

# AGENDA



## DOWNTOWN IMPROVEMENT DISTRICT

### Board Members:

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

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March 18, 2026  
2:00 pm Meeting  
29 Pearl Street, NW Suite #1

1. Call to order (2:00)
2. Approve Meeting Minutes from October 15, 2025 (2:01)  
*Motion – Steimle-App | (enclosure)*
3. Approve Meeting Minutes from February 18, 2026 (2:03)  
*Motion – Steimle-App | (enclosure)*
4. Accept June FY 2025 Year End Financial Statements (2:05)  
*Motion – Steimle-App | (enclosure)*
5. Accept February 2026, Financial Statements (2:08)  
*Motion – Steimle-App | (enclosure)*
6. Snowmelt Budget Amendment (2:10)  
*Motion – Eledge | (enclosure)*
7. Snowmelt 5-Year Study Update (2:15)  
*Info Item – Eledge | (enclosure)*
8. DID FY 2027 – 2029 Reauthorization Plan & Budget (2:25)  
*Motion – Steimle-App/Kelly/Eledge | (enclosure)*
9. DGRI President & CEO Report (2:45)  
*Info Item – Kelly*
10. Public Comment (2:50)
11. Board Member Discussion (2:55)
12. Adjournment (3:00)



MEETING OF THE DOWNTOWN IMPROVEMENT DISTRICT BOARD  
October 15, 2025

1. Call to Order

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

Attendees

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

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

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

2. Approve Meeting Minutes from June 18, 2025

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

3. Accept FY25 Year End Financial Statements

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

4. Accept August 2025 Financial Statements

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

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

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

5. Streetscape Assessment Overview

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

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

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

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

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

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

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

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

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

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

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

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

## 6. DID Reauthorization

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

Proposed timeline:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7. DGRI President & CEO Report

Kelly presented the following updates:

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

8. Public Comment

None.

9. Board Member Discussion

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

10. Adjournment

The meeting adjourned at 2:55 pm.

Minutes taken by:  
Lauren Suidgeest  
Downtown Grand Rapids, Inc



MEETING OF THE DOWNTOWN IMPROVEMENT DISTRICT BOARD  
February 18, 2026

1. Call to Order

This meeting was called to order at 2:04 p.m. by Monica Steimle-App.

Attendees

Members Present: Brandon Erhart, Emily Loeks, Josh Lungert, Andrew Martin (arrived during item #6), Paul Skentzos, Monica Steimle-App, Elliot Talen, Rick Winn

Members Absent: Stacie Behler, Cullen Hillary, Douglas Kessler, Ashley Ward, Peter Albertini, Kate Berens, Dave Shaffer, Jessica Gutowski-Slaydon

Others Present: Tricia Chapman (Treasurer), Tim Kelly (Executive Director), Lauren Suidgeest (Recording Secretary), Melvin Eledge (DGRI), Rebecca Krenz (Ambassador Manager).

2. Approve Meeting Minutes from October 15, 2025

Quorum was not present; motion was deferred to next Board meeting.

3. Accept June FY End Financial Statements

Quorum was not present; motion was deferred to next Board meeting.

4. Accept January 2026 Financial Statements

Quorum was not present; motion was deferred to next Board meeting.

5. 2026 Meeting Schedule

Chair Steimle-App noted that the 2026 meeting schedule is included in the meeting packets and outlines the meeting cadence for the remainder of the year. The board will begin with monthly meetings and may expand frequency closer to the end of the year following reauthorization. The finalized meeting calendar will be distributed after the meeting.

6. Downtown Ambassador Update

Krenz (Ambassador Manager) presented key metrics, successes and photos from the 2025 Ambassador program.

- Hospitality & Engagement:
  - Mobility Assist: 756
  - Directions Provided: 7,300
  - Social Service Assist: 141
  - Resident Interactions: 441
  - Information Provided: 97,626
  - General Assist: 61,235

- Business Contacts: 6,198
- Beautification
  - Biohazard Cleanup: 3,159
  - Graffiti Removed: 4,086
  - Trash Cans, Dog Bags & Cigarette Urns maintained: 19,072
  - Parking Meters, Crosswalks & Bus Stops cleared of snow: 13,724
  - Trash Bags Collected: 12,887
  - Portland Loo Cleaned: 2,000+
- Horticulture
  - Planters Watered: 10,595
  - Weeds Removed: 19,1491
- Safety
  - Scooter/Bike Relocation: 1,260
  - Welfare Checks: 1,973
  - Narcan deployed on two suspected overdoses, saving their lives
  - Two missing children found by Ambassadors

Member Talen asked whether the approximately 2,000 restroom cleanings were performed on a routine schedule or on an as-needed basis. Krenz responded that cleanings occur routinely every two hours.

Chair Steimle-App expressed appreciation for the work of the ambassador team supporting the Downtown Improvement District.

7. 2025 Stakeholder Survey Results

Eledge presented the results of the DID stakeholder survey. There were 110 respondents, the highest response rate to date, supported in part by ambassadors conducting door-to-door outreach. All survey data was included in the meeting packet.

8. Reauthorization Update & Draft Budget Review

Eledge provided an update on reauthorization planning for the Downtown Improvement District, noting that three potential expansion areas were identified during work that began last year—Monroe North, Bridge & Stocking Area and the new amphitheater property.

Conversations with the Westside CIA informed staff that they are forming their own committee to explore creating a district, and the DID has stepped back from requesting their immediate participation while remaining available as a resource.

Expansion of the amphitheater district is likely to be recommended, though the final structure is still being determined.

Discussions are ongoing regarding Monroe North, including stakeholder meetings and an upcoming presentation at the Monroe North Business Association meeting, after which members will vote on whether to pursue expansion.

Two draft budget scenarios were presented to the Board— one including the Monroe North expansion and one without. The figures are preliminary pending clarification of costs related to snowmelt assessment, ambassador contracting and flower planting estimates.

Minor administrative adjustments were made to the marketing, communications and administrative budget line items from previous years to simplify accounting and provide greater spending flexibility.

In the Monroe North expansion scenario, residential and district assessment revenue would be added along with associated service costs, including ambassador program expansion and special project funding to support potential Monroe North rebranding efforts.

Eledge asked the Board for feedback on his general line of thinking to ensure it follows how the Board views the DID's scope of work. He also asked staff to confirm the number of years they would like the reauthorization to cover.

Member Martin asked whether the planting and flower maintenance costs in the Monroe North budget would remain unchanged and, if additional planting were needed in that area, whether funding would come from the special projects line item. Eledge confirmed that any Monroe North planting expenses would be covered under the special projects budget line.

Kelly asked for clarification on what the Monroe North area would include. Eledge explained that the proposed boundary would run from the overpass up to the Coldbrook roundabout, as this alignment best reflects the property makeup considered for service planning.

Member Erhart inquired about the eastern boundary of the Monroe North district and Eledge said it ends at Ottawa Ave.

Member Lunger expressed that if Monroe North opts into the district, service quality in the existing area should not be diminished. Eledge responded that service levels would be based on Monroe North assessment revenue and would not be shifted from the current district to support expansion.

Eledge noted that staff would recommend expanding the district to include the amphitheater property, but this expansion is not currently reflected in the draft budget. Under the assessment structure, the property would not be assessed this year because it was under construction during the assessment period. If the amphitheater is added, staff would build their assessment into year two of the three year budget plan. Eledge warned that adding property to the district without raising the assessment to match, dilutes the property assessment.

Kelly noted that the amphitheater will be owned by the CAA which is a governmental entity and therefore not required to pay the assessment, though voluntary contribution is possible and they have previously opted in.

Chair Steimle-App expressed comfort with moving forward with a three-year reauthorization for the DID.

Member Martin asked about the timeline for Monroe North approval. Eledge responded that more information is expected after his presentation next month and that draft budgets will continue to be developed in parallel until expansion decisions are finalized. Kelly stated that staff will have a formal recommendation prepared for Board approval at the March 18<sup>th</sup> meeting.

9. DGRI President & CEO Report

Kelly presented the following updates:

- Work is underway to update the GR Forward 2.0 framework and broader master plan. A consulting team will be in town starting next week, and steering committee meetings are being scheduled for spring and summer. Board representative Skentzos is serving on the committee; additional interested participants should be shared with Eledge or Kelly.
- City Commission is expected to review a contract to begin work on the lower reach of the whitewater project, with construction potentially starting July 1 depending on water levels.
- The amphitheater is scheduled to open in 83 days.
- Amway Stadium is taking shape and anticipated to be done in time for the 2027 season.
- There is a proposed development to the north of the stadium which includes a couple hundred planned residential units. More is expected to come on this project.
- The City received a grant to support the implementation of the Hill and River network to better connect Belknap to North Monroe. The grant will help fund Phase 1 realignment of Division and Ionia along with stairway improvements.
- World of Winter continues, wrapping up March 1 with Noodle Fest.

10. Public Comment

Scott Atchison presented ideas for an information center Downtown (materials attached).

11. Board Member Discussion

None.

12. Adjournment

The meeting adjourned at 2:55 p.m.

Minutes taken by:  
Lauren Suidgeest  
Downtown Grand Rapids, Inc

# Downtown Improvement District February 18, 2026 Meeting Minutes

I am here to try to convince you that there is something missing for downtown Grand Rapids: and that is information.

With the additions of the Amphitheater and Soccer Stadium, an **information center and information system** is needed now and into the future.

The best location is at the corner of Pearl & Monroe behind the statue of Rosa Parks.

"Why would anyone want to hide an information center inside another building?"

The new information center should be a 2 story structure. On the 2nd floor the media could have a press box for events such as the "River Bank Run."

There used to be an information booth in downtown Grand Rapids:



You need to re-think what the DDA and CVB responsibilities are and should be.

A downtown destination city: **With or Without** great daily information.

Today's comments are only about location. Who should work the information center and what the information center does is for another comment period: **see enclosed handouts.**

I am in the process of addressing multiple entities regarding the need and benefit of an information center at Pearl & Monroe.



Parking Commission  
MobileGR  
The Rapid Bus System  
City of Grand Rapids  
Kent County  
Convention and Arena Authority (CAA)  
Downtown Development Authority (DDA)  
Downtown Improvement District (DID)  
DGRI Board of Advisors  
Municipal Cities

I am here to save you a few hundred thousands of dollars. No more consultants needed for downtown Grand Rapids. The enclosed documents are step by step instructions for an information center and daily information system for downtown Grand Rapids, MI. The DDA and CVB will have new responsibilities.

Michigan Flashcard - Scott Atchison  
PO Box 1235  
Grand Rapids, MI 49501  
[NativeGR@gmail.com](mailto:NativeGR@gmail.com) 616-293-9056

Scott Atchison  
PO Box 1235  
Grand Rapids, MI 49501  
616-293-9056  
[nativegr@gmail.com](mailto:nativegr@gmail.com)

The best location for an information center in downtown Grand Rapids, MI.  
City of Grand Rapids property - "city park" - Rosa Parks Circle Plaza

February/March 2026



Forward to:  
Tim Kelly  
DDA/DGRI  
Doug Small  
CVB/ExperienceGR

Location, location, location, .....

The **DDA** funds the construction of the facility and the **CVB/DGRI** runs it every day of the year with a new contract.

Open everyday of the year at the corner of Pearl & Monroe.

Good for the city, good for the county & good for the state.

USPS please deliver to:

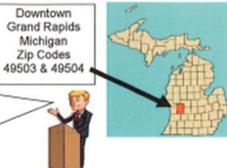
**Generic Handout**

**Daily Menu Matrix (DMM)**  
to show what restaurants & bars are open (that day), when they open/close with daily food specials with **address, phone number & website** linked on devices with **HTML**.

**The DMM changes daily**



Why would anyone want to hide an information center inside another building?



If you are not open that day, you are not on the DMM.

The best information 1 mile or less from this location.

Downtown Improvement District  
 February 18, 2026  
 Meeting Minutes



Michigan Parkway  
Scott Archibon  
170 Pine 1238  
Grand Rapids, MI 49501  
616-263-8558, Newark@grmail.com



**Immediate and Future Benefits**

Part of Downtown Infrastructure

The DDA funds the construction of the facility and the CVB runs it every day of the year with a new contract.

Grand Rapids does not have everything - But it does have the best information Booth!

**What is Missing in Grand Rapids?**

**Directions & Information Booth**



City of Grand Rapids  
Michigan's Second Largest City

Kent County



Not a Retail Shop!  
Staffed with Helpful Humans  
Verbal, Printed and Written Information!  
Publicly Sponsored, Privately Funded

Open every day of the year at the corner of Pearl & Monroe.



Information Booth circa 1930

- A **365 day a year operation** which will bring visitors, tourists, conventioners and residents:
- A Daily Menu Matrix of restaurant's hours of operation for that day, daily special, address and phone number
  - "The Walking Tour of Downtown Grand Rapids" in a variety of languages (sister city languages & more)
  - MAPS: Both walking and driving
  - Traffic/Construction/Detours reporting and updating
  - and many, many other useful tools that tourists, visitors, conventioners and residents will find most interesting and useful!
- Most Updated information:** 1 mile (or less) from this location.



**Better LOCAL information than the Internet/GPS/smartphone**

February/March 2026      Forward to: Common Sense Committee

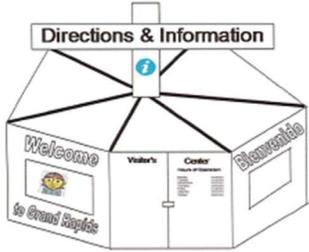
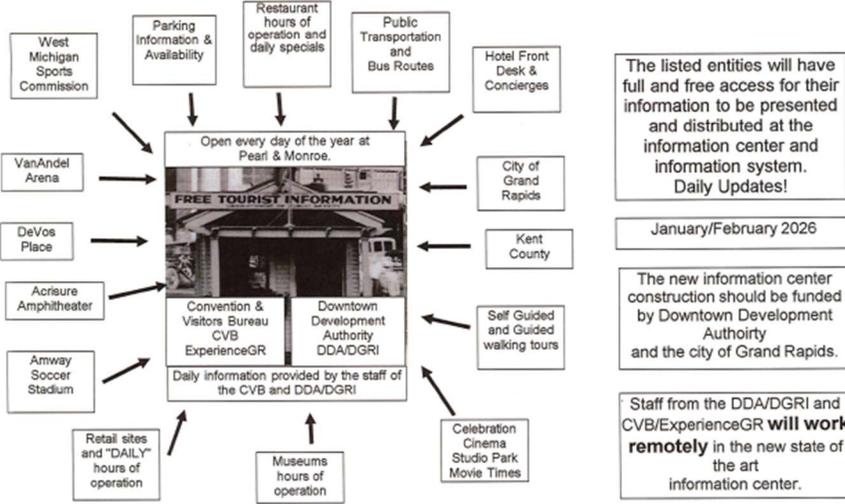
cc: DDA - CVB - City of Grand Rapids - Kent County

Notes: Immediate & Future Benefits! - Publicly Sponsored & Privately Funded - Naming Rights

Good for the city,  
good for the county  
&  
good for the state.

USPS Please Deliver to:

**Generic Handout**



**Generic**

# MEMORANDUM

CITY OF GRAND RAPIDS

DATE: December 9, 2025

TO: Downtown Improvement District

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

FROM: Tricia Chapman  
Accounting Services Manager

SUBJECT: Interim Financial Statements as of June 30, 2025

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

The attached Statements include:

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

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

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

Please contact me at 616-456-3848 or at [tchapman@grcity.us](mailto:tchapman@grcity.us) if you have any questions.

Attachments

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

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

Prepared December 9, 2025

**STATEMENT B**

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

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

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

STATEMENT C

GRAND RAPIDS, MICHIGAN  
DOWNTOWN IMPROVEMENT DISTRICT  
Schedule of Expenditures

June 2025 - Expenditures since preliminary statements were presented

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

# MEMORANDUM

CITY OF GRAND RAPIDS

DATE: March 10, 2026

TO: Downtown Improvement District

**Agenda Item #4  
March 18, 2026  
DID Meeting**

FROM: Tricia Chapman  
Accounting Services Manager

SUBJECT: Interim Financial Statements as of February 28, 2026

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

The attached Statements include:

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

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

The DID has spent approximately 49.6% and 104.9% of the budgeted appropriations in the District-Wide fund and the Snowmelt fund respectively.

Please contact me at 616-456-3848 or at [tchapman@grcity.us](mailto:tchapman@grcity.us) if you have any questions.

Attachments

**STATEMENT A**  
**GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT**  
**Balance Sheet**  
**February 28, 2026**

<b>ASSETS</b>	<b>DISTRICT - WIDE</b>	<b>SNOW - MELT</b>	<b>TOTAL</b>
Pooled Cash & Investments	\$ 760,709	\$ 433,940	\$ 1,194,649
Interest Receivable	3,259	2,661	5,920
Assessments Receivable	222,812	16,161	238,973
<b>TOTAL ASSETS</b>	<b><u>\$ 986,780</u></b>	<b><u>\$ 452,762</u></b>	<b><u>\$ 1,439,542</u></b>
<b>LIABILITIES AND FUND EQUITY</b>			
<b>Liabilities</b>			
Accounts Payable	\$ -	\$ -	\$ -
Deferred Assessment Revenue	222,812	16,161	238,973
Compensated Absences	2,943	-	2,943
<b>TOTAL LIABILITIES</b>	<b><u>\$ 225,755</u></b>	<b><u>\$ 16,161</u></b>	<b><u>\$ 241,916</u></b>
Reserve for Encumbrances	\$ -	\$ -	\$ -
Unrestricted Reserve	761,025	436,601	1,197,626
<b>TOTAL FUND EQUITY</b>	<b><u>\$ 761,025</u></b>	<b><u>\$ 436,601</u></b>	<b><u>\$ 1,197,626</u></b>
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b><u>\$ 986,780</u></b>	<b><u>\$ 452,762</u></b>	<b><u>\$ 1,439,542</u></b>

**STATEMENT B**

**GRAND RAPIDS DOWNTOWN IMPROVEMENT DISTRICT**

**FY2026 Statement of Revenues and Expenditures**

**July 1, 2025 - February 28, 2026**

	DISTRICT-WIDE		SNOWMELT	
	Budget	Actual	Budget	Actual
<b>REVENUES</b>				
Assessments	\$ 1,442,675	\$ 1,169,874	\$ 170,000	\$ 153,950
Reserve for Uncollectible Accounts	(180,454)	-	-	-
Earnings on Investments	18,397	14,905	17,900	14,237
Miscellaneous Revenues and Reimbursements	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 1,280,618</b>	<b>\$ 1,184,779</b>	<b>\$ 187,900</b>	<b>\$ 168,187</b>
<b>EXPENDITURES</b>				
<b>DISTRICT-WIDE SERVICES</b>				
<b>Maintenance and Beautification</b>				
Ambassador Program - Clean & Safe	\$ 834,633	\$ 375,692	\$ -	\$ -
QOL - Residential Project	117,000	-	-	-
Irrigation, Repairs & Utilities	7,950	12,560	-	-
Flowers & Plantings	138,000	82,060	-	-
<b>Sub-Total</b>	<b>\$ 1,097,583</b>	<b>\$ 470,312</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Marketing and Communications</b>				
Personnel - Wages & Benefits	21,000	19,600	-	-
Printing & Postage	1,250	672	-	-
<b>Sub-Total</b>	<b>\$ 22,250</b>	<b>\$ 20,272</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Administration</b>				
DGRI Overhead	28,000	41,031	-	-
Personnel - Wages & Benefits	73,000	70,803	-	-
Professional Services	22,500	8,310	-	-
City A-87 Costs	37,285	24,857	-	-
<b>Sub-Total</b>	<b>\$ 160,785</b>	<b>\$ 145,001</b>	<b>\$ -</b>	<b>\$ -</b>
<b>SNOWMELT SYSTEM OPERATIONS</b>				
Central City Snowmelt	\$ -	\$ -	\$ 187,900	\$ 29,741
Campau Promenade District	-	-	-	42,174
Monroe Center District	-	-	-	78,184
Monument Park District	-	-	-	47,019
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,280,618</b>	<b>\$ 635,585</b>	<b>\$ 187,900</b>	<b>\$ 197,118</b>
<b>EXCESS / (DEFICIT)</b>	<b>\$ -</b>	<b>\$ 549,194</b>	<b>\$ -</b>	<b>\$ (28,931)</b>
<b>BEGINNING FUND BALANCE</b>		211,831		465,532
<b>ENDING FUND BALANCE</b>		<b>\$ 761,025</b>		<b>\$ 436,601</b>

<b>Special &amp; Voluntary Assessments as of 2/28/2026</b>	<b>Budgeted</b>	<b>Invoiced</b>	<b>Received</b>	<b>Receivable</b>
District-Wide	\$ 1,442,675	\$ 1,392,686	\$ 1,169,874	\$ 222,812
Center City Snowmelt Operations	170,000	170,111	153,950	16,161
<b>TOTAL</b>	<b>\$ 1,612,675</b>	<b>\$ 1,562,797</b>	<b>\$ 1,323,824</b>	<b>\$ 238,973</b>

**STATEMENT C**

**GRAND RAPIDS, MICHIGAN  
DOWNTOWN IMPROVEMENT DISTRICT  
Schedule of Expenditures  
September 1, 2025 - February 28, 2026**

<b>Date</b>	<b>Vendor</b>	<b>District Name &amp; Category</b>	<b>Budget Line Item</b>	<b>Description</b>	<b>Amount</b>
9/9/2025	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	\$ 3,107.08
10/31/2025	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,107.08
11/26/2025	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,107.08
1/9/2026	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,107.08
1/9/2026	City Treasurer - Budget Office	Administration	City A-87 Costs	IET - Operating Transfer A-87	3,107.08
2/3/2026	City Treasurer - Budget Office	Administration	City A-87 Costs	Operating Transfer A-87 FY26-P8	3,107.08
					<b>18,642.48</b>
12/16/2025	Custer Office Envir Inc	Administration	DGRI Overhead	DGRI office furniture 10/25	2,995.04
2/17/2026	Selective Insurance Company of America	Administration	DGRI Overhead	Commercial/General liability insurance 02/26	2,454.12
12/18/2025	Andrews Hooper Pavlik PLC	Administration	DGRI Overhead	Audit services 12/25	1,440.00
2/11/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB office lease 01/26	1,216.74
9/5/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl St. Sept. 2025	1,216.74
10/9/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl St. Oct. 2025	1,216.74
11/7/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB: office rent 11/25	1,216.74
12/16/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB office rent 12/25	1,216.74
1/9/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB office lease 12/25	1,216.74
9/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & Travel	880.09
10/15/2025	US Bank National Association	Administration	DGRI Overhead	T. Kelly Pcard October 2025	817.33
9/18/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted: laptops & RAM supplies 09/25	545.94
11/4/2025	Lisa M Cooper	Administration	DGRI Overhead	HR services 10/25	454.23
9/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	433.74
2/17/2026	Worksighted, Inc.	Administration	DGRI Overhead	IT Support 2/25	428.58
9/10/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted CRIT 09/25	428.58
10/9/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted CRIT 09/25	428.58
11/7/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted CRIT 11/25	428.58
12/16/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Systems Engineer CRIT 12/25	428.58
1/9/2026	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Systems Engineer CRIT 01/26	428.58
2/18/2026	Field & Fire Cafe LLC	Administration	DGRI Overhead	DID meeting 01/26	368.30
10/9/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Office 365 09/25	320.76
10/24/2025	Hub International Midwest Limited	Administration	DGRI Overhead	Directors and Officers/ Employment Liability 10/25	315.90
1/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Local Business Expense	296.48
2/17/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Membership	247.49
2/17/2026	Worksighted, Inc.	Administration	DGRI Overhead	IT Support 2/25	230.04
11/7/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Office 365 11/25	230.04
12/16/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Systems Engineer Office 365 12/25	230.04
1/9/2026	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Systems Engineer O365 01/26	230.04
11/7/2025	Bazen Electric	Administration	DGRI Overhead	DGRI office installs 10/25	220.14
2/17/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	214.84
12/16/2025	Fusion Financial Services, LLC	Administration	DGRI Overhead	Accounting services 12/25	213.76
10/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publication	212.18
11/7/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted - new hire laptop 11/25	208.62
11/18/2025	Fusion Financial Services, LLC	Administration	DGRI Overhead	Fusion Financial accounting 11/25	200.26
2/17/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	194.64
10/21/2025	Melvin Eledge JR	Administration	DGRI Overhead	M. Eledge IDA reimbursement 10/25	189.53
9/10/2025	Selective Insurance Company of America	Administration	DGRI Overhead	Selective Insurance 09/25	182.16
12/29/2025	Engineered Protection Sys Inc	Administration	DGRI Overhead	Access Control installation 12/25	162.54
1/9/2026	City Treasurer - Mobile GR	Administration	DGRI Overhead	Pearl Ionia Validation Tickets Dec 2025	160.00
12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	158.00
1/9/2026	Fusion Financial Services, LLC	Administration	DGRI Overhead	Accounting services 01/26	149.70
2/23/2026	New Dreams, Inc.	Administration	DGRI Overhead	Janitorial services 02/26	148.50
9/10/2025	New Dreams, Inc.	Administration	DGRI Overhead	Coverall Western MI cleaning services 09/25	148.50
10/9/2025	New Dreams, Inc.	Administration	DGRI Overhead	Janitorial services 10/25	148.50
11/25/2025	New Dreams, Inc.	Administration	DGRI Overhead	Office janitorial services 11/25	148.50
12/18/2025	New Dreams, Inc.	Administration	DGRI Overhead	Office janitorial services 12/25	148.50
1/27/2026	New Dreams, Inc.	Administration	DGRI Overhead	Janitorial services 01/26	148.50
12/4/2025	GR Area Chamber of Commerce	Administration	DGRI Overhead	GR Chamber annual dues 11/25	147.60
10/14/2025	City Treasurer - Mobile GR	Administration	DGRI Overhead	Pearl Ionia Validation Tickets Sept 2025	147.00
1/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	135.17
2/17/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Service	133.98
2/17/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & travel	129.10
10/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	126.28
11/10/2025	City Treasurer - Mobile GR	Administration	DGRI Overhead	Pearl Ionia Validation Tickets Oct 2025	119.00
1/31/2026	City Treasurer - Mobile GR	Administration	DGRI Overhead	Pearl Ionia Validation Tickets Jan 2026	115.00
2/11/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB office lease mezz 01/26	113.46
9/5/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl St. Mezz Sept. 2025	113.46
10/9/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Office Lease: 29 Pearl St. Mezz Oct. 2025	113.46
11/7/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB: office rent mezz 11/25	113.46
12/16/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB office rent - Mezz 12/25	113.46
1/9/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB office lease - mezz 12/25	113.46
11/4/2025	Paycor Inc.	Administration	DGRI Overhead	Payroll services 11/25	104.04
12/29/2025	Paycor Inc.	Administration	DGRI Overhead	Payroll services 11/25	102.24
12/8/2025	Lisa M Cooper	Administration	DGRI Overhead	HR services 11/25	101.75
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Conference & Travel	101.04
9/10/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted Office 365 09/25	100.44
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Food & Bev	98.29

*continued on the next page*

**STATEMENT C**  
**DOWNTOWN IMPROVEMENT DISTRICT**  
**Schedule of Expenditures - continued**  
**September 1, 2025 - February 28, 2026**

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
<i>continued from prior page</i>					
2/18/2026	Cellco Partnership	Administration	DGRI Overhead	Cell services 02/26	89.55
1/9/2026	Paycor Inc.	Administration	DGRI Overhead	Payroll services 01/26	84.42
12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	84.01
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	82.98
9/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	80.58
12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Local Business Expense	78.28
9/12/2025	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Great America Copier Lease 08/25	76.77
11/18/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted products 11/25	75.42
2/18/2026	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Copier lease 01/26	74.36
12/4/2025	Staples Contract and Commercial Inc.	Administration	DGRI Overhead	Office Supplies	74.12
1/9/2026	Paycor Inc.	Administration	DGRI Overhead	Year-end / W2 fees 12/25	71.70
10/2/2025	Field & Fire Cafe LLC	Administration	DGRI Overhead	DGRI lunch after tour 09/25	69.62
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Memberships	68.71
10/9/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted CRIT 09/25	67.50
11/7/2025	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Great America Copier Lease 10/25	66.01
10/9/2025	ClearWater Cleaning Solutions, LLC	Administration	DGRI Overhead	Window cleaning 09/25	64.80
10/9/2025	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Great America Copier Lease 08/25	64.78
12/4/2025	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Great America Printing 11/25	60.80
12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	58.51
1/26/2026	ClearWater Cleaning Solutions, LLC	Administration	DGRI Overhead	Window Cleaning 1/26	56.70
1/9/2026	GreatAmerica Financial Services Corp	Administration	DGRI Overhead	Office printer lease 12/25	56.15
9/18/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB: 29 Pearl St. Electrical 09/25	55.04
1/22/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	Electrical 1/26	55.03
12/4/2025	Anishinaabe Circle	Administration	DGRI Overhead	Anishinaabe Leadership Ways presentation 8/25	54.00
11/18/2025	Worksighted, Inc.	Administration	DGRI Overhead	Worksighted labor 11/25	54.00
2/18/2026	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB Electricity Feb. 02/26	53.74
10/21/2025	Marion Bonneaux	Administration	DGRI Overhead	M. Bonneaux IDA reimbursement 10/25	50.43
1/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	49.29
11/18/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB Electrical 11/25	49.25
10/16/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB Electrical 10/25	48.60
10/16/2025	Cellco Partnership	Administration	DGRI Overhead	Verizon Cell Phone Service 10/25	47.16
9/12/2025	Cellco Partnership	Administration	DGRI Overhead	Verizon Cell Phone Service 09/25	47.13
12/29/2025	Federal Square Building Co. #1, LLC	Administration	DGRI Overhead	FSB Electrical 12/25	46.56
2/4/2026	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 12/25	46.23
9/25/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 09/25	46.23
10/30/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 10/25	46.23
12/4/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 11/25	46.23
12/29/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 12/25	46.23
2/17/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Local Business Expense	46.00
11/18/2025	Cellco Partnership	Administration	DGRI Overhead	Verizon Cell Phone Service 11/25	45.05
12/18/2025	Cellco Partnership	Administration	DGRI Overhead	Verizon Cell Phone Service 11/25	44.79
2/4/2026	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 12/25	42.29
9/25/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 09/25	42.29
10/30/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 10/25	42.29
12/4/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 11/25	42.29
12/29/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 12/25	42.29
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Local Business Expense	41.54
9/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	39.14
2/1/2026	Megan Catcho	Administration	DGRI Overhead	Winter gear Reimbursement 1/26	36.00
1/22/2026	Pia Lu	Administration	DGRI Overhead	Reimbursement, winter gear 1/16	36.00
12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Service	35.27
1/22/2026	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Coffee Order 1/16	35.10
12/4/2025	FCPA Holdings, LLC	Administration	DGRI Overhead	Business cards 11/25	33.41
12/18/2025	FCPA Holdings, LLC	Administration	DGRI Overhead	Business cards 11/25	33.41
2/18/2026	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Office coffee 02/26	32.94
12/4/2025	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Littlefoot Coffee 12/25	32.76
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	31.95
11/18/2025	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Littlefoot Coffee 11/25	31.50
10/22/2025	Littlefoot Coffee Roasters	Administration	DGRI Overhead	Littlefoot Coffee 10/25	31.14
10/15/2025	US Bank National Association	Administration	DGRI Overhead	T. Kelly Pcard October 2025	29.60
1/9/2026	Engineered Protection Sys Inc	Administration	DGRI Overhead	Access control services 01/26	28.51
9/4/2025	Staples Contract and Commercial Inc.	Administration	DGRI Overhead	Office supplies 08/25	27.74
9/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Service	23.48
10/30/2025	Pure Water Partners LLC	Administration	DGRI Overhead	Wellsys water filter rental 10/25	23.22
9/18/2025	Pure Water Partners LLC	Administration	DGRI Overhead	Wellsys water filter rental 07/25	22.68
9/24/2025	Pure Water Partners LLC	Administration	DGRI Overhead	Wellsys water filter rental 09/25	22.68
9/18/2025	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant tracking system 09/25	19.62
10/16/2025	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant tracking system 10/25	19.62
11/18/2025	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant tracking system 11/25	19.62
12/29/2025	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant tracking system 12/25	19.62
1/27/2026	ApplicantPro Holdings LLC	Administration	DGRI Overhead	Applicant tracking system 12/25	19.62
9/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publications	19.26
11/20/2025	Oh Hello Companies LLC	Administration	DGRI Overhead	New hire swag 11/25	19.08
9/12/2025	Selective Insurance Company of America	Administration	DGRI Overhead	Selective Insurance 09/25	18.90
11/6/2025	James Peacock III	Administration	DGRI Overhead	J. Peacock III reimbursement 10/25	18.90
11/7/2025	Staples Contract and Commercial Inc.	Administration	DGRI Overhead	Office supplies 10/25	18.90
10/9/2025	Engineered Protection Sys Inc	Administration	DGRI Overhead	EPS Security Systems 10/25	17.71
11/18/2025	Adobe Inc	Administration	DGRI Overhead	Adobe - new license 11/25	17.43
2/17/2026	US Bank National Association	Administration	DGRI Overhead	KVD Pcard, Feb 2026	16.32

*continued on the next page*

**STATEMENT C  
DOWNTOWN IMPROVEMENT DISTRICT  
Schedule of Expenditures - continued  
September 1, 2025 - February 28, 2026**

Date	Vendor	District Name & Category	Budget Line Item	Description	Amount
<i>continued from prior page</i>					
12/4/2025	AccuSourceHR, Inc.	Administration	DGRI Overhead	Background Check 12/25	15.22
1/9/2026	Lisa M Cooper	Administration	DGRI Overhead	HR services 12/25	14.79
2/17/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	14.68
10/29/2025	Andrew Guy Sanborn	Administration	DGRI Overhead	DGRI employee reimb	13.61
10/21/2025	Tim Kelly	Administration	DGRI Overhead	T. Kelly IDA reimbursement 10/25	13.32
1/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	10.18
2/17/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Fee	8.81
11/18/2025	Aco Inc	Administration	DGRI Overhead	General supplies 11/25	8.38
2/18/2026	Model Coverall Services	Administration	DGRI Overhead	Office mat services 02/26	8.13
9/18/2025	Model Coverall Service Inc	Administration	DGRI Overhead	Model Coverall floor mat rental 09/25	8.13
10/22/2025	Model Coverall Service Inc	Administration	DGRI Overhead	Model Coverall floor mat rental 10/25	8.13
11/18/2025	Model Coverall Service Inc	Administration	DGRI Overhead	Model Coverall floor mat rental 11/25	8.13
12/29/2025	Model Coverall Service Inc	Administration	DGRI Overhead	Office mats 12/25	8.13
1/9/2026	Model Coverall Service Inc	Administration	DGRI Overhead	Office mats 01/26	8.13
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	7.24
10/30/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 10/25	7.11
12/4/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 11/25	7.11
12/29/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 12/25	7.11
2/4/2026	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 12/25	7.07
9/25/2025	Metro FiberNet, LLC	Administration	DGRI Overhead	Metronet services 09/25	6.95
12/18/2025	Engineered Protection Sys Inc	Administration	DGRI Overhead	EPS Security Systems 10/25	6.27
10/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Professional Dev.	5.87
2/17/2026	US Bank National Association	Administration	DGRI Overhead	KVD Pcard, Feb 2026	4.93
10/2/2025	Aco Inc	Administration	DGRI Overhead	General supplies 09/25	4.24
10/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Memberships	3.91
12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Supplies	3.30
2/17/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publications	2.94
11/17/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publications	2.94
12/15/2025	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publication	2.94
1/14/2026	US Bank National Association	Administration	DGRI Overhead	Admin: Subscriptions & Publications	2.93
10/2/2025	Aco Inc	Administration	DGRI Overhead	General supplies 09/25	2.16
					<b>31,860.46</b>
9/25/2025	Priority Health	Administration	Personnel	Priority Health Insurance Premium - October 2025	4,241.04
9/11/2025	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll costs - Aug 2025	3,997.14
9/30/2025	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll costs - Sept 2025	3,997.14
1/31/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll costs - Oct 2025	3,997.14
1/31/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll costs - Dec 2025	3,997.14
1/31/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll costs - Nov 2025	3,993.77
1/31/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll costs - Jan 2026	3,993.60
1/7/2026	Priority Health	Administration	Personnel	Priority Health Insurance Premium - January 2026	3,767.21
2/24/2026	Priority Health	Administration	Personnel	Priority Health Insurance Premium - March 2026	3,588.83
10/22/2025	Priority Health	Administration	Personnel	Priority Health Insurance Premium - November 2025	3,392.41
11/21/2025	Priority Health	Administration	Personnel	Priority Health Insurance Premium - December 2025	3,295.00
1/26/2026	Priority Health	Administration	Personnel	Priority Health Insurance Premium - February 2026	3,246.32
11/22/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 11/22/2025	689.40
11/7/2025	Encompass EAP LLC	Administration	Personnel	Employee assistance 11/25	561.37
11/7/2025	OneAmerica Inc.	Administration	Personnel	OneAmerica Life Insurance November 09/25	531.75
12/4/2025	OneAmerica Inc.	Administration	Personnel	Life Insurance 11/25	531.75
9/25/2025	OneAmerica Inc.	Administration	Personnel	OneAmerica Life Insurance October 09/25	519.55
1/9/2026	American United Life Insurance	Administration	Personnel	Life insurance 12/25	515.17
2/4/2026	American United Life Insurance	Administration	Personnel	Life insurance 12/25	515.17
9/13/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 09/13/2025	453.06
10/11/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 10/11/2025	380.20
9/27/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 09/27/2025	380.20
12/6/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 12/06/2025	380.20
12/20/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 12/20/2025	380.20
2/28/2026	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 02/28/2026	378.22
1/3/2026	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 01/03/2026	378.20
1/31/2026	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 01/31/2026	378.20
10/25/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 10/25/2025	374.23
2/14/2026	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 02/14/2026	372.64
1/17/2026	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 01/17/2026	372.62
11/8/2025	City Treasurer - Staff Services	Administration	Personnel	Payroll period ended 11/08/2025	360.49
9/18/2025	Blue Cross Blue Shield Of Mich	Administration	Personnel	Blue Cross Blue Shield insurance October 2025	240.47
11/25/2025	Blue Cross Blue Shield of Mich	Administration	Personnel	Blue Cross Blue Shield Insurance December 2025	235.90
1/23/2026	Blue Cross Blue Shield of Mich	Administration	Personnel	Blue Cross Blue Shield Insurance February 2026	232.33
10/16/2025	Blue Cross Blue Shield Of Mich	Administration	Personnel	Blue Cross Blue Shield Insurance November 2025	231.92
12/18/2025	Blue Cross Blue Shield of Mich	Administration	Personnel	Blue Cross Blue Shield Insurance January 2026	225.29
9/10/2025	Paycor Inc.	Administration	Personnel	Paycor 09/25	172.62
2/24/2026	Blue Cross Blue Shield of Mich	Administration	Personnel	Blue Cross Blue Shield Insurance March 2026	126.33
10/7/2025	Paycor Inc.	Administration	Personnel	Payroll services 10/25	120.78
1/31/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Jan 2026	6.40
1/31/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Nov 2025	6.23
9/11/2025	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Aug 2025	2.86
9/30/2025	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Sept 2025	2.86

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**STATEMENT C**  
**DOWNTOWN IMPROVEMENT DISTRICT**  
**Schedule of Expenditures - continued**  
**September 1, 2025 - February 28, 2026**

Date	District	Category	Vendor	Description	Amount
<i>continued from prior page</i>					
1/31/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Oct 2025	2.86
1/31/2026	Paycor Inc.	Administration	Personnel	DID (Admin) Share payroll fees - Dec 2025	2.86
					<b>55,569.07</b>
10/30/2025	Dickinson Wright PLLC	Administration	Professional Services	Dickinson Wright legal October 2025	2,715.66
10/30/2025	Andrews Hooper Pavlik PLC	Administration	Professional Services	Andrews Hooper Pavlik PLC: audit service 10/25	1,620.00
2/23/2026	Andrews Hooper Pavlik PLC	Administration	Professional Services	Audit services 11/25	540.00
10/9/2025	Fusion Financial Services, LLC	Administration	Professional Services	Fusion Financial accounting Sept. 10/25	518.27
9/4/2025	Lisa M Cooper	Administration	Professional Services	Cooper People HR services 08/25	433.13
10/7/2025	Lisa M Cooper	Administration	Professional Services	HR services 09/25	395.33
2/17/2026	Fusion Financial Services, LLC	Administration	Professional Services	Accounting services 02/26	313.42
9/5/2025	Fusion Financial Services, LLC	Administration	Professional Services	Fusion Financial accounting August 08/25	186.12
9/10/2025	Dickinson Wright PLLC	Administration	Professional Services	Dickinson Wright legal 08/25 DGR1 admim	154.44
2/12/2026	Lisa M Cooper	Administration	Professional Services	HR services 01/26	95.45
2/23/2026	Dickinson Wright PLLC	Administration	Professional Services	Legal services DGR1 02/26	95.04
10/16/2025	Dickinson Wright PLLC	Administration	Professional Services	Dickinson Wright legal August 2025	91.08
2/17/2026	Fusion Financial Services, LLC	Administration	Professional Services	Accounting services 02/26	63.00
2/23/2026	Dickinson Wright PLLC	Administration	Professional Services	Legal services DGR1 02/26	39.60
12/4/2025	Dickinson Wright PLLC	Administration	Professional Services	Legal Services 11/25	19.80
					<b>7,280.34</b>
12/3/2025	Mydatt Service Inc	Maintenance & Beautification	Ambassador Program	Ambassador Program November 2025	110,813.12
1/16/2026	Mydatt Service Inc	Maintenance & Beautification	Ambassador Program	Ambassador Program December 2025	110,813.12
2/5/2026	Mydatt Service Inc	Maintenance & Beautification	Ambassador Program	Ambassador Program January 2026	110,813.12
11/6/2025	Mydatt Service Inc	Maintenance & Beautification	Ambassador Program	Ambassador Program October 2025	43,252.48
					<b>375,691.84</b>
11/18/2025	Micandy Garden Greenhouses, Inc.	Maintenance & Beautification	Flowers & Plantings	Fall Planters 2025	45,805.00
1/9/2026	Micandy Garden Greenhouses, Inc.	Maintenance & Beautification	Flowers & Plantings	Winter planters 2025 12/25	36,255.00
					<b>82,060.00</b>
12/2/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation, Repairs & Utilities	WS2171659 25/10	960.64
9/24/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2005642 25/09	916.25
9/12/2025	Katerberg Co., Inc	Maintenance & Beautification	Irrigation Repairs & Utilities	GRapids: service calls 08/25	731.38
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	547.40
1/10/2026	City Treasurer - Water System	Maintenance & Beautification	Irrigation, Repairs & Utilities	WS2005642 25/12	431.68
1/16/2026	City Treasurer - ELC	Maintenance & Beautification	Irrigation, Repairs & Utilities	ELC2186487 25/12	393.88
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
1/7/2026	Katerberg Co., Inc	Maintenance & Beautification	Irrigation, Repairs & Utilities	2026 pre-paid membership 01/26	381.80
12/2/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation, Repairs & Utilities	WS2063167 25/10	369.56
10/9/2025	City Treasurer - ELC	Maintenance & Beautification	Irrigation Repairs & Utilities	ELC2186487 25/09	277.33
9/24/2025	Consumers Energy	Maintenance & Beautification	Irrigation Repairs & Utilities	1030 2027 1245 25/08	269.24
10/2/2025	Consumers Energy	Maintenance & Beautification	Irrigation Repairs & Utilities	1030 2027 1245 25/09	184.83
10/17/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2095454 25/09	170.08
10/17/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2021262 25/09	162.96
12/2/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation, Repairs & Utilities	WS2189672 25/10	152.66
10/22/2025	Consumers Energy	Maintenance & Beautification	Irrigation Repairs & Utilities	1030 2027 1245 25/10	151.64
1/7/2026	Consumers Energy	Maintenance & Beautification	Irrigation, Repairs & Utilities	1030 2027 1245 25/12	146.15
12/2/2025	Consumers Energy	Maintenance & Beautification	Irrigation, Repairs & Utilities	1030 2027 1245 25/11	120.29
12/2/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation, Repairs & Utilities	WS2177433 25/10	104.42
10/17/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2179704 25/09	94.93
1/16/2026	City Treasurer - ELC	Maintenance & Beautification	Irrigation, Repairs & Utilities	ELC2186757 25/12	73.26
10/17/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2117023 25/09	70.85
1/16/2026	City Treasurer - ELC	Maintenance & Beautification	Irrigation, Repairs & Utilities	ELC2186757 25/09	66.78
1/16/2026	City Treasurer - ELC	Maintenance & Beautification	Irrigation, Repairs & Utilities	ELC2186756 25/12	65.71
10/9/2025	City Treasurer - ELC	Maintenance & Beautification	Irrigation Repairs & Utilities	ELC2186756 25/09	62.34
12/2/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation, Repairs & Utilities	WS2189674 25/10	57.70
10/17/2025	City Treasurer - Water System	Maintenance & Beautification	Irrigation Repairs & Utilities	WS2024679 25/09	43.04
					<b>10,824.80</b>
9/11/2025	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll costs - Aug 2025	2,798.57
9/30/2025	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll costs - Sept 2025	2,798.57
1/31/2026	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll costs - Oct 2025	2,798.57
1/31/2026	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll costs - Dec 2025	2,798.57
1/31/2026	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll costs - Nov 2025	2,796.88
1/31/2026	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll costs - Jan 2026	2,796.80
1/31/2026	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll fees - Jan 2026	3.20
1/31/2026	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll fees - Nov 2025	3.12

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**STATEMENT C**  
**DOWNTOWN IMPROVEMENT DISTRICT**  
**Schedule of Expenditures - continued**  
**September 1, 2025 - February 28, 2026**

Date	District	Category	Vendor	Description	Amount
<i>continued from prior page</i>					
9/11/2025	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll fees - Aug 2025	1.43
9/30/2025	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll fees - Sept 2025	1.43
1/31/2026	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll fees - Oct 2025	1.43
1/31/2026	Paycor Inc.	Marketing & Communications	Personnel	DID (Marketing) Share payroll fees - Dec 2025	1.43
					16,800.00
2/18/2026	Icon Sign Company, LLC	Marketing & Communications	Printing & Postage	Cig Urn stickers 01/26	391.17
10/30/2025	FCPA Holdings, LLC	Marketing & Communications	Printing & Postage	Ambassador feedback cards + business cards 10/2	185.60
10/30/2025	FCPA Holdings, LLC	Marketing & Communications	Printing & Postage	Ambassador feedback cards + business cards 10/2	95.38
					672.15
2/23/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	INV# 420338360750	10,366.59
1/16/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	INV# 420736013640	8,718.76
2/23/2026	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 26/01	6,606.64
1/16/2026	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/12	6,583.66
12/22/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	INV# 420182987669	2,771.86
9/24/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	Louis/Monroe snowmelt	1,537.49
10/17/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	Louis/Monroe snowmelt	1,537.49
12/2/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Campau Promenade District	INV# 420920552012	1,537.49
1/16/2026	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	ELC2182337 25/12	170.23
10/9/2025	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	ELC2182337 25/09	131.36
1/7/2026	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/11	123.01
10/17/2025	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/09	108.24
9/24/2025	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/08	106.12
1/7/2026	DTE Energy	Snowmelt Operations	Campau Promenade District	9100 297 30421 25/10	106.12
1/16/2026	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	ELC2186862 25/12	63.33
10/9/2025	City Treasurer - ELC	Snowmelt Operations	Campau Promenade District	ELC2186862 25/09	62.00
					40,530.39
12/8/2025	Geotech Inc	Snowmelt Operations	Central City Snowmelt	Snowmelt operation	10,467.50
12/22/2025	Geotech Inc	Snowmelt Operations	Central City Snowmelt	System 5-year study 12/25	7,122.12
2/5/2026	Geotech Inc	Snowmelt Operations	Central City Snowmelt	Service/repair calls 12/25	4,154.14
2/5/2026	Geotech Inc	Snowmelt Operations	Central City Snowmelt	Service/repair calls 12/25	3,590.22
2/5/2026	Geotech Inc	Snowmelt Operations	Central City Snowmelt	Service/repair calls 12/25	2,671.89
12/8/2025	Geotech Inc	Snowmelt Operations	Central City Snowmelt	Snowmelt Operations 11/25	1,671.00
9/19/2025	Geotech Inc	Snowmelt Operations	Center City Snowmelt	Fiber Optic/Copper Fac-Install, Maintain & Repair	64.50
					29,741.37
11/18/2025	Geotech Inc	Snowmelt Operations	Monroe Center District	Geotech: servicing 11/25	13,952.36
2/23/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	INV# 320390688972	11,569.38
1/16/2026	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	INV# 320163797223	10,283.51
2/9/2026	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	ELC2178170 25/12	4,811.93
2/4/2026	Strain Electric Co	Snowmelt Operations	Monroe Center District	Rosa Parks Snowmelt 1/26	4,659.75
1/16/2026	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 26/01	2,561.80
12/22/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	INV# 320840561510	2,427.17
2/23/2026	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 26/02	2,275.87
9/24/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	Monroe Center snowmelt	1,688.50
10/17/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	Monroe Center snowmelt	1,688.50
12/2/2025	Vicinity Energy Grand Rapids LLC	Snowmelt Operations	Monroe Center District	INV# 320556044043	1,688.50
11/6/2025	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	ELC2178170 25/09	1,651.33
12/22/2025	Geotech Inc	Snowmelt Operations	Monroe Center District	O&M services 12/25	1,553.70
12/22/2025	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 25/12	1,318.62
1/16/2026	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	ELC2181622 25/12	230.37
10/9/2025	City Treasurer - ELC	Snowmelt Operations	Monroe Center District	ELC2181622 25/09	152.04
9/24/2025	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 25/08	98.28
10/17/2025	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 25/09	86.09
12/23/2025	Consumers Energy	Snowmelt Operations	Monroe Center District	1030 5268 1089 25/11	84.28
					62,781.98
12/22/2025	Geotech Inc	Snowmelt Operations	Monument Park District	Replacement/ repair services 12/25	34,820.40
2/9/2026	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 26/01	6,160.10
1/10/2026	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 25/12	4,447.44
12/22/2025	Geotech Inc	Snowmelt Operations	Monument Park District	Maintenance service 12/25	530.00
12/2/2025	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 25/11	172.46
10/2/2025	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 25/09	146.39
10/30/2025	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 25/10	146.39
10/9/2025	City Treasurer - ELC	Snowmelt Operations	Monument Park District	ELC2178214 25/09	110.07
1/16/2026	City Treasurer - ELC	Snowmelt Operations	Monument Park District	ELC2178214 25/12	104.93
2/9/2026	Consumers Energy	Snowmelt Operations	Monument Park District	1000 6880 7039 26/01	88.95
					46,727.13

# MEMORANDUM



DOWNTOWN  
IMPROVEMENT  
DISTRICT

DATE: March 18, 2026  
TO: Downtown Improvement District  
FROM: Melvin Eledge Jr., Director of Operations  
SUBJECT: Snowmelt Budget Amendment

Agenda Item #06  
March 18, 2026  
DID Meeting

In October 2024 the DID Board approved \$78,000 to replace a significant section of the Monument Park snowmelt that was no longer operational. Due to several delays in materials and labor this work was not completed until the current fiscal year resulting in a budget shortfall of \$10,000.

Due to this it is recommended the board approve \$60,000 to cover this repair and additional snowmelt operational costs that are anticipated through the end of the fiscal year. This additional \$60,000 will come from the snowmelt fund balance which is currently over \$435,000.

**Recommendation:** Approve a budget amendment not to exceed \$60,000 to cover these repairs and general operating expenses through June 2026.



616-949-3340

*info@geotech-inc.com*

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**Downtown Grand Rapids, Inc.  
Five-Year  
Snowmelt System Study**

Revised in February, 2026 to reflect current conditions

Prepared for:

DGRI, Inc.  
29 Pearl Street, NW, Suite 1  
Grand Rapids, MI 49503

Date:

Original document was dated April 24, 2018  
First revision dated January, 2020  
Second revision dated February, 2026

Prepared by:

George J. Orphan, P.E.  
Kevin L. Mattox, P.E.  
Geotech, Inc.  
4900 Cascade Road, SE  
Grand Rapids, MI 49546  
File #577 – WO 193

## **Executive Summary**

### **Phase-1 snowmelt system:**

This system serves the street and sidewalk areas of Monroe Center from Ottawa Avenue to Division Avenue (excluding the Ionia Avenue cross-street). This portion of the snowmelt system was constructed in approximately 1998, and is a hydronic system. The PEX pipe loops in the roadway are failing at an increasing rate. As a result of these failures, it has become evident that repairing the roadway portion of the system is no longer economically reasonable. On the other hand, the sidewalk portion of the system has had fewer failures. For the FY2026 season, the worst of the leaks have been isolated, keeping as much of the system operating as possible.

The estimated cost to replace the Phase-1 roadway portion of the snowmelt system between Ottawa Avenue and Division Avenue is estimated at \$3,316,600.

### **Phase-2 snowmelt system:**

This system serves the street and sidewalk areas of Monroe Center from Monroe Avenue to Ottawa Avenue, plus a small area between the Art Museum and the Rosa Parks ice rink. The snowmelt system was constructed in approximately 2000, and is a hydronic system. The PEX pipe in this area consists of a different version of PEX, and has not had as many failures as Phase.1. We anticipate having fewer leaks in the future, which can be repaired.

### **Phase-3 snowmelt system:**

This system serves the sidewalk along the north side of Monument Park, and is heated by electrical cables installed in approximately 2014. A major fault occurred in one of the sections (three or four years ago) and was replaced in October of 2025. Modifications were also made to the system as part of the Division Avenue streetscape project. This work was not done correctly, and is pending material and weather to correct this under warranty. We anticipate normal snowmelt operations over the next five years.

### **Campau Promenade snowmelt system:**

This system serves the pedestrian pathway of Louis Street between Campau Avenue and Monroe Avenue. This system was constructed in 2009, and is a hydronic system operated in conjunction with the Campau parking ramp snowmelt system. This system has minimal issues with its operation. We anticipate normal snowmelt operations over the next five years.

### **Past Five-Year Maintenance Costs**

In the previous revision of this report, we had anticipated the FY23-25 maintenance cost of the system to be \$427,500. The actual maintenance cost, for this time period, was \$312,866.16.

### **Anticipated Five-Year Maintenance Costs**

Phase	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Phase 1	\$37,400	\$27,000	\$40,500	\$30,600	\$40,100	\$175,600
Phase 2	\$33,900	\$38,600	\$23,500	\$27,200	\$29,000	\$152,200
Phase 3	\$14,500	\$2,600	\$2,800	\$2,900	\$3,000	\$25,800
Campau	\$2,000	\$2,100	\$2,200	\$2,300	\$2,400	\$11,000
Total	\$85,800 <small>\$87,800</small>	\$68,200 <small>\$70,300</small>	\$66,800 <small>\$69,000</small>	\$60,700 <small>\$63,000</small>	\$72,100 <small>\$74,500</small>	\$353,600 <small>\$364,600</small>

ME Note: Totals in this table appear to be omitting the bottom row (Campau), corrected totals added

### **General Comments**

#### Glycol Antifreeze:

Both Phase-1 and Phase-2 systems originally utilized a glycol/water mixture in the main and loop systems. This glycol was replenished each year; however, as more and more leaks occurred, the cost of the glycol became excessive. After studying the possible connection between glycol and PEX loop piping failures, the decision was made to remove the glycol from the systems. This change requires that any alarms/failures be attended to quickly in order to avoid system freezing. A system freeze could render the entire phase useless until the next season. The Campau Promenade system is still utilizing a glycol/water mixture.

#### Distribution System:

The loop system was designed and installed in such a manner that detecting a leak in a single loop is extremely difficult. These PEX pipe loops were placed approximately 6 to 8 inches apart.



The loops consist of PEX pipe, and are embedded in concrete (below the pavers).



Sample repair of PEX pipe (red is new)

Today, leaks are generally detected by observing water on the road or sidewalk surface. Sometimes, adjacent building management advises us of water intrusion into their buildings.

#### Manifold Condition:

Phase-1 and Phase-2 systems have plastic manifolds with circuit-setter valves for each loop. These valves are not easy to operate, especially when testing for leaks or slow flow, and are recommended to be replaced with ball valves. Ball valves were used with the construction of the Campau Promenade system.

#### PEX Failures:

The older PEX used in Phase-1 is continuing to show an increasing number of leaks. Notwithstanding improved maintenance capabilities, leaks in the Phase-1 PEX pipe will continue to occur. Funds are estimated in this 5-year study for those occurrences. A separate estimate is included for the replacement of some of the PEX loops.

**Other Construction Dig-ups:**

Dig-ups are a continuing problem in maintaining the loop system. Through the years, we have encouraged the G.R. Sidewalk Superintendent, third-party contractors, and underground utility companies to advise DGRI and/or Geotech of their work in the Monroe Center area. Some call and some do not; thus, we continue to see construction damage to the water and electrical loop systems.

**Environments that Affect the Entire Snowmelt Systems:**

Phase-1 and Phase-2 vaults experience high humidity. This atmosphere has a negative impact on controls, lights, plumbing, motors, and the steelwork, and shortens their lives. Short of very expensive HVAC additions, very little can be done to improve this environment.

The roadway and sidewalk piping is impacted by car and truck traffic vibration, original installation flaws, dig-ups (by other utilities), and normal wear and tear. The maintenance costs in this report are based upon these knowns; however, we also attempted to anticipate unknown conditions as well.

**Hydronic System Leaks:**

System loop leaks and failures have occurred in both Phase-1 and Phase-2; however, more failures have occurred in Phase-1 than in Phase-2. Phase-1 failures are far more numerous in the roadway than in the sidewalks.



Polyethylene Cross Linked (PEX) cut by contractor



PEX repair by contractor

### Energy Sharing:

The Phase-2 snowmelt system is linked with the Rosa Parks Circle ice-making system. Some of the heat generated by the ice-making system is utilized by the snowmelt system, reducing the amount of steam used by the snowmelt, while providing cooling for the ice-making system. This water/energy sharing improves the overall efficiency of both systems.

### Outdated Controls System:

Over the last year, some new security updates have been implemented by the internet browser services. These updates have impacted the user interface of the control system. The system still functions for control and alarms, but real-time monitoring of the system is hardly functional. There is a server upgrade that can be implemented, in conjunction with the parks department, that would restore the use of the system. However, the controllers are also at the end of their life and will need to be replaced in the near future as well. In the process of updating the control system, it is also recommended to add monitoring controls to the Phase-3 system. Cost associated with this upgrade has been included in the 5-year estimate.

### **2025 System Testing**

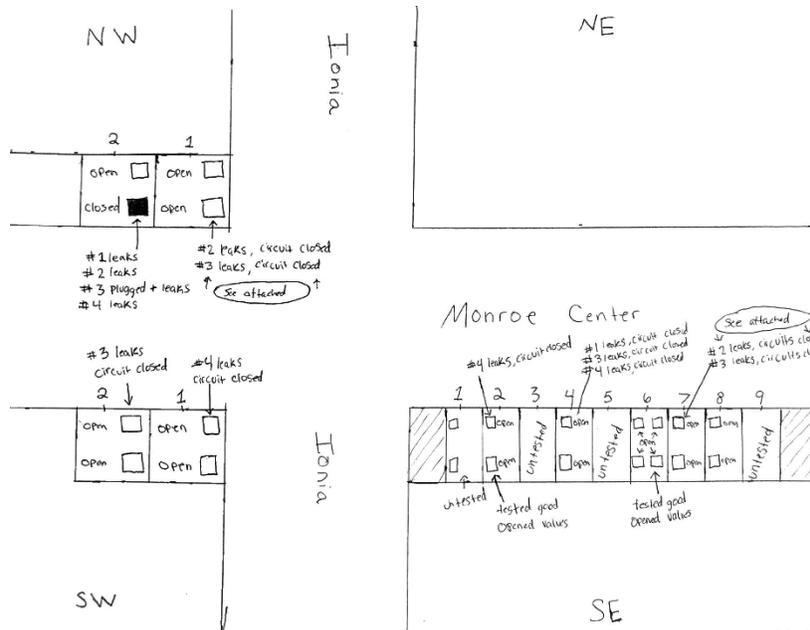
Nearing the end of the snowmelt season for FY2025, the Phase-1 system was having frequent low-pressure alarms. Before shutting the system down for the season, initial testing was done to identify which quadrant of the system was causing the pressure loss. The SE quadrant was identified as the source of the majority of the pressure loss. When the system operates in a low-pressure state, this causes additional wear and tear on the motors and pumps.

Over the summer, further testing was conducted to narrow down the portions of the system that had substantial leaks. The first round of testing focused on identifying manifolds that were keeping the system from maintaining pressure. Subsequent testing was done to narrow down the leakage from the manifold to the individual loop level. The following is a summary of the test results:

- a. North side of Monroe Center between Ionia Avenue and Division Avenue
  - The last manifolds were tested due to construction impact.
    - i. Sidewalk loops tested as good.

- ii. Streetside loops that failed the leak test.
  - 1. #2 in valve box 2.
- b. South side of Monroe Center between Ionia Avenue and Division Avenue
  - All manifolds were tested due to the pressure issue.
    - i. Sidewalk manifolds tested as good.
    - ii. Streetside loops that failed the leak test.
      - 1. Loop #4 in valve box 2.
      - 2. Loops #1, 3, & 4 in valve box 4.
      - 3. Loops #2 & 3 in valve box 7.
- c. North side of Monroe Center between Ottawa Avenue and Ionia Avenue
  - The first 2 manifolds were tested due to observed water on the surface.
    - i. Sidewalk loops tested as good.
    - ii. Streetside loops that failed the leak test.
      - 1. Loops #2 & 3 in valve box 1.
      - 2. Loops #1, 2, 3, & 4 in valve box 2.
- d. South side of Monroe Center between Ottawa Avenue and Ionia Avenue
  - The first 2 manifolds were tested due to observed water on the surface.
    - i. Sidewalk loops tested as good.
    - ii. Streetside loops that failed the leak test.
      - 1. Loop #4 in valve box 1.
      - 2. Loop #2, 3, & 4 in valve box 2.

This partial testing of the system found seventeen (17) leaks on the streetside loops, and none on the sidewalk side. Note that this testing was not exhaustive and focused on areas that had water showing on the surface, recent construction impacts, or were previously identified for pressure issues.



Field Notes from Leak Testing

The loops that were identified to be leaking were valved off at the manifold to attempt to keep as much of the system in operation as possible during the FY2026 season.

### **Phase-1 General Description and Detailed Conditions**

The Phase-1 system was installed approximately in 1998, and covers Monroe Center from Ottawa Avenue to Division Avenue, the sidewalks and street. The heat energy is provided by Vicinity Energy via heat exchangers located in the sidewalk vault in front of 60 Monroe Center, N.W.

The snowmelt PVC main feeder pipes are located under the curb gutter pan on both sides of the street. The mains feed distribution valves and manifold boxes are located in the planters (one box for the sidewalk loops, and one box for the roadway loops per planter). A number of the valves and manifolds are located under basket planters, making access to the system difficult.



Hand digging is required to access the valve boxes under the basket planters.

### **Police Department Hydronic Loops:**

Several sidewalk loops between Division and Ionia on the south side of Monroe Center are slow to melt the snow.

**60 Monroe Center:**

There are two leaking loops in front of this building. They are located near the intersection with Ionia. They were discovered by water penetration into the 60 Monroe Center basement. These loops were dug up, some leaks were found and repaired, but more leaks exist in these loops. Various detection methods were utilized; however, we finally turned these two loops off in order to conserve water and to eliminate the drainage into the basement. The leak into the basement stopped; however, the loop area now requires manual snow removal and salting.

**55 Ionia (Morton House):**

The Monroe Center north-side street and sidewalk does not function correctly. This area shows signs of leaking, and is slow in recovery. Two conditions add to the slowness:

1. The road work that was done several years ago did not replace the loop piping in the same manner as was originally designed and installed.
2. When Ionia Avenue is plowed, the plows leave extra snow on Monroe Center at this intersection.

**77 Monroe Center (Old Michigan National Bank Building):**

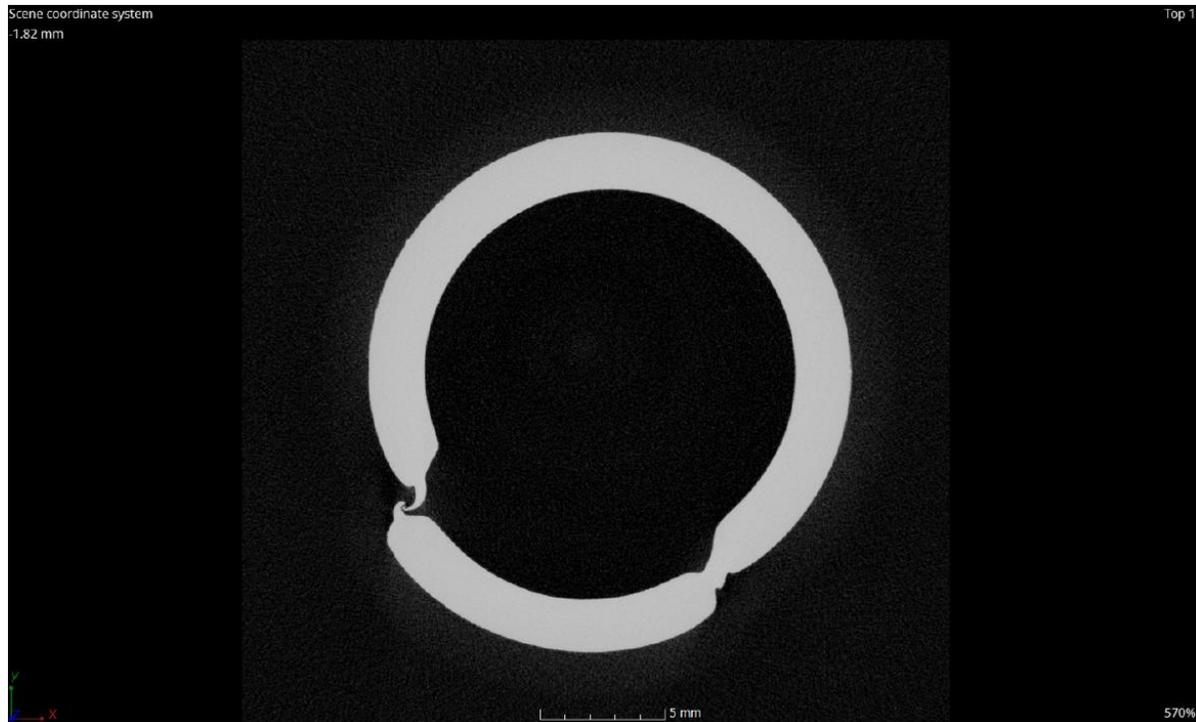
This area, which is across the street from 55 Ionia, has the same problems as 55 Ionia, i.e. the road contractor dug up the intersection when Ionia Avenue was re-built, and the snowmelt loops were reconnected differently than the original design. This resulted in a very slow recovery after a snow event. This problem cannot be corrected without a complete rebuild of the roadway and the snowmelt loops. There are also a number of leaks in this area, and it has been dug up multiple times, trying to repair the leaks.



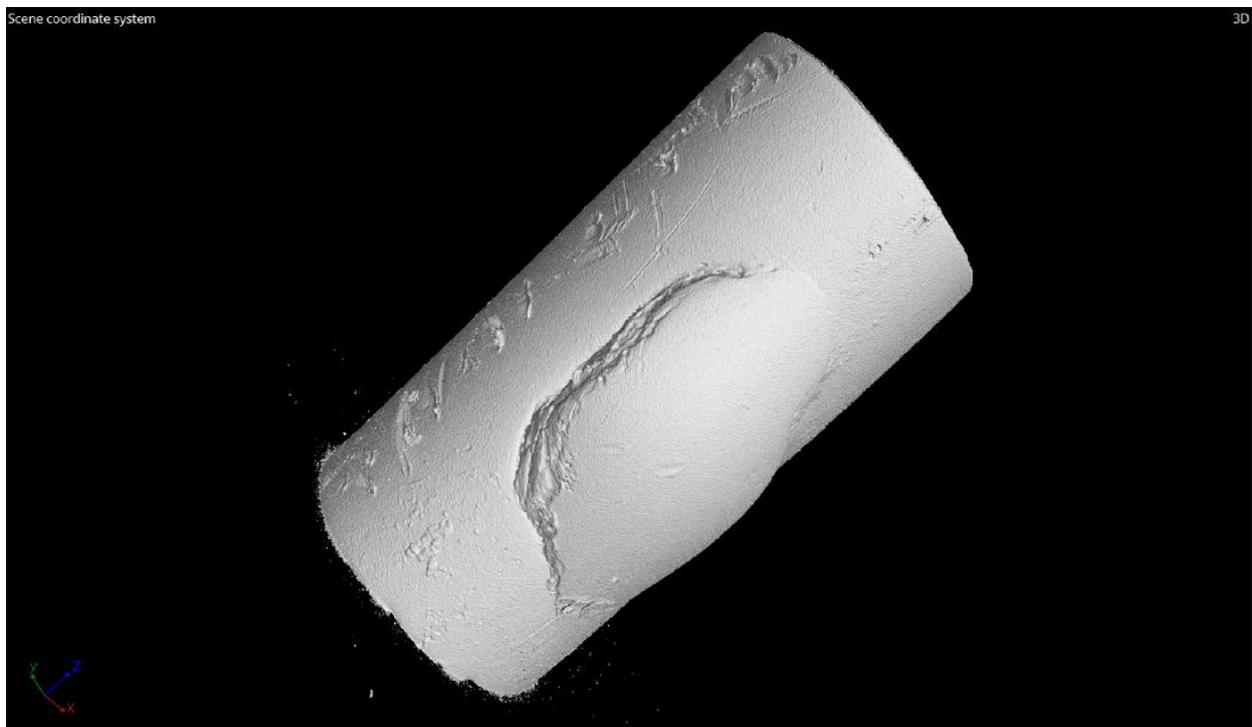
77 Monroe Center leak

**PEX Loop Piping:**

The PEX loop piping continues to experience small leaks. We have had these ruptures analyzed by scientific laboratories, and the results indicate that the cross-link molecules are being released, thus weakening the pipe to the point of failure. Review of the repairs has found that by far the majority of ruptures occur on the bottom side of the pipe. The rupture is almost always in a longitudinal direction. Oftentimes, the rupture occurs at a void in the concrete encasement.



Micron photograph by Dr. Elizabeth Buc



Micron photograph by Dr. Elizabeth Buc

**General Comments:**

One of the continuing maintenance problems in Phase-1 is the overly sophisticated original circuit-setter valves. These valves, coupled with the extremely small valve boxes, make air-bleeding very difficult and time-consuming. When air becomes trapped in the loop system, the water does not flow freely or may even be blocked completely. Replacing the valve boxes with larger boxes and replacing the manifolds and valves with a simpler system would allow much easier air bleeding and leak testing.



Repaired valve assembly

**Phase-2 General Description and Detail Conditions**

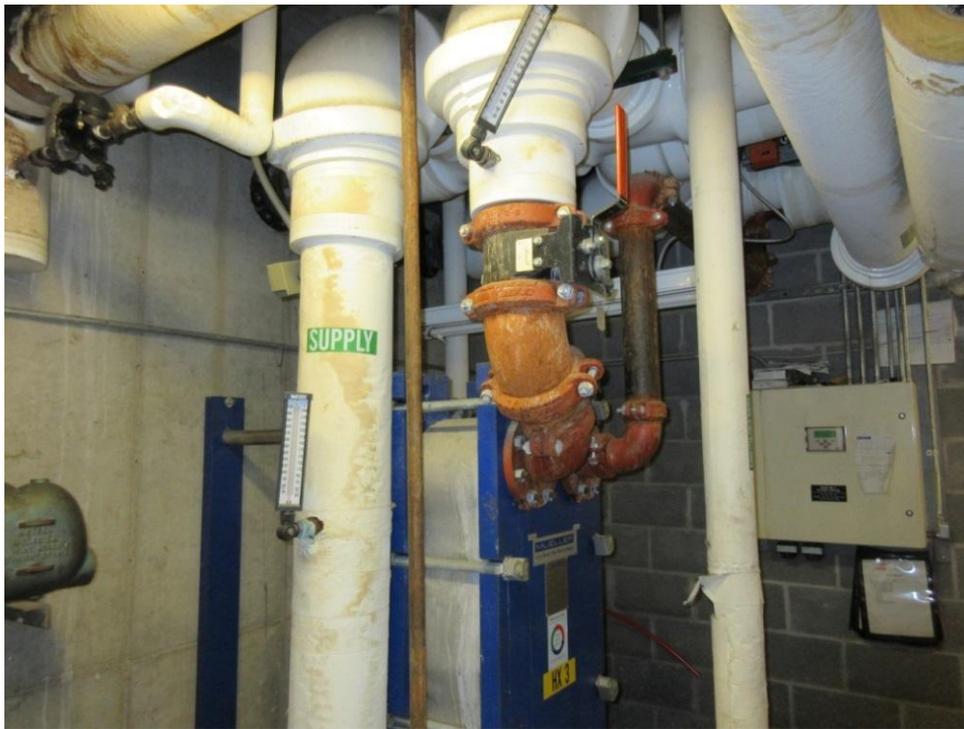
The Phase-2 system was installed two years after Phase-1, and covers Monroe Center from Ottawa Avenue to Monroe Avenue, with an extension along Rosa Parks Circle. The heat energy is provided by Vicinity Energy via heat exchangers located in the vault under the Zamboni building at Rosa Park (with some heat being derived from the ice rink compressors). Characteristically, this system is the same as Phase-1; however, the valve boxes are located in small handholes in the sidewalks. The PEX loop pipes are of a later generation and have experienced fewer leaks.

**GRAM Walkway:**

Between the Phase-2 vault and Monroe Center, the snowmelt system does not operate correctly. The cause of this issue has not been determined. Rehabilitation will likely require a full replacement of the loops.

**Vault:**

There are two (2) main pumps in the vault. The motors and pump assemblies have a long life; however, every so often, there will be a failure. The average price to repair a faulted pump assembly is approximately \$4,000.



Heat exchanger for ice compressor

**Distribution System:**

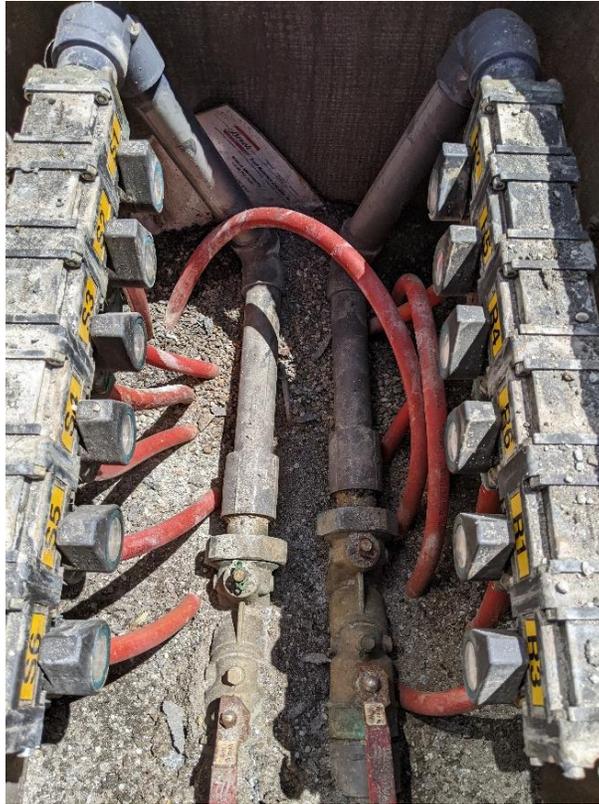
The loop system was designed and installed in such a manner that detecting a leak in a single loop is extremely difficult. Today, leaks are generally detected by observing water on the roadway or sidewalk surface. Sometimes adjacent building management advises us of water intrusion into their buildings. Replacing the loop circuit setters and manifolds with ball valves would enhance testing and maintenance.



Water leak thru the brick in Phase-2

Notwithstanding improved maintenance capabilities, leaks in the PEX pipe will continue to occur. Funds are estimated in this 5-year study for those occurrences.

Dig-ups are a continuing problem in maintaining the PEX loop system. Through the years, we have encouraged the G.R. Sidewalk Superintendent, contractors, and underground utility companies to advise DGRI and/or Geotech of their work in the Monroe Center area. Some call and some do not; thus, we continue to see construction damage to the loop system.



Replaced broken handhole

In some cases, the PVC mains have broken. We do not have scientific proof, but it appears that some of this piping has become brittle. As the system ages, we may see additional breakage.

### **Loops:**

The Phase-2 loops tend to require less maintenance. This may be because of an improved PEX pipe. Some of the slow melting areas is believed to be caused by air in the loops. In general, Phase-2 functions better than Phase-1. The valve boxes in this phase are imbedded in the concrete sidewalks, and cannot be easily enlarged to facilitate maintenance. This, however, is not as much of a problem as those found in Phase-1.

### **Vault:**

This vault is located beneath the Zamboni building at Rosa Parks Circle. It shares water heating and cooling with the ice rink compressors (which complicates this vault).

The sump pump and controls have, throughout the years, required attention and maintenance. This is a continuing condition, and must be monitored on a regular basis.



Extending the snowmelt piping

### **Phase-3 Electric Snowmelt**

In 2013 – 2014, electric snowmelt was installed in the sidewalk along Monument Park. With a few exceptions, this system had been functioning correctly. The heating loops consist of electric cables and are fed from a cabinet located on Division Avenue. The long-term vulnerability of this system comes from three sources: concrete expansion and contraction, vandalism, and dig-ups.

### **Campau Promenade Snowmelt**

The hydronic snowmelt system in the Promenade is of a later vintage and was designed and built with long-term maintenance in mind. The valve boxes are larger, and the valving is simple. This system is gas-fired with the boilers located in the basement of the Louis Campau parking structure.

**Phase-1 Estimate of Replacement Cost**

## Roadway Snowmelt System from Ionia Avenue to Division Avenue

Item	Quantity	Unit	Unit Cost	Amount
Mobilization	10%	LS		\$ 121,600
Removal of existing roadway	12,400	ft <sup>2</sup>	\$10	\$ 124,000
Reconstruction of roadway	12,400	ft <sup>2</sup>	\$50	\$ 620,000
Reconstruction of snowmelt loops	12,400	ft <sup>2</sup>	\$30	\$ 372,000
Reconstruction of valve boxes/valves	20	EA	\$4,000	\$ 80,000
Traffic control	1	LS	\$20,000	\$ 20,000
Permits	1	LS	\$5,000	\$ 5,000
Sub-Total				\$ 1,342,600
Consulting Engineering	15%			\$ 201,400
City Engineering Administration	5%			\$ 77,200
Contingencies	15%			\$ 243,200
Total				\$ 1,864,400

## Roadway Snowmelt System from Ottawa Avenue to Ionia Avenue

Item	Quantity	Unit	Unit Cost	Amount
Mobilization	10%	LS		\$ 94,600
Removal of existing roadway	9,400	ft <sup>2</sup>	\$10	\$ 94,000
Reconstruction of roadway	9,400	ft <sup>2</sup>	\$50	\$ 470,000
Reconstruction of snowmelt loops	9,400	ft <sup>2</sup>	\$30	\$ 282,000
Reconstruction of valve boxes/valves	20	EA	\$4,000	\$ 80,000
Traffic control	1	LS	\$20,000	\$ 20,000
Permits	1	LS	\$5,000	\$ 5,000
Sub-Total				\$ 1,045,600
Consulting Engineering	15%			\$ 156,900
City Engineering Administration	5%			\$ 60,200
Contingencies	15%			\$ 189,500
Total				\$ 1,452,200

The combined estimate to replace the roadway snowmelt loops is \$3,316,600. The construction can be done in a phased approach, doing one half of the road width at a time. We would also recommend addressing the problems with the sidewalks at the Ionia intersection in addition to the road replacement.

**APPENDIX****Photo Records of Leaks and Repairs**

577	WO 213, Photos #6 and #8	PEX cut by contractor
577	WO 212, Photo #11	Replaced broken handhole
577	WO 210, Photo from Melvin	Water leak thru the brick
577	WO 208, Photo #125558	Repaired valve assembly
577	WO 207, Photo #4	Extending the snowmelt pipping
577	WO 206, Photo #7	PEX leak
577	WO 202, Photo #950762	77 Monroe Center leak

# MEMORANDUM



DOWNTOWN  
IMPROVEMENT  
DISTRICT

DATE: March 18, 2026  
TO: Downtown Improvement District  
FROM: Melvin Eledge Jr., Director of Operations  
SUBJECT: FY2027 – FY2029 Reauthorization Plan

Agenda Item #07  
March 18, 2026  
DID Meeting

Included with this memo is the final proposed DID Reauthorization Plan which includes detailed budgets for FY 27, FY 28 and FY 28. FY 27 will be the first year of the new reauthorization period.

As outlined in the plan the DID will continue to provide cleaning, maintenance and beautification services, operate snowmelt systems, direct resources towards the marketing of Downtown as a retail and restaurant destination and promote special events.

#### DID Operations Plan key points:

- Increase area-wide assessment by 3% in FY27 to cover increases in costs related to inflation.
- Area-wide assessment increases of 4% in FY28 and FY29; tied to the State of Michigan's Inflation Rate Multiplier, not to exceed 4%.
- Additional increases in revenue for FY 28 and FY 29 are the result of additional assessment revenue being generated by the expected completion of Acrisure Amphitheater in 2026 (assessed in FY 28) and the Amway Soccer Stadium in 2027 (assessed in FY 29).
- Resident assessment to remain flat at \$120/year for three (3) years.
- Snowmelt assessment to remain flat for three (3) years, based on a recently completed five (5) year maintenance and operations recommendations from our partners at Geotech.
- The DID boundaries are set to expand south along the western edge of Market Ave to include the Acrisure Amphitheater.
- Additionally, there are nominal increases in areas such as marketing, supplies and maintenance to reflect inflationary pressure on wages.

Recommendation: Approve the FY2027-FY2029 DID Reauthorization Plan including the FY2027 budget and recommend it to the Grand Rapids City Commission for approval.

**DOWNTOWN IMPROVEMENT DISTRICT (DID)**  
**FY2027-FY2029 AUTHORIZATION PLAN**  
MARCH 18, 2026

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EXHIBIT 1: BASE LEVEL OF SERVICE AGREEMENT..... **Error! Bookmark not defined.**

**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:

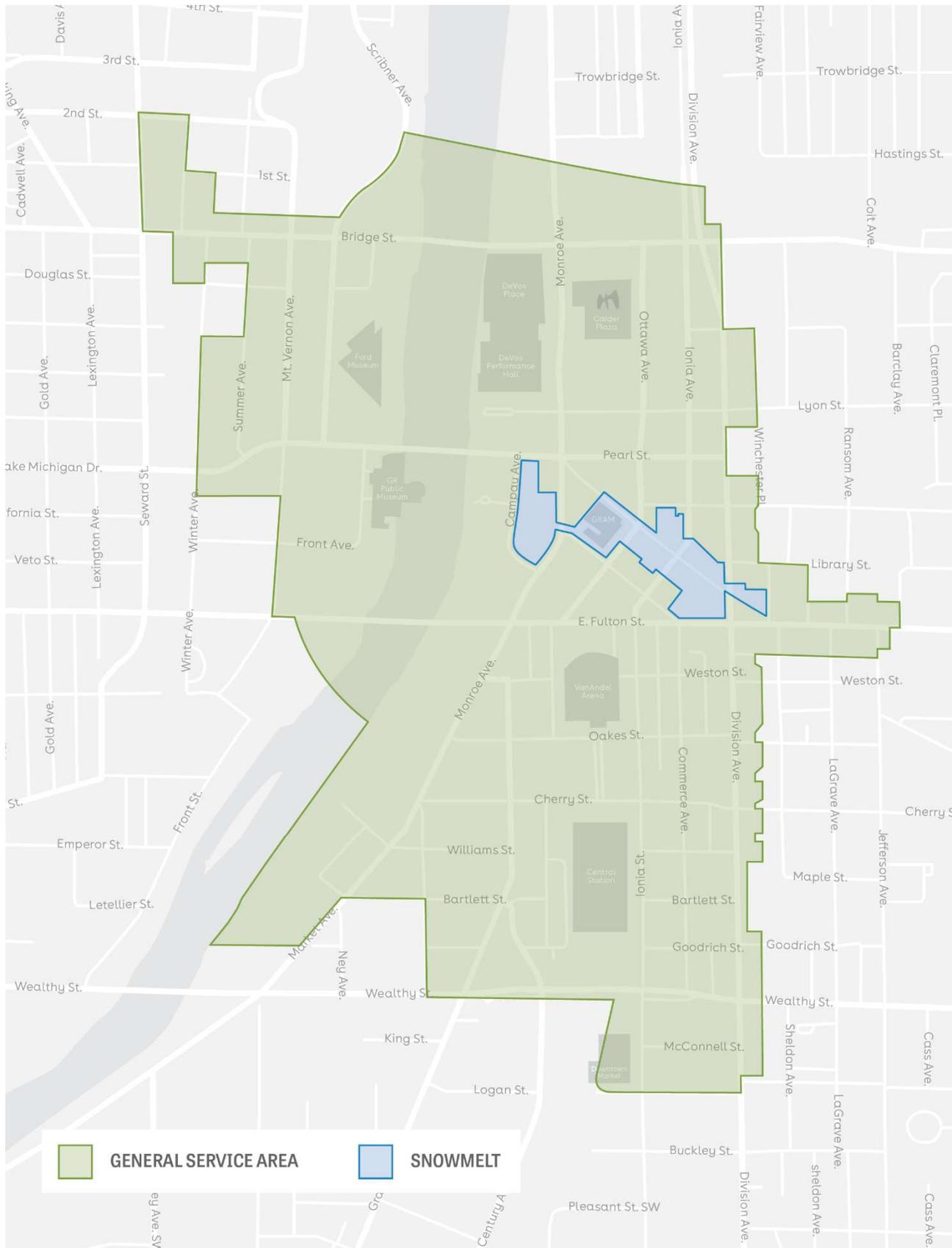
- Daily cleaning of sidewalks
- Flower planting and beautification
- Restaurant and retail-oriented marketing and promotions
- Snowmelt operations and maintenance
- Irrigation operations and maintenance
- Snow removal from infrastructure and curb cuts & sidewalks
- Advocacy efforts
- Special events
- The Downtown Ambassador Program

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 parcel basis rather than by property characteristics, which portions out the benefit to all private residential property owners equally.

This authorization plan (The Plan) establishes the DID boundary, the formula for assessing properties, a description of proposed services, and a budget establishing the area-wide and sub-area assessments for FY2027 – FY2029. The Plan recommends a continuation of existing DID services, maintaining a clean, beautiful, and vibrant downtown within the established boundary. The Plan also calls for a 3 percent increase in the district-wide assessment rates, including the resident assessment, for FY2027 to cover the rising costs of services and materials due to inflation. In addition, the Plan establishes preliminary budgets for FY2028 and FY2029 which will have district-wide increases proportional to the State of Michigan’s Inflation Rate Multiplier, not to exceed 4 percent annually.

DRAFT

## B. MAP OF THE DISTRICT



## C. ASSESSMENT BUDGET

The following table illustrates DID special assessment for the FY2027 – FY2029 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 2027	FY 2028	FY 2029
District Wide Assessed	\$1,406,357	\$1,472,548	\$1,553,449
Residential Property Assessment	\$77,624	\$77,624	\$77,624
Estimated Investment Earnings	\$19,959	\$18,359	\$16,763
Snow Melt Assessment	\$170,000	\$170,000	\$170,000
Snowmelt Investment Earnings	\$17,348	\$15,957	\$14,570
Anticipated Uncollected Assessment	(\$191,265)	(\$197,002)	(\$211,269)
<b>TOTAL DID REVENUE</b>	<b>\$1,500,024</b>	<b>\$1,557,485</b>	<b>\$1,621,137</b>

AREA-WIDE SERVICES	FY 2027	FY 2028	FY 2029
Maintenance & Beautification	\$1,135,463	\$1,186,762	\$1,239,928
Marketing & Communications	\$13,000	\$16,000	\$22,348
Administration	\$126,928	\$130,736	\$135,500
City A-87 Costs	\$37,285	\$38,031	\$38,792
<b>TOTAL AREA WIDE EXPENDITURES</b>	<b>\$1,312,676</b>	<b>\$1,371,528</b>	<b>\$1,436,568</b>
<b>TOTAL SNOW MELT EXPENDITURES</b>	<b>\$187,348</b>	<b>\$185,957</b>	<b>\$184,570</b>
<b>TOTAL DID EXPENDITURES</b>	<b>\$1,500,024</b>	<b>\$1,557,485</b>	<b>\$1,621,138</b>

### 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 \$400,000 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 \$191,265 to account for estimated uncollected billings based upon previous voluntary contribution patterns.

## 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 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 FY2027 – FY2029 plan recommends expanding the boundaries of the district south along the western edge of Market Avenue to include the newly built Acrisure Amphitheater opening in May 2026.

## 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 and its Service Agreement with DGRI, the City of Grand Rapids has documented a base level of service agreement. 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 FY 2023-2026 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. The special assessments established in this Plan are based upon data provided by the City Assessor for properties as they existed on December 31, 2025.
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 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, non-taxed, Pilot: non-profit or non-taxed)
- Class 3 – Public Tax-exempt (government owned and public universities)
- Class 4 – Residentially Classified

10. The DID board has 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 parcel 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, currently set at \$124 per parcel.

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:

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

13. With the exception of residentially classified properties which shall be assessed at 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 FY2027\*:*

- Class 1 – 445
- Class 2 – 65
- Class 3 – 80
- Class 4 – 628

*Projected Percentage of Assessment Payers by Class in FY2027\*:*

- Class 1 – 37%
- Class 2 – 5%
- Class 3 – 7%
- Class 4 – 51%

*Projected Assessment Amount by Class in FY2027\*:*

- Class 1 – \$852,446
- Class 2 – \$142,508
- Class 3 – \$411,403
- Class 4 – \$77,624

*\* There projections are from the FY2026 working database and are subject to change.*

## H. SPECIAL ASSESSMENT SCHEDULE

<b>MILESTONES – SPECIAL ASSESSMENT ROLL</b>	
<b>Date</b>	<b>Milestone</b>
March 2026	DID Board to consider recommendation of new three-year necessity and FY2027 – FY 2029 plan to City Commission.
March 2026	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 – May 2026	City Commission conducts Public Hearing concerning necessity of special assessment.  City Commission considers adoption of resolution establishing necessity for enhanced services to be financed by special assessment.  Special assessment Roll open for public inspection in City Assessor’s Office.
June 2026	Board of Review hearing (City Commission sitting as Board of Review).
July 2026	Confirmation of Roll.
September 2026	Billing of Special Assessment Roll.

**CITY OF GRAND RAPIDS  
DOWNTOWN  
IMPROVEMENT DISTRICT**

**RESOLUTION APPROVING AND RECOMMENDING DOWNTOWN  
IMPROVEMENT DISTRICT FY2027-FY2029 AUTHORIZATION PLAN  
TO THE CITY OF GRAND RAPIDS CITY COMMISSION**

Boardmember \_\_\_\_\_, supported by Boardmember \_\_\_\_\_,

moved the adoption of the following resolution:

**WHEREAS**, the Board of the City of Grand Rapids Downtown Improvement District (“the DID”) has the responsibility and authority, in accordance with the Downtown Improvement District Ordinance of the City of Grand Rapids (Chapter 23, City of Grand Rapids City Code) and the Principal Shopping Districts and Business Improvement Districts Act of Michigan (Act 120 of 1961, as amended), to recommend to the City Commission a list of enhanced services to be provided within the DID boundaries and to recommend a budget for the provision of these services; and

**WHEREAS**, the DID is funded in part through the levying of special assessments on real property within the district, collected annually and spread amongst the various properties by class according to primary use and ownership status and in proportion to the benefit to the properties; and

**WHEREAS**, the DID Board has endeavored to create an authorization plan establishing the DID boundary, the formula for assessing properties, a description of proposed services, and a budget establishing the area-wide and sub-area assessments for Fiscal Year 2027 through Fiscal Year 2029.

**RESOLVED:**

1. The Grand Rapids DID Authorization Plan for Fiscal Year 2027 through Fiscal Year 2029 in the form presented at this meeting is approved and recommended to the City Commission for implementation.

2. That all resolutions or parts of resolutions in conflict herewith shall be, and the same are, hereby rescinded.

YEAS: Boardmembers \_\_\_\_\_  
\_\_\_\_\_

NAYS: Boardmembers \_\_\_\_\_

ABSTAIN: Boardmembers \_\_\_\_\_

ABSENT: Boardmembers \_\_\_\_\_

**RESOLUTION DECLARED ADOPTED.**

Dated: \_\_\_\_\_, 2026 \_\_\_\_\_  
Board Chairperson

**CERTIFICATION**

I, the undersigned duly qualified and acting Board Chair of Grand Rapids Downtown Improvement District, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting held on \_\_\_\_\_, 2026, and that public notice of such meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: \_\_\_\_\_, 2026 \_\_\_\_\_  
Board Chairperson





STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

GRETCHEN WHITMER  
GOVERNOR

RACHAEL EUBANKS  
STATE TREASURER

**Bulletin 14 of 2025  
Inflation Rate Multiplier  
November 18, 2025**

**TO:** Assessors and Equalization Directors

**FROM:** Michigan State Tax Commission

**SUBJECT:** Inflation Rate Multiplier for use in the 2026 capped value formula and the "Headlee" Millage Reduction Fraction (MRF) formula

The calculation of the Inflation Rate Multiplier is set in statute in MCL 211.34d:

(l) "Inflation rate" means the ratio of the general price level for the state fiscal year ending in the calendar year immediately preceding the current year divided by the general price level for the state fiscal year ending in the calendar year before the year immediately preceding the current year.

(f) "General price level" means the annual average of the 12 monthly values for the United States consumer price index for all urban consumers as defined and officially reported by the United States Department of Labor, Bureau of Labor Statistics.

### **Calculation of 2026 Inflation Rate Multiplier**

Based on the statutory requirements in MCL 211.34d, the calculation of the inflation rate multiplier for 2026 is as follows:

1. The 12 monthly values for October 2023 through September 2024 are averaged.
2. The 12 monthly values for October 2024 through September 2025 are averaged.
3. The ratio is calculated by dividing the average of column 2 by the average of column 1.

The specific numbers from the US Department of Labor, Bureau of Labor Statistics are as follows:

**CPI data used to calculate Inflation Rate Ratio for 2026 property taxes**

**2025 Calculations**

<u>FY 2023 - 2024</u>		<u>FY 2024 - 2025</u>	
Oct-23	307.671	Oct-24	315.664
Nov-23	307.051	Nov-24	315.493
Dec-23	306.746	Dec-24	315.605
Jan-24	308.417	Jan-25	317.671
Feb-24	310.326	Feb-25	319.082
Mar-24	312.332	Mar-25	319.799
Apr-24	313.548	Apr-25	320.795
May-24	314.069	May-25	321.465
Jun-24	314.175	Jun-25	322.561
Jul-24	314.540	Jul-25	323.048
Aug-24	314.796	Aug-25	323.976
Sep-24	<u>315.301</u>	Sep-25	<u>324.800</u>
<b>Average</b>	<b>311.581</b>	<b>Average</b>	<b>319.997</b>

Ratio	<b>1.027</b>
% Change	<b>2.7%</b>

**Important:** Local units **cannot** develop or adopt or use an inflation rate multiplier other than 1.027 in 2026. It is not acceptable for local units or assessors to indicate to taxpayers that they do not know how the multiplier is developed.

**Inflation Rate Multiplier (IRM) Used in the 2026 Capped Value Formula**

The inflation rate, expressed as a multiplier, to be used in the 2026 Capped Value Formula is 1.027.

**2026 CAPPED VALUE = (2025 Taxable Value – LOSSES) X 1.027 + ADDITIONS**

- The formula above does not include 1.05 because the inflation rate multiplier of 1.027 is lower than 1.05.

**Inflation Rate Multiplier Used in 2026 “Headlee” Calculations**

The inflation rate multiplier of 1.027 shall ALSO be used in the calculation of the 2026 “Headlee” Millage Reduction Fraction required by Michigan Compiled Law (MCL) 211.34d.

The formula for calculating the 2026 "Headlee" Millage Reduction Fraction (MRF) is:

$$\text{2026 MRF} = \frac{(\text{2025 Taxable Value} - \text{LOSSES}) \times 1.027}{\text{2026 Taxable Value} - \text{ADDITIONS}}$$

### **Historical Inflation Rate Multipliers**

The following is a listing of the inflation rate multipliers used in the Capped Value and "Headlee" calculations since the start of Proposal A.

<b>YEAR</b>	<b>IRM</b>	<b>YEAR</b>	<b>IRM</b>	
1995	1.026	2012	1.027	
1996	1.028	2013	1.024	
1997	1.028	2014	1.016	
1998	1.027	2015	1.016	
1999	1.016	2016	1.003	
2000	1.019	2017	1.009	
2001	1.032	2018	1.021	
2002	1.032	2019	1.024	
2003	1.015	2020	1.019	
2004	1.023	2021	1.014	
2005	1.023	2022	1.033	
2006	1.033	2023	1.079	Headlee
2007	1.037		1.05	Capped
2008	1.023	2024	1.051	Headlee
2009	1.044		1.05	Capped
2010	0.997	2025	1.031	
2011	1.017	2026	1.027	