

AGENDA

DOWNTOWN IMPROVEMENT DISTRICT



DID

Board Members:

Monica App • Michael Bishop • Eric DeLong • Mike Ellis • Bob Herr • Cullen Hillary • Emily Loeks • Josh Lunger • Andrew Martin
Jessica Slaydon • Ashley Ward • Pat Waring

February 18, 2022

1:00 pm Meeting

29 Pearl Street NW

1. Call to Order (1:00)
2. Meeting Minutes from November and December 2021 (1:01)
(enclosure) Motion Herr
3. Accept January 31, 2022 Financials (1:05)
(enclosure) Motion Chapman
4. FY23 Reauthorization Plan (1:15)
(enclosure) Motion Board
5. DGRI President & CEO Report (1:45)
(enclosure) Info Item Kelly
6. Public Comment (1:50)
7. Board Member Discussion (1:55)
8. Adjournment (2:00)



MEETING OF THE DOWNTOWN IMPROVEMENT DISTRICT BOARD
November 17, 2021

Attendance: Monica App, Michael Bishop, Jane Gietzen, Bob Herr, Emily Loeks, and Ashley Ward

Absent: Eric DeLong, Mike Ellis, Josh Lunger, Andrew Martin, Jessica Slaydon, Pat Waring, Scott Wierda and Daniel Williams

Others Present: Melvin Eledge, Amanda Sloan, Tricia Chapman, Jessica Wood (Legal Counsel), Marion Bonneaux, and Corey Mathein

Call to Order This meeting was called to order at 1:39 p.m. by Chair Bob Herr.

Approve Meeting Minutes from September 23, 2021

The motion was deferred for this action item due to lack of quorum.

Accept October 31, 2021 Financials

Ms. Chapman presented Fiscal Year 2021 financial statements noting fund reserves were used to address a deficit due to actual revenues collected being less than budgeted. She also presented interim financial statements as of October 31, 2021 sharing that 75% of FY22 district wide assessments have been received to date.

The motion was deferred for this action item due to lack of quorum.

Ms. Chapman left the meeting.

FY23 Reauthorization Budget

Mr. Eledge shared results of the DID reauthorization survey conducted this fall. He stated business respondents identified several priorities including restaurant and retail marketing, cleaning sidewalks, and quality of life services. Other key insights indicated cleanliness downtown is the same or better, general appearance was the same or better, aggressive panhandling was worse, and homelessness was worse. 58% agreed downtown was safe or better than previous years while 43% stated safety perception was worse. Comments included a call for more police presence, more public restrooms, and expanding the Downtown Ambassador Program. Residents surveyed revealed similar results; 57% of residents surveyed said cleanliness was the

same or better while 82% indicated homelessness was worse, and 71% stated aggressive panhandling was worse. The top priorities indicated by residents were increased pedestrian safety, added security (police) services, and quality of life services. Maintenance and upkeep are most important to the quality of life for downtown residents. When asked, "How safe do you feel?" the majority of residents feel safe/very safe during the day and night (though less at night). Comments indicate some areas feel safe at night, but not all, and homelessness is increasingly more of an issue. Mr. Eledge stated next steps include a draft reauthorization plan approved by this board in January for City Commission consideration, public hearings scheduled, and resolution approval by June.

Mr. Herr shared the reauthorization committee has been working diligently on a budget for the last few months. Mr. Eledge added over the last few years, we've lost an estimated 2.5% of revenues that we could have tapped into; as our budget continues to grow, we need to make up for that difference. Several things we are considering are the inclusion of residential properties in the assessment district and making assessments involuntary for non-profits. Mr. Herr presented actual revenue and expenses over the last 5 years noting the district-wide fund balance has continued to deteriorate and at the end of this fiscal year, if we spend our full budget, will be at a deficit (having spent down \$400k over the last 4 years). The reauthorization committee has decided to move forward with a one-year reauthorization term to allow for an inflation adjustment before 3 years. Also, we have changed the methodology for calculating assessments. Previously the budget number was divided among each of the property characteristics (30% to front footage, 30% land area, 30% building square footage, and 10% parking). As the property characteristics change throughout the year, the budget being already set stays the same, so the rate goes down for those being assessed but the overall payments to the DID remain the same. To capture the additional revenue for new development in the DID, we plan to charge a fixed rate property tax assessment (based on the 2022 budget with an inflation adjustment) and are able to collect new assessments throughout the reauthorization period.

Our consultant, PUMA, previously recommended combining snowmelt districts, which happened last year. Another piece they recommended was to include residential assessments at a flat rate per unit. Option 2 shows the potential revenue with residential assessments at \$120/yr per unit (which equates to roughly \$40,000) and a 10% overall increase in rates. Another consideration is bringing non-profits back to required assessments; it is estimated an additional \$52,000 per year would be collected with this adjustment. Option 1 show a 5% increase and \$84.50 residential assessment. Option 3 still allows non-profits to voluntarily contribute.

Ms. Loeks joined the meeting.

Mr. Herr explained the budgeted expenditures for FY23 include \$50,000 for the Ambassador wage increase of \$15/hour (which is currently being paid for by surplus banked hours), administrative costs, and a \$40,000 placeholder to address safety, security, and quality of life concerns. Proposed options include various reductions in spending with Block by Block, cutting

services, or requesting the DDA assume additional costs. Mr. Bishop asked if changing the formula calculation would increase the rate for each building more than 10%. Mr. Herr confirmed the new methodology calculation would assume the same rate if there was no change in budget; the assessment remains the same for each characteristic with the opportunity to assess new buildings as they become included in the DID. Mr. Bishop stated, clearly there is a need for additional services so we cannot cut services but should look at increasing revenues without cutting our budget. Ms. App shared that the reauthorization committee felt strongly that cutting services was not an option; increasing revenues with this 3-prong approach (increasing the overall rate, including condominium owners, and requiring non-profit payments) is the best solution. The value can easily be shown to residents, who are asking for these services. Others agreed. Ms. Gietzen supports the new methodology for calculating assessments. Mr. Bishop stated doing a one-year reauthorization is a good idea and added everyone that benefits from these services (including residents) should pay for them. Others agreed. Mr. Herr asked what folks think of requiring non-profits in the assessments. Dwelling Place pays every year, some pay half, others pay none. Ms. Wood shared the assessor goes through a process and non-profits fall into a voluntary assessment roll. The default is that non-profits are not exempt from special assessments. They do receive a benefit and the city commission would need to recognize that. Ms. Loeks agrees they do benefit. Mr. Bishop suggested we make both of those formal requests. Others agreed. Ms. Ward asked who handles next steps on talking to property owners. Mr. Elledge shared Mr. Herr, Mr. Kelly and himself are having these conversations.

DGRI President & CEO Report

Mr. Elledge presented a CT scanned image of PEX tubing from our snowmelt system. Evaluation determined the tubing requires air be expelled while concrete is laid during construction to avoid breakage and future failure.

Public Comment

None.

Board Member Discussion

Mr. Herr shared last month's grant request by Mr. DeLong is no longer valid. The City has decided they will cover this entire grant.

Adjournment

The meeting adjourned at 2:48 p.m.

Minutes taken by:
Amanda Sloan
Office Manager
Downtown Grand Rapids, Inc.



MEETING OF THE DOWNTOWN IMPROVEMENT DISTRICT BOARD
December 15, 2021

Attendance: Bob Herr and Pat Waring

Absent: Michael Bishop, Eric DeLong, Mike Ellis, Jane Gietzen, Andrew Martin, Scott Wierda, Ashley Ward and Daniel Williams

Others Present: Melvin Eledge, Amanda Sloan, Tim Kelly, and Mark Miller (DGRI)

Virtual: Monica App, Emily Loeks, Josh Lunger, Jessica Slaydon, Jessica Wood (Legal Counsel), Kim VanDriel, Kendsie Channing, Marion Bonneaux, and Corey Mathein

Call to Order This meeting was called to order at 10.01 a.m. by Chair Bob Herr.

FY23 Reauthorization Discussion

Mr. Eledge shared there has been no change in the timeline for this reauthorization since previous discussions and we are still working with the assessor's office to schedule hearing dates. He then presented the draft outreach strategy overview for the next few months. Currently we are updating the contact database, identifying the main point of contact for residential buildings (finding building champions), developing a DID renewal brief, and scheduling consultations with constituents. In January, the DID page on our website will be updated with key materials, we will send a DID overview mailing, hold space in the DNN newsletter, and continue meetings and consults with key residents and stakeholders (such as neighborhood associations, condo associations and other key stakeholders). In February, we will mail the Ambassador Performance Report and official notice of Hearing of Necessity and continue to host individual and small group meetings (such as the Downtown Neighbor Network Advisory Board).

Mr. Lunger inquired as to the talking points to residents and offered to loop in the President of River House at Bridgewater Place Condo Association. Mr. Herr stated we are still working on the elevator speech but the benefits that should be communicated are the priorities determined from the downtown resident survey and include safety, cleanliness and quality of life issues.

Ms. Loeks joined the meeting virtually.

Mr. Eledge presented the Draft Plan Highlights. As far as the assessment, it has been decided not to make a change to the formula for this one-year reauthorization; though this is something that may happen in the next reauthorization, to address the issue of inflation, assuming it has a multi-year term. Residentially classified properties will be added to this assessment bringing in approximately \$43,200 in revenues. We will also restore non-profits to non-voluntary status at 60% of assessment to account for \$40,400 (some of which we already collect). This will give us a 10% increase in overall budget and includes a \$40,000 placeholder for quality-of-life project(s) yet to be determined. With this scenario, we are able to maintain all current ambassador services (with a few tweaks) and permanently increase the starting wage to \$15 per hour. Mr. Eledge added that with that pay increase, the ambassador program has been able to address their staffing shortage which was critically low just two months ago. Mr. Herr stated we will be calling on members of the board to take meetings with stakeholders and assist in outreach efforts. Please provide any feedback on this strategy or plan at this time.

Board Member Discussion

None.

Adjournment

The meeting adjourned at 10:48 p.m.

Minutes taken by:
Amanda Sloan
Office Manager
Downtown Grand Rapids, Inc.

MEMORANDUM

CITY OF GRAND RAPIDS

**Agenda Item 3.
February 18, 2022
DID Meeting**

DATE: February 11, 2022

TO: Bob Herr, Chair
Downtown Improvement District

FROM: Tricia Chapman
Administrative Services Officer II

**SUBJECT: Grand Rapids Downtown Improvement District
FY2022 Interim Financial Statements as of January 31, 2022**

Attached are the DID's interim financial statements for the first seven months of the fiscal year ending June 30, 2022. These statements include the following:

Statement A: Balance Sheet

Statement B: Statement of FY2022 Revenues and Expenditures

Statement C: Schedule of Expenditures: November 1, 2021 through January 31, 2022

The DID has spent about 36% of budgeted expenditures in the District Wide fund and 35% in the Snowmelt fund.

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

Attachments

STATEMENT A
GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT
Balance Sheet
January 31, 2022

ASSETS	DISTRICT - WIDE	SNOW - MELT	TOTAL
Pooled Cash & Investments	\$ 628,168	\$ 763,834	\$ 1,392,002
Assessments Receivable	210,828	10,221	221,049
TOTAL ASSETS	\$ 838,996	\$ 774,055	\$ 1,613,051
LIABILITIES AND FUND EQUITY			
Liabilities			
Deferred Assessment Revenue	\$ 210,828	\$ 10,221	\$ 221,049
TOTAL LIABILITIES	\$ 210,828	\$ 10,221	\$ 221,049
Reserve for Encumbrances	\$ 1,120	\$ 17,091	\$ 18,211
Reserve for Compensated Absences	1,195	-	1,195
Unrestricted Reserve	625,853	141,565	767,418
Restricted Reserve - Campau Promenade	-	30,212	30,212
Restricted Reserve - Monroe Center	-	569,054	569,054
Restricted Reserve - Monument Park	-	5,912	5,912
TOTAL FUND EQUITY	\$ 628,168	\$ 763,834	\$ 1,392,002
TOTAL LIABILITIES & FUND EQUITY	\$ 838,996	\$ 774,055	\$ 1,613,051

Prepared 2/11/2022

STATEMENT B

GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT

FY2022 Statement of Revenues and Expenditures

July 1, 2021 - January 31, 2022

REVENUES	DISTRICT-WIDE		SNOWMELT	
	Budget	Actual	Budget	Actual
Assessments	\$ 1,093,956	\$ 877,813	\$ 180,000	\$ 169,779
Reserve for Uncollectible Accounts	(184,689)	-	-	-
Earnings on Investments	5,906	(8,283)	7,120	(11,122)
TOTAL REVENUES	\$ 915,173	\$ 869,530	\$ 187,120	\$ 158,657
EXPENDITURES				
DISTRICT-WIDE SERVICES				
Maintenance and Beautification				
Landscaping and Beautification	\$ 585,877	\$ 308,477	\$ -	\$ -
Irrigation - Repairs & Water	7,000	5,215	-	-
Personnel - Wages and Benefits	30,000	-	-	-
Public Safety - Ambassador Program	155,000	-	-	-
Sub-Total	\$ 777,877	\$ 313,692	\$ -	\$ -
Marketing and Communications				
Advertising and Promotions	50,000	-	-	-
Personnel - Wages and Benefits	40,000	-	-	-
Printing, Postage, Supplies, Performers, Storage, etc.	4,000	38	-	-
Website Services	3,539	-	-	-
Sub-Total	\$ 97,539	\$ 38	\$ -	\$ -
Administration				
DGRI Overhead - Rent, Meetings, Phones, Cleaning, etc	20,600	13,229	-	-
Insurance	7,500	-	-	-
Personnel - Wages and Benefits	72,688	20,741	-	-
Professional Services - Legal / Human Resources / Tech	30,750	6,535	-	-
Supplies, Office Equipment, etc	8,648	1,646	-	-
City A-87 Costs	40,730	23,759	-	-
Sub-Total	\$ 180,916	\$ 65,910	\$ -	\$ -
TOTAL EXPENDITURES - DISTRICT-WIDE SERVICES	\$ 1,056,332	\$ 379,640	\$ -	\$ -
SNOWMELT SYSTEM OPERATIONS				
Central City Snowmelt	\$ -	\$ -	\$ 180,000	\$ -
Campau Promenade District	-	-	-	21,473
Monroe Center District	-	-	-	38,293
Monument Park District	-	-	-	3,439
TOTAL EXPENDITURES	\$ 1,056,332	\$ 379,640	\$ 180,000	\$ 63,205
EXCESS / (DEFICIT)	\$ (141,159)	\$ 489,890	\$ 7,120	\$ 95,452
BEGINNING FUND BALANCE		138,278		668,382
ENDING FUND BALANCE		\$ 628,168		\$ 763,834

Special & Voluntary Assessments as of 10/31/2021	Budgeted	Invoiced	Received	Receivable
District-Wide	\$ 1,093,956	\$ 1,088,641	\$ 877,813	\$ 210,828
Center City Snowmelt Operations	180,000	180,000	169,779	10,221
TOTAL	\$ 1,273,956	\$ 1,268,641	\$ 1,047,592	\$ 221,049

STATEMENT C

GRAND RAPIDS, MICHIGAN DOWNTOWN IMPROVEMENT DISTRICT Schedule of Expenditures November 1, 2021 - January 31, 2022

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
11/16/2021	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	\$ 3,394.17
12/14/2021	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,394.17
1/4/2022	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,394.17
					10,182.51
11/8/2021	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street 11/21	1,222.12
12/6/2021	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street 12/21	1,222.12
1/10/2022	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street 01/21	1,222.12
11/8/2021	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street Mezzanine Office 11/	119.77
12/6/2021	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street Mezzanine Office 12/	119.77
1/10/2022	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl Street Mezzanine Office 01/	119.77
11/30/2021	Metro FiberNet, LLC	Administration	DGRI Overhead	Internet/Phone at 29 Pearl St NW 11/21	91.74
1/5/2022	Metro FiberNet, LLC	Administration	DGRI Overhead	Internet/Phone at 29 Pearl St NW 12/21	91.74
11/3/2021	Metro FiberNet, LLC	Administration	DGRI Overhead	Internet/Phone at 29 Pearl St NW 10/21	91.00
1/30/2022	Metro FiberNet, LLC	Administration	DGRI Overhead	Internet/Phone at 29 Pearl St NW 1/22	91.00
11/3/2021	Professional Maintenance of Michigan	Administration	DGRI Overhead	Janitorial services 10/21	67.51
12/9/2021	Professional Maintenance of Michigan	Administration	DGRI Overhead	Janitorial services 12/21	67.51
1/5/2022	Professional Maintenance of Michigan	Administration	DGRI Overhead	Janitorial services 12/21	67.51
11/8/2021	PeopleG2	Administration	DGRI Overhead	Criminal Background Check services 10/21	26.61
1/26/2022	Pure Water Partners LLC	Administration	DGRI Overhead	Water Cooler Lease 01-22	24.66
11/21/2021	Cellco Partnership	Administration	DGRI Overhead	Cell Phone Service 10/02-11/01 2021	21.37
12/21/2021	Cellco Partnership	Administration	DGRI Overhead	Cell Phone Service 11/02-12/01 2021	21.37
1/26/2022	Cellco Partnership	Administration	DGRI Overhead	Cell Phone Service 12-21 to 01-22	21.36
1/25/2022	Melvin Eledge JR	Administration	DGRI Overhead	Reimb for expenses 1/22	15.29
11/9/2021	Model Coverall Service Inc	Administration	DGRI Overhead	Floor Mat Rental 10/21	6.94
12/14/2021	Model Coverall Service Inc	Administration	DGRI Overhead	Floor Mat Rental 11/21	6.94
1/10/2022	Model Coverall Service Inc	Administration	DGRI Overhead	Floor Mat Rental 12/21	6.94
1/25/2022	Model Coverall Service Inc	Administration	DGRI Overhead	Floor Mat Rental 01/22	6.94
					4,752.10
11/30/2021	Priority Health	Administration	Personnel	Health Insurance DEC 2021	2,119.21
1/13/2022	Priority Health	Administration	Personnel	Health Insurance Jan 2022	2,119.21
11/16/2021	TGG, Inc.	Administration	Personnel	Life & S/T & L/T disability insurance - 12/21	506.14
1/22/2022	City of Grand Rapids	Administration	Personnel	Staff services - payroll period ended 01/22/2022	480.32
11/13/2021	City of Grand Rapids	Administration	Personnel	Staff services - payroll period ended 11/13/2021	479.00
11/27/2021	City of Grand Rapids	Administration	Personnel	Staff services - payroll period ended 11/27/2021	425.33
1/8/2022	City of Grand Rapids	Administration	Personnel	Staff services - payroll period ended 01/08/2022	397.77
12/14/2021	TGG, Inc.	Administration	Personnel	Life & S/T & L/T disability insurance 12/21	308.72
1/20/2022	TGG, Inc.	Administration	Personnel	Life & S/T & L/T disability insurance - 01/22	308.72
11/22/2021	Blue Cross Blue Shield of MI	Administration	Personnel	Dental Insurance Premium 12/21	153.40
12/11/2021	City of Grand Rapids	Administration	Personnel	Staff services - payroll period ended 12/11/2021	119.76
12/27/2021	Blue Cross Blue Shield of MI	Administration	Personnel	Dental Insurance Premium 01/22	114.13
1/26/2022	Blue Cross Blue Shield of MI	Administration	Personnel	Dental Insurance Premium 02/22	114.13
12/25/2021	City of Grand Rapids	Administration	Personnel	Staff services - payroll period ended 12/25/2021	80.36
12/14/2021	The Hartford	Administration	Personnel	Workers Compensation Audit 11/21	52.64
					7,778.84
11/30/2021	Dickinson Wright PLLC	Administration	Professional Services	Legal services: DID Admin 11/21	736.00
11/21/2021	HR Collaborative LLC	Administration	Professional Services	HR Consultant services 11/21	538.17
11/16/2021	The KR Group, Inc.	Administration	Professional Services	laptop replacement M. Catcho	410.91
11/3/2021	The KR Group, Inc.	Administration	Professional Services	IT Managed Agreement 10/21	239.73
11/30/2021	The KR Group, Inc.	Administration	Professional Services	IT Managed Agreement 12/21	239.73
12/27/2021	The KR Group, Inc.	Administration	Professional Services	IT Managed Agreement Jan 12/21	239.73
1/30/2022	The KR Group, Inc.	Administration	Professional Services	IT Managed Agreement Jan 01/22	239.73
11/8/2021	Lisa M Cooper	Administration	Professional Services	HR Consultant services 10/21	187.63
1/10/2022	Lisa M Cooper	Administration	Professional Services	HR Consultant services 1/21	126.39
12/9/2021	The KR Group, Inc.	Administration	Professional Services	Computer Repair 12/21	99.07
12/14/2021	Lisa M Cooper	Administration	Professional Services	HR Consultant services 11/21	89.29
1/13/2021	The KR Group, Inc.	Administration	Professional Services	IT services computer repair OCT 10/21	72.65
1/5/2022	The KR Group, Inc.	Administration	Professional Services	O365 subscription 10/17/2021-11/16/2021	70.45
1/30/2022	The KR Group, Inc.	Administration	Professional Services	O365 subscription 11/17/2021-12/16/21	68.10
11/16/2021	The KR Group, Inc.	Administration	Professional Services	O365 subscription 8/17/21-9/16/21	64.19
12/14/2021	The KR Group, Inc.	Administration	Professional Services	O365 subscription 9/17/2021-10/16/2021	64.19
11/9/2021	HR Collaborative LLC	Administration	Professional Services	HR Consultant services 10/21	42.81
1/10/2022	The KR Group, Inc.	Administration	Professional Services	Dec 21 Managed Agreement	36.33
11/16/2021	The KR Group, Inc.	Administration	Professional Services	Oct 21 Managed Agreement	35.40

continued on the next page

STATEMENT C
DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures - continued
November 1, 2021 - January 31, 2022

Page 2

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
continued from prior page					
11/21/2021	The KR Group, Inc.	Administration	Professional Services	Nov 21 Managed Agreement	35.40
11/30/2021	The KR Group, Inc.	Administration	Professional Services	M. Catcho device upgrade 11/21	20.54
12/9/2021	The KR Group, Inc.	Administration	Professional Services	Computer warranty 12/21	17.84
12/9/2021	The KR Group, Inc.	Administration	Professional Services	Laptop Charger 12/21	13.86
1/5/2022	The KR Group, Inc.	Administration	Professional Services	Replacement laptop battery K. Channing	10.80
11/21/2021	The KR Group, Inc.	Administration	Professional Services	IT services backupify Agreement Nov 21	8.45
12/28/2021	The KR Group, Inc.	Administration	Professional Services	IT services backupify Agreement Oct 2021	8.45
1/20/2022	The KR Group, Inc.	Administration	Professional Services	IT services backupify Agreement Jan 2022	8.45
1/5/2022	The KR Group, Inc.	Administration	Professional Services	Replacement laptop charger M. Mcdaniel	6.19
1/20/2022	JobMatch LLC	Administration	Professional Services	Overpayment: ATS for HR	(19.38)
					3,711.10
11/15/2021	Fifth Third Bank	Administration	Supplies, Office Equipment, etc	Admin: subscriptions	337.58
12/6/2021	GR Area Chamber of Commerce	Administration	Supplies, Office Equipment, etc	Chamber membership dues 2022	146.78
11/9/2021	GreatAmerica Financial Services Corp	Administration	Supplies, Office Equipment, etc	Copier Lease 11/21	96.48
1/5/2022	GreatAmerica Financial Services Corp	Administration	Supplies, Office Equipment, etc	Copier Lease 12/21	77.85
1/30/2022	GreatAmerica Financial Services Corp	Administration	Supplies, Office Equipment, etc	Copier Lease 01/22	73.85
11/30/2021	GreatAmerica Financial Services Corp	Administration	Supplies, Office Equipment, etc	Copier Lease 11/21	69.97
12/15/2021	Fifth Third Bank	Administration	Supplies, Office Equipment, etc	Admin: supplies	61.77
11/15/2021	Fifth Third Bank	Administration	Supplies, Office Equipment, etc	Admin: Local Biz Expense	44.03
12/14/2021	Littlefoot Coffee Roasters	Administration	Supplies, Office Equipment, etc	Office Supplies 12/21	25.83
12/15/2021	Fifth Third Bank	Administration	Supplies, Office Equipment, etc	Admin: subscriptions	14.68
1/11/2022	Fifth Third Bank	Administration	Supplies, Office Equipment, etc	Admin: Supplies	8.28
					957.10
11/24/2021	City Treasurer - Water System	Maintenance & Beautification	Irrigation - Repairs & Water	62 Monroe Center planters - WS2063167 21/10	281.00
12/14/2021	Katerberg Co Inc	Maintenance & Beautification	Irrigation - Repairs & Water	Irrigation winterization 10/21	102.50
11/21/2021	Katerberg Co Inc	Maintenance & Beautification	Irrigation - Repairs & Water	Irrigation winterization 10/21	87.50
1/26/2022	City Treasurer - Water System	Maintenance & Beautification	Irrigation - Repairs & Water	221 Grandville SW planters - WS2021262 22/01	36.85
1/26/2022	City Treasurer - Water System	Maintenance & Beautification	Irrigation - Repairs & Water	185 Oakes SW planters - WS2095454 21/09	36.52
1/26/2022	City Treasurer - Water System	Maintenance & Beautification	Irrigation - Repairs & Water	3 Market SW Planters - WS2117023 22/01	35.08
11/24/2021	City Treasurer - Water System	Maintenance & Beautification	Irrigation - Repairs & Water	211 Michigan St NW - WS2177433 21/10	28.83
11/24/2021	City Treasurer - Water System	Maintenance & Beautification	Irrigation - Repairs & Water	66 Sheldon Blvd planters - WS2171659 21/10	28.83
1/26/2022	City Treasurer - Water System	Maintenance & Beautification	Irrigation - Repairs & Water	100 S Division Planters - WS2024679 22/01	11.68
1/26/2022	City Treasurer - Water System	Maintenance & Beautification	Irrigation - Repairs & Water	275 S Division - WS2179704 22/01	11.68
1/26/2022	City Treasurer - Water System	Maintenance & Beautification	Irrigation - Repairs & Water	185 Oakes SW planters - WS2095454 22/01	11.68
					672.15
11/16/2021	Mydatt Service Inc	Maintenance & Beautification	Landscaping & Beautification	Clean team 11/21	50,479.74
11/21/2021	Mydatt Service Inc	Maintenance & Beautification	Landscaping & Beautification	Clean team 08/21	50,479.74
12/9/2021	Mydatt Service Inc	Maintenance & Beautification	Landscaping & Beautification	Clean team 12/21	50,479.74
1/20/2022	Mydatt Service Inc	Maintenance & Beautification	Landscaping & Beautification	Clean team 1/21	50,479.74
1/26/2022	DTE Energy	Maintenance & Beautification	Landscaping & Beautification	Winter Ave Offices - 9100 258 89908 22/01	222.25
12/29/2021	DTE Energy	Maintenance & Beautification	Landscaping & Beautification	Winter Ave Offices - 9100 258 89908 21/12	174.66
1/26/2022	Consumers Energy	Maintenance & Beautification	Landscaping & Beautification	Winter Ave Offices - 1030 2027 1245 22/01	150.07
12/29/2021	Consumers Energy	Maintenance & Beautification	Landscaping & Beautification	Winter Ave Offices - 1030 2027 1245 21/12	125.00
12/29/2021	City Treasurer - Water System	Maintenance & Beautification	Landscaping & Beautification	Winter Ave Offices - WS2005642 21/12	124.35
12/2/2021	City Treasurer - ELC	Maintenance & Beautification	Landscaping & Beautification	125 Monroe Center - ELC2186487 21/09	116.01
11/24/2021	Consumers Energy	Maintenance & Beautification	Landscaping & Beautification	Winter Ave Offices - 1030 2027 1245 21/11	103.05
11/18/2021	DTE Energy	Maintenance & Beautification	Landscaping & Beautification	Winter Ave Offices - 9100 258 89908 21/11	79.69
12/2/2021	City Treasurer - ELC	Maintenance & Beautification	Landscaping & Beautification	40 S Division - ELC2187565 21/09	67.97
12/2/2021	City Treasurer - ELC	Maintenance & Beautification	Landscaping & Beautification	25 Sheldon Blvd - ELC2186757 21/09	57.81
12/2/2021	City Treasurer - ELC	Maintenance & Beautification	Landscaping & Beautification	225 Michigan St - ELC2186756 21/09	57.43
					203,197.25
11/16/2021	Curtis Laundry and Dry Cleaners, Inc.	Marketing & Communications	Printing, Postage, Supplies, etc.	Dry Cleaning services 10/21	37.75
					37.75
1/14/2022	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	Louis/Monroe snowmelt - 4200000000 22/01	8,925.15
12/13/2021	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	Louis/Monroe snowmelt - 4200000000 21/12	5,110.63
1/26/2022	DTE Energy	Snowmelt Operations	Campau Promenade District	43 Monroe Ave Ramp - 9100 297 30421 22/01	2,313.39
11/16/2021	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	Louis/Monroe snowmelt - 4200000000 21/10	1,009.55
12/21/2021	DTE Energy	Snowmelt Operations	Campau Promenade District	43 Monroe Ave Ramp - 9100 297 30421 21/12	590.50
12/2/2021	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	99 Monroe Ave CMP - ELC2182337 21/09	160.99
11/16/2021	DTE Energy	Snowmelt Operations	Campau Promenade District	43 Monroe Ave Ramp - 9100 297 30421 21/11	72.76
12/2/2021	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	99 Monroe Ave VLT - ELC2186862 21/09	54.67
					18,237.64

continued on the next page

STATEMENT C
DOWNTOWN IMPROVEMENT DISTRICT
Schedule of Expenditures - continued
November 1, 2021 - January 31, 2022

Page 3

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
<i>continued from prior page</i>					
1/14/2022	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	60 Monroe Ctr snowmelt - 3200000000 21/12	7,658.03
12/13/2021	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	60 Monroe Ctr snowmelt - 3200000000 21/11	4,063.05
1/10/2022	Geotech Inc	Snowmelt Operations	Monroe Center District	Monroe Center Snowmelt System repair 12/31	1,993.86
12/29/2021	Consumers Energy	Snowmelt Operations	Monroe Center District	66 Monroe Ctr NW - 1000 1401 9077 21/12	1,824.62
1/26/2022	Consumers Energy	Snowmelt Operations	Monroe Center District	66 Monroe Ctr NW - 1000 1401 9077 22/01	1,675.13
1/10/2022	Geotech Inc	Snowmelt Operations	Monroe Center District	Monroe Center Snowmelt System repair 12/31	1,451.88
11/16/2021	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	60 Monroe Ctr snowmelt - 3200000000 21/10	1,108.71
1/10/2022	Geotech Inc	Snowmelt Operations	Monroe Center District	Monroe Center Snowmelt System repair 12/31	880.48
11/16/2021	Geotech Inc	Snowmelt Operations	Monroe Center District	Monroe Center Snowmelt System 10/21	335.45
12/2/2021	Consumers Energy	Snowmelt Operations	Monroe Center District	66 Monroe Ctr NW - 1000 1401 9077 21/11	255.72
12/2/2021	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	83 Monroe Center - ELC2181622 21/09	146.77
12/2/2021	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	1 Monroe Center - ELC2178214 21/09	132.14
					21,525.84
1/26/2022	Consumers Energy	Snowmelt Operations	Monument Park District	1 Monroe Center - 1000 6880 7039 22/01	1,920.54
12/29/2021	Consumers Energy	Snowmelt Operations	Monument Park District	1 Monroe Center - 1000 6880 7039 21/12	509.56
12/2/2021	Consumers Energy	Snowmelt Operations	Monument Park District	1 Monroe Center - 1000 6880 7039 21/11	201.71
					2,631.81

TOTAL EXPENDITURES **\$ 273,684.09**

DOWNTOWN IMPROVEMENT DISTRICT (DID)
FY2023 AUTHORIZATION PLAN
FEBRUARY 18, 2022

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A. BACKGROUND

Established in 2000 pursuant to the provisions of the Principal Shopping Districts and Business Improvement Districts Act of Michigan (Act 120 of 1961), the Downtown Improvement District (DID) is an important tool supporting the ongoing revitalization of Downtown Grand Rapids. On August 22, 2000, the City Commission established the Downtown Improvement District Board, which was granted the responsibility and authority to recommend to the City Commission a list of enhanced services to be provided within the DID, and to recommend a budget for the provision of these services.

By state law, DID revenue is only used to enhance, not replace, the level of service that local government provides. Enhanced place-management services funded through the DID have included the following:

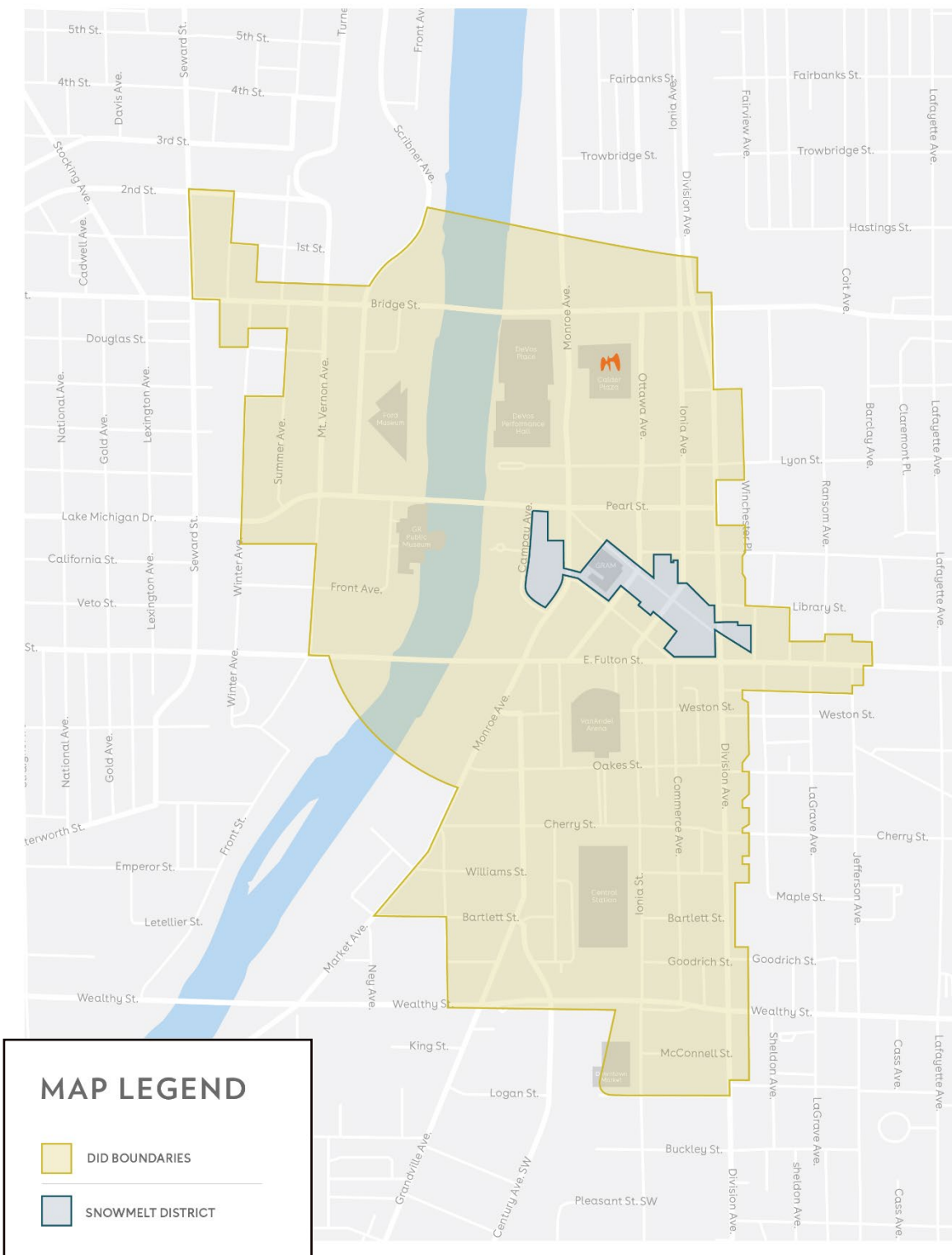
- Daily cleaning of sidewalks
- Flower planting and beautification
- Restaurant and retail-oriented marketing and promotions
- Snowmelt operations and maintenance
- Irrigation operations and maintenance
- Snow removal from intersections
- Advocacy efforts
- Special events
- The Downtown Ambassador Program
- Coordinating Logistics for Deployment of Tables, chairs, and Umbrellas to support Social Zone Activation

The DID is funded through special assessments on real property within the district, collected annually, and transformed into these enhanced services that are provided daily. The entire cost of providing enhanced services is spread amongst the various properties in the district, in proportion to the benefit to the properties within the district. Properties owned for commercial uses, owned by non-profit organizations, and by governmental units are assessed in proportion to their property characteristics which include land area, building area, street frontage, and parking area. Private residentially classified properties are assessed on a per household basis rather than by property characteristics, which portions out the benefit to all private residential property owners equally.

In October 2015, the DID Board and Grand Rapids City Commission approved a five-year authorization for operations of the DID for FY2016 through FY2020. Due to the uncertainty that arose with the onset of the COVID-19 virus this plan was extended annually with no changes for the FY 2021 and 2022 plans which will end on June 30, 2022.

This authorization plan (The Plan) establishes the DID boundary, the formula for assessing properties, a description of proposed services, and a single year budget establishing the area-wide and sub-area assessments for FY2023. The Plan recommends a continuation of existing DID services, maintaining a clean, beautiful, and vibrant downtown. In addition, it also calls for expanding the DID assessment roll to include class 2 private tax-exempt properties once again, the addition of residentially classified properties to the assessment roll and a 5% increase in the assessment rates. These changes will account for increased costs related to raising Downtown Ambassador starting wages to \$15 per hour and rising costs associated with changes in inflation. Additionally, placing residentially owned property onto the assessment roll will create new revenue that will be used to address needs expressed by the Downtown residential population.

B. MAP OF THE DISTRICT



There are no proposed changes to the boundaries of the DID service area.

C. ASSESSMENT BUDGET

The following table illustrates DID special assessment for the FY2023 authorization period.

Specific Area Wide Services includes core DID area-wide services such as maintenance, beautification, and public safety, listed in more detail in Section D below.

AREA-WIDE SERVICES REVENUES	FY 2023
District Wide Assessed	\$1,205,654
Estimated Investment Earnings	\$10,000
Maintenance Grant	\$100,000
Snow Melt Assessments	\$170,000
Anticipated Uncollected Assessment	-\$153,200
TOTAL DID REVENUE	\$1,332,454

AREA-WIDE SERVICES	FY 2023
Maintenance & Beautification	\$717,454
Marketing & Communications	\$20,750
Administration	\$119,500
City A-87 Costs	\$42,750
Public Safety	\$262,000
TOTAL AREA WIDE EXPENDITURES	\$1,162,454
SNOW MELT SPECIAL AREA ASSESSMENTS	
Center City Snowmelt	\$170,000
TOTAL SNOW MELT ASSESSMENT	\$170,000
TOTAL DID EXPENDITURES	\$1,332,454

UNCOLLECTIBLE ASSESSMENTS

While the total DID assessments above will be used for setting the annual assessment rates, it is also important to note that there is approximately \$280,000 in voluntary contributions. Because properties owned by governmental units (Class 3 properties) are not placed on the special assessment roll, these entities are instead asked for voluntary contributions. Historically, some have contributed while others have not; the result is that the proposed budget is reduced by \$153,200 to account for estimated uncollected billings for voluntary contributions.

D. PROPOSED DID SERVICES

AREA-WIDE SERVICES

Clean & Safe Services

Maintenance: Clean Team program, litter pick-up, sidewalk sweeping and washing, graffiti removal, empty waste containers, crosswalk and parking meter snow removal and irrigation maintenance and upkeep.

Beautification: Seasonal flower planting and care, weed removal, seasonal decorations, banners.

Public Safety: Downtown Ambassador program and funding to address Downtown resident concerns about safety, security, and quality of life issues.

Marketing & Communications

Special events, specialized business outreach and referrals, retail- and restaurant-oriented support, advertising, marketing and promotions, communications, production of print materials, website management, video production.

Administration & City Costs

City administrative costs, advocate for quality services, staffing and overhead, office expenses, program evaluation.

SPECIAL SUB-AREA SERVICES

Center City Snowmelt District

Snowmelt operations and maintenance for Campau Promenade, Monroe Center and Monument Park

E. DESCRIPTION OF PROPOSED CHANGES TO SERVICE AREA

The FY2023 plan recommends no changes to the DID service area.

F. CITY SERVICES

Properties within the DID receive special benefit from enhanced services because they receive services over and above those that are routinely provided by the City using general tax dollars. The DID does not replace any standard City services.

As part of this authorization, the City of Grand Rapids has documented a base level of service agreement (see Exhibit 1). This agreement provides details on regular services provided by the City within the DID and adds clarity for ratepayers on City services compared to DID services.

G. ASSESSMENT PARAMETERS & ASSUMPTIONS

1. Assessment assumptions and parameters are consistent with those used during the FY2015-2022 authorization period and are based upon assessment benefit studies conducted on January 23, 2001, prepared by S.B. Friedman & Co. and January 25, 2019 prepared by Progressive Urban Management Associates. Copies of the original reports are available for viewing in the office of Downtown Grand Rapids, Inc., 29 Pearl St. NW, Suite 1.

2. Therefore, the special assessment for FY2023 is based upon data provided by the City Assessor for properties as they existed on May 31, 2022.
3. With the exception of residentially classified properties which shall be assessed based on a flat rate, the formula for assessments for all other categories shall be composed of the following property characteristics/factors:
 - Property Area (Square Feet)
 - Property Street Frontage (Linear Feet)
 - Building Area (Gross Square Feet)
 - Parking Area (Square Feet)
4. For the Area-Wide, Center City Snowmelt Assessment Districts, property street frontage is the length of one side of the property that fronts upon a public right-of-way where the property has its official address. The official address is the address as it exists in the records of the City Assessor. The following walkways and plazas are treated as street frontage: Monroe Center, Market Ave, Louis Campau Promenade and Lyon Square. The following are not treated as rights-of-way: alleys and river-edge walkways.

Additionally, for the Center City Snowmelt District property frontage is defined in one of three ways:

1. **Monroe Center:** property street frontage is the length of one side of the property that fronts upon a public right-of-way where the property has its official address. The official address is the address as it exists in the records of the City Assessor.
 2. **Louis Campau Promenade:** property street frontage is the length of each side of the property that fronts upon a public right-of-way benefiting from snowmelt services
 3. **Monument Park:** property street frontage is the length of each side of the property that fronts upon a public right-of-way benefiting from snowmelt services.
5. Building Area in a basement is included only if finished for occupancy and "exposed". Basements are "exposed" if they are visible through walkout grading, exterior walls, or interior atriums.
 6. Parking area includes surface parking lots and parking area in a building. Parking in a building includes basement level parking in multi-use buildings and parking structures. Note: for snowmelt assessment only the ground floor parking square footage will be used in the calculation.
 7. Buildings are assessed whether occupied or not. New buildings under construction will not be assessed until an occupancy permit is issued for any portion of the building, at which time the building will be assessed as if completed. Existing buildings undergoing renovation are assessed as completed buildings.
 8. All properties within the district are assessed, even if they are ordinarily exempt from property taxes. Michigan law provides an exemption only for certain governmental properties. Governmental units owning downtown properties are exempt by law from assessments but will be asked to contribute their fair share to the DID, except parks, walkways and public rights-of-way.
 9. Properties in the district are divided into four classes according to primary use and ownership status of the property:
 - Class 1 – Private Taxable Property
 - Class 2 – Private Tax-exempt (non-profit)
 - Class 3 – Public Tax-exempt (government owned)

- Class 4 –Residentially Classified

10. The DID board and the City assessor have determined that certain private tax-exempt properties owned by non-profit organizations (class 2 properties) benefit to a lesser degree and therefore are assessed at a reduced amount. Residentially classified properties (class 4 properties) are assessed on a per household basis. Therefore, properties within the district will be assessed and/or billed at the following rates:

- Class 1 – 1.0
- Class 2 – 0.6
- Class 3 – 1.0
- Class 4 – Flat Rate determined annually by the DID board and City Assessor

11. The cost of providing enhanced services benefiting properties in the district, with the exception of residentially classified properties which shall be assessed a flat rate, is spread to each property as follows:

$$\begin{aligned}
 & (\text{Budget} \times 30\% \times (\text{Property Area}/\text{Total Property Area in the District})) \\
 & + (\text{Budget} \times 30\% \times (\text{Property Street Frontage}/\text{Total Property Street Frontage in the District})) \\
 & + (\text{Budget} \times 30\% \times (\text{Building Area}/\text{Total Building Area in the District})) \\
 & + (\text{Budget} \times 10\% \times (\text{Parking Area}/\text{Total Parking Area in the District})) \\
 \hline
 & = \text{Assessment by property} \\
 & \times \text{Benefit factor} \\
 \hline
 & = \text{Initial assessment by property}
 \end{aligned}$$

12. After the cost of providing enhanced services is spread to each property within the district, with the exception of residentially classified properties which shall be assessed a flat rate, the City Assessor will calculate an annual assessment rate or charge for each property characteristic as follows:

$$\begin{aligned}
 (\text{Budget} \times 30\%) / (\text{Total Property Area in the District}) & = & \text{Assessment rate 1} \\
 (\text{Budget} \times 30\%) / (\text{Total Property Street Frontage in the District}) & = & \text{Assessment rate 2} \\
 (\text{Budget} \times 30\%) / (\text{Total Building Area in the District}) & = & \text{Assessment rate 3} \\
 (\text{Budget} \times 10\%) / (\text{Total Parking Area in the District}) & = & \text{Assessment rate 4}
 \end{aligned}$$

13. With the exception of residentially classified properties which shall be assessed a flat rate, the annual assessment/charge rate will be used to calculate a property's final amount to be assessed and/or charged:

$$\begin{aligned}
 & \text{Property Area} \times \text{Assessment rate 1} \\
 & + \text{Property Street Frontage} \times \text{Assessment rate 2} \\
 & + \text{Property Building Area} \times \text{Assessment rate 3} \\
 & + \text{Property Parking Area} \times \text{Assessment rate 4} \\
 \hline
 & = \text{Initial assessment by property} \\
 & \times \text{Benefit factor} \\
 \hline
 & = \text{Final assessment by property}
 \end{aligned}$$

14. Those expenses related to enhanced services described as Area-Wide Services in Section D are spread to all eligible properties in the district as shown on the map in Section B.

15. Those expenses related to Center City Snowmelt operations and maintenance are spread to properties with frontage on Campau Promenade, Monroe Center and Monument Park.

16. The annual snowmelt assessment/charge rate will be used to calculate a property's final amount to be assessed and/or charged:

$$\begin{array}{l} \text{Property Area} \times \text{Assessment rate 1} \\ + \text{Property Snowmelt Frontage} \times \text{Assessment rate 2} \\ + \text{Property Building Area} \times \text{Assessment rate 3} \\ + \text{Property Ground Floor Parking Area} \times \text{Assessment rate 4} \\ \hline = \text{Initial assessment by property} \\ \times \text{Benefit factor} \\ \hline = \text{Final assessment by property} \end{array}$$

17. The characteristics of the properties within the area-wide services assessment district are projected as follows:

Projected Number of Properties by Class in FY2023:*

- Class 1 – 431
- Class 2 – 85
- Class 3 – 81
- Class 4 – 475

Projected Percentage of Assessment Payers by Class in FY2023:*

- Class 1 – 40%
- Class 2 – 8%
- Class 3 – 8%
- Class 4 – 44%

Projected Assessment Amount by Class in FY2023:*

- Class 1 – \$827,031
- Class 2 – \$160,812
- Class 3 – \$160,811
- Class 4 – \$57,000

** There projections are from the FY2022 working database and are subject to change.*

H. SPECIAL ASSESSMENT SCHEDULE

MILESTONES – SPECIAL ASSESSMENT ROLL	
Date	Milestone
February 2022	DID Board to consider recommendation of new one year necessity and FY2023 plan to City Commission.
March 2022	City Commission conducts Public Hearing concerning necessity of special assessment. City Commission considers adoption of resolution setting date, time, and place for public hearing of necessity for special assessment. Publication and mailing of notices to go out ahead of public hearing.
April 2022	City Commission considers adoption of resolution establishing necessity for enhanced services to be financed by special assessment.
April/May 2022	Special assessment Roll open for public inspection in City Assessor's Office.
June 2022	Board of Review hearing (City Commission sitting as Board of Review).
July 2022	Confirmation of Roll.
August 2022	Billing of Special Assessment Roll.

EXHIBIT 1: BASE LEVEL OF SERVICE AGREEMENT

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DGRI Highlights February 2022

DDA (1/12/22)

- Received a presentation on the FY2021 Audit
- Approved a retail grant request from Courage and Soar for 50 Monroe Center.
- Received a presentation on Art Prize 2021.
- Next Meeting: January 12, 2022

DID (11/17/21)

- Discussed planning and process for the FY23 reauthorization.
- Next Meeting: December 15, 2021

MNTIFA (6/10/21)

- Adopted FY22 Budget
- Approved funding for FY22 DASH MOU
- Received update on North Monroe public space activation projects
- Next Meeting: January 12, 2021

DGRI (12/13/21)

- Appointed Kent County Administrator Al Vanderberg to the Board
- Completed officer elections for 2022 and 2023
- Received a presentation on the 2022 outlook for Downtown.
- Received updates on FY21 Priority Projects.
- Next Meeting: February 24, 2022.

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

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

Grand River corridor

- Lead: Downtown Grand Rapids Inc. in partnership with City of Grand Rapids, Kent County and Grand Rapids Whitewater
- Recommendations of Organizational Leadership Committee presented to DGRI B of A in May 2021.
- Founding Board convened November 30.
- Committee and Task Forces formed and working through initial work plans.
- Next meeting scheduled for February 2, 2022
- Community engagement planning with WMCAT Public Agency in process.

Restore the Whitewater Rapids in the Grand River

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

Lyon Square Opportunity Site

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

Anchor the River with new Development on Select Sites

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

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

Encourage infill development to close gaps within and between neighborhoods

- Leads: Downtown Grand Rapids Inc. and City of Grand Rapids
- Bridge South engagement continuing with neighborhood stakeholders and City of Grand Rapids staff.
- Recommendations and implementation plan finalized in March 2021.
- More than 1,000 housing units are in the planning / development pipeline.

Establish a Downtown resident organization

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

Expand public restroom options to ensure a clean and safe neighborhood

- Lead: Downtown Grand Rapids Inc. in partnership with City of Grand Rapids
- Portland Loo identified as a solution to pilot in Heartside Neighborhood at the corner of Weston/Division
- Install completed spring 2020.
- GR DDA approved funding to identify additional locations. Evaluations underway with installation expected in 2022.

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

Improve navigation and wayfinding

- Lead: Downtown Grand Rapids Inc. in partnership with the City of Grand Rapids

- DDA approved a contract with Progressive A/E in June 2020
- 95 percent review of design types scheduled week of August 16 and will be at City Design Team on August 18
- Prioritizing list of initial install locations
- Final design delivered fall 2021 with bidding expected winter 2022.

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

- Lead: City of Grand Rapids in partnership with Downtown Grand Rapids Inc and Michigan Department of Transportation
- DDA approved its share of funding contribution in May 2021.
- In addition to resurfacing, scope includes decorative streetlights, street trees, planters, landscaping, irrigation, street furniture, and infrastructure for future traffic signals that will be installed when the street is eventually restored to a two-way.
- Project is currently under construction and expected to be complete before 2022.

Provide additional automobile parking supply

- Lead: City of Grand Rapids, various institutions and the private sector
- 1,500 spaces came online Downtown in 2021.
- Downtown Grand Rapids remains in the biggest parking construction boom in its history and more than 48,500 parking spaces (on and off street) are available.

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

Recruit major office anchors to Downtown

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

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

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

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

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

- Lead: Ecliptic at Rosa Parks Circle Conservancy in partnership with the City of Grand Rapids and Downtown Grand Rapids Inc.
- DDA funding approved in April 2021.
- Construction underway and scheduled to be complete winter 2022.

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

- Lead: Downtown Grand Rapids Inc. in partnership with the City of Grand Rapids, Monroe North Business Association, Grand Valley State University, Spectrum Health, Neighbors of Belknap Lookout.
- RFP issued in June 2021. 13 responses received and interviews were held the week of August 23rd.
- Smith Group hired / approved at the DDA meeting in September.
- Stakeholder group convened October 8 for initial meeting.
- Design process and planning initiative anticipated to last 10-12 months.

Expand winter recreational programming in Downtown parks and public spaces

- Lead: Downtown Grand Rapids Inc and City of Grand Rapids
- Committee reviewed more than 30 proposals and will advance proposal for DDA consideration in September.
- DDA approved funding for 10 major art installations as part of World of Winter 2022.
- Planning and activation coordination is underway for the event that will begin January 2022.

Expand arts and cultural events and temporary programming to further activate the public realm year round

- Lead: Downtown Grand Rapids Inc. and City of Grand Rapids
- DDA approved event sponsorships for Art Prize, Confluence and the Global Water Festival in June 2021.
- Organizing with City and Art Prize teams about Art Prize 2021.
- Organized Silent Disco at Studio Park on Saturday 8/21.
- Bicentennial commemoration of the signing of the 1821 Treaty of Chicago at Ah-Nab-Awen occurred 8/29

Continue turning up the volume on public art

- Lead: Downtown Grand Rapids Inc. and City of Grand Rapids
- Women's Way mural ribbon cuttings completed September:
- DDA approved funding for Heartside mural series in April. Artists to begin painting at 5 locations the week of August 9. Tours to begin fall 2021.
- Downtown Social Zone barrier mural projects are underway.
- Storm drain mural project to educate on the storm drain system is underway.