

AGENDA



DOWNTOWN IMPROVEMENT DISTRICT

Board Members:

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

October 15, 2025
2:00 pm Meeting
29 Pearl Street, NW Suite #1

1. Call to order (2:00)
2. Approve Meeting Minutes from June 18, 2025 (2:01)
Motion – Steimle-App | (enclosure)
3. Accept FY 25, Year End Financial Statements (2:02)
Motion – Steimle-App | (enclosure)
4. Accept August 2025, Financial Statements (2:07)
Motion – Steimle-App | (enclosure)
5. Streetscape Assessment Overview (2:12)
Info Item – Eledge
6. DID Reauthorization (2:22)
Discussion - Board
7. DGRI President & CEO Report (2:40)
Info Item – Kelly
8. Public Comment (2:45)
9. Board Member Discussion (2:50)
10. Adjournment (2:55)



MEETING OF THE DOWNTOWN IMPROVEMENT DISTRICT BOARD
June 18, 2025

1. Call to Order

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

Attendees

Members Present: Kate Berens, Douglas Kessler, Emily Loeks, Josh Lunger, Andrew Martin, Jessica Slaydon, Monica Steimle-App, Elliot Talen, Ashley Ward,

Members Absent: Peter Albertini, Stacie Behler, Cullen Hillary, Virginia Justice, Rick Winn, Mike Bishop, Paul Skentzos

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

2. Approve Meeting Minutes from February 19, 2025

Motion: Member Slaydon, supported by Member Lunger, moved to approve the February 19, 2025, Downtown Improvement District Meeting Minutes as presented. None opposed. The motion carried unanimously.

3. Accept April 2025 Financial Statements

Member Lunger inquired about the difference between budget versus actual amount for the Ambassador Program – Clean & Safe line item. Kelly explained that the DDA pays their share first and the DID will be charged the full amount by the end of the fiscal year.

Motion: Member Loeks, supported by Member Kessler, moved to accept Statement C: Schedule of Expenditures ending April 2025 as presented. The motion carried unanimously.

4. FY 2026 Budget Adoption

As a reminder, Kelly stated the DID had a multi-year plan approved three years ago, which set the budget for 3 fiscal years. In April of this year, the board approved the FY2026 budget recommendations for the City Commission approval in May. The City Commission approved it with no changes and now returns to the board for administrative adoption.

Eledge provided a recap of the FY26 budget recommendations. As a reminder, the area-wide assessment has increased by 3%. The total anticipated resources available for FY26 are expected to be \$1,468,518.

Member Berens inquired about the impact of the Lyon Square reopening on the snowmelt scope for the Downtown Improvement District (DID). Kelly clarified that the Lyon Square project does not affect the DID's responsibilities, as it is being addressed elsewhere.

Member Berens also raised a question about the Quality of Life (QOL) special project, asking for clarification on what it is. Eledge explained that this project specifically refers to funds generated through the residential assessment and supports two ambassadors dedicated to addressing residential-focused needs.

Member Martin asked whether the 11% increase in costs for the Ambassador Program was related to hiring more employees. Eledge responded that the increase is due to a rise in the overall cost of the contract.

Motion: Member Martin, supported by Member Slaydon, approved adopting the FY26 Downtown Improvement District budget. None opposed. Motion carried unanimously.

5. FY 2026 Flower Planting

Eledge presented the addition of more planters and locations throughout Downtown. He presented MiCandy Gardens contract for flower planting and beautification services in FY26. The total cost of the services is \$203,150 which includes a small contingency to cover unexpected needs. The total request to the DID is for an amount not to exceed \$138,000. The remainder of the cost will be covered by the Downtown Development Authority, which approved \$58,150 at their June meeting and the Monroe North TIFA, which will cover \$7,000.

Member Berens asked how the cost split is determined. Eledge explained that it is based on the number of plants installed within the boundaries of each area, with all being within DDA boundaries.

Motion: Member Berens, supported by Member Ward, moved to approve an amount not to exceed \$138,000 for beautification services in FY26. None opposed. Motion carried unanimously.

6. Downtown Ambassador Program

Eledge presented that in late 2024, DGRI staff issued an RFP for its Beautification, Maintenance and Placemaking services program. The RFP was sent directly to established, known firms that typically provide these kinds of services as well as publicly listed on the International Downtown Association (IDA) website. On March 3rd, DGRI staff received 3 qualified proposals.

DGRI staff and sub-committee members reviewed the proposal and provided feedback and recommendations to staff as to the quality and content of the responses received. The sub-committee decided to continue working with the current contractor, Block by Block, who was once again the standout candidate.

Staff is working to establish a one-year contract with the option for extension. The average wage for ambassadors is currently \$17.50, with most tenured staff averaging closer to \$20 per hour. Turnover has decreased, and retention is strong. There are no major structural changes to the contract; the most significant cost increase is tied to the addition of a new truck. Previously, there was a separate contract for the residential ambassador, but that role is now incorporated into a single, unified contract.

The total cost of the services is \$1,337,193.05 and includes options for extensions; it is expected the new Block by Block contract would begin July 1, 2025. The DDA's portion of the funding is \$400,000, which was approved at their meeting earlier this month.

Chair Steimle-App asked whether the \$937,000 figure includes the residential component of the ambassador program. Eledge confirmed that it does.

Eledge added that the DGRI Board of Advisors, which holds the contract, is expected to approve the agreement at their meeting next week.

Motion: Member Loeks Emily , supported by Member Kessler, moved to authorize DID funding for an amount not to exceed \$937,193.05 for Hospitality, Beautification, Maintenance and Placemaking contractual services in FY26. *None opposed. Motion carried unanimously.*

7. DGRI President & CEO Report

Tim Kelly presented updates

- DGRI toured the amphitheater site, which is progressing well and looking great.
- Riverfront improvements are taking shape, with active work underway on the east riverfront from Fulton to Wealthy. The DDA has approved funding to support furniture and lighting for the area. Future phases are also planned.
- Lyon Square is on track to open before the Fourth of July; a target date is set, but staff is being cautious not to overpromise.
- The DDA approved funding for permanent projection mapping infrastructure at Lyon Square. The installation will support year-round, customizable projections and will be completed after the park opens.
- Canal Park had its groundbreaking at the end of April, and construction is now underway.
- The DDA approved funding to support the redesign of Calder Plaza to align with the City's deck replacement project.
- Sunset Cinema is taking place every Saturday evening at Studio Park.
- Relax at Rosa is currently underway, with programming scheduled for tomorrow in celebration of Juneteenth.
- The Downtown Farmers Market is operating every Wednesday through October 1, though some weather-related disruptions have occurred.
- Return to the River, a large-scale public art event, is scheduled for August.

8. Public Comment

None.

9. Board Member Discussion

Member Berens shared that the City has been working to improve communication with adjacent residents and businesses regarding capital projects. She noted that communication around the Canal Park groundbreaking had not been as robust as hoped and shared that the City is piloting new strategies to improve this. Berens encouraged members to share ideas and help spread the word about upcoming construction timelines, particularly to small businesses, in an effort to better mitigate potential disruptions. Member Slaydon suggested encouraging small businesses to sign up for Eledge's newsletter, which provides updates on construction and closures downtown.

Member Berens also gave kudos to Eledge for his involvement with The Heartside Business Association and his efforts connecting with their organization.

Member Loeks inquired about the ambassador program bidding process, asking whether there were lessons learned from other bidders that helped shape the new contract. Eledge explained that one of the bidders was new to this type of work and that DGRI helped them better understand the scope and expectations, which may help them become more competitive in the future. He added that another bidder has extensive experience in running in-house programs similar to Block by Block (BBB) and also assists organizations in building internal ambassador programs. While this model has been considered, Eledge said DGRI remains confident in BBB and does not feel the need to switch providers at this time.

Member Lunger shared that he had some ideas for Member Berens regarding communicating with small businesses, including giving at least six months' notice and offering free resources.

Member Lunger also provided an update on the 100 in 100 initiative: as of the previous day, 123 individuals have been permanently housed, with another 50 in progress and around 200 on the waitlist. He recognized and thanked the team involved in this effort. Chair Steimle-App congratulated Lunger on the progress and his leadership.

Member Ward expressed sadness over the recent news of Member Ellis's passing, a sentiment that was echoed by the board. Chair Steimle-App added her appreciation for Ellis's work and his meaningful involvement in the community.

10. Adjournment

The meeting adjourned at 2:35 pm.

Minutes taken by:
Lauren Suidgeest
Downtown Grand Rapids, Inc

MEMORANDUM

CITY OF GRAND RAPIDS

DATE: August 12, 2025

TO: Downtown Improvement District

**Agenda Item #3
October 15, 2025
DID Meeting**

FROM: Teva Arapari
Financial Analyst II, Fiscal Services

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 are preliminary statements. Year-end statements will be provided once the 2025 audit is completed.

The attached Statements include:

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

The District has collected approximately 99.2% of the budgeted assessment revenue in the District-Wide fund and 90.6% in the Snowmelt fund.

The DID has spent approximately 78.7% and 104.4% of the budgeted appropriations in the District-Wide fund and the Snowmelt fund respectively.

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

Attachments

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

ASSETS	DISTRICT - WIDE	SNOW - MELT	TOTAL
Pooled Cash & Investments	\$ 464,989	\$ 476,594	\$ 941,583
Assessments Receivable	-	-	-
TOTAL ASSETS	\$ 464,989	\$ 476,594	\$ 941,583
LIABILITIES AND FUND EQUITY			
Liabilities			
Accounts Payable	\$ 3,756	\$ 9,486	\$ 13,242
Deferred Assessment Revenue	-	-	-
Compensated Absences	1,680	-	1,680
TOTAL LIABILITIES	\$ 5,436	\$ 9,486	\$ 14,922
Reserve for Encumbrances	\$ 245,309	\$ 28,116	\$ 273,425
Unrestricted Reserve	214,244	388,856	603,100
Restricted Reserve - Monroe Center	-	50,136	50,136
TOTAL FUND EQUITY	\$ 459,553	\$ 467,108	\$ 926,661
TOTAL LIABILITIES & FUND EQUITY	\$ 464,989	\$ 476,594	\$ 941,583

Prepared August 12, 2025

STATEMENT B

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

REVENUES	DISTRICT-WIDE		SNOWMELT	
	Budget	Actual	Budget	Actual
Assessments	\$ 1,343,693	\$ 1,158,525	\$ 170,000	\$ 153,981
Reserve for Uncollectible Accounts	(175,198)	-	-	-
Earnings on Investments	13,205	36,440	18,493	35,797
Miscellaneous Revenues and Reimbursements	-	-	-	-
TOTAL REVENUES	\$ 1,181,700	\$ 1,194,965	\$ 188,493	\$ 189,778
EXPENDITURES				
DISTRICT-WIDE SERVICES				
Maintenance and Beautification				
Ambassador Program - Clean & Safe	\$ 752,839	\$ 469,796	\$ -	\$ -
QOL - Residential Project	117,000	113,813	-	-
Irrigation, Repairs & Utilities	6,967	16,180	-	-
Flowers & Plantings	115,000	115,000	-	-
Sub-Total	\$ 991,806	\$ 714,789	\$ -	\$ -
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	47,332	-	-
Personnel - Wages & Benefits	73,000	86,126	-	-
Professional Services	22,500	13,378	-	-
City A-87 Costs	45,027	45,116	-	-
Sub-Total	\$ 168,527	\$ 191,952	\$ -	\$ -
SNOWMELT SYSTEM OPERATIONS				
Central City Snowmelt	\$ -	\$ -	\$ 188,110	\$ -
Campau Promenade District	-	-	-	64,559
Monroe Center District	-	-	-	113,532
Monument Park District	-	-	-	18,340
TOTAL EXPENDITURES	\$ 1,182,083	\$ 929,698	\$ 188,110	\$ 196,431
EXCESS / (DEFICIT)	\$ (383)	\$ 265,267	\$ 383	\$ (6,653)
BEGINNING FUND BALANCE, Adjusted for Comp Abs		194,286		473,761
ENDING FUND BALANCE		\$ 459,553		\$ 467,108

Special & Voluntary Assessments as of 4/18/2025	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 April 19, 2025 - June 30, 2025 (Preliminary)

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
6/10/2025	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,759.67
6/13/2025	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,759.63
					7,519.30
6/26/2025	Adobe Inc	Administration	DGRI Overhead	Adobe - license renewals 06/25	3,408.93
5/21/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street July 2024 - June 2025	1,192.88
6/5/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street July 2024 - June 2025	1,192.88
5/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & Travel (DID)	656.24
6/12/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & Travel (DID)	510.87
6/30/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted CRIT 05/25	509.41
6/30/2025	Worksighted, Inc.	Administration	DGRI Overhead	Meraki Cloud Renewal 06/25 FY25	485.64
6/6/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted CRIT 06/25	428.58
6/30/2025	City Treasurer - Mobile GR	Administration	DGRI Overhead	Parking Validation Invoices - May 2025	302.00
6/30/2025	Fusion Financial Services, LLC	Administration	DGRI Overhead	Fusion Financial accounting June 07/25 FY25	270.49
5/23/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted: Criterion renewal 05/25	270.00
6/30/2025	US Bank National Association	Administration	DGRI Overhead	DGRI Admin: Service (DID)	225.06
6/30/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted IT: laptops 04/2025	208.62
5/21/2025	New Dreams, Inc.	Administration	DGRI Overhead	Coverall of Western Michigan: janitorial services 03	148.50
5/21/2025	New Dreams, Inc.	Administration	DGRI Overhead	Coverall of Western Michigan: janitorial services 04	148.50
5/16/2025	New Dreams, Inc.	Administration	DGRI Overhead	Coverall of Western Michigan: janitorial services 05	148.50
6/11/2025	New Dreams, Inc.	Administration	DGRI Overhead	Coverall of Western Michigan: janitorial services 06	148.50
5/16/2025	Fusion Financial Services, LLC	Administration	DGRI Overhead	Accounting services - April 05/25	137.70
6/10/2025	Melvin Eledge Jr	Administration	DGRI Overhead	M. Eledge Jr: conference & travel reimbursement 0	130.52
6/5/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street June 2025 - Mezz	113.46
5/21/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street May 2025 - Mezz	113.46
6/6/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Office 365 06/25	103.51
6/12/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food/Bev (DID)	97.35
6/30/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Office 365 05/25	96.48
6/30/2025	City Treasurer - Mobile GR	Administration	DGRI Overhead	Parking Validation Invoices - June 2025	90.00
6/30/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food/Bev (DID)	81.74
5/20/2025	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Great America Copier Lease 04/25	73.62
6/30/2025	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Great America Copier Lease 06/25 FY25	73.56
6/11/2025	Fusion Financial Services, LLC	Administration	DGRI Overhead	Fusion Financial accounting May 05/25	72.81
6/6/2025	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Great America Copier Lease 05/25	68.25
5/29/2025	Emma Breidenich	Administration	DGRI Overhead	E. Breidenich travel reimbursement 05/25	61.20
5/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies (DID)	56.49
6/12/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Membership (DID)	53.82
6/20/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB Utility Service: Electric 06/25	53.65
5/16/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB Utility electrical 05/25	51.14
6/30/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food/Bev (DID)	49.48
6/12/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions (DID)	46.97
5/21/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services phones 04/2025	46.23
5/29/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services phones 05/2025	46.23
6/26/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services phones 06/2025	46.23
5/21/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services internet 04/2025	42.29
5/29/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services internet 05/2025	42.29
6/26/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services internet 06/2025	42.29
6/30/2025	Cellco Partnership	Administration	DGRI Overhead	Verizon Cell Phone Service 07/25	40.30
5/21/2025	Cellco Partnership	Administration	DGRI Overhead	Verizon Cell Phone Service 04/25	39.90
5/21/2025	Cellco Partnership	Administration	DGRI Overhead	Verizon Cell Phone Service 05/25	39.90
6/11/2025	Cellco Partnership	Administration	DGRI Overhead	Verizon Cell Phone Service 06/25	39.90
6/30/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Membership (DID)	38.94
6/9/2025	Promotional Impact	Administration	DGRI Overhead	Green Giftz: Coasters	36.61
5/16/2025	Robbins Lock Shop Inc	Administration	DGRI Overhead	Service call & keys 05/25	36.25
5/23/2025	Marion Bonneaux	Administration	DGRI Overhead	M. Bonneaux: conference & travel reimbursement (	33.79
6/26/2025	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Littlefoot Coffee 05/25	32.49
5/15/2025	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Littlefoot Coffee 05/25	32.36
5/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies (DID)	31.38
6/30/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food/Bev (DID)	29.47
6/12/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Local Business Exp. (DID)	29.36
5/23/2025	City Treasurer - Mobile GR	Administration	DGRI Overhead	Parking Validation Invoices - April 2025	28.62
6/20/2025	City Treasurer - Treasury	Administration	DGRI Overhead	Admin: Petty Cash - Food & Beverage	27.64
6/10/2025	Nancy Toledo Jimenez	Administration	DGRI Overhead	N. Jimenez: conference & travel reimbursement 05	27.07
5/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food/Bev (DID)	24.69
6/12/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies (DID)	23.90
6/6/2025	AccuSourceHR, Inc.	Administration	DGRI Overhead	Accusource HR - background checks ArtPrize 05/2	20.64
5/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Local Business Exp. (DID)	19.79
5/20/2025	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant Pro HR software 05/25-06/25	19.62
5/20/2025	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant Pro HR software 06/25-07/25	19.62
6/20/2025	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant Pro HR software 07/25-08/25	19.62
5/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions (DID)	14.48

continued on the next page

STATEMENT C
DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures - continued
April 19, 2025 - June 30, 2025 (Preliminary)

Page 2

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
<i>continued from prior page</i>					
6/6/2025	Staples Contract and Commercial Inc.	Administration	DGRI Overhead	Staples office supplies 06/25	12.56
6/20/2025	City Treasurer - Treasury	Administration	DGRI Overhead	Admin: Petty Cash - Local Business Expense	11.81
5/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev. (DID)	10.18
6/3/2025	Tim Kelly	Administration	DGRI Overhead	T. Kelly travel reimbursement 05/25	8.50
6/26/2025	Oh Hello Companies LLC	Administration	DGRI Overhead	Oh, Hello: May logo embroidery 06/25	8.10
5/19/2025	Model Coverall Service Inc	Administration	DGRI Overhead	Model Coverall 05/25	7.74
6/9/2025	Model Coverall Service Inc	Administration	DGRI Overhead	Model Coverall 06/25	7.74
6/26/2025	Model Coverall Service Inc	Administration	DGRI Overhead	Model Coverall floor mat rental 06/25	7.74
5/21/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services fees 04/2025	6.91
5/29/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services fees 05/2025	6.91
6/26/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services fees 06/2025	6.91
5/19/2025	Staples Contract and Commercial Inc.	Administration	DGRI Overhead	Staples office supplies 05/25	4.95
6/30/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions (DID)	2.94
6/20/2025	City Treasurer - Treasury	Administration	DGRI Overhead	Admin: Petty Cash - Postage	2.66
6/30/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Books (DID)	1.96
6/20/2025	City Treasurer - Treasury	Administration	DGRI Overhead	Admin: Petty Cash - Supplies	1.16
					12,961.48
6/30/2025	Paycor	Administration	Personnel	DID (admin) Share payroll costs - May 2025	3,982.69
6/30/2025	Paycor	Administration	Personnel	DID (admin) Share payroll costs - Jun 2025	3,979.98
6/30/2025	Paycor	Administration	Personnel	DID (admin) Share payroll costs - Apr 2025	3,975.02
6/30/2025	Paycor	Administration	Personnel	DID (admin) Share payroll costs - Mar 2025	3,964.87
5/14/2025	Priority Health	Administration	Personnel	Priority Health Insurance Premium - May 2025	3,218.05
5/23/2025	Priority Health	Administration	Personnel	Priority Health Insurance Premium - June 2025	3,218.05
6/27/2025	Priority Health	Administration	Personnel	Priority Health Insurance Premium - July 2025	3,092.87
5/27/2025	American United Life-Group Div	Administration	Personnel	OneAmerica Life Insurance May 2025: G 00623113	508.95
5/29/2025	American United Life-Group Div	Administration	Personnel	OneAmerica Life Insurance May 2025: G 00623113	508.95
6/26/2025	American United Life-Group Div	Administration	Personnel	OneAmerica Life Insurance June 2025: 00623113 (	496.63
5/24/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 5/24/2025	409.03
6/7/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 6/7/2025	376.91
5/10/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 5/10/2025	376.80
5/6/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 5/6/2025	375.06
6/21/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 6/21/2025	363.60
6/30/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 6/30/2025	233.60
5/14/2025	Blue Cross Blue Shield of Mich	Administration	Personnel	DID Dental Insurance Premiums 05/25	211.81
6/11/2025	Blue Cross Blue Shield of Mich	Administration	Personnel	DID Dental Insurance Premiums 06/25	198.69
6/30/2025	Paycor	Administration	Personnel	DID (admin) Share payroll fees - Mar 2025	35.13
6/30/2025	Paycor	Administration	Personnel	DID (admin) Share payroll fees - Apr 2025	24.98
6/30/2025	Paycor	Administration	Personnel	DID (admin) Share payroll fees - Jun 2025	20.02
6/30/2025	Paycor	Administration	Personnel	DID (admin) Share payroll fees - May 2025	17.31
					29,589.00
5/23/2025	Andrews Hooper Pavlik PLC	Administration	Professional Services	AHP: audit services 05/25	1,076.35
5/16/2025	Lisa M Cooper	Administration	Professional Services	HR Consulting services 05/25	292.95
6/5/2025	Lisa M Cooper	Administration	Professional Services	Cooper People Group HR services 05/25	240.98
					1,610.28
5/21/2025	Mydatt Service Inc	Maintenance & Beautification	Ambassador Program	Residential Ambassador Program 04/25	86,979.63
					86,979.63
6/9/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2063167 25/05 - 62 Monroe Center NW Planter	4,062.57
6/30/2025	Katerberg Co., Inc	Maintenance & Beautification	Irrigation Repairs & Utilities	Grapids Irrigation - servicing 07/25 FY25	508.54
6/30/2025	City Treasurer - ELC	Maintenance & Beautification	Irrigation Repairs & Utilities	ELC2186487 25/06 - 125 Monroe Ctr	351.43
6/9/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2177433 25/05 - 211 Michigan Street NW	270.77
6/27/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2005642 25/06 - Winter Ave Offices	267.27
6/27/2025	Consumers Energy	Maintenance & Beautification	Irrigation Repairs & Utilities	1030 2027 1245 25/06 - Winter Ave Offices	177.99
5/28/2025	Consumers Energy	Maintenance & Beautification	Irrigation Repairs & Utilities	1030 2027 1245 25/05 - Winter Ave Offices	108.87
6/9/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2171659 25/05 - 66 Sheldon Blvd SE Planters	78.17
6/9/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2189672 25/05 - 70 Ottawa Ave NW	78.17
6/9/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2189674 25/05 - 160 Ottawa Ave NW	78.17
6/30/2025	City Treasurer - ELC	Maintenance & Beautification	Irrigation Repairs & Utilities	ELC2186757 25/06 - 25 Sheldon Blvd	65.28
6/30/2025	City Treasurer - ELC	Maintenance & Beautification	Irrigation Repairs & Utilities	ELC2186756 25/06 - 225 Michigan St	62.32
5/28/2025	DTE Energy	Maintenance & Beautification	Irrigation Repairs & Utilities	9100 258 89908 25/04-	40.12
					6,149.67
5/21/2025	Mydatt Service Inc	Maintenance & Beautification	QOL - Residential Project	Block by Block Residential Ambassadors 04/25	10,346.66
6/5/2025	Mydatt Service Inc	Maintenance & Beautification	QOL - Residential Project	Block by Block Residential Ambassadors 05/25	10,346.66
					20,693.32

continued on the next page

STATEMENT C
DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures - continued
April 19, 2025 - June 30, 2025 (Preliminary)

Page 3

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
<i>continued from prior page</i>					
6/30/2025	Paycor	Marketing & Communications	Personnel	DID (Marketing) Share payroll costs - May 2025	2,791.34
6/30/2025	Paycor	Marketing & Communications	Personnel	DID (Marketing) Share payroll costs - Jun 2025	2,789.99
6/30/2025	Paycor	Marketing & Communications	Personnel	DID (Marketing) Share payroll costs - Apr 2025	2,787.51
6/30/2025	Paycor	Marketing & Communications	Personnel	DID (Marketing) Share payroll costs - Mar 2025	2,782.43
6/30/2025	Paycor	Marketing & Communications	Personnel	DID (Marketing) Share payroll fees - Mar 2025	17.57
6/30/2025	Paycor	Marketing & Communications	Personnel	DID (Marketing) Share payroll fees - Apr 2025	12.49
6/30/2025	Paycor	Marketing & Communications	Personnel	DID (Marketing) Share payroll fees - Apr 2025	10.01
6/30/2025	Paycor	Marketing & Communications	Personnel	DID (Marketing) Share payroll fees - May 2025	8.66
					11,200.00
5/16/2025	FCPA Holdings, LLC	Marketing & Communications	Printing & Postage	Ambassador feedback cards 05/25	96.29
					96.29
6/30/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	4200000000 25/04 - Louis/Monroe snowmelt	2,483.52
6/23/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	4200000000 25/05 - Louis/Monroe snowmelt	1,587.16
6/30/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	4200000000 25/06 - Louis/Monroe snowmelt	1,537.49
5/28/2025	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/04 - 43 Monroe Ave Ramp	695.83
6/30/2025	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	ELC2182337 25/06 - 99 Monroe Ave NW-MROELS	141.30
6/23/2025	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/05 - 43 Monroe Ave Ramp	120.04
6/30/2025	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	ELC2186862 25/06 - 99 Monroe Ave NW-MROELS	60.67
6/30/2025	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/06 - 43 Monroe Ave Ramp	59.58
					6,685.59
5/21/2025	Geotech Inc	Snowmelt Operations	Monroe Center District	Geotech Inc 05/25	13,757.74
5/21/2025	Geotech Inc	Snowmelt Operations	Monroe Center District	Geotech Inc 05/25	5,872.45
6/5/2025	Geotech Inc	Snowmelt Operations	Monroe Center District	Geotech: DID Snowmelt Operations 05/25	4,031.76
5/21/2025	Geotech Inc	Snowmelt Operations	Monroe Center District	Geotech Inc 05/25	2,222.29
6/30/2025	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	ELC2178170 25/06 - 135 Monroe Center SNWMLT	1,850.33
5/29/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	3200000000 25/04 - 60 Monroe Center	1,830.35
6/23/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	3200000000 25/05 - 60 Monroe Center	1,688.50
6/30/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	3200000000 25/06 - 60 Monroe Center	1,688.50
5/21/2025	Geotech Inc	Snowmelt Operations	Monroe Center District	Geotech Inc 05/25	1,260.00
6/9/2025	Consumers Energy	Snowmelt Operations	Monroe Center District	1000 1401 9077 25/03 - 66 Monroe Ctr NW	1,004.43
6/30/2025	Geotech Inc	Snowmelt Operations	Monroe Center District	Geotech: service 07/25 FY25	883.26
6/30/2025	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	ELC2181622 25/06 - 83 Monroe Center	402.45
6/23/2025	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 25/06 - 66 Monroe Ctr NW	108.10
5/28/2025	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 25/05 - 66 Monroe Ctr NW	102.24
					36,702.40
5/28/2025	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 25/04 - 1 Monroe	972.98
6/9/2025	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 25/05 - 1 Monroe	165.47
6/19/2025	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 25/06 - 1 Monroe	148.93
6/30/2025	City Treasurer - ELC	Snowmelt Operations	Monument Park District	ELC2178214 25/06 - 1 Monroe	141.50
6/30/2025	Geotech Inc	Snowmelt Operations	Monument Park District	Geotech: service children's museum 07/25 FY25	88.00
					1,516.88
TOTAL EXPENDITURES					\$ 221,703.84

MEMORANDUM

CITY OF GRAND RAPIDS

DATE: October 6, 2025

TO: Downtown Improvement District

**Agenda Item #3
October 15, 2025
DID Meeting**

FROM: Teva Arapari
Financial Analyst II, Fiscal Services

SUBJECT: Interim Financial Statements as of August 31, 2025

Attached are the Authority's interim financial statements for the two 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 0% of the budgeted assessment revenue in the District-Wide fund and in the Snowmelt fund. The FY26 special assessment revenues are in process. The estimated FY26 revenues are \$102,520 and \$25,840 for the District-Wide and Snowmelt funds respectively.

The DID has spent approximately 2.8% and 9.2% of the budgeted appropriations in the District-Wide fund and the Snowmelt fund respectively.

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

Attachments

STATEMENT A
GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT
Balance Sheet
August 31, 2025

ASSETS	DISTRICT - WIDE	SNOW - MELT	TOTAL
Pooled Cash & Investments	\$ 192,395	\$ 454,241	\$ 646,636
Interest Receivable	5,681	4,930	10,611
Assessments Receivable	-	-	-
TOTAL ASSETS	<u>\$ 198,076</u>	<u>\$ 459,171</u>	<u>\$ 657,247</u>
 LIABILITIES AND FUND EQUITY			
Liabilities			
Accounts Payable	\$ 7,448	\$ 146	\$ 7,594
Deferred Assessment Revenue	-	-	-
Compensated Absences	1,680	-	1,680
TOTAL LIABILITIES	<u>\$ 9,128</u>	<u>\$ 146</u>	<u>\$ 9,274</u>
 Reserve for Encumbrances	 \$ -	 \$ -	 \$ -
Unrestricted Reserve	188,948	424,291	613,239
Restricted Reserve - Monroe Center	-	34,734	34,734
TOTAL FUND EQUITY	<u>\$ 188,948</u>	<u>\$ 459,025</u>	<u>\$ 647,973</u>
 TOTAL LIABILITIES & FUND EQUITY	 <u>\$ 198,076</u>	 <u>\$ 459,171</u>	 <u>\$ 657,247</u>

Prepared October 6, 2025

STATEMENT B

GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT FY2025 Statement of Revenues and Expenditures July 1, 2025 - August 31, 2025

REVENUES	DISTRICT-WIDE		SNOWMELT	
	Budget	Actual	Budget	Actual
Assessments	\$ 1,442,675	\$ -	\$ 170,000	\$ -
Reserve for Uncollectible Accounts	(180,454)	-	-	-
Earnings on Investments	18,397	(1,379)	17,900	(1,163)
Miscellaneous Revenues and Reimbursements	-	-	-	-
TOTAL REVENUES	\$ 1,280,618	\$ (1,379)	\$ 187,900	\$ (1,163)
EXPENDITURES				
DISTRICT-WIDE SERVICES				
Maintenance and Beautification				
Ambassador Program - Clean & Safe	\$ 834,633	\$ -	\$ -	\$ -
QOL - Residential Project	117,000	-	-	-
Irrigation, Repairs & Utilities	7,950	1,736	-	-
Flowers & Plantings	138,000	-	-	-
Sub-Total	\$ 1,097,583	\$ 1,736	\$ -	\$ -
Marketing and Communications				
Personnel - Wages & Benefits	21,000	2,800	-	-
Printing & Postage	1,250	-	-	-
Sub-Total	\$ 22,250	\$ 2,800	\$ -	\$ -
Administration				
DGRI Overhead	25,000	9,170	-	-
Personnel - Wages & Benefits	73,000	15,234	-	-
Professional Services	22,500	1,030	-	-
Supplies	3,000	-	-	-
City A-87 Costs	37,285	6,214	-	-
Sub-Total	\$ 160,785	\$ 31,648	\$ -	\$ -
SNOWMELT SYSTEM OPERATIONS				
Central City Snowmelt	\$ -	\$ -	\$ 187,900	\$ -
Campau Promenade District	-	-	-	1,644
Monroe Center District	-	-	-	15,402
Monument Park District	-	-	-	292
TOTAL EXPENDITURES	\$ 1,280,618	\$ 36,184	\$ 187,900	\$ 17,338
EXCESS / (DEFICIT)	\$ -	\$ (37,563)	\$ -	\$ (18,501)
BEGINNING FUND BALANCE, Adjusted for Comp Abs		226,511		477,526
ENDING FUND BALANCE		\$ 188,948		\$ 459,025

Special & Voluntary Assessments as of 8/31/2025	Budgeted	Invoiced	Received	Receivable
District-Wide	\$ 1,442,675	\$ -	\$ -	\$ -
Center City Snowmelt Operations	170,000	-	-	-
TOTAL	\$ 1,612,675	\$ -	\$ -	\$ -

STATEMENT C

**GRAND RAPIDS, MICHIGAN
DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures
July 1, 2025 - August 31, 2025**

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
7/29/2025	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,107.08
8/29/2025	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,107.08
					6,214.16
8/28/2025	Custer Office Envir Inc	Administration	DGRI Overhead	Custer Inc office furniture 08/25	2,000.99
7/2/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street July 2025 FY25	1,192.88
8/11/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street August 2025	1,192.88
7/31/2025	Performyard, Inc.	Administration	DGRI Overhead	PerformYard subscription 07/25	1,080.00
7/15/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted IT CRIT 07/25 FY26	428.58
8/11/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted CRIT 08/25	428.58
8/14/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Service	313.80
8/14/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Membership	189.83
8/14/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & Travel	171.24
8/14/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	170.94
7/31/2025	City Treasurer - Mobile GR	Administration	DGRI Overhead	Parking Validation Invoices - July 2025	164.00
7/10/2025	New Dreams, Inc.	Administration	DGRI Overhead	Janitorial Services 07/25 FY26	148.50
8/11/2025	New Dreams, Inc.	Administration	DGRI Overhead	Janitorial Services 08/25	148.50
7/3/2025	Lisa M Cooper	Administration	DGRI Overhead	Cooper People HR services 06/25 FY25	120.34
8/14/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	114.35
7/2/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street July 2025 FY25 - Mezz	113.46
8/11/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street August 2025 - Mezz	113.46
7/15/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted IT 07/25 FY26	100.44
8/11/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Office 365 08/25	100.44
8/31/2025	City Treasurer - Mobile GR	Administration	DGRI Overhead	Parking Validation Invoices - Aug 2025	88.00
8/14/2025	Fusion Financial Services, LLC	Administration	DGRI Overhead	Fusion Financial accounting July 08/25	87.21
8/14/2025	Greatamerica Financial Services Corp	Administration	DGRI Overhead	Great America Copier Lease 08/25	70.29
7/17/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB Utility Service: Electric 07/25	52.57
8/15/2025	Cellco Partnership	Administration	DGRI Overhead	Verizon Cell Phone Service 07/25	47.32
7/24/2025	Metro Fibernet, LLC	Administration	DGRI Overhead	Metronet services 07/25 - phone	46.23
8/28/2025	Metro Fibernet, LLC	Administration	DGRI Overhead	Metronet services 08/25 - internet	46.23
7/24/2025	Metro Fibernet, LLC	Administration	DGRI Overhead	Metronet services 07/25 - internet	42.29
8/28/2025	Metro Fibernet, LLC	Administration	DGRI Overhead	Metronet services 08/25 - phone	42.29
8/15/2025	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Office coffee 07/25	36.63
7/16/2025	Worksighted, Inc.	Administration	DGRI Overhead	Laptop RAM upgrade 07/25	34.20
8/14/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Local Business Expense	33.53
8/21/2025	Adobe Inc	Administration	DGRI Overhead	Adobe - Enterprise license subscription 07/25	29.05
8/14/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publication	22.70
7/17/2025	Applicantpro Holdings LLC	Administration	DGRI Overhead	Applicant Pro HR software 08/25-09/25	19.62
8/21/2025	Applicantpro Holdings LLC	Administration	DGRI Overhead	Applicant Pro HR software 09/25-10/25	19.62
8/14/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Software Maintenance Agreements	19.57
7/2/2025	Staples Contract and Commercial Inc.	Administration	DGRI Overhead	Staples Supplies DGRI 06/25 FY25	18.65
8/8/2025	Accusourcehr, Inc.	Administration	DGRI Overhead	Data & Security fee 08/25	18.00
7/17/2025	Engineered Protection Sys Inc	Administration	DGRI Overhead	EPS Security Systems 07/25	17.71
7/24/2025	Oh Hello Companies LLC	Administration	DGRI Overhead	Oh, Hello: M. Anderson gear 07/25	16.98
8/18/2025	Staples Contract And Commercial Inc.	Administration	DGRI Overhead	Staples Supplies DGRI 08/25	12.56
8/14/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	11.53
8/14/2025	Aco Inc	Administration	DGRI Overhead	ACO Ace Hardware: supplies 08/25	9.00
7/24/2025	Model Coverall Service Inc	Administration	DGRI Overhead	Model Coverall floor mat rental 07/25	7.74
8/21/2025	Model Coverall Service Inc	Administration	DGRI Overhead	Model Coverall floor mat rental 08/25	7.74
7/24/2025	Metro Fibernet, LLC	Administration	DGRI Overhead	Metronet services 07/25 - fees	6.96
8/28/2025	Metro Fibernet, LLC	Administration	DGRI Overhead	Metronet services 08/25 - fees	6.96
8/21/2025	Lauren Suidgeest	Administration	DGRI Overhead	Mileage reimbursement 08/25	4.49
8/14/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	1.40
					9,170.28
8/28/2025	Priority Health	Administration	Personnel	Priority Health Insurance Premium - September 202	4,197.13
8/15/2025	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll costs - July 2025	3,975.06
7/24/2025	Priority Health	Administration	Personnel	Priority Health Insurance Premium - July 2025	3,175.40
8/28/2025	American United Life-Group Div	Administration	Personnel	OneAmerica Life Insurance September 2025	579.53
7/31/2025	American United Life-Group Div	Administration	Personnel	OneAmerica Life Insurance August 2025	479.36
8/18/2025	Blue Cross Blue Shield Of Mich	Administration	Personnel	Blue Cross Blue Shield insurance September 2025	475.91
8/30/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 8/30/2025	363.60
8/16/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 8/16/2025	363.60
8/2/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 8/2/2025	363.60
7/19/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 7/19/2025	363.58
7/3/2025	Paycor Inc.	Administration	Personnel	Paycor 06/25 FY25	132.48
7/5/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 7/5/2025	129.70
8/11/2025	Paycor Inc.	Administration	Personnel	Paycor 08/25	107.28
7/2/2025	Paycor Inc.	Administration	Personnel	Paycor FY25 charges 07/25	102.96
7/2/2025	Paycor Inc.	Administration	Personnel	Paycor FY25 charges 07/25	91.80

continued on the next page

STATEMENT C
DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures - continued
July 1, 2025 - August 31, 2025

Page 2

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
<i>continued from prior page</i>					
7/2/2025	Paycor Inc.	Administration	Personnel	Paycor FY25 charges 07/25	88.93
7/2/2025	Paycor Inc.	Administration	Personnel	Paycor FY25 charges 07/25	88.56
7/2/2025	Paycor Inc.	Administration	Personnel	Paycor FY25 charges 07/25	45.00
7/2/2025	Paycor Inc.	Administration	Personnel	Paycor FY25 charges 07/25	42.52
7/2/2025	Paycor Inc.	Administration	Personnel	Paycor FY25 charges 07/25	26.73
8/15/2025	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - July 2025	24.94
7/17/2025	Blue Cross Blue Shield Of Mich	Administration	Personnel	Blue Cross Blue Shield insurance August 2025	16.77
					<u>15,234.44</u>
8/4/2025	Dickinson Wright PLLC	Administration	Professional Services	Dickinson Wright legal 07/25 DID	575.00
8/11/2025	Lisa M Cooper	Administration	Professional Services	Cooper People HR services 07/25	213.26
8/1/2025	Dickinson Wright PLLC	Administration	Professional Services	Dickinson Wright legal 07/25 DGRI admin	142.56
8/4/2025	Dickinson Wright PLLC	Administration	Professional Services	Dickinson Wright legal 07/25 DGRI admim	99.00
					<u>1,029.82</u>
8/20/2025	Micandy Garden Greenhouses, Inc.	Maintenance & Beautification	Flowers & Planting	Spring and Summer Contract Planters 06/25	30,819.95
8/20/2025	Micandy Garden Greenhouses, Inc.	Maintenance & Beautification	Flowers & Planting	Spring and Summer Contract Planters 06/25	30,270.05
7/1/2025	Micandy Garden Greenhouses, Inc.	Maintenance & Beautification	Flowers & Planting	Reverse FY25 accrual	(61,090.00)
					<u>-</u>
7/24/2025	Consumers Energy	Maintenance & Beautification	Irrigation Repairs & Utilities	1030 2027 1245 25/07 - Winter Ave Offices	317.09
8/28/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2171659 25/08 - 66 Sheldon Blvd SE Planters	253.77
7/24/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2095454 25/07 - 185 Oakes SW Planters	158.37
8/14/2025	Katerberg Co., Inc	Maintenance & Beautification	Irrigation Repairs & Utilities	Grapids Irrigation - servicing 07/25 - 3 Market Ave	139.18
8/14/2025	Katerberg Co., Inc	Maintenance & Beautification	Irrigation Repairs & Utilities	Grapids Irrigation - servicing 07/25 - 59 Sheldon Blvc	126.38
7/24/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2117023 25/07 - 3 Market SW Planters	121.06
7/24/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2179704 25/07 - 275 S Division Ave	108.98
8/28/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2189672 25/08 - 70 Ottawa Ave NW	108.18
7/24/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2021262 25/07 - 221 Cesar E Chavez SW planter	106.34
7/24/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2024679 25/07 - 100 S Division Planters	101.27
8/28/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2177433 25/08 - 211 Michigan Street NW	86.77
8/28/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2063167 25/08 - 62 Monroe Center NW Planter:	64.00
8/28/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2189674 25/08 - 160 Ottawa Ave NW	44.32
					<u>1,735.71</u>
8/15/2025	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll costs - July 2025	2,787.53
8/15/2025	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll fees - July 2025	12.47
					<u>2,800.00</u>
8/17/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	420000000 25/07 - Louis/Monroe snowmelt	1,537.49
8/17/2025	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/08 - 43 Monroe Ave Ramp	106.12
					<u>1,643.61</u>
7/26/2025	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	ELC2178170 25/03 - 135 Monroe Center SNWMLT	13,500.92
7/24/2025	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	ELC2178170 25/06 - 135 Monroe Center SNWMLT	1,820.33
8/17/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	320000000 25/07 - 60 Monroe Ctr snowmelt	1,688.50
7/16/2025	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 25/07 - 66 Monroe Center	110.38
8/17/2025	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 25/08 - 66 Monroe Center	102.44
7/24/2025	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	Reverse FY25 accrual	(1,820.33)
					<u>15,402.24</u>
8/1/2025	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 25/07 - 1 Monroe Center	146.01
8/28/2025	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 25/08 - 1 Monroe Center	146.01
					<u>292.02</u>
				TOTAL EXPENDITURES	<u>\$ 53,522.28</u>

Prepared 10/6/2025

Downtown Vitals Report

Published October 2025



DOWNTOWN
GRAND RAPIDS INC.

ArtPrize 15 transforms the Blue Bridge



NEW BUSINESSES

+2

in September
+15 businesses this year so far

STOREFRONT VACANCY

22%

in September
-17 businesses this year so far

OFFICE VACANCY

9.4%

in Q3
vs. 9.4% this time last year

OFFICE BASE RENT

\$22.43/sqft

in Q3
vs. \$22.96 this time last year

HOUSING OCCUPANCY

+0.4%

vs. last quarter
+0.2% vs. this time last year

HOTEL OCCUPANCY

-12%

vs. last month (July)
+1% vs. this time last year

VISITOR ACTIVITY

+12%

vs. last month
-8% vs. this time last year

DAILY EMPLOYEE POPULATION

+18%

vs. last month
+9% vs. this time last year

RESIDENT ACTIVITY

+11%

vs. last month
-18% vs. this time last year

DASH CIRCULATOR RIDERSHIP

+2%

vs. last month (July)
+22% vs. this time last year

DASH WORK RIDERSHIP

+8%

vs. last month (July)
-16% vs. this time last year

CURRENT ACTIVE INVESTMENT

\$475M

Storefront Business Openings | Updated September 2025

Reserve became **Allora Coastal Italian**
Restaurant - February

The Cottage
Coworking Space - March

Kawa Sushi
Restaurant - April

Ashton inside the BOB
Bar - March

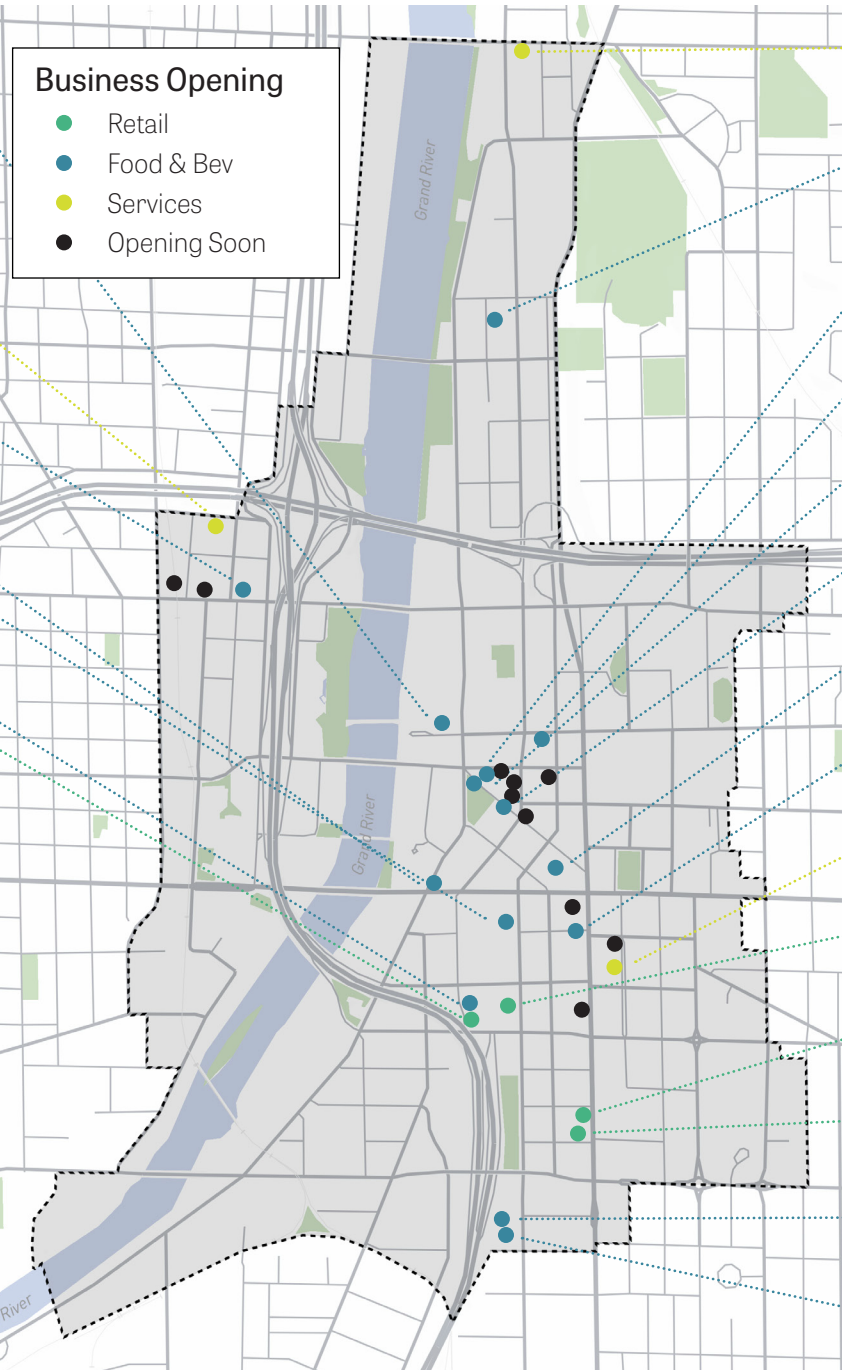
Cottage Inn
Pizza Shop - September

Vel Sushi and Pho
Restaurant - May

Earthly Refillery
Soft Goods Retail - August

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
Total	32	\$852,571.46



Midwest Movement Co. expansion
Fitness Studio - April

SILVA
Restaurant - February

Poke Toki
QSR - January

Morning Ritual
Café - June

Twisted Tap Distillery
Bar & Tasting Room - April

Le Macaron became **Sugar Bar**
Food Retail & Beverages - February

Garden District
Restaurant - February

OTONO Café inside OTONO
Café - March

Ladies Literary Club reopened
Community Space & Café - August

Niksi
Soft Goods Retail - February

Dolly's Delights
Bakery - September

NIDO - The Urban Nest*
Soft Goods Retail & Event Space - March

Pinktail Poke became **Rudy's Sub Shop**
QSR - February

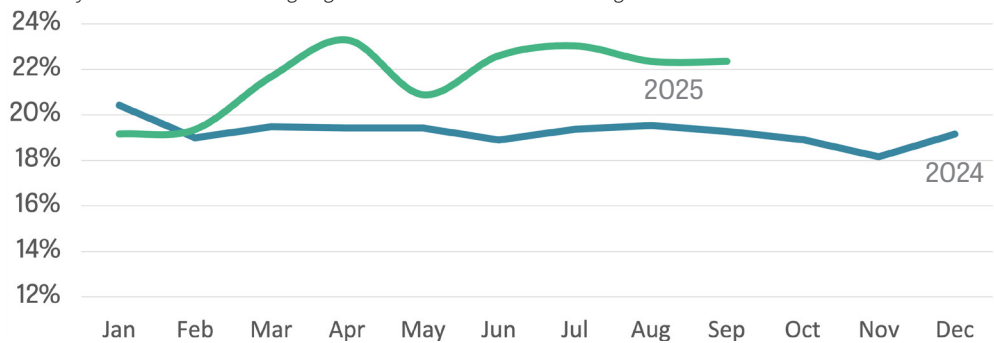
Go Vegan GR
Restaurant - May



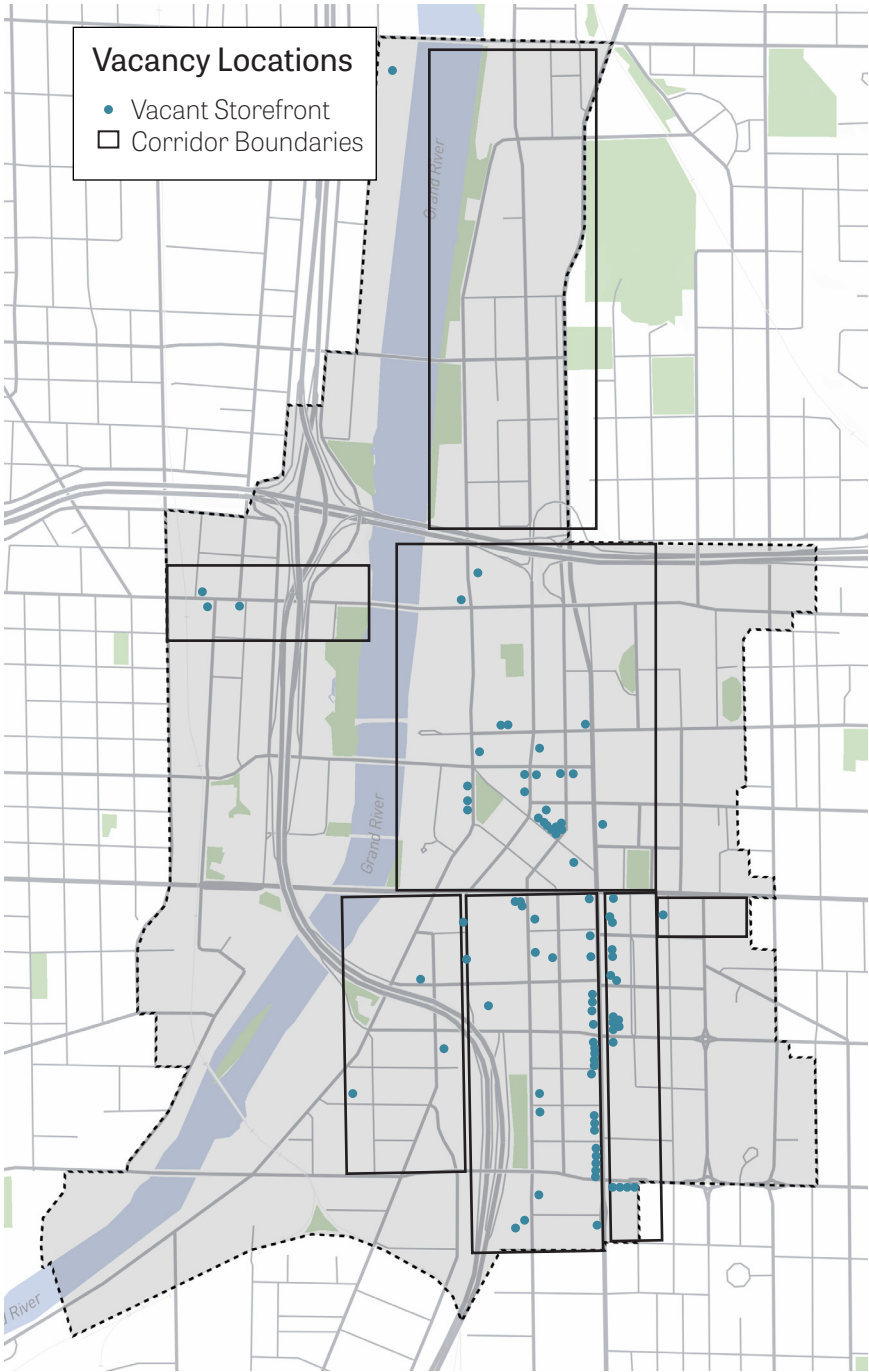
17 storefront businesses closed
in Downtown in 2025 so far
71% Food & Bev - 12% Retail - 18% Services

Storefront vacancy was 22% in September 2025

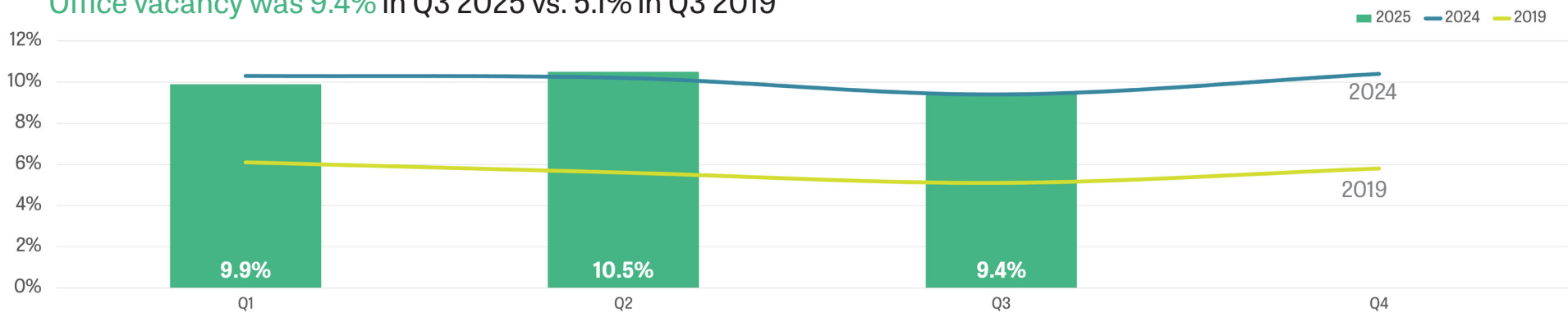
y-axis truncated to highlight month-over-month changes



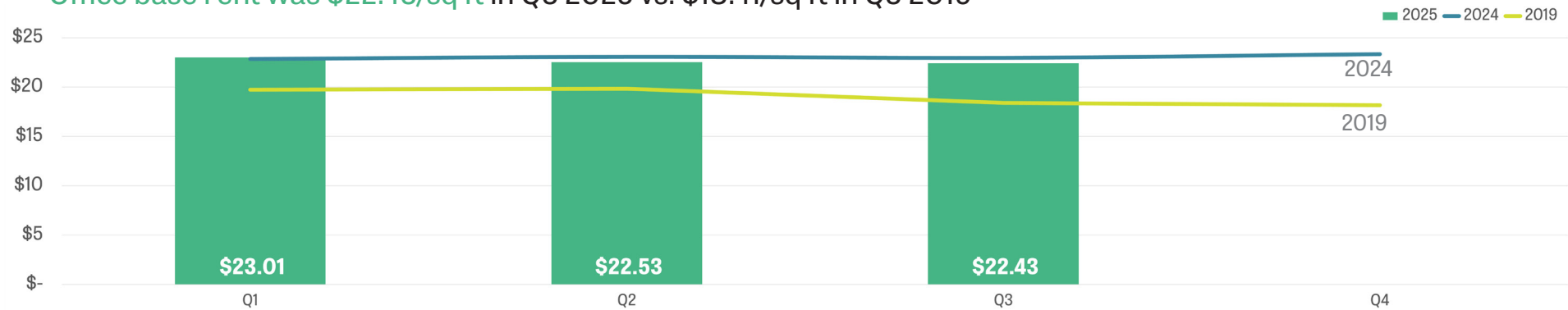
	Storefronts	Vacancies	Vacancy %
Bridge Street	25	3	12%
Center City	127	27	21%
Monroe Center ¹	54 ¹	11 ¹	20% ¹
Fulton & Jefferson	21	1	5%
Heartside: Division	102	41	40%
Heartside: Ionia	73	15	21%
Heartside: C. Chavez	13	3	23%
Monroe North	29	0	0%
Other	17	1	6%
DISTRICT TOTALS:	407	91	22%



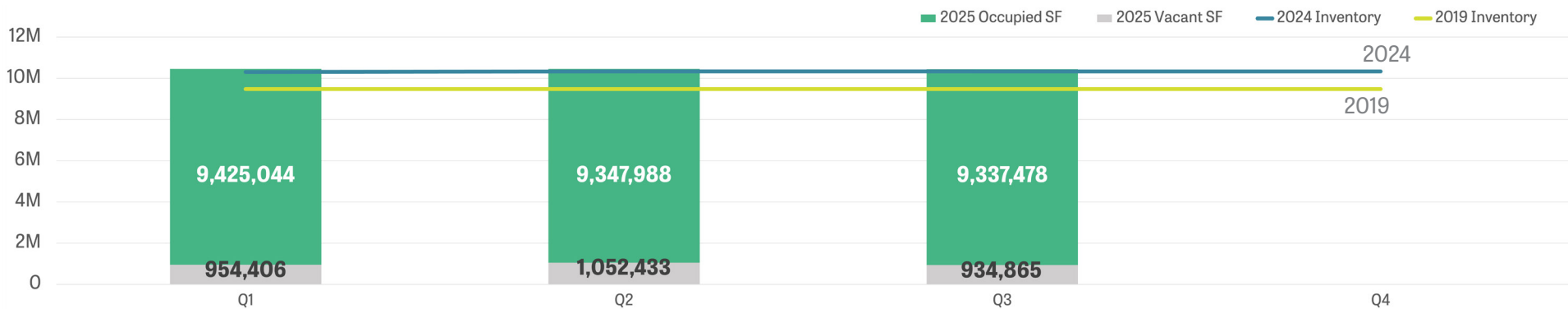
Office vacancy was 9.4% in Q3 2025 vs. 5.1% in Q3 2019



Office base rent was \$22.43/sq ft in Q3 2025 vs. \$18.41/sq ft in Q3 2019

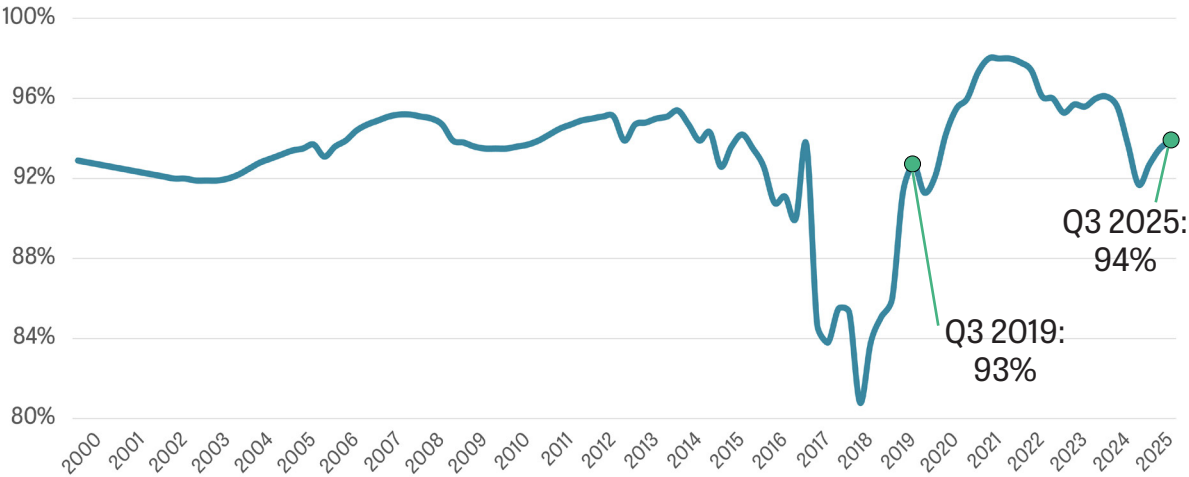


There were 10.3 million square feet of office inventory in Q3 2025



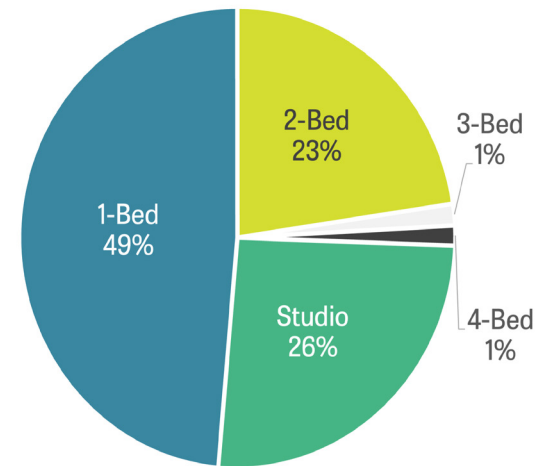
Housing occupancy increased **+0.4%** vs. Q2 2025; **+1%** vs. Q3 2019

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



Source: CoStar

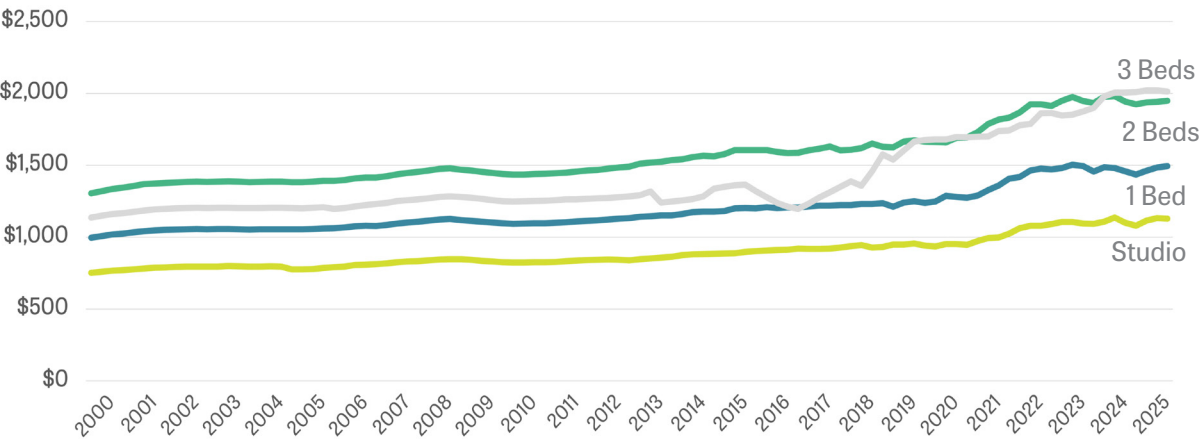
Distribution of Units by # of Rooms



Source: Downtown Grand Rapids Inc.

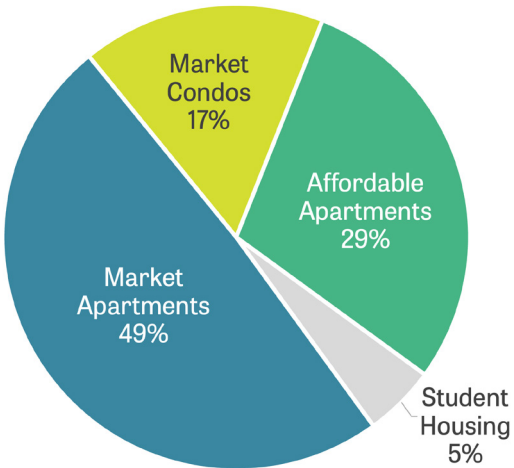
There are **175** units currently under construction and **1,981** in the planning & development pipeline

Average asking rent per unit increased **+0.1%** vs. Q2 2025; **+17%** vs. Q3 2019



Source: CoStar

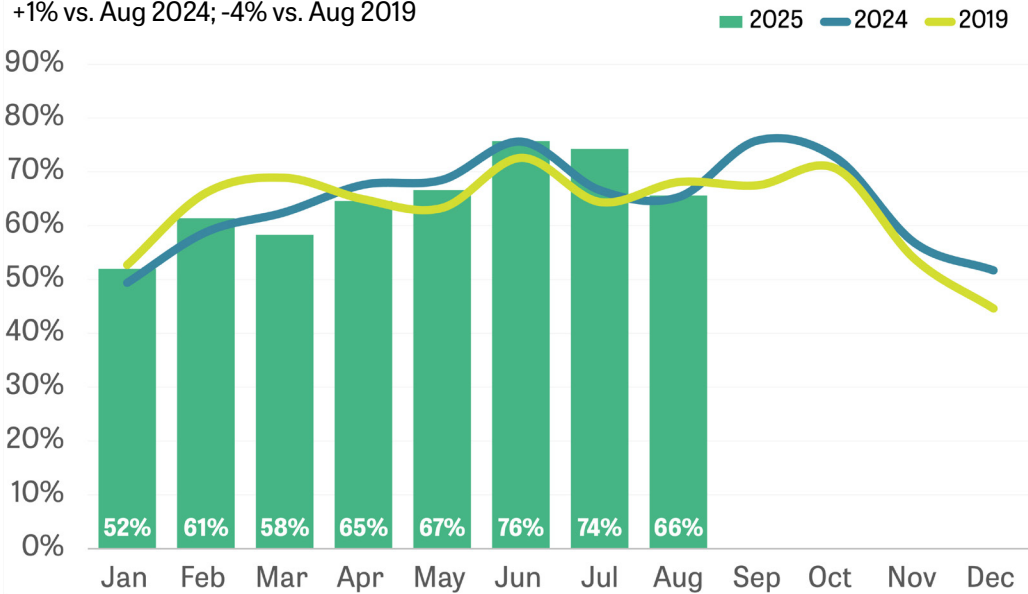
Distribution of Units by Rate Type



Source: Downtown Grand Rapids Inc.

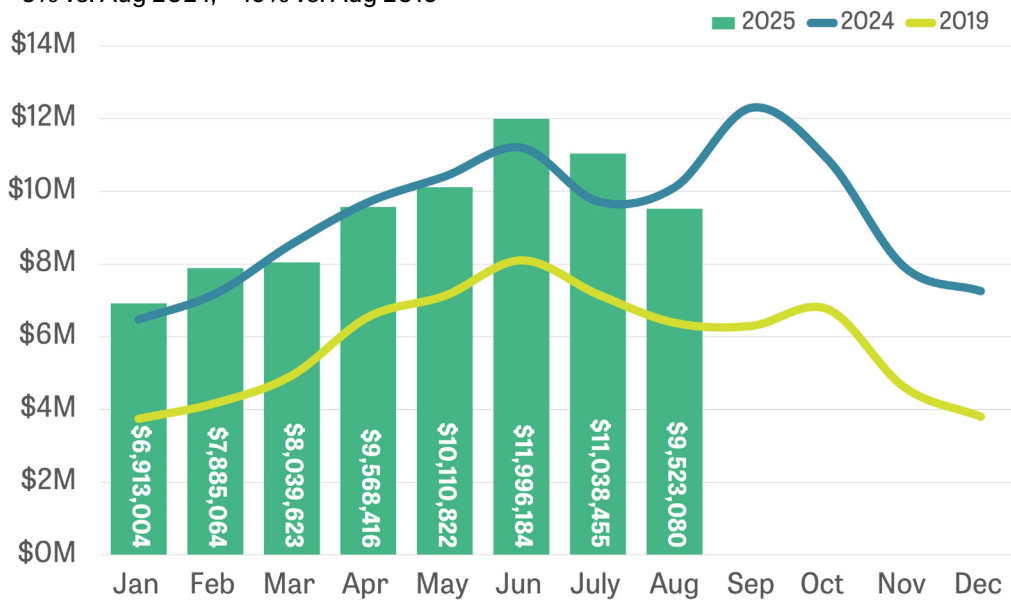
Hotel Occupancy | Updated August 2025

Hotel occupancy decreased -12% in Aug 2025 vs. July 2025;
+1% vs. Aug 2024; -4% vs. Aug 2019

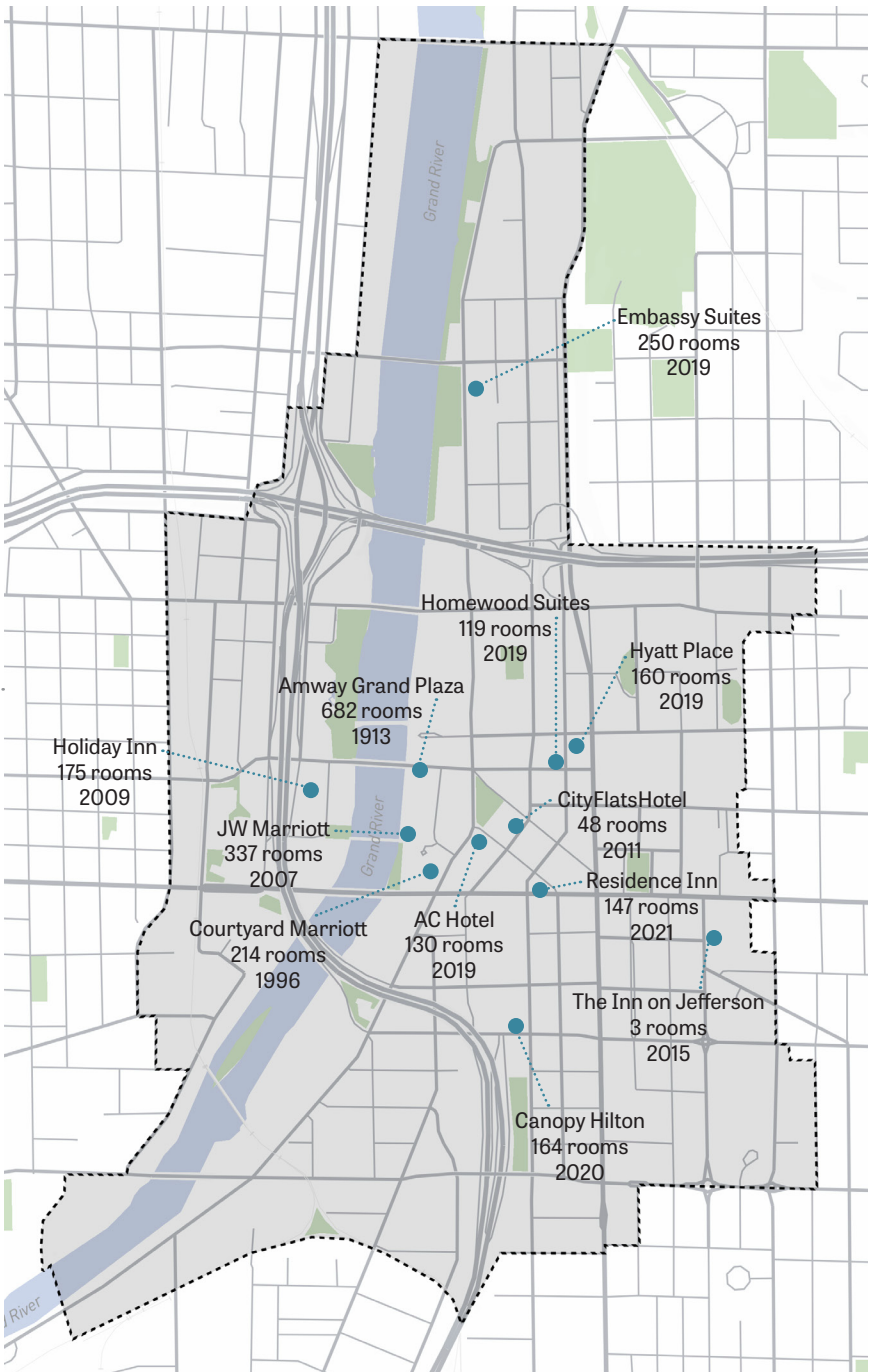


Source: CoStar

Hotel revenue decreased -14% in Aug 2025 vs. July 2025;
-6% vs. Aug 2024; +49% vs. Aug 2019

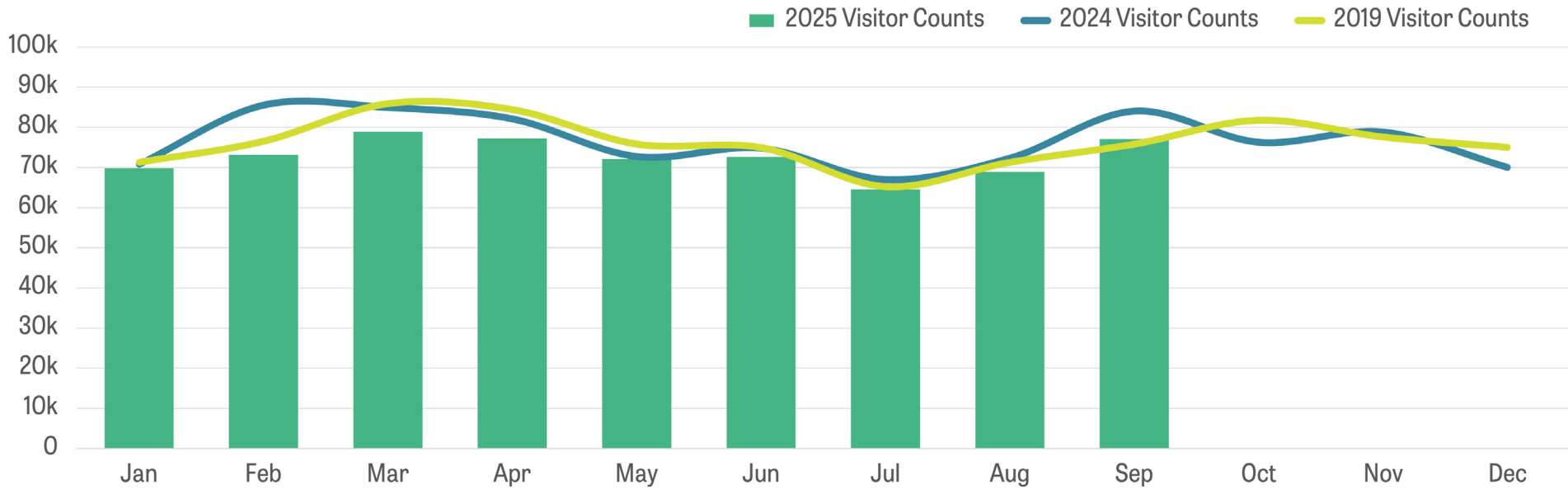


Source: CoStar

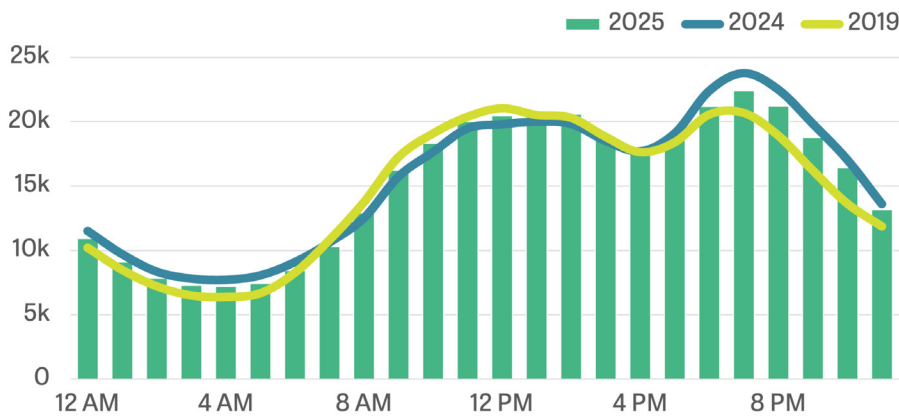


Source: Downtown Grand Rapids Inc.

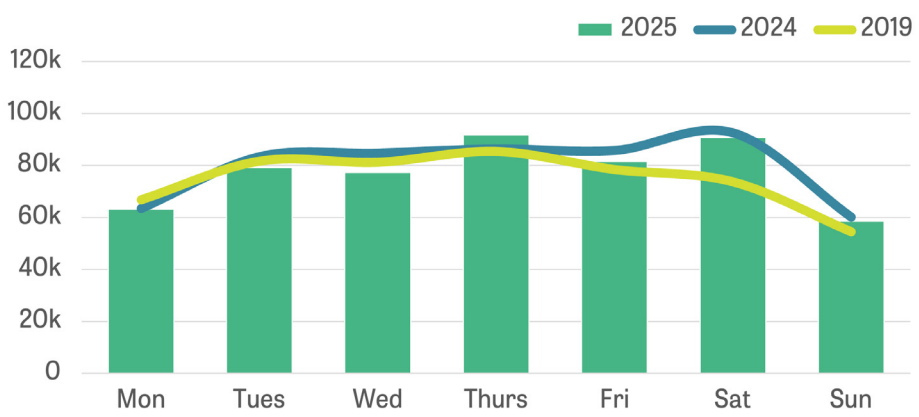
Daily average visit counts increased +12% in Sep 2025 vs. Aug 2025; -8% vs. Sep 2024; +2% vs. Sep 2019



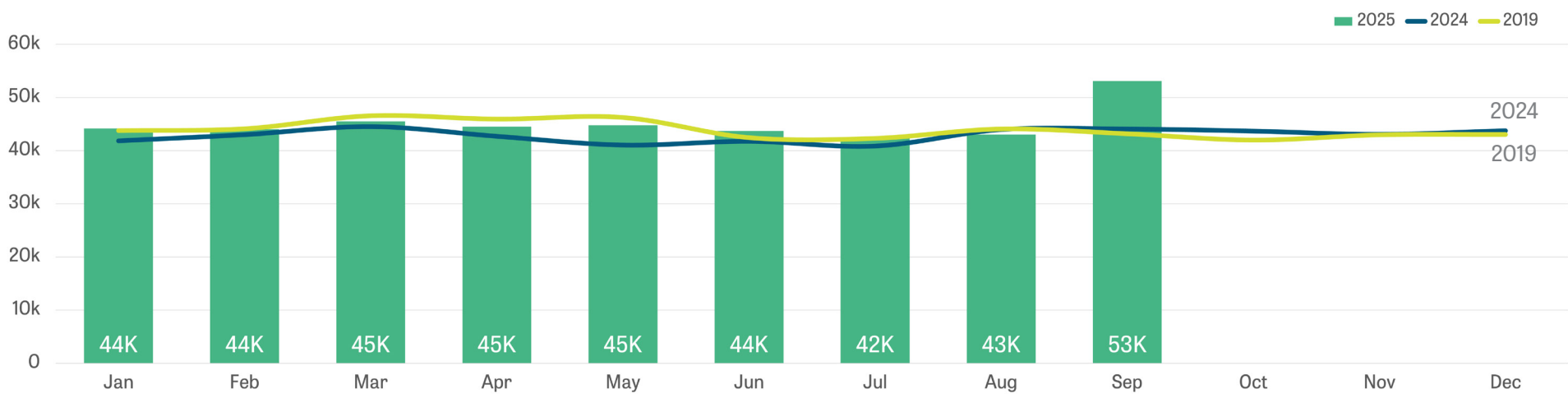
From 5 PM - 11 PM daily average hourly counts decreased -5% in Sep 2025 vs. Sep 2024; +9% vs. Sep 2019



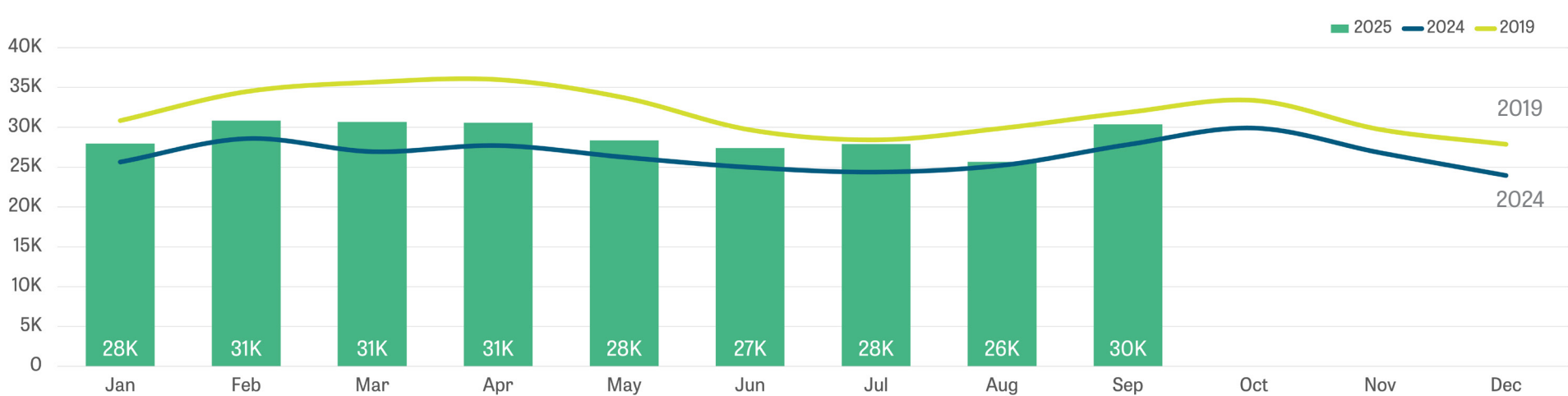
Thursday average daily counts increased +6% in Sep 2025 vs. in Sep 2024; +7% vs. in Sep 2019



Unique employees increased +23% in Sep 2025 vs. Aug 2025; +21% vs. Sep 2024; +23% vs. Sep 2019¹

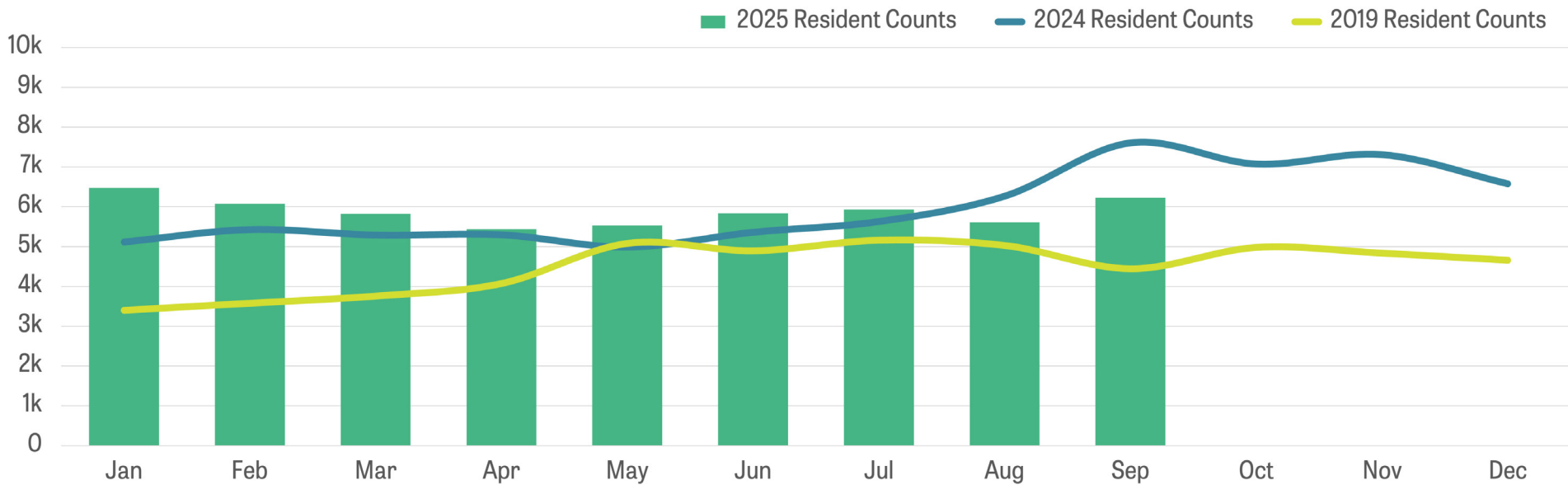


Average daily workforce increased +18% in Sep 2025 vs. Aug 2025; +9% vs. Sep 2024; -5% vs. Sep 2019²

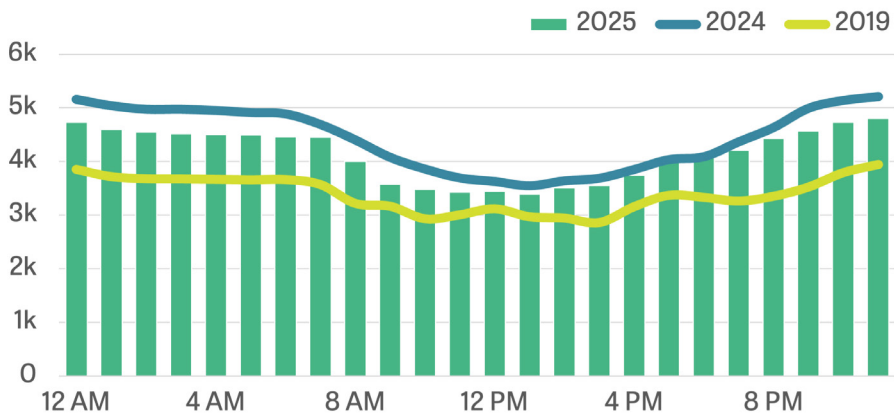


1 - The average number of overall workers in the district over the course of a month, a number comparable to the number of jobs in the district.
2 - The daily average employee population. This includes inbound commuters as well as resident workers that work in the district on an average daily basis.

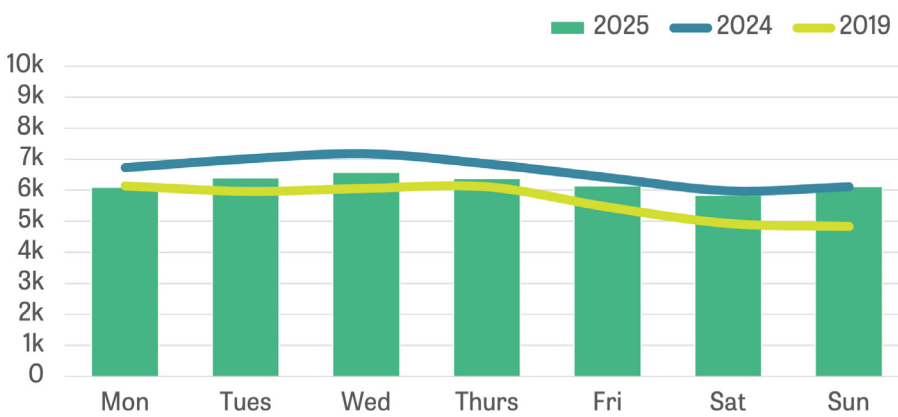
Daily average resident counts increased +11% in Sep 2025 vs. Aug 2025; -18% vs. Sep 2024; +40% vs. Sep 2019



Overall daily average hourly counts decreased -7% in Sep 2025 vs. Sep 2024; +22% vs. Sep 2019

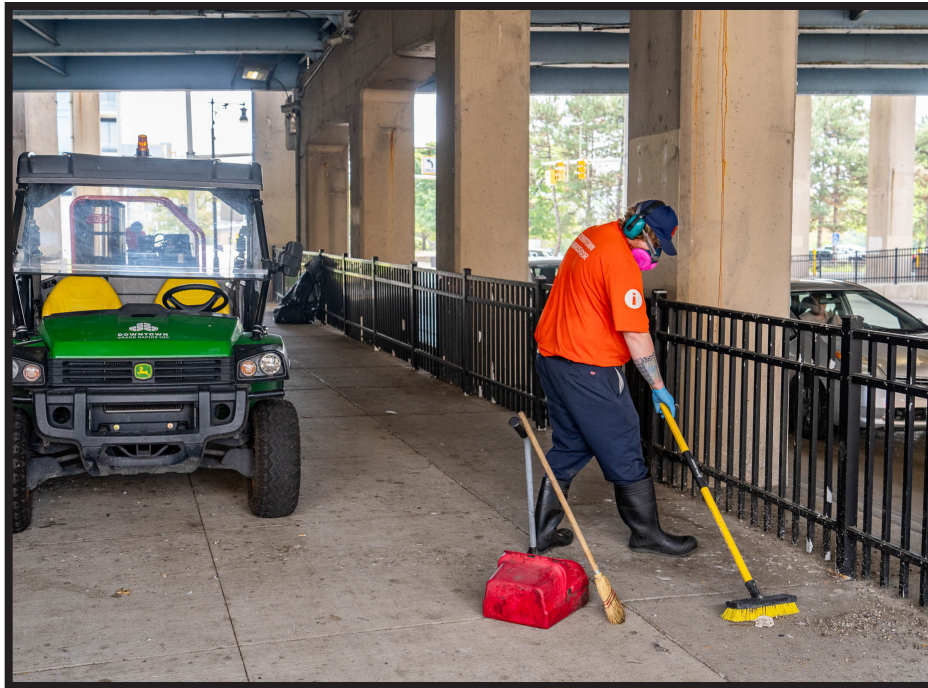


Weekday average daily counts decreased -7% in Sep 2025 vs. Sep 2024; +6% vs. Sep 2019



Downtown Ambassador Statistics | Updated September 2025

	September 2025	2025 YTD	2024 YTD	2019 YTD
Graffiti Removals	229	3,365	5,234	1,422
Lbs of Trash Removed	35,425	235,775	284,925	361,875
Snow Removals	-	6,402	5,569	8,036
Weeds Abated	9,455	144,027	362,560	123,444
Business Contacts	881	3,758	6,605	1,535
Pedestrian Assists	18,372	125,825	277,268	141,143
Mobility Assists	86	491	3,067	1,063
Total Ambassador Banked Hours ¹ as of July:				1,179.50



1 GRPM River's Edge Work

anticipated completion: November 2025

\$12,000,000 investment

2 Bamboo Cowork Phase 1

anticipated completion: November 2025

\$3,100,000 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: Spring 2026

+140 housing units

-125,000 sq ft of office space

\$50,000,000 investment

5 Clipper Lofts

anticipated completion: Spring 2026

+35 housing units

+20,000 sq ft of office space

\$12,800,000 investment

6 Early Childhood Center @ Rapid Central Station

anticipated completion: 2026

\$7,900,000 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

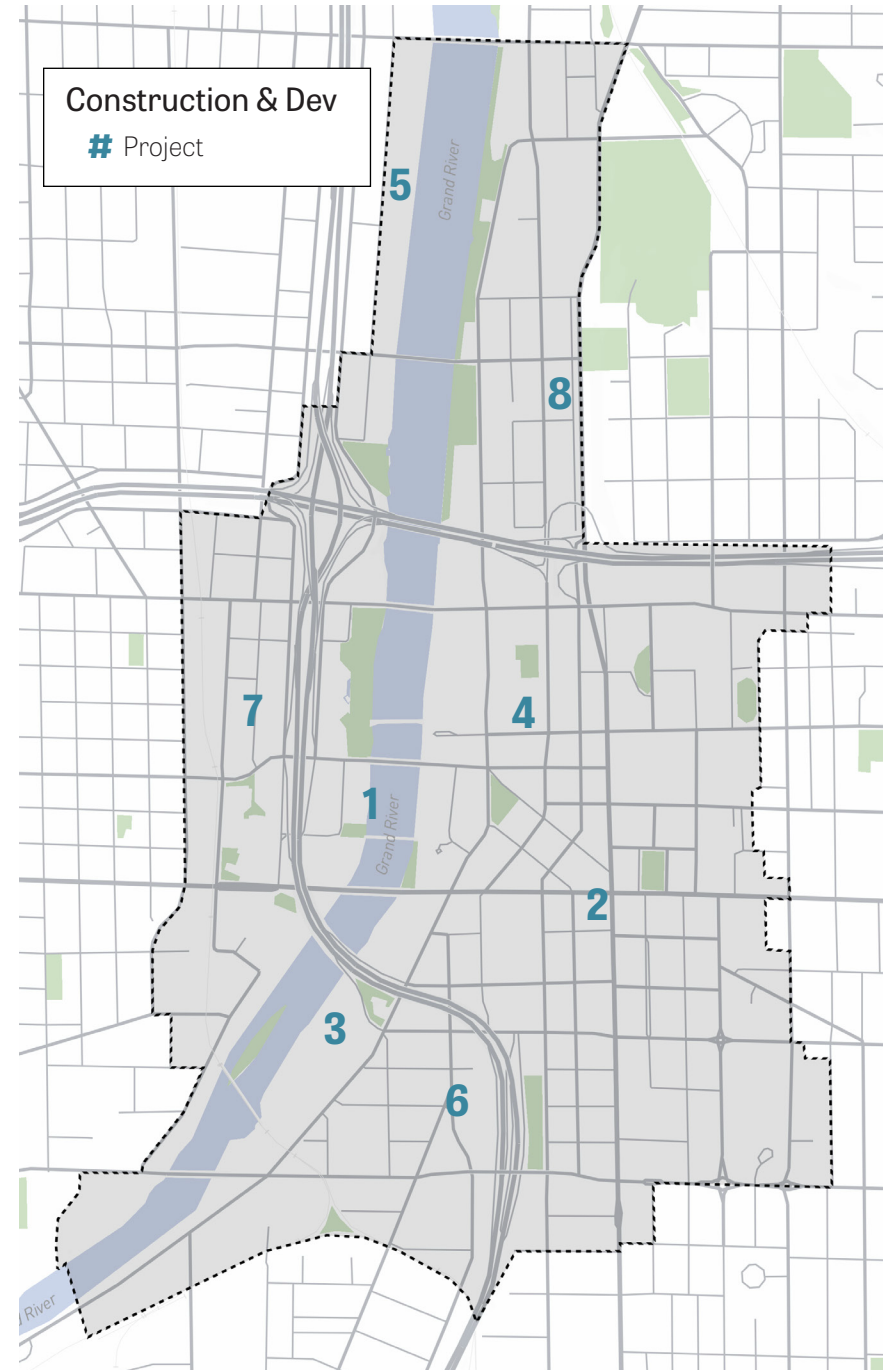
\$475M
in investment

230
car parking spaces

175
housing units

929
new jobs

-125k
sq ft of office space



48

acres of park improvements

20

miles of trail improvements¹

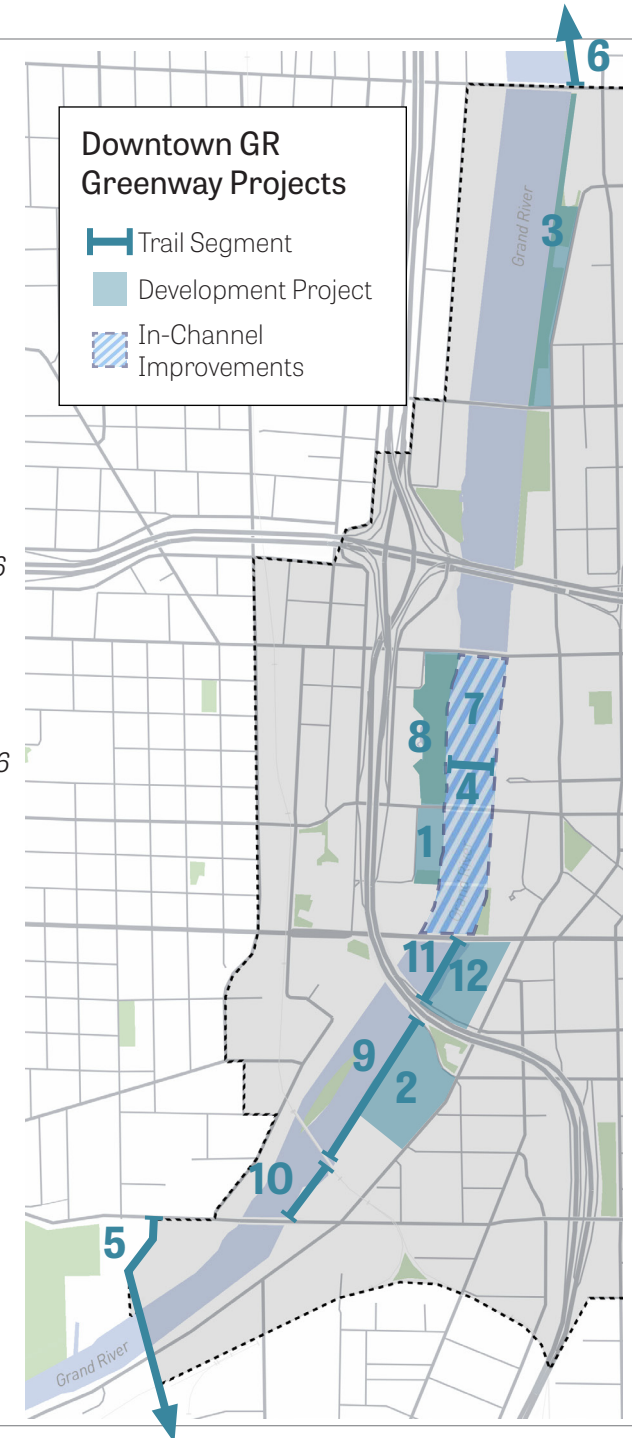
\$62M

total DGRI investment (DDA, MNTIFA, ARPA)

\$1.7B

total private river-adjacent investment

1	GRPM River Edge Improvements	Planning	Design	Permitting	Bidding	Construction	Completion est. Nov 2025
2	Acrisure Amphitheater	Planning	Design	Permitting	Bidding	Construction	Completion est. May 2026
3	Canal Park	Planning	Design	Permitting	Bidding	Construction	Completion est. Summer 2026
4	Gillett Bridge	Planning	Design	Permitting	Bidding	Construction	Completion est. Oct 2025
5	Oxford Trail	Planning	Design	Permitting	Bidding	Construction	Completion est. Summer 2026
6	Edges Trail, Leonard To Ann	Planning	Design	Permitting	Bidding	Construction	Completion est. Oct 2025
7	Lower Reach In-Channel Improvements	Planning	Design	Permitting	Bidding	Construction	Completion est. Summer 2026
8	Ah-Nab-Awen Park	Planning	Design	Permitting TBD ²	Bidding	Construction	Completion
9	Edges Trail	Planning	Design	Permitting	Bidding	Construction	Completion
10	US-131 to Railroad					Construction	est. Oct 2026
11	Railroad to Wealthy						TBD
12	Fulton to US-131						TBD
12	Fulton & Market	Planning	Design	Permitting	Bidding	Construction	Completion



DOWNTOWN
GRAND RAPIDS INC.

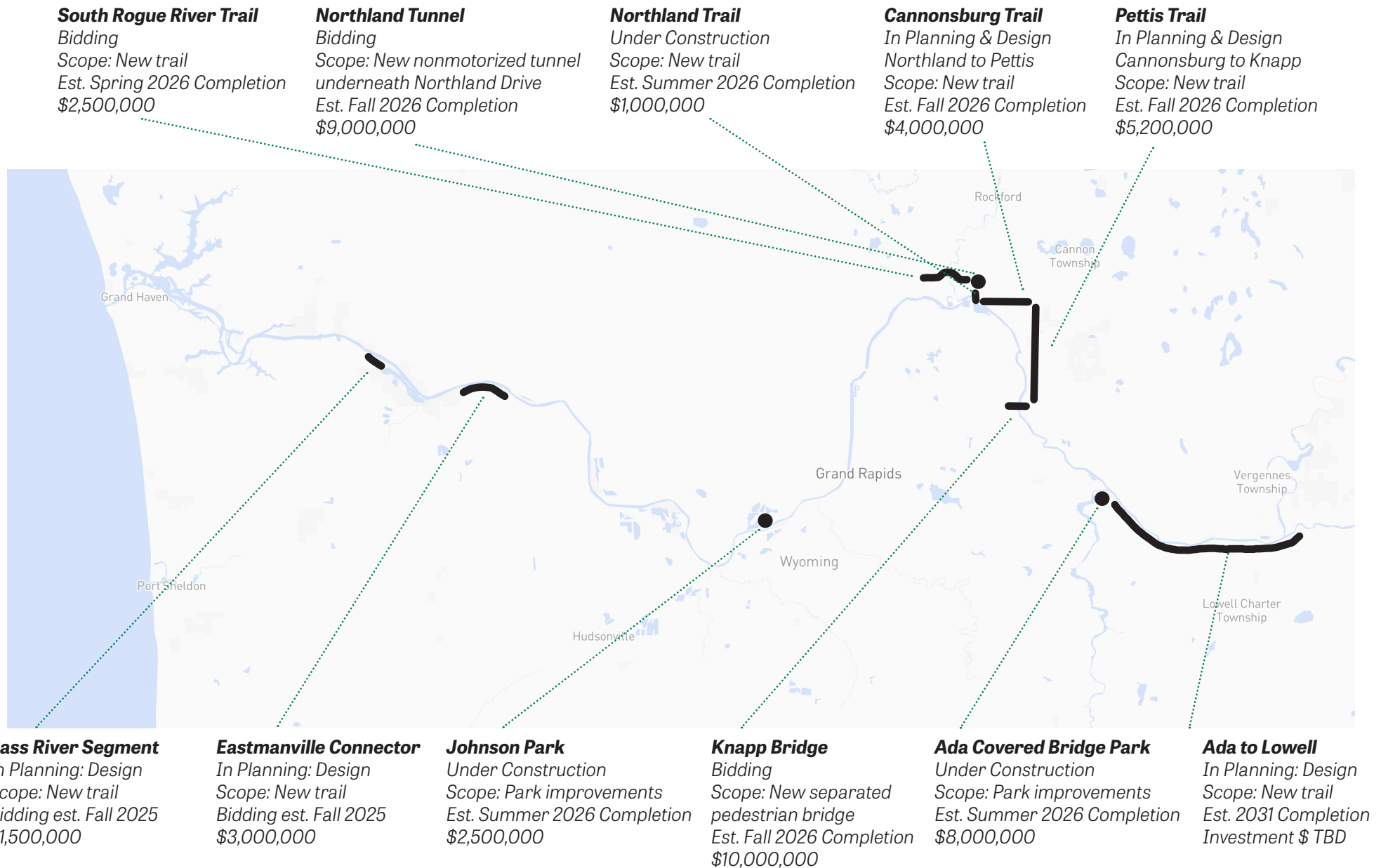
For more information, visit: <https://grandriver.network/upcoming-projects>

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

2 - Ah-Nab-Awen Park construction is dependent on Lower Reach in-channel improvements timing.

Grand River Greenway Progress - Regional | Updated September 2025

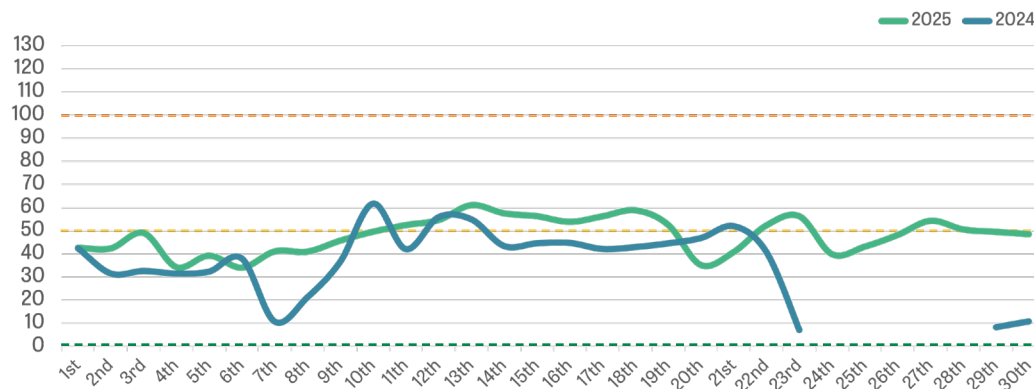
The urban core of Grand Rapids is the hub of West Michigan's outdoor recreation system. Beyond Downtown, partners across the region continue progress to establish the **Grand River Greenway** - an 80+ mile network of public parks and trails connecting Lowell to the Lakeshore.



What is 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. AQI 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 maximum AQI increased +30% in Sep 2025 vs. Sep 2024²



September 2025 Recap

September 4
Medical Mile
22.33

Best AQI Day

Medical Mile
45.49 avg

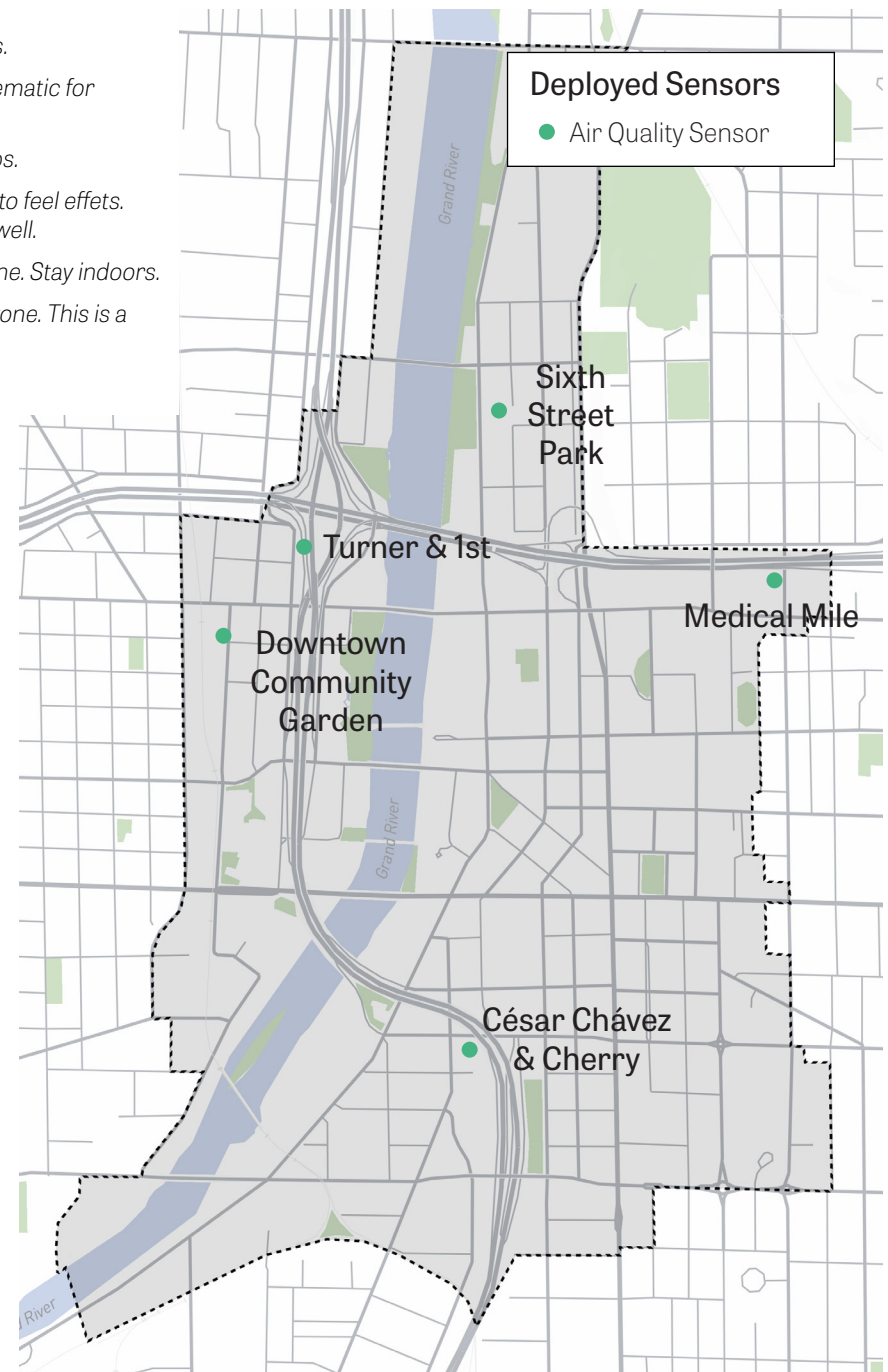
Best Average
September AQI

September 13
Sixth Street Park
66.46

Worst AQI Day

Turner & 1st
50.03 avg

Worst Average
September AQI



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/

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

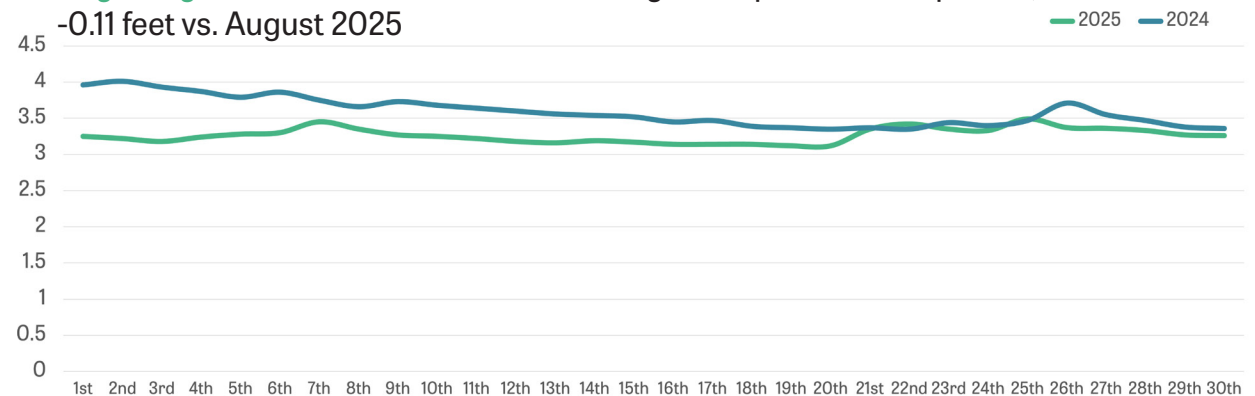
Learn more here: <https://www.usgs.gov/water-science-school/science/turbidity-and-water>

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

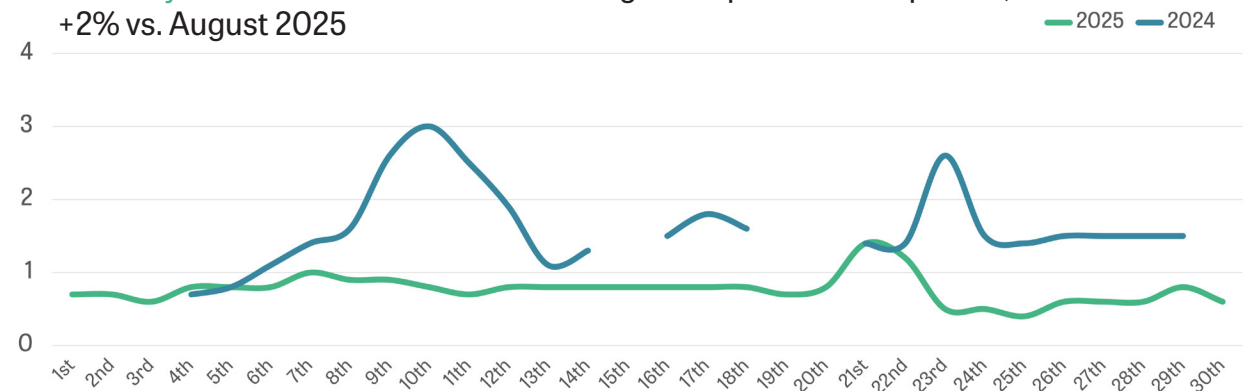
Why it matters: Fast-moving streams and rivers hold more oxygen, while stagnant waters hold less. When excess organic matter decays, bacteria use up oxygen, leading to eutrophication, i.e. low-oxygen conditions that can kill aquatic life.

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

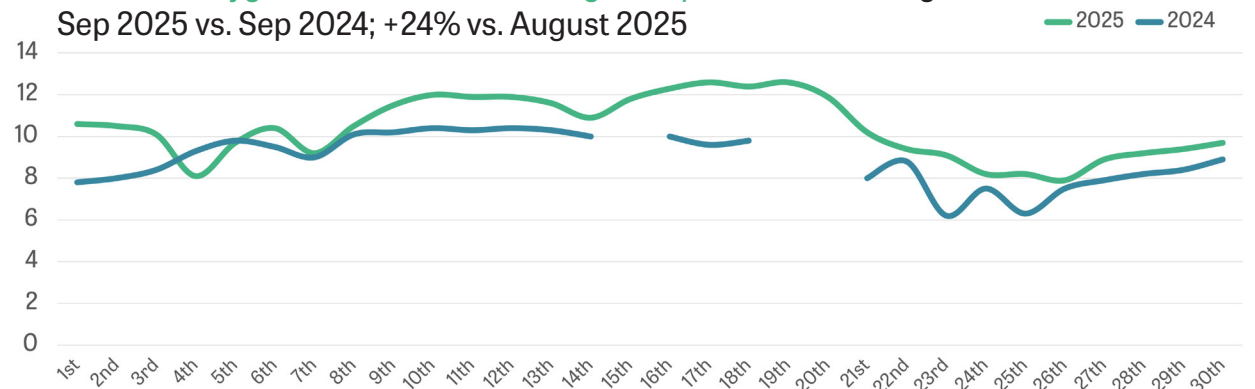
Gage height decreased -0.32 feet on average in Sep 2025 vs. Sep 2024; -0.11 feet vs. August 2025



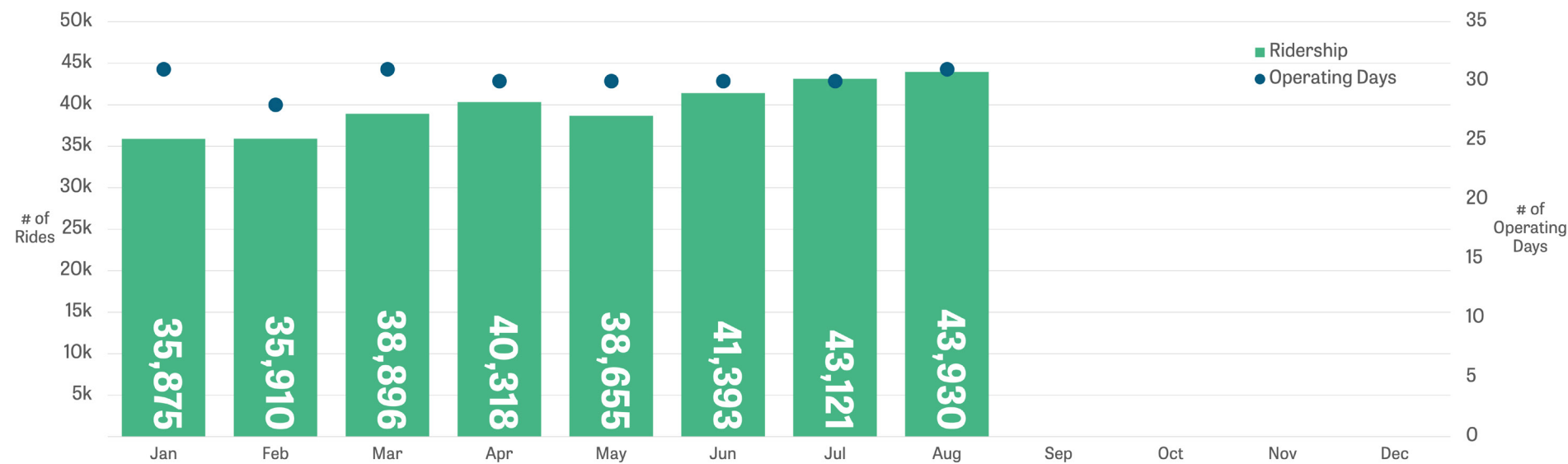
Turbidity decreased -53% FNU³ on average in Sep 2025 vs. Sep 2024; +2% vs. August 2025



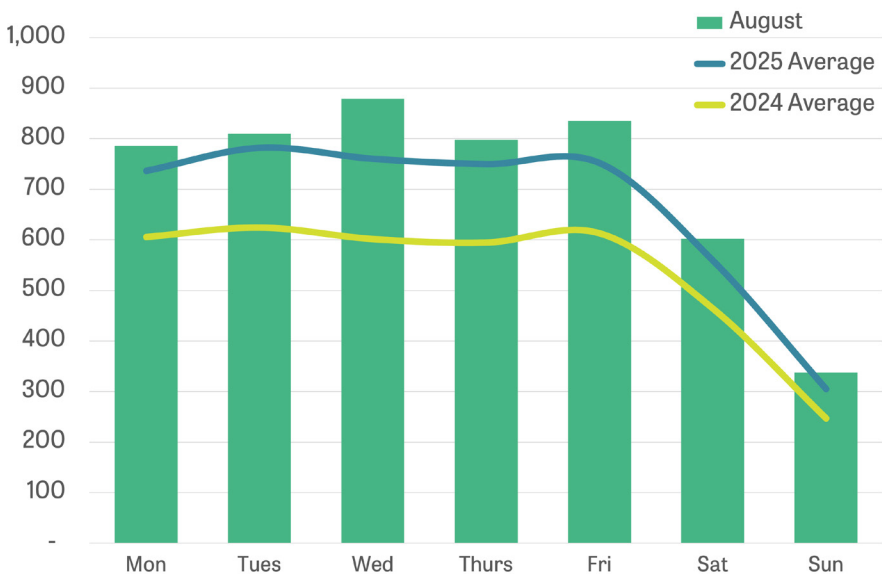
Dissolved oxygen increased +17% milligrams per liter on average in Sep 2025 vs. Sep 2024; +24% vs. August 2025



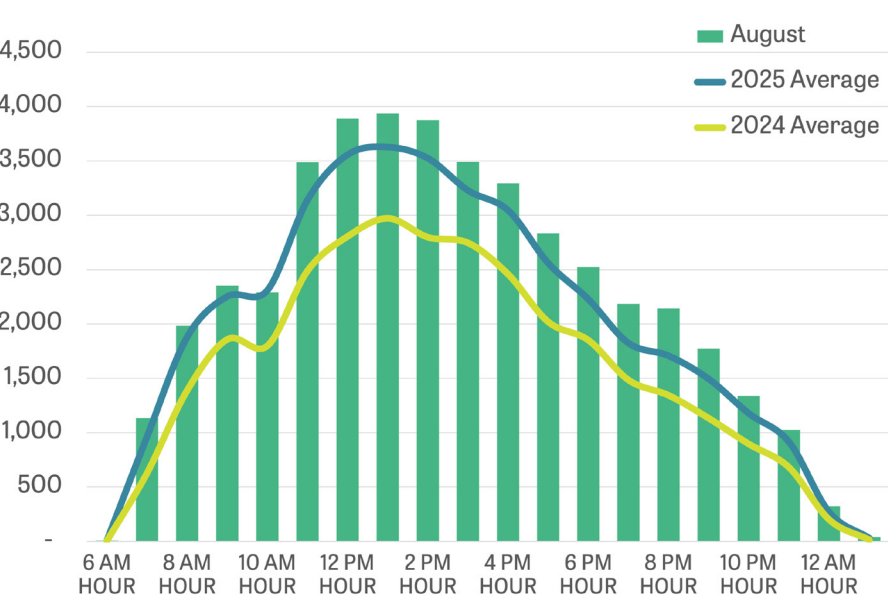
DASH Circulator ridership increased +2% in Aug 2025 vs. July 2025; +22% vs. Aug 2024; -31% vs. Aug 2019



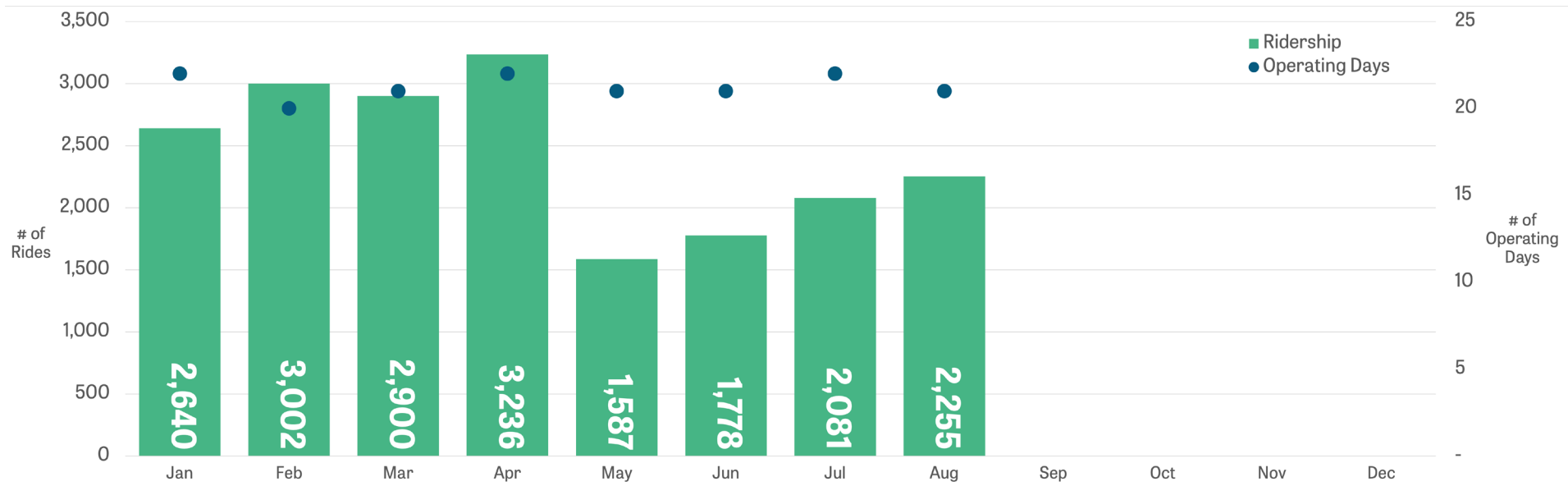
Wednesday DASH Circulator ridership increased +32% in Aug 2025 vs. Aug 2024



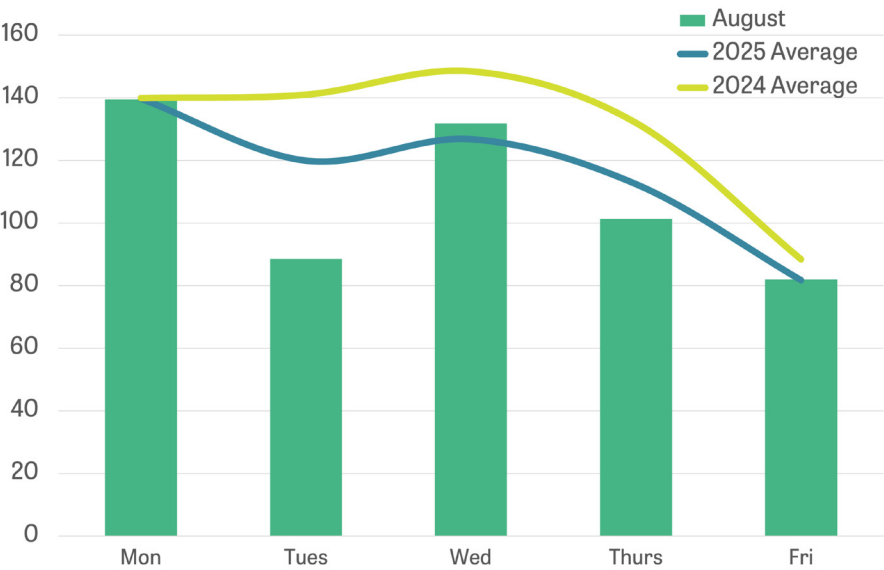
32% of DASH Circulator ridership occurred before noon in August



DASH WORK ridership increased +8% in August 2025 vs. July 2025; -16% vs. August 2024



Tuesday DASH WORK ridership decreased -15% in 2025 vs. 2024



35% of DASH WORK ridership in August occurred between 7 AM - 9 AM

