

AGENDA



MONROE
NORTH
TIFA

Board Members:

Jim Baldwin • Shaun Biel • Mayor Rosalynn Bliss • Diedre Deering • Kayem Dunn • Jim Talen • Rick Winn

Wednesday, April 12, 2023
10:00 a.m. Meeting
29 Pearl Street NW

1. Call to order
2. Approve Meeting Minutes from December 14, 2022 (10:00)
Motion – Biel | (enclosure)
3. Accept Financials from March 31, 2023 (10:02)
Motion – Chapman | (enclosure)
4. FY2022 Audit (10:05)
Motion – Chapman | (enclosure)
5. Adopt FY23 Budget (10:15)
Motion – Kelly | (enclosure)
6. DGRI President & CEO Report (10:25)
Info Item – Kelly
7. Public Comment (10:30)
8. Board Member Discussion (10:35)
9. Adjournment



TIFA

Tax Increment
Finance
Authority

Meeting of the City of Grand Rapids Tax Increment Financing
Authority December 14, 2022

1. Call to Order – This meeting was called to order at 9:49 by Chair Shaun Biel

Attendance

Present: Shaun Biel, Diedre Deering, Jim Talen, Rick Winn, Kayem Dunn and Mayor Rosalynn Bliss, and Jim Baldwin.

Absent:

Others Present: Tim Kelly (Executive Director), Arielle Fenlon (Interim Recording Secretary), Alexandra Oostendorp, Mark Miller, Bill Kirk, Melvin Eledge, Kim Van Driel, Megan Catcho, Marion Bonneaux, and Katie Moore (DGRI Staff).

2. Approved Meeting Minutes from June 8, 2022
Motion: Member Dunn, supported by Member Baldwin, moved approval of the minutes from the June 8, 2022, Board Meeting as presented. Motion Carried unanimously.
3. Approved November 30, 2022, Financials
Motion: Member Winn, Supported by Member Deering, moved to accept Statement C: Schedule of May 30, 2022 Expenditures as presented. Motion carried unanimously.
4. 6th and Canal Street Master Plan Update
Mark Miller, Managing Director of Planning and Design, presented the 6th Street and Canal Park Master Plan. As a reminder, Miller stated several foundational elements are in the Master Plan which influences the design work: Flood Protection and Resilience, Connectivity with the Grand River, neighborhood and city, Ecological Health of the River and its edges, and Flexible use/increase cultural and inclusive programming opportunities.

Miller stated today, we will focus on Canal Park since 6th Street Park is a larger, long-term capital project. Miller reviewed the near-term steps, including review meetings and submitting for the EGLE

permit end of February. We hope the permitting process goes smoothly and allows us to move this project forward. The design work is estimated to be 90% complete in March, begin the bidding process in May, start construction in July 2023, and finish by July 2024. Miller reviewed design elements, including a pavilion, a trail, and a new playground.

Miller reviewed the financial pieces, stating the estimated project cost for Canal Street Park is \$6.5 million. The flood bond will be a \$1.8 million investment. Today MNTIFA has \$750k in its budget, we anticipate asking the DDA to match that investment, and the park's millage is contributing \$450k. That leaves a \$3.5 million gap, and we will eventually seek additional funding.

Member Dunn asked if the pavilion would be covered and if there were considerations of adding public art or sculptures to the park. Miller answered, yes, the pavilion will be covered, and there are ongoing discussions around public art and plantings.

Mayor Bliss inquired about the parking lot near 6th Street Park and if there are opportunities to enhance the space. Miller stated yes, we can explore this with the Parks Department and Devries, who holds ownership. Miller added that the city parking lots in the parks are becoming park spaces.

5. World of Winter (WoW) Update

Kim Van Driel, Director of Public Space Management, provided update on World of Winter 2023, the two-month long festival from January to early March. We currently have 14 curated art installations, 41 planned events, 12 Activate this Place Grants for local event organizers, and window activation installations. VanDriel presented snapshots of the various installations and events, including House of Cards, Lite Bright, Roaming Gnomes, Talking Heads, and Light Projections, Human Hungry Hippo, Fire and Ice Event, Great Lakes Snow Snake Competition, Walking Tours, and Winters a Drag—Highlighting Queen of the North!

Bill Kirk, Director of Communications, discussed communications and marketing behind WoW. We have a mix of digital, print, and radio marketing, like last year with a change of scope, for both local focus and regional focus. Kirk reviewed the various DGRI paid advertisement avenues for the local focus and Experience GR's supporting in advertising WoW regional. The expansion was discussed in regard to the future and the size the festival could reach.

6. DGRI President and CEO Report

Kelly shared the River Construction Coffee Conversations event on January 11th for small businesses and contractors for river opportunities. Also shared was the opening of a downtown restaurant, Noodle Pig.

7. Public Comment

No public comment

8. Board member discussion

Holiday wishes were made.

The meeting was adjourned at 10:33AM

Minutes taken by:

Arielle Fenlon

Downtown Grand Rapids, Inc

MEMORANDUM

CITY OF GRAND RAPIDS

Agenda Item # 3
April 12, 2023
Monroe North TIFA Meeting

DATE: April 4, 2023

TO: Monroe North Tax Increment Financing Authority

FROM: Tricia Chapman
Administrative Services Officer II

SUBJECT: FY2023 Interim Financial Statements Through March 31, 2023

Attached are the Monroe North Tax Increment Financing Authority interim financial statements for the first nine months of the Authority's fiscal year ending June 30, 2023.

Statement A: Balance Sheet

Statement B: Statement of Revenues and Expenses

Statement C: Schedule of Expenditures

The Authority's balance sheet on Statement A indicates the Authority is in a strong position financially with sufficient Pooled Cash to support development plan expenditures for FY2023 and beyond.

The Authority has spent approximately 11% of its budgeted expenditures this fiscal year.

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

Attachments

STATEMENT A

**MONROE NORTH
TAX INCREMENT FINANCING AUTHORITY**

Balance Sheet

March 31, 2023

ASSETS

| | | |
|--------------------------------|-----------|------------------|
| Pooled Cash and Investments | \$ | 3,021,324 |
| General Fixed Assets | | 1,486,800 |
| Less: Accumulated Depreciation | | (1,486,800) |
| TOTAL ASSETS | \$ | 3,021,324 |

LIABILITIES AND FUND EQUITY

Liabilities

| | | |
|--------------------------|----|----------|
| Accounts Payable | \$ | - |
| TOTAL LIABILITIES | | - |

Fund Balance / Equity:

| | |
|-------------------------------------|------------------|
| Investments in General Fixed Assets | - |
| Reserve for Compensated Absences | 812 |
| Reserve for Encumbrances | 724 |
| Reserve for Authorized Projects | 3,019,788 |
| TOTAL FUND EQUITY | 3,021,324 |

| | | |
|--|-----------|------------------|
| TOTAL LIABILITIES & FUND EQUITY | \$ | 3,021,324 |
|--|-----------|------------------|

Prepared 4/4/2023

STATEMENT B
MONROE NORTH
TAX INCREMENT FINANCING AUTHORITY
FY2023 Statement of Revenues and Expenses
July 1, 2022 - March 31, 2023

| REVENUES | FY2023 | |
|---|---------------------|----------------------|
| | Budget | Actual |
| Property Tax Increment | \$ 432,254 | \$ 445,270 |
| Property Tax Increment - Prior Year Appeals | (5,000) | - |
| State of Michigan - Personal Property Losses | 132,973 | 144,286 ¹ |
| Investments Earnings | 19,308 | 146,960 |
| Miscellaneous Reimbursement | - | 26 |
| TOTAL REVENUES | \$ 579,535 | \$ 736,542 |
| EXPENSES | | |
| Committed and Ongoing | | |
| Contractual Services - Annual Audit | \$ 5,572 | \$ 5,595 |
| Contractual Services - Legal | 5,000 | 890 |
| General Fund Departments Services | 27,389 | 20,542 |
| Insurance - General Liability | 637 | 478 |
| Staff Support / Personnel | 100,000 | 56,371 |
| Supplies | 200 | 146 |
| Share of DGRI Administration | 7,103 | 2,814 |
| Sub-Total Committed and Ongoing | \$ 145,901 | 86,836 |
| <u>GR Forward Projects:</u> | | |
| Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor | | |
| Downtown Planning - GR Forward/River Governance | \$ 145,000 | \$ - |
| Sub-Total GR Forward - Goal #1 | \$ 145,000 | \$ - |
| Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population | | |
| District Enhancement Grants | \$ 50,000 | \$ - |
| Infrastructure Improvements - Miscellaneous | 10,000 | 5,486 |
| Sub-Total GR Forward - Goal #2 | \$ 60,000 | \$ 5,486 |
| Goal #3: Implement a 21st Century Mobility Strategy | | |
| Accessibility and Streetscape Improvement | \$ 75,000 | \$ - |
| Bicycle Infrastructure Improvements | 15,000 | - |
| Transit Improvements in Monroe North District | 150,000 | 60,003 |
| Sub-Total GR Forward - Goal #3 | \$ 240,000 | \$ 60,003 |
| Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming | | |
| Canal Street Park Improvements | \$ 750,000 | \$ - |
| Urban Recreation Plan | 50,000 | - |
| Sub-Total GR Forward - Goal #5 | \$ 800,000 | \$ - |
| TOTAL EXPENSES | \$ 1,390,901 | \$ 152,325 |
| EXCESS / (DEFICIT) | \$ (811,366) | \$ 584,217 |
| BEGINNING FUND BALANCE | | 2,437,107 |
| ENDING FUND BALANCE | | \$ 3,021,324 |

Note 1: State of Michigan reimbursement for the tax increment revenue losses related to State-mandated industrial and commercial personal property exemptions. For FY2021, \$134,479 was reimbursed, in FY2022 the reimbursement was \$137,086.

STATEMENT C

MONROE NORTH TAX INCREMENT FINANCING AUTHORITY

Schedule of Expenditures

December 1, 2023 - March 31, 2023

| Date | | | | |
|------------|--|-----------------------------------|---|----------|
| Posted | Vendor | Purpose / Project | Description | Amount |
| 12/20/2022 | Plante & Moran, PLLC | Annual Audit | 2022 Monroe N Financial Statement Audit | 5,595.00 |
| | | | | 5,595.00 |
| 3/28/2023 | Dickinson Wright PLLC | Contractual Services - Legal | TIFA Legal Services 12/22 | 352.00 |
| 3/27/2023 | Dickinson Wright PLLC | Contractual Services - Legal | DGRI Legal Services TIFA | 85.93 |
| 1/16/2023 | Dickinson Wright PLLC | Contractual Services - Legal | DGRI Legal Services TIFA | 51.01 |
| 3/27/2023 | Dickinson Wright PLLC | Contractual Services - Legal | DGRI Legal Services TIFA | 49.38 |
| 3/30/2023 | Dickinson Wright PLLC | Contractual Services - Legal | DGRI Legal Services TIFA | 46.37 |
| 1/16/2023 | Dickinson Wright PLLC | Contractual Services - Legal | DGRI Legal Services TIFA | 35.74 |
| 3/27/2023 | Dickinson Wright PLLC | Contractual Services - Legal | DGRI Legal Services TIFA | 20.19 |
| 1/16/2023 | Dickinson Wright PLLC | Contractual Services - Legal | Legal services: MN 8/22 | 18.55 |
| 1/16/2023 | Dickinson Wright PLLC | Contractual Services - Legal | DGRI Legal Services TIFA | 8.93 |
| 1/16/2023 | Dickinson Wright PLLC | Contractual Services - Legal | DGRI Legal Services TIFA | 5.46 |
| 3/30/2023 | Dickinson Wright PLLC | Contractual Services - Legal | DGRI Legal Services TIFA | 5.02 |
| | | | | 678.58 |
| 12/6/2022 | City Treasurer - Budget Office | General Fund Departments Services | IET - Operating Transfer A-87 | 2,282.42 |
| 1/13/2023 | City Treasurer - Budget Office | General Fund Departments Services | IET - Operating Transfer A-87 | 2,282.42 |
| 2/8/2023 | City Treasurer - Budget Office | General Fund Departments Services | IET - Operating Transfer A-87 | 2,282.42 |
| 3/8/2023 | City Treasurer - Budget Office | General Fund Departments Services | IET - Operating Transfer A-87 | 2,282.42 |
| | | | | 9,129.68 |
| 12/6/2022 | City Treasurer - Risk Mnmt | Insurance - General Liability | Monthly General Insurance Allocation | 53.08 |
| 1/13/2023 | City Treasurer - Risk Mnmt | Insurance - General Liability | Monthly General Insurance Allocation | 53.08 |
| 2/8/2023 | City Treasurer - Risk Mnmt | Insurance - General Liability | Monthly General Insurance Allocation | 53.08 |
| 3/8/2023 | City Treasurer - Risk Mnmt | Insurance - General Liability | Monthly General Insurance Allocation | 53.08 |
| | | | | 212.32 |
| 1/13/2023 | Fifth Third Bank | Share of DGRI Administration | Admin: Food/Bev DDA | 335.10 |
| 12/20/2022 | Jason Paul Reister | Share of DGRI Administration | 2015 GMC Truck-TIFA | 186.00 |
| 12/11/2022 | Lisa M Cooper | Share of DGRI Administration | HR Consultant services 11/22 | 129.31 |
| 12/11/2022 | Federal Square Building Co. #1, LLC | Share of DGRI Administration | Office Space Lease Dec 22 | 77.44 |
| 12/13/2022 | Worksighted, Inc. | Share of DGRI Administration | Meraki Switch & Meraki Enterprise License and Suppo | 64.85 |
| 1/4/2023 | Worksighted, Inc. | Share of DGRI Administration | Worksighted IT Lenovo ThinkPad X1 Yoga Gen 7 | 36.60 |
| 3/15/2023 | US Bank National Association | Share of DGRI Administration | Admin: Membership TIFA | 35.90 |
| 1/22/2023 | Worksighted, Inc. | Share of DGRI Administration | Worksighted IT Monthly Fees | 26.60 |
| 2/8/2023 | Worksighted, Inc. | Share of DGRI Administration | Worksighted IT Criterion Remote 2/23 | 26.60 |
| 3/12/2023 | Worksighted, Inc. | Share of DGRI Administration | Worksighted IT CRIT 3/23 | 26.60 |
| 12/12/2022 | Worksighted, Inc. | Share of DGRI Administration | IT Monthly Billing for Dec | 25.31 |
| 1/4/2023 | Worksighted, Inc. | Share of DGRI Administration | Worksighted IT Dell Latitude 3420 | 25.18 |
| 3/6/2023 | Julian Newman Enterprises | Share of DGRI Administration | Culture Creative Prof Development & Training | 24.80 |
| 1/22/2023 | Worksighted, Inc. | Share of DGRI Administration | Worksighted IT Meraki Switch Proj | 19.84 |
| 2/7/2023 | Lisa M Cooper | Share of DGRI Administration | HR Consultant services 01/23 | 19.44 |
| 1/4/2023 | Worksighted, Inc. | Share of DGRI Administration | It Bill Lenovo ThinkPad E15 Gen 4 | 15.75 |
| 1/20/2023 | Tim Kelly | Share of DGRI Administration | Truck Registration Fee Reimbursement | 14.10 |
| 1/9/2023 | Lisa M Cooper | Share of DGRI Administration | HR Consultant services 12/22 | 13.95 |
| 12/15/2022 | Fifth Third Bank | Share of DGRI Administration | Admin: Misc TIFA | 10.20 |
| 3/12/2023 | Lisa M Cooper | Share of DGRI Administration | HR Consultant services 02/23 | 8.64 |
| 1/9/2023 | Worksighted, Inc. | Share of DGRI Administration | Worksighted IT Microsoft Office 365 | 7.99 |
| 2/8/2023 | Worksighted, Inc. | Share of DGRI Administration | Worksighted IT O365 Agreement 2/23 | 7.83 |
| 3/12/2023 | Worksighted, Inc. | Share of DGRI Administration | Worksighted IT O365 Agreement 3/23 | 7.68 |
| 3/15/2023 | US Bank National Association | Share of DGRI Administration | Admin: MISC TIFA | 7.67 |
| 12/11/2022 | Federal Square Building Co. #1, LLC | Share of DGRI Administration | 29 Pearl Street Mezzanine Office Lease 12/22 | 7.59 |
| 12/12/2022 | Worksighted, Inc. | Share of DGRI Administration | IT Monthly Billing for Dec | 7.50 |
| 2/16/2023 | US Bank National Association | Share of DGRI Administration | Admin: Food & Beverage TIFA | 7.11 |
| 2/5/2023 | GreatAmerica Financial Services Corp | Share of DGRI Administration | Copier Lease 01/23 | 6.31 |
| 1/30/2023 | Metro FiberNet, LLC | Share of DGRI Administration | Internet/Phone at 29 Pearl St NW 01/22-02/21 | 6.00 |
| 2/27/2023 | Metro FiberNet, LLC | Share of DGRI Administration | Internet/Phone at 29 Pearl St NW 02/23 - 03/23 | 6.00 |
| 1/4/2023 | Metro FiberNet, LLC | Share of DGRI Administration | Internet/Phone at 29 Pearl St NW 12/22 - 01/21 | 5.96 |
| 3/15/2023 | US Bank National Association | Share of DGRI Administration | Admin: Food/Bev TIFA | 5.33 |
| 1/13/2023 | Fifth Third Bank | Share of DGRI Administration | Admin: Food/Bev TIFA | 5.30 |
| 2/27/2023 | GreatAmerica Financial Services Corp | Share of DGRI Administration | Copier Lease 02/23 | 5.21 |
| 12/11/2022 | GreatAmerica Financial Services Corp | Share of DGRI Administration | Copier Lease 11/22 | 5.06 |
| 1/9/2023 | GreatAmerica Financial Services Corp | Share of DGRI Administration | Copier Lease 12/22 | 4.85 |
| 1/22/2023 | Professional Maintenance of Michigan Inc | Share of DGRI Administration | Carpent Cleaning at DGRI | 4.34 |
| 1/4/2023 | Professional Maintenance of Michigan Inc | Share of DGRI Administration | Janitorial Services 12/22 | 4.27 |
| 2/5/2023 | Professional Maintenance of Michigan Inc | Share of DGRI Administration | Janitorial Services 01/23 | 4.27 |

continued on the next page

STATEMENT C - continued
Monroe North Tax Increment Financing Authority
Schedule of Expenditures
December 1, 2023 - March 31, 2023

Page 2

| Date Posted | Vendor | Activity # Purpose / Project | Description | Amount |
|-------------------------------------|---|---------------------------------|---|---------------------|
| <i>Continued from previous page</i> | | | | |
| 2/27/2023 | Professional Maintenance of Michigan Inc. | Share of DGRI Administration | Janitorial Services 01/23 | 4.27 |
| 1/22/2023 | Worksighted, Inc. | Share of DGRI Administration | Worksighted IT Systems Engineer | 4.07 |
| 1/22/2023 | Federal Square Building Co. #1, LLC | Share of DGRI Administration | Utility Service: Electric 01/23 | 3.90 |
| 12/15/2022 | Fifth Third Bank | Share of DGRI Administration | Admin: Food/Bev TIFA | 3.33 |
| 3/6/2023 | Promotional Impact | Share of DGRI Administration | DGRI Coasters | 3.18 |
| 1/22/2023 | Cellco Partnership | Share of DGRI Administration | Cell Phone Service 12/22 | 3.16 |
| 12/19/2022 | Cellco Partnership | Share of DGRI Administration | Cell Phone Service 11/22 | 3.13 |
| 12/19/2022 | Professional Maintenance of Michigan Inc. | Share of DGRI Administration | Window Cleaning at DGRI | 3.10 |
| 2/28/2023 | West Michigan Hispanic Chamber of Com | Share of DGRI Administration | Annual membership dues 2022 | 3.10 |
| 2/21/2023 | Federal Square Building Co. #1, LLC | Share of DGRI Administration | Utility Service: Electric 02/23 | 3.02 |
| 3/19/2023 | Federal Square Building Co. #1, LLC | Share of DGRI Administration | Utility Service: Electric 02/23 | 2.74 |
| 12/15/2022 | Fifth Third Bank | Share of DGRI Administration | TIFA Admin: Food/Bev | 1.95 |
| 3/16/2023 | US Bank National Association | Share of DGRI Administration | Admin: Membership TIFA | 1.83 |
| 1/29/2023 | Pure Water Partners LLC | Share of DGRI Administration | Water Cooler Lease | 1.56 |
| 3/19/2023 | JobMatch LLC | Share of DGRI Administration | HR software 03/23 | 1.35 |
| 3/15/2023 | US Bank National Association | Share of DGRI Administration | Admin: Subscriptions TIFA | 1.24 |
| 1/22/2023 | Worksighted, Inc. | Share of DGRI Administration | Worksighted IT Criterion Remote | 1.24 |
| 12/19/2022 | JobMatch LLC | Share of DGRI Administration | HR software 01/23 | 1.22 |
| 1/22/2023 | JobMatch LLC | Share of DGRI Administration | HR software 01/23 | 1.22 |
| 2/21/2023 | JobMatch LLC | Share of DGRI Administration | HR software 02/23 | 1.22 |
| 1/9/2023 | Engineered Protection Sys Inc | Share of DGRI Administration | Office Security System 02/01/23 - 04/30/23 | 1.18 |
| 3/24/2023 | Andrew Guy Sanborn | Share of DGRI Administration | Multiple Reimbursements 2022/2023 ADMIN TIFA | 1.03 |
| 12/15/2022 | Fifth Third Bank | Share of DGRI Administration | Admin: Conference & Travel TIFA | 0.90 |
| 2/27/2023 | Melvin Eledge Jr | Share of DGRI Administration | Reimb for expenses 0223 | 0.89 |
| 3/1/2023 | Megan Catcho | Share of DGRI Administration | Travel Expense: Mileage TIFA | 0.84 |
| 3/17/2023 | Megan Catcho | Share of DGRI Administration | Travel Expense: Mileage TIFA | 0.58 |
| 12/11/2022 | PeopleG2 | Share of DGRI Administration | Criminal Background Check services 10/22 | 0.56 |
| 12/12/2022 | Worksighted, Inc. | Share of DGRI Administration | IT Monthly Billing for Dec | 0.55 |
| 12/28/2022 | Model Coverall Service Inc | Share of DGRI Administration | Floor Mat Rental 09/22 - 3/23 | 0.49 |
| 3/12/2023 | Model Coverall Service Inc | Share of DGRI Administration | Floor Mat Rental 02/23-06/23 | 0.49 |
| 3/19/2023 | Model Coverall Service Inc | Share of DGRI Administration | Floor Mat Rental 02/23-06/23 | 0.49 |
| 1/29/2023 | Model Coverall Service Inc | Share of DGRI Administration | Floor Mat Rental 09/22 - 3/23 | 0.48 |
| 1/29/2023 | ACO Inc | Share of DGRI Administration | Keys for office | 0.45 |
| 3/24/2023 | Arielle Fenlon | Share of DGRI Administration | A Fenlon- Mileage Reimbursements: ADMIN TIFA | 0.28 |
| | | | | 1,297.52 |
| 2/28/2023 | Paychex | Staff Support / Personnel | DDA Payroll alloc to projects and funds - 7/1/2022-2/28 | 50,000.00 |
| 2/16/2023 | Priority Health | Staff Support / Personnel | Health Insurance 01/23 | 801.16 |
| 2/28/2023 | Paychex | Staff Support / Personnel | DDA Payroll alloc to projects and funds - 7/1/2022-2/28 | 365.00 |
| 3/18/2023 | City of Grand Rapids | Staff Support / Personnel | Payroll period ended 03/18/2023 | 198.85 |
| 2/4/2023 | City of Grand Rapids | Staff Support / Personnel | Payroll period ended 02/04/2023 | 198.82 |
| 1/21/2023 | City of Grand Rapids | Staff Support / Personnel | Payroll period ended 01/21/2023 | 198.81 |
| 1/7/2023 | City of Grand Rapids | Staff Support / Personnel | Payroll period ended 01/07/2023 | 198.80 |
| 2/18/2023 | City of Grand Rapids | Staff Support / Personnel | Payroll period ended 02/18/2023 | 198.80 |
| 3/4/2023 | City of Grand Rapids | Staff Support / Personnel | Payroll period ended 03/04/2023 | 198.80 |
| 12/10/2022 | City of Grand Rapids | Staff Support / Personnel | Payroll period ended 12/10/2022 | 196.61 |
| 12/24/2022 | City of Grand Rapids | Staff Support / Personnel | Payroll period ended 12/24/2022 | 196.50 |
| 2/14/2023 | Selective Insurance Company of America | Staff Support / Personnel | Selective Insurance Policy 02/23 | 125.00 |
| 3/27/2023 | American United Life-Group Div | Staff Support / Personnel | OneAmerica Life Insurance 04/23 - 05/23 | 108.98 |
| 2/27/2023 | American United Life-Group Div | Staff Support / Personnel | OneAmerica Life Insurance 01/23 & 02/23 | 52.07 |
| 2/27/2023 | Blue Cross Blue Shield of Mich | Staff Support / Personnel | Insurance Premiums 01/23 through 05/23 | 41.94 |
| 12/19/2022 | Blue Cross Blue Shield of Mich | Staff Support / Personnel | Dental Insurance Premiums 1/23 | 7.78 |
| 1/22/2023 | Selective Insurance Company of America | Staff Support / Personnel | Selective Insurance Policy 12/22 | 2.66 |
| | | | | 53,090.58 |
| 2/16/2023 | US Bank National Association | Supplies | Admin: Supplies TIFA | 32.71 |
| 2/22/2023 | Staples Contract and Commercial Inc. | Supplies | Office supplies 12/22 | 27.39 |
| 12/6/2022 | Staples Contract and Commercial Inc. | Supplies | Office supplies 11/22 | 6.57 |
| 3/15/2023 | US Bank National Association | Supplies | Admin: Supplies TIFA | 4.35 |
| 1/13/2023 | Fifth Third Bank | Supplies | Admin: Supplies TIFA | 3.06 |
| 12/6/2022 | Staples Contract and Commercial Inc. | Supplies | Office supplies 11/22 | 1.32 |
| | | | | 75.40 |
| 1/5/2023 | City Treasurer - MobileGR | Transit Improvements | Dec 2022 MNTIFA Share DASH North Service | 6,667.00 |
| 1/27/2023 | City Treasurer - MobileGR | Transit Improvements | Jan 2023 MNTIFA Share DASH North Service | 6,667.00 |
| 2/27/2023 | City Treasurer - MobileGR | Transit Improvements | Feb 2023 MNTIFA Share DASH North Service | 6,667.00 |
| 3/23/2023 | City Treasurer - MobileGR | Transit Improvements | Mar 2023 MNTIFA Share DASH North Service | 6,667.00 |
| | | | | 26,668.00 |
| TOTAL EXPENDITURES | | | | \$ 96,747.08 |

Grand Rapids Tax Increment Financing Authority

(a component unit of the City of Grand Rapids, Michigan)

Financial Report
with Supplemental Information
June 30, 2022

Grand Rapids Tax Increment Financing Authority

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Independent Auditor's Report

To the Members
Grand Rapids Tax Increment Financing Authority

Opinions

We have audited the financial statements of the governmental activities and the governmental fund of the Grand Rapids Tax Increment Financing Authority (the "Authority"), a component unit of the City of Grand Rapids, Michigan, as of and for the year ended June 30, 2022 and the related notes to the financial statements, which collectively comprise the Grand Rapids Tax Increment Financing Authority's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and the governmental fund of the Authority as of June 30, 2022 and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

To the Members
Grand Rapids Tax Increment Financing Authority

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplemental Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplemental information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the basic financial statements. The other information comprises the schedule of projects but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements or whether the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Plante & Moran, PLLC

December 8, 2022

Grand Rapids Tax Increment Financing Authority

Management's Discussion and Analysis

This section of the Grand Rapids Tax Increment Financing Authority's (the "Authority") financial report presents a discussion and analysis of the Authority's financial performance for the fiscal year ended June 30, 2022. This discussion has been prepared by management, along with the financial statements and related footnote disclosures, and should be read in conjunction with, and is qualified in its entirety by, the financial statements and footnotes. This discussion and analysis is designed to focus on current activities, resulting changes, and currently known facts.

Using This Financial Report

This financial report consists of two financial statements that focus on the financial condition of the Authority and the results of its operations as a whole.

One of the most important questions asked about governmental finances is whether the unit of government as a whole is better off or worse off as a result of the year's activities. The keys to understanding this question are the statement of net position and the statement of activities.

The statement of net position presents financial information on all of the Authority's assets and liabilities, with the difference reported as net position. The statement of net position is prepared using the accrual basis of accounting, whereby revenue and assets are recognized when the service is provided, and expenses and liabilities are recognized when others provide the service, regardless of when cash is exchanged. The Authority's net position is one indicator of the Authority's financial health. Over time, increases or decreases in net position indicate the improvement or erosion of the Authority's financial health.

Condensed Statement of Net Position

| | 2022 | 2021 | Percent Change |
|--|---------------------|---------------------|----------------|
| Assets | | | |
| Current assets: | | | |
| Cash and investments | \$ 2,431,460 | \$ 2,264,608 | 7.4 |
| Receivables | 7,892 | 8,631 | (8.6) |
| Capital assets | 2,138 | - | - |
| Total assets | 2,441,490 | 2,273,239 | 7.4 |
| Liabilities | | | |
| Current liabilities | 2,245 | 25,643 | (91.2) |
| Noncurrent liabilities | 2,940 | 717 | 310.0 |
| Total liabilities | 5,185 | 26,360 | (80.3) |
| Net Position - Restricted for authorized projects | \$ 2,436,305 | \$ 2,246,879 | 8.4 |

Current Assets

Equity in Pooled Cash and Investments

The City of Grand Rapids, Michigan maintains an investment pool for most city funds and component units. The Authority's portion of the investment pool is displayed on the statement of net position as equity in pooled cash and investments.

Noncurrent Assets

Capital Assets - Net

Capital assets consist of \$1,486,800 in land improvements, all of which were fully depreciated as of June 30, 2022, and a lease asset of \$2,138. The difference between the net capital assets on June 30, 2022 and 2021 is the lease asset and the related depreciation expense of \$950 recorded in fiscal year 2022.

Grand Rapids Tax Increment Financing Authority

Management's Discussion and Analysis (Continued)

Current Liabilities

Vouchers Payable and Accrued Interest Payable

Amounts due to suppliers and contractors and accrued interest payable have been accrued in the amount of \$2,245.

Noncurrent Liabilities

Noncurrent liabilities consist of a lease liability plus certain long-term accrued staff compensation. The increase from 2021 to 2022 is due to the Authority's implementation of GASB 87, which resulted in the recording of an initial lease liability of \$3,088.

Net Position

Net position is the difference between the Authority's assets and the Authority's liabilities. Total net position is \$2.4 million, which is 8.4 percent higher than the 2021 total net position of \$2.2 million. The Authority's net position is restricted by the requirements of Michigan Public Act 450 of 1980, as amended, which limits expenditures to those that further the Authority's development plan. The increase between the two fiscal years is due to the difference between the Authority's fiscal year 2022 revenue and expenditures.

Condensed Statement of Activities

| | 2022 | 2021 | Percent Change |
|---|---------------------|---------------------|----------------|
| Revenue | | | |
| Property taxes | \$ 430,632 | \$ 414,482 | 3.9 |
| Federal and state grants | 137,086 | 134,479 | 1.9 |
| Investment (loss) earnings | (123,653) | 22,269 | (655.3) |
| Total revenue | 444,065 | 571,230 | (22.3) |
| Expenditures | | | |
| Urban development | 254,639 | 451,666 | (43.6) |
| Interest and paying agent fees | - | 744 | (100.0) |
| Total expenditures | 254,639 | 452,410 | (43.7) |
| Changes in Net Position | 189,426 | 118,820 | 59.4 |
| Net Position - Beginning of year | 2,246,879 | 2,128,059 | 5.6 |
| Net Position - End of year | <u>\$ 2,436,305</u> | <u>\$ 2,246,879</u> | 8.4 |

Revenue

Property Taxes

The Authority's revenue is generated primarily through the use of property tax increment financing, in which the Authority captures ad valorem property tax and industrial facility tax revenue attributable to increases in the value of real and personal property within the district boundaries. Property tax revenue related to the State Education Tax, the Kent Intermediate School District, and the Grand Rapids Public Schools levies is not captured because the Authority had no eligible obligations outstanding when Proposal A took effect on January 1, 1995. Property tax increment revenue for the year ended June 30, 2022 includes property taxes levied on July 1, 2021 and December 1, 2021.

Other Revenue

The Authority receives funds from the State of Michigan's Local Community Stabilization Authority to offset property tax increment revenue losses resulting from the State of Michigan's Small Taxpayer Personal Property and Eligible Manufacturing Personal Property (EMPP) exemptions that became effective during fiscal year 2017. This reimbursement is identified as state grants on the statement of activities.

Grand Rapids Tax Increment Financing Authority

Management's Discussion and Analysis (Continued)

Expenses

Urban Development

These expenses include operating expenses, public improvement project expenditures within the Monroe North Development Area, and, in fiscal year 2021, the annual fixed asset depreciation expense.

Interest and Paying Agent Fees

In 1997 and 2000, the Kent County Drain Commission (the "Drain Commission") issued bonds for the purpose of funding the City of Grand Rapids, Michigan's share of floodwall improvements along the Grand River. These improvements consisted of embankments, river edge walkways, wall restoration, storm sewer flap gates, pump stations, etc. The Authority is responsible for 12 percent of the overall project debt service. The final bond payment was made in fiscal year 2021.

Overall Financial Position

Management believes the Authority is in good condition financially. Current tax increment revenue is adequate to cover current administration and project commitments, as well as ongoing debt service requirements.

Requests for Information

This financial report is designed to provide a general overview of the Grand Rapids Tax Increment Financing Authority's finances for all those with an interest in the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of Grand Rapids, Michigan comptroller's department at 300 Monroe Avenue NW, Grand Rapids, MI 49503.

Grand Rapids Tax Increment Financing Authority

Statement of Net Position/Governmental Fund Balance Sheet

June 30, 2022

| | Governmental Fund | Adjustments (Note 3) | Statement of Net Position |
|--|----------------------------|----------------------------|------------------------------|
| Assets | | | |
| Equity in pooled cash and investments (Note 2) | \$ 2,431,460 | \$ - | \$ 2,431,460 |
| Receivables - Net | 7,892 | - | 7,892 |
| Capital assets - Assets subject to depreciation - Net (Note 4) | - | 2,138 | 2,138 |
| Total assets | <u>\$ 2,439,352</u> | 2,138 | 2,441,490 |
| Liabilities | | | |
| Vouchers payable | \$ 2,245 | - | 2,245 |
| Noncurrent liabilities: (Note 5) | | | |
| Due within one year | - | 1,243 | 1,243 |
| Due in more than one year | - | 1,697 | 1,697 |
| Total liabilities | 2,245 | 2,940 | 5,185 |
| Equity | | | |
| Fund balance - Restricted for authorized projects | 2,437,107 | (2,437,107) | - |
| Total liabilities and fund balance | <u>\$ 2,439,352</u> | | |
| Net position - Restricted for authorized projects | | <u>\$ 2,436,305</u> | <u>\$ 2,436,305</u> |

Grand Rapids Tax Increment Financing Authority

Statement of Activities/Statement of Revenue, Expenditures, and Changes in Fund Balance

| | Year Ended June 30, 2022 | | |
|--|----------------------------|------------------------|----------------------------|
| | Governmental Fund | Adjustments (Note 3) | Statement of Activities |
| Revenue | | | |
| Property taxes | \$ 430,632 | \$ - | \$ 430,632 |
| Federal and state grants | 137,086 | - | 137,086 |
| Investment gain or loss: | | | |
| Unrealized loss on investments | (158,596) | - | (158,596) |
| Investment earnings | 34,943 | - | 34,943 |
| Total revenue | 444,065 | - | 444,065 |
| Expenditures - Urban development | 257,642 | (3,003) | 254,639 |
| Other Financing Sources - Lease revenue | 3,088 | (3,088) | - |
| Net Change in Fund Balance/Net Position | 189,511 | (85) | 189,426 |
| Fund Balance/Net Position - Beginning of year | 2,247,596 | (717) | 2,246,879 |
| Fund Balance/Net Position - End of year | <u><u>\$ 2,437,107</u></u> | <u><u>\$ (802)</u></u> | <u><u>\$ 2,436,305</u></u> |

June 30, 2022

Note 1 - Reporting Entity

The Grand Rapids Tax Increment Financing Authority (the "Authority"), a component unit of the City of Grand Rapids, Michigan (the "City"), was created in December 1985 by the City and began operations in fiscal year 1987 under the provisions of Act 450, Public Acts of 1980 of the State of Michigan, as amended. The Authority is also guided by Public Act 57 of 2018, which was enacted effective January 1, 2019. Public Act 57 recodifies several tax increment financing (TIF) statutes, including the Authority's enabling statute, while allowing the Authority to continue to capture property tax increment revenue. Public Act 57 establishes reporting requirements and penalties for noncompliance with these reporting requirements. It requires the Authority to hold information meetings twice a year. In addition, Public Act 57 provides for the continuation of a liability or obligation of an authority under a statute that the bill repeals. The purpose of the Authority is to provide for the development of the Monroe North Development Area, which is bounded roughly by Coldbrook Street on the north, Ionia Avenue on the east, the Grand River on the west, and the south line of Newberry Street on the south.

Note 2 - Significant Accounting Policies

Accounting and Reporting Principles

The Authority follows accounting principles generally accepted in the United States of America (GAAP), as applicable to governmental units. Accounting and financial reporting pronouncements are promulgated by the Governmental Accounting Standards Board. The following is a summary of the significant accounting policies used by the Authority:

Basis of Accounting

The governmental fund uses the current financial resources measurement focus and the modified accrual basis of accounting. This basis of accounting is intended to better demonstrate accountability for how the Authority has spent its resources.

Expenditures are reported when the goods are received or the services are rendered. Employee benefit costs that will be funded in the future (such as compensated absences) are not counted until they come due for payment.

Revenue is not recognized until it is collected or collected soon enough after the end of the year that it is available to pay for obligations outstanding at the end of the year. For this purpose, the Authority considers amounts collected within 60 days of year end to be available for recognition; however, property tax increment revenue is recognized as revenue in the fiscal year for which it was levied.

The Authority uses the economic resources measurement focus and the full accrual basis of accounting to prepare the statement of net position and statement of activities. Revenue is recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Budget

The Grand Rapids City Commission annually approves the Authority's budget after the Authority's board members have reviewed and recommended it. After the City Commission approves the budget, the Authority's board members adopt it. The budget for the Authority is a project budget rather than an annual budget. Therefore, budget-to-actual information has not been reflected in the financial statements.

Specific Balances and Transactions

Cash and Investments

The City maintains an investment pool for most city funds, including component units, such as the Authority. The Authority's portion of the investment pool is displayed on the balance sheet as equity in pooled cash and investments. The Authority's equity in this pool is deemed to be a cash equivalent for financial reporting purposes because cash may be withdrawn at any time without prior notice or penalty.

June 30, 2022

Note 2 - Significant Accounting Policies (Continued)

The investment policy adopted by the City Commission is governed by the provisions of Michigan Public Act 20 of 1943, as amended. The policy is designed to prioritize the preservation of principal while also providing an investment return. Details on the investment policy and the categorization of cash and investments are included in the Annual Comprehensive Financial Report of the City of Grand Rapids, Michigan to give an indication of the level of risk assumed by the City at year end. It is not feasible to allocate the level of risk to the various component units of the City because of the commingling of assets in the pool. Interest income and investment losses from the cash and investment pooling is distributed by the city treasurer to the appropriate funds based on the fund's weighted-average share of the investment pool.

Deposits are less than 10 percent of the City's total portfolio. They consist of bank money market funds, demand deposit accounts, and certificates of deposit with original maturities greater than three months at the date of purchase. Michigan statutes require that deposits be maintained in financial institutions with offices located in Michigan. Most deposits are uninsured and uncollateralized.

Investments are a diversified mixture of U.S. government agency and U.S. Treasury securities, money market mutual funds that maintain a \$1 value per share, obligations of the State of Michigan or its subdivisions with a rating of A or higher, and commercial paper rated by at least two rating organizations at their highest rating. All investments are reported at fair value.

Capital Assets

Capital assets, which include land improvements, are reported on the statement of net position. Capital assets are defined by the Authority as assets with an initial individual cost of more than \$10,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost, if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. Capital assets, outside of leases which are discussed below, are fully depreciated in the current year and were depreciated over 20 years using the straight-line method.

Long-term Obligations

Long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the lives of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed at the time they are incurred. In the fund financial statements, governmental fund types recognize bond issuances and premiums as other financing sources and bond discounts as other financing uses.

Net Position

Net position of the Authority is classified in two components. Net investment in capital assets consists of capital assets net of accumulated depreciation and is reduced by the current balances of any outstanding borrowings used to finance the purchase or construction of those assets. Net position is reported as restricted when there are limitations imposed on its use either through legislation or other external restrictions. In the case of the Authority, enabling legislation restricts the use of all of the Authority's resources.

Property Tax Revenue

The majority of the Authority's revenue is generated through property tax increment financing. Summer taxes are levied on July 1 and attach as an enforceable lien at that time. Summer taxes are due without penalty on or before July 31. Winter taxes are levied on December 1 and attach as an enforceable lien at that time. Winter taxes are due without penalty on or before February 14.

June 30, 2022

Note 2 - Significant Accounting Policies (Continued)

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Leases

The Authority is a lessee for noncancelable leases of a building. The Authority recognizes a lease liability and an intangible right-to-use lease asset in governmental activities.

At the commencement of a lease, the Authority initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the Authority determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The Authority uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Authority generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancelable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the Authority is reasonably certain to exercise.

The Authority monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with noncurrent liabilities in the governmental activities column.

Adoption of New Accounting Pronouncement

During the current year, the Authority adopted GASB Statement No. 87, *Leases*. As a result, the governmental activities now include a liability for the present value of payments expected to be made and right-to-use assets. Lease activity is further described in Note 7.

June 30, 2022**Note 3 - Reconciliation of Individual Fund Columns of the Statement of Net Position/Statement of Activities**

Net position reported in the statement of net position column is different than the fund balance reported in the individual fund columns because of the different measurement focus and basis of accounting, as discussed in Note 2. Below is a reconciliation of the differences:

| | |
|--|----------------------------|
| Fund Balance Reported in Governmental Funds | \$ 2,437,107 |
| Amounts reported for governmental activities in the are different because: | |
| Capital assets and lease assets used in governmental activities are not financial resources and are not reported in the funds: | |
| Cost of capital assets | 1,488,938 |
| Accumulated depreciation | <u>(1,486,800)</u> |
| Net capital assets and lease assets used in governmental activities | 2,138 |
| Bonds payable and lease liabilities are not due and payable in the current period and are not reported in the funds | (2,128) |
| Compensated absences are payable over a long period of years and do not represent a claim on current financial resources; therefore, they are not reported as fund liabilities | <u>(812)</u> |
| Net Position of Governmental Activities | <u>\$ 2,436,305</u> |

The change in net position reported in the statement of activities column is different than the change in fund balance reported in the individual fund columns because of the different measurements focus and basis of accounting, as discussed in Note 2. Below is a reconciliation of the differences:

| | |
|---|--------------------------|
| Net Change in Fund Balance Reported in Governmental Funds | \$ 189,511 |
| Amounts reported for governmental activities in the are different because: | |
| Governmental funds report capital outlays as expenditures; however, in the statement of activities, these costs are allocated over their estimated useful lives as depreciation: | |
| | 2,138 |
| Repayment of bond principal and lease liabilities is an expenditure in the governmental funds, but not in the statement of activities (where it reduces long-term debt and lease liabilities) | (2,128) |
| Compensated absences do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds | <u>(95)</u> |
| Change in Net Position of Governmental Activities | <u>\$ 189,426</u> |

Grand Rapids Tax Increment Financing Authority

Notes to Financial Statements

June 30, 2022

Note 4 - Capital Assets

The following table summarizes, by major class of asset, the capital asset activity for the year ended June 30, 2022:

| | Balance July 1, 2021 | Additions | Disposals and Adjustments | Balance June 30, 2022 |
|----------------------------------|-------------------------|-----------|------------------------------|--------------------------|
| Capital assets being depreciated | | | | |
| Land improvements | \$ 1,486,800 | \$ - | \$ - | \$ 1,486,800 |
| Lease assets | 3,088 | - | - | 3,088 |
| Subtotal | 1,489,888 | - | - | 1,489,888 |
| Accumulated depreciation: | | | | |
| Land improvements | 1,486,800 | - | - | 1,486,800 |
| Lease assets | - | 950 | - | 950 |
| Subtotal | 1,486,800 | 950 | - | 1,487,750 |
| Net capital assets | \$ 3,088 | \$ (950) | \$ - | \$ 2,138 |

Note 5 - Long-term Debt

Long-term debt activity for the year ended June 30, 2022 can be summarized as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due within One Year |
|---|----------------------|-----------|------------|-------------------|------------------------|
| Leases | \$ 3,088 | \$ - | \$ (960) | \$ 2,128 | \$ 950 |
| Compensated absences | 717 | 264 | (169) | 812 | 293 |
| Total governmental activities long-term debt | \$ 3,805 | \$ 264 | \$ (1,129) | \$ 2,940 | \$ 1,243 |

Note 6 - Contingencies

The Authority is subject to various legal proceedings and claims that arise in the ordinary course of its business. The Authority believes that the amount, if any, of ultimate liability with respect to legal actions will be insignificant or will be covered by insurance.

Note 7 - Leases

The Authority leases certain assets from various third parties. The assets leased include buildings. Payments are generally fixed monthly.

Lease asset activity of the Authority is included in Note 4.

Future principal and interest payment requirements related to the Authority's lease liability at June 30, 2022 are as follows:

| Years Ending | Principal | Interest | Total |
|--------------|-----------|----------|----------|
| 2023 | \$ 938 | \$ 12 | \$ 950 |
| 2024 | 944 | 6 | 950 |
| 2025 | 228 | - | 228 |
| Total | \$ 2,110 | \$ 18 | \$ 2,128 |

Other Supplemental Information

Grand Rapids Tax Increment Financing Authority

Schedule of Projects (Unaudited)

June 30, 2022

In December 2015, the Authority approved GR Forward, which established a vision and strategies for the future of downtown Grand Rapids. Drawing on input from the community, GR Forward prioritizes ideas and projects that align with and enhance the collective vision and began building leadership around the following five goals:

Goal 1: Restore the Grand River as the draw and create a connected and equitable river corridor.

Goal 2: Establish a true downtown neighborhood that is home to a diverse population.

Goal 3: Implement a 21st century mobility strategy.

Goal 4: Expand job opportunities and ensure continued vitality of the local economy.

Goal 5: Reinvest in public space, culture, and inclusive programming.

The Authority has funds allocated to aid in implementation of the following priorities that align with GR Forward:

Goal 1: Create a Connected and Equitable River Corridor

Downtown Plan

GR Forward/River Governance

Support to advance on recommendations flowing from the work begun in FY 2020 to define a long-term organizational and funding strategy for Grand River corridor revitalization. In addition to continued project management support, this includes proposed investment to develop or support the following:

A business plan, board development, and other startup organizing efforts to establish the new river-focused entity

A community engagement program to support continued governance incubation. This investment proposes to build on the FY 2020-2021 DDA-funded community engagement work with the Community Catalysts/WMCAT.

An equity framework plan that presents a shared definition around “equity” grounded in common goals, measurable outcomes, and tactics

An impact analysis of the potential increased visitation/tourism benefits associated with a revitalized river corridor. This work builds on the initial benefits analysis conducted in FY 2021. Project partners will include Experience GR, Grand Rapids Public Museum, and other corridor stakeholders.

Research and fundraising services to help identify and strategize around capital and infrastructure funding opportunities

A Corridor Connections Plan that maps the strategic assets, identifies opportunities for broader collaboration, and defines key projects to support river corridor revitalization from Riverside Park to Millennium Park

River-specific engagement and activation that help reconnect Grand Rapidsians to the Grand River socially, psychologically, and recreationally. These efforts, organized in close collaboration with community partners, will support more informed and robust community participation in ongoing river planning and activation conversations. More specifically, efforts could include Kayak Crawls, River Walks, and other activities that intentionally strive to invite people outdoors and around the river.

Goal 2: Establish a True Downtown Neighborhood that is Home to a Diverse Population

Downtown Enhancement Grant

Funding for the Downtown Enhancement Grant Program. Funds will be used to cover existing obligations and to continue to assist property and business owners in the rehabilitation of the downtown public realm. Funds are utilized to reimburse eligible activities, including installation of street furniture, snowmelt, and other public realm improvements.

Infrastructure Improvements - Miscellaneous

Funding improved public infrastructure in Monroe North, including new tree plantings.

Grand Rapids Tax Increment Financing Authority

Schedule of Projects (Unaudited) (Continued)

June 30, 2022

Goal 3: Implement a 21st Century Mobility Strategy

Accessibility and Streetscape Improvements

Includes funding for pedestrian and human-scaled enhancements within Monroe North streetspaces, including seating, banners, lighting, trees, and planters. Also includes a share (DDA is also investing in this) of the Placer.ai data gathering to more accurately understand how people are using Monroe North streetspaces. This data is finer-grained and more accurate than the physical pedestrian counters and will work in tandem with them. This may also help local businesses to better understand their patrons.

Bicycle Infrastructure Improvements

Includes funding for additional repair stands, bicycle parking, and concrete installation to support bicycle parking. Also includes the professional services to design a Coldbrook Bicycle Lane from Monroe to Division in collaboration with other Mobile GR initiatives. The City will be funding the portion of the design outside the boundary, from Division to Clancy.

Transit Improvements in Monroe North District

Funding to help support the continued operation of DASH North, including proposed weekend and evening service. Funds are also provided to complete the installation of new transit shelters.

Goal 5: Reinvest in Public Space, Culture, and Inclusive Programming

Canal Street Park Improvements

This is a carryover from FY 2021. This funding was previously approved, but the work was not completed because the pandemic limited the ability to do comprehensive public engagement around the Canal Street Park Improvements. This funding will support furniture upgrades in the park and supports the implementation of the River for All Design Guidelines.

Urban Recreation

Funding for continued enhancements to Monroe North Parks, including the implementation of River for All Design Guidelines.

December 8, 2022

To the Members
Grand Rapids Tax Increment Financing Authority

We have audited the financial statements of Grand Rapids Tax Increment Financing Authority (the "Authority") as of and for the year ended June 30, 2022 and have issued our report thereon dated December 8, 2022. Professional standards require that we provide you with the following information related to our audit.

Our Responsibility Under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter dated August 4, 2022, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities. Our responsibility is to plan and perform the audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement.

As part of our audit, we considered the internal control of the Authority. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in our meeting about planning matters on August 23, 2022.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the Authority are described in Note 2 to the financial statements. As described in Note 2, the Authority adopted GASB 87, *Leases*, which required a right-to-use lease asset and lease liability to be recorded on the balance sheet.

We noted no transactions entered into by the Authority during the year for which there is a lack of authoritative guidance or consensus.

We noted no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

There were no significant balances, amounts, or disclosures in the financial statements based on sensitive management estimates.

The disclosures in the financial statements are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in performing and completing our audit.

Disagreements with Management

For the purpose of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. We did not detect any misstatements as a result of audit procedures.

Significant Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, business conditions affecting the Authority, and business plans and strategies that may affect the risks of material misstatement, with management each year prior to our retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship, and our responses were not a condition of our retention.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 8, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a second opinion on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of the members and management of the Authority and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Plante & Moran, PLLC



Joe Kowalski



William Brickey

AGENDA

MONROE
NORTH
TIFA



TIFA
Tax Increment
Finance
Authority

DATE: April 10, 2023

TO: Monroe North TIFA

FROM: Tim Kelly, AICP
DGRI President & CEO

SUBJECT: Proposed FY24 Budget and Priority Plan

Agenda Item #05
April 12, 2023
MNTIFA Meeting

Each year the Monroe North Tax Increment Finance Authority (MNTIFA) recommends a one-year budget and five-year priority plan to the City Commission for investment in the Monroe North neighborhood. With GR Forward now an approved amendment to the City's Master Plan, DGRI has clearly defined objectives and continues to work diligently to ensure its budgets reflect the plan's recommendations.

The FY2024 budget and priority plan consists primarily of carry forward priorities that span multiple fiscal years. Among them are funding to further improve public spaces along the Grand River, pedestrian and mobility infrastructure projects, and funding in FY25 and 26 to implement the River for All Guideline recommendations at Canal Street Park. When examined by GR Forward goal the breakdown for FY24 is as follows:

- Goal 1 (Restore the River as the Draw): \$175,000
- Goal 2 (Create a True Downtown Neighborhood Home to a Diverse Population): \$60,000
- Goal 3 (21st Century Mobility Strategy): \$315,000
- Goal 5 (Reinvest in Public Space, Culture and Inclusive Programming): \$150,000

As in previous years, the Downtown Grand Rapids Inc. Alliance and various project committees played an important role in developing the budget. Following a recommendation from the TIFA Board, DGRI staff will present the recommended MNTIFA FY24 budgets to the City Commission requesting bottom-line appropriation. After receiving City Commission appropriation, the Board will adopt their final annual budget and priority plans at the next scheduled meeting.

Recommendation: Recommend the FY2024 Budget Summary to the Grand Rapids City Commission and request fund appropriation.



DOWNTOWN
GRAND RAPIDS INC.

CITY OF GRAND RAPIDS, MICHIGAN
MONROE NORTH TAX INCREMENT FINANCING AUTHORITY
Five Year Priority Plan
Preliminary Plan - Draft 2/14/2023

| | FY2022 Final | FY2023 | | | FY2024 Request | FY2025 Forecast | FY2026 Forecast | FY2027 Forecast | FY2028 Forecast | FY2024-28 TOTAL | |
|--|-----------------|--------------|----------------------------|--------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--|
| | | Budget | Actual as of 01/31/2023 | Estimated | | | | | | | |
| TABLE 1 - REVENUES | | | | | | | | | | | |
| Property Tax Increment | \$ 430,632 | \$ 432,254 | \$ 445,270 | \$ 440,817 | \$ 445,225 | \$ 449,678 | \$ 454,175 | \$ 458,716 | \$ 463,303 | 2,271,097 | FY2023 Estimate plus 1.0% growth annually |
| Property Tax Increment - Prior Year Appeals | - | (5,000) | - | (5,000) | (5,000) | (5,000) | (5,000) | (5,000) | (5,000) | (25,000) | Reserves for prior year appeals |
| State of Michigan - Personal Property Losses | 137,086 | 132,973 | 144,286 | 144,286 | 139,957 | 135,759 | 131,686 | 127,735 | 123,903 | 659,041 | Assumes 3% annual decreases for depreciation |
| Interest on Investments | (123,653) | 19,308 | 132,120 | 37,123 | 66,420 | 68,374 | 66,404 | 61,151 | 57,212 | 319,561 | City Treasurer's estimates - Exhibit L |
| Miscellaneous Reimbursements | - | - | - | - | - | - | - | - | - | - | |
| TOTAL ANNUAL REVENUES | \$ 444,065 | \$ 579,535 | \$ 721,676 | \$ 617,226 | \$ 646,603 | \$ 648,810 | \$ 647,264 | \$ 642,603 | \$ 639,419 | \$ 3,224,699 | |
| TABLE 2 - ONGOING AND COMMITTED EXPENDITURES | | | | | | | | | | | |
| Contractual Services - Annual Audit | \$ 5,410 | \$ 5,572 | \$ 5,595 | \$ 5,595 | \$ 5,763 | \$ 5,936 | \$ 5,995 | \$ 6,055 | \$ 6,116 | \$ 29,864 | Staff estimate |
| Contractual Services - Legal | 2,716 | 5,000 | 331 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 25,000 | Staff estimate |
| General Fund Departments Services | 28,921 | 27,389 | 15,977 | 27,389 | 28,056 | 28,617 | 29,189 | 29,773 | 30,368 | 146,003 | City FY2023-27 Budget Instructions, Exhibit G |
| Insurance - General Liability | 947 | 637 | 371 | 637 | 1,105 | 1,160 | 1,218 | 1,279 | 1,343 | 6,105 | City FY2023-27 Budget Instructions, Exhibit E |
| Share of DGRI Administration | 2,628 | 7,103 | 2,591 | 7,103 | 10,000 | 10,300 | 10,609 | 10,927 | 11,255 | 53,091 | Share of 29 Pearl NW, operations |
| Staff Support - City (7xxx) and DGRI (7191) Staff | 60,802 | 100,000 | 4,082 | 100,000 | 125,000 | 128,750 | 132,613 | 136,591 | 140,689 | 663,642 | Work performed by DGRI and City staff |
| Supplies | 114 | 200 | 79 | 200 | 200 | 200 | 200 | 200 | 200 | 1,000 | Supplies purchased solely for Authority work |
| TABLE 2 EXPENDITURES | 101,538 | 145,901 | 29,026 | 145,924 | 175,124 | 179,963 | 184,824 | 189,825 | 194,970 | 924,706 | |
| TABLE 3 - DEVELOPMENT AND INFRASTRUCTURE PROJECT EXPENDITURES | | | | | | | | | | | |
| Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor | | | | | | | | | | | |
| Asset and Riverwalk Maintenance | - | - | - | - | - | - | - | - | - | - | General maintenance / repair of assets |
| Downtown Planning - GR Forward/River Governance | - | 145,000 | - | - | 175,000 | - | - | - | - | 175,000 | River governance support |
| Grand River Restoration | - | - | - | - | - | - | 300,000 | 300,000 | - | 600,000 | Partial support for river restoration |
| Riverwalk Retrofits | - | - | - | - | - | - | - | - | - | - | "River for All" implementation |
| Sub-Total Goal #1 | - | 145,000 | - | - | 175,000 | - | 300,000 | 300,000 | - | 775,000 | |
| Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population | | | | | | | | | | | |
| District Enhancement Grants | - | 50,000 | - | - | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 250,000 | Streetscape Guideline implementation |
| Infrastructure Improvements - Miscellaneous | - | 10,000 | 5,486 | - | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 50,000 | Tree plantings |
| Sub-Total Goal #2 | - | 60,000 | 5,486 | - | 60,000 | 60,000 | 60,000 | 60,000 | 60,000 | 300,000 | |
| Goal #3: Implement a 21st Century Mobility Strategy | | | | | | | | | | | |
| Accessibility and Streetscape Improvement | 16,649 | 75,000 | - | - | 150,000 | 50,000 | 50,000 | 50,000 | 50,000 | 350,000 | Pedestrian priority street design & construction |
| Bicycle Infrastructure Improvements | 150 | 15,000 | - | - | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 75,000 | Mobility infrastructure improvements |
| Mason Street / Ottawa Ave Reconstruction | 4,105 | - | - | - | - | - | - | - | - | - | Share of street reconstruction projects |
| Newberry Street Reconstruction | - | - | - | - | - | - | - | - | - | - | Share of streetscape improvements |
| Women's Way Alley Improvements & Activation | - | - | - | - | - | - | - | - | - | - | Approved on March 11, 2020 |
| Transit Improvements in Monroe North District | 80,004 | 150,000 | 46,669 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 750,000 | Share of DASH infrastructure |
| Sub-Total Goal #3 | 100,908 | 240,000 | 46,669 | 150,000 | 315,000 | 215,000 | 215,000 | 215,000 | 215,000 | 1,175,000 | |
| Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming | | | | | | | | | | | |
| Canal Street Park Improvements | 52,108 | 750,000 | - | - | - | 750,000 | 750,000 | - | - | 1,500,000 | Funding for park improvements |
| Urban Recreation Plan | - | 50,000 | - | - | 150,000 | 50,000 | 50,000 | 50,000 | 50,000 | 350,000 | Park activation |
| Sub-Total Goal #5 | 52,108 | 800,000 | - | - | 150,000 | 800,000 | 800,000 | 50,000 | 50,000 | 1,850,000 | |
| TOTAL GR FORWARD PROJECT EXPENDITURES | \$ 153,016 | \$ 1,245,000 | \$ 52,155 | \$ 150,000 | \$ 700,000 | \$ 1,075,000 | \$ 1,375,000 | \$ 625,000 | \$ 325,000 | \$ 4,100,000 | |
| TOTAL ANNUAL EXPENDITURES | \$ 254,554 | \$ 1,390,901 | \$ 81,181 | \$ 295,924 | \$ 875,124 | \$ 1,254,963 | \$ 1,559,824 | \$ 814,825 | \$ 519,970 | \$ 5,024,706 | |
| ANNUAL FUND BALANCE SUMMARY | | | | | | | | | | | |
| Beginning Fund Balance | \$ 2,247,596 | \$ 2,437,107 | \$ 2,437,107 | \$ 2,437,107 | \$ 2,758,409 | \$ 2,529,888 | \$ 1,923,736 | \$ 1,011,177 | \$ 838,954 | \$ 2,758,409 | |
| Plus: Annual Revenues | 444,065 | 579,535 | 721,676 | 617,226 | 646,603 | 648,810 | 647,264 | 642,603 | 639,419 | 3,224,699 | |
| Less: Annual Expenditures | (254,554) | (1,390,901) | (81,181) | (295,924) | (875,124) | (1,254,963) | (1,559,824) | (814,825) | (519,970) | (5,024,706) | |
| Ending Fund Balance | \$ 2,437,107 | \$ 1,625,741 | \$ 3,077,602 | \$ 2,758,409 | \$ 2,529,888 | \$ 1,923,736 | \$ 1,011,177 | \$ 838,954 | \$ 958,403 | \$ 958,403 | |