

AGENDA



DOWNTOWN IMPROVEMENT DISTRICT

Board Members:

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

February 18, 2025
2:00 pm Meeting
29 Pearl Street, NW Suite #1

1. Call to order (2:00)
2. Approve Meeting Minutes from October 15, 2025 (2:01)
Motion – Steimle-App | (enclosure)
3. Accept June FY Year End Financial Statements (2:02)
Motion – Steimle-App | (enclosure)
4. Accept January 2026, Financial Statements (2:05)
Motion – Steimle-App | (enclosure)
5. 2026 Meeting Schedule (2:08)
Info Item – Steimle-App | (enclosure)
6. Downtown Ambassador Update (2:10)
Info Item – Krenz
7. 2025 Stakeholder Survey Results (2:20)
Info Item – Eledge | (enclosure)
8. Reauthorization Update & Draft Budget Review (2:30)
Info Item – Eledge | (enclosure)
9. DGRI President & CEO Report (2:45)
Info Item – Kelly
10. Public Comment (2:50)
11. Board Member Discussion (2:55)
12. Adjournment (3:00)



MEETING OF THE DOWNTOWN IMPROVEMENT DISTRICT BOARD
October 15, 2025

1. Call to Order

This meeting was called to order at 2:03 p.m. by Monica Steimle-App.

Attendees

Members Present: Peter Albertini, Kate Berens, Mike Bishop, Emily Loeks, Josh Lunger (arrived after item #2), Andrew Martin, Paul Skentzos, Monica Steimle-App, Elliot Talen

Members Absent: Stacie Behler, Mike Ellis, Cullen Hillary, Virginia Justice, Douglas Kessler, Ashley Ward, Rick Winn

Others Present: Teva Arapari (Treasurer), Tim Kelly (Executive Director), Lauren Suidgeest (Recording Secretary), Melvin Eledge (DGRI).

2. Approve Meeting Minutes from June 18, 2025

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

3. Accept FY25 Year End Financial Statements

Motion: Member Berens, supported by Member Martin, moved to accept the FY25 Year End Financial Statements. The motion carried unanimously.

4. Accept August 2025 Financial Statements

Chair Steimle-App asked when the audit would be complete and when the statements would be finalized. Arapari responded that the audit was anticipated to be completed the previous week; however, implementation of a new system has caused delays, and a revised completion timeline is not yet confirmed.

Member Berens noted that the "Earnings on Investment" line reflects a loss rather than a gain and asked for clarification. Arapari stated that he would follow up with the Treasurer regarding this item and provide clarification at a later date.

Motion: Member Tallen, supported by Member Bishop, moved to accept Statement C: Schedule of Expenditures ending August 2025 as presented. The motion carried unanimously.

5. Streetscape Assessment Overview

Eledge presented an overview of the annual Streetscape Assessment by corridor.

- Bridge Street experienced a decrease in its overall average score.
- Ionia Avenue showed improvement when compared to 2023, though accessibility concerns were noted, including uneven concrete and missing bricks.

- Monroe Center saw a slight improvement; however, weeds and debris remain persistent issues.
- Ottawa Avenue scores remained consistent from 2023 through 2025, with stains and gum identified as worsening conditions.
- South Division experienced a slight increase from the previous year.

Eledge explained that the assessment data is primarily used to provide Ambassadors with a defined scope of work and to inform task prioritization. Eledge noted that accessibility will be added as a formal component of the Streetscape Assessment next year. While DGRI is not primarily responsible for accessibility improvements, partnering with the City and having this data will be beneficial.

Chair Steimle-App asked whether the data is used internally or shared publicly. Eledge stated that the data is currently used internally, though he has a personal goal to publish it in the future.

Chair Steimle-App also asked who completes the assessments, and Eledge explained that assessments are conducted by staff and volunteers, predominantly stakeholders from the assessed areas. Steimle-App noted that sharing the data with those involved would be beneficial.

Member Lungler expressed interest in receiving the data along with commentary from Eledge, noting that many stakeholders would benefit from understanding both the progress being made and areas for improvement. Eledge responded that staff could develop a more comprehensive report and share it with the Board.

Member Skentzos asked how frequently the assessments are conducted, how many streets are included, and how issues identified outside of the Ambassador Program are reported and addressed. Eledge explained that assessments currently cover five high-pedestrian streets and are conducted annually, with a goal of increasing to twice per year. Issues outside of the Ambassador's scope are typically submitted through the City's 311 system, though response times are not currently tracked and can vary.

Kelly added that a district-wide survey is also distributed to gather additional feedback, and that Ambassadors assist in collecting data to better understand conditions across the district.

Chair Steimle-App reiterated the value of publishing the streetscape information and clearly communicating how the data is used. She emphasized that sharing this information with business associations, the Chamber, and other partners would help broaden awareness of the work being done.

Eledge noted that staff is working toward having Ambassadors participate in the streetscape assessments to better inform their training and improve awareness of what to look for while working in the district.

Bishop asked whether the streetscape data is tied to Ambassador performance reviews. Eledge responded that the data is not directly used in evaluations but does inform task assignments and action plans developed to address identified issues.

6. DID Reauthorization

Eledge presented an overview of the Downtown Improvement District (DID) reauthorization process and proposed timeline. He noted that the DID must be reauthorized periodically, with the most recent reauthorization completed for a three-year term. Staff is preparing to pursue reauthorization for another set term and will need direction from the Board no later than February.

Proposed timeline:

- o February: DID Board Recommends Plan to City Commission
- o March: City Commission Sets Public Hearing
- o March: City Commission Holds Public Hearing
- o April: City Commission Considers/Approves Plan
- o April: Assessment Notices Mailed
- o May: Roll open for inspection
- o June: Board of Review Hearing
- o July: Confirmation of Roll
- o September: Bills Mailed

Eledge outlined several considerations for the reauthorization, including potential expansion of the district to areas such as Monroe North, the West Side, and Market Avenue near the amphitheater; potential changes to the DID scope or services; and the length of the reauthorization term. He noted that the previous reauthorization was for three years, with a statutory maximum of five years, though there has been some hesitation around longer terms in past discussions.

Chair Steimle-App inquired what changes were made during the previous reauthorization. Eledge explained that residential parcels were added into the district assessment, nonprofit parcels were brought back into the assessment, snowmelt services were consolidated and a mechanism for variable rate increases tied to inflation was established.

Member Bishop asked whether inclusion of the amphitheater would be voluntary. Eledge affirmed that even if the Board wished to pursue inclusion of Market Avenue, property owners would still need to be engaged and agree to participate.

Member Bishop also asked whether district boundaries can only be expanded during reauthorization. Eledge and Kelly clarified that while boundaries can only be expanded during reauthorization, the Board can choose to reauthorize at any time or amend the DID operating plan.

Member Skentzos voiced support for expansion and inquired how expansion would affect the Ambassador program scope of work and impact on DID budget. Eledge noted that any district expansion would likely include expansion of the Ambassador Program and that DGRI staff would need to determine whether new areas could financially support those services prior to expansion authorization. He explained that if expansion were approved, additional services in expansion services would ideally begin July 1, with the DDA temporarily covering costs until DID assessments are collected.

Member Martin asked whether there is a formal process for expansion, including signatures and public meetings. Eledge explained that DGRI staff would hold open public meetings, attend neighborhood association meetings and engage stakeholders in potential expansion areas to assess interest and communicate costs and services.

Member Berens asked whether expansion into the West Side would overlap with the West Side CIA. Eledge responded that overlap would depend on how boundaries are drawn, but overlap is possible. Member Berens also raised considerations related to river cleanliness and trail expectations, noting that the presence of Ambassadors in Monroe North and Market Avenue could be important in those corridors.

Member Berens shared that the City has been funding personal belonging storage at Mel Trotter using federal ARPA funds and is seeking partners to help sustain the program, noting an approximate cost of \$200,000.

Kelly added that an operations and maintenance plan for the river corridor is being developed, and Eledge noted that he serves on that working group.

Chair Steimle-App asked what direction staff needs from the Board to move forward. Eledge asked whether the Board is interested in district expansion. If they are, the Board will need to determine whether there is interest in adding or removing services from the DID scope and whether a subcommittee should be formed. He stated that staff would return in December with a short list of potential recommendations and seek Board feedback at that time. Steimle-App noted that a subcommittee was used during the previous reauthorization process.

Chair Steimle-App expressed support for district expansion. Member Bishop agreed, stating that all three areas shown on the map are worth pursuing. Bishop also stated that the reauthorization term should be at least three years due to the complexity of the process.

Member Slaydon noted that the West Side is considering transitioning from a CIA to a BID. Following Board clarification, Eledge explained that a BID could be layered over a CIA, but if the West Side became its own BID, the DID would not be able to expand into that area. He added that such a district might be able to contract with DGRI for Ambassador services.

Member Bishop asked whether expansion should be approached from a financial perspective. Eledge responded that the first step would be determining whether an area can financially support the services it desires. He noted that Monroe North has historically struggled to support services due to parcel composition, though inclusion of nonprofit parcels may change that calculation.

Member Loeks asked whether there has been resistance from residential properties included in the DID. Member Skentzos, a DID resident, responded positively, stating that the cost per unit is modest, that Ambassadors add value to the downtown experience and that he would be willing to pay more.

Eledge shared that the residential assessment is approximately \$120 per unit.

Member Martin asked whether it would make sense to delay expansion to the amphitheater until it is operational and needs can be assessed. Eledge agreed that waiting until the project is underway may be prudent.

Member Bishop emphasized the importance of aligning services with the revenue generated by any expanded district, noting that additional services may require different funding approaches. Eledge confirmed that different service levels can legally be provided to different areas based on financial capacity.

Chair Steimle-App summarized that staff would take the feedback shared during the discussion and return in December with recommendations. Eledge confirmed and noted that the additional time

would allow staff to engage with Monroe North, West Side CIA representatives and other stakeholders.

Member Bishop expressed concern about expanding the DID scope to include personal belonging storage, noting that the cost would represent a significant portion of the DID budget and may not align with the district's core purpose. Member Berens clarified that the City is seeking partners and not expecting the DID to take on the program entirely, and that discussions are exploratory, including whether Ambassadors could assist in some capacity.

7. DGRI President & CEO Report

Kelly presented the following updates:

- The process is underway to refresh the GR Forward plan. A request for qualifications (RFQ) has been released, with recommendations expected to be brought to the fiduciary boards in November/December. A larger steering committee is also being formed.
- Several housing projects supported through the DDA were highlighted, including a new 26-unit housing development on a vacant lot along Sheldon Avenue and the conversion of office space on Ledyard into residential units.
- ArtRat Studio received a DDA grant to support the expansion of its storefront.
- An update was provided on the Grand Rapids Game Show Experience project.
- The Downtown Retail Incubator Program has started and is focused on supporting entrepreneurs and bringing new retail concepts downtown. Applications are currently open.
- Multiple groundbreaking have occurred, primarily along the riverfront, including the east riverfront and the Oxford Trail.
- A ribbon cutting was held at Lyon Square, with projection mapping for the site forthcoming.
- A successful summer events season was noted, including Sunset Cinema, Return to the River, and ArtPrize.
- September visitor counts were slightly above 2019 levels and slightly below 2024 levels.

8. Public Comment

None.

9. Board Member Discussion

Member Skentzos asked for an update on the status of the improvements adjacent to Van Andel Arena. Kelly responded that the project is currently undergoing a redesign, and that the DDA has funding in place to begin construction next spring, pending the project remaining on schedule.

10. Adjournment

The meeting adjourned at 2:55 pm.

Minutes taken by:
Lauren Suidgeest
Downtown Grand Rapids, Inc

MEMORANDUM

CITY OF GRAND RAPIDS

DATE: December 9, 2025

TO: Downtown Improvement District

**Agenda Item #3
December 17, 2025
DID Meeting**

FROM: Tricia Chapman
Accounting Services Manager

SUBJECT: Interim Financial Statements as of June 30, 2025

Attached are the Authority's interim financial statements for the twelve months of the Authority's fiscal year ending June 30, 2025. These have been updated for year end entries and balance to the DID funds within the City's Audit.

The attached Statements include:

- Statement A: Balance Sheet
- Statement B: FY25 Budget vs Actual Results
- Statement C: Schedule of Expenditures

The District-Wide fund balance increased just slightly by 17,545 and the Snowmelt fund balance decreased by 8,229 in fiscal year 2025.

The DID spent approximately 94.2% and 104.4% of the budgeted appropriations in the District-Wide fund and the Snowmelt fund respectively.

Please contact me at 616-456-3848 or at tchapman@grcity.us if you have any questions.

Attachments

STATEMENT A
GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT
Balance Sheet
June 30, 2025

ASSETS	DISTRICT - WIDE	SNOW - MELT	TOTAL
Pooled Cash & Investments	\$ 374,927	\$ 473,182	\$ 848,109
Interest Receivable	2,019	1,836	3,855
Assessments Receivable	-	-	-
TOTAL ASSETS	\$ 376,946	\$ 475,018	\$ 851,964
 LIABILITIES AND FUND EQUITY			
Liabilities			
Accounts Payable	\$ 162,172	\$ 9,486	\$ 171,658
Deferred Assessment Revenue	-	-	-
Compensated Absences	2,943	-	2,943
TOTAL LIABILITIES	\$ 165,115	\$ 9,486	\$ 174,601
 Reserve for Encumbrances	 \$ -	 \$ 28,116	 \$ 28,116
Unrestricted Reserve	211,831	387,280	599,111
Restricted Reserve - Campau Promenade	-	-	-
Restricted Reserve - Monroe Center	-	50,136	50,136
Restricted Reserve - Monument Park	-	-	-
TOTAL FUND EQUITY	\$ 211,831	\$ 465,532	\$ 677,363
TOTAL LIABILITIES & FUND EQUITY	\$ 376,946	\$ 475,018	\$ 851,964

Prepared December 9, 2025

STATEMENT B

**GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT
FY2025 Statement of Revenues and Expenditures
July 1, 2024 - June 30, 2025**

	DISTRICT-WIDE		SNOWMELT	
	Budget	Actual	Budget	Actual
REVENUES				
Assessments	\$ 1,343,693	\$ 1,158,525	\$ 170,000	\$ 153,981
Reserve for Uncollectible Accounts	(175,198)	-	-	-
Earnings on Investments	13,205	35,425	18,493	34,222
Miscellaneous Revenues and Reimbursements	-	December 17, 2	-	-
TOTAL REVENUES	\$ 1,181,700	\$ 1,193,950	\$ 188,493	\$ 188,203
EXPENDITURES				
DISTRICT-WIDE SERVICES				
Maintenance and Beautification				
Ambassador Program - Clean & Safe	\$ 752,839	\$ 643,756	\$ -	\$ -
QOL - Residential Project	117,000	124,160	-	-
Irrigation, Repairs & Utilities	6,967	16,632	-	-
Flowers & Plantings	115,000	176,900	-	-
Sub-Total	\$ 991,806	\$ 961,448	\$ -	\$ -
Marketing and Communications				
Personnel - Wages & Benefits	21,000	22,400	-	-
Printing & Postage	750	557	-	-
Sub-Total	\$ 21,750	\$ 22,957	\$ -	\$ -
Administration				
DGRI Overhead	28,000	47,381	-	-
Personnel - Wages & Benefits	73,000	86,125	-	-
Professional Services	22,500	13,378	-	-
City A-87 Costs	45,027	45,116	-	-
Sub-Total	\$ 168,527	\$ 192,000	\$ -	\$ -
SNOWMELT SYSTEM OPERATIONS				
Central City Snowmelt	\$ -	\$ -	\$ 188,110	\$ -
Campau Promenade District	-	-	-	64,559
Monroe Center District	-	-	-	113,532
Monument Park District	-	-	-	18,341
TOTAL EXPENDITURES	\$ 1,182,083	\$ 1,176,405	\$ 188,110	\$ 196,432
EXCESS / (DEFICIT)	\$ (383)	\$ 17,545	\$ 383	\$ (8,229)
BEGINNING FUND BALANCE, Adjusted for Comp Abs		194,286		473,761
ENDING FUND BALANCE		\$ 211,831		\$ 465,532

Special & Voluntary Assessments as of 6/30/2025	Budgeted	Invoiced	Received	Receivable
District-Wide	\$ 1,343,693	\$ 1,158,525	\$ 1,158,525	\$ -
Center City Snowmelt Operations	170,000	153,981	153,981	-
TOTAL	\$ 1,513,693	\$ 1,312,506	\$ 1,312,506	\$ -

STATEMENT C

**GRAND RAPIDS, MICHIGAN
DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures**

June 2025 - Expenditures since preliminary statements were presented

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
6/30/2025	Micandy Garden Greenhouses, Inc.	Maintenance & Beautification	Flowers & Plantings	ACCRUAL FY25 - IN SI-42666	<u>\$ 61,090.00</u> 61,090.00
6/30/2025	City Treasurer - Staff Services	Administration	Personnel	Change in Compensated Absences FY25	<u>1,263.00</u> 1,263.00
TOTAL EXPENDITURES					<u>\$ 62,353.00</u>

MEMORANDUM

CITY OF GRAND RAPIDS

DATE: February 11, 2026

TO: Downtown Improvement District

**Agenda Item #3
December 17, 2025
DID Meeting**

FROM: Tricia Chapman
Accounting Services Manager

SUBJECT: Interim Financial Statements as of January 31, 2026

Attached are the Authority's interim financial statements for the first seven months of the Authority's fiscal year ending June 30, 2026.

The attached Statements include:

Statement A: Balance Sheet
Statement B: FY26 Budget vs Actual Results
Statement C: Schedule of Expenditures

The District has collected approximately 92.4% of the budgeted assessment revenue in the District-Wide and the Snowmelt funds.

The DID has spent approximately 37.6% and 74.6% of the budgeted appropriations in the District-Wide fund and the Snowmelt fund respectively.

Please contact me at 616-456-3848 or at tchapman@grcity.us if you have any questions.

Attachments

STATEMENT A
GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT
Balance Sheet
January 31, 2026

ASSETS	DISTRICT - WIDE	SNOW - MELT	TOTAL
Pooled Cash & Investments	\$ 911,040	\$ 486,552	\$ 1,397,592
Interest Receivable	2,019	1,836	3,855
Assessments Receivable	222,812	16,161	238,973
TOTAL ASSETS	<u>\$ 1,135,871</u>	<u>\$ 504,549</u>	<u>\$ 1,640,420</u>
LIABILITIES AND FUND EQUITY			
Liabilities			
Accounts Payable	\$ 20	\$ -	\$ 20
Deferred Assessment Revenue	222,812	16,161	238,973
Compensated Absences	2,943	-	2,943
TOTAL LIABILITIES	<u>\$ 225,775</u>	<u>\$ 16,161</u>	<u>\$ 241,936</u>
Reserve for Encumbrances	\$ -	\$ -	\$ -
Unrestricted Reserve	910,096	488,388	1,398,484
TOTAL FUND EQUITY	<u>\$ 910,096</u>	<u>\$ 488,388</u>	<u>\$ 1,398,484</u>
TOTAL LIABILITIES & FUND EQUITY	<u>\$ 1,135,871</u>	<u>\$ 504,549</u>	<u>\$ 1,640,420</u>

STATEMENT B

**GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT
FY2026 Statement of Revenues and Expenditures
July 1, 2025 - January 31, 2026**

	DISTRICT-WIDE		SNOWMELT	
	Budget	Actual	Budget	Actual
REVENUES				
Assessments	\$ 1,442,675	\$ 1,169,874	\$ 170,000	\$ 153,950
Reserve for Uncollectible Accounts	(180,454)	-	-	-
Earnings on Investments	18,397	9,973	17,900	9,069
Miscellaneous Revenues and Reimbursements	-	-	-	-
TOTAL REVENUES	\$ 1,280,618	\$ 1,179,847	\$ 187,900	\$ 163,019
EXPENDITURES				
DISTRICT-WIDE SERVICES				
Maintenance and Beautification				
Ambassador Program - Clean & Safe	\$ 834,633	\$ 264,879	\$ -	\$ -
QOL - Residential Project	117,000	-	-	-
Irrigation, Repairs & Utilities	7,950	12,560	-	-
Flowers & Plantings	138,000	82,060	-	-
Sub-Total	\$ 1,097,583	\$ 359,499	\$ -	\$ -
Marketing and Communications				
Personnel - Wages & Benefits	21,000	8,400	-	-
Printing & Postage	1,250	281	-	-
Sub-Total	\$ 22,250	\$ 8,681	\$ -	\$ -
Administration				
DGRI Overhead	28,000	34,667	-	-
Personnel - Wages & Benefits	73,000	49,822	-	-
Professional Services	22,500	7,164	-	-
City A-87 Costs	37,285	21,749	-	-
Sub-Total	\$ 160,785	\$ 113,402	\$ -	\$ -
SNOWMELT SYSTEM OPERATIONS				
Central City Snowmelt	\$ -	\$ -	\$ 187,900	\$ 19,325
Campau Promenade District	-	-	-	25,201
Monroe Center District	-	-	-	54,867
Monument Park District	-	-	-	40,770
TOTAL EXPENDITURES	\$ 1,280,618	\$ 481,582	\$ 187,900	\$ 140,163
EXCESS / (DEFICIT)	\$ -	\$ 698,265	\$ -	\$ 22,856
BEGINNING FUND BALANCE		211,831		465,532
ENDING FUND BALANCE		\$ 910,096		\$ 488,388

Special & Voluntary Assessments as of 1/31/2026	Budgeted	Invoiced	Received	Receivable
District-Wide	\$ 1,442,675	\$ 1,392,686	\$ 1,169,874	\$ 222,812
Center City Snowmelt Operations	170,000	170,111	153,950	16,161
TOTAL	\$ 1,612,675	\$ 1,562,797	\$ 1,323,824	\$ 238,973

STATEMENT C

**GRAND RAPIDS, MICHIGAN
DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures
September 1, 2025 - January 31, 2026**

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
9/9/2025	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	\$ 3,107.08
10/31/2025	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,107.08
11/26/2025	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,107.08
1/9/2026	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,107.08
1/9/2026	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,107.08
					15,535.40
12/16/2025	Custer Office Envir Inc	Administration	DGRI Overhead	DGRI office furniture 10/25	2,995.04
12/18/2025	Andrews Hooper Pavlik PLC	Administration	DGRI Overhead	Audit services 12/25	1,440.00
9/5/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl St. Sept. 2025	1,216.74
10/9/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl St. Oct. 2025	1,216.74
11/7/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB: office rent 11/25	1,216.74
12/16/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB office rent 12/25	1,216.74
1/9/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB office lease 12/25	1,216.74
9/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & Travel	880.09
10/15/2025	US Bank National Association	Administration	DGRI Overhead	T. Kelly Pcard October 2025	817.33
9/18/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted: laptops & RAM supplies 09/25	545.94
11/4/2025	Lisa M Cooper	Administration	DGRI Overhead	HR services 10/25	454.23
9/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	433.74
9/10/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted CRIT 09/25	428.58
10/9/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted CRIT 09/25	428.58
11/7/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted CRIT 11/25	428.58
12/16/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Systems Engineer CRIT 12/25	428.58
1/9/2026	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Systems Engineer CRIT 01/26	428.58
10/9/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Office 365 09/25	320.76
10/24/2025	Hub International Midwest Limited	Administration	DGRI Overhead	Directors and Officers/ Employment Liability 10/25	315.90
1/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Local Business Expense	296.48
11/7/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Office 365 11/25	230.04
12/16/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Systems Engineer Office 365 12/25	230.04
1/9/2026	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Systems Engineer O365 01/26	230.04
11/7/2025	Bazen Electric	Administration	DGRI Overhead	DGRI office installs 10/25	220.14
12/16/2025	Fusion Financial Services, LLC	Administration	DGRI Overhead	Accounting services 12/25	213.76
10/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publication	212.18
11/7/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted - new hire laptop 11/25	208.62
11/18/2025	Fusion Financial Services, LLC	Administration	DGRI Overhead	Fusion Financial accounting 11/25	200.26
10/21/2025	Melvin Eledge JR	Administration	DGRI Overhead	M. Eledge IDA reimbursement 10/25	189.53
9/10/2025	Selective Insurance Company of America	Administration	DGRI Overhead	Selective Insurance 09/25	182.16
12/29/2025	Engineered Protection Sys Inc	Administration	DGRI Overhead	Access Control installation 12/25	162.54
1/9/2026	City Treasurer - Mobile GR	Administration	DGRI Overhead	Pearl Ionia Validation Tickets Dec 2025	160.00
12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	158.00
1/9/2026	Fusion Financial Services, LLC	Administration	DGRI Overhead	Accounting services 01/26	149.70
9/10/2025	New Dreams, Inc.	Administration	DGRI Overhead	Coverall Western MI cleaning services 09/25	148.50
10/9/2025	New Dreams, Inc.	Administration	DGRI Overhead	Janitorial services 10/25	148.50
11/25/2025	New Dreams, Inc.	Administration	DGRI Overhead	Office janitorial services 11/25	148.50
12/18/2025	New Dreams, Inc.	Administration	DGRI Overhead	Office janitorial services 12/25	148.50
1/27/2026	New Dreams, Inc.	Administration	DGRI Overhead	Janitorial services 01/26	148.50
12/4/2025	GR Area Chamber of Commerce	Administration	DGRI Overhead	GR Chamber annual dues 11/25	147.60
10/14/2025	City Treasurer - Mobile GR	Administration	DGRI Overhead	Pearl Ionia Validation Tickets Sept 2025	147.00
1/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	135.17
10/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	126.28
11/10/2025	City Treasurer - Mobile GR	Administration	DGRI Overhead	Pearl Ionia Validation Tickets Oct 2025	119.00
1/31/2026	City Treasurer - Mobile GR	Administration	DGRI Overhead	Pearl Ionia Validation Tickets Jan 2026	115.00
9/5/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl St. Mezz Sept. 2025	113.46
10/9/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl St. Mezz Oct. 2025	113.46
11/7/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB: office rent mezz 11/25	113.46
12/16/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB office rent - Mezz 12/25	113.46
1/9/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB office lease - mezz 12/25	113.46
11/4/2025	Paycor Inc.	Administration	DGRI Overhead	Payroll services 11/25	104.04
12/29/2025	Paycor Inc.	Administration	DGRI Overhead	Payroll services 11/25	102.24
12/8/2025	Lisa M Cooper	Administration	DGRI Overhead	HR services 11/25	101.75
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & Travel	101.04
9/10/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Office 365 09/25	100.44
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	98.29
1/9/2026	Paycor Inc.	Administration	DGRI Overhead	Payroll services 01/26	84.42
12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	84.01
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	82.98
9/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	80.58
12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Local Business Expense	78.28
9/12/2025	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Great America Copier Lease 08/25	76.77
11/18/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted products 11/25	75.42
12/4/2025	Staples Contract and Commercial Inc.	Administration	DGRI Overhead	Office Supplies	74.12
1/9/2026	Paycor Inc.	Administration	DGRI Overhead	Year-end / W2 fees 12/25	71.70
10/2/2025	Field & Fire Cafe LLC	Administration	DGRI Overhead	DGRI lunch after tour 09/25	69.62
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Memberships	68.71
10/9/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted CRIT 09/25	67.50
11/7/2025	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Great America Copier Lease 10/25	66.01

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STATEMENT C
DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures - continued
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Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
<i>continued from prior page</i>					
10/9/2025	ClearWater Cleaning Solutions, LLC	Administration	DGRI Overhead	Window cleaning 09/25	64.80
10/9/2025	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Great America Copier Lease 08/25	64.78
12/4/2025	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Great America Printing 11/25	60.80
12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	58.51
1/26/2026	ClearWater Cleaning Solutions, LLC	Administration	DGRI Overhead	Window Cleaning 1/26	56.70
1/9/2026	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Office printer lease 12/25	56.15
9/18/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB: 29 Pearl St. Electrical 09/25	55.04
1/22/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Electrical 1/26	55.03
12/4/2025	Anishinaabe Circle	Administration	DGRI Overhead	Anishinaabe Leadership Ways presentation 8/25	54.00
11/18/2025	Work sighted, Inc.	Administration	DGRI Overhead	Work sighted labor 11/25	54.00
10/21/2025	Marion Bonneaux	Administration	DGRI Overhead	M. Bonneaux IDA reimbursement 10/25	50.43
1/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	49.29
11/18/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB Electrical 11/25	49.25
10/16/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB Electrical 10/25	48.60
10/16/2025	Celco Partnership	Administration	DGRI Overhead	Verizon Cell Phone Service 10/25	47.16
9/12/2025	Celco Partnership	Administration	DGRI Overhead	Verizon Cell Phone Service 09/25	47.13
12/29/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB Electrical 12/25	46.56
9/25/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 09/25	46.23
10/30/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 10/25	46.23
12/4/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 11/25	46.23
12/29/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 12/25	46.23
11/18/2025	Celco Partnership	Administration	DGRI Overhead	Verizon Cell Phone Service 11/25	45.05
12/18/2025	Celco Partnership	Administration	DGRI Overhead	Verizon Cell Phone Service 11/25	44.79
9/25/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 09/25	42.29
10/30/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 10/25	42.29
12/4/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 11/25	42.29
12/29/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 12/25	42.29
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Local Business Expense	41.54
9/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	39.14
1/22/2026	Pia Lu	Administration	DGRI Overhead	Reimbursement, winter gear 1/16	36.00
12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Service	35.27
1/22/2026	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Coffee Order 1/16	35.10
12/4/2025	FCPA Holdings, LLC	Administration	DGRI Overhead	Business cards 11/25	33.41
12/18/2025	FCPA Holdings, LLC	Administration	DGRI Overhead	Business cards 11/25	33.41
12/4/2025	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Littlefoot Coffee 12/25	32.76
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	31.95
11/18/2025	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Littlefoot Coffee 11/25	31.50
10/22/2025	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Littlefoot Coffee 10/25	31.14
10/15/2025	US Bank National Association	Administration	DGRI Overhead	T. Kelly Pcard October 2025	29.60
1/9/2026	Engineered Protection Sys Inc	Administration	DGRI Overhead	Access control services 01/26	28.51
9/4/2025	Staples Contract and Commercial Inc.	Administration	DGRI Overhead	Office supplies 08/25	27.74
9/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Service	23.48
10/30/2025	Pure Water Partners LLC	Administration	DGRI Overhead	Wellsys water filter rental 10/25	23.22
9/18/2025	Pure Water Partners LLC	Administration	DGRI Overhead	Wellsys water filter rental 07/25	22.68
9/24/2025	Pure Water Partners LLC	Administration	DGRI Overhead	Wellsys water filter rental 09/25	22.68
9/18/2025	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant tracking system 09/25	19.62
10/16/2025	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant tracking system 10/25	19.62
11/18/2025	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant tracking system 11/25	19.62
12/29/2025	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant tracking system 12/25	19.62
1/27/2026	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant tracking system 12/25	19.62
9/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publications	19.26
11/20/2025	Oh Hello Companies LLC	Administration	DGRI Overhead	New hire swag 11/25	19.08
9/12/2025	Selective Insurance Company of America	Administration	DGRI Overhead	Selective Insurance 09/25	18.90
11/6/2025	James Peacock III	Administration	DGRI Overhead	J. Peacock III reimbursement 10/25	18.90
11/7/2025	Staples Contract and Commercial Inc.	Administration	DGRI Overhead	Office supplies 10/25	18.90
10/9/2025	Engineered Protection Sys Inc	Administration	DGRI Overhead	EPS Security Systems 10/25	17.71
11/18/2025	Adobe Inc	Administration	DGRI Overhead	Adobe - new license 11/25	17.43
12/4/2025	AccuSourceHR, Inc.	Administration	DGRI Overhead	Background Check 12/25	15.22
1/9/2026	Lisa M Cooper	Administration	DGRI Overhead	HR services 12/25	14.79
10/29/2025	Andrew Guy Sanborn	Administration	DGRI Overhead	DGRI employee reimb	13.61
10/21/2025	Tim Kelly	Administration	DGRI Overhead	T. Kelly IDA reimbursement 10/25	13.32
1/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	10.18
11/18/2025	Aco Inc	Administration	DGRI Overhead	General supplies 11/25	8.38
9/18/2025	Model Coverall Service Inc	Administration	DGRI Overhead	Model Coverall floor mat rental 09/25	8.13
10/22/2025	Model Coverall Service Inc	Administration	DGRI Overhead	Model Coverall floor mat rental 10/25	8.13
11/18/2025	Model Coverall Service Inc	Administration	DGRI Overhead	Model Coverall floor mat rental 11/25	8.13
12/29/2025	Model Coverall Service Inc	Administration	DGRI Overhead	Office mats 12/25	8.13
1/9/2026	Model Coverall Service Inc	Administration	DGRI Overhead	Office mats 01/26	8.13
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	7.24
10/30/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 10/25	7.11
12/4/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 11/25	7.11
12/29/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 12/25	7.11
9/25/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 09/25	6.95
12/18/2025	Engineered Protection Sys Inc	Administration	DGRI Overhead	EPS Security Systems 10/25	6.27
10/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	5.87
10/2/2025	Aco Inc	Administration	DGRI Overhead	General supplies 09/25	4.24
10/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Memberships	3.91
12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	3.30
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publications	2.94

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STATEMENT C
DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures - continued
September 1, 2025 - January 31, 2026

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
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12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publication	2.94
1/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publications	2.93
10/2/2025	Aco Inc	Administration	DGRI Overhead	General supplies 09/25	2.16
					25,496.68
9/25/2025	Priority Health	Administration	Personnel	Priority Health Insurance Premium - October 2025	4,241.04
9/11/2025	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll costs - Aug 2025	3,997.14
9/30/2025	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll costs - Sept 2025	3,997.14
1/7/2026	Priority Health	Administration	Personnel	Priority Health Insurance Premium - January 2026	3,767.21
10/22/2025	Priority Health	Administration	Personnel	Priority Health Insurance Premium - November 2025	3,392.41
11/21/2025	Priority Health	Administration	Personnel	Priority Health Insurance Premium - December 2025	3,295.00
1/26/2026	Priority Health	Administration	Personnel	Priority Health Insurance Premium - February 2026	3,246.32
11/22/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 11/22/2025	689.40
11/7/2025	Encompass EAP LLC	Administration	Personnel	Employee assistance 11/25	561.37
11/7/2025	OneAmerica Inc.	Administration	Personnel	OneAmerica Life Insurance November 09/25	531.75
12/4/2025	OneAmerica Inc.	Administration	Personnel	Life Insurance 11/25	531.75
9/25/2025	OneAmerica Inc.	Administration	Personnel	OneAmerica Life Insurance October 09/25	519.55
1/9/2026	American United Life Insurance	Administration	Personnel	Life insurance 12/25	515.17
9/13/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 09/13/2025	453.06
10/11/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 10/11/2025	380.20
9/27/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 09/27/2025	380.20
12/6/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 12/06/2025	380.20
12/20/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 12/20/2025	380.20
1/3/2026	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 01/03/2026	378.20
1/31/2026	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 01/31/2026	378.20
10/25/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 10/25/2025	374.23
1/17/2026	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 01/17/2026	372.62
11/8/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 11/08/2025	360.49
9/18/2025	Blue Cross Blue Shield Of Mich	Administration	Personnel	Blue Cross Blue Shield insurance October 2025	240.47
11/25/2025	Blue Cross Blue Shield of Mich	Administration	Personnel	Blue Cross Blue Shield Insurance December 2025	235.90
1/23/2026	Blue Cross Blue Shield of Mich	Administration	Personnel	Blue Cross Blue Shield Insurance February 2026	232.33
10/16/2025	Blue Cross Blue Shield Of Mich	Administration	Personnel	Blue Cross Blue Shield Insurance November 2025	231.92
12/18/2025	Blue Cross Blue Shield of Mich	Administration	Personnel	Blue Cross Blue Shield Insurance January 2026	225.29
9/10/2025	Paycor Inc.	Administration	Personnel	Paycor 09/25	172.62
10/7/2025	Paycor Inc.	Administration	Personnel	Payroll services 10/25	120.78
9/11/2025	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Aug 2025	2.86
9/30/2025	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Sept 2025	2.86
					34,587.88
10/30/2025	Dickinson Wright PLLC	Administration	Professional Services	Dickinson Wright legal October 2025	2,715.66
10/30/2025	Andrews Hooper Pavlik PLC	Administration	Professional Services	Andrews Hooper Pavlik PLC: audit service 10/25	1,620.00
10/9/2025	Fusion Financial Services, LLC	Administration	Professional Services	Fusion Financial accounting Sept. 10/25	518.27
9/4/2025	Lisa M Cooper	Administration	Professional Services	Cooper People HR services 08/25	433.13
10/7/2025	Lisa M Cooper	Administration	Professional Services	HR services 09/25	395.33
9/5/2025	Fusion Financial Services, LLC	Administration	Professional Services	Fusion Financial accounting August 08/25	186.12
9/10/2025	Dickinson Wright PLLC	Administration	Professional Services	Dickinson Wright legal 08/25 DGRI admim	154.44
10/16/2025	Dickinson Wright PLLC	Administration	Professional Services	Dickinson Wright legal August 2025	91.08
12/4/2025	Dickinson Wright PLLC	Administration	Professional Services	Legal Services 11/25	19.80
					6,133.83
12/3/2025	Mydatt Service Inc	Maintenance & Beautification	Ambassador Program	Ambassador Program November 2025	110,813.12
1/16/2026	Mydatt Service Inc	Maintenance & Beautification	Ambassador Program	Ambassador Program December 2025	110,813.12
11/6/2025	Mydatt Service Inc	Maintenance & Beautification	Ambassador Program	Ambassador Program October 2025	43,252.48
					264,878.72
11/18/2025	Micandy Garden Greenhouses, Inc.	Maintenance & Beautification	Flowers & Plantings	Fall Planters 2025	45,805.00
1/9/2026	Micandy Garden Greenhouses, Inc.	Maintenance & Beautification	Flowers & Plantings	Winter planters 2025 12/25	36,255.00
					82,060.00
9/24/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2005642 25/09	916.25
9/12/2025	Katerberg Co., Inc	Maintenance & Beautification	Irrigation Repairs & Utilities	GRapids: service calls 08/25	731.38
10/9/2025	City Treasurer - ELC	Maintenance & Beautification	Irrigation Repairs & Utilities	ELC2186487 25/09	277.33
9/24/2025	Consumers Energy	Maintenance & Beautification	Irrigation Repairs & Utilities	1030 2027 1245 25/08	269.24
10/2/2025	Consumers Energy	Maintenance & Beautification	Irrigation Repairs & Utilities	1030 2027 1245 25/09	184.83
10/17/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2095454 25/09	170.08
10/17/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2021262 25/09	162.96
10/22/2025	Consumers Energy	Maintenance & Beautification	Irrigation Repairs & Utilities	1030 2027 1245 25/10	151.64
10/17/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2179704 25/09	94.93
10/17/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2117023 25/09	70.85
10/9/2025	City Treasurer - ELC	Maintenance & Beautification	Irrigation Repairs & Utilities	ELC2186756 25/09	62.34
10/17/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2024679 25/09	43.04
12/2/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation, Repairs & Utilities	WS2171659 25/10	960.64
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	547.40
1/10/2026	City Treasurer - Water System	Maintenance & Beautification	Irrigation, Repairs & Utilities	WS2005642 25/12	431.68
1/16/2026	City Treasurer - ELC	Maintenance & Beautification	Irrigation, Repairs & Utilities	ELC2186487 25/12	393.88
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80

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DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures - continued
September 1, 2025 - January 31, 2026

Date	District	Category	Vendor	Description	Amount
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1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
12/2/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation, Repairs & Utilities	WS2063167 25/10	369.56
12/2/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation, Repairs & Utilities	WS2189672 25/10	152.66
1/7/2026	Consumers Energy	Maintenance & Beautification	Irrigation, Repairs & Utilities	1030 2027 1245 25/12	146.15
12/2/2025	Consumers Energy	Maintenance & Beautification	Irrigation, Repairs & Utilities	1030 2027 1245 25/11	120.29
12/2/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation, Repairs & Utilities	WS2177433 25/10	104.42
1/16/2026	City Treasurer - ELC	Maintenance & Beautification	Irrigation, Repairs & Utilities	ELC2186757 25/12	73.26
1/16/2026	City Treasurer - ELC	Maintenance & Beautification	Irrigation, Repairs & Utilities	ELC2186757 25/09	66.78
1/16/2026	City Treasurer - ELC	Maintenance & Beautification	Irrigation, Repairs & Utilities	ELC2186756 25/12	65.71
12/2/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation, Repairs & Utilities	WS2189674 25/10	57.70
					10,824.80
9/11/2025	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll costs - Aug 2025	2,798.57
9/30/2025	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll costs - Sept 2025	2,798.57
9/11/2025	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll fees - Aug 2025	1.43
9/30/2025	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll fees - Sept 2025	1.43
					5,600.00
10/30/2025	FCPA Holdings, LLC	Marketing & Communications	Printing & Postage	Ambassador feedback + business cards 10/25	185.60
10/30/2025	FCPA Holdings, LLC	Marketing & Communications	Printing & Postage	Ambassador feedback + business cards 10/25	95.38
					280.98
9/19/2025	Geotech Inc	Snowmelt Operations	Center City Snowmelt	Fiber Optic/Copper Fac-Install, Maintain & Repair	64.50
12/8/2025	Geotech Inc	Snowmelt Operations	Central City Snowmelt	Snowmelt operation	10,467.50
12/22/2025	Geotech Inc	Snowmelt Operations	Central City Snowmelt	System 5-year study 12/25	7,122.12
12/8/2025	Geotech Inc	Snowmelt Operations	Central City Snowmelt	Snowmelt Operations 11/25	1,671.00
					19,325.12
1/16/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	INV# 420736013640	8,718.76
1/16/2026	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/12	6,583.66
12/22/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	INV# 420182987669	2,771.86
9/24/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	Louis/Monroe snowmelt	1,537.49
10/17/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	Louis/Monroe snowmelt	1,537.49
12/2/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	INV# 420920552012	1,537.49
1/16/2026	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	ELC2182337 25/12	170.23
10/9/2025	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	ELC2182337 25/09	131.36
1/7/2026	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/11	123.01
10/17/2025	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/09	108.24
9/24/2025	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/08	106.12
1/7/2026	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/10	106.12
1/16/2026	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	ELC2186862 25/12	63.33
10/9/2025	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	ELC2186862 25/09	62.00
					23,557.16
11/18/2025	Geotech Inc	Snowmelt Operations	Monroe Center District	Geotech: servicing 11/25	13,952.36
1/16/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	INV# 320163797223	10,283.51
1/16/2026	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 26/01	2,561.80
12/22/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	INV# 320840561510	2,427.17
9/24/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	Monroe Center snowmelt	1,688.50
10/17/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	Monroe Center snowmelt	1,688.50
12/2/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	INV# 320556044043	1,688.50
11/6/2025	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	ELC2178170 25/09	1,651.33
12/22/2025	Geotech Inc	Snowmelt Operations	Monroe Center District	O&M services 12/25	1,553.70
12/22/2025	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 25/12	1,318.62
1/16/2026	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	ELC2181622 25/12	230.37
10/9/2025	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	ELC2181622 25/09	152.04
9/24/2025	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 25/08	98.28
10/17/2025	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 25/09	86.09
12/23/2025	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 25/11	84.28
					39,465.05
12/22/2025	Geotech Inc	Snowmelt Operations	Monument Park District	Replacement/ repair services 12/25	34,820.40
1/10/2026	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 25/12	4,447.44
12/22/2025	Geotech Inc	Snowmelt Operations	Monument Park District	Maintenance service 12/25	530.00
12/2/2025	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 25/11	172.46
10/2/2025	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 25/09	146.39
10/30/2025	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 25/10	146.39
10/9/2025	City Treasurer - ELC	Snowmelt Operations	Monument Park District	ELC2178214 25/09	110.07
1/16/2026	City Treasurer - ELC	Snowmelt Operations	Monument Park District	ELC2178214 25/12	104.93
					40,478.08

2026 Meeting Schedule



DOWNTOWN
IMPROVEMENT
DISTRICT

Location: DGRI Offices

29 Pearl St Suite 1

Grand Rapids, MI 49503

Time: 2:00p – 3:00p

Dates: February 18

March 18

April 15

June 17

August 19

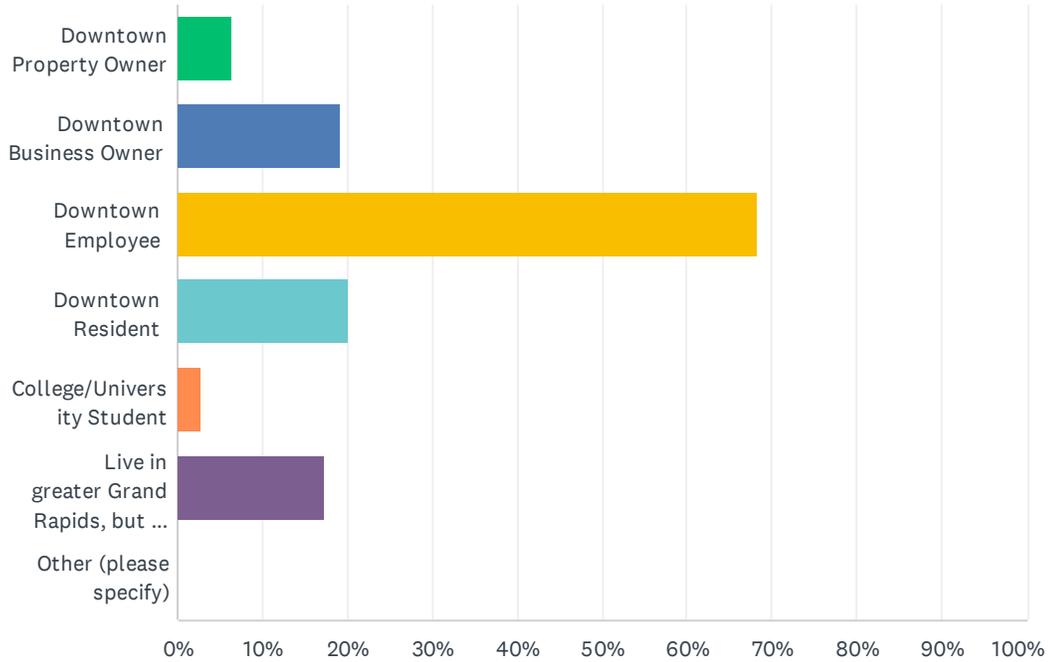
October 21

December 16

Please contact Downtown Grand Rapids, Inc. at
616-719-4610 if you have any questions prior to the meeting.

Q1 Which of the following best characterizes your primary interest(s) in Downtown Grand Rapids? (Select all that apply).

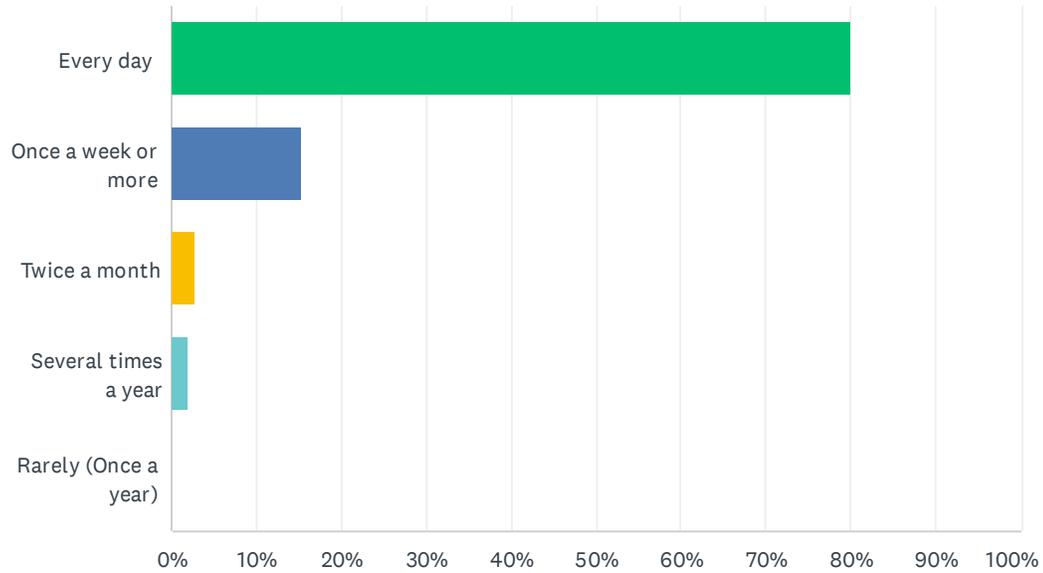
Answered: 110 Skipped: 0



ANSWER CHOICES	RESPONSES	
Downtown Property Owner	6.36%	7
Downtown Business Owner	19.09%	21
Downtown Employee	68.18%	75
Downtown Resident	20.00%	22
College/University Student	2.73%	3
Live in greater Grand Rapids, but not Downtown	17.27%	19
Other (please specify)	0.00%	0
Total Respondents: 110		

Q2 Approximately how often are you in Downtown Grand Rapids?

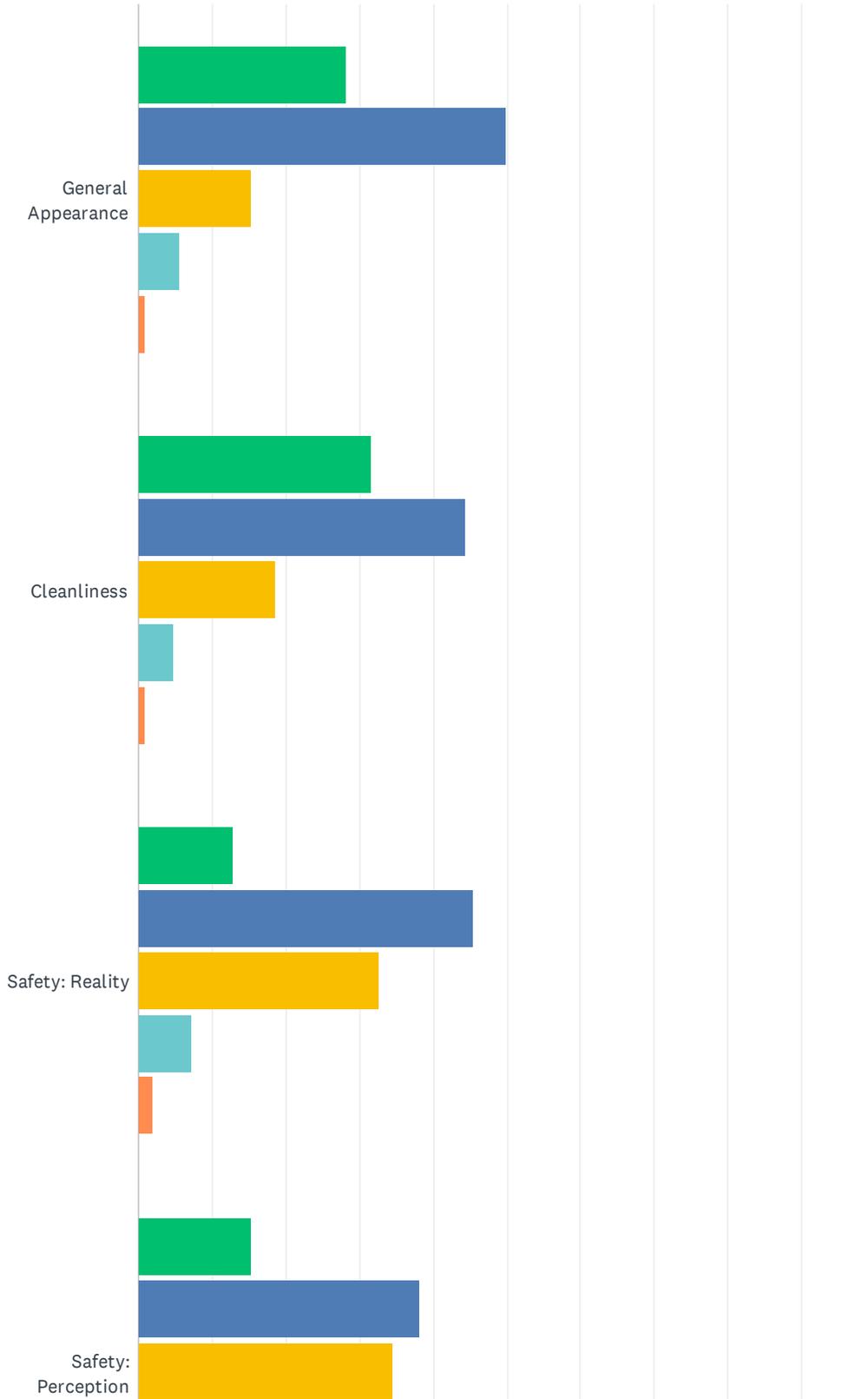
Answered: 110 Skipped: 0



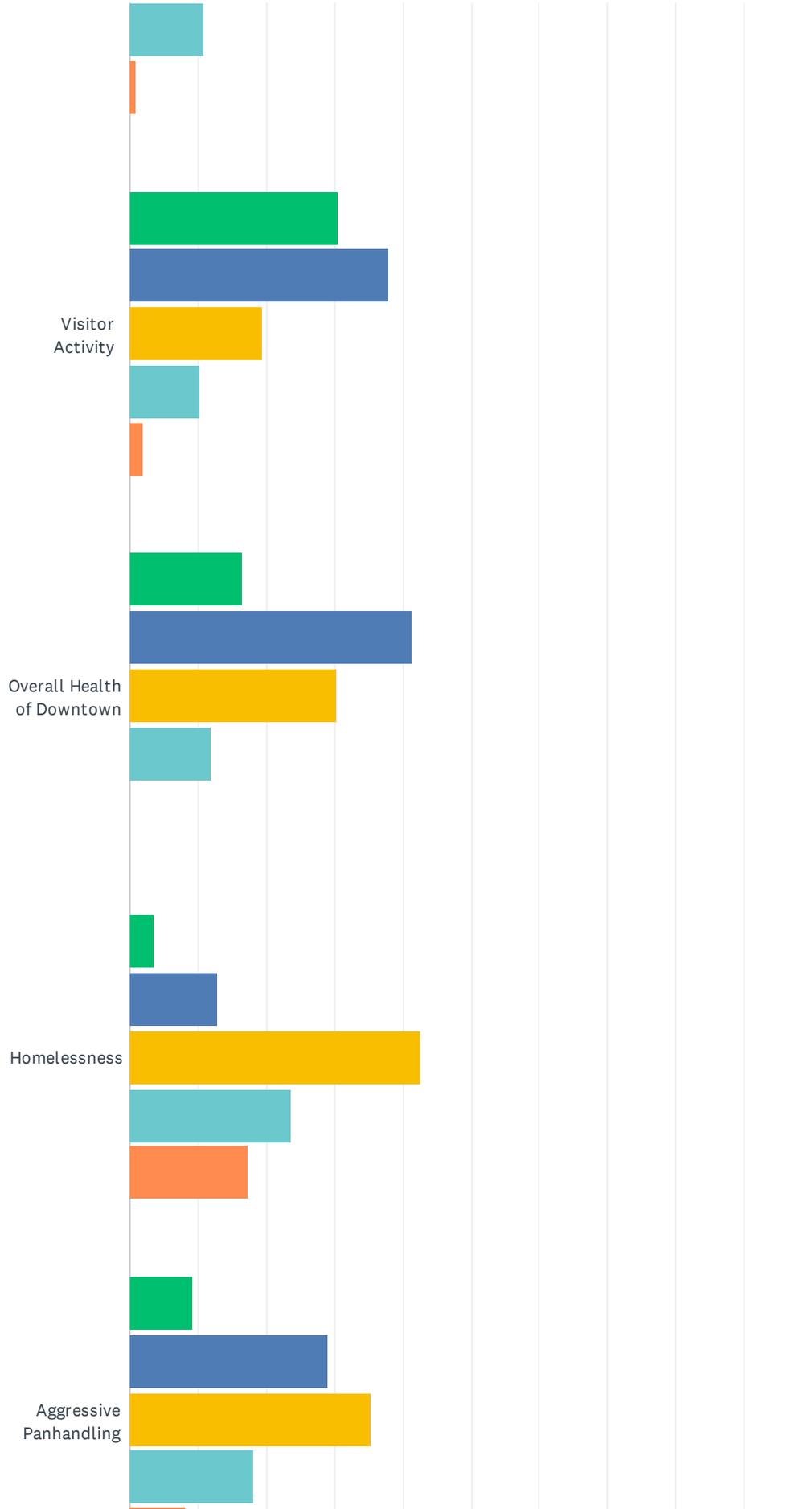
ANSWER CHOICES	RESPONSES	
Every day	80.00%	88
Once a week or more	15.45%	17
Twice a month	2.73%	3
Several times a year	1.82%	2
Rarely (Once a year)	0.00%	0
TOTAL		110

Q3 In the last year, how would you rate the following characteristics of Downtown Grand Rapids within the DID boundary?

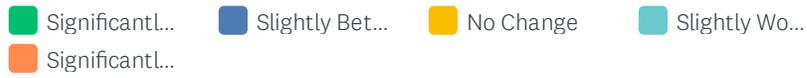
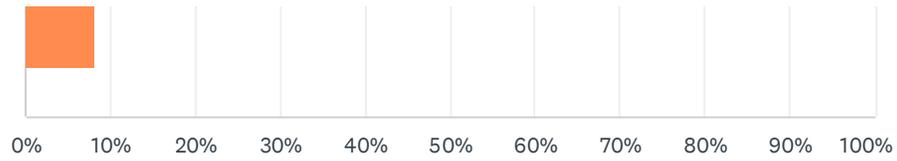
Answered: 110 Skipped: 0



2025 DID Stakeholder Survey



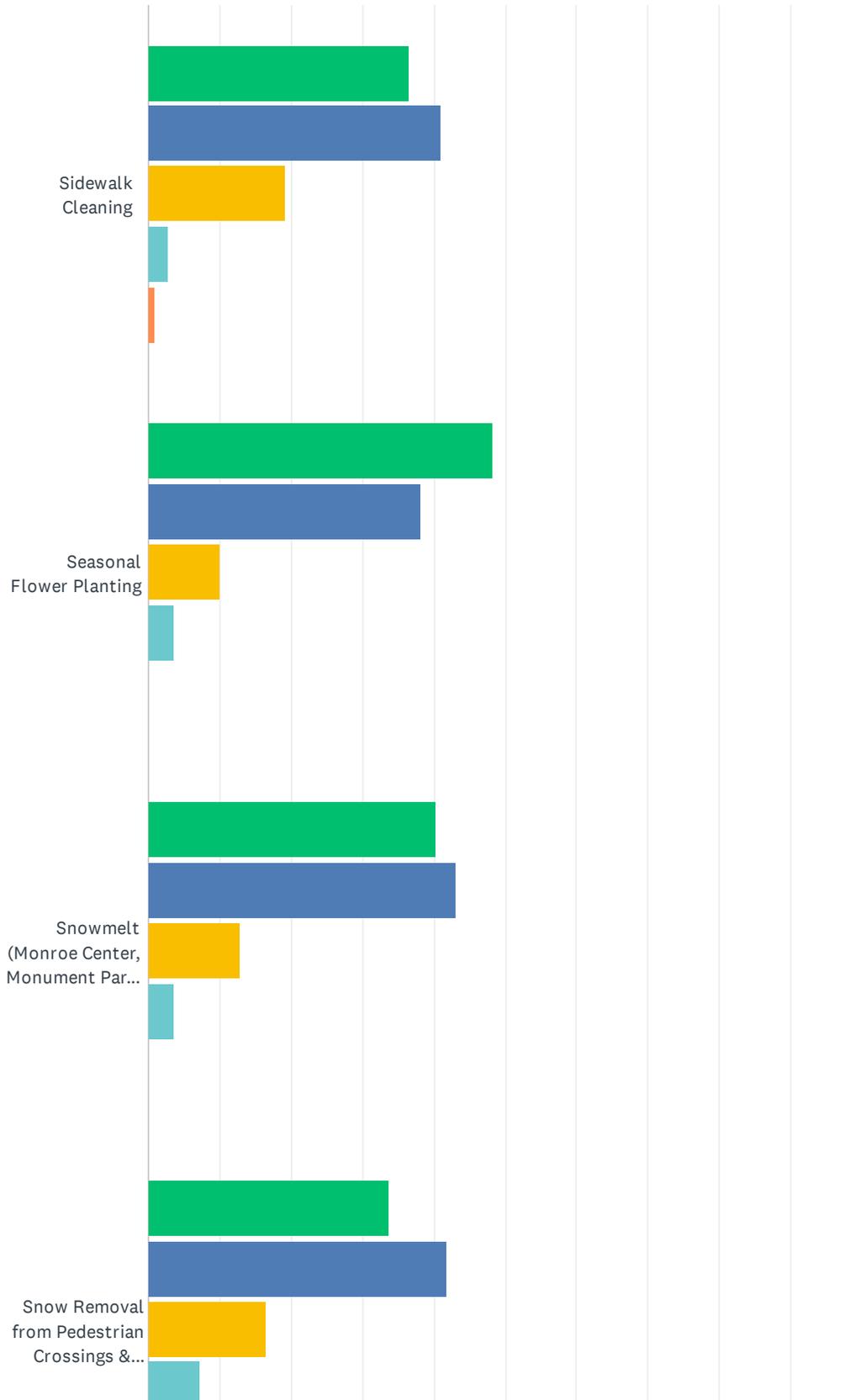
2025 DID Stakeholder Survey



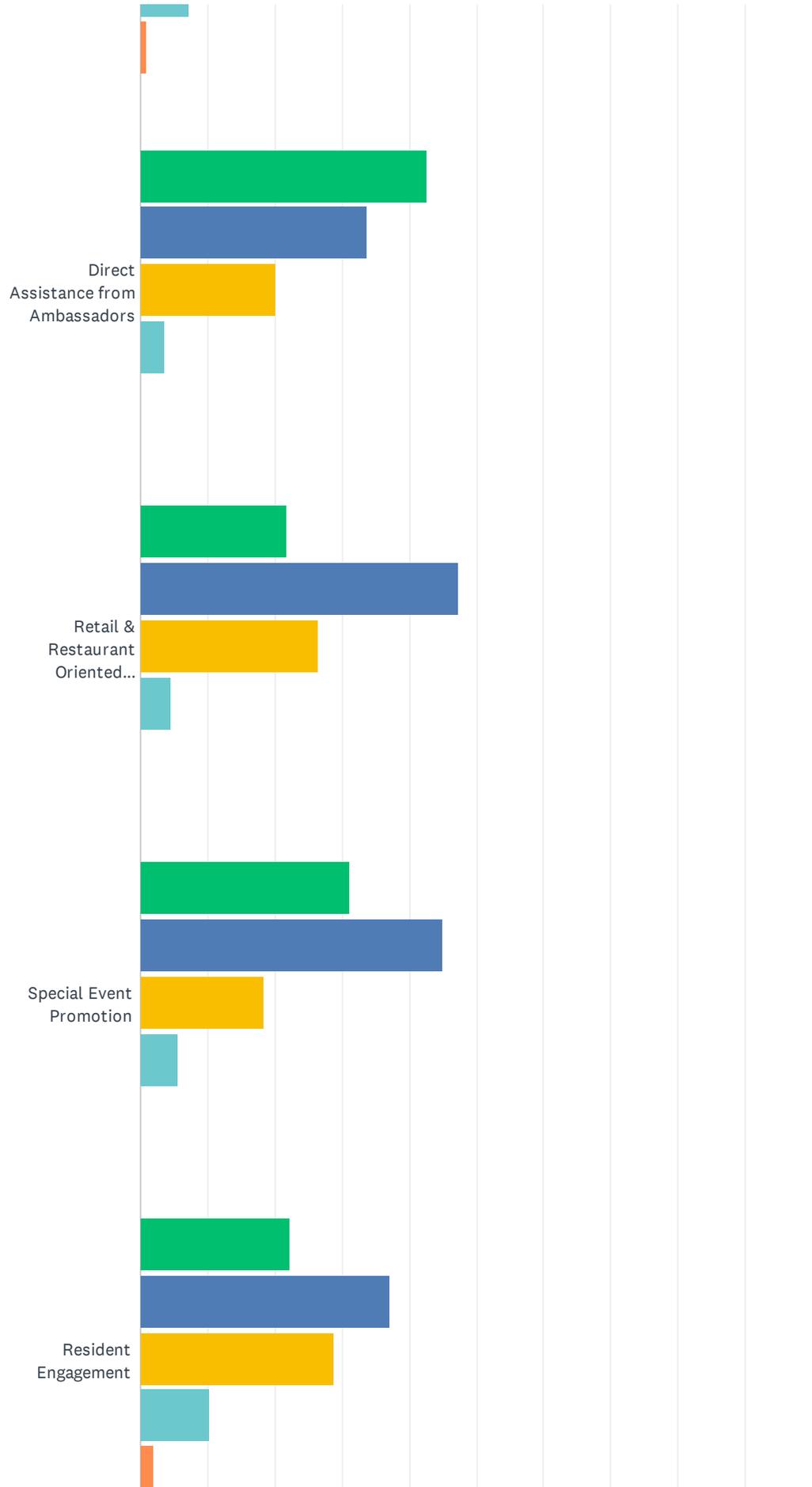
	SIGNIFICANTLY BETTER	SLIGHTLY BETTER	NO CHANGE	SLIGHTLY WORSE	SIGNIFICANTLY WORSE	TOTAL
General Appearance	28.18% 31	50.00% 55	15.45% 17	5.45% 6	0.91% 1	110
Cleanliness	31.48% 34	44.44% 48	18.52% 20	4.63% 5	0.93% 1	108
Safety: Reality	12.73% 14	45.45% 50	32.73% 36	7.27% 8	1.82% 2	110
Safety: Perception	15.45% 17	38.18% 42	34.55% 38	10.91% 12	0.91% 1	110
Visitor Activity	30.56% 33	37.96% 41	19.44% 21	10.19% 11	1.85% 2	108
Overall Health of Downtown	16.51% 18	41.28% 45	30.28% 33	11.93% 13	0.00% 0	109
Homelessness	3.64% 4	12.73% 14	42.73% 47	23.64% 26	17.27% 19	110
Aggressive Panhandling	9.09% 10	29.09% 32	35.45% 39	18.18% 20	8.18% 9	110

Q4 How would you rate the following services provided by the DID?

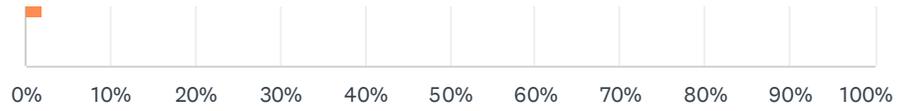
Answered: 110 Skipped: 0



2025 DID Stakeholder Survey



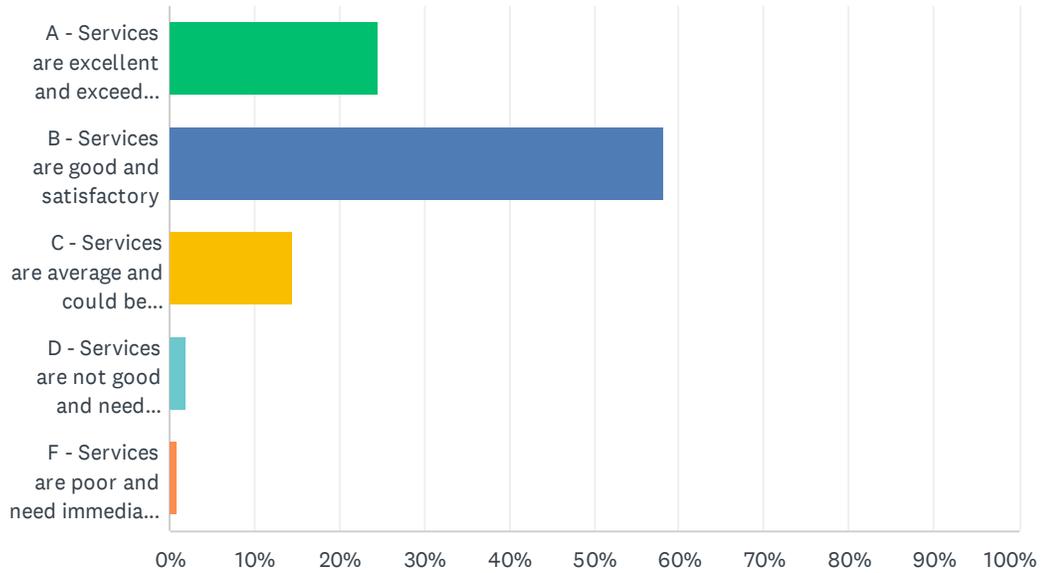
2025 DID Stakeholder Survey



	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	TOTAL
Sidewalk Cleaning	36.36% 40	40.91% 45	19.09% 21	2.73% 3	0.91% 1	110
Seasonal Flower Planting	48.18% 53	38.18% 42	10.00% 11	3.64% 4	0.00% 0	110
Snowmelt (Monroe Center, Monument Park, Campau Promenade)	40.37% 44	43.12% 47	12.84% 14	3.67% 4	0.00% 0	109
Snow Removal from Pedestrian Crossings & Parking Meters	33.64% 37	41.82% 46	16.36% 18	7.27% 8	0.91% 1	110
Direct Assistance from Ambassadors	42.73% 47	33.64% 37	20.00% 22	3.64% 4	0.00% 0	110
Retail & Restaurant Oriented Marketing	21.82% 24	47.27% 52	26.36% 29	4.55% 5	0.00% 0	110
Special Event Promotion	31.19% 34	44.95% 49	18.35% 20	5.50% 6	0.00% 0	109
Resident Engagement	22.22% 24	37.04% 40	28.70% 31	10.19% 11	1.85% 2	108

Q5 How would you grade the overall efforts of the DID?

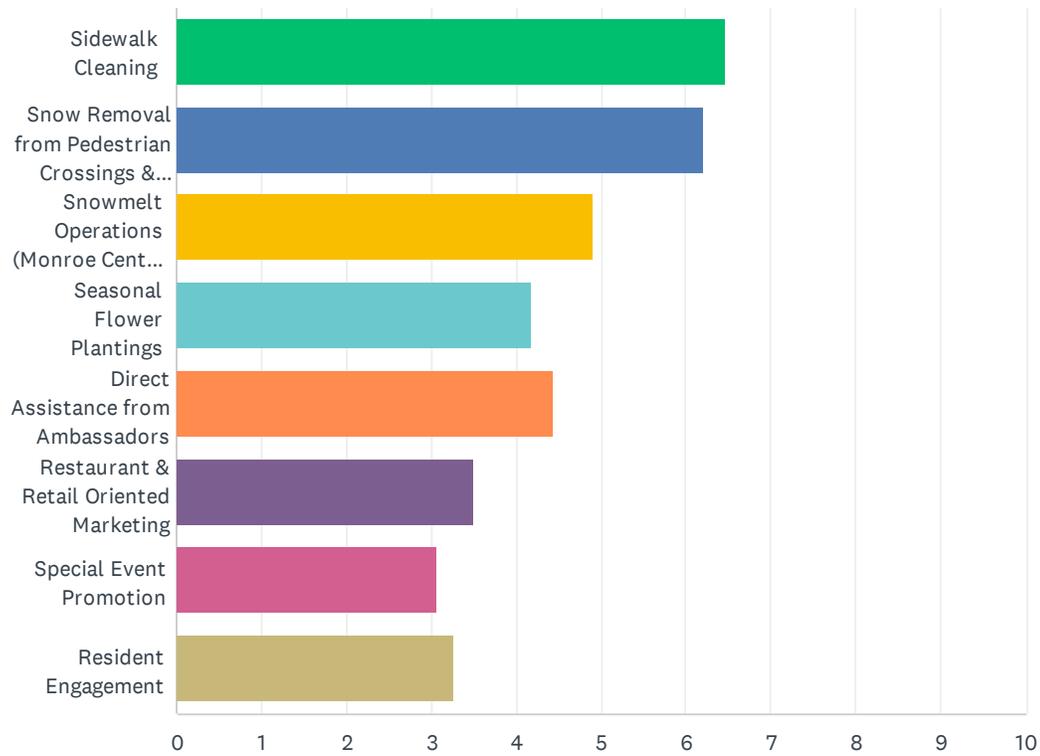
Answered: 110 Skipped: 0



ANSWER CHOICES	RESPONSES	
A - Services are excellent and exceed expectations	24.55%	27
B - Services are good and satisfactory	58.18%	64
C - Services are average and could be improved	14.55%	16
D - Services are not good and need immediate improvement - I am dissatisfied	1.82%	2
F - Services are poor and need immediate improvement	0.91%	1
TOTAL		110

Q6 How would you prioritize the DID's services for the next year?

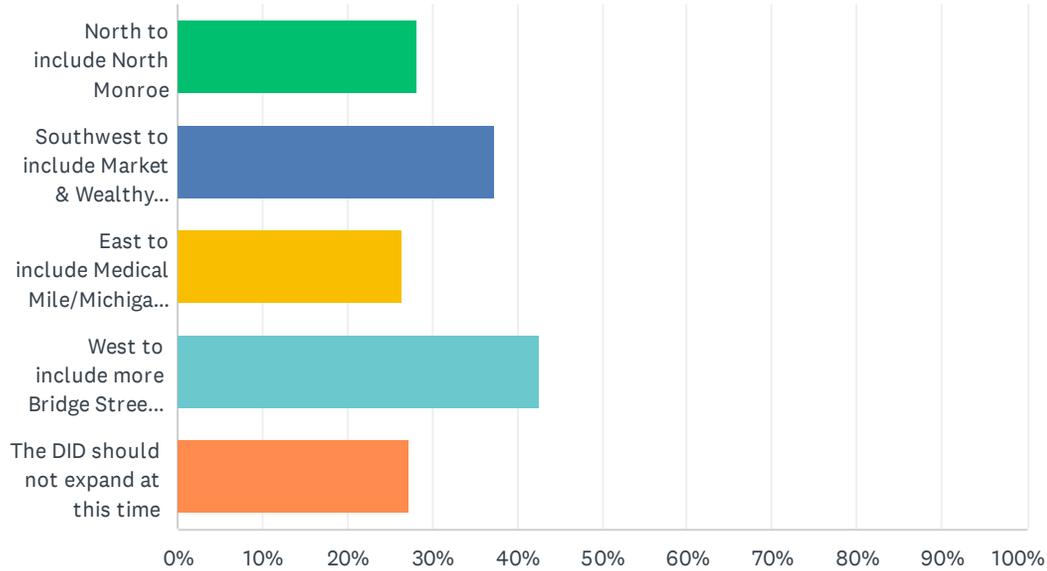
Answered: 102 Skipped: 8



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Sidewalk Cleaning	37.25% 38	17.65% 18	20.59% 21	10.78% 11	7.84% 8	3.92% 4	0.98% 1	0.98% 1	102	6.45
Snow Removal from Pedestrian Crossings & Parking Meters	26.47% 27	29.41% 30	14.71% 15	13.73% 14	5.88% 6	3.92% 4	4.90% 5	0.98% 1	102	6.21
Snowmelt Operations (Monroe Center, Monument Park & Campau Promenade)	6.86% 7	14.71% 15	21.57% 22	13.73% 14	17.65% 18	15.69% 16	6.86% 7	2.94% 3	102	4.90
Seasonal Flower Plantings	1.96% 2	9.80% 10	10.78% 11	20.59% 21	24.51% 25	10.78% 11	12.75% 13	8.82% 9	102	4.17
Direct Assistance from Ambassadors	7.84% 8	8.82% 9	13.73% 14	14.71% 15	21.57% 22	18.63% 19	6.86% 7	7.84% 8	102	4.44
Restaurant & Retail Oriented Marketing	3.92% 4	7.84% 8	3.92% 4	12.75% 13	9.80% 10	28.43% 29	17.65% 18	15.69% 16	102	3.49
Special Event Promotion	3.92% 4	5.88% 6	7.84% 8	6.86% 7	7.84% 8	8.82% 9	36.27% 37	22.55% 23	102	3.07
Resident Engagement	11.76% 12	5.88% 6	6.86% 7	6.86% 7	4.90% 5	9.80% 10	13.73% 14	40.20% 41	102	3.27

Q7 Should the DID expand beyond its current boundaries in any of the following directions? (Select all that apply; see link for a map of current boundaries and proposed expansion locations).DID Boundary Map

Answered: 110 Skipped: 0



ANSWER CHOICES	RESPONSES	
North to include North Monroe	28.18%	31
Southwest to include Market & Wealthy corridors	37.27%	41
East to include Medical Mile/Michigan Ave	26.36%	29
West to include more Bridge Street businesses	42.73%	47
The DID should not expand at this time	27.27%	30
Total Respondents: 110		

Q8 Please provide any additional comments or feedback you have about the DID and/or Downtown.

Answered: 29 Skipped: 81

DRAFT DID Budget

Current Budget	
Revenues	
District Wide Assessment	\$1,365,395
Resident Assessment	\$77,280
Estimated Investment Earnings	\$18,397
Snow Melt Assessment	\$170,000
	\$17,900
Anticipated Uncollected Assessment	-\$180,454
Total Revenue	\$1,468,518

Expenditures	
Maintenance and Beautification	\$1,097,583
Ambassador Program	\$834,633
Irrigation & Utilities	\$7,950
Flowers & Plantings	\$138,000
Special Project	\$117,000

Marketing and Communications	\$22,250
Personnel - Wages/Benefits	\$21,000
Supplies	\$1,250

Administration	\$160,785
DGRI Overhead	\$25,000
Personnel - Wages/Benefits	\$73,000
Professional Services	\$22,500
Supplies	\$3,000
City A-87 Costs	\$37,285

Snowmelt Operations	\$187,900
----------------------------	------------------

Total	\$1,468,518
	\$0

FY 2027 Budget		
Revenues		%
District Wide Assessment	\$1,406,357	3%
Resident Assessment	\$75,120	
Estimated Investment Earnings	\$19,959	
Snow Melt Assessment	\$170,000	
Snowmelt Interest	\$17,348	
Anticipated Uncollected Assessment	-\$191,265	
Total Revenue	\$1,497,520	

Expenditures		
Maintenance and Beautification	\$1,112,344	
Ambassador Program - Clean & Safe	\$937,194	
Irrigation & Utilities	\$10,000	
Flowers & Plantings	\$145,150	
Special Project	\$20,000	

Marketing and Communications	\$22,496	
Supplies	\$22,496	

Administration	\$163,535	
DGRI Overhead	\$126,250	
City A-87 Costs	\$37,285	

Snowmelt Operations	\$187,348	
----------------------------	------------------	--

Total	\$1,485,723	
	\$11,797	

DRAFT DID Budget: Monroe North Expansion

Current Budget	
Revenues	
District Wide Assessment	\$1,365,395
Resident Assessment	\$77,280
Estimated Investment Earnings	\$18,397
Snow Melt Assessment	\$170,000
	\$17,900
Anticipated Uncollected Assessment	-\$180,454
Total Revenue	\$1,468,518

Expenditures	
Maintenance and Beautification	\$1,097,583
Ambassador Program	\$834,633
Irrigation & Utilities	\$7,950
Flowers & Plantings	\$138,000
Special Project	\$117,000
Marketing and Communications	\$22,250
Personnel - Wages/Benefits	\$21,000
Supplies	\$1,250
Administration	\$160,785
DGRI Overhead	\$25,000
Personnel - Wages/Benefits	\$73,000
Professional Services	\$22,500
Supplies	\$3,000
City A-87 Costs	\$37,285
Snowmelt Operations	\$187,900
Total	\$1,468,518
	\$0

FY 2027 Budget A		
Revenues		%
District Wide Assessment	\$1,406,357	3%
Resident Assessment	\$75,120	
<i>District Wide Assessment (Monroe North)</i>	<i>\$138,029</i>	
<i>Resident Assessment (Monroe North)</i>	<i>\$47,040</i>	
Estimated Investment Earnings	\$19,959	
Snow Melt Assessment	\$170,000	
Snowmelt Interest	\$17,348	
Anticipated Uncollected Assessment	-\$191,265	
Total Revenue	\$1,682,588	

Expenditures	
Maintenance and Beautification	\$1,282,955
Ambassador Program - Clean & Safe	\$1,097,805
Irrigation & Utilities	\$10,000
Flowers & Plantings	\$145,150
Special Project - Monroe North	\$30,000
Marketing and Communications	\$27,389
Supplies	\$27,389
Administration	\$182,285
DGRI Overhead	\$145,000
City A-87 Costs	\$37,285
Snowmelt Operations	\$189,959
Total	\$1,682,588
	\$0

Downtown Vitals Report

Published February 2026



DOWNTOWN
GRAND RAPIDS INC.

Fire & Ice, a World of Winter signature event →



VISITOR ACTIVITY

-6%

vs. last month (December 2025)
-2% vs. this time last year p. 3

DAILY EMPLOYEE POPULATION

+2%

vs. last month (December 2025)
-4% vs. this time last year p. 4

RESIDENT ACTIVITY

+10%

vs. last month (December 2025)
-17% vs. this time last year p. 5

NEW STOREFRONT BUSINESSES

+1

in January
1 business opened this year p. 6

STOREFRONT VACANCY

20%

in January
0 businesses closed this year p. 7

OFFICE VACANCY

10.8%

in Q4 2025
vs. 10.7% this time last year p. 8

OFFICE BASE RENT

\$22.56/sqft

in Q4 2025
vs. \$23.32 this time last year p. 8

HOTEL OCCUPANCY

-2%

vs. last month (November)
+8% vs. this time last year p. 9

HOUSING OCCUPANCY

+1%

vs. last quarter (Q3 2025)
+4% vs. this time last year p. 10

CURRENT ACTIVE INVESTMENT

\$530M

p. 11

DASH CIRCULATOR RIDERSHIP

+4%

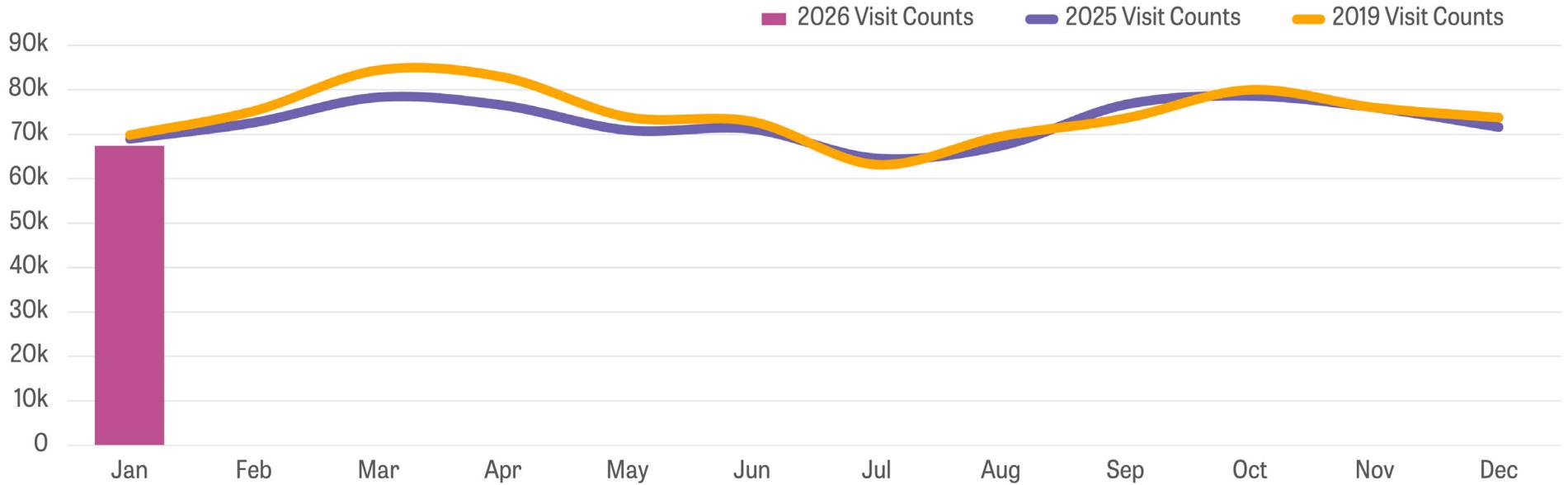
vs. last month (November 2025)
+5% vs. this time last year p. 17

DASH WORK RIDERSHIP

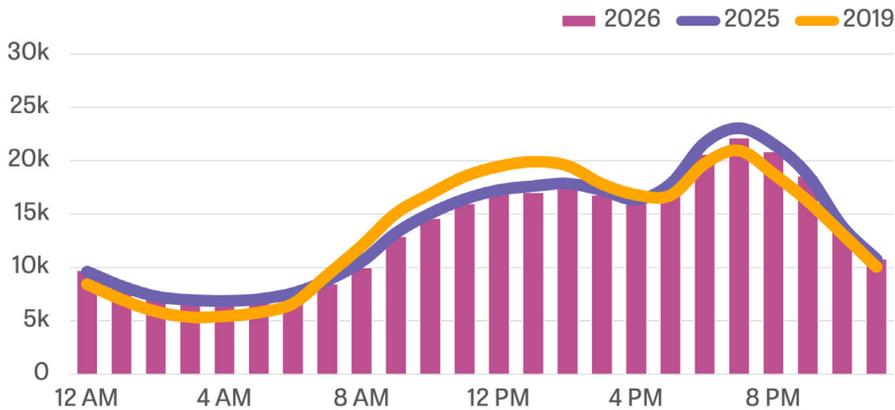
-22%

vs. last month (November 2025)
+5% vs. this time last year p. 18

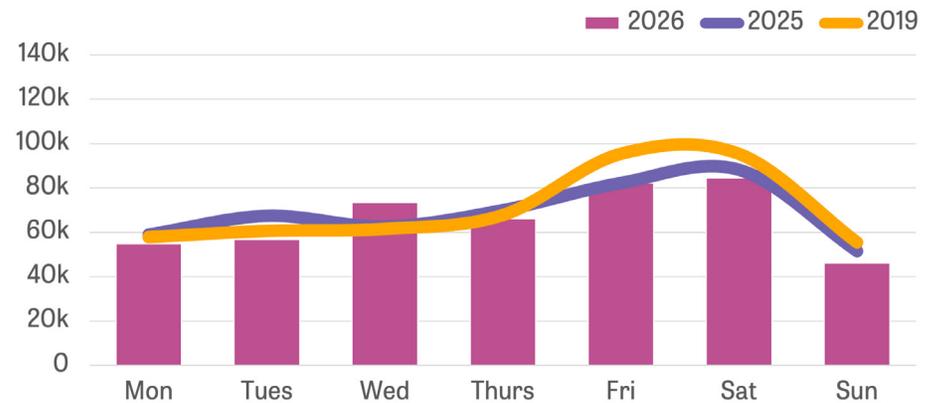
Daily average visit counts decreased -6% in Jan 2026 vs. Dec 2025; -2% vs. Jan 2025; -4% vs. Jan 2019



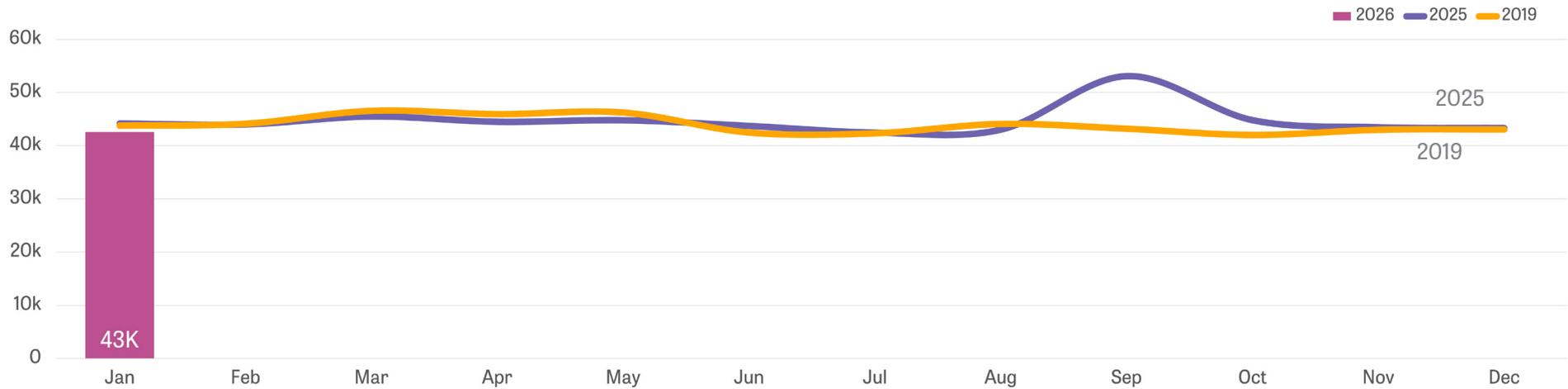
From 5 PM - 11 PM daily average hourly counts decreased -3% in Jan 2026 vs. Jan 2025; +7% vs. Jan 2019



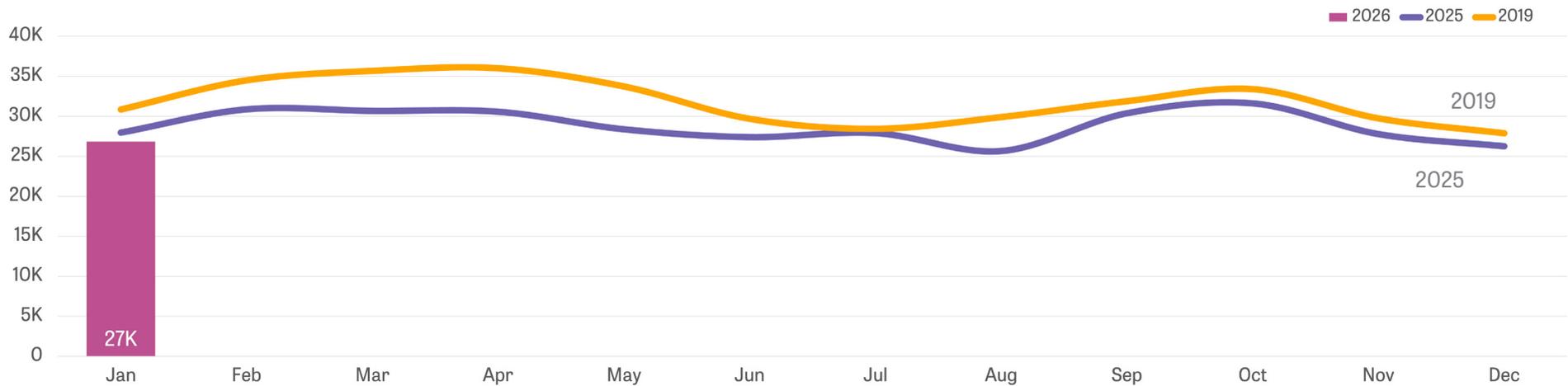
Wednesday average daily counts increased +18% in Jan 2026 vs. Jan 2025; +20% vs. Jan 2019



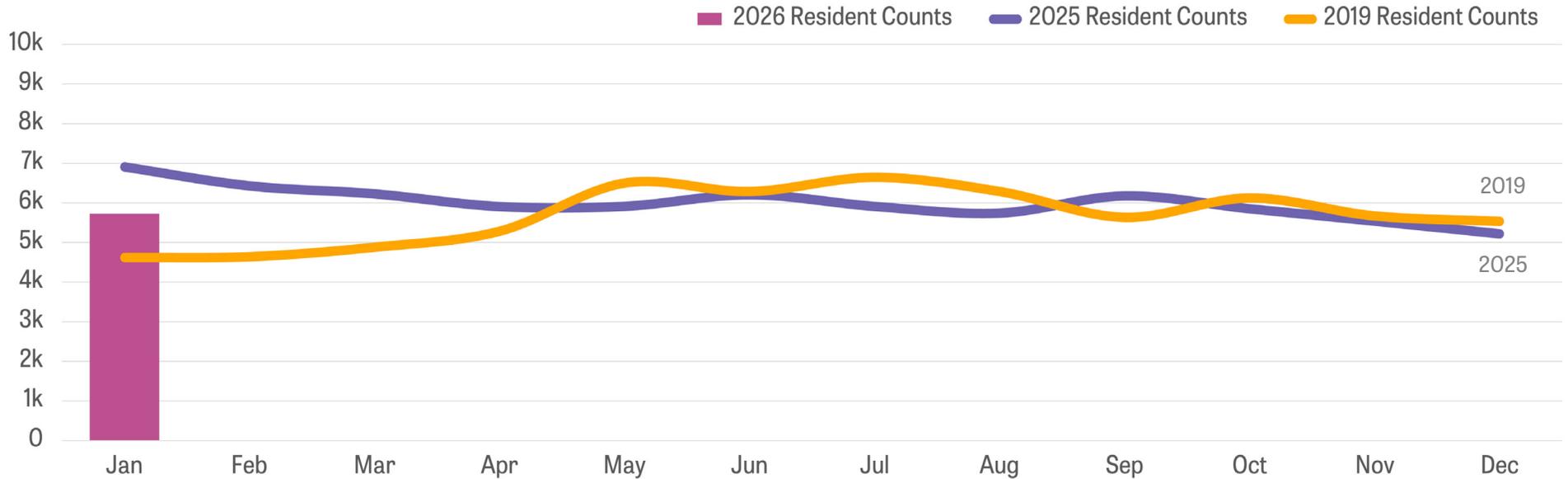
Unique employees¹ decreased -2% in Jan 2026 vs. Dec 2025; -4% vs. Jan 2025; -3% vs. Jan 2019



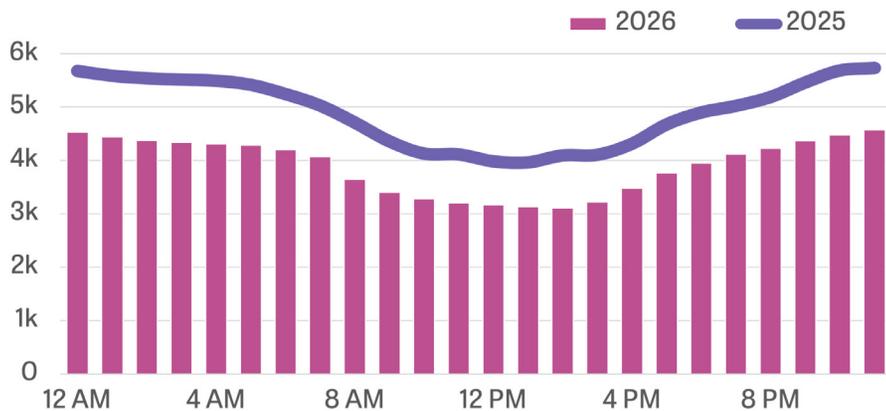
Average daily workforce² increased +2% in Jan 2026 vs. Dec 2025; -4% vs. Jan 2025; -13% vs. Jan 2019



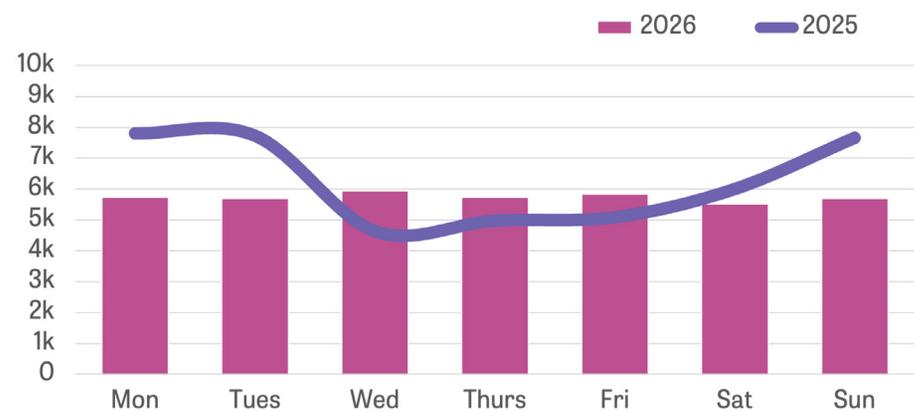
Daily average resident counts increased +10% in Jan 2026 vs. Dec 2025; -17% vs. Jan 2025; +24% vs. Jan 2019



Overall daily average hourly counts decreased -21% in Jan 2026 vs. Jan 2025



Wednesday average daily counts increased +28% in Jan 2026 vs. Jan 2025

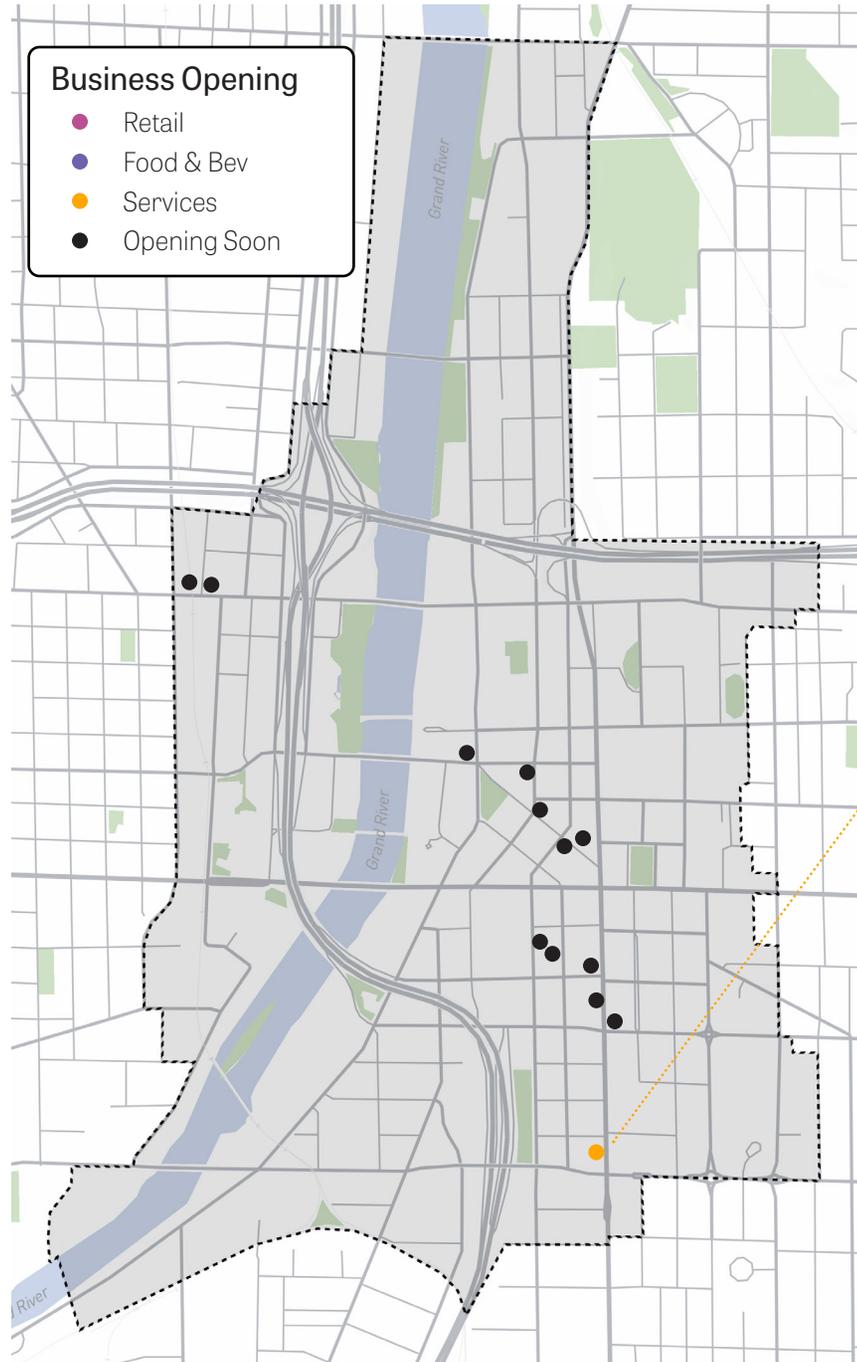


DDA Retail Innovation Grant

Fiscal Year	# of Businesses	Total Spent
FY2018	1	\$60,000.00
FY2019	1	\$45,000.00
FY2020	5	\$133,385.70
FY2021	5	\$109,333.00
FY2022	1	\$18,448.17
FY2023	6	\$167,894.00
FY2024	5	\$105,433.59
FY2025	8	\$213,067.00
FY2026	4	\$67,536.00
Total	32	\$920,107.46

Business Opening

- Retail
- Food & Bev
- Services
- Opening Soon

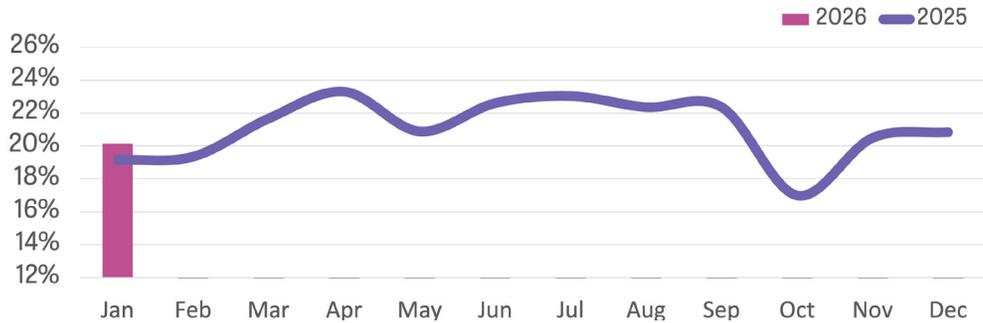


Starbird Tattoo
Tattoo Parlor - January

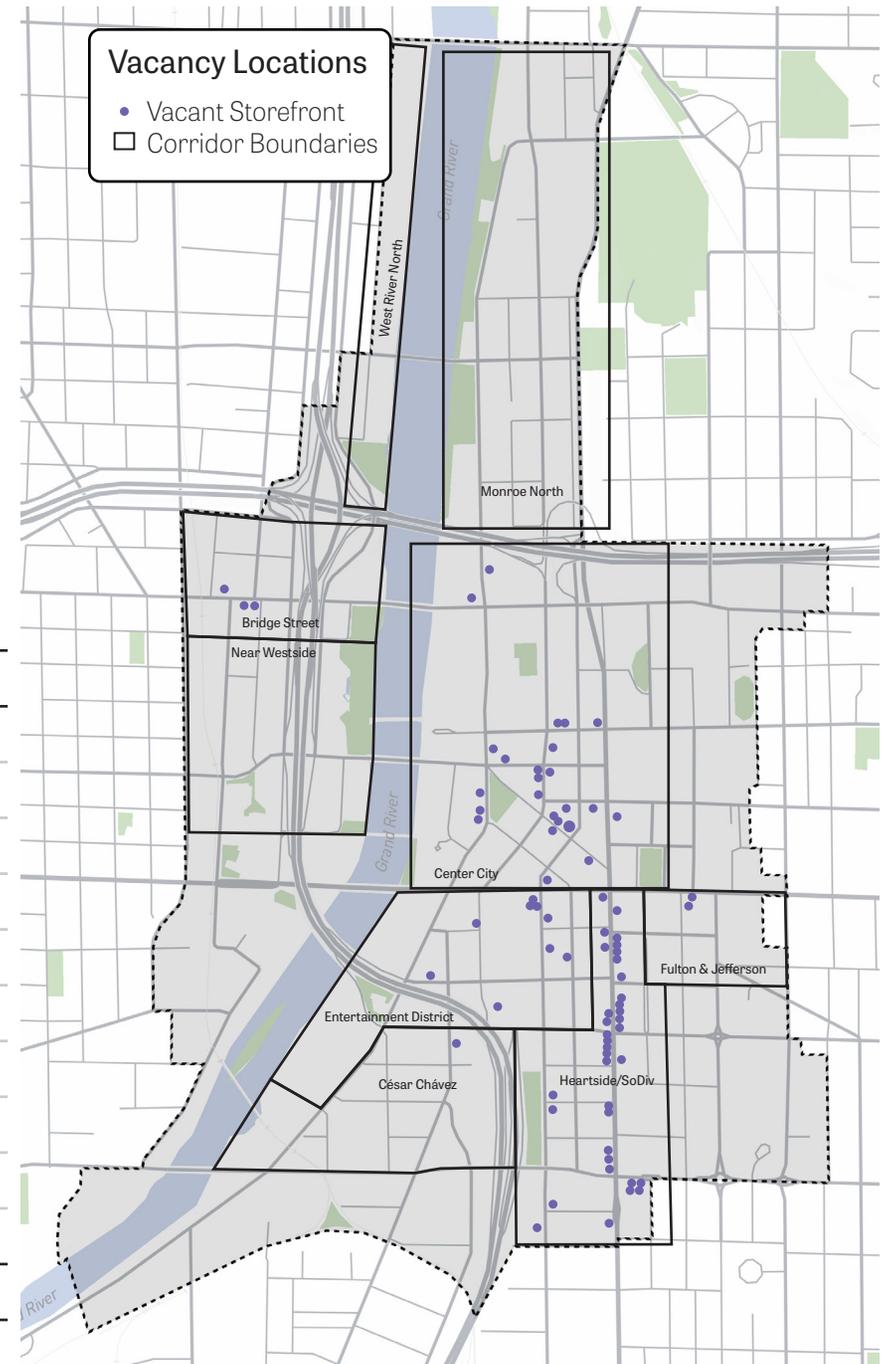
0 storefront businesses closed
 in Downtown in 2026 so far
 0% Food & Bev - 0% Retail - 0% Services

Storefront vacancy was 20% in January 2026

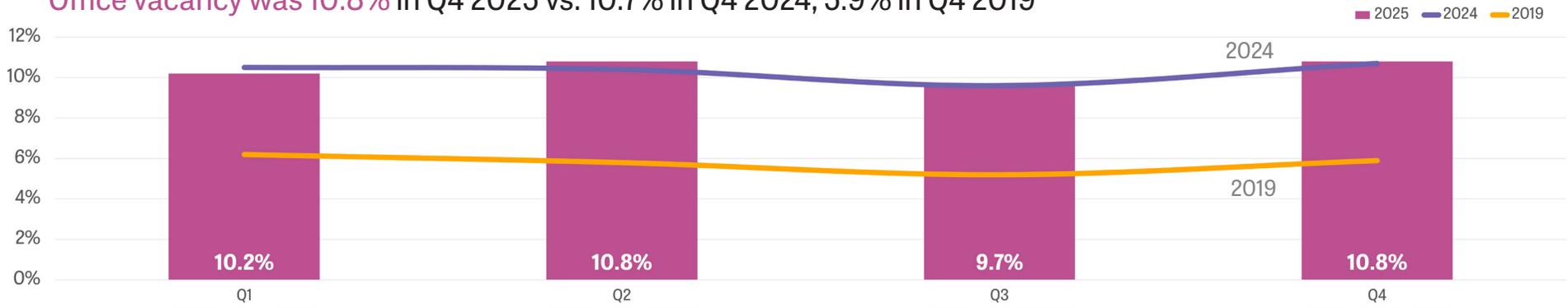
y-axis truncated to highlight month-over-month changes



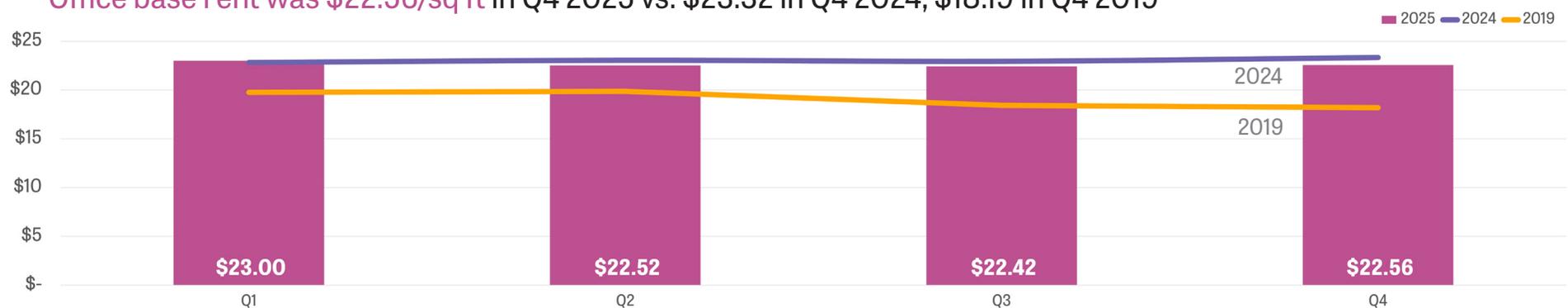
Corridor	Storefronts	Vacancies	Vacancy %
Bridge Street	23	3	13%
Center City	129	29	22%
Monroe Center ¹	55 ¹	11 ¹	20% ¹
César Chávez	8	1	13%
Entertainment District	64	10	16%
Fulton & Jefferson	21	2	10%
Heartside/SoDiv	111	36	32%
Monroe North	29	0	0%
Near Westside	14	0	0%
West River North	3	0	0%
DISTRICT TOTALS:	402	81	20%



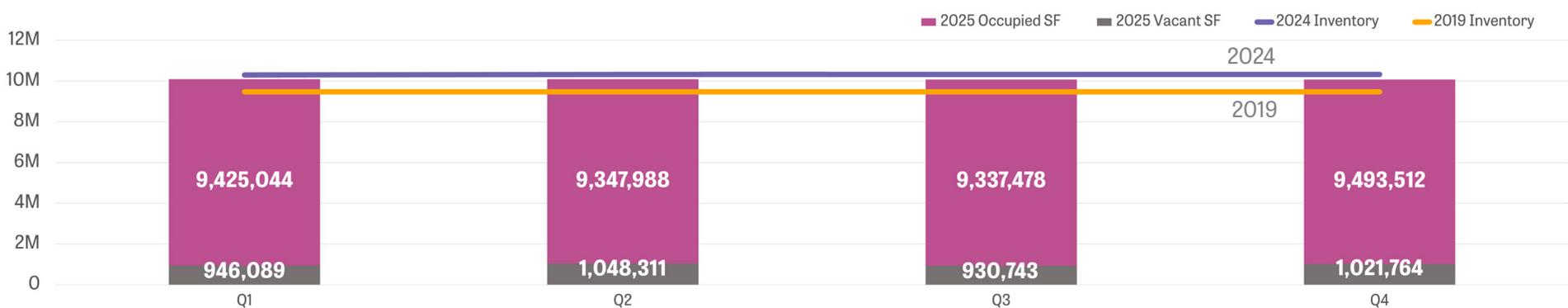
Office vacancy was 10.8% in Q4 2025 vs. 10.7% in Q4 2024; 5.9% in Q4 2019



Office base rent was \$22.56/sq ft in Q4 2025 vs. \$23.32 in Q4 2024; \$18.19 in Q4 2019

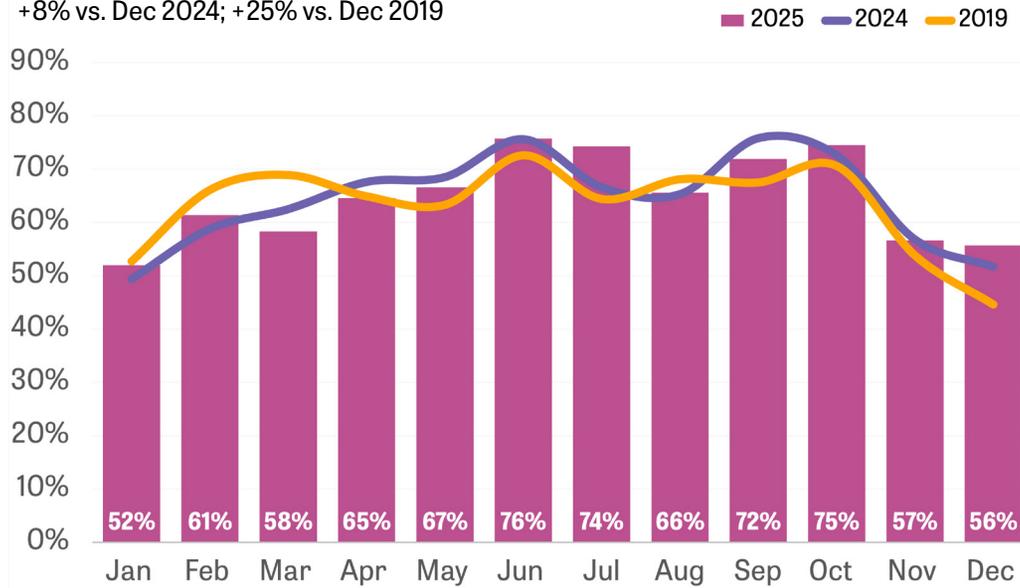


There were 10.1 million square feet of office inventory in Q4 2025

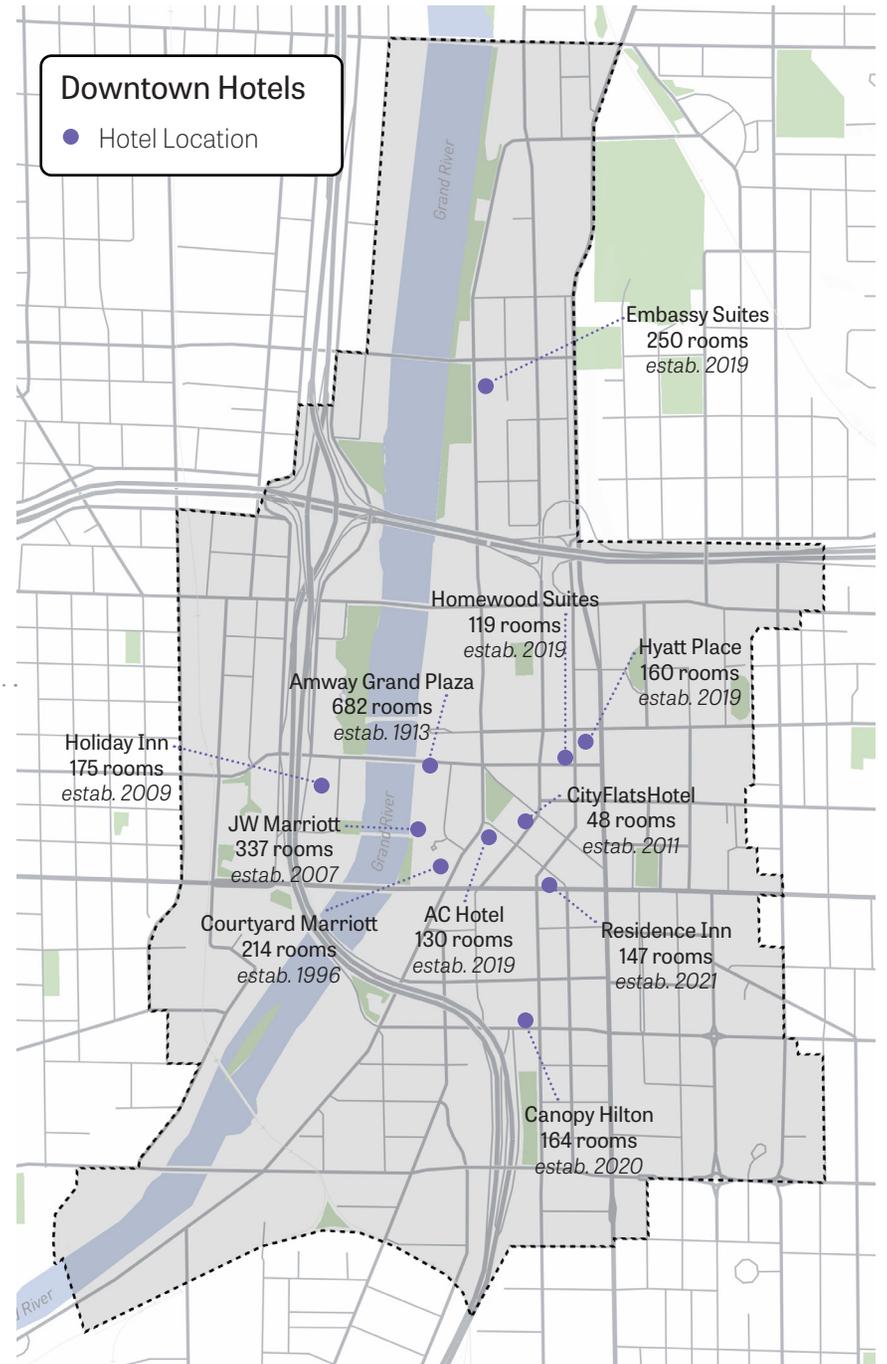
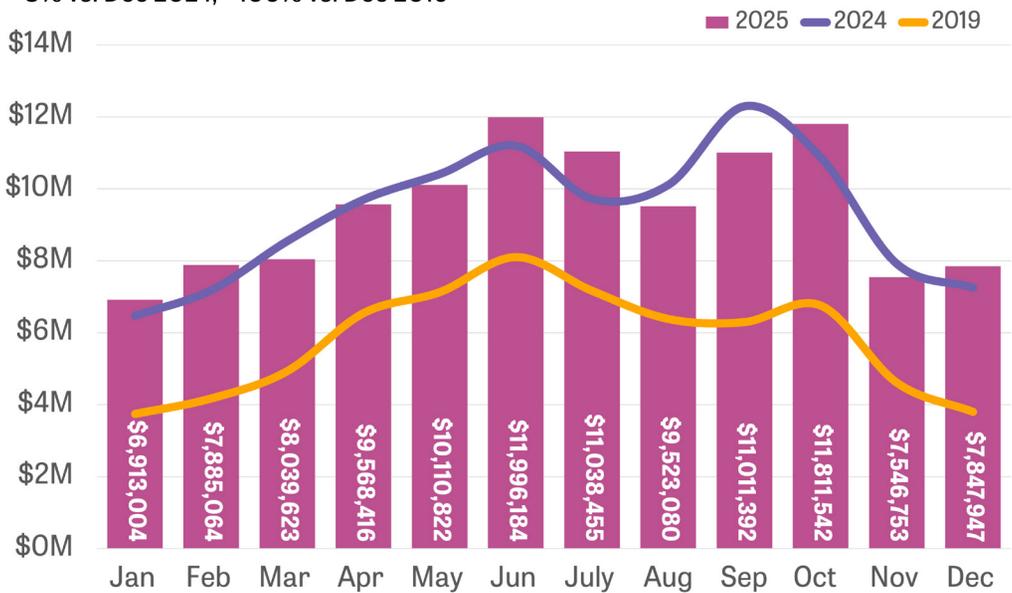


Hotel Occupancy | Updated December 2025

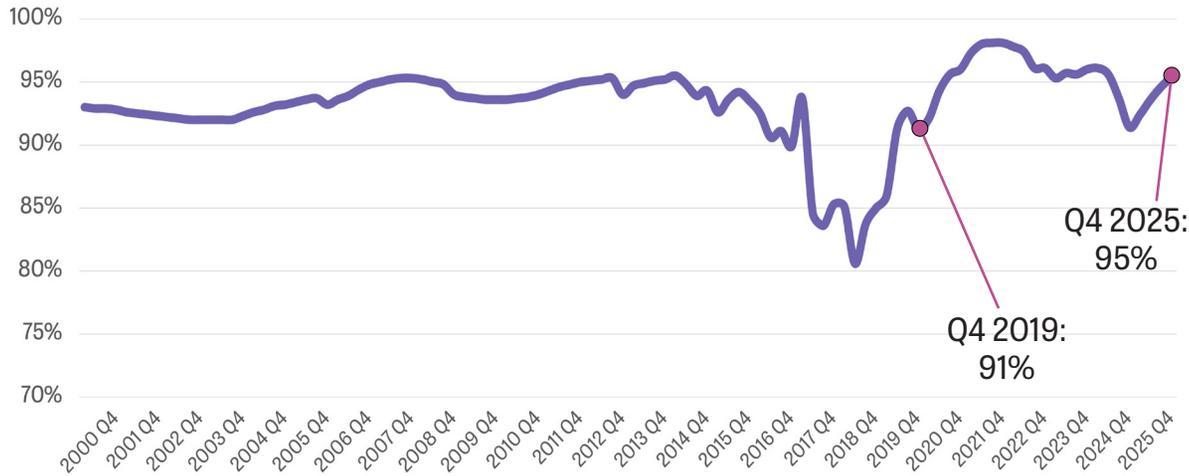
Hotel occupancy decreased **-2%** in Dec 2025 vs. Nov 2025;
 +8% vs. Dec 2024; +25% vs. Dec 2019



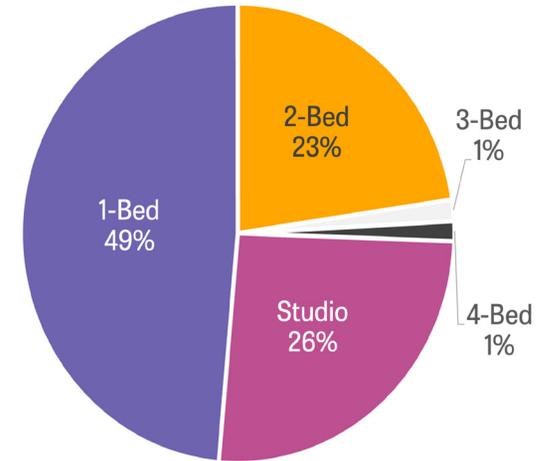
Hotel revenue increased **+4%** in Dec 2025 vs. Nov 2025;
 +8% vs. Dec 2024; +106% vs. Dec 2019



Housing occupancy increased **+0.8%** vs. Q3 2025; **+4%** vs. Q4 2024 **+5%** vs. Q4 2019
 y-axis truncated to highlight year-over-year changes

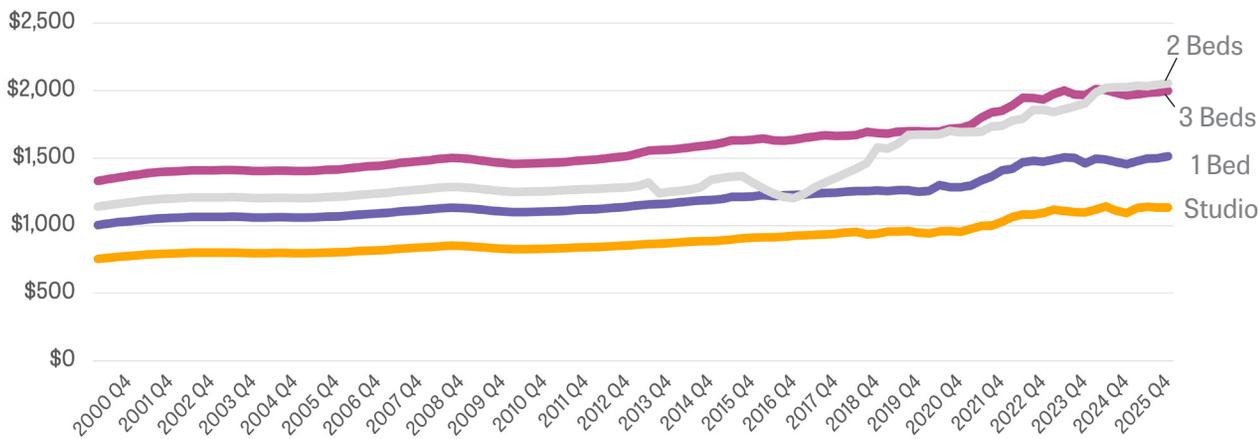


Distribution of Units by # of Rooms

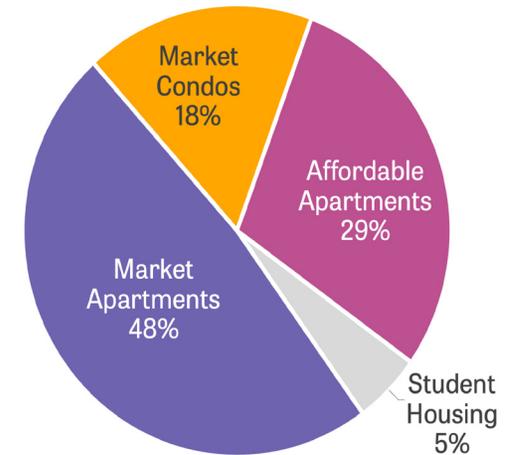


There are **293** units currently under construction and **1,856** in the planning & development pipeline

Average asking rent per unit increased **+1%** vs. Q3 2025; **+2%** vs. Q4 2024; **+19%** vs. Q4 2019



Distribution of Units by Rate Type



1 Clipper Lofts

anticipated completion: Q1 2026

- +35 housing units
- +20,000 sq ft of office space
- \$12,800,000 investment

2 GRPM River's Edge Work

anticipated completion: Q1 2026

\$12,000,000 investment

3 Acrisure Amphitheater

anticipated completion: May 2026

- +190 car parking spaces
- +825 jobs
- \$214,500,000 investment

4 111 Lyon Residential Conversion

anticipated completion: June 2026

- +140 housing units
- 125,000 sq ft of office space
- \$50,000,000 investment

5 Early Childhood Center @ Rapid Central Station

anticipated completion: April 2026

\$7,900,000 investment

6 Verne Barry Place Renovation

anticipated completion: 2026

\$12,000,000 investment

7 Amway Soccer Stadium

anticipated completion: Spring 2027

- +104 jobs
- \$175,000,000 investment

8 Corewell Parking Lots

anticipated completion: TBD

- +40 car parking spaces

9 Karl & Patricia Betz Living Center

anticipated completion: June 2027

- +118 housing units
- +6,000 sq ft of commercial space
- \$46,000,000 investment

\$530M

current active investment

6k

sq ft of commercial space

-105k

sq ft of office space

929

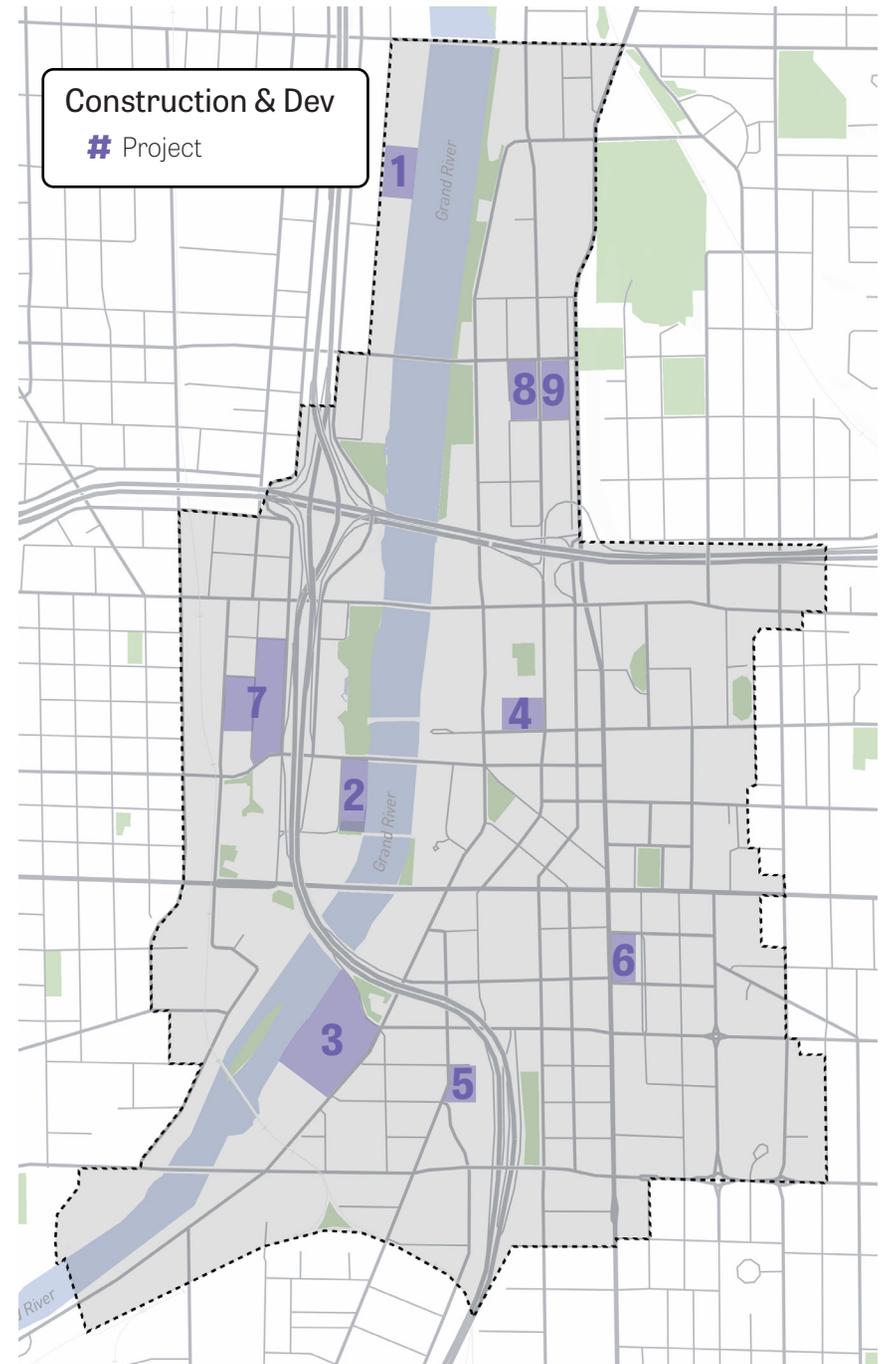
new jobs

230

car parking spaces

293

housing units



Grand River Greenway Progress - Local | Updated January 2025

198 total acres of park improvements

20 total miles of trail improvements¹

\$332M in total public space investment

\$1.7B in private river-adjacent investment²

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

1	GRPM River Edge Improvements \$12,000,000	Planning	Design	Permitting	Bidding	Construction	Completion est. March 2026
2	Acrisure Amphitheater \$214,500,000	Planning	Design	Permitting	Bidding	Construction	Completion est. May 2026
3	Canal Park \$9,800,000	Planning	Design	Permitting	Bidding	Construction	Completion est. Summer 2026
4	Oxford Trail \$9,000,000	Planning	Design	Permitting	Bidding	Construction	Completion est. Fall 2026
5	Edges Trail, Leonard To Ann \$9,100,000	Planning	Design	Permitting	Bidding	Construction	Completion est. April 2026
6	Lower Reach In-Channel Improvements \$20,000,000	Planning	Design	Permitting	Bidding	Construction	Completion est. Summer 2026
7	Ah-Nab-Awen Park \$10,300,000	Planning	Design	Permitting TBD	Bidding	Construction	Completion
8	Edges Trail US-131 to Railroad \$19,800,000	Planning	Design	Permitting	Bidding	Construction	Completion est. Oct 2026
9	Railroad to Wealthy \$ TBD	Planning	Design	Permitting TBD	Bidding	Construction	Completion
10	Fulton to US-131 \$ TBD	Planning	Design TBD	Permitting	Bidding	Construction	Completion
11	Blue Dot \$ TBD	Planning	Design	Permitting TBD	Bidding	Construction	Completion
12	Fulton & Market \$797,000,000	Planning	Design	Permitting TBD	Bidding	Construction	Completion



3 - Includes 2025 completed projects Lyon Square & Lower Riverwalk
Source: Grand River Network



DOWNTOWN
GRAND RAPIDS INC.



Grand River Network

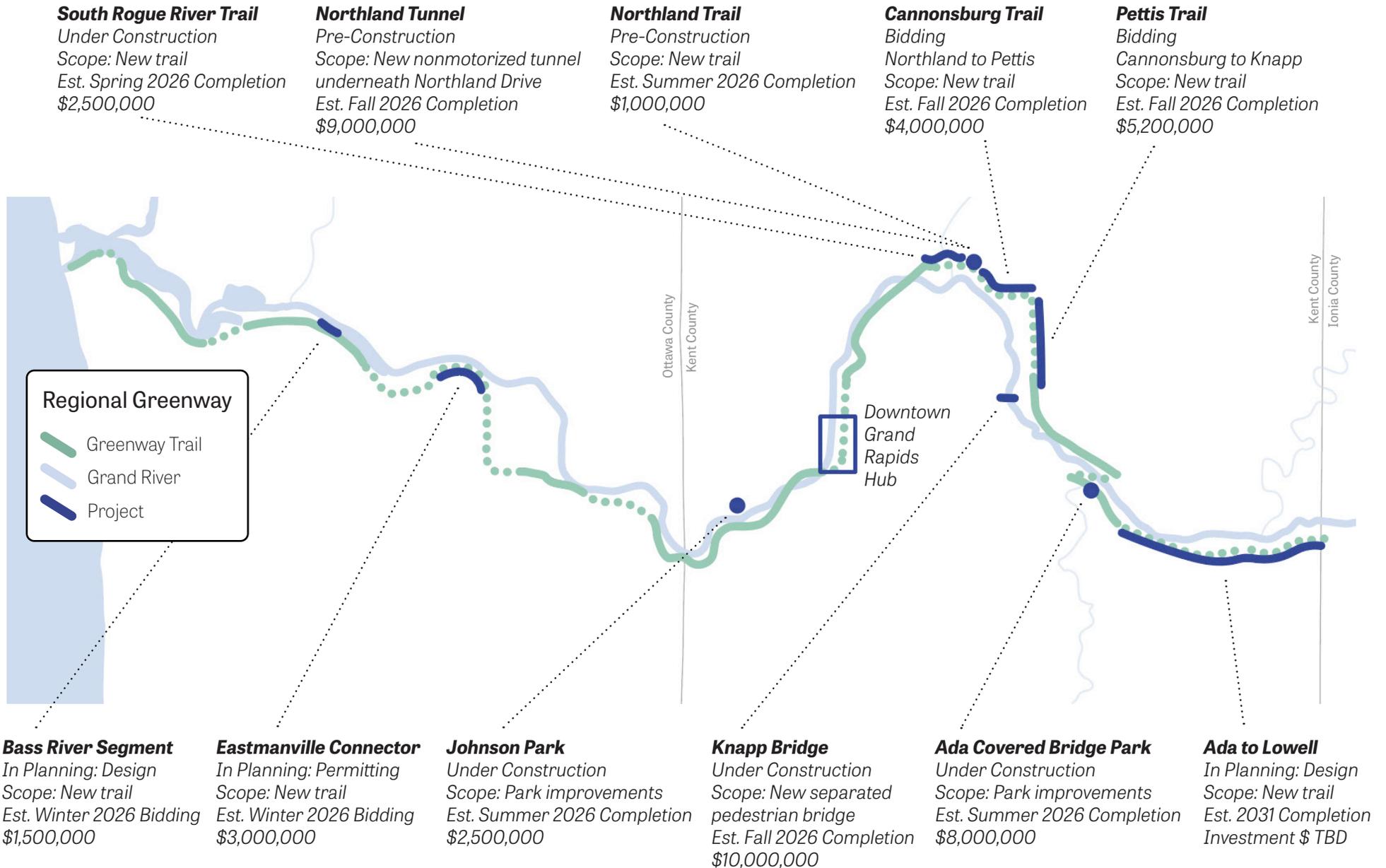
For more information, visit: <https://grandriver.network/upcoming-projects>

1 - Includes 16 miles of ARPA-funded Kent County greenway trail, White Pine Trail to Ada

2 - Completed since 2023 & currently in development pipeline

Grand River Greenway Progress - Regional | Updated January 2025

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.

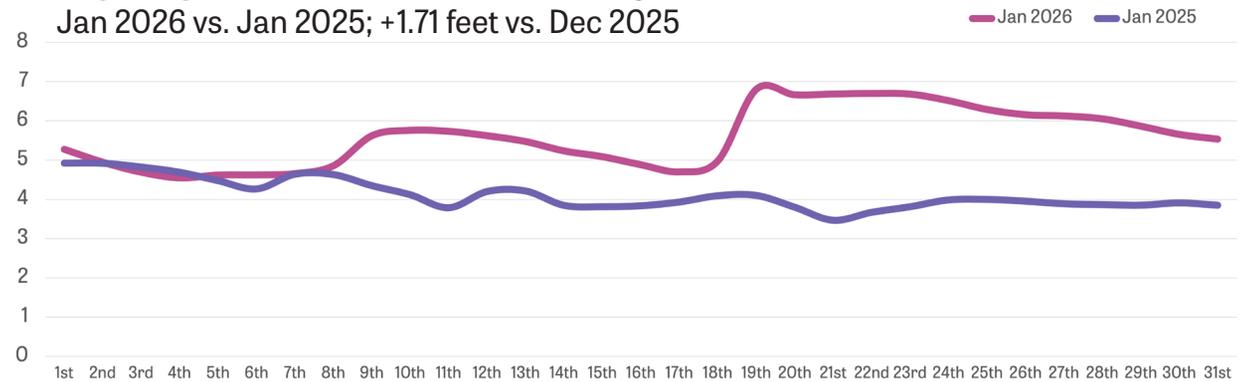


What is gage height? Gage height is the distance (or height) of the water surface above the streamgage datum reference point. Gage height is often observed as it relates to landmarks as well as historical data.²

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 +1.46 feet on average in Jan 2026 vs. Jan 2025; +1.71 feet vs. Dec 2025

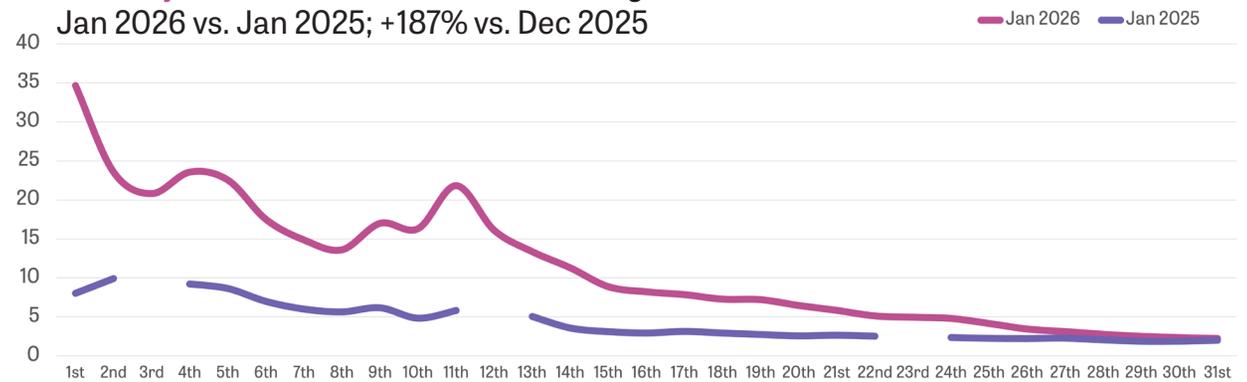


What is turbidity? Turbidity is the measure of relative clarity of a liquid. The higher the intensity of scattered light, the higher the turbidity.²

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 +168% FNU³ on average in Jan 2026 vs. Jan 2025; +187% vs. Dec 2025

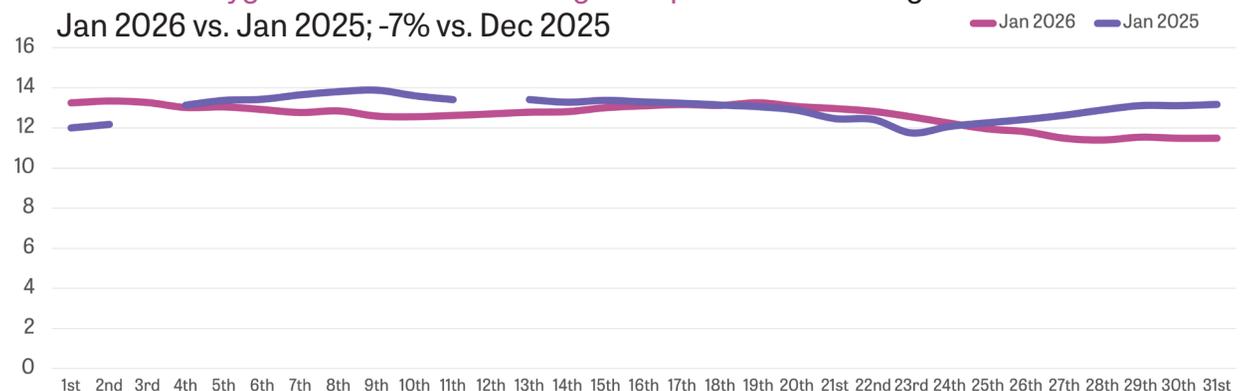


What is dissolved oxygen? Dissolved oxygen is a measure of how much oxygen is dissolved in the water - the amount of oxygen available to living aquatic organisms.²

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 oxygen decreased -3% milligrams per liter on average in Jan 2026 vs. Jan 2025; -7% vs. Dec 2025



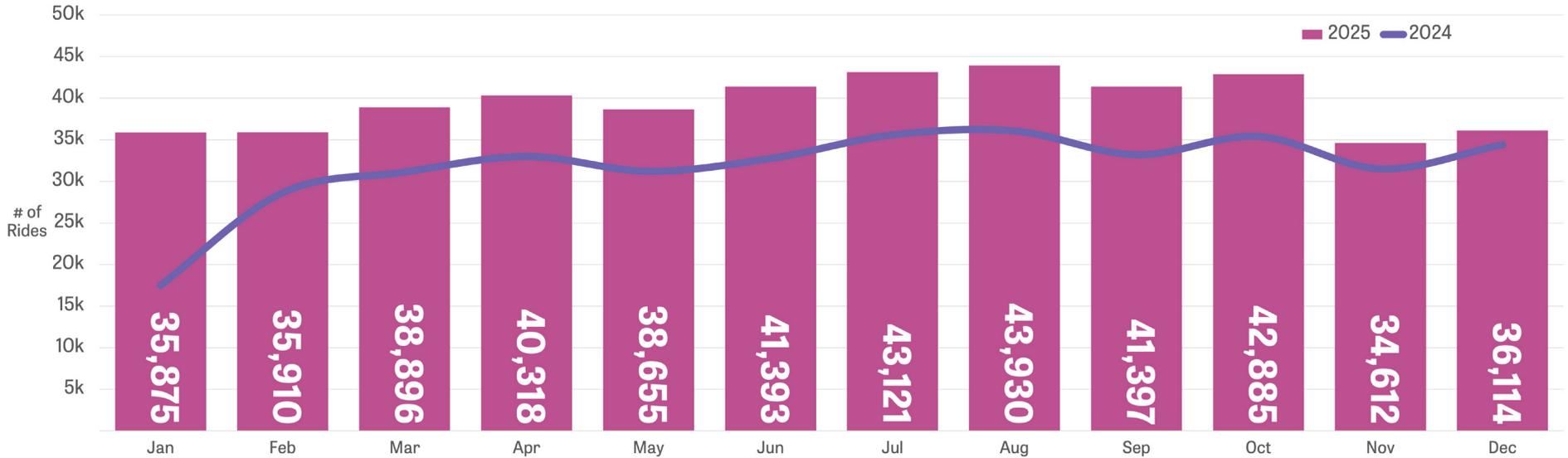
Downtown Ambassador Statistics | Updated January 2026

	January 2026	2026 YTD	2025 YTD	2019 YTD
Graffiti Removals	40	40	97	68
Lbs of Trash Removed	11,900	11,900	12,650	27,950
Snow Removals	3,694	3,694	4,047	3,573
Weeds Abated	0	0	0	0
Business Contacts	1,412	1,412	473	234
Pedestrian Assists	14,315	14,315	20,896	16,421
Mobility Assists	75	75	90	98

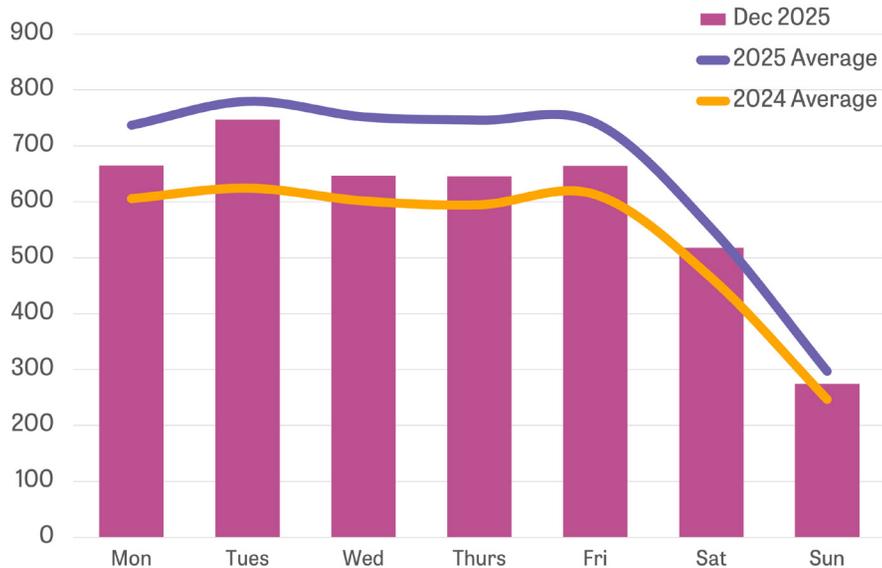


Total Ambassador Banked Hours ¹ as of December 2025:	1,553.75
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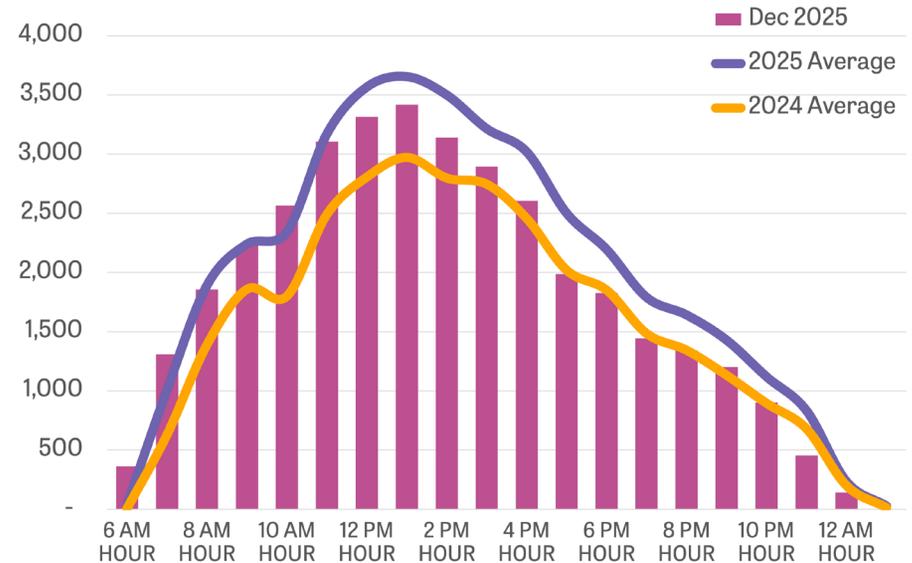
DASH Circulator ridership increased +4% in Dec 2025 vs. Nov 2025; +5% vs. Dec 2024; -33% vs. Dec 2019



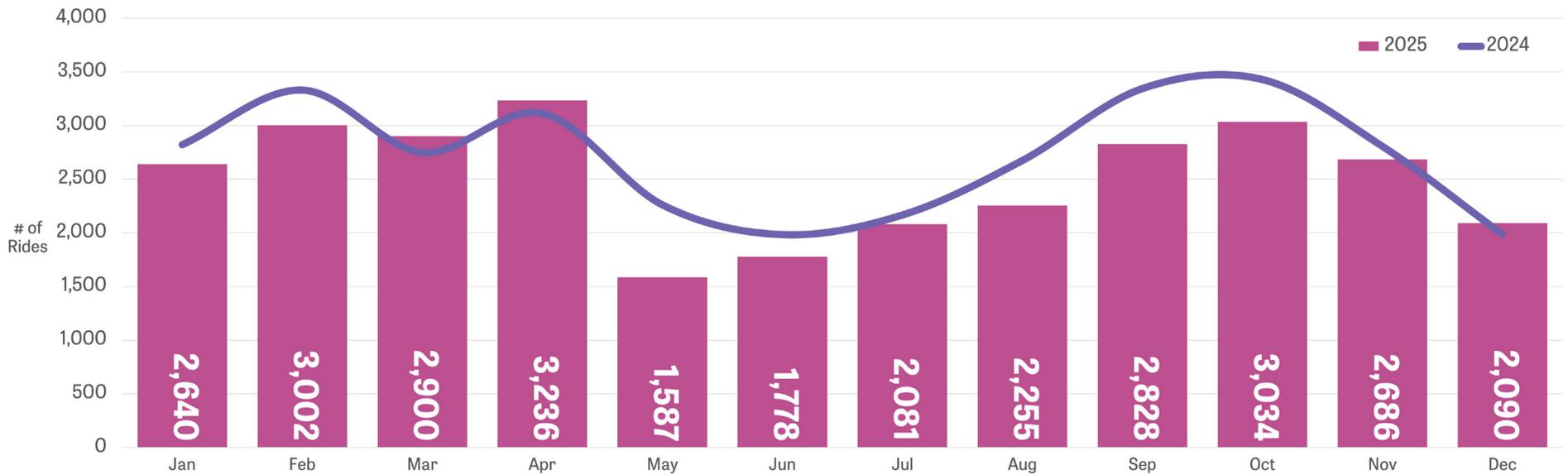
Sunday DASH Circulator ridership increased +35% in Dec 2025 vs. Dec 2024



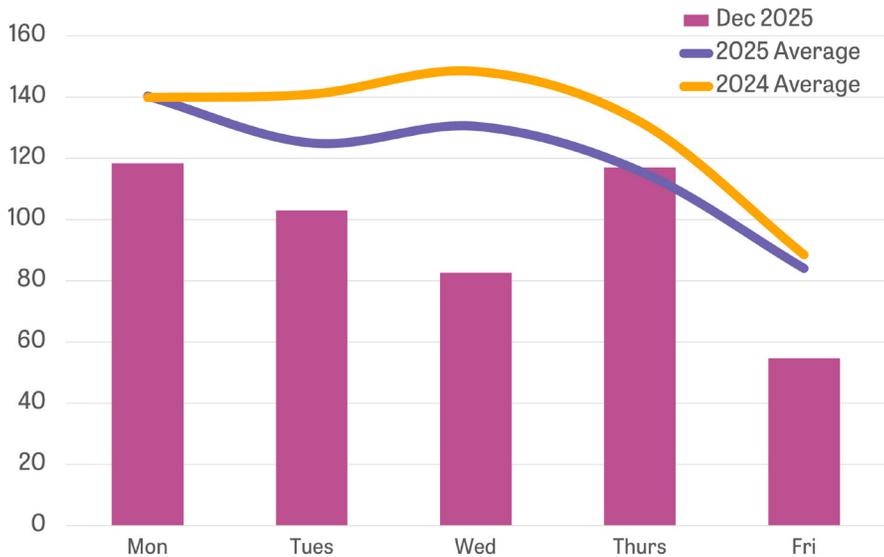
37% of DASH Circulator ridership occurred before noon in December



DASH WORK ridership decreased -22% in Dec 2025 vs. Nov 2025; +5% vs. Dec 2024



Wednesday DASH WORK ridership decreased -56% in Dec 2025 vs. Dec 2024



42% of DASH WORK ridership in December occurred between 7 AM - 9 AM

