

AGENDA

MONROE
NORTH
TIFA



TIFA

TAX INCREMENT
FINANCE
AUTHORITY

Board Members:

Shaun Biel • Mayor Rosalynn Bliss • Diedre Deering • Kayem Dunn • Jane Gietzen
Howard Hansen • Carl Kelly • Mark Roys • Jim Talen • Rick Winn

Wednesday, August 9, 2017
9:15 a.m. Meeting
29 Pearl Street, NW Suite #1

- | | | |
|--|-----------|--------------|
| 1. Call to order | | |
| 2. Approve Meeting Minutes from June 14, 2017 (9:16)
(enclosure) | Motion | Hansen |
| 3. Authorize Funding for River Trail Design Guidelines (9:19)
(enclosure) | Motion | Kelly |
| 4. President & CEO Report (9:30) | Info Item | Kelly/Larson |
| 5. Public Comment (9:35) | | |
| 6. Board Member Discussion (9:40) | | |
| 7. Adjournment | | |

UNAPPROVED MINUTES

Meeting of the City of Grand Rapids Tax Increment Financing Authority

June 14, 2017

1. Call to Order – The meeting was called to order at 9:51am by Chair Howard Hansen
2. Attendance

Present: Shaun Biel, Mayor Rosalynn Bliss, Diedre Deering, Kayem Dunn, Jane Gietzen, Howard Hansen, Mark Roys, Jim Talen, Rick Winn

Absent: Carl Kelly

Others Present: Kris Larson (Executive Director), Murphy Ackerman (Executive Asst/Office Manager), Tim Kelly, (DGRI Staff), Jana Wallace, Mike Corby
3. Approve Meeting Minutes from May 10, 2017
Motion: Rick Winn, supported by Mayor Rosalynn Bliss, moved approval of the minutes of the May 10, 2017 meeting of the TIFA as submitted. Motion carried unanimously.
4. Accept May 31, 2017 Financial Statements
Ms. Wallace presented the financial statements for May. Ms. Wallace explained that there had not been a large volume of activity but there would likely be more activity in the coming months as it is fiscal year end.

Motion: Rick Winn, supported by Jim Talen, moved to approve Statement C- Preliminary Schedule of May 31, 2017 expenditures as recommended. Motion carried unanimously.
5. Adopt FY18 Budget
Mr. Larson introduced the FY18 budget for adoption. Mr. Larson explained that City Commission has given bottom line authorization for the budget that the Board approved at the prior meeting. Mr. Larson said this is the final step in the process, and while the Board can make modifications to line items, should other priorities arise, the bottom line budget should remain the same. Mr. Winn asked when the flood wall bonds expire. Mr. Larson said 2020.

Motion: Shaun Biel, supported by Jane Gietzen, moved to adopt the FY18 MNTIFA Budget and Priority Plan. Motion carried unanimously.
6. Consent to OPRE for 840 Ottawa Ave
Mr. Larson explained that the current request for an OPRE at 840 Ottawa is for a period of ten (10) years with plans to rehabilitate the existing structure. Mr. Larson said this would allow Integrated Architecture to move their offices from the City of Kentwood to Downtown. Mr. Larson said once the ten (10) year period expires the TIFA would be in a position to capture the taxes again. Mike Corby from Integrated Architecture introduced himself to the Board and gave an overview of the current building and the proposed plans for renovation. Mr. Biel asked where staff will park. Mr. Corby said there is a nearby City lot that they are looking to rent spaces from. Mr. Klooster explained to the Board

that the City Assessor has determined that this property is eligible for an OPRE and both the SmartZone and DDA have consented to this application. Mr. Klooster said that the TIFA is the only district that will feel the effects of the OPRE as the property will be moved from the taxable property roll for ten (10) years. Mr. Larson said it is hard to argue against leveraging assets but wants to ensure that the Board is clear about how this will affect the budget. There will be a gain captured through the personal property tax, but the district will be foregoing the capture of any incremental investment on the property for ten (10) years. Mr. Hansen noted that there is a paradox between the desire to see a building rehabilitated and the need for the increment that the building will produce for the TIFA. If the Board continues to approve OPRE's the TIFA will have a more limited budget. Mr. Hansen said he is also unsure of whether an OPRE is necessary in order to ensure that this project happens. Mr. Hansen said he would like to table this project until the Board comes to a consensus on how to evaluate abatement requests moving forward. Ms. Dunn noted that these projects are always difficult because you are giving up revenue. Ms. Dunn said the upside is, in ten (10) years, if the gamble pays off, you'll have a higher return on investment. Mr. Hansen said he is concerned that the more requests that are approved the more developers will seek these abatement tools which would in turn put the TIFA in fiscal distress. Mayor Bliss said these abatement tools are constantly wrestled with at the City level as well, and she would like to see these projects proformas be more thoroughly vetted in order to determine whether or not the abatement is necessary to make the project happen. Mr. Larson asked Mayor Bliss if the City would be open to furthering the discussion and weighing what options are available to ensure that both the City and TIFA are benefitting from these types of abatements. Mayor Bliss said this is a concept she would be happy to explore. Mr. Klooster said Economic Development would be happy to assist with these policy discussions, but added caution that there are various tax capture districts and it would be difficult to create different policies for each. Ms. Dunn thanked Mayor Bliss for her willingness to work towards a solution that will benefit all involved and added that OPRE's are always difficult because there are not principles that guide these decisions. Ms. Dunn said it will be very beneficial to have these moving forward. Mr. Larson said we need to continue working with the city on this process but wants to ensure that we are not holding this project hostage for the sake of policy. Mr. Winn asked if there is a way to amend the motion as to not penalize the applicant but to ensure that there is a policy in place before considering any future abatements. Mr. Larson said if this language was included in the motion, it would be necessary for the City to understand it should not respond to new requests until there is a policy in place. Mayor Bliss said she would like to be more proactive in regards to these projects as opposed to reactive when they come before the Board. Mr. Biel said he believes the growth in the Monroe North area will generate more of these types of asks, and thinks this is a good time to reevaluate the policy. Mr. Roys asked what the impact would be on the project if it was temporarily tabled. Mr. Klooster said it will impact the developer's ability to close on the building. Mr. Kelly added that the project still needs to be approved by City Commission. Mayor Bliss said the Board could add contingencies for the developer before granting approval. Mr. Talen said he was uncomfortable with putting contingencies on this project or a moratorium on future projects. Mr. Talen said he did not think it is fair to change the game because the Board does not have a policy in place. Ms. Dunn asked if the action from this Board is procedural. Mr. Klooster said yes. There is no requirement to gain approval from this Board but it is considered when presenting to City Commission. Ms. Dunn said she does not want to penalize this project because the Board does not have a clear policy in place. Ms. Dunn said she believes the Board should recognize that this firm is responding to a desire to be Downtown and are taking a gamble moving their business here. Mayor Bliss said she will commit to scheduling a meeting with Economic Development staff, City staff, and the appropriate people from the CID's and BID's to have this conversation. Mr. Hansen said it will be imperative to flesh out these policies moving forward to ensure

the continued growth of the Monroe North neighborhood.

Motion: Rick Winn, supported by Kayem Dunn, moved to consent to the granting of a 10-year tax Obsolete Property Rehabilitation Exemption for the property located at 840 Ottawa Avenue NW contingent on withholding consideration for any future abatement requests until a policy is formalized. Motion passed 8-1, Jim Talen opposed.

7. President & CEO Report

DDA 6/15/17

- Will consider adoption of FY18 Budget
- Will consider funding to support design development for Lyon Square
- Will consider liquor license for 118 Fulton

DID 5/15/17

- Approved and recommended FY18 Budget
- Received update on spring plantings
- Received a report and overview on pedestrian counter data

MNTIFA (6/15/17)

- Will consider OPRE for 840 Ottawa
- Will consider adoption of FY18 Budget

DGRI (4/18/17)

- Approved updated inter-organizational term sheet with City
- Receive presentation from VoiceGR Survey
- Reviewed DGRI Performance Indicator Methodology
- Approved Alliance 2.1 model

Alliances:

Alliance 2.1 recruitment underway! Closes Friday, June 16.

INVESTMENT

- Chair: Nikos Monoyios, Long Range Planner @ The Rapid
- Reorganizing into GR Forward Goal-Oriented Implementation Committees

VIBRANCY

- Chair – Brandy Moeller, City of Grand Rapids
- Reorganizing into GR Forward Goal-Oriented Implementation Committees

LIVABILITY

- Reorganizing into GR Forward Goal-Oriented Implementation Committees

DGRI Staff Highlights

- Personnel – hired Project Specialist – will start July 10, 2017

Events / Marketing / Communications / Engagement

- Relax at Rosa going strong!
 - MITP – Series Launch this Friday, June 16!
 - Rollin' Out Food Truck event May 21, 2017 @ Heartside Park – Awesome success
-
- Produced and Launched Grand Rapids African-American History Tour on GR Walks App
 - State of the Downtown – Knickerbocker @ New Holland Brewery - July 13th at 5:30 PM!

Planning / Development

- Participating with City of Grand Rapids in 201 Market RFQ reviews
- Finalizing selection of River Trail Design Guidelines consulting team – to DDA in July
- Daniel Rose Fellowship:
 - Hosted Grand Rapids Study Visit Mar 20-23 for Daniel Rose Fellowship.
 - Project page available on the website. Follow-up engagement opportunity currently underway.
 - KL attended Anchorage Study Visit Apr 3-7
 - Fellowship Team presented a mid-year fellowship in Seattle Tuesday, May 2nd
 - Planning 2nd Study Visit to Grand Rapids to occur in August / September
- IDA Value of Downtowns – Planning to incorporate findings in State of Downtown program
- Area 4/5 – Amended Development Agreement delivered. Team has until July 15, 2017, to sign
- Transformational Brownfield (MIThrive)– Signed by the Governor on June 7th.

8. Public Comment
None

9. Board Member Discussion
None

10. Adjournment
The meeting adjourned at 10:53 a.m.



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: August 9, 2017

TO: Kristopher Larson, AICP
Downtown Development Authority
Executive Director

FROM: Mark DeClercq, City Engineer
Engineering Department

MAD

SUBJECT: Grand River Corridor Implementation Plan and River Trail Design Guidelines

City planning processes have, for decades, recognized the value of the Grand River as an important natural asset. The Grand River and its corridor riverbank edges have been envisioned in several community plans, including the City's master plan in as early as 1923, the Grand River Edges Plan and Central Area River Land Policy recommendations in the 1980s, the 2002 City of Grand Rapids Master Plan and the 2011 Green Grand Rapids Plan (an amendment to the 2002 Master Plan) which ultimately expanded upon these ideas. Embedded in the Green Grand Rapids Plan was a recommendation to "pursue river and stream restoration" and "capitalize on the Grand River as an asset for economic development and quality of life." More recently, the GR Forward Downtown and Grand River Plan of Action (completed in 2015) listed "restore the river as the draw and create an equitable and connected river corridor" as one of its main goals. GR Forward also identified twenty-seven (27) "opportunity sites" – spaces for the development of parks and trails –along the river. The new and approved Parks and Recreation Strategic Master Plan also envisions new park spaces along the river and emphasizes opportunities for new and enhanced river recreation. Following the completion of Green Grand Rapids in 2011, the Grand Rapids Whitewater (GRWW) organization emerged as a grassroots effort to restore and revitalize the Grand River. GRWW has championed this initiative and developed plans for removing dams and restoring the City's namesake rapids. Their efforts and plans have been incorporated into GR Forward and the Parks and Recreation Strategic Master Plan.

Through these years of citywide, citizen-driven planning initiatives, the community has developed a broadly supported vision for the future of the Grand River as a river corridor. Transforming the Grand River from a dramatically underutilized asset and reactivating the potential recreational value of the river corridor into a distinct civic amenity is a game-changing initiative that will deliver far-reaching regional economic, environmental, and social benefits. The forward- thinking strategy for the Grand River Corridor will make the waterway safer, protect vulnerable homes and businesses from flooding, leverage substantial private investment in new development, and transform the river corridor from a divider of east and west into a central gathering place for the entire community to enjoy. It is now time to develop unifying design guidelines and an

implementation plan for the Grand River Corridor and its river edges.

This next phase of project effort is to develop design guideline documents for approximately seven and a half (7.5) miles along the east and west banks of the river. Design guidelines will create an identity for the river corridor, develop character themes for different segments of river trail, and identify consistent elements along the pathway. The design guidelines will also develop the river's edge and its interfaces between the "wet and dry". Key factors include creating as much public access to the river as possible, developing an urban river edge and a natural edge, features that can withstand a naturally harsh river environment, and modifications to maintain or increase the current level of flood protection. This project will also provide schematic designs and construction cost estimates for six (6) of the twenty-seven (27) opportunity sites along both sides of the river. Similar to the recent opening of the Coldbrook demonstration site, this anticipates designs for public open park space, river access and circulation for a multitude of recreational enthusiasts. The six (6) opportunity sites under consideration are:

1. Public Access immediately south of the Southbound US131/Market Avenue Ramp (a portion of land on which the Public Service Group resides);
2. Public properties immediately north of I-196;
3. Canal Street Park boat ramp and the former Coldbrook pumping station site;
4. Leonard Street to Ann Street river edge trail;
5. North Monroe Water Department Storage Yard; and;
6. Grand Rapids Public Museum (GRPM)

These sites were carefully selected to efficiently align with construction use for river access, staging of equipment, and material stockpiling during the river restoration work. As the river contractor demobilizes from these river access sites, the City can subsequently restore these sites by constructing park space improvements for Grand River public recreational access and circulation.

The project will have a substantial public engagement process to solicit feedback on potential materials and products that will be incorporated into the design guidelines and schematic designs. Potential materials and products will be showcased at the GRPM and at other visual river edge locations for the public to "touch and feel".

GRPM is enthused that this opportunity is timed well with the museum's strategic master plan. Students with the GRPM and Grand Rapids Public Schools partnership are already engaged with concept ideas for hands-on learning and programming that will be considered for schematic designs of the museum's riverfront.

A Qualification Based Selection Process (QBS) with written qualification statements and oral interviews allowed an evaluation team to negotiate scope and fee with the most qualified firm. Arising as the most qualified respondent from the QBS process was Wenk Associates, Inc. (Wenk) from Denver, CO. Wenk is nationally known for their project experience and clientele with activating riverfronts and design guidelines for river edges/trails. They have formed a solid team of local expertise and technical partners with FEMA and GRWW coordination. Wenk has responded to a request for a proposal

that consists of their detailed work tasks, schedule and anticipated compensation for the project. The schedule begins with an assessment of existing conditions, an intense public engagement process and design guidelines development effort. Wenk will eventually shift energy to develop schematic designs and construction cost estimates for the six opportunity sites. Wenk has also engaged a national firm to incorporate asset management to assist with a better understanding of operations and maintenance costs associated with sustaining the level of service necessary for public use and a river climate. The schedule is anticipated to conclude in early 2018. This provides opportunity to secure various external sources of funding to support future construction and efficient coordination with river restoration construction.

This project is being financed by the following: City Transformation Fund (\$180,000), City Capital Improvement Fund (\$200,000), Downtown Development Authority (\$130,000), North Monroe TIFA (\$50,000), Grand Rapids Public Museum (\$50,000), and Kent County Drain Commission Chapter 20 Drain Floodwalls and Embankment Bonds Series 2016 (\$30,000).

It is recommended that the DDA approve its share of costs in the amount of \$130,000. At its meeting on July 11, 2017 (City Commission Proceeding No. 86898), the City approved the Professional Services agreement and authorized their share of costs, contingent upon the DDA approving their share of costs.

cc:	Kris Larson, DGRI	Tim Kelly, DGRI
	David Marquardt	Laura Cleypool
	Dale Robertson, GRPM	Stephanie Ogren, GRPM
	Jana Wallace	Jeff Dood
	Molly Eastman	Keith Heyboer
	Scott Saindon	Ruth Lueders
	Tricia Chapman	Jay Steffen

#17013

SUMMARY OF ESTIMATED COSTS

for

Grand River Corridor Implementation Plan and River Trail Design Guidelines

Project Funding Source(s)

	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
City of GR Transformation Fund	\$180,000	\$0	\$180,000
City of GR Capital Improvement Fund	200,000	0	200,000
Downtown Development Authority	130,000	0	130,000
North Monroe Tax Increment Finance Authority	50,000	0	50,000
Capital Improvement Fund (Museum Share)	0	50,000	50,000
Kent County Drain Commission Chapter 20 Drain Floodwalls and Embankment Bonds	30,000	0	30,000
Total Project Sources	<u>\$640,000</u>	<u>\$0</u>	<u>\$640,000</u>

Breakdown of Project Uses

Professional Services Agreement (Wenk Associates, Inc.)	<u>\$600,000</u>
Sub-Total	\$600,000
Contingencies	<u>40,000</u>
Total Project Uses	<u>\$640,000</u>

Grand River Corridor Plan

WENK ASSOCIATES PROPOSED SCHEDULE Grand River Corridor Plan		2017												2018									
		JULY			AUGUST			SEPTEMBER			OCTOBER			NOVEMBER			DECEMBER		JANUARY		FEBRUARY		
1 - PROJECT START-UP																							
	Kick-off meeting & initial inventory																						
	Trip #1	X																					
SITE ANALYSIS																							
	Inventory																						
	Analysis																						
	Summary of maintenace capability & protocols																						
	Trip #2					X																	
DESIGN GUIDELINES MANUAL																							
	Criteria																						
	Options																						
	Finalize																						
	Refine / Finalize Documents																						
	Trip #3								X														
SCHEMATIC DESIGN / OPPORTUNITY SITES																							
	Program																						
	Design																						
	Refine / Finalize Documents																						
	Trip #4										X												
	Trip #5															X							
	Trip #6																						X
PROJECT COORDINATION / MEETINGS / COMMUNICATION																							
	On-going bi-weekly calls																						
	Community Engagement																						
	City Commission, DDA, Planning Commission, ect held during trips																						