

AGENDA

MONROE
NORTH
TIFA



Board Members:

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

Monday, June 21, 2021
3:00p. Meeting
Microsoft Teams [Virtual](#) Meeting

- | | | |
|--|-----------|-----------|
| 1. Call to order | | |
| 2. Approve Meeting Minutes from April 14, 2021 (3:01)
(enclosure) | Motion | Biel |
| 3. Accept Financials from May 31, 2021 (3:02)
(enclosure) | Motion | Chapman |
| 4. FY22 Budget Adoption (3:10)
(enclosure) | Motion | Kelly |
| 5. DASH MOU (3:15)
(enclosure) | Motion | Kelly |
| 6. Public Space Activation Updates (3:20) | Info Item | Van Driel |
| 7. DGRI President & CEO Report (3:35) | Info Item | Kelly |
| 8. Public Comment (3:45) | | |
| 9. Board Member Discussion (3:50) | | |
| 10. Adjournment | | |





**Meeting of the City of Grand Rapids Tax Increment Financing Authority
April 14, 2021**

1. Call to Order – The virtual meeting was called to order at 10:08 a.m. by Chair Shaun Biel.

Attendance

Members Present: Jim Baldwin, Shaun Biel, Mayor Rosalynn Bliss, Elianna Bootzin, Diedre Deering, Kayem Dunn, Jane Gietzen, Mark Roys, Jim Talen, and Rick Winn

Others Present: Tim Kelly (Executive Director), Amanda Sloan (MNTIFA Recording Secretary), Jessica Wood (Legal Counsel), Andy Guy, Kim Van Driel, Annamarie Buller, Mark Miller, Melvin Eledge Jr., Samantha Suarez, Mandy McDaniel, Marion Bonneau, and Corey Mathein (DGRI).

Jim Baldwin announced he is participating remotely from Grand Rapids, MI. Shaun Biel stated he is participating remotely from Grand Rapids, MI. Mayor Bliss announced she is participating virtually from Grand Rapids, MI. Elianna Bootzin stated she is participating remotely from Grand Rapids, MI. Diedre Deering stated she is participating remotely from Grand Rapids, MI. Kayem Dunn announced she is participating remotely from Grand Rapids, MI. Mark Roys stated he is participating remotely from Grand Rapids, MI. Jim Talen stated he is participating remotely from Grand Rapids, MI. Mr. Winn announced he is participating remotely from Grand Rapids, MI.

2. Approve Meeting Minutes from March 10, 2021

Motion: Ms. Gietzen, supported by Ms. Deering, moved approval of the minutes from the March 10, 2021 board meeting. Motion carried unanimously.

3. Accept March 31, 2021 Financials

Motion: Mr. Winn, supported by Ms. Gietzen, moved to accept Statement C: Schedule of Expenditures through March 31, 2021. Motion carried unanimously.

4. River Governance Recommendations

Mr. Guy stated that this board has already endorsed a governance model to help lead the revitalization of the Grand River as well as approved funding to continue the work with Kathy Blaha (organizing the nonprofit entity of that model). Another recommendation of that process was to develop a proactive community engagement program that supports the startup of the nonprofit. The goal is to build a nonprofit entity that serves as an active and responsive civic connector continuously building awareness of river projects, promoting collaboration, soliciting ideas, and gaining feedback (particularly around potential programs and future site designs). He stated last year we engaged Community Catalysts to begin conversation with a broader group of resident leaders and start to explore some of the basic principles that could inform an engagement program. Through this work, we learned the value of transparency and accountability, the importance of learning from a wide range of perspectives, and the value of building trust through continuous engagement efforts. At this time, we find the need to establish a better routine for touchpoint communications and receiving feedback from the community. Public Agency (managed by West MI Center for Arts and Technology) proposes to designate six Community Catalyst members over the next 12 months to co-create a comprehensive community engagement strategy. Mr. Guy stated the scope of work has been detailed in the memo and includes defining principals and cultivating an informed and diverse network of partners to advance river corridor revitalization, programming, and long-term sustainability for which the DDA just this morning authorized partial funding.

Motion: Ms. Dunn, supported by Mr. Winn, moved to authorize MNTIFA funding in an amount not to exceed \$20,000 to support community engagement in Grand River corridor revitalization governance organizing. None opposed. Motion carries.

5. Social Zone Enhancements

Mr. Eledge stated in 2020, DGRI launched the Social Zone program in response to COVID-19 social distancing measures and business capacity restrictions. This program permitted restaurants to utilize outdoor seating in traditionally right-of-way spaces with great success. With an increased demand for these spaces, we would like to expand the social zones and provide additional infrastructure (tables, chairs, and umbrellas). Lions & Rabbits will be contracted to artistically embellish the branding on the concrete barriers utilized in these zones. He noted the DDA also supported this effort this morning.

Motion: Ms. Deering, supported by Mayor Bliss, moved to approve the purchase of additional outdoor patio furniture for social zone expansion in an amount not to exceed \$10,300 as well as branding of the social zone barriers in an amount not to exceed \$16,000. Motion carries unanimously.

6. Budget FY22

Mr. Kelly presented a timeline for the budgeting process; a recommendation today will be sent to the City Commission for authorization and appropriation for Fiscal Year 22 to start on July 1, 2021. He reviewed the priorities for each goal as determined by GR Forward noting we are halfway through our 10-year master plan and continue to prioritize public space enhancements, not only along the river but also in parks and with street infrastructure. He shared that FY21 revenues were just over \$550,000 from property tax increments, interest on investments, and personal property losses reimbursed by the State of MI. (The FY22 property tax increment projections are estimates.) He also noted we have a little over \$2 million in the fund balance with total expenditures of \$771,619 proposed. The Spectrum Health proposed development on Monroe and Ottawa may bring budget adjustment requests in the year to come if planning projects make sense in that area. Mr. Kelly stated 16% of the proposed FY22 budget

is comprised of ongoing and committed expenditures (annual audits, estimated legal fees, and staff support) with the remaining budgeted for projects. Some of those projects include the river governance and equity framework, DASH transit support, bicycle infrastructure, streetscape improvements, public realm improvements, and public space activation and urban recreation focused on Canal Park.

Ms. Bootzin pointed out that Housing Next recently reported the need for an additional 9,000 housing units in the city over the next five years. Mr. Kelly agreed housing is a huge need for both the City and the region. He stated without projects currently in the works, we cannot budget funds at this time, but agreed we should discuss opportunities that may arise throughout the year. Mr. Winn added this is also a priority for the DDA.

Motion: Mr. Winn, supported by Ms. Gietzen, moved to recommend the FY2022 Budget Summary to the Grand Rapids City Commission for fund appropriation. None opposed. Motion carries.

7. President & CEO Report

Mr. Kelly stated the City Commission yesterday provided an update on micro mobility and plans to bring another scooter vendor to the City of Grand Rapids. E-assist bikes are also going to be a component of that roll out. The Perrigo groundbreaking (at Monroe and Michigan) happened today and the Spectrum development received an important approval at Planning Commission last week so we are excited to see those projects move forward. ArtPrize venue registration is now underway for 2021 ArtPrize.

8. Public Comment

None

9. Board Member Discussion

Ms. Deering encouraged board members to participate in the annual Canal Park cleanup efforts this weekend. Folks can meet at the Monroe Community Church at 10 am on Saturday. The business association will be providing water and light snacks.

10. Adjournment

The meeting adjourned at 10:38 a.m.



DOWNTOWN
GRAND RAPIDS INC.

COVID-19 Reignition Report
June 4, 2021

Kent County Vaccination Distribution & Administration

Kent County population is 656,955 (2019).

DeVos Place administered [227,937](#) vaccines between January 25, 2021 - May 21, 2021.

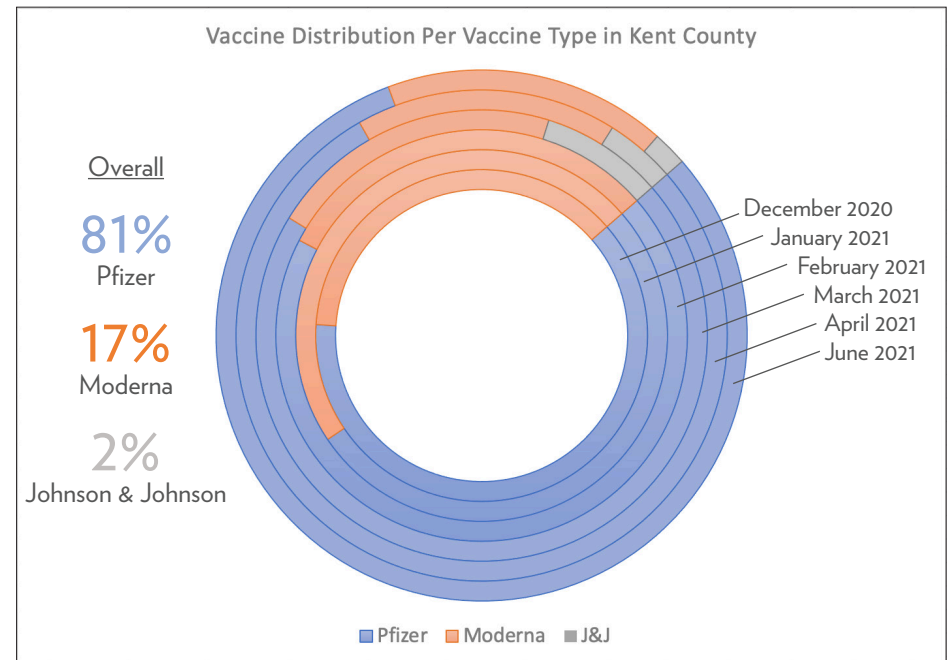
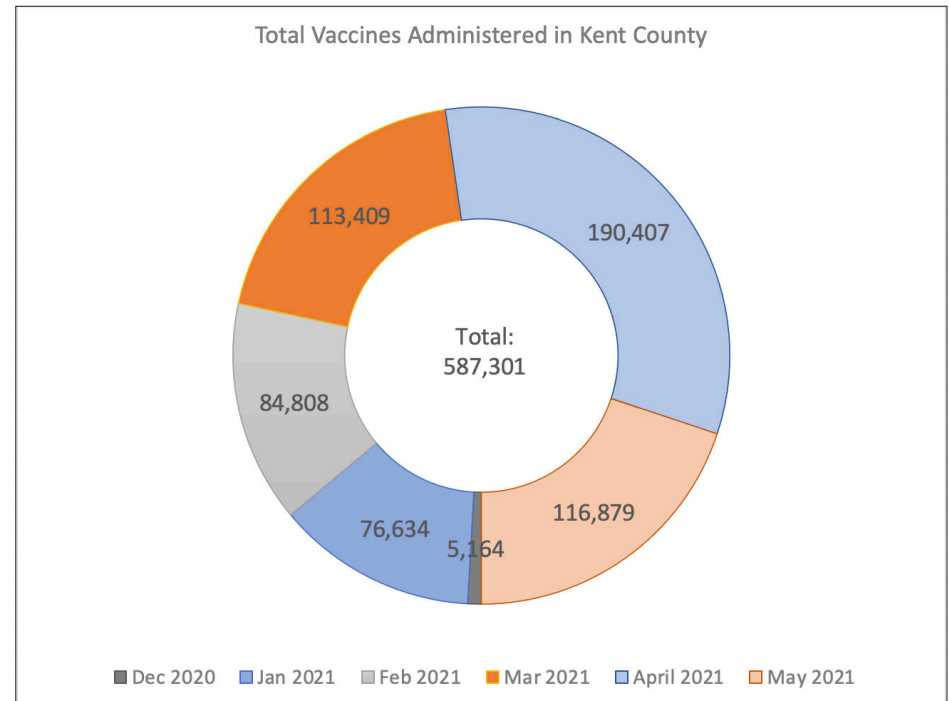
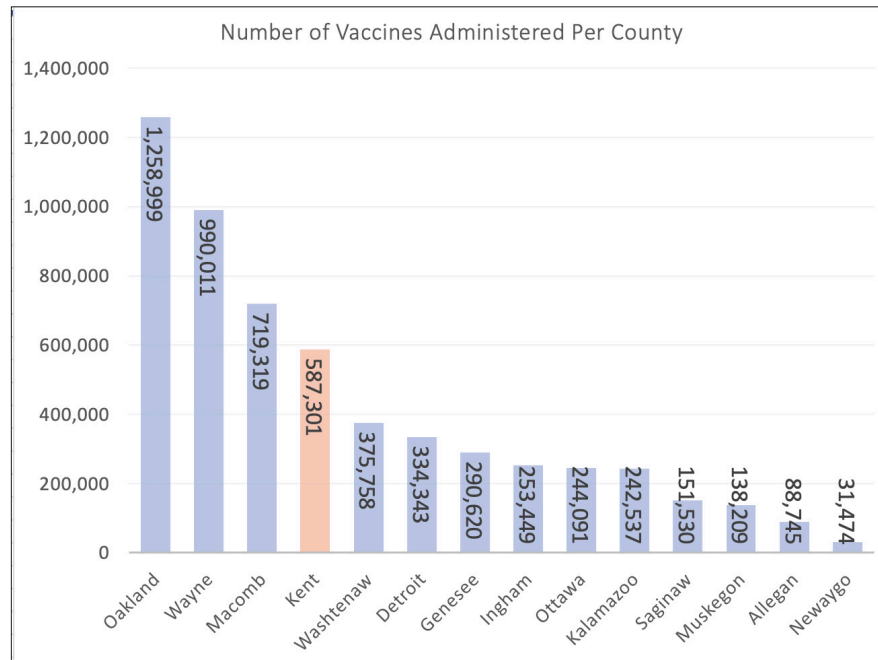
Mercy Health + St. Joe's administered [147,064](#) 1st doses and [121,689](#) 2nd doses as of May 3, 2021.

59.2%
of Michigan residents
have received 1st dose
as of June 3

57%
of doses administered
81% nation-wide
76% state-wide

52%
of Kent residents
fully vaccinated
41% nation-wide

46.8%
of Michigan residents
fully vaccinated



Business Openings

2020

- ① Daniel Gracie JiuJitsu (May 5)
- ② Sunny Boba (June)
- ③ Morning Belle (June 8)
- ④ Ding Tea (June 28)
- ⑤ Downtown Nutrition (June 29)
- ⑥ Art Caribbean Fusion Cuisine (July 10)*
- ⑦ The Color Forest (July 16)*
- ⑧ Insomnia Cookies (July 21)
- ⑨ Pump House (July 23, 2020)
- ⑩ Balke P&D Gallery (August 7)
- ⑪ Alt City Beverage @ DTM (August 20)
- ⑫ Portico & Knoop Canopy Hilton (September 8)
- ⑬ Mel Styles (September 19)*
- ⑭ Tupelo Honey (September 19)
- ⑮ Basic Bee Boutique (November 14)*
- ⑯ Purpose Training Studio (November 16)
- ⑰ GRNoir (December 4)*
- ⑱ Aggregate 136 (December 4)
- ⑲ House Rules Board Game Lounge (December 4)
- ⑳ Pack Elephant (December 10)*
- ㉑ Arktos Meadery (December 11)

2021

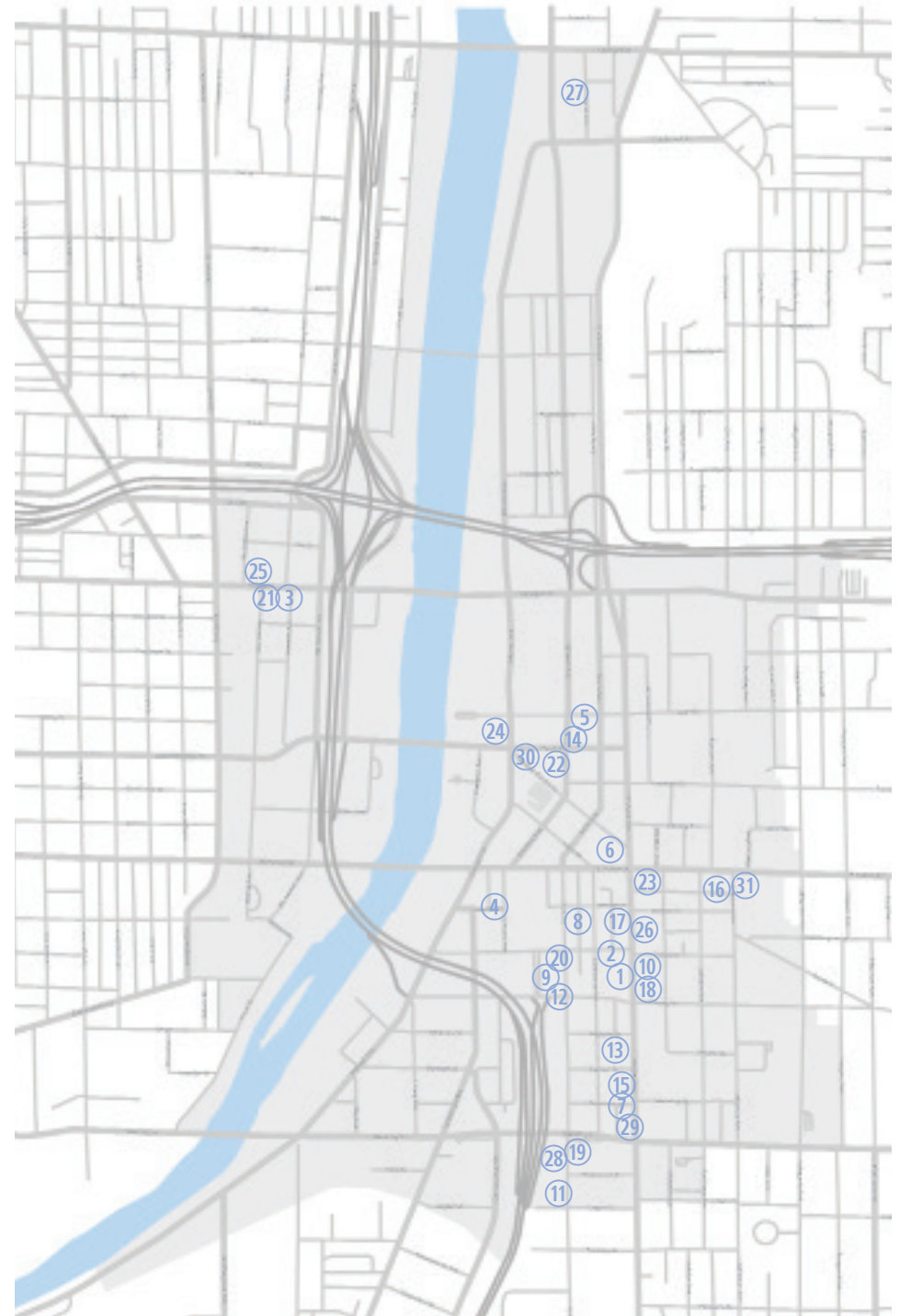
- ㉒ Marissa's Jewels (January)
- ㉓ Poké Poké & Boba (January 19)
- ㉔ MDRD (February 2)
- ㉕ Condado Tacos (February 4)
- ㉖ Blonde Theory (March 1)
- ㉗ Spiful.Bike (March 9)
- ㉘ Gaby's Gourmandise @ DTM (May 8)
- ㉙ Eagle Eye Tattoo (May 10)
- ㉚ Wise Men Distillery (June 2)
- ㉛ The 12th House GR (June 2)*

*received DDA Retail Incubation Grant

23%
BIPOC-Owned

39%
Women-Owned

35
businesses opened
in the same time
frame pre-COVID



Business Closings

2020

- ① Zoey Ashwood Fine Art (May)
- ② Charley's Crab (May 15)
- ③ Grand Central Market (June 1)
- ④ The Wheelhouse (June 4)*
- ⑤ Madcap @ DTM (June 8)
- ⑥ UICA (June 17)*
- ⑦ Dog Story Theatre (June 27)*
- ⑧ Sloppy Joe's Snack Shack (July)
- ⑨ Bend Gallery (July)
- ⑩ Perrigo Printing (July 1)*
- ⑪ Social Kitchen (July 7)
- ⑫ Gina's Boutique (August 8)
- ⑬ Sin Republic Salon (August 28)
- ⑭ GRAM Store (August 30)
- ⑮ GP Sports (Summer)
- ⑯ Craft Beer Cellar (September 26)*
- ⑰ Beer City Barre (October 31)
- ⑱ Bultema Group (December 14)*
- ⑲ The Dog Pit (December 19)*

2021

- ⑳ Big E's Sports Grill (February 18)
- ㉑ Sweetie-Licious @ DTM (February 25)
- ㉒ Apothecary Off Main (February 28)
- ㉓ Downtown Ferris Coffee (March 14)
- ㉔ Bliss & Vinegar @ DTM (April 25)
- ㉕ Electric Hero (May 20)
- ㉖ West Side Ferris Coffee (May 22)

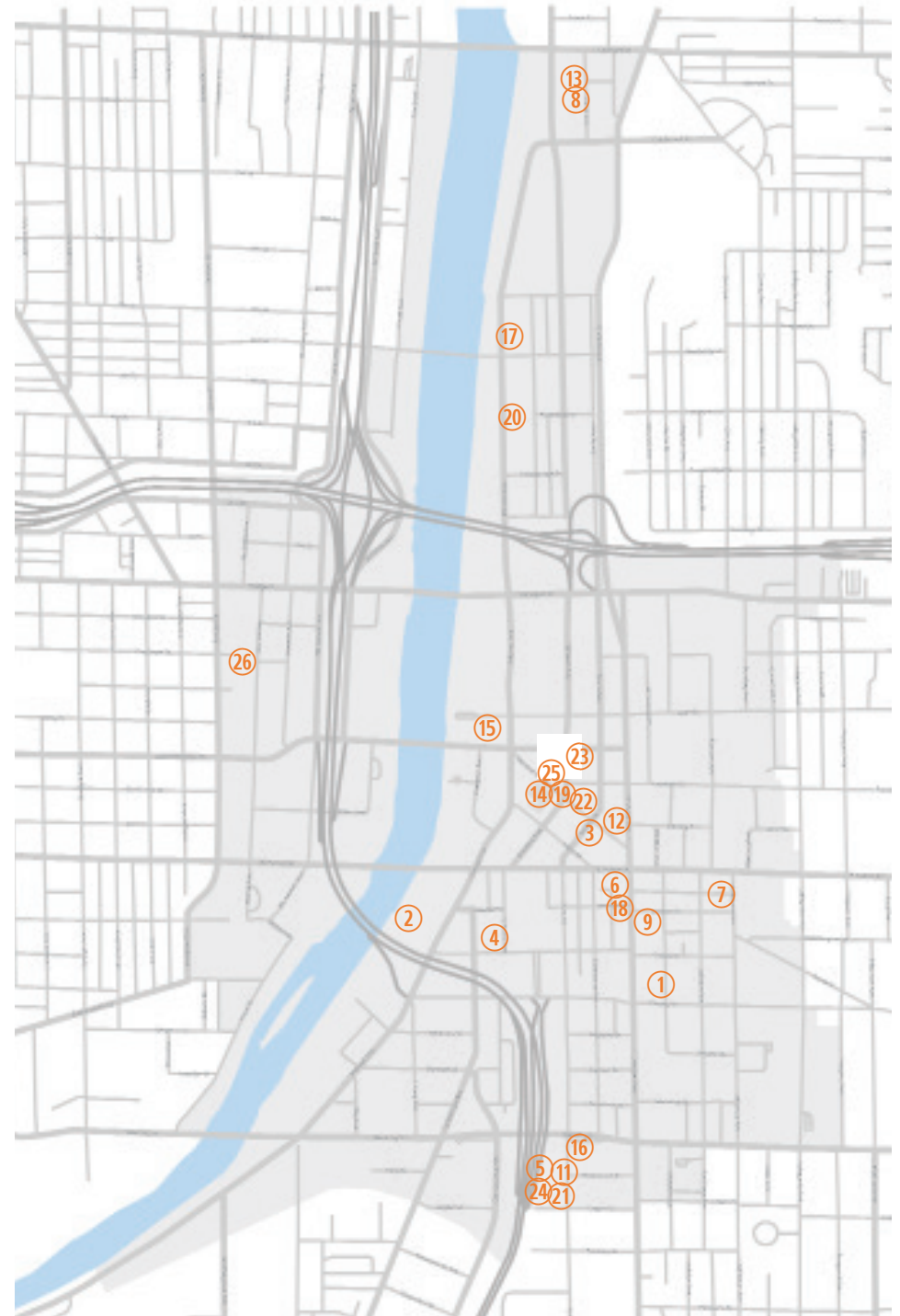
businesses opening

1.19x

faster than closing

17

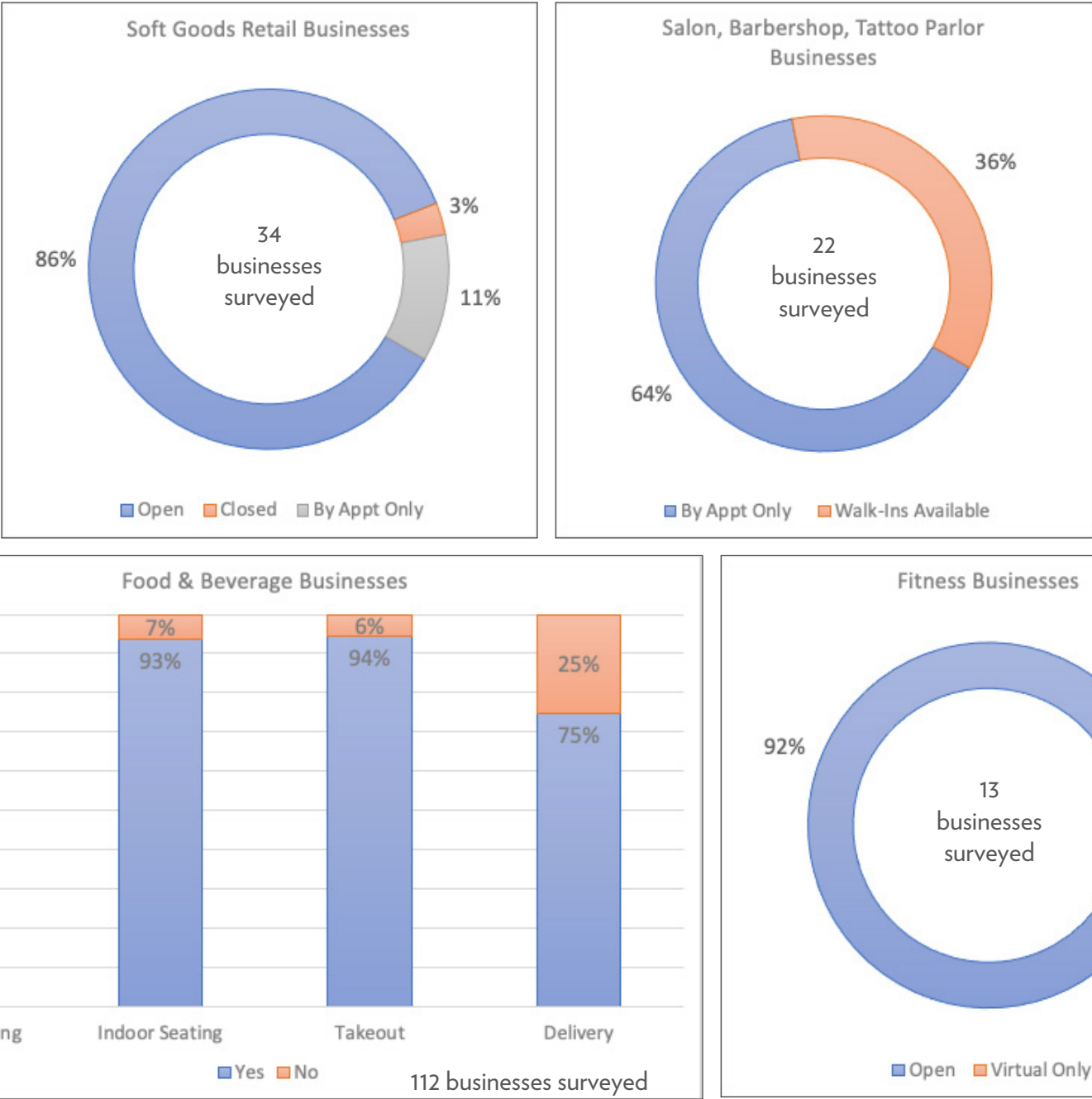
businesses closed
in the same time
frame pre-COVID



*business transitioned or moved

Source: Downtown Grand Rapids Inc.

Storefront Business Landscape



Calculations made on May 25, 2021.

Source: Downtown Grand Rapids Inc.

Downtown Ground-Floor Storefront Vacancies

340

ground-floor
businesses in DT

22%

current
vacancy rate

2.2 yr

average vacancy
duration

This equates to

407k

square feet of
available space

4 new storefront businesses in the last 12 months:

449 Bridge St NW #1 (Condado Tacos @ Bridge St Lofts)

449 Bridge St NW #2 (Vacant @ Bridge St Lofts)

10 Ionia Ave NW #1 (Wahlburgers @ Residence Inn)

10 Ionia Ave NW #2 (TBA @ Residence Inn)

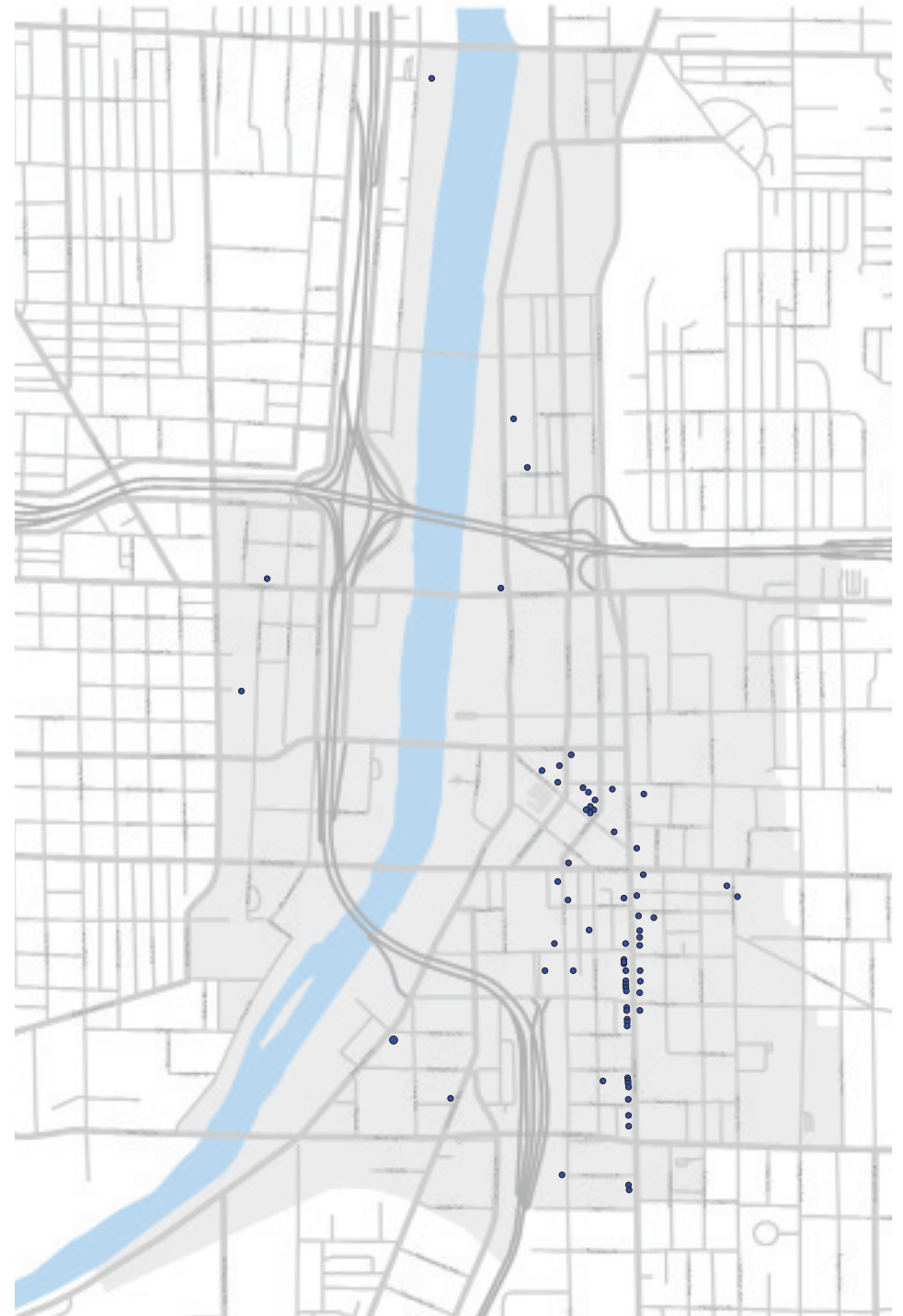
Anticipated new storefront businesses:

111 Lyon St NW development - May 2021

430 Monroe Ave NW development - 2022

446 Grandville Redevelopment - 2022

760 Ottawa development - 2023



Downtown Office Space Vacancy

Updated Quarterly

1.9%

overall **decrease** in
vacancy rates through
2020 and 2021

Colliers estimates

5.7M

square feet of occupied
space in Q1 2021, a

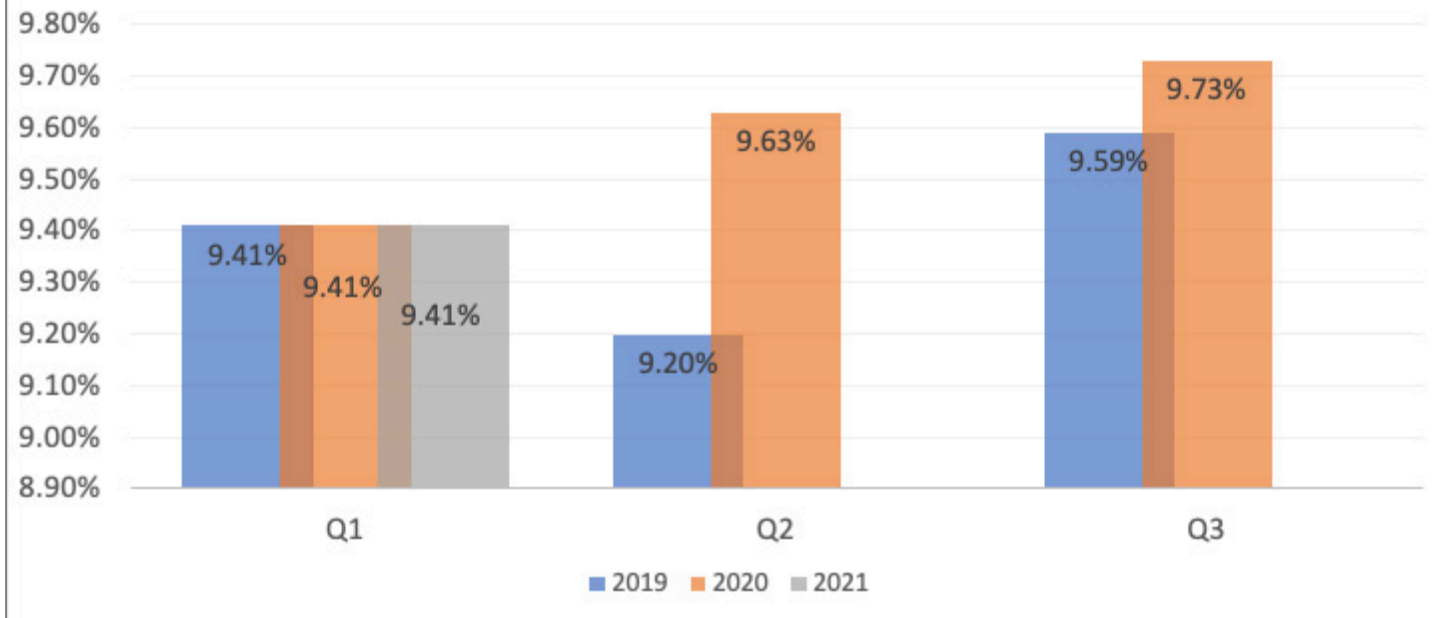
2.6%

increase since
Q1 2020

5.3%

overall **increase** in
rental rates (\$1.13)
in 2020 and 2021

Downtown Office Space Vacancies Rates
2019 vs. 2020 vs. 2021



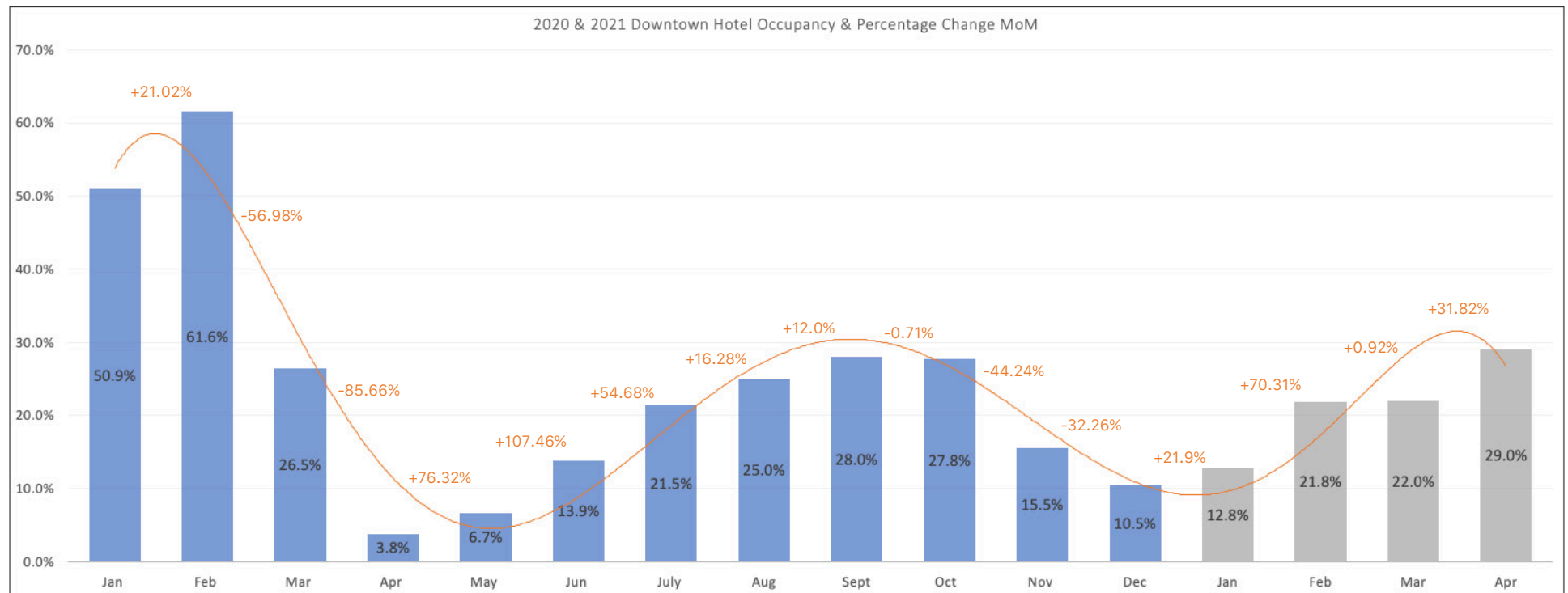
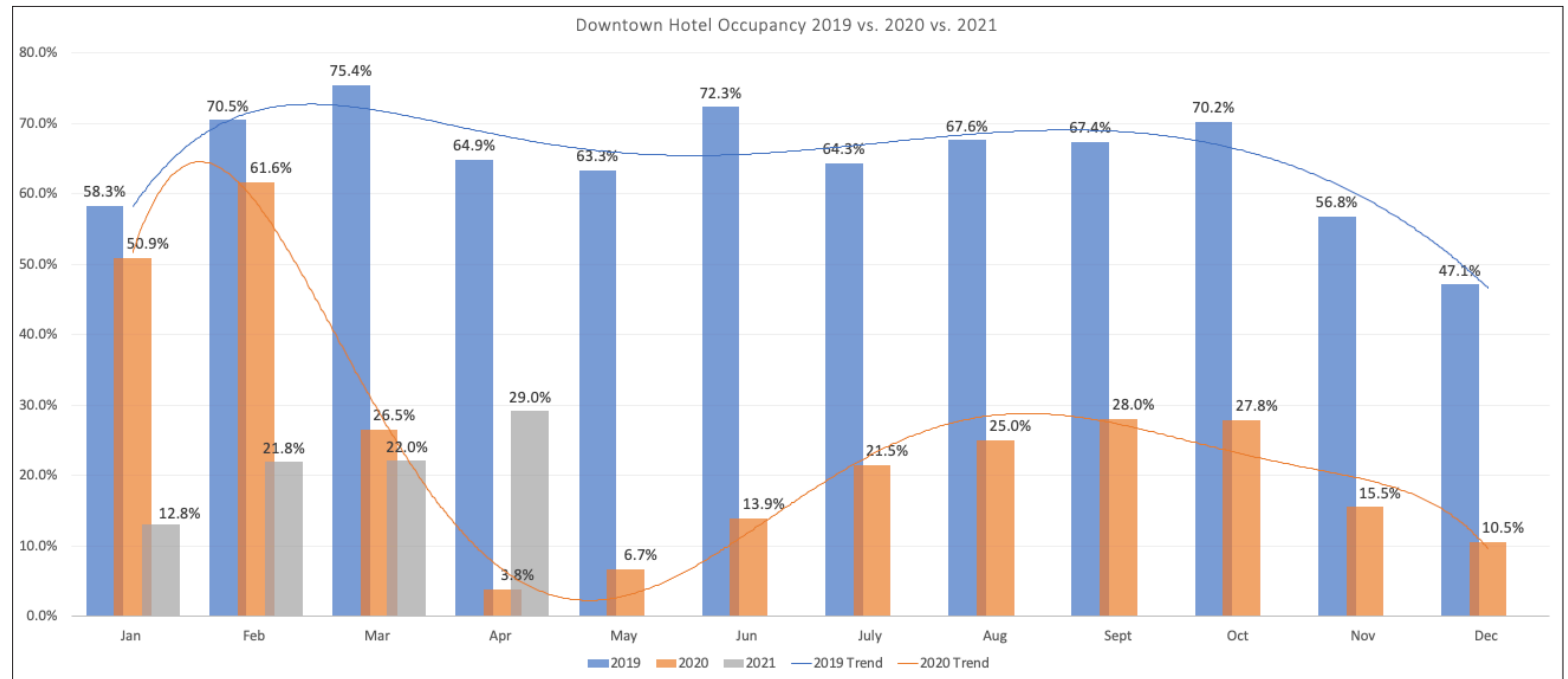
Downtown Office Space Rental Rates
2019 vs. 2020 vs. 2021



Hotel Occupancy

71%
average **decrease**
in hotel occupancy
during COVID

176%
overall **increase** in
hotel occupancy in
2021 since 2020



Source: Smith Travel Research
via Experience GR

City Employment Rates

7%

average **decrease** in
employment during COVID

Key Dates

March 15, 2020

MI closes bars/restaurants for dine-in, gyms, theaters and other public places.

June 8, 2020

MI restaurants and bars can reopen at limited capacity.

September 9, 2020

MI gyms, pools and organized sports are allowed to reopen/resume.

July 1, 2020

MI recloses indoor service at bars.

November 18, 2020

MI closes indoor dining, theaters, bowling alleys, casinos, group fitness classes, organized sports (other than professional sports).

December 18, 2020

MI reopens some businesses such as casinos, cinemas, bowling alleys. Indoor dining remains closed.

February 1, 2021

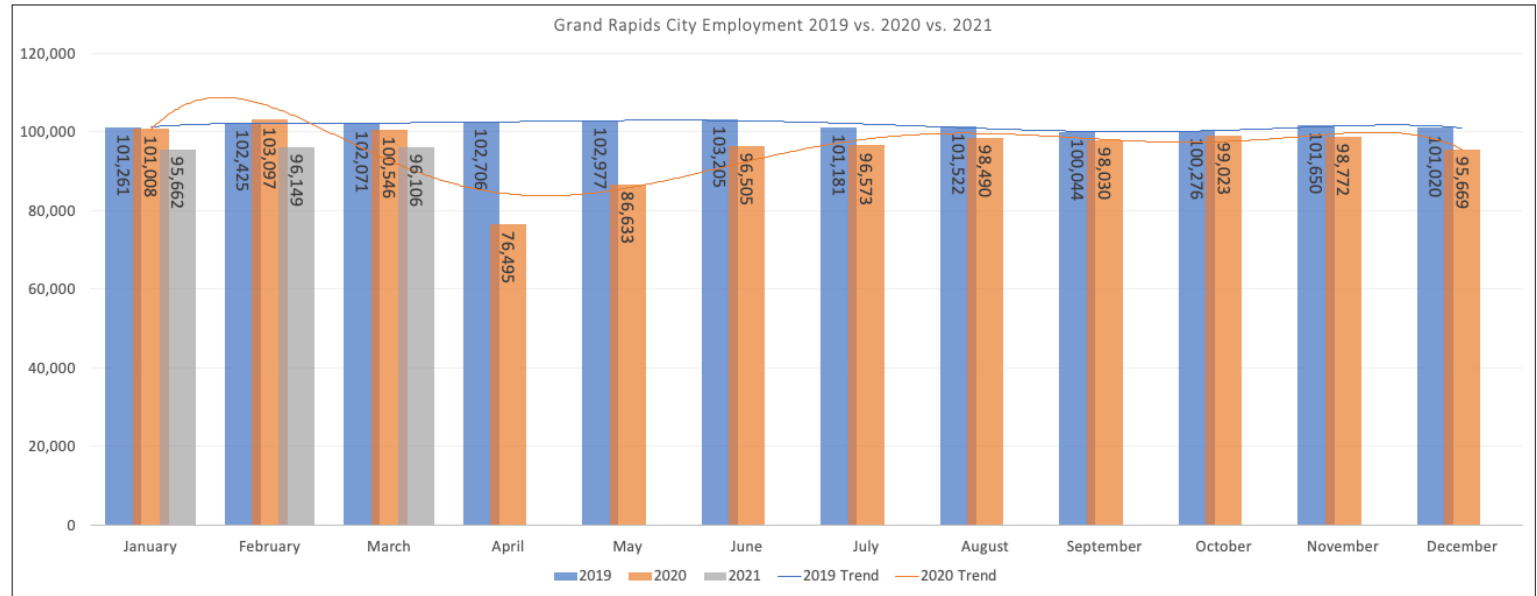
MI indoor dining reopens with capacity restrictions, 10 p.m. curfew, previously established restrictions.

March 5, 2021

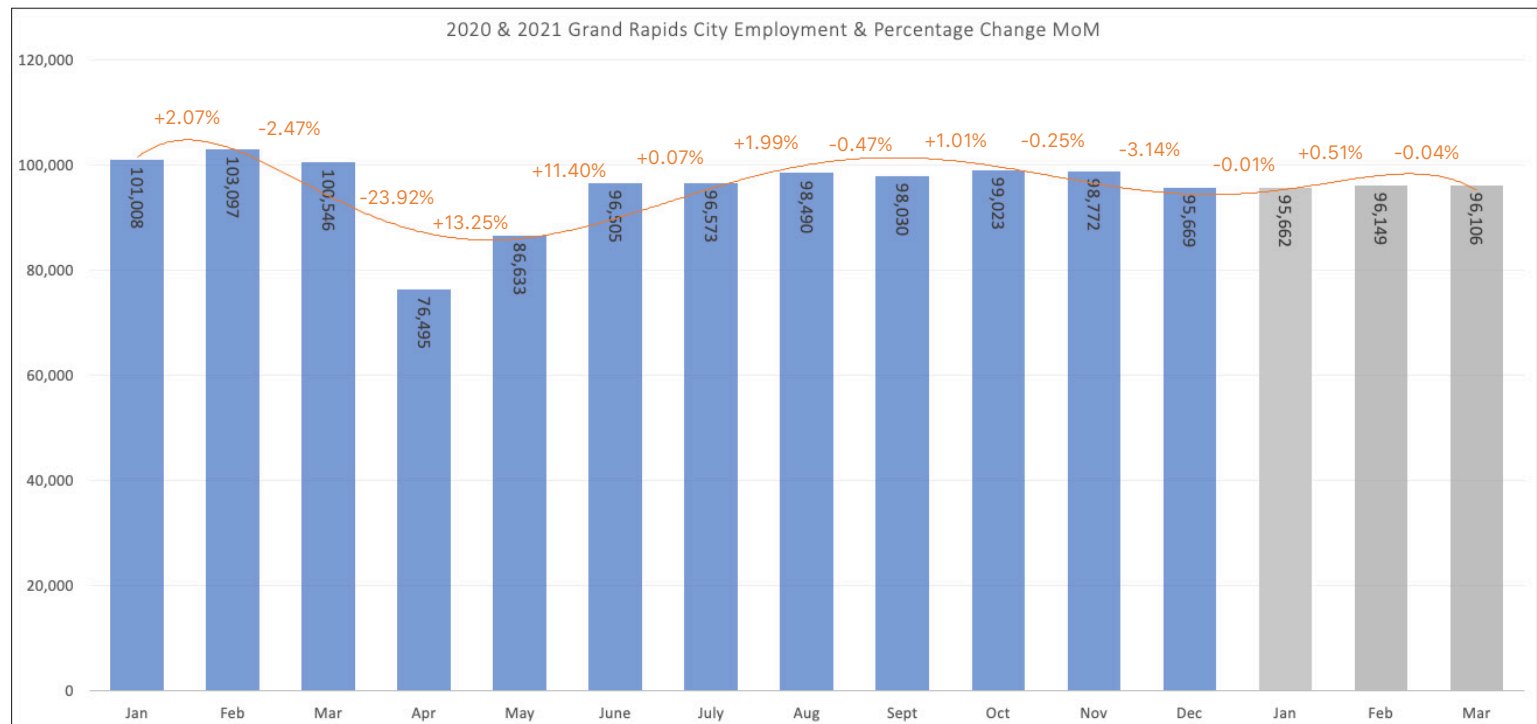
restaurants reopen to 50%, other business capacity augmentations.

June 1, 2021

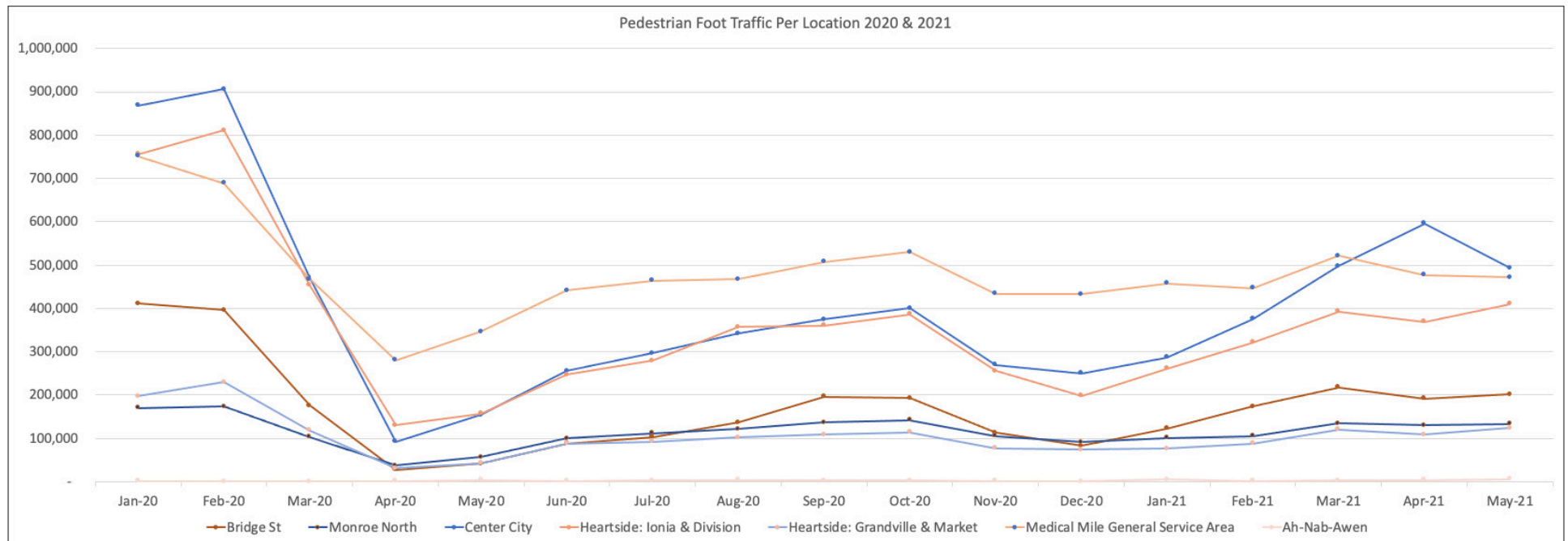
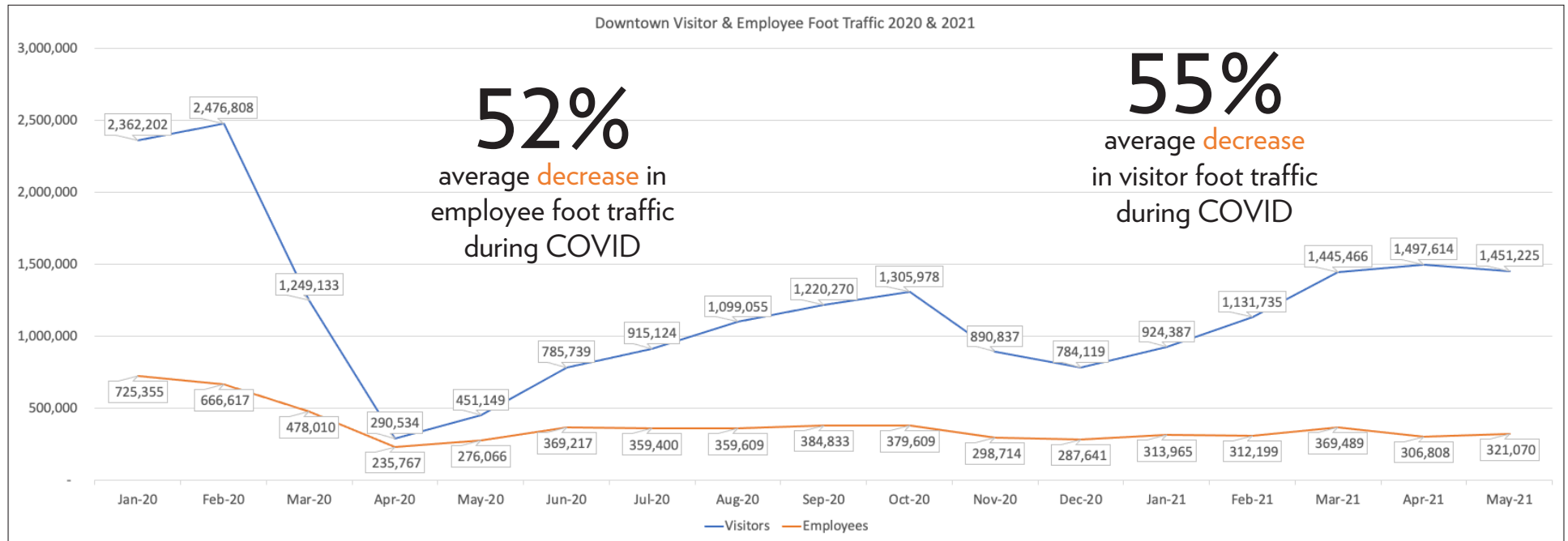
outdoor restrictions lifted, curfew and capacity restrictions reduced



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	-0.25%	0.66%	-1.49%	-25.52%	-15.87%	-6.49%	-4.55%	-2.99%	-2.01%	-1.25%	-2.83%	-5.30%
2020 vs. 2021	-5.34%	0.51%	-0.04%	-	-	-	-	-	-	-	-	-



Downtown Foot Traffic Tracking



Counts are Estimated Number of Visits (per month)

Source: Placer.ai

via Downtown Grand Rapids Inc.

Current Downtown Construction and Development

- ① GVSU - anticipated June 2021
+160,000 square feet of office space
+66 parking spaces
- ② GVSU/Spectrum Parking - anticipated June 2021
+1,220 parking spaces
- ③ Amway Grand Plaza Renovation - anticipated June 2021
- ④ Acrisure Headquarters- anticipated Spring 2021
+105,000 square feet of office space
+150 market condos
+400 jobs
- ⑤ RDV Corp. Headquarters - anticipated Spring 2021
+100,000 square feet of office space
+9,700 square feet of commercial retail space
- ⑥ Fifth Third Redevelopment - anticipated Summer 2021
+100,000 square feet of office space
+44,000 square feet of commercial space
- ⑦ The Finnley Hotel - anticipated June 2021
+5 hotel units
- ⑧ MSU Innovation Park - anticipated February 2022
+200,000 square feet of office space
+600 parking spaces
+450 jobs
- ⑨ Perrigo Headquarters - anticipated 2022
+63,550 square feet of office space
+170 jobs
- ⑩ Spectrum Transformation & Innovation Center - anticipated 2023
+303,000 square feet of office space
+1,090 parking spaces
+1,200 jobs

1.03m
square feet of
office space

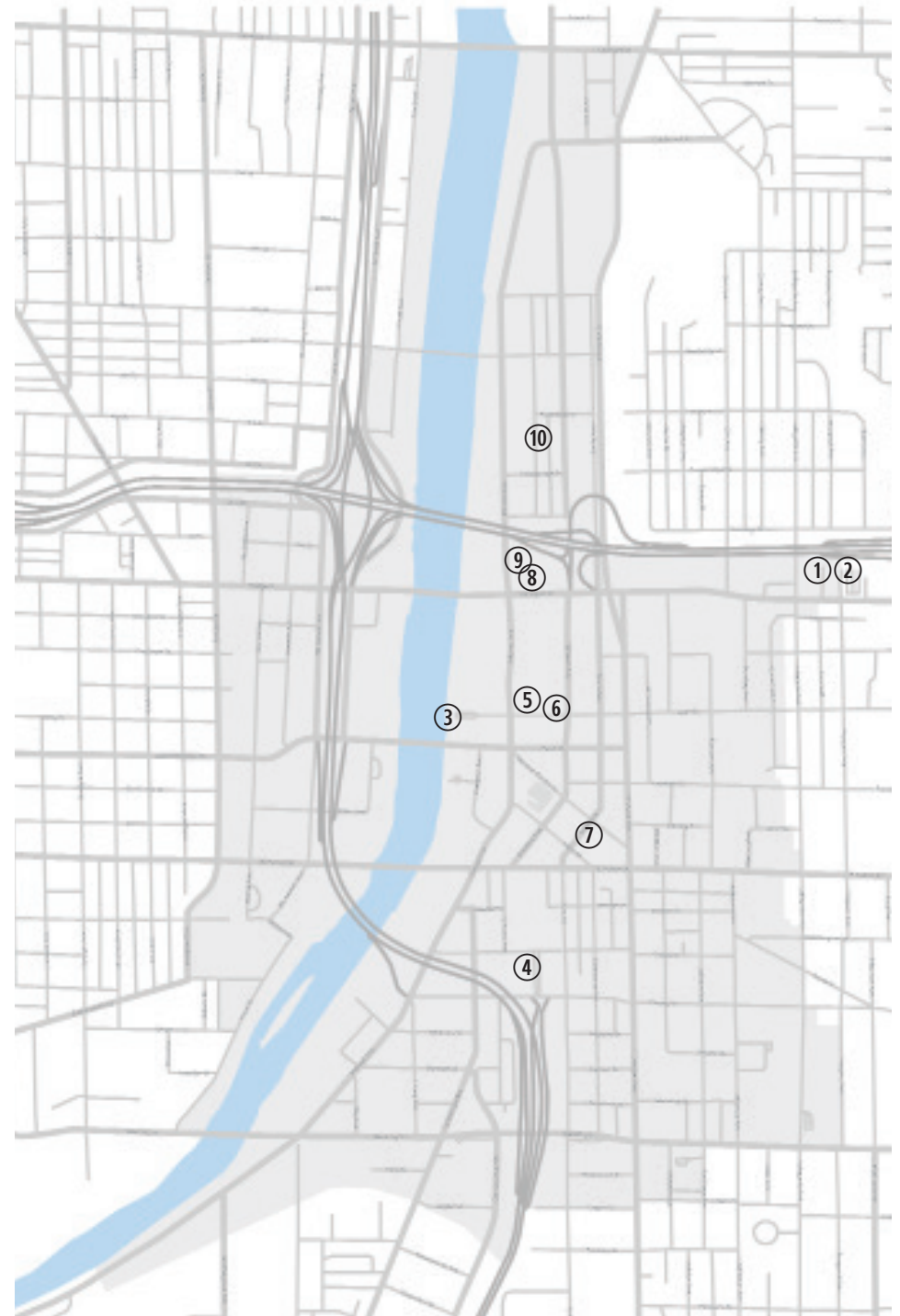
54k
square feet of
commercial space

150
residential units

5
hotel rooms

2,976
parking spaces

2,220
new jobs



On- and Off-Street Parking

19%

average **decrease** in
off-street occupancy
during COVID

2%

average **decrease** in
on-street occupancy
during COVID, but

22%

average **decrease** in
on-street occupancy
from 2019 to 2020

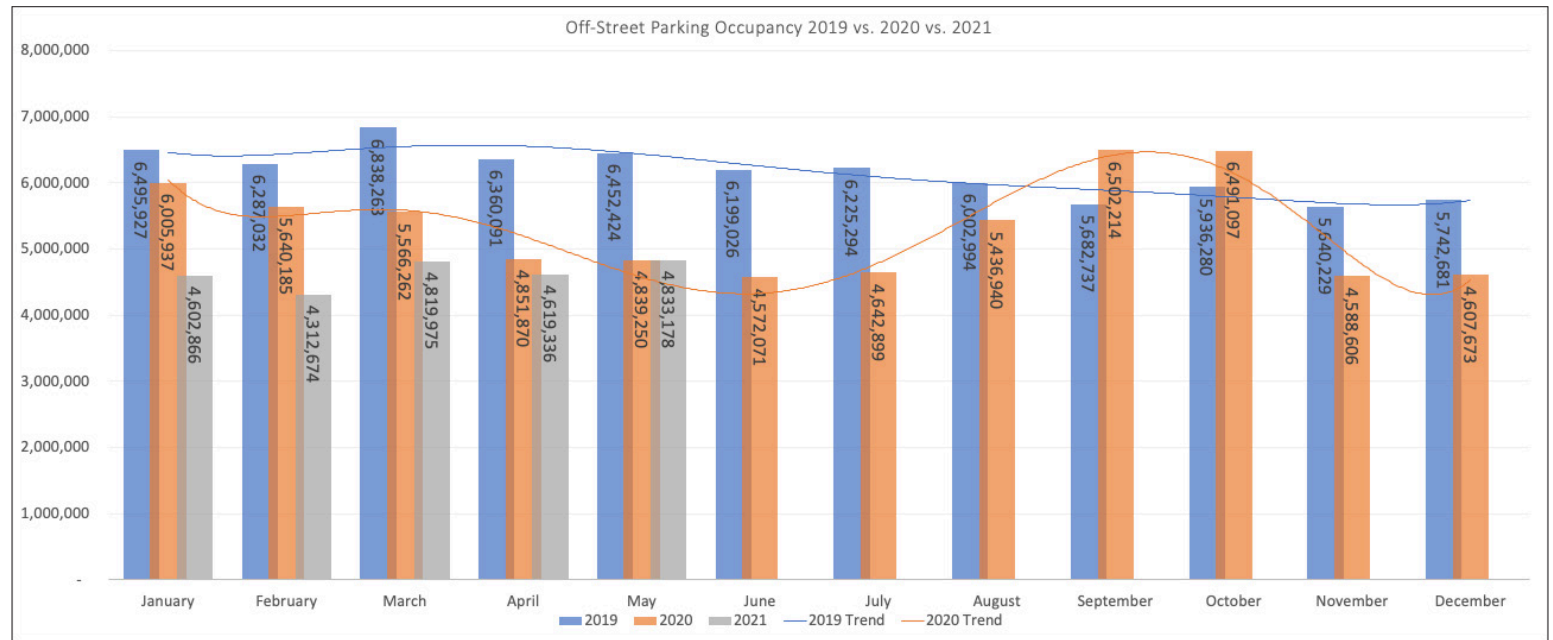
There have been

120k

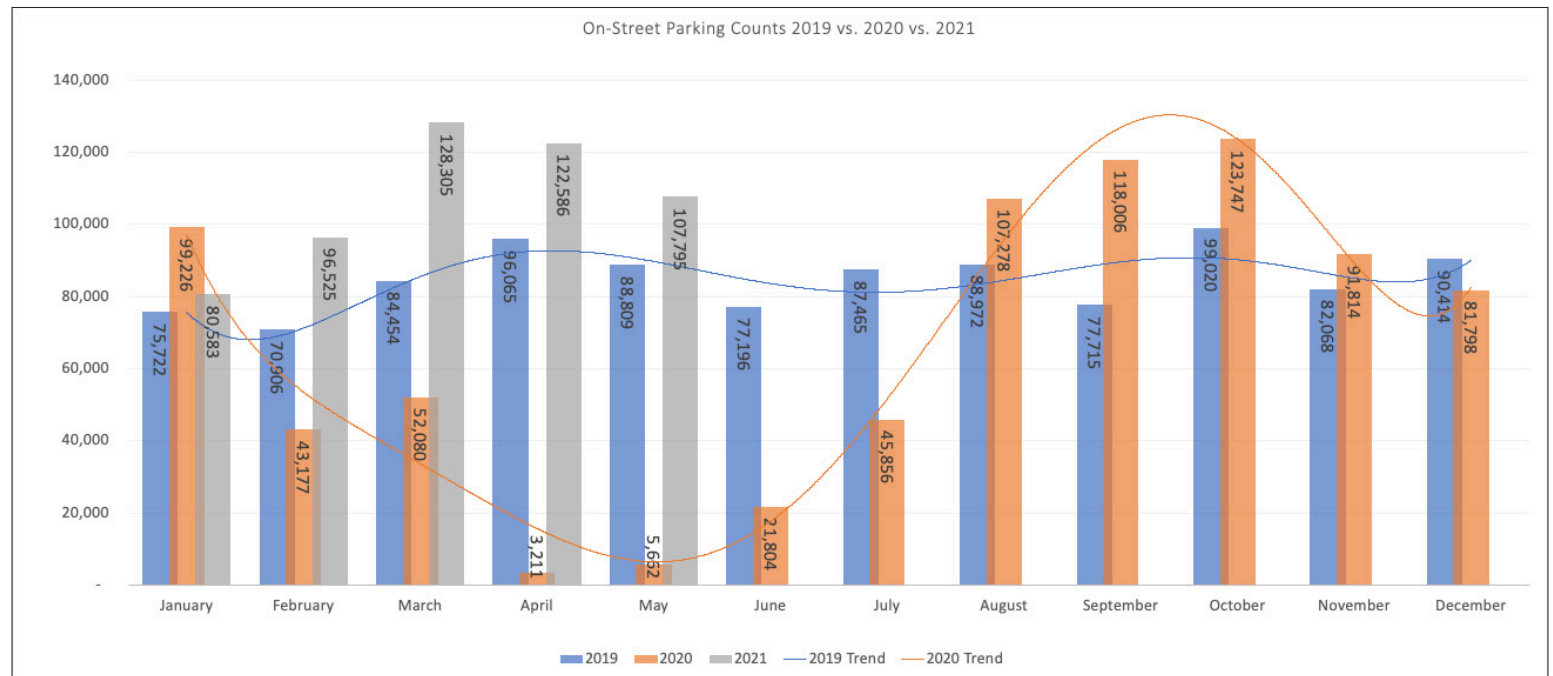
more on-street
parking instances
in Jan-May
2021 than in
Jan-May 2019

March 24th, 2020 - July 6th 2020:
meter enforcement was suspended

Source: MobileGR



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	-7.54%	-10.29%	-18.60%	-23.71%	-25.00%	-26.25%	-25.42%	-9.43%	14.42%	9.35%	-18.65%	-19.76%
2020 vs. 2021	-23.36%	-23.54%	-13.41%	-4.79%	-0.13%	-	-	-	-	-	-	-



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	31.04%	-39.11%	-38.33%	-96.66%	-93.62%	-71.76%	-47.57%	20.58%	51.84%	24.97%	11.88%	-9.53%
2020 vs. 2021	-18.79%	123.56%	146.36%	3717.69%	1803.83%	-	-	-	-	-	-	-

DASH Ridership

Updated Quarterly

68%
average **decrease**
in ridership
during COVID

Timeline of DASH Schedule Changes

March 26th, 2020:

DASH West changed to 15-minute frequency;

DASH North changed to 20-minute frequency;

Hours changed to 7am-7pm, Mon-Fri

April 10th, 2020:

Services were temporarily suspended

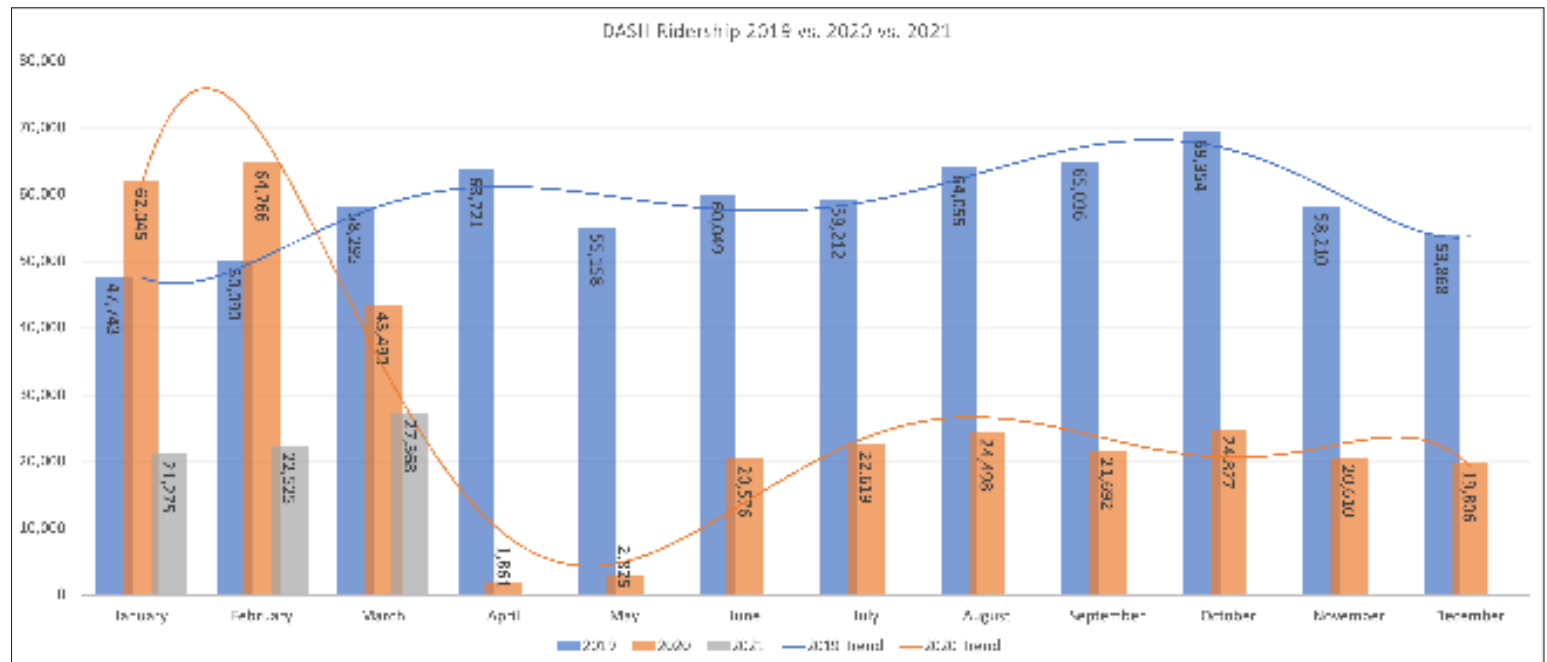
May 26th, 2020:

Number of vehicles was reduced;

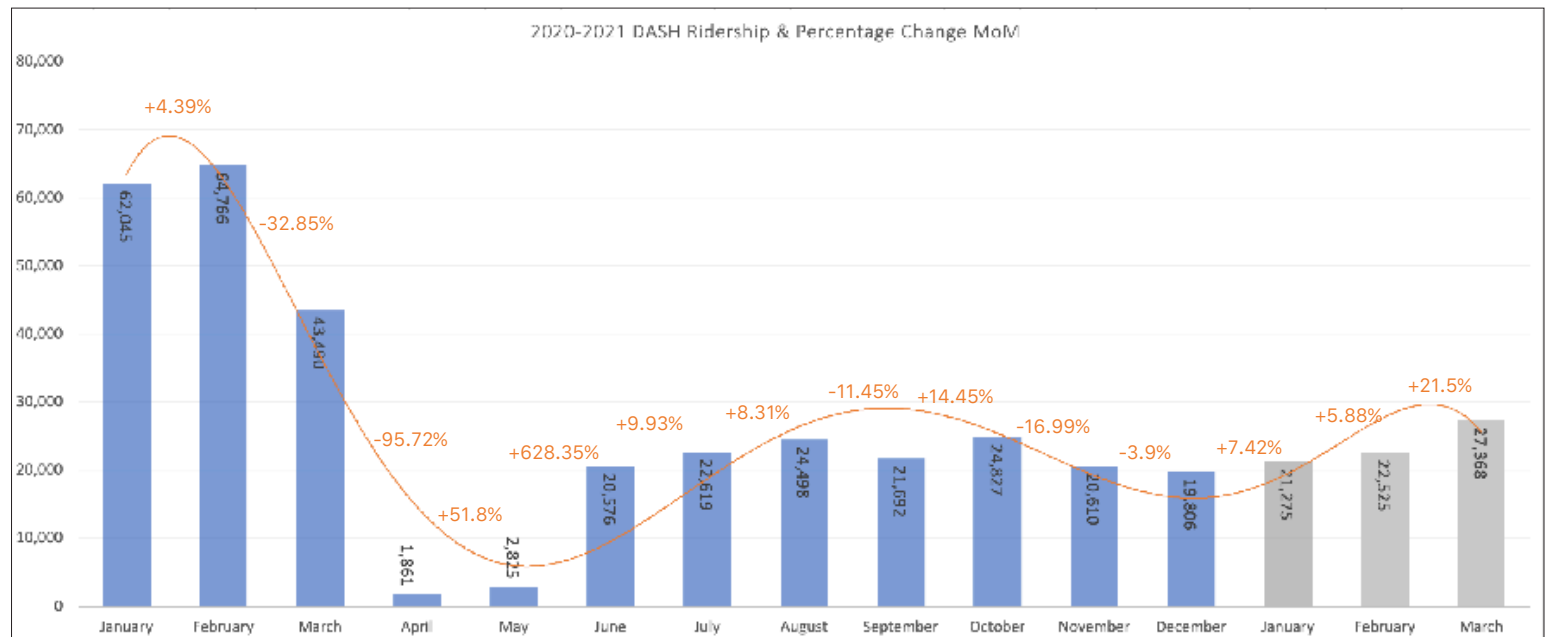
Hours changed to 6am-10 pm, Mon-Sat

May 10th, 2021:

Hours changed to 7am-8:30pm, Mon-Fri



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	29.96%	29.30%	-25.40%	-97.08%	-94.88%	-65.73%	-61.80%	-61.75%	-66.65%	-64.20%	-64.59%	-63.23%
2020 vs. 2021	-65.71%	-65.22%	-37.07%	-	-	-	-	-	-	-	-	-



Gerald R. Ford International Airport Activity

57%

average **decrease** in
passenger activity
during COVID

2%

average **increase**
in freight activity
during COVID

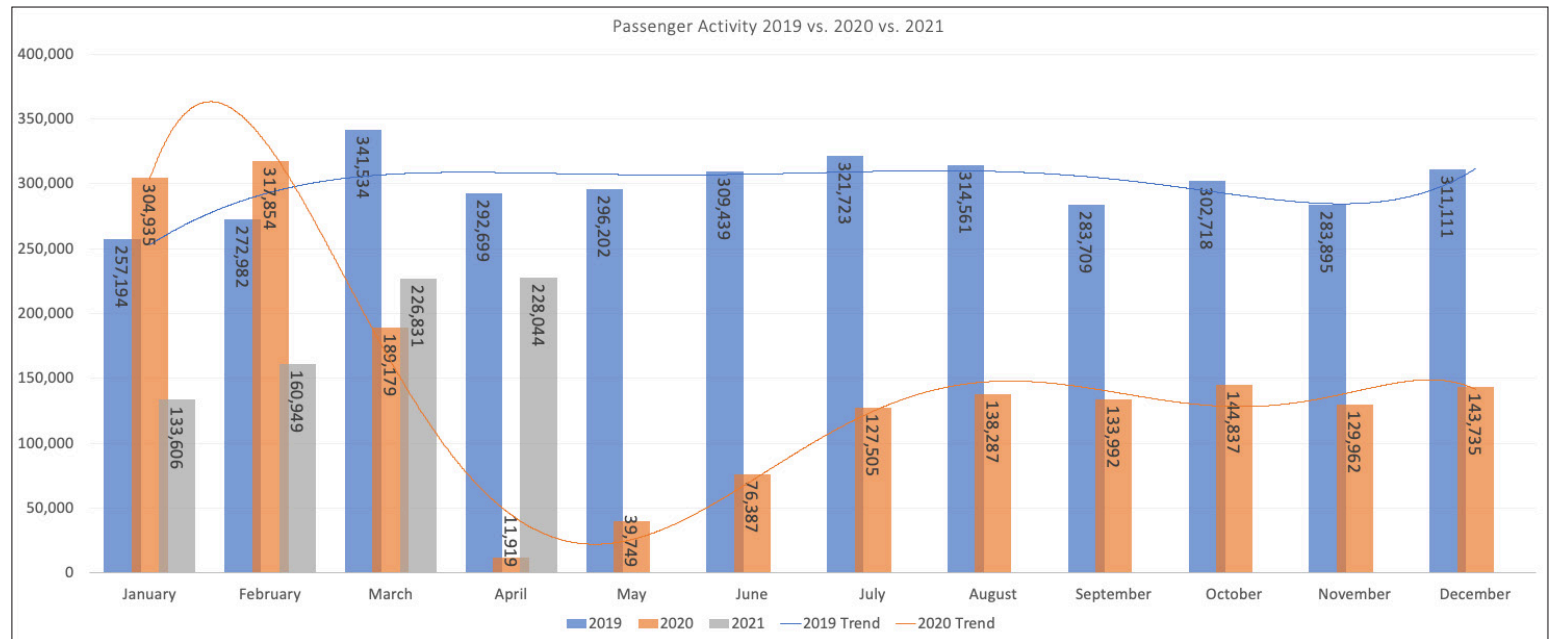
41%

decrease in
passenger activity in
February-March 2020

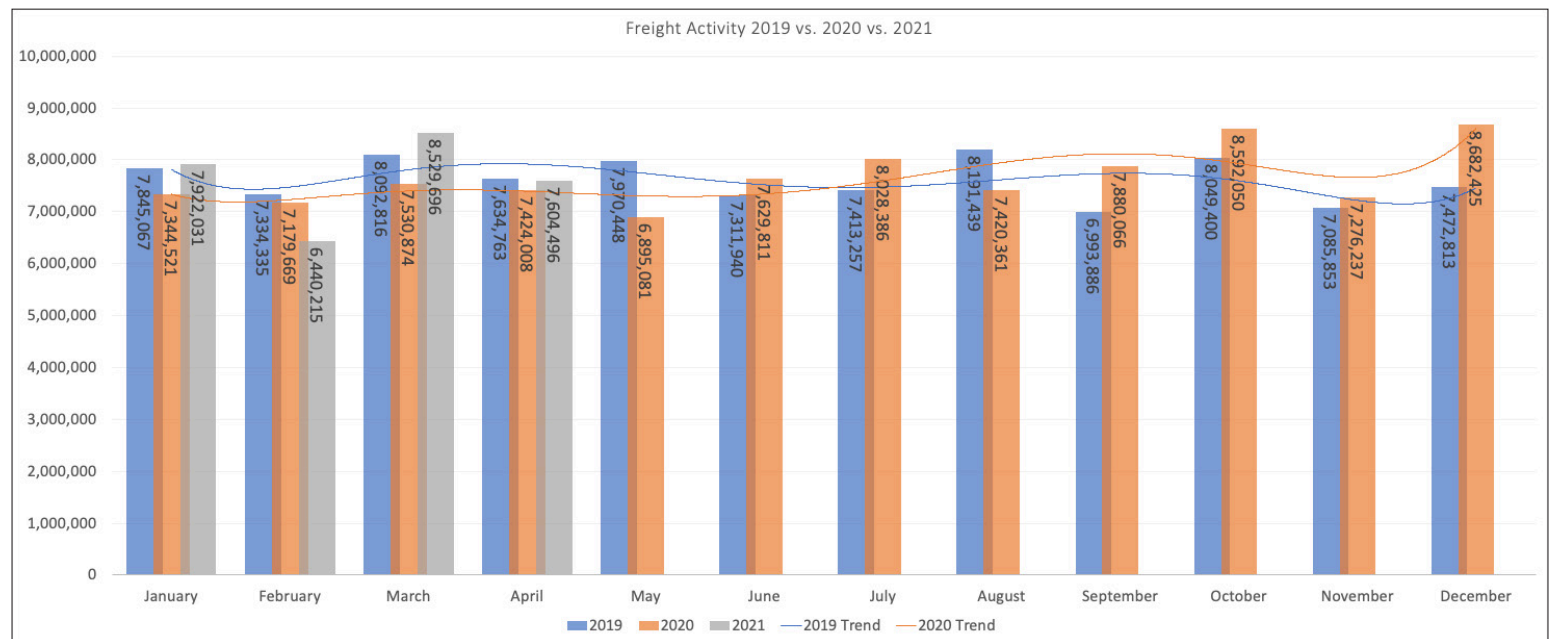
94%

decrease in
passenger activity in
March-April 2020.

Source: Gerald R. Ford Airport



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	18.56%	16.44%	-44.61%	-95.93%	-86.58%	-75.31%	-60.37%	-56.04%	-52.77%	-52.15%	-54.22%	-53.80%
2020 vs. 2021	-56.19%	-49.36%	19.90%	1813.28%	-	-	-	-	-	-	-	-

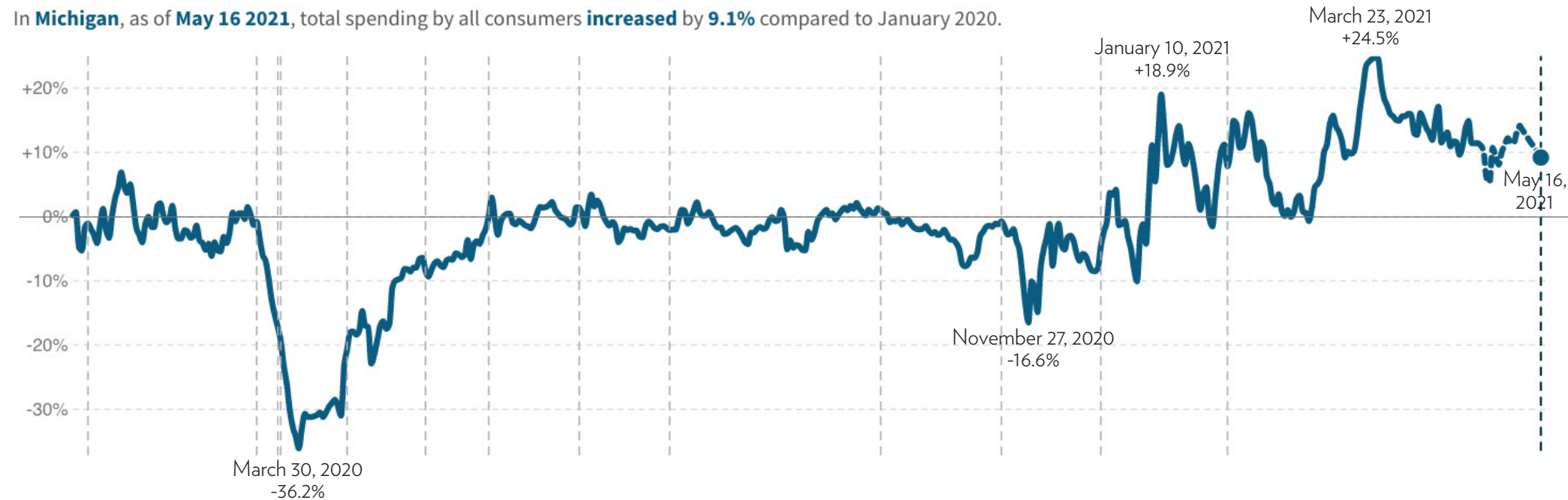


	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	-6.38%	-2.11%	-6.94%	-2.76%	-13.49%	4.35%	8.30%	-9.41%	12.67%	6.74%	2.69%	16.19%
2020 vs. 2021	7.86%	-10.30%	13.26%	2.43%	-	-	-	-	-	-	-	-

Michigan Consumer Spending

Percent Change in All Consumer Spending*

In **Michigan**, as of **May 16, 2021**, total spending by all consumers **increased** by **9.1%** compared to January 2020.



Key Dates

March 10, 2020 - Michigan confirms its first two COVID cases; State of Emergency declared
March 13, 2020 - Gov. Whitmer closes all K-12 schools; bans gatherings of 250 or more
March 15, 2020 - Gov. Whitmer orders the closure of bars/restaurants for dine-in, gyms, theaters, and other public places
March 24, 2020 - statewide stay-at-home order begins (subsequently extended 4 times)
April 13, 2020 - first round of stimulus payments begins
June 19, 2020 - stay-at-home order expires
September 9, 2020 - gyms, pools, and organized sports are allowed to reopen/resume
October 9, 2020 - movie theaters, performance venues, arcades, and other businesses can reopen at limited capacity
November 15, 2020 - Gov. Whitmer orders the closure of high schools and universities, as well as other businesses (extended on December 7, 2020)

December 18, 2020 - partial shutdown extended but allows for some businesses like theaters, casinos, and bowling alleys to reopen at limited capacity
December 18, 2020 - first COVID vaccine administered in Kent County
December 29, 2020 - second round of stimulus payments begins
February 1, 2021 - indoor dining reopens with 25% capacity, curfew, and other requirements
March 5, 2021 - restaurants reopen to 50%, other business capacity augmentations
March 31, 2021 - all population groups eligible for the COVID vaccine in MI
May 10, 2021 - Michigan hits milestone of 55% first-dose vaccinations
May 24, 2021 - all in-person work can resume
June 1, 2021 - outdoor capacity limits end, full capacity allowed at outdoor sports and entertainment venues, indoor capacity for many businesses increases to 50%, curfew ends, table limits and social distancing between tables ends

MEMORANDUM

CITY OF GRAND RAPIDS

Agenda Item # 3
June 21, 2021
Monroe North TIFA Meeting

DATE: June 17, 2021

TO: Monroe North Tax Increment Financing Authority

FROM: Tricia Chapman
Administrative Services Officer II

SUBJECT: FY2021 Interim Financial Statements Through May 31, 2021

Attached are the Monroe North Tax Increment Financing Authority interim financial statements for the first eleven months of the Authority's fiscal year ending June 30, 2021.

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 FY2021 and beyond.

The Authority has spent approximately 36% 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

May 31, 2021

ASSETS

Pooled Cash and Investments	\$	2,256,904
General Fixed Assets		1,486,800
Less: Accumulated Depreciation		<u>(1,464,643)</u>
TOTAL ASSETS	\$	<u>2,279,061</u>

LIABILITIES AND FUND EQUITY

Liabilities

Accounts Payable	\$	<u>-</u>
TOTAL LIABILITIES	\$	<u>-</u>

Fund Balance / Equity:

Investments in General Fixed Assets	\$	22,157
Reserve for Compensated Absences		702
Reserve for Encumbrances		1,829
Reserve for Authorized Projects		<u>2,254,373</u>
TOTAL FUND EQUITY	\$	<u>2,279,061</u>

TOTAL LIABILITIES & FUND EQUITY	\$	<u>2,279,061</u>
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prepared 6/17/2021

STATEMENT B
MONROE NORTH
TAX INCREMENT FINANCING AUTHORITY
FY2021 Statement of Revenues and Expenses
July 1, 2020 - May 31, 2021

REVENUES	FY2021	
	Budget	Actual
Property Tax Increment	\$ 393,900	\$ 414,520
Property Tax Increment - Prior Year Appeals	(5,000)	(37)
State of Michigan - Personal Property Losses	127,411	134,479 ¹
Investments Earnings	26,921	(42,566)
From / (To) Fund Balance	547,245	-
TOTAL REVENUES	\$ 1,090,477	\$ 506,396
EXPENSES		
Committed and Ongoing		
Contractual Services - Annual Audit	\$ 5,235	\$ 5,235
Contractual Services - Legal	5,000	113
Floodwalls Debt Service - Interest	834	744
Floodwalls Debt Service - Principal	37,200	37,200
General Fund Departments Services	27,192	24,926
Insurance - General Liability	1,021	936
Share of DGRI Administration	6,695	1,780
Staff Support / Personnel	72,100	36,637
Supplies	200	9
Sub-Total Committed and Ongoing	\$ 155,477	107,580
GR Forward Projects:		
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor		
Downtown Planning - GR Forward/River Governance	\$ 50,000	\$ 31,169
Sub-Total GR Forward - Goal #1	\$ 50,000	\$ 31,169
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population		
District Enhancement Grants	\$ 50,000	\$ -
Infrastructure Improvements - Miscellaneous	10,000	10,300
Sub-Total GR Forward - Goal #2	\$ 60,000	\$ 10,300
Goal #3: Implement a 21st Century Mobility Strategy		
Accessibility and Streetscape Improvement	\$ 30,938	\$ -
Bicycle Infrastructure Improvements	50,000	21,816
Mason Street / Ottawa Avenue Reconstruction	250,000	45,975
Newberry Street Reconstruction	-	17,241
Women's Way Alley Improvements & Activation	25,000	-
Transit Improvements in Monroe North District	150,000	73,337
Sub-Total GR Forward - Goal #3	\$ 505,938	\$ 158,369
Goal #4: Expand Job Opportunities and Ensure Continued Vitality of the Local Economy		
COVID Economic Relief Program - Winter Ready Grants ²	\$ 106,062	\$ 86,062
Sub-Total GR Forward - Goal #5	\$ 106,062	\$ 86,062
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming		
Canal Street Park Improvements	\$ 163,000	\$ 65
Urban Recreation Plan	50,000	-
Sub-Total GR Forward - Goal #5	\$ 213,000	\$ 65
TOTAL EXPENSES	\$ 1,090,477	\$ 393,545
EXCESS / (DEFICIT)	\$ -	\$ 112,851

Note 1: State of Michigan reimbursement for the tax increment revenue losses related to State-mandated industrial and commercial personal property exemptions. For FY2017, \$108,171 was reimbursed. For FY2018, \$122,248, for FY2019, \$129,325, and for FY2020 \$131,532.

Note 2: Reduced Canal Street Improvement budget by \$87,000 and Accessibility and Streetscape by \$19,062 and increased Winter Ready Grants by \$106,062 as approved by the Board on February 10, 2021.

STATEMENT C

MONROE NORTH TAX INCREMENT FINANCING AUTHORITY

Schedule of Expenditures

April 1, 2021 Through May 31, 2021

Date Posted	Vendor	Purpose / Project	Description	Amount
4/30/2021	Downtown Development Authority	Staff Support / Personnel	DDA Payroll allocation - 7/1/2020-4/30/2021	\$ 29,779.80
5/19/2021	City Treasurer - Engineering Office	Newberry Street Reconstruction	16065-Final-Newberry-Monroe to Division	17,241.31
5/3/2021	Uline Inc	Infrastructure Improvements	COVID response Social District infrastructure 3/21	10,300.00
4/28/2021	City Treasurer - MobileGR/Parking	Transit Improvements	April 2021 MNTIFA Share of DASH North Services	6,667.00
5/27/2021	City Treasurer - MobileGR/Parking	Transit Improvements	May 2021 MNTIFA Share of DASH North Services	6,667.00
5/17/2021	Plante & Moran PLLC	Contractual Services - Annual Audit	2020 MNTIFA Financial Statement Audit	5,235.00
4/1/2021	City Treasurer - Budget Office	General Fund Departments Services	IET - Operating Transfer A-87	2,266.00
5/4/2021	City Treasurer - Budget Office	General Fund Departments Services	IET - Operating Transfer A-87	2,266.00
4/17/2021	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 04/17/2021	592.20
5/1/2021	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 05/01/2021	397.90
4/30/2021	Downtown Development Authority	Staff Support / Personnel	DDA Payroll allocation - 7/1/2020-4/30/2021	220.20
5/6/2021	Priority Health	Staff Support / Personnel	Health Insurance May 2021	117.70
5/29/2021	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 05/29/2021	111.06
4/1/2021	Federal Square Building Co. #1, LLC	Share of DGRI Administration	Office Lease: 29 Pearl Street 04/21	93.32
5/10/2021	Federal Square Building Co. #1, LLC	Share of DGRI Administration	Office Lease: 29 Pearl Street 05/21	93.32
4/1/2021	City Treasurer - Risk Mnmt	Insurance - General Liability	Monthly General Insurance Allocation	86.00
5/4/2021	City Treasurer - Risk Mnmt	Insurance - General Liability	Monthly General Insurance Allocation	85.00
4/3/2021	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 04/03/2021	74.04
5/15/2021	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 05/15/2021	55.52
4/12/2021	Fifth Third Bank	Canal Street Park Improvements	MNTIFA Canal Street Park Improvements	22.90
4/18/2021	TGG, Inc.	Staff Support / Personnel	Life & S/T & L/T disability insurance - 04/21	19.23
5/17/2021	Dickinson Wright PLLC	Contractual Services - Legal	Legal Services: DGRI 3/21	13.22
4/1/2021	The KR Group, Inc.	Share of DGRI Administration	IT Managed Agreement 04/21	12.40
4/26/2021	The KR Group, Inc.	Share of DGRI Administration	IT Managed Agreement 05/21	12.40
5/24/2021	The KR Group, Inc.	Share of DGRI Administration	IT Managed Agreement 06/21	12.40
5/17/2021	Dickinson Wright PLLC	Contractual Services - Legal	Legal Services: 401(c) application 3/21	10.91
5/17/2021	TGG, Inc.	Staff Support / Personnel	Life & S/T & L/T disability insurance - 06/21	10.59
5/6/2021	The KR Group, Inc.	Share of DGRI Administration	Laptop Replacement 04/21	10.16
4/18/2021	Blue Cross Blue Shield of MI	Staff Support / Personnel	Dental Insurance Premium 5/21	8.55
5/24/2021	Blue Cross Blue Shield of MI	Staff Support / Personnel	Dental Insurance Premium 6/21	8.28
4/1/2021	Federal Square Building Co. #1, LLC	Share of DGRI Administration	Office Lease: 29 Pearl Street Mezzanine 04/2021	7.59
5/10/2021	Federal Square Building Co. #1, LLC	Share of DGRI Administration	Office Lease: 29 Pearl Street Mezzanine 05/2021	7.59
5/2/2021	Metro FiberNet, LLC	Share of DGRI Administration	Internet/Phone at 29 Pearl St NW 04/21	5.81
4/18/2021	HR Collaborative LLC	Share of DGRI Administration	HR Consultant services 04/21	4.88
4/11/2021	The KR Group, Inc.	Share of DGRI Administration	Misc. IT coverage 04/21	4.18
5/2/2021	The KR Group, Inc.	Share of DGRI Administration	O365 2/17-3/16 4/21	4.07
4/29/2021	GreatAmerica Financial Services Corp	Share of DGRI Administration	Copier Lease 04/21	3.86
5/24/2021	The KR Group, Inc.	Share of DGRI Administration	IT Services 05/21	2.93
4/18/2021	Federal Square Building Co. #1, LLC	Share of DGRI Administration	Utility Service: Electric APRIL 2021	2.32
5/17/2021	Federal Square Building Co. #1, LLC	Share of DGRI Administration	Utility Service: Electric May 2021	2.28
5/2/2021	The KR Group, Inc.	Share of DGRI Administration	April Managed Agreement 04/21	2.23
4/26/2021	Pure Water Partners LLC	Share of DGRI Administration	Water Cooler Lease 4/2021	1.56
4/26/2021	Professional Maintenance of MI Inc	Share of DGRI Administration	Janitorial services MAR 2021	1.41
5/11/2021	Professional Maintenance of MI Inc	Share of DGRI Administration	Janitorial services APR 2021	1.41
4/19/2021	Cellco Partnership	Share of DGRI Administration	Cell Phone Service 03/21	1.36
5/17/2021	Cellco Partnership	Share of DGRI Administration	Cell Phone Service 04/21	1.36
4/20/2021	Cellco Partnership	Share of DGRI Administration	Cell Phone Service 02/2021	1.35
4/18/2021	Selective Insurance Co of America	Share of DGRI Administration	Liability Insurance Endorsement for DDA	1.28
5/10/2021	Fifth Third Bank	Supplies	Admin: Supplies	1.15
4/18/2021	Engineered Protection Sys Inc	Share of DGRI Administration	Office Security System 5/1/2021 - 7/31/21	1.15
4/1/2021	The KR Group, Inc.	Share of DGRI Administration	IT services 03/21	0.84
5/11/2021	HR Collaborative LLC	Share of DGRI Administration	HR Consultant services 04/21	0.54
5/24/2021	The KR Group, Inc.	Share of DGRI Administration	IT services backupify Agreement May 2021	0.51
4/26/2021	The KR Group, Inc.	Share of DGRI Administration	IT services backupify Agreement April 2021	0.47
4/18/2021	The KR Group, Inc.	Share of DGRI Administration	IT Services 04/21	0.42
4/12/2021	Fifth Third Bank	Supplies	Office Admin: Supplies	0.14

TOTAL APRIL - MAY 2021 EXPENDITURES \$ 82,552.10

CITY OF GRAND RAPIDS, MICHIGAN

MONROE NORTH TAX INCREMENT FINANCING AUTHORITY

FY2022 Appropriation Request

Recommended by the Monroe North TIFA Board on April 14, 2021

Approved by the City Commission on May 11, 2021

**Submitting for Adoption by the Monroe North TIFA Board
at Its Next Meeting**

	FY2022 Request
RESOURCES	
Property Tax Increment Revenue	\$ 414,532
Property Tax Increment - Prior Year Adjustments	(5,000)
State of Michigan Reimbursement for Pers Property Exemptions	130,445
Interest on Investments	24,614
From / (To) Fund Balance	207,028
TOTAL RESOURCES	\$ 771,619

APPROPRIATIONS

Ongoing and Committed Expenditures

Contractual Services - Annual Audit	\$ 5,392
Contractual Services - Legal	5,000
General Operating Fund Overhead Allocation	28,921
Insurance - General Liability	947
KCDC Series 2008 Floodwall Bonds - Interest	-
KCDC Series 2008 Floodwall Bonds - Principal	-
Staff Support	74,263
Supplies	200
Share of Downtown Grand Rapids Inc Administration	6,896
TOTAL ONGOING AND COMMITTED	\$ 121,619

GR FORWARD PROJECTS:

Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor	\$ 165,000
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population	60,000
Goal #3: Implement a 21st Century Mobility Strategy	255,000
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming	170,000
TOTAL DEVELOPMENT AND INFRASTRUCTURE	\$ 650,000

TOTAL APPROPRIATIONS \$ 771,619

EXCESS / (DEFICIT) \$ -

MEMORANDUM

MONROE
NORTH
TIFA



TIFA

DATE: June 17, 2021

TO: Monroe North TIFA

FROM: Tim Kelly, AICP
DGRI President & CEO

SUBJECT: Proposed FY22 Budget and Priority Plan

Agenda Item #04
June 21, 2021
MNTIFA Meeting

On April 14, 2021, the MNTIFA Board recommended the FY2022 budget to the Grand Rapids City Commission to request fund appropriation for the fiscal year beginning July 1, 2021. That budget was presented and unanimously approved by the City Commission on May 11, 2021 (attached). The final step in the budget process is adoption by the MNTIFA Board. Additional information, including a summary of the budget process and the priorities included in the FY2022 budget is provided below.

Each year the Monroe North Tax Increment Finance Authority (MNTIFA) recommends and adopts a one-year budget and five-year priority plan to reflect the priorities 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 FY2021 budget and priority plan consists primarily of carry forward priorities that span multiple fiscal years. Among them is funding to further recommendations from the River Governance planning initiative, pedestrian and mobility infrastructure improvements, and further improvements to Canal Street Park to implement the River For All Guidelines. When examined by GR Forward goal the breakdown for FY22 is as follows:

- Goal 1 (Restore the River as the Draw): \$165,000
- Goal 2 (Create a True Downtown Neighborhood Home to a Diverse Population): \$60,000
- Goal 3 (21st Century Mobility Strategy): \$230,000
- Goal 5 (Reinvest in Public Space, Culture and Inclusive Programming): \$170,000

As in previous years, the Downtown Grand Rapids Inc. Alliances played an important role in developing the budget. Beginning in January 2021, staff began soliciting input from the five goal Alliances charged with advising on projects and priorities. This 3-month, iterative process culminated in all five Alliances tendering recommendations to the three fiduciary Boards of DGRI (DDA, DID, and MNTIFA)



regarding their ambitions for the coming fiscal year. The attached budget narrative provides additional detail on the various priorities that emerged during that process.

Following a recommendation from the TIFA Board, DGRI staff will present the recommended MNTIFA FY22 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 FY2022 Budget Summary to the Grand Rapids City Commission and request fund appropriation.

MEMORANDUM

MONROE
NORTH
TIFA



TIFA

DATE: June 17, 2021

TO: Monroe North TIFA

FROM: Tim Kelly, AICP
DGRI President & CEO

Agenda Item #05
June 21, 2021
MNTIFA Meeting

SUBJECT: DASH Memorandum of Understanding

Since December 2012, through Memorandums of Understanding (MOU) the Monroe North Tax Increment Finance Authority has partnered with the City of Grand Rapids and the Downtown Development Authority (collectively “the Parties”) to provide DASH transit services in the Downtown District. The MOUs have outlined the terms and requirements of the Parties for contributing towards the cost of bus infrastructure as well operating costs.

For FY2022, it is proposed that a one-year extension of the MOU be entered into for the period ending June 30, 2022. As proposed, the DDA and MNTIFA would contribute at the same level as FY2020 and FY2021, \$270,000 (\$22,500 per month) and \$80,004 (\$6,667 per month), respectively. These amounts are both budgeted in the DDA and TIFA budgets for FY2022, and the DDA and City have already approved their contributions.

The funding from the DDA and TIFA is needed to continue offering the DASH service, which is an important recommendation from both GR Forward and the Destination Asset Study. While service has been impacted because of COVID-19, ridership saw an increase during the World of Winter festivities and is expected to continue to increase as Downtown re-opens.

If approved the Chairperson of MNTIFA would be authorized to execute the MOU, which is approved as to content by the DDA Executive Director and as to form by DDA/MNTIFA legal counsel. An updated MOU would then need Board authorization prior to July 1, 2022 and the start of FY2023.

Recommendation: Approve the MOU, approved as to content by the DDA Executive Director and as to form by DDA/MNTIFA legal counsel, extending contributions to DASH service through June 30, 2022.



DASH Ridership

Updated Quarterly

68%
average **decrease**
in ridership
during COVID

Timeline of DASH Schedule Changes

March 26th, 2020:

DASH West changed to 15-minute frequency;

DASH North changed to 20-minute frequency;

Hours changed to 7am-7pm, Mon-Fri

April 10th, 2020:

Services were temporarily suspended

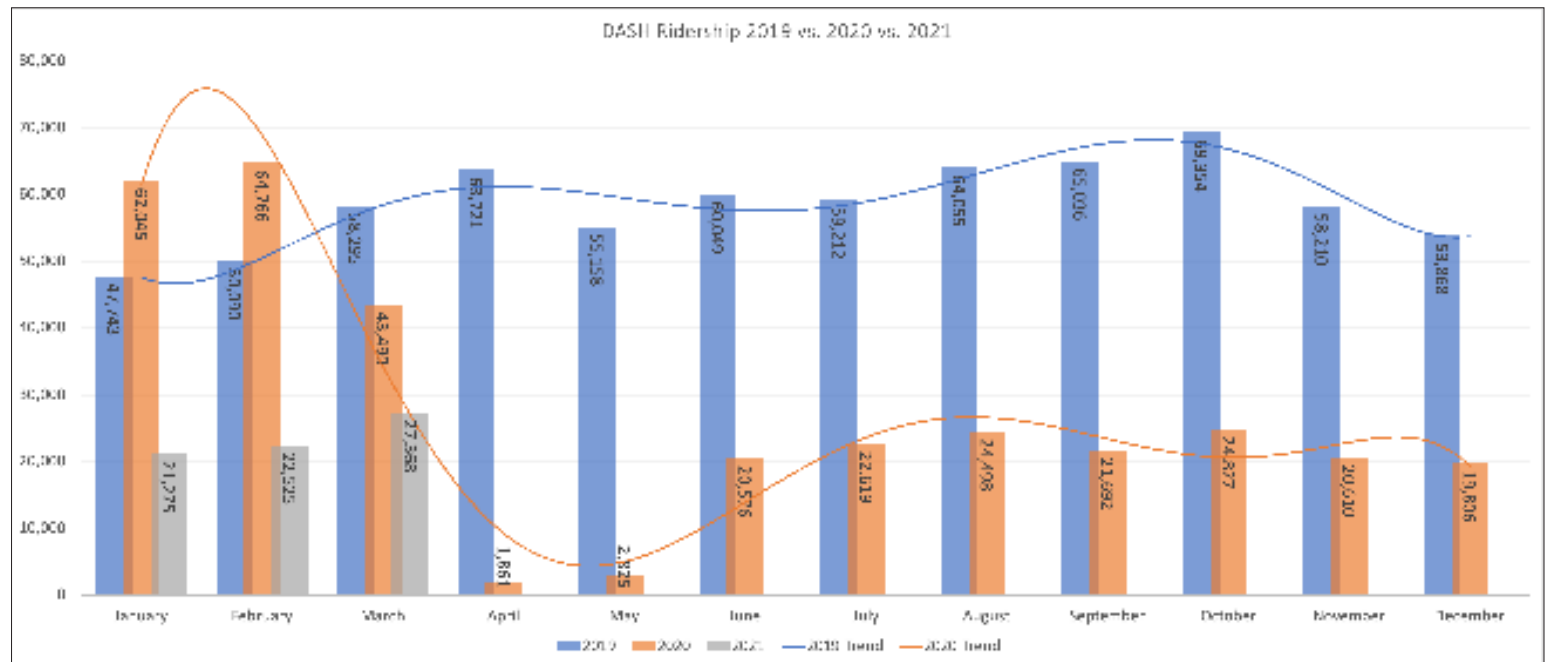
May 26th, 2020:

Number of vehicles was reduced;

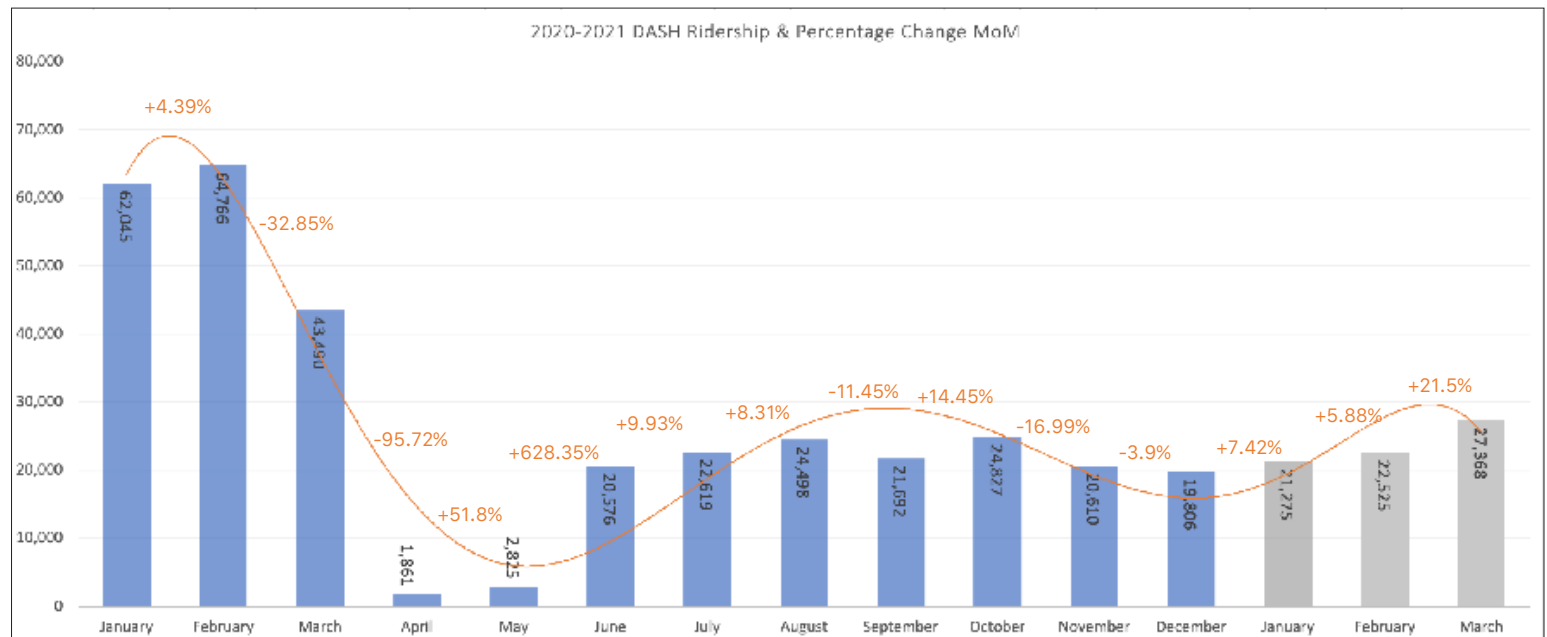
Hours changed to 6am-10 pm, Mon-Sat

May 10th, 2021:

Hours changed to 7am-8:30pm, Mon-Fri



	Jan Δ	Feb Δ	March Δ	April Δ	May Δ	June Δ	July Δ	Aug Δ	Sept Δ	Oct Δ	Nov Δ	Dec Δ
2019 vs. 2020	29.96%	29.30%	-25.40%	-97.08%	-94.88%	-65.73%	-61.80%	-61.75%	-66.65%	-64.20%	-64.59%	-63.23%
2020 vs. 2021	-65.71%	-65.22%	-37.07%	-	-	-	-	-	-	-	-	-



Source: The Rapid