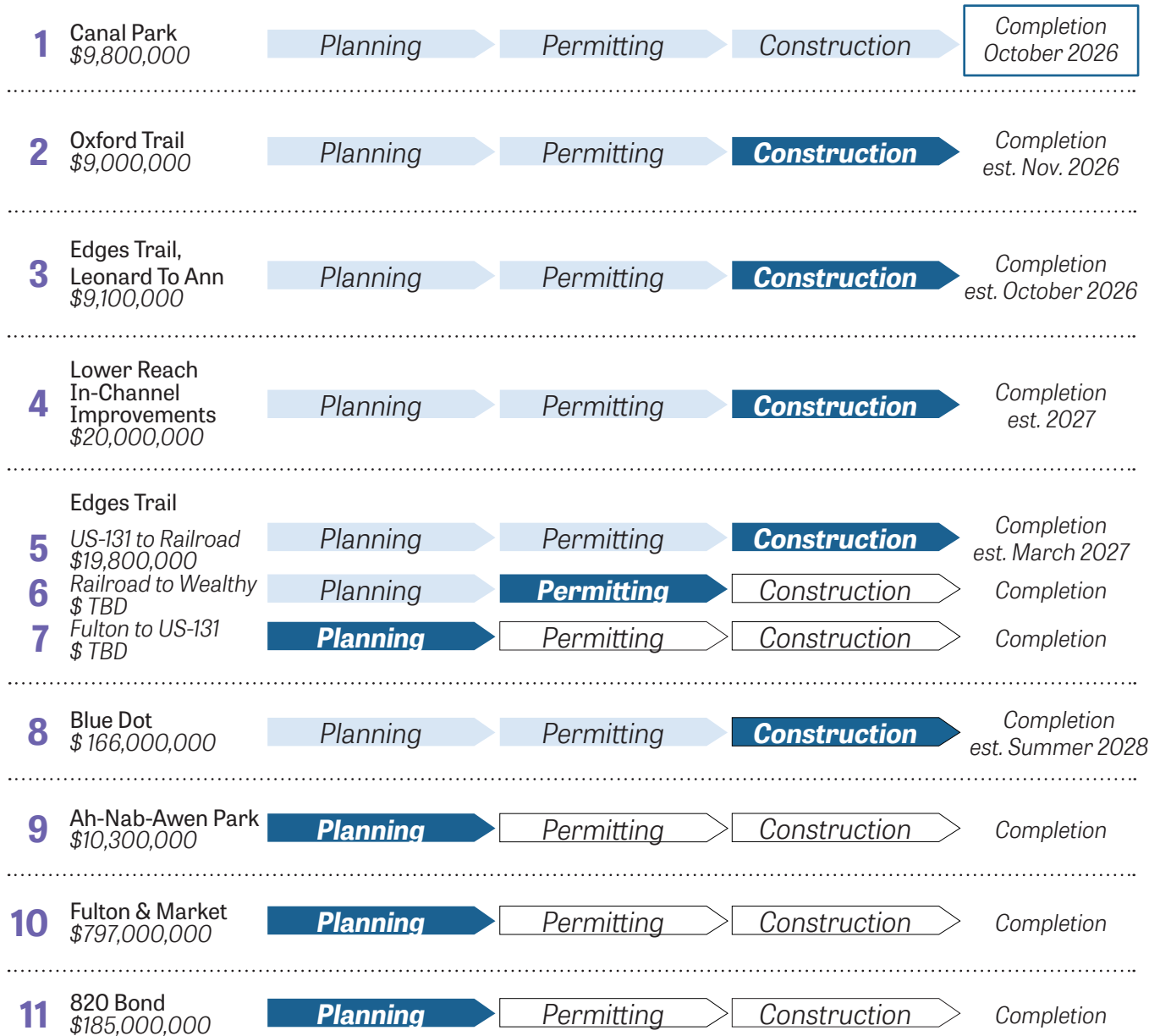
198 total acres of
park improvements

20 total miles of
trail improvements¹

\$332M in total public
space investment

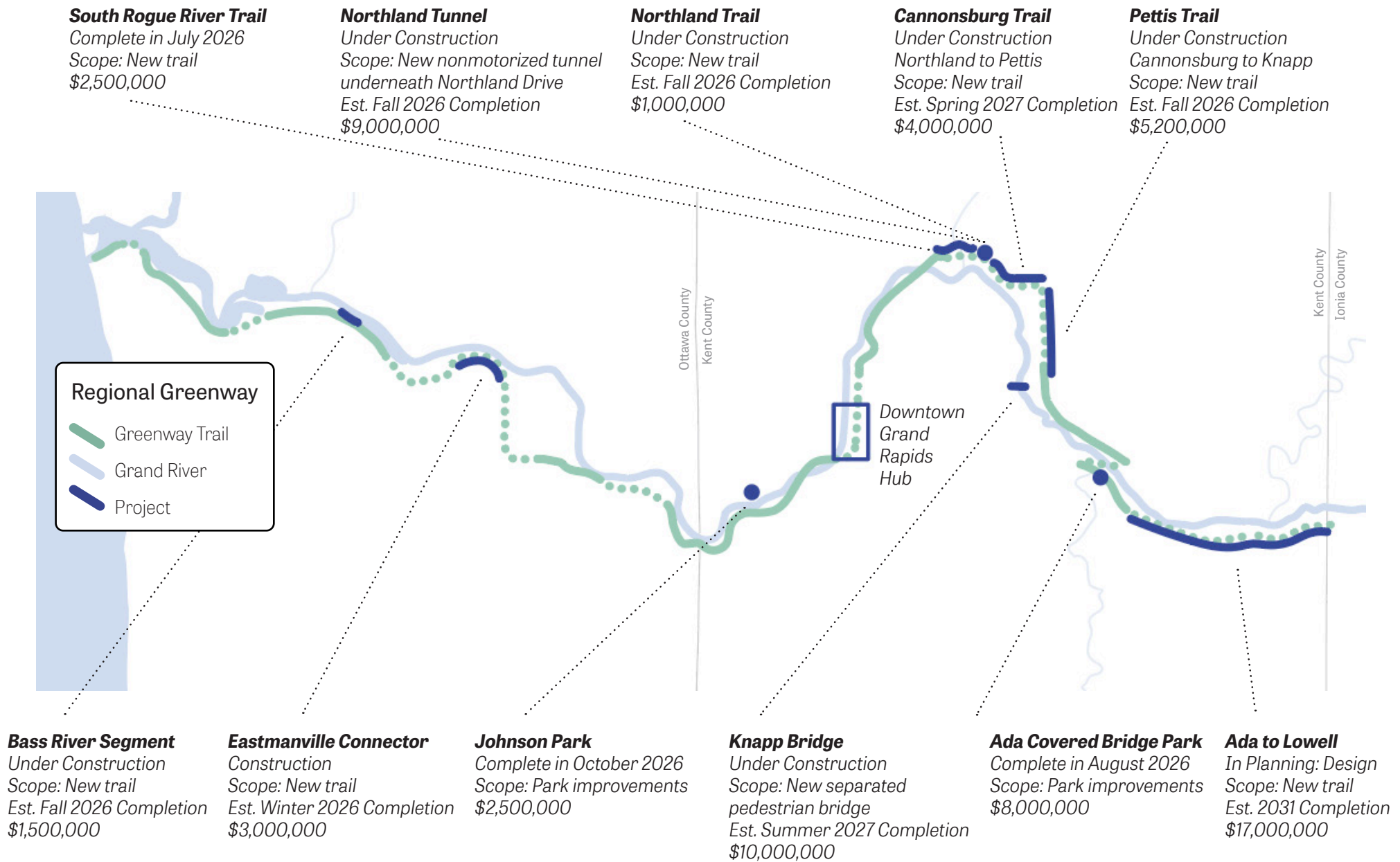
\$1.9B in private
river-adjacent investment²

\$70M in DGRI investment³
(DDA, MNTIFA, ARPA) in 2025



Grand River Greenway Progress - Regional | Updated September 2026

The urban core of Grand Rapids is the hub of West Michigan's outdoor recreation system. Beyond Downtown, partners across the region continue progress to establish the **Grand River Greenway** - an 80+ mile network of public parks and trails connecting Lowell to the Lakeshore.

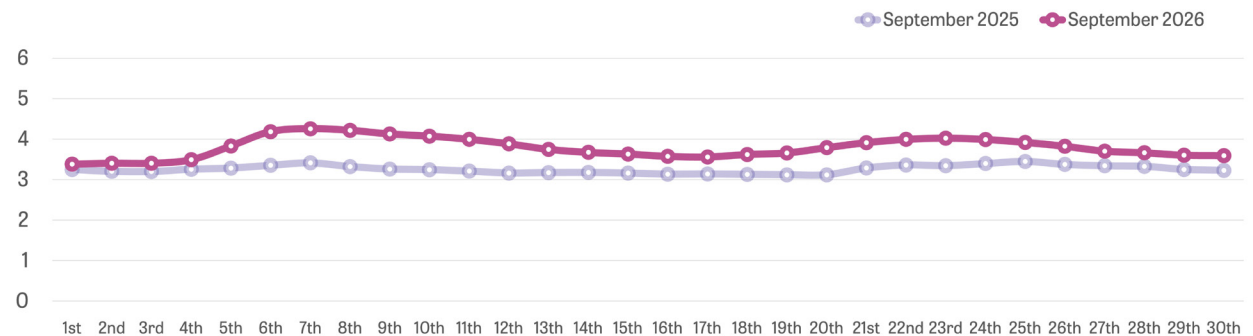


What is gage height? Gage height is the distance (or height) of the water surface above the streamgage datum reference point. Gage height is often observed as it relates to landmarks as well as historical data.²

Why it matters: Gage height is a parameter used to measure water quantity. It is a key indicator in predicting floods, determining flow and informing decisions around infrastructure and water management.

Learn more here: https://waterdata.usgs.gov/blog/gage_height/

Gage height increased +0.54 feet on average vs. Sept 2025 / +0.3 feet vs. August 2026

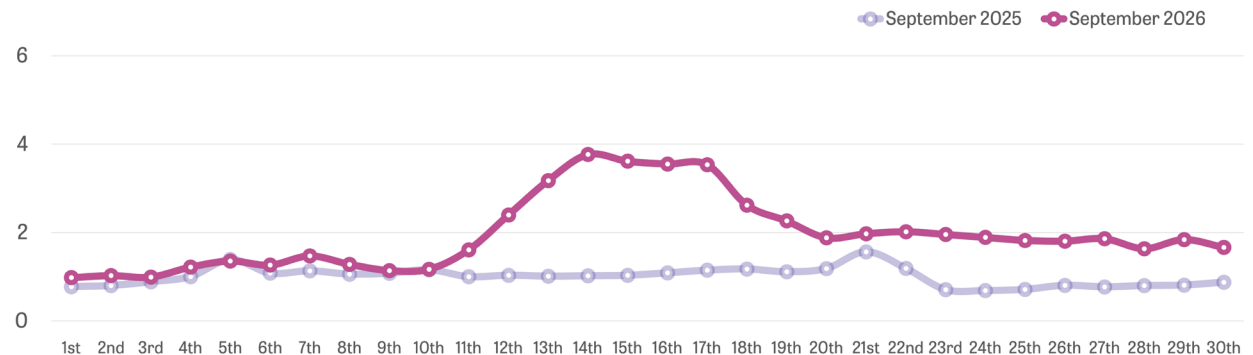


What is turbidity? Turbidity is the measure of relative clarity of a liquid. The higher the intensity of scattered light, the higher the turbidity.²

Why it matters: Increased sedimentation and siltation can occur, which can result in harm to habitat areas for fish and other aquatic life. Particles also provide attachment places for other pollutants, notably metals and bacteria. Thus, turbidity readings can be used as an indicator of potential pollution in a water body.²

Learn more here: <https://www.usgs.gov/water-science-school/science/turbidity-and-water>

Turbidity increased +95% FNU³ on average vs. Sept 2025 / +22% vs. August 2026

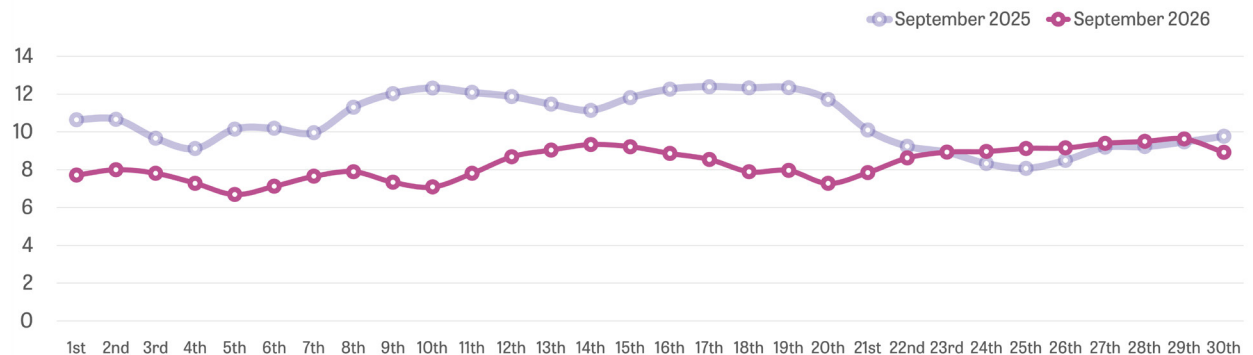


What is dissolved oxygen? Dissolved oxygen is a measure of how much oxygen is dissolved in the water - the amount of oxygen available to living aquatic organisms.²

Why it matters: Fast-moving streams and rivers hold more oxygen, while stagnant waters hold less. When excess organic matter decays, bacteria use up oxygen, leading to eutrophication, i.e. low-oxygen conditions that can kill aquatic life.

Learn more here: <https://www.usgs.gov/water-science-school/science/dissolved-oxygen-and-water>

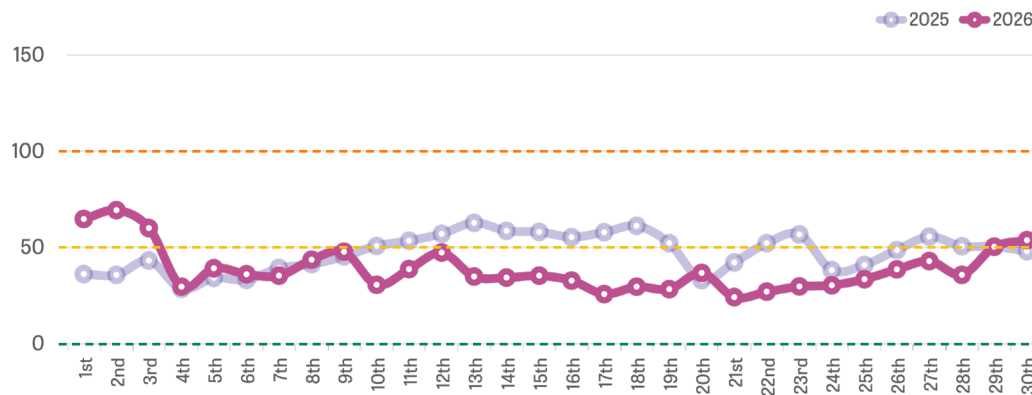
Dissolved O2 decreased -21% ml per liter on average vs. Sept 2025 / -5% vs. August 2026



What is AQI? The US Environmental Protection Agency (EPA) uses the Air Quality Index (AQI) to measure air pollution levels of both ozone and particulate materials. You'll sometimes see air quality issues described on your local news using AQI, which measures five major air pollutants known to be hazardous to our health: ground-level ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, and particulate pollution.¹

- 0 - 50** Perfect. Poses no health risks.
- 51 - 100** Acceptable but can be problematic for at-risk individuals.
- 101 - 150** Unhealthy for sensitive groups.
- 151 - 200** Healthy individuals will begin to feel effects. Sensitive groups may feel unwell.
- 201 - 300** Very unhealthy air for everyone. Stay indoors.
- 301 - 500** Highly unhealthy air for everyone. This is a dangerous situation.

Average daily average maximum AQI decreased -18% vs. September 2025



September 2026 Recap

September 21
César Chávez
20.51 AQI

Best AQI Day

César Chávez
37.39 avg AQI

Best Average AQI

September 2
Community Garden
81.59 AQI

Worst AQI Day

Turner & 1st
40.08 avg AQI

Worst Average AQI



Downtown Ambassador Statistics | Updated September 2026

	September 2026	2026 YTD	2025 YTD	5-Year Average YTD
Graffiti Removals	309	1,966	3,365	3,370
Lbs of Trash Removed	42,500	259,575	235,775	279,031
Snow Removals	0	5,217	6,402	7,866
Weeds Abated	56,337	209,710	144,027	182,658
Business Contacts	783	6,343	3,758	4,954
Pedestrian Assists	18,184	145,638	125,825	153,481
Mobility Assists	115	716	491	1,596
Residents Engaged	9	222	408	N/A

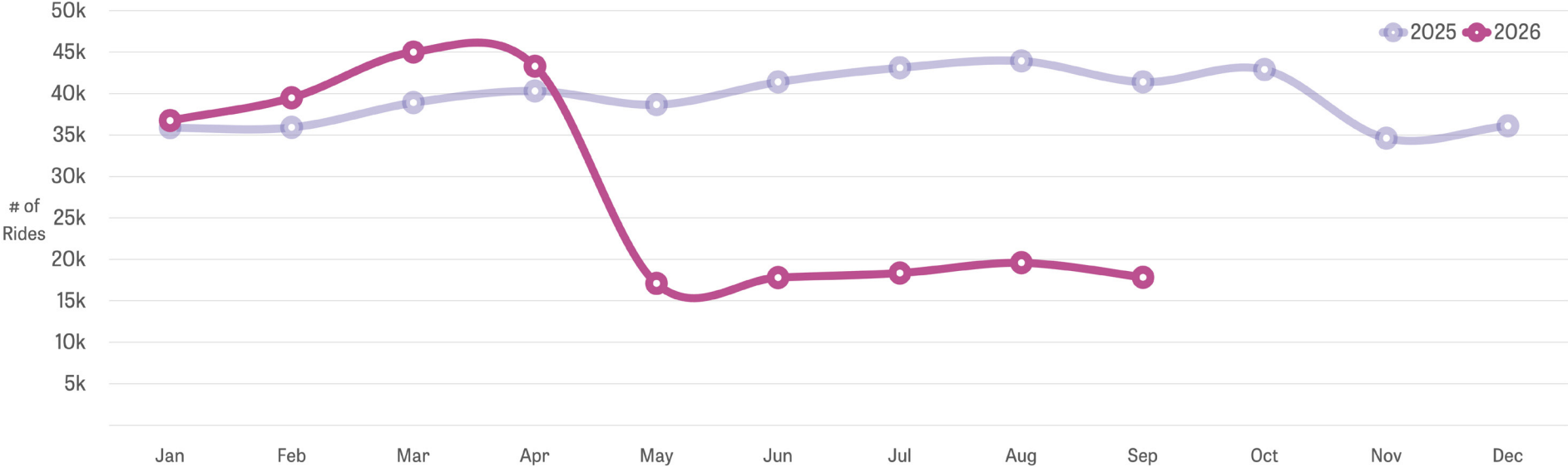


Total Ambassador Banked Hours¹ as of August 2026:

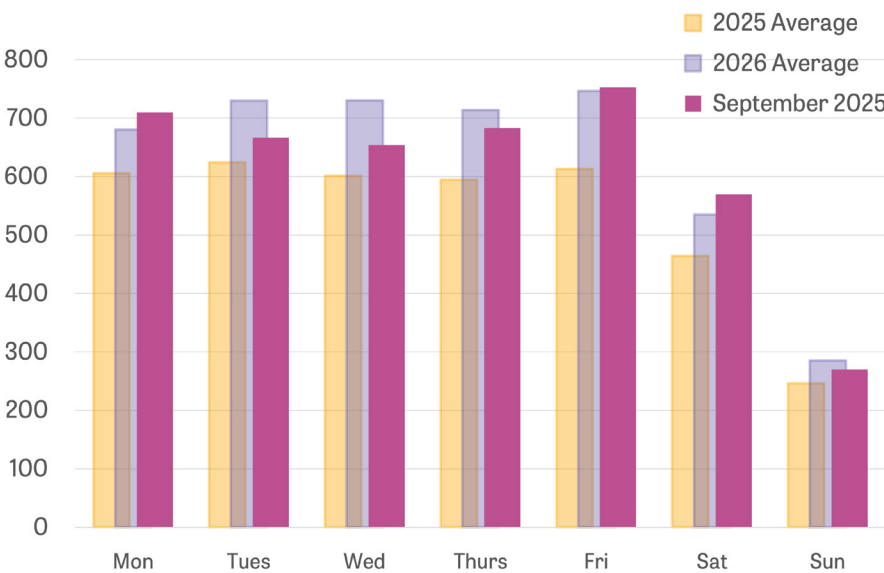
667.25

DASH Circulator ridership decreased -9% vs. August 2026 / -57% vs. September 2025

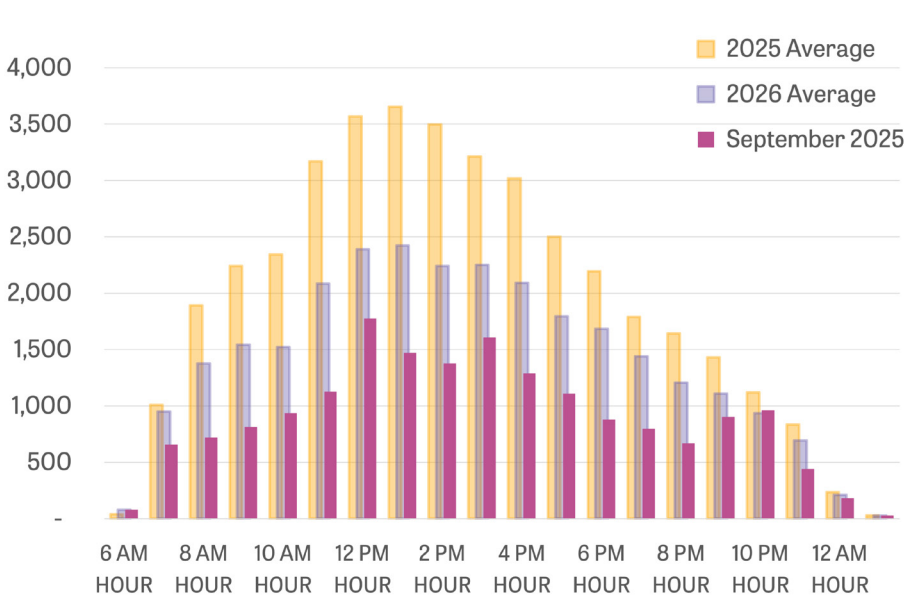
Note: DASH Circulator changed routes, removed Counterclockwise and Work routes on May 4, 2026.



Friday average DASH Circulator ridership increased the most: +22% vs. 2025

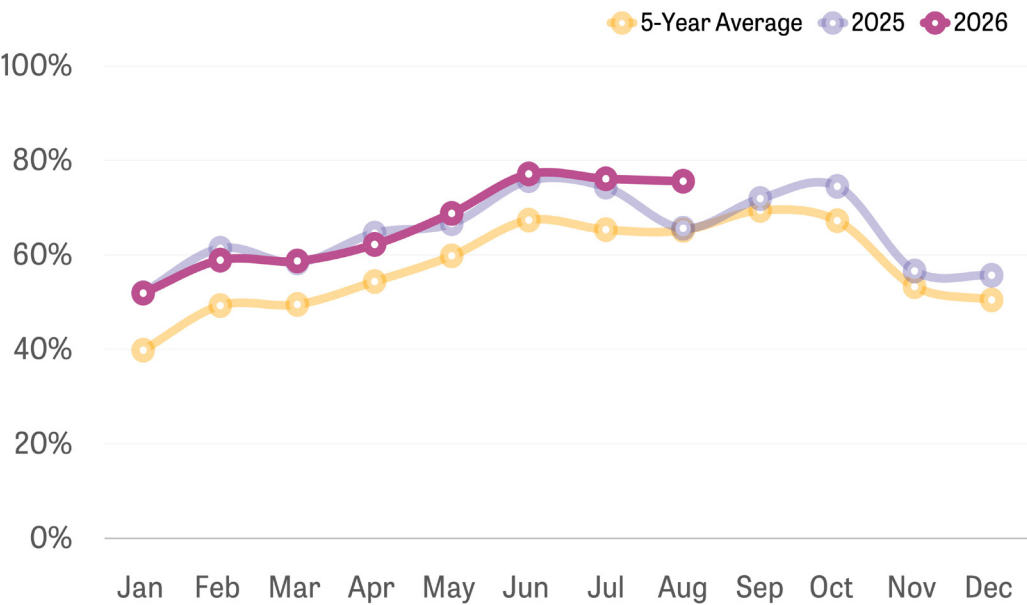


66% of DASH Circulator ridership occurred before 5 PM in September

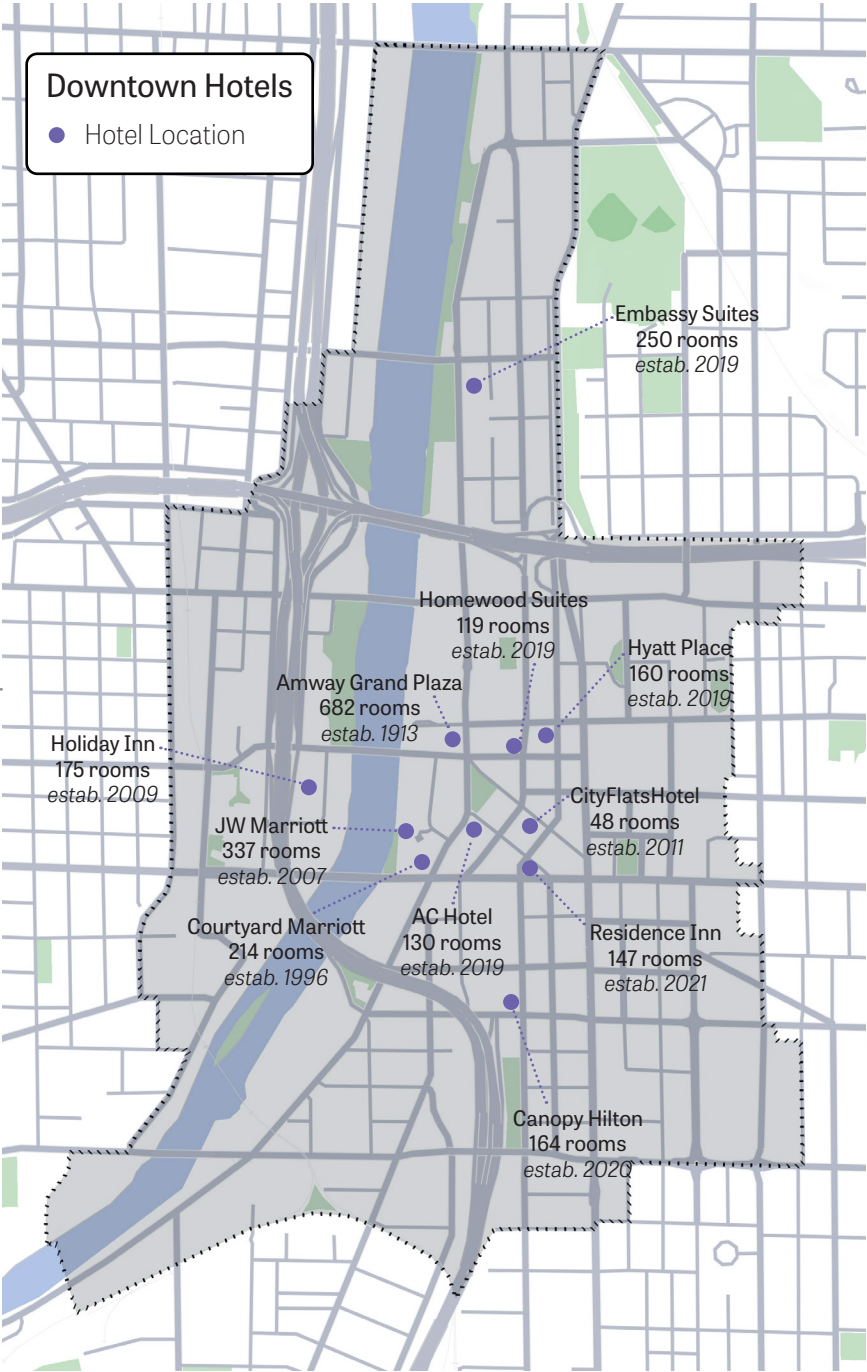
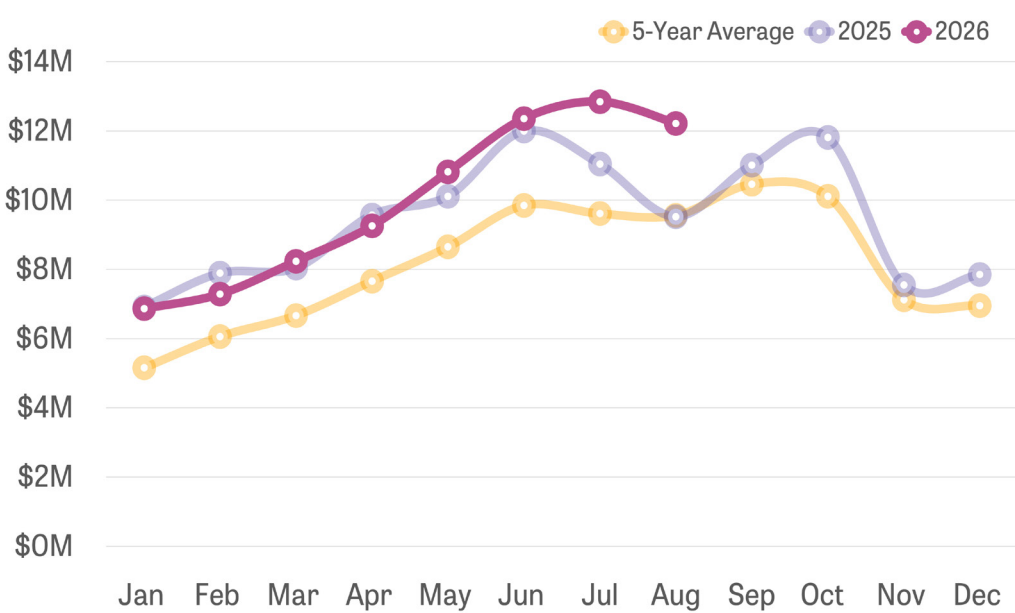


Hotel Occupancy | Updated August 2026

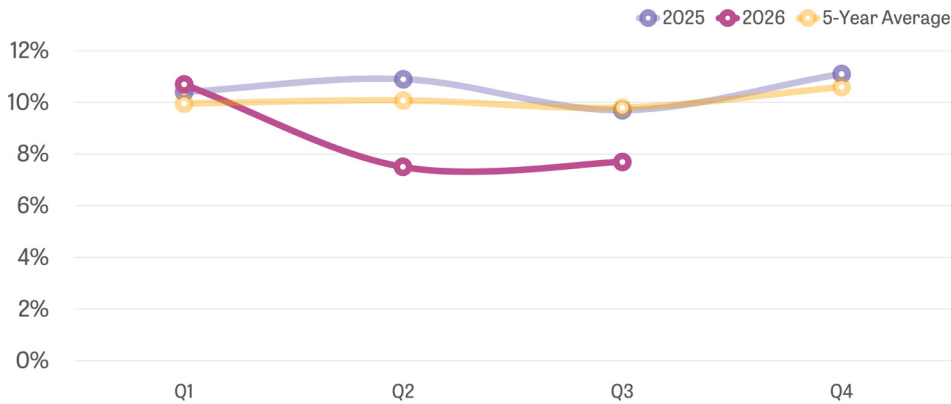
Occupancy decreased -1% vs. July 2026 / +15% vs. August 2025 / +16% vs. 5-year average



Revenue decreased -5% vs. July 2026 / +28% vs. August 2025 / +28% vs. 5-year average¹



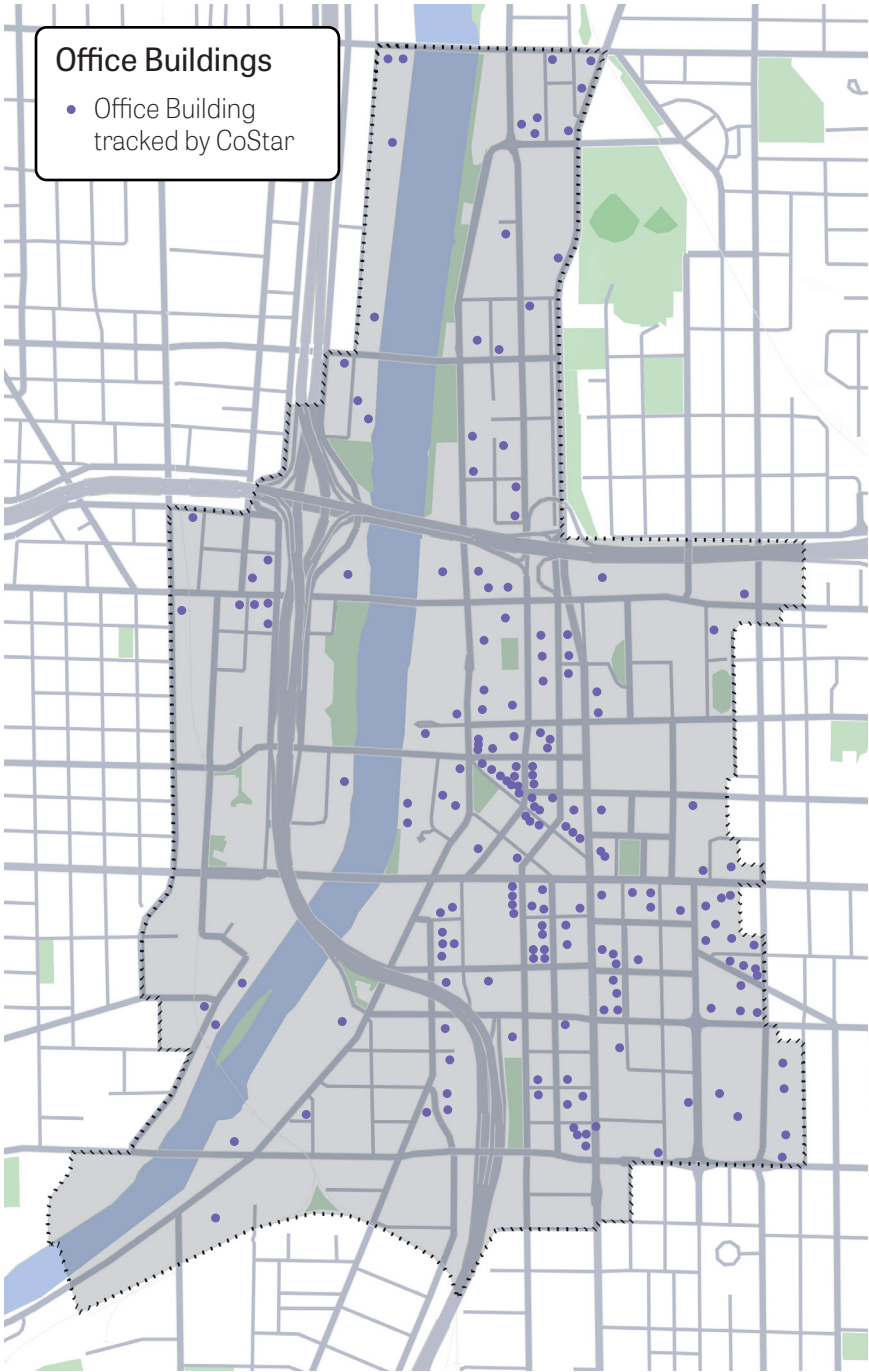
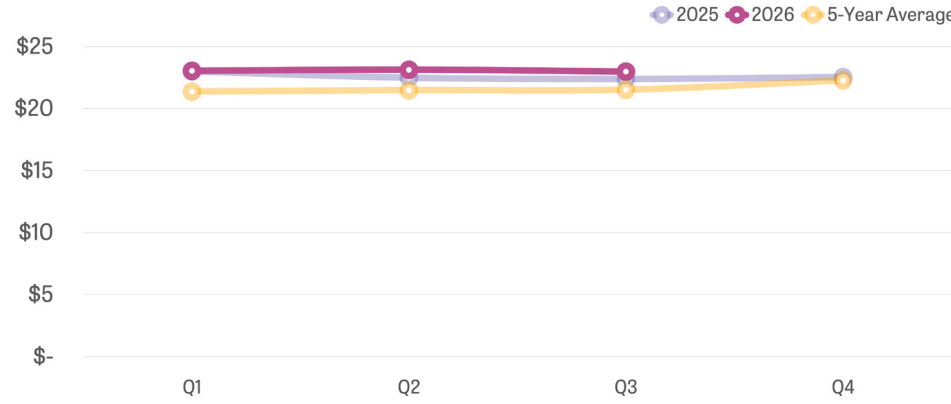
Office vacancy was 7.7% vs. 9.7% in Q3 2025



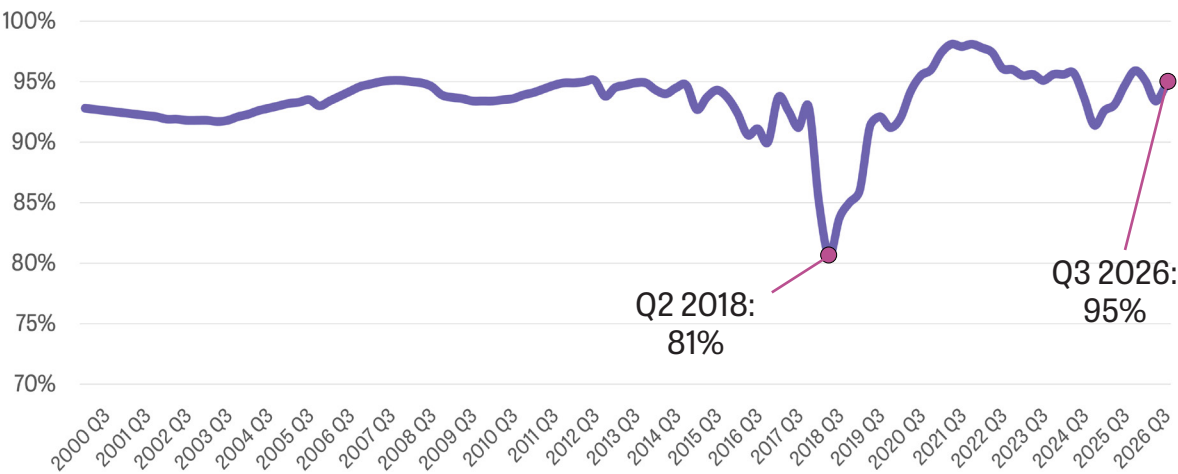
Office vacancy for Class A buildings was +29% vs. the average vacancy¹



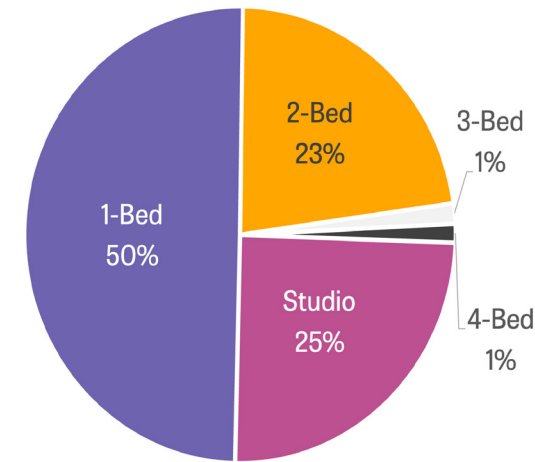
Office base rent was \$22.99/sq ft vs. \$22.39 in Q3 2025



Housing occupancy increased **+1%** vs. Q2 2026 / **-0.1%** vs. Q3 2025 / **-1%** vs. 5-year average
y-axis truncated to highlight year-over-year changes

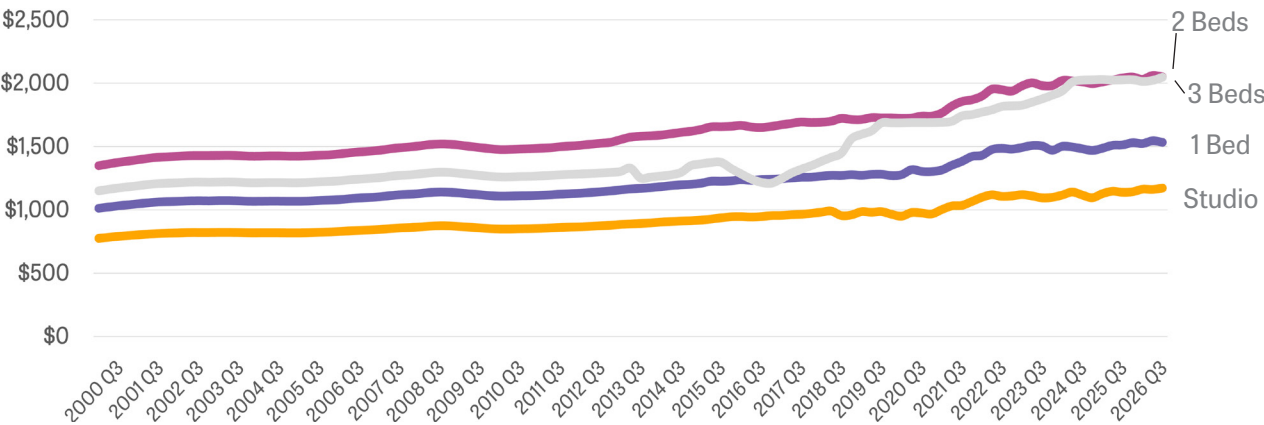


Distribution of Units by # of Rooms

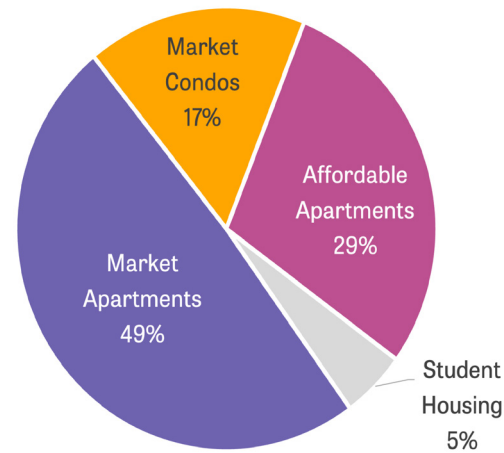


There are **180** units currently under construction and **1,855** in the planning & development pipeline

Average asking rent per unit increased **+0.2%** vs. Q2 2026 / **+1%** vs. Q3 2025 / **+6%** vs. 5-year avg.



Distribution of Units by Rate Type

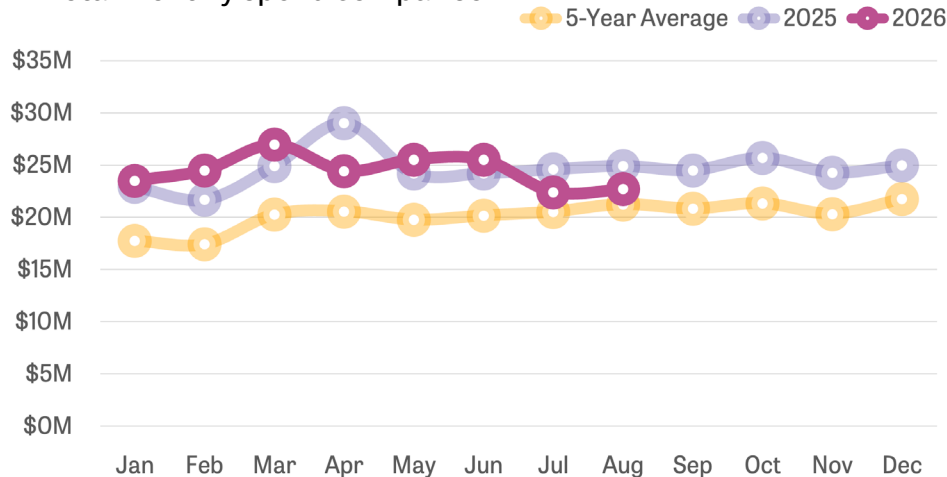


Total spend was approximately **\$22,740,593** vs. \$22,430,852 in July 2026 / \$24,932,734 in August 2025 / \$21,260,939 August 5-year average

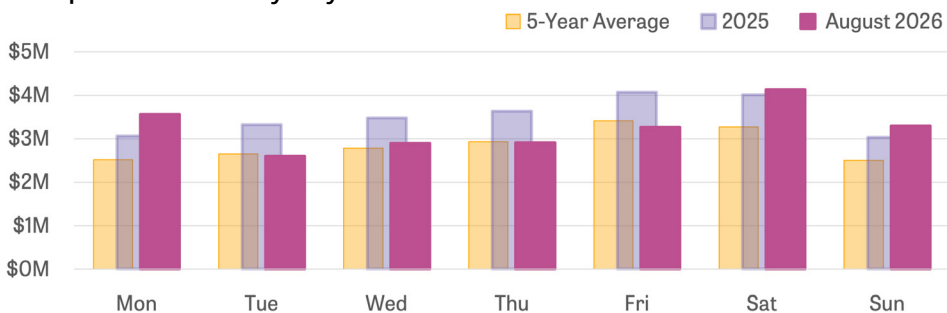
Avg. transaction size was **\$82.67** vs. \$85.98 in July 2026 / \$80.17 in August 2025 / \$77.25 August 5-year average

Spending was **34% local** (origin 0-5 miles) vs. 66% visitor (origin 5+ miles)

Total monthly spend comparison



Spend volume by day



Spending by Category

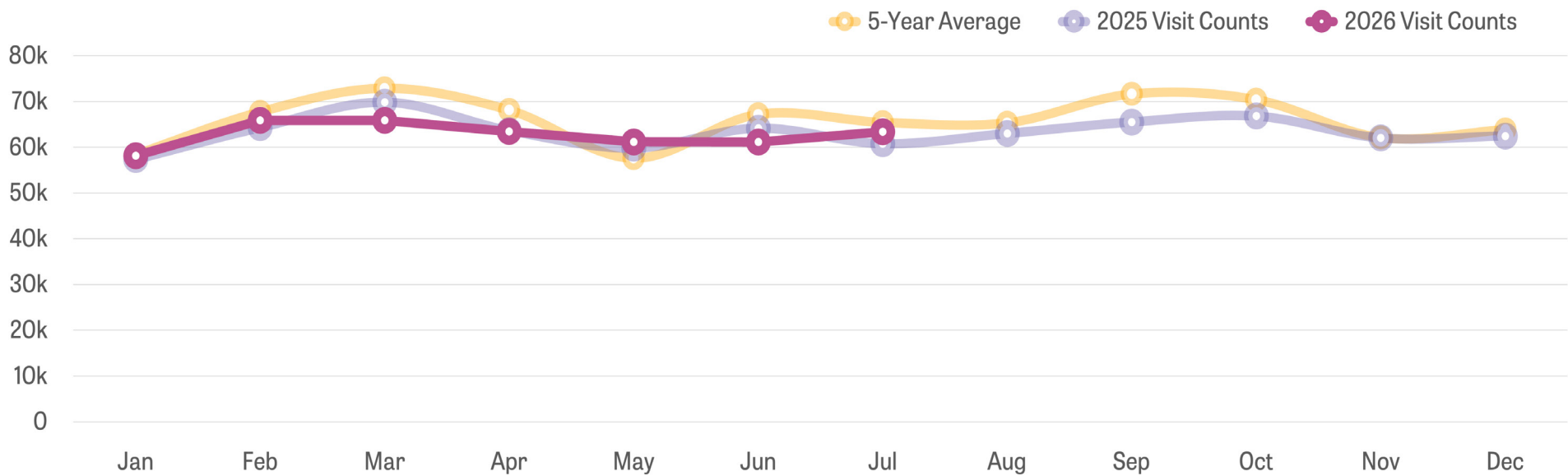
	Share of Spend	Avg. Spend
Financial Services	45%	\$433.23
Dining and Nightlife	15%	\$45.10
Others	15%	\$302.23
Accommodations	12%	\$356.53
Fast Food Restaurants	4%	\$31.40
Specialty Retail	4%	\$78.41
Clothing and Accessories	1%	\$53.04
Leisure, Recreation and Entertainment	1%	\$83.82
Transportation	1%	\$17.08
Grocery and Dept Stores	0.7%	\$32.48

Spending by Origin City (Top 10)

	Share of Spend	Avg. Spend
Grand Rapids, MI	51%	\$247.30
Wyoming, MI	10%	\$254.58
Grandville, MI	3%	\$160.93
Holland, MI	3%	\$124.38
Rockford, MI	2%	\$100.74
Comstock Park, MI	2%	\$187.81
Byron Center, MI	2%	\$132.30
Hudsonville, MI	2%	\$195.96
Caledonia, MI	2%	\$111.15
Lowell, MI	1%	\$137.69

Total spending: 88% in-state vs. 12% out-of-state

Daily average visit counts increased **+7%** vs. June 2026 / **+4%** vs. July 2025 / **-3%** vs. 5-Year Average



94% of visits are repeat visits in 2026 to date vs. 97% in 2025 / 96% 5-year average.

10.4% of visits are out-of-state visits in 2026 to date vs. 6.8% in 2025 / 6.4% 5-year average.

11.7% of visitor days are overnight trips in 2026 to date vs. 8.8% in 2025 / 10% 5-year average.

Average daily **weekday activity** decreased **-1%** vs. 2025 / **-9%** vs. 5-Year Avg.

