

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

Wednesday, March 11, 2020
10:00a.m. Meeting
29 Pearl Street, NW Suite #1

- | | | |
|---|-----------|-----------|
| 1. Call to order | | |
| 2. Approve Meeting Minutes from September 11, 2019 (10:00)
(enclosure) | Motion | Biel |
| 3. Accept Financials from December 31, 2019 (10:05)
(enclosure) | Motion | Wallace |
| 4. Presentation of the FY2019 Audit (10:10)
(enclosure) | Motion | Wallace |
| 5. Womens Way Alley Improvement and Activation (10:20)
(enclosure) | Motion | Van Driel |
| 6. Canal Street Park Improvements (10:30)
(enclosure) | Motion | Miller |
| 7. President & CEO Report (10:40) | Info Item | Kelly |
| 8. Public Comment (10:45) | | |
| 9. Board Member Discussion (10:50) | | |
| 10. Adjournment | | |





**Meeting of the City of Grand Rapids Tax Increment Financing Authority
September 11, 2019**

1. Call to Order – The meeting was called to order at 9:15 a.m. by Chair Shaun Biel

2. Attendance

Present: Jim Talen, Kayem Dunn, Shaun Biel, Mayor Rosalynn Bliss, Diedre Deering, Jim Baldwin, Mark Roys, and Eliana Bootzin.

Absent: Carl Kelly and Jane Gietzen

Others Present: Tim Kelly (Executive Director), Flor Valera (MNTIFA Recording Secretary), Jana Wallace (MNTIFA Treasurer), Dick Went (Legal Counsel), Melvin Eledge, Marion Bonneaux, and others.

2. Approve Meeting Minutes from August 14, 2019

Motion: Diedre Deering, supported by Mayor Rosalynn Bliss moved approval of the minutes from August 14, 2019 meeting as presented. Motion carried unanimously.

4. River Governance Consultant Funding Authorization

Andy Guy introduced the request to authorize funding to support the River Governance consultant services. Mr. Guy reminded the Board that during the August 2019 meeting, the MNTIFA Board accepted the consultant recommendation and authorized DGRI staff to negotiate a project budget with HR&A Advisors and Kathy Blaha Consulting. DGRI staff met with the consultant team to discuss the project budget, scope of work and timeline. The consultant will focus on three key areas (1) analyze funding streams opportunities to program, operate and maintain the new riverfront, (2) review different governance model options and recommend a strategy and (3) develop a benefits case to help drive the implementation process. Mr. Guy added that a draft recommendation is expected to be deliver by the first quarter of 2020. The total request to support this work is in the amount of \$197,500; the DDA just approved their shared of the project cost. Funding for this project is allocated in the FY20 MNTIFA budget.

Motion: Kayem Dunn, supported by Mayor Rosalynn Bliss moved to approve consultant services in an amount not to exceed \$50,000 to support Grand River governance and funding organizing. Motion carried unanimously.

5. FY20 Project Discussion

To follow-up on last month's board meeting discussion regarding the MNTIFA expenditures, Mr. Kelly presented a seven-year summary report outlining the TIFA's annual tax increment revenues versus expenditures. The Board thanked Ms. Wallace for putting this information together. Along with this report, Mr. Kelly took a moment to go over the TIFA budget and highlighted projects slated for FY20. He stated that most of the TIFA's budget priorities are related to transportation infrastructure; this includes the DASH service as well as funding to support the installation of transit shelters. Funds have also been allocated to support the streetscape improvements such as the Mason and Ottawa Street reconstruction. Mr. Kelly said we are currently waiting to get a confirmation from the Grand Rapids Engineering Department to understand how our funds will be utilized. Since work for this project has already begun, we need to get clarification on whether we will still be supporting green infrastructure; otherwise, we can evaluate how we can deploy these resources elsewhere.

Furthermore, the TIFA's FY20 priorities also focus on supporting improvements to public spaces and parks. Mr. Kelly said to support these initiatives; we budgeted \$200,000. Mr. Kelly said Melvin Eledge has assisted us with creating an inventory of all the current infrastructure located at Canal Street Park. A one-page summary report was presented to the Board. Mr. Kelly said this report also outlines areas of improvement and include updating signage, enhancing pedestrian crosswalk, adding murals, and investing in new amenities along the river trail to enhance the pedestrian experience. Mr. Kelly said the current playground also needs some upgrades. The Grand Rapids Parks Department has indicated that they have allocated funds to conduct some improvements and DGRI is currently waiting to get more clarification on the schedule so we can collaborate on this project. Mr. Kelly added that bike loops and bike fixing stations are other public amenities elements the Board could evaluate to support using the \$200,00 that was budgeted. Mr. Kelly asked for questions or suggestions on the prioritization of these projects.

Regarding the use of the Canal Street Park, Ms. Dunn asked how often and by whom is the park most used. Mr. Kelly said we currently do not have data available to evaluate how many visitors use this park, we could evaluate installing pedestrian counters, but the addition of new restaurants to the area has recently attracted more people to the park. Mayor Bliss asked if the funds could be utilized to support business event sponsorships. Mr. Kelly said TIFA funds must only be used to support infrastructure improvements. Mr. Kelly concluded by stating that he would keep the Board updated as we move forward with these projects.

6. President & CEO Report

DDA (8/14/19)

- Authorized negotiation with consultant for River Governance
- Approved funding for transit bulb on Fulton Street
- Approved contribution for the reconstruction of Division Avenue from Cherry-Wealthy
- Approved funding for Prismatic art installation for World of Winter
- Authorized negotiation with Olsen Loeks for a LOU for the disposition/development of 158 Oakes

DID (4/24/19)

- Recommended FY20 Budget to City Commission

- Discussed Downtown Retail
- Received a presentation on the temporary Downtown Dog Park
- Discussed the renewal process to be completed prior to FY21

MNTIFA (8/14/19)

- Accepted FY19 Financial Statements
- Adopted FY20 Budget
- Authorized negotiation with consultant for River Governance

DGRI (7/16/19)

- Approved and recommended updated DGRI and City Service Agreement to City Commission
- Received updates to 2019 Work Plan

Goal 1 – Reestablish the Grand River as the draw to the City and Region

- Riverfront Governance Organizing
 - RFQ responses reviewed with Goal 1
 - Initial Steering Committee meeting held July 31
 - Finalizing dates for GR Forward Thinking Series
 - River LA: 9/4-5
 - Gil Penalosa – 9/23-24
 - Final recommendations delivered Q1 2020
- Lyon Square Opportunity Site
 - Finalizing Phase 1 design
 - Design underway for Phase 2 (Plaza)
 - MOU drafted and in process of being finalized
 - Phase 1 and 2 will be bid as one project in October 2019

Goal 2 - Develop a true Downtown neighborhood home to a diverse population

- Downtown Neighbor Network
 - Marketing materials in development to distribute to Downtown property managers
 - Facebook Group created to provide communication platform for residents
 - Network Board/Committee seated in early 2019 and met April 5
- Downtown Affordable Housing
 - RFP released May 2019
 - Responses to be reviewed with Goal 2 Alliance
 - Recommendation(s) will be brought to DDA Board
- Development News
 - 158 Oakes
 - DDA approved negotiating LOU with Olsen Loeks for new office development
 - LOU executed week of September 9, 2019 for 12 months
 - Development Agreement outlining terms of development to be brought for DDA consideration

- Studio Park
 - Ottawa extension summer 2019
 - Parking ramp September 2019
 - Theater and residential buildings summer/fall 2019
 - Hotel January 2020
- 150 Ottawa
 - Interior build out underway
 - Warner Building will be complete summer 2019
 - Hyatt Place grand opening September 6, 2019
- 37 Ottawa and 50 Monroe
 - AC Hotel Grand Opening June 3
 - 37 Ottawa office space being leased
 - Both buildings to be complete and open spring 2019
- 449 Bridge Street
 - Utility connection complete last week and will begin “going vertical” by December
 - Target completion September 2019
- 10 Ionia
 - Brownfield approvals received in 2018
 - Groundbreaking in January 2019
 - 18-month construction schedule
- MSU GR Research Center Phase II
 - Long-term ground lease executed for Public Private Partnership
 - Development will include a 200,000 sq. ft. medical innovation building office and a 600-car parking structure
 - Construction anticipated to begin fall 2019 with substantial completion in late 2021

Goal 3 – Implement a 21st century mobility strategy

- Bus Shelter Enhancements
 - Held Meeting with Mobile GR and Rapid staff to outline project funding and schedule
 - Installation to begin fall 2019
 - Final install complete before end of FY 2020
- Pedestrian Safety Enhancements
 - Improvements complete on Division Avenue north of Lyon
 - Keeler Building areaway reinforcement complete
 - Michigan Street crossing designs are finalized and the project will be bid summer and installed October

Goal 4 – Grow more & better jobs & ensure continued vitality of the local economy

- Recruit a major office tenant to Downtown
 - Working with City, Chamber and Right Place to develop a more concerted and intentional recruitment strategy to attract and retain businesses Downtown
 - Hosting Chris Leinberger 10/24-25
- Held 1st Annual Small Business Expo August 29th at Devos Place
- Partnering with City and Chamber to finalize the scope of for a retail retention and attraction program

Goal 5 – Reinvest in public space, culture & inclusive programming

- VandenBerg Plaza/Calder Plaza Improvements
 - Design of Phase 1 improvements ongoing
 - Designs complete spring 2019
 - June 2019 is the 50th anniversary of the plaza’s opening and a key organizing point for a celebratory moment
- Public Realm Improvements
 - Streetspace Design Guidelines receiving Michigan APA urban design award in Sept
 - Tree plantings with FOGRP scheduled for fall 2019 and spring 2020
 - Downtown Dog Park open
 - Fitness equipment installation underway in North Monroe. Complete in May.
- Explore opportunities to beautify public plaza at Van Andel Arena
 - Consultant team work commenced in November
 - Exploring partnership/funding opportunities for FY2019
 - Alley activation to begin with former Art Prize installation (Ford Museum crocodiles)
 - Stakeholder and Alliance engagement ongoing
 - Designs complete summer 2019
- Division Avenue Safety and Cleanliness Improvements
 - Lighting
 - DDA authorized additional funding in December 2018
 - Fulton to Cherry construction to begin spring 2019
 - Public Restrooms
 - City and DGRI working with committee to finalize recommendation of new public facilities for spring 2020 deployment
 - City and DGRI partnering to develop a sustainable facility management protocol for the new facilities.
- Public Art
 - Work on 27 Rad Women murals complete May 2019
 - “Rainbow Road” complete at Sheldon
 - Collaborating with UICA Exit Space on Richmond Stamp building
 - Future opportunities include Ottawa and Michigan off ramp and riverfront mural down the stairwell near the Grand Rapids Public Museum

7. Public Comment
None

8. Board Member Discussion
Ms. Deering congratulated DGRI Staff on a successful State of Our Downtown event.
Mayor Bliss invited the board to attend the upcoming Mayor’s Grand River Cleanup event scheduled for September 14, 2019 at the 6th Street Park.

9. Adjournment
The meeting adjourned at 9:33 a.m.

MEMORANDUM

CITY OF GRAND RAPIDS

Agenda Item # 3
_____, 2020
Monroe North TIFA Meeting

DATE: January 15, 2020

TO: Monroe North Tax Increment Financing Authority

FROM: Jana M. Wallace
Treasurer

SUBJECT: FY2020 Interim Financial Statements Through October 31, 2019

Attached are the Monroe North Tax Increment Financing Authority interim financial statements for first half of the Authority's fiscal year ending June 30, 2020.

Statement A: Balance Sheet

Statement B: FY2020 Statement of Revenues and Expenditures

Statement C: Schedule of July 1 through December 31, 2019 Expenditures

The City Treasurer has distributed both summer and winter tax increment revenues.

The Authority has sufficient cash to support budgeted expenditures.

Please contact me at 456-4514 or at jwallace@grcity.us if you have any questions.

Attachments

STATEMENT A

MONROE NORTH TAX INCREMENT FINANCING AUTHORITY

Balance Sheet as of December 31, 2019

ASSETS

Pooled Cash and Investments	\$	2,131,802
Future Tax Increment Revenues Anticipated		37,200
General Fixed Assets		5,307,124
Less: Accumulated Depreciation		(3,757,681)
TOTAL ASSETS	\$	3,718,445

LIABILITIES AND FUND EQUITY

Liabilities

Accounts Payable	\$	-
Contracts Payable		37,200
TOTAL LIABILITIES	\$	37,200

Fund Balance / Equity:

Investments in General Fixed Assets	\$	1,549,443
Reserve for Compensated Absences		910
Reserve for Encumbrances		47
Reserve for Authorized Projects		2,130,845
TOTAL FUND EQUITY	\$	3,681,245

TOTAL LIABILITIES & FUND EQUITY	\$	3,718,445
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STATEMENT B
MONROE NORTH
TAX INCREMENT FINANCING AUTHORITY
FY2020 Statement of Revenues and Expenses
July 1, 2019 - December 31, 2019

REVENUES	FY2020	
	Budget	Actual
Property Tax Increment	\$ 422,100	\$ 396,821
Property Tax Increment - Prior Year Appeals	(7,500)	-
State of Michigan - Personal Property Losses	120,000	- ¹
Investments Earnings	36,694	22,459
Investments Earnings - FY2019 Accrual Reversal	-	(15,494) ²
From / (To) Fund Balance	486,680	-
TOTAL REVENUES	\$ 1,057,974	\$ 403,786
EXPENSES		
Committed and Ongoing		
Contractual Services - Annual Audit	\$ 5,060	\$ 5,060
Contractual Services - Legal	5,000	528
Floodwalls Debt Service - Interest	2,330	1,586
Floodwalls Debt Service - Principal	35,400	35,400
General Fund Departments Services	27,567	13,784
Insurance - General Liability	917	456
Share of DGRl Administration	6,500	1,246
Staff Support / Personnel	70,000	2,999
Supplies	200	-
Sub-Total Committed and Ongoing	\$ 152,974	61,059
GR Forward Projects:		
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor		
Asset and Riverwalk Maintenance	\$ 10,000	\$ -
Downtown Planning - GR Forward	50,000	-
Riverwalk Retrofits	50,000	-
Sub-Total GR Forward - Goal #1	\$ 110,000	\$ -
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population		
Downtown Census	\$ 5,000	-
District Enhancement Grants	50,000	-
Infrastructure Improvements - Miscellaneous	10,000	9,500
Sub-Total GR Forward - Goal #2	\$ 65,000	\$ 9,500
Goal #3: Implement a 21st Century Mobility Strategy		
Accessibility and Streetscape Improvement	\$ 50,000	\$ -
Bicycle Infrastructure Improvements	50,000	-
Mason Street / Ottawa Avenue Reconstruction	250,000	-
Newberry Street Reconstruction	50,000	-
Transit Improvements in Monroe North District	130,000	51,394
Sub-Total GR Forward - Goal #3	\$ 530,000	\$ 51,394
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming		
Urban Recreation Plan	\$ 200,000	14,619
Sub-Total GR Forward - Goal #5	\$ 200,000	\$ 14,619
TOTAL EXPENSES	\$ 1,057,974	\$ 136,572
EXCESS / (DEFICIT)	\$ -	\$ 267,214

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 and for FY2019 \$129,325.

Note 2: GASB 31 requires 'mark to market,' entries to reflect current values of investments outstanding at year-end. The mark to market entry as of June 30, 2019 was positive, so the FY2019 Accrual Reversal in FY2020 is a negative number.

STATEMENT C

MONROE NORTH TAX INCREMENT FINANCING AUTHORITY

Schedule of Expenditures

July 1 Through December 31, 2019

Date Posted	Vendor	Purpose / Project	Description	Amount
10/25/2019	County of Kent Drain Commission	Series 2008 Floodwalls Bonds	Floodwalls debt service - annual principal paid	\$ 35,400.00
8/21/2019	City Treasurer - MobileGR/Parking	Transit Improvements	Reimburse Mobile GR for Bus Shelter	11,392.00
12/30/2019	Rick Overway	Infrastructure Improvs - Misc	Banner Hardware 11/2019 -- Misc Infrastructure	9,500.00
8/8/2019	Fishbeck Thompson Carr & Huber	Urban Recreation Plan	16065-Newberry-Monroe to Dvn (#384358) TIFA	7,707.86
8/21/2019	City Treasurer - MobileGR/Parking	Transit Improvements	AUG 2019 TIFA SHARE OF DASH NORTH SVC	6,667.00
8/21/2019	City Treasurer - MobileGR/Parking	Transit Improvements	JULY 2019 TIFA SHARE OF DASH NORTH SVC	6,667.00
10/10/2019	City Treasurer - MobileGR/Parking	Transit Improvements	SEPT 2019 TIFA SHARE OF DASH NORTH SVC	6,667.00
10/18/2019	City Treasurer - MobileGR/Parking	Transit Improvements	OCT 2019 TIFA SHARE OF DASH NORTH SVC	6,667.00
11/18/2019	City Treasurer - MobileGR/Parking	Transit Improvements	NOV 2019 TIFA SHARE OF DASH NORTH SVC	6,667.00
12/18/2019	City Treasurer - MobileGR/Parking	Transit Improvements	DEC 2019 TIFA SHARE OF DASH NORTH SVC	6,667.00
8/22/2019	Kamminga & Roodvoets Inc	Urban Recreation Plan	16065 Newberry-Monroe to Dvn (#1606517) TIFA	5,355.33
12/30/2019	Plante & Moran, PLLC	Annual Audit	Financial audit for FYE 06/30/2019	5,060.00
12/8/2019	Kamminga & Roodvoets Inc	Urban Recreation Plan	16065-Newberry-Monroe to Dvn (#1606519) TIFA	4,321.96
10/13/2019	Kamminga & Roodvoets Inc	Urban Recreation Plan	16065-Newberry-Monroe to Dvn (#1606518) TIFA	2,552.43
7/22/2019	Wyoming Excavators Inc	Urban Recreation Plan	17061-park hard surface improves (#1706103) TIFA	2,382.62
7/23/2019	City Treasurer - Budget Office	General Fund Depts Services	IET - Operating Transfer A-87	2,297.25
8/12/2019	City Treasurer - Budget Office	General Fund Depts Services	IET - Operating Transfer A-87	2,297.25
9/6/2019	City Treasurer - Budget Office	General Fund Depts Services	IET - Operating Transfer A-87	2,297.25
10/2/2019	City Treasurer - Budget Office	General Fund Depts Services	IET - Operating Transfer A-87	2,297.25
11/1/2019	City Treasurer - Budget Office	General Fund Depts Services	IET - Operating Transfer A-87	2,297.25
12/2/2019	City Treasurer - Budget Office	General Fund Depts Services	IET - Operating Transfer A-87	2,297.25
10/25/2019	County of Kent Drain Commission	Series 2008 Floodwalls Bonds	Floodwalls debt service - semi-annual interest	1,496.25
10/19/2019	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 10/19/2019	409.76
8/12/2019	Priority Health	Staff Support / Personnel	Health Insurance Aug-Sept-Oct 2019	367.41
9/7/2019	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 09/07/2019	302.49
12/11/2019	Dickinson Wright PLLC	Contractual Services - Legal	MNTIFA Legal matters 08/2019	286.00
10/5/2019	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 10/05/2019	260.74
12/28/2019	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 12/28/2019	256.56
10/1/2019	Priority Health	Staff Support / Personnel	Health Insurance Oct-Nov-Dec 2019	249.35
12/11/2019	Dickinson Wright PLLC	Contractual Services - Legal	MNTIFA Legal matters 09/2019	242.00
8/10/2019	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 08/10/2019	235.79
9/21/2019	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 09/21/2019	223.48
8/24/2019	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 08/24/2019	222.48
11/30/2019	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 11/30/2019	167.63
12/10/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Lease: 29 Pearl Street 12/2019	93.29
8/20/2019	HR Collaborative LLC	Share of DGRI Administration	HR Consultant services Talent Search 07/2019	93.00
12/15/2019	County of Kent Drain Commission	Series 2008 Floodwalls Bonds	Share of annual paying agent fee	90.00
7/22/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Lease: 29 Pearl Street 07/2019	89.70
8/15/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Lease: 29 Pearl Street 08/2019	89.70
9/12/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Lease: 29 Pearl Street 09/2019	89.70
11/20/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Lease: 29 Pearl Street 10/2019	89.70
11/20/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Lease: 29 Pearl Street 11/2019	89.70
7/18/2019	City Treasurer - Risk Mnmt	Insurance - General Liability	Monthly General Insurance Allocation	76.00
8/12/2019	City Treasurer - Risk Mnmt	Insurance - General Liability	Monthly General Insurance Allocation	76.00
9/6/2019	City Treasurer - Risk Mnmt	Insurance - General Liability	Monthly General Insurance Allocation	76.00
10/2/2019	City Treasurer - Risk Mnmt	Insurance - General Liability	Monthly General Insurance Allocation	76.00
11/1/2019	City Treasurer - Risk Mnmt	Insurance - General Liability	Monthly General Insurance Allocation	76.00
12/2/2019	City Treasurer - Risk Mnmt	Insurance - General Liability	Monthly General Insurance Allocation	76.00
11/2/2019	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 11/02/2019	55.87
9/24/2019	The KR Group, Inc.	Share of DGRI Administration	Laptop replacements w/docking stations 7/2019	38.05
11/16/2019	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 11/16/2019	37.20
7/13/2019	City of Grand Rapids	Staff Support / Personnel	Payroll period ended 07/13/2019	36.27
7/22/2019	The KR Group, Inc.	Share of DGRI Administration	Laptop replacements 7/2019	32.33
9/12/2019	The KR Group, Inc.	Share of DGRI Administration	Down pmt - 1st phase server migration 07/19	31.00
11/21/2019	Blue Cross Blue Shield of Mich	Staff Support / Personnel	Dental Insurance Premium 12/2019-2/2020	28.70
10/1/2019	Blue Cross Blue Shield of Mich	Staff Support / Personnel	Dental Insurance Premium 10/2019-12/2019	26.53
10/20/2019	The KR Group, Inc.	Share of DGRI Administration	Server migration implementation services 9/2019	25.58
9/22/2019	Hub International Midwest Ltd	Share of DGRI Administration	Directors and Officers Policy 11/2019-11/2020	21.17
12/29/2019	TGG, Inc.	Staff Support / Personnel	Life & S/T & L/T disability ins - 01/01/20-01/31/20	17.67
9/22/2019	The KR Group, Inc.	Share of DGRI Administration	Laptop for Comms Team 09/2019	17.52
9/22/2019	TGG, Inc.	Staff Support / Personnel	Life & S/T & L/T disability ins - 10/01/19-10/31/19	15.88
10/9/2019	HR Collaborative LLC	Share of DGRI Administration	HR Consultant services 09/2019	15.13
10/22/2019	TGG, Inc.	Staff Support / Personnel	Life & S/T & L/T disability ins - 11/01/19-11/30/19	14.76
11/21/2019	TGG, Inc.	Staff Support / Personnel	Life & S/T & L/T disability ins - 12/01/19-12/30/19	14.76
7/22/2019	TGG, Inc.	Staff Support / Personnel	Life & S/T & L/T disability ins - 08/01/19-08/31/19	14.53

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STATEMENT C - continued
Monroe North Tax Increment Financing Authority
Schedule of Expenditures
July 1 Through December 31, 2019

Page 2

Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
				<i>continued from prior page</i>
8/22/2019	TGG, Inc.	Staff Support / Personnel	Life & S/T & L/T disability ins - 09/01/19-09/31/19	\$ 14.53
9/22/2019	HR Collaborative LLC	Share of DGRI Administration	HR Consultant services 08/2019	14.49
9/29/2019	Dickinson Wright PLLC	Share of DGRI Administration	Legal: Inter-organizational svc agreement 07/19	13.91
9/5/2019	The KR Group, Inc.	Share of DGRI Administration	IT Services 09/2019	13.80
10/1/2019	The KR Group, Inc.	Share of DGRI Administration	IT services 10/2019	13.79
10/6/2019	The Hartford	Staff Support / Personnel	Workers Compensation renewal 10/2019	13.55
7/22/2019	The KR Group, Inc.	Share of DGRI Administration	IT services 07/2019	12.86
7/22/2019	The KR Group, Inc.	Share of DGRI Administration	IT services 08/2019	12.86
11/26/2019	The KR Group, Inc.	Share of DGRI Administration	IT Services 12/2019	12.86
8/15/2019	Dickinson Wright PLLC	Share of DGRI Administration	Legal: Inter-organizational matters 6/2019	12.55
10/29/2019	The KR Group, Inc.	Share of DGRI Administration	IT Services 10/2019	11.94
11/20/2019	HR Collaborative LLC	Share of DGRI Administration	HR Consultant services 10/2019	11.41
10/20/2019	The KR Group, Inc.	Share of DGRI Administration	IT System Engineer 08/2019	10.04
10/1/2019	HR Collaborative LLC	Share of DGRI Administration	HR Consultant services 07/2019	9.86
12/19/2019	GR Area Chamber of Commerce	Share of DGRI Administration	Membership dues 2020 - TIFA share	9.30
10/1/2019	GreatAmerica Financial Svcs Corp	Share of DGRI Administration	Copier Lease 09/2019	8.44
11/7/2019	Fifth Third Bank P-Card 10/19	Share of DGRI Administration	Office Supplies 10/2019	8.37
9/29/2019	Dickinson Wright PLLC	Share of DGRI Administration	Board of Advisors 07/2019	7.91
7/22/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Lease: 29 Pearl Street Mezz Office 07/2019	7.44
8/15/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Lease: 29 Pearl Street Mezz Office 08/2019	7.44
9/12/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Lease: 29 Pearl Street Mezz Office 09/2019	7.44
11/20/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Lease: 29 Pearl Street Mezz Office 10/2019	7.44
11/20/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Lease: 29 Pearl Street Mezz Office 11/2019	7.44
12/10/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Lease: 29 Pearl Street Mezz Office 12/2019	7.44
9/16/2019	Kelly Brewster	Urban Recreation Plan	16065 Newberry-Monroe to Dvn (# 875) TIFA	7.14
8/14/2019	Professional Maint of Michigan Inc.	Share of DGRI Administration	Janitorial services July 2019	7.07
9/5/2019	Professional Maint of Michigan Inc.	Share of DGRI Administration	Janitorial services August 2019	7.07
10/9/2019	Professional Maint of Michigan Inc.	Share of DGRI Administration	Janitorial services September 2019	7.07
11/20/2019	Professional Maint of Michigan Inc.	Share of DGRI Administration	Janitorial services October 2019	7.07
12/5/2019	Professional Maint of Michigan Inc.	Share of DGRI Administration	Janitorial services November 2019	7.07
12/10/2019	HR Collaborative LLC	Share of DGRI Administration	HR Consultant services 11/2019	6.70
12/11/2019	Dickinson Wright PLLC	Share of DGRI Administration	DGRI agreement with Block by Block 09/2019	6.28
9/5/2019	GreatAmerica Financial Svcs Corp	Share of DGRI Administration	Copier Lease 08/2019	6.22
8/12/2019	GreatAmerica Financial Svcs Corp	Share of DGRI Administration	Copier Lease 07/2019	6.10
10/20/2019	The KR Group, Inc.	Share of DGRI Administration	IT System Engineer 08/2019	5.86
10/29/2019	GreatAmerica Financial Svcs Corp	Share of DGRI Administration	Copier Lease 10/2019	5.75
12/3/2019	GreatAmerica Financial Svcs Corp	Share of DGRI Administration	Copier Lease 11/2019	5.65
10/20/2019	The KR Group, Inc.	Share of DGRI Administration	Laptop Docking Stations	5.50
12/29/2019	The KR Group, Inc.	Share of DGRI Administration	Server Migration Implementation Services 11/2019	5.04
10/1/2019	The KR Group, Inc.	Share of DGRI Administration	IT services 09/2019	4.65
11/20/2019	The KR Group, Inc.	Share of DGRI Administration	IT Office 365 Software Agreement 10/2019	4.20
10/9/2019	Curtis Laundry & Dry Cleaners, Inc.	Share of DGRI Administration	Table Cloth Cleaning services 09/10/2019	4.17
12/10/2019	The KR Group, Inc.	Share of DGRI Administration	IT Office 365 Software Agreement 11/2019	4.06
12/19/2019	TDS Metrocom, LLC	Share of DGRI Administration	Phone Service 12/2019	3.91
10/20/2019	TDS Metrocom, LLC	Share of DGRI Administration	Phone Service 10/2019	3.90
11/21/2019	TDS Metrocom, LLC	Share of DGRI Administration	Phone Service 11/2019	3.90
7/22/2019	TDS Metrocom, LLC	Share of DGRI Administration	Phone Service 07/2019	3.89
8/15/2019	TDS Metrocom, LLC	Share of DGRI Administration	Phone Service 08/2019	3.89
11/20/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Utility Service: Electric Oct 2019	3.86
9/22/2019	TDS Metrocom, LLC	Share of DGRI Administration	Phone Service 09/2019	3.84
10/9/2019	The KR Group, Inc.	Share of DGRI Administration	IT Office 365 Software Agreement 09/2019	3.82
9/22/2019	The KR Group, Inc.	Share of DGRI Administration	IT System Engineer 08/2019	3.77
12/29/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Utility Service: Electric Nov 2019	3.59
8/20/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Utility Service: Electricity June, 2019	3.38
7/22/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Utility Service: Electricity June, 2019	3.34
10/22/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Utility Service: Electric Sept 2019	3.23
10/1/2019	Federal Square Bldg Co. #1, LLC	Share of DGRI Administration	Utility Service: Electricity Aug 2019	3.16
9/22/2019	The KR Group, Inc.	Share of DGRI Administration	Software install for streaming laptop 08/2019	3.10
8/15/2019	Cellco Partnership dba Verizon	Share of DGRI Administration	Cell Phone Service 07/2019	2.90
7/22/2019	MVP Sportsplex - GR, LLC	Staff Support / Personnel	Paid via Payroll Deductions 07/2019	2.88
8/15/2019	MVP Sportsplex - GR, LLC	Staff Support / Personnel	Paid via Payroll Deductions 08/2019	2.88
12/3/2019	The KR Group, Inc.	Share of DGRI Administration	IT Services 11/2019	2.79
11/20/2019	The KR Group, Inc.	Share of DGRI Administration	IT Agreement Managed Network 10/2019	2.78
10/1/2019	The KR Group, Inc.	Share of DGRI Administration	IT services 9/2019	2.76
10/10/2019	Fifth Third Bank P-Card 09/19	Share of DGRI Administration	Office Supplies 09/2019	2.66

continued on the next page

STATEMENT C - continued
Monroe North Tax Increment Financing Authority
Schedule of Expenditures
July 1 Through December 31, 2019

Page 3

Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
				<i>continued from prior page</i>
9/12/2019	Staples Contract & Commercial Inc.	Share of DGRI Administration	Office supplies 08/16/2019	\$ 2.66
9/5/2019	The KR Group, Inc.	Share of DGRI Administration	IT Services 08/2019	2.62
12/29/2019	Cellco Partnership dba Verizon	Share of DGRI Administration	Cell Phone Service 11/2019	2.57
8/14/2019	The KR Group, Inc.	Share of DGRI Administration	IT services: 07/2019	2.55
11/20/2019	Staples Contract & Commercial Inc.	Share of DGRI Administration	Office supplies 10/28/2019	2.53
9/12/2019	MVP Sportsplex - GR, LLC	Staff Support / Personnel	Paid via Payroll Deductions 09/2019	2.52
10/9/2019	MVP Sportsplex - GR, LLC	Staff Support / Personnel	Paid via Payroll Deductions 10/2019	2.52
11/20/2019	MVP Sportsplex - GR, LLC	Staff Support / Personnel	Paid via Payroll Deductions 11/2019	2.52
12/10/2019	Comcast Cable Communications, Inc.	Share of DGRI Administration	Internet at 29 Pearl St NW 11/07-01/05/20	2.28
10/22/2019	Professional Maint of Michigan Inc.	Share of DGRI Administration	Window cleaning services 09/2019	2.17
11/21/2019	Selective Inc Co of America	Share of DGRI Administration	Liability Insurance Endorsement for DDA 11/2019	2.10
12/19/2019	Selective Inc Co of America	Share of DGRI Administration	Liability Insurance Endorsement for DDA 2019	2.10
10/1/2019	The KR Group, Inc.	Share of DGRI Administration	IT services 09/2019	2.09
10/20/2019	Cellco Partnership dba Verizon	Share of DGRI Administration	Cell Phone Service 09/2019	2.07
11/21/2019	Cellco Partnership dba Verizon	Share of DGRI Administration	Cell Phone Service 10/2019	2.07
7/22/2019	Selective Inc Co of America	Share of DGRI Administration	Liability Insurance Endorsement for DDA 2019	2.02
8/14/2019	Comcast	Share of DGRI Administration	Internet at 29 Pearl St NW 08/07-09/06/19	2.01
10/20/2019	Staples Contract & Commercial Inc.	Share of DGRI Administration	Office supplies 09/2019	1.94
7/28/2019	Comcast	Share of DGRI Administration	Internet at 29 Pearl St NW 07/07-08/06/19	1.88
10/6/2019	Cellco Partnership dba Verizon	Share of DGRI Administration	Cell Phone Service 08/2019	1.71
11/21/2019	Pure Water Partners LLC	Share of DGRI Administration	Water cooler lease Nov. 2019- Jan. 2020	1.56
9/11/2019	Fifth Third Bank P-Card 08/19	Share of DGRI Administration	Background Check: Summer Interns	1.49
11/20/2019	Fusion IT LLC	Share of DGRI Administration	Down pmt for Adobe Acrobat License 10/2019	1.49
10/20/2019	Littlefoot Coffee Roasters	Share of DGRI Administration	Meeting Supplies 10/2019	1.44
11/20/2019	Creative Studio Promotions	Share of DGRI Administration	Office supplies: DGRI Jackets 8/2019	1.42
8/14/2019	Madcap Coffee Company	Share of DGRI Administration	Meeting Supplies 08/2019	1.42
9/22/2019	Madcap Coffee Company	Share of DGRI Administration	Meeting Supplies 09/2019	1.42
11/21/2019	Madcap Coffee Company	Share of DGRI Administration	Meeting Supplies 11/2019	1.42
12/19/2019	Littlefoot Coffee Roasters	Share of DGRI Administration	Meeting Supplies 12/2019	1.41
8/29/2019	Amanda Sloan	Share of DGRI Administration	Office Supplies Reimb. 08/2019	1.36
9/5/2019	Metro FiberNet, LLC	Share of DGRI Administration	Internet at 29 Pearl St NW 08/2019	1.33
8/28/2019	Gordon Water Systems	Share of DGRI Administration	Water Cooler Lease 08/2019	1.25
10/1/2019	Metro FiberNet, LLC	Share of DGRI Administration	Internet at 29 Pearl St NW 09/2019	1.24
10/29/2019	Metro FiberNet, LLC	Share of DGRI Administration	Internet at 29 Pearl St NW 10/2019	1.24
12/3/2019	Metro FiberNet, LLC	Share of DGRI Administration	Internet at 29 Pearl St NW 11/2019	1.24
7/22/2019	Engineered Protection Systems Inc	Share of DGRI Administration	Office Security System 8/1/2019 - 10/31/2019	1.15
10/20/2019	Engineered Protection Systems Inc	Share of DGRI Administration	Office Security System 11/1/2019 - 1/31/2020	1.15
10/20/2019	Staples Contract & Commercial Inc.	Share of DGRI Administration	Office supplies 09/2019	1.15
10/9/2019	Comcast	Share of DGRI Administration	Internet at 29 Pearl St NW 10/07-11/06/19	1.08
12/10/2019	Staples Contract & Commercial Inc.	Share of DGRI Administration	Office supplies 11/27/2019	1.02
9/12/2019	Staples Contract & Commercial Inc.	Share of DGRI Administration	Office supplies 08/16/2019	0.97
8/13/2019	Fifth Third Bank P-Card 07/19	Share of DGRI Administration	Office Supplies	0.95
8/15/2019	Staples Contract & Commercial Inc.	Share of DGRI Administration	Office supplies 07/2019	0.91
9/22/2019	Breck Graphics dba Allegra	Share of DGRI Administration	Business Cards: Kimberly Van Driel 08/2019	0.86
7/22/2019	Staples Contract & Commercial Inc.	Share of DGRI Administration	Office supplies 07/03/2019	0.82
10/1/2019	Gordon Water Systems	Share of DGRI Administration	Water Cooler Lease 08/2019	0.78
8/28/2019	Fusion IT LLC	Share of DGRI Administration	IT network services 08/01/2019	0.76
11/20/2019	Engineered Protection Systems Inc	Share of DGRI Administration	Office Security Access Card Keys 9/2019	0.73
8/28/2019	Breck Graphics dba Allegra	Share of DGRI Administration	Business Cards: Melvin Eledge 08/2019	0.70
10/29/2019	Breck Graphics dba Allegra	Share of DGRI Administration	Business Cards: K. Kitavi 10/2019	0.70
8/20/2019	PeopleG2	Share of DGRI Administration	Criminal Background Check services 07/2019	0.68
9/12/2019	Comcast	Share of DGRI Administration	Internet at 29 Pearl St NW 09/07-10/06/19	0.66
10/22/2019	Gordon Water Systems	Share of DGRI Administration	Water Cooler Lease 09/2019	0.66
12/9/2019	Fifth Third Bank P-Card 11/19	Share of DGRI Administration	Admin Postage 11/2019	0.64
7/22/2019	Gordon Water Systems	Share of DGRI Administration	Water Cooler Lease 07/2019	0.64
11/20/2019	Staples Contract & Commercial Inc.	Share of DGRI Administration	Office supplies 10/07/2019	0.63
9/11/2019	Fifth Third Bank P-Card 08/19	Share of DGRI Administration	Office Supplies 08/2019	0.57
7/22/2019	Model Coverall Service Inc	Share of DGRI Administration	Floor Mat Rental 07/2019	0.55
8/14/2019	Model Coverall Service Inc	Share of DGRI Administration	Floor Mat Rental 08/2019	0.55
9/5/2019	Model Coverall Service Inc	Share of DGRI Administration	Floor Mat Rental 09/2019	0.55
10/1/2019	Model Coverall Service Inc	Share of DGRI Administration	Floor Mat Rental 10/2019	0.55
10/29/2019	Model Coverall Service Inc	Share of DGRI Administration	Floor Mat Rental 11/2019	0.55
10/20/2019	Staples Contract & Commercial Inc.	Share of DGRI Administration	Office supplies 09/2019	0.54
12/3/2019	Curtis Laundry & Dry Cleaners, Inc.	Share of DGRI Administration	DGRI Table Cloth Cleaning services 11/18/2019	0.52
11/20/2019	PeopleG2	Share of DGRI Administration	Criminal Background Check services 10/2019	0.46
11/21/2019	Gordon Water Systems	Share of DGRI Administration	Water Cooler Lease 10/2019	0.44

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STATEMENT C - continued
Monroe North Tax Increment Financing Authority
Schedule of Expenditures
July 1 Through December 31, 2019

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Date Posted	Vendor	Activity # Purpose / Project	Description	Amount
				<i>continued from prior page</i>
8/15/2019	Fusion IT LLC	Share of DGRI Administration	System & Network IT engineering 7/26/19	\$ 0.38
9/22/2019	Fusion IT LLC	Share of DGRI Administration	System & Network IT engineering 08/2019	0.38
12/10/2019	Fusion IT LLC	Share of DGRI Administration	System & Network IT engineering 11/2019	0.38
10/20/2019	Staples Contract & Commercial Inc.	Share of DGRI Administration	Office supplies 09/2019	0.36
7/18/2019	Fifth Third Bank P-Card 06/19	Share of DGRI Administration	Office Supplies 07/2019	0.35
10/20/2019	Staples Contract & Commercial Inc.	Share of DGRI Administration	Office supplies 09/2019	0.32
7/22/2019	Fusion IT LLC	Share of DGRI Administration	Network Management 07/01/2019	0.15
8/12/2019	Fusion IT LLC	Share of DGRI Administration	Network Management 08/01/2019	0.15
8/28/2019	Fusion IT LLC	Share of DGRI Administration	Network Management 08/01/2019	0.15
10/1/2019	Fusion IT LLC	Share of DGRI Administration	Network Management 10/01/2019	0.15
11/26/2019	Fusion IT LLC	Share of DGRI Administration	Network Management 12/01/2019	0.15
12/29/2019	Fusion IT LLC	Share of DGRI Administration	Network Management 1/2020	0.15
9/22/2019	The KR Group, Inc.	Share of DGRI Administration	HDMI Adapter 08/2019	0.14
9/4/2019	The KR Group, Inc.	Share of DGRI Administration	IT Services 08/2019	0.12
11/20/2019	Staples Contract & Commercial Inc.	Share of DGRI Administration	Office supplies 10/07/2019	0.07
12/9/2019	Fifth Third Bank P-Card 11/19	Share of DGRI Administration	Office Supplies 11/2019	0.04
9/24/2019	The KR Group, Inc.	Share of DGRI Administration	Credit for returned parts	(12.18)
7/1/2019	THE KR GROUP 21581 Reversal	Share of DGRI Administration	Reversed accrual for svcs performed in FY2019	(12.86)
7/1/2019	THE KR GROUP 21621 Reversal	Share of DGRI Administration	Reversed accrual for svcs performed in FY2019	(32.33)
7/1/2019	FISHBECK Accrual 384358	Urban Recreation Plan	FY2019 accrual reversal	(7,707.86)
JULY 1 THROUGH DECEMBER 31, 2019 EXPENDITURES				\$ 136,572.18

November 27, 2019

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, 2019 and have issued our report thereon dated November 27, 2019. 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 September 9, 2019, 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 October 30, 2019.

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.

No new accounting policies were adopted, and the application of existing policies was not changed during 2019, with the exception of the adoption of GASB Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placement*.

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.

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 dealing with management 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 November 27, 2019.

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 Grand Rapids Tax Increment Financing Authority 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

Grand Rapids Tax Increment Financing Authority

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

Financial Report
with Supplemental Information
June 30, 2019

Grand Rapids Tax Increment Financing Authority

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Independent Auditor's Report

To the Members
Grand Rapids Tax Increment
Financing Authority

Report on the Financial Statements

We have audited the accompanying 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, 2019 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.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and the governmental fund of the Grand Rapids Tax Increment Financing Authority as of June 30, 2019 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.

To the Members
Grand Rapids Tax Increment
Financing Authority

Other Matters

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, 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

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of projects is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The schedule of projects has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and, accordingly, we do not express an opinion or provide any assurance on it.

Report on Summarized Comparative Information

We have previously audited the Grand Rapids Tax Increment Financing Authority's June 30, 2018 financial statements, and we expressed an unmodified audit opinion on those basic financial statements in our report dated December 12, 2018. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2018 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Plante & Moran, PLLC

November 27, 2019

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, 2019. 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, deferred outflows of resources, and liabilities, with the difference reported as net position. Deferred outflows of resources are the consumption of net position by the Authority that is applicable to a future reporting period. 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

	2019	2018	Percent Change
Assets			
Current assets	\$ 1,872,432	\$ 1,640,273	14.2
Capital assets	1,549,443	1,696,390	(8.7)
Total assets	3,421,875	3,336,663	2.6
Deferred Outflows of Resources	3,235	6,470	(50.0)
Liabilities			
Current liabilities	8,343	23,516	(64.5)
Noncurrent liabilities	73,510	107,911	(31.9)
Total liabilities	81,853	131,427	(37.7)
Net Position			
Net investment in capital assets	1,480,078	1,596,060	(7.3)
Restricted for authorized projects	1,863,179	1,615,646	15.3
Total net position	<u>\$ 3,343,257</u>	<u>\$ 3,211,706</u>	4.1

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

Grand Rapids Tax Increment Financing Authority

Management's Discussion and Analysis (Continued)

Noncurrent Assets

Capital Assets, Net

At June 30, 2019, capital assets of nearly \$1.50 million included land, land improvements, and buildings and structures, net of \$3.8 million of accumulated depreciation. The difference between the capital assets on June 30, 2019 and 2018 is the \$146,947 of annual depreciation expense recorded in fiscal year 2019.

Deferred Outflows of Resources

Vouchers Payable, Accrued Interest Payable, and Noncurrent Liabilities, Due within One Year

The 2008 refunding by the Kent County Drain Commission of contracts payable for the floodwall improvement project resulted in a gain on refunding. The total gain is being amortized on a straight-line basis as a reduction in interest expense over the life of the new bonds. The unamortized portion at year end was \$3,235.

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 \$8,343.

Noncurrent Liabilities

Noncurrent liabilities consist of contracts payable, representing 2008 floodwall project principal payments plus certain long-term accrued staff compensation. The decrease from 2018 to 2019 is due to the scheduled debt principal payments made in 2019.

Net Position

Net position is the difference between the Authority's assets, plus deferred outflows of resources, and the Authority's liabilities. Total net position at June 30, 2019 was \$3.3 million, which is 4.1 percent higher than at June 30, 2018.

Net Investment in Capital Assets

Net investment in capital assets of nearly \$1.5 million includes the historical acquisition costs of land, land improvements, and buildings, net of accumulated depreciation, any outstanding related debt, and related deferred outflows of resources. This category indicates the portion of the total net assets that are not available for future appropriation or spending.

Restricted Net Position for Authorized Projects

Restricted net position of \$1.9 million represents the balance available for Authority projects at June 30, 2019. 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 2019 revenue and expenditures, not including the principal payment for the 2008 bonds and depreciation expense, which affected the net investment in capital assets.

Grand Rapids Tax Increment Financing Authority

Management's Discussion and Analysis (Continued)

Condensed Statement of Activities

	2019	2018	Percent Change
Revenue			
Property taxes	\$ 424,594	\$ 373,259	13.8
Federal and state grants	140,384	122,248	14.8
Investment earnings	63,455	18,643	240.4
Other revenue	15	-	-
Total revenue	628,448	514,150	22.2
Expenditures			
Urban development	489,793	440,218	11.3
Interest and paying agent fees	7,104	9,148	(22.3)
Total expenditures	496,897	449,366	10.6
Changes in Net Position	131,551	64,784	103.0
Net Position - Beginning of year	3,211,706	3,146,922	2.1
Net Position - End of year	<u>\$ 3,343,257</u>	<u>\$ 3,211,706</u>	4.1

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, 2019 includes property taxes levied on July 1, 2018 and December 1, 2018.

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.

Expenses

Urban Development

These expenses include operating expenses, public improvement project expenditures within the Monroe North Development Area, and 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.

Grand Rapids Tax Increment Financing Authority

Management's Discussion and Analysis (Continued)

In 2008, most of the remaining maturities from both series were refunded by the Drain Commission for a net present value savings of 3.34 percent. The difference between the carrying value of refunded debt and its reacquisition price was \$37,200, which is being deferred and amortized over the remaining lives of the bonds. The related debt service requirements for the Series 2008 bonds are met via assessments against the City of Grand Rapids, Michigan, the Authority, and the Downtown Development Authority. As the amount of principal owed declines each year, annual interest expenses also decline. Annually, the Authority accrues, as required, the amount of contract interest payable at June 30 of the year.

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 Comptroller's Department, 300 Monroe Avenue NW, Grand Rapids, MI 49503.

Grand Rapids Tax Increment Financing Authority

Statement of Net Position/Governmental Fund Balance Sheet

June 30, 2019 and 2018

	2019		Statement of Net Position 2018	
	Governmental Fund	Adjustments (Note 3)	Statement of Net Position	Statement of Net Position 2018
Assets				
Equity in pooled cash and investments (Note 2)	\$ 1,866,914	\$ -	\$ 1,866,914	\$ 1,636,148
Receivables - Net	5,518	-	5,518	4,125
Capital assets: (Note 4)				
Assets not subject to depreciation	-	1,280,000	1,280,000	1,280,000
Assets subject to depreciation - Net	-	269,443	269,443	416,390
Total assets	1,872,432	1,549,443	3,421,875	3,336,663
Deferred Outflows of Resources - Deferred outflows on refunding of bonds	-	3,235	3,235	6,470
Total assets and deferred outflows of resources	\$ 1,872,432	1,552,678	3,425,110	3,343,133
Liabilities				
Vouchers payable	\$ 7,844	-	7,844	22,789
Accrued interest payable	-	499	499	727
Noncurrent liabilities: (Note 5)				
Due within one year	-	35,960	35,960	34,897
Due in more than one year	-	37,550	37,550	73,014
Total liabilities	7,844	74,009	81,853	131,427
Equity				
Fund balance - Restricted for authorized projects	1,864,588	(1,864,588)	-	-
Total liabilities and fund balance	\$ 1,872,432			
Net position:				
Net investment in capital assets		1,480,078	1,480,078	1,596,060
Restricted for authorized projects		1,863,179	1,863,179	1,615,646
Total net position		\$ 3,343,257	\$ 3,343,257	\$ 3,211,706

Grand Rapids Tax Increment Financing Authority

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

Years Ended June 30, 2019 and 2018

	2019			Statement of
	Governmental	Adjustments	Statement of	Activities
	Fund	(Note 3)	Activities	2018
Revenue				
Property taxes	\$ 424,594	\$ -	\$ 424,594	\$ 373,259
Federal and state grants	140,384	-	140,384	122,248
Investment earnings	63,455	-	63,455	18,643
Other revenue	15	-	15	-
Total revenue	628,448	-	628,448	514,150
Expenditures				
Urban development	343,047	146,746	489,793	440,218
Debt service:				
Principal	34,200	(34,200)	-	-
Interest and paying agent fees	4,097	3,007	7,104	9,148
Total expenditures	381,344	115,553	496,897	449,366
Net Change in Fund Balance/Net Position	247,104	(115,553)	131,551	64,784
Fund Balance/Net Position - Beginning of year	1,617,484	1,594,222	3,211,706	3,146,922
Fund Balance/Net Position - End of year	\$ 1,864,588	\$ 1,478,669	\$ 3,343,257	\$ 3,211,706

June 30, 2019

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) 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, 2019

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 Comprehensive Annual 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 deposits 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 and buildings and structures, 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 are depreciated using the straight-line method over the following useful lives:

	Depreciable Life - Years
Land improvements	20
Buildings and structures	30

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."

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to future periods and will not be recognized as an outflow of resources (expense/expenditure) until then. The Authority has only one type of item that qualifies for reporting in this category. The deferred outflows on refunding of bonds results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

June 30, 2019

Note 2 - Significant Accounting Policies (Continued)

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.

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.

Comparative Data

The data for the prior year has been presented only for the statement of net position and statement of activities and has been presented only for informational purposes. These statements do not include the governmental fund balance sheet and the statement of revenue, expenditures, and changes in fund balance for the year ended June 30, 2018, which are necessary for a complete presentation in accordance with accounting principles generally accepted in the United States of America (GAAP).

June 30, 2019**Note 3 - Reconciliation of Fund Financial Statements to 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 governmental fund column. Below is a reconciliation of the differences as of June 30, 2019:

Fund Balance Reported in Governmental Fund	\$ 1,864,588
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Amounts reported in the statement of net position are different because:

Capital assets are not financial resources and are not reported in the fund:	
Cost of capital assets	5,307,124
Accumulated depreciation	<u>(3,757,681)</u>
Net capital assets	1,549,443
Deferred outflows of resources are not available in the current period and, therefore, are not reported on the governmental fund balance sheet	3,235
Accrued interest is not due and payable in the current period and is not reported in the fund	(499)
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	(910)
Contracts payable do not present a claim on current financial resources and are not reported as fund liabilities	<u>(72,600)</u>
Net Position of Governmental Activities	<u>\$ 3,343,257</u>

The change in net position reported in the statement of activities column is different than the change in fund balance reported in the governmental fund column because of the different measurement focus and basis of accounting. Below is a reconciliation of the differences for the year ended June 30, 2019:

Net Change in Fund Balance Reported in Governmental Fund	\$ 247,104
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Amounts reported in the statement of activities are different because:

Governmental fund reports capital outlays as expenditures; however, in the statement of activities, these costs are allocated over their estimated useful lives as depreciation	(146,947)
Repayment of contract principal is an expenditure in the governmental fund, but not in the statement of activities (where it reduces long-term debt)	34,200
Interest expense is recognized in the statement of activities as it accrues	228
Compensated absences do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental fund	201
Amortization of deferred outflows that do not use current financial resources are not reported as expenditures in the governmental fund	<u>(3,235)</u>
Change in Net Position of Governmental Activities	<u>\$ 131,551</u>

Grand Rapids Tax Increment Financing Authority

Notes to Financial Statements

June 30, 2019

Note 4 - Capital Assets

The following table summarizes, by major class of asset, the capital asset activity for the year ended June 30, 2019:

	Balance July 1, 2018	Additions	Disposals and Adjustments	Balance June 30, 2019
Capital assets not being depreciated - Land	\$ 1,280,000	\$ -	\$ -	\$ 1,280,000
Capital assets being depreciated:				
Land improvements	3,853,469	-	-	3,853,469
Buildings and structures	173,655	-	-	173,655
Subtotal	4,027,124	-	-	4,027,124
Accumulated depreciation:				
Land improvements	3,445,581	138,445	-	3,584,026
Buildings and structures	165,153	8,502	-	173,655
Subtotal	3,610,734	146,947	-	3,757,681
Net capital assets being depreciated	416,390	(146,947)	-	269,443
Net capital assets	<u>\$ 1,696,390</u>	<u>\$ (146,947)</u>	<u>\$ -</u>	<u>\$ 1,549,443</u>

Note 5 - Long-term Debt

Long-term debt activity for the year ended June 30, 2019 can be summarized as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Bonds and contracts payable -					
Direct borrowings and direct					
placements - Contracts					
payable	\$ 106,800	\$ -	\$ (34,200)	\$ 72,600	\$ 35,400
Compensated absences	1,111	918	(1,119)	910	560
Total governmental activities long-term debt	<u>\$ 107,911</u>	<u>\$ 918</u>	<u>\$ (35,319)</u>	<u>\$ 73,510</u>	<u>\$ 35,960</u>

Contracts payable consists of a 2008 refunding, Kent County Drain Commission Contract Payable, bearing interest rates ranging from 4.00 percent to 4.25 percent and maturing at various amounts through November 2020.

Debt Service Requirements to Maturity

Annual debt service requirements to maturity for the above bonds and note obligations are as follows:

Years Ending June 30	Direct Borrowings and Direct Placements		
	Principal	Interest	Total
2020	\$ 35,400	\$ 2,240	\$ 37,640
2021	37,200	744	37,944
Total	<u>\$ 72,600</u>	<u>\$ 2,984</u>	<u>\$ 75,584</u>

June 30, 2019

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.

Other Supplemental Information

Grand Rapids Tax Increment Financing Authority

Schedule of Projects (Unaudited)

June 30, 2019

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: Restore the Grand River as the Draw and Create a Connected and Equitable River Corridor

- Asset and Riverwalk Maintenance (NTI):

Funding to continue the seasonal upkeep of the existing Riverwalk.

- Downtown Plan:

Planning initiatives to further the goals of GR Forward. Proposed initiatives in FY2020 include the following:

- Completion of Streetspace and River Design Guidelines
- Governance and Management Plan for the Grand River Corridor

- Grand River Activation:

Contribution to complete the design and permitting for the restoration of the Grand River.

- Riverwalk Retrofits:

Implementation of recommendations for capital improvements from the River Design Guidelines process.

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

- Development Support:

Funding for future projects. Program funds will be used to further promote economic growth and development in Monroe North by funding approved eligible expenses for new projects.

- Downtown Census:

Update to existing downtown census. DGRI has committed to updating the census on a biannual basis to better understand the changing dynamics of the downtown resident, employee, and visitor populations.

- Downtown Enhancement Grant (i.e., Streetscape Improvement Incentive Program):

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, 2019

Goal 3: Implement a 21st Century Mobility Strategy

- Accessibility and Streetscape Improvements:

Funding to implement recommendations from the downtown accessibility audit conducted by the Disability Advocates of Kent County.

- Bicycle Infrastructure Improvements:

Funding to continue the implementation of bike parking infrastructure throughout downtown in partnership with MobileGR. A portion of funding is also anticipated to go toward the initiation of bike share.

- Mason Street Reconstruction:

Authority contribution to the reconstruction of Mason Street from Monroe to Division Avenue. Project is currently scheduled for FY2020 and will likely include pedestrian enhancements to improve the streetscape and walkability.

- Newberry Street Reconstruction:

Authority contribution to the reconstruction of Newberry Street from Monroe to Division Avenue. Project is currently scheduled for FY2019 and will include pedestrian enhancements to improve the streetscape and walkability.

- Ottawa/Coldbrook/Monroe Intersection Improvements Reconstruction:

Authority contribution to the reconstruction of the intersection at Ottawa, Coldbrook, and Monroe Avenues to support the redevelopment of the Coldbrook Water Station. Project is currently scheduled for FY2020.

- Public Realm Improvements:

Investment in infrastructure to support the continued improvement of the public realm in Monroe North, including trash and recycling bins.

- Transit Improvements in Monroe North District:

Funding to help support the continued operation of DASH North, including proposed weekend and evening service.

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

- Street Lighting Banner Brackets:

Expansion of infrastructure to enable district identity banners to be installed on key corridors.

- Urban Recreation:

Funding to implement recommendations from the downtown accessibility audit conducted by the Disability Advocates of Kent County.

- Bike Friendly Improvements:

Funding for bike parking infrastructure to expand the current program in partnership with MobileGR, the Traffic Safety Department, and the Greater Grand Rapids Bicycle Coalition to enhance and expand bike parking options downtown with a comprehensive bike parking plan (including new corrals, offstreet parking, etc.). Funding to conduct a demand/feasibility analysis for a citywide bikeshare will also be provided through this line item.

Grand Rapids Tax Increment Financing Authority

Schedule of Projects (Unaudited) (Continued)

June 30, 2019

- **Urban Recreation: Parks Programming:**

DDA contribution to Urban Recreation Programming helps to fund free outdoor fitness programming, including Zumba, Werq, Kickboxing, and Pound classes, as well as dancing classes, including world dance, ballroom, and street beats. This program will also help to fund outdoor walking and running tours.

- **Street Lighting Banner Brackets:**

Funding for infrastructure to continue street light banner program on key corridors.

MEMORANDUM

MONROE
NORTH
TIFA



TIFA

DATE: March 6, 2020

TO: Monroe North TIFA

FROM: Kim Van Driel, Director of Public Space Management

SUBJECT: **Request for Funding Authorization to Support the Womens Way Alley Activation Initiative**

Agenda Item #
March 11, 2020
MNTIFA Meeting

In honor of Women's History Month and the 100th year anniversary of the 19th Amendment, the Goal 5 Alliance has been working on an upcoming alley activation initiative that will name nameless Downtown alleyways after local women from our history that have made significant contributions to our community.

By teaming up with the City of Grand Rapids, Greater Grand Rapids Women's History Council, Lions & Rabbits and additional property owners, we will be able to activate underutilized spaces within the Downtown footprint in a unique and one of a kind way.

The first intervention in each alley will be an original mural - created and painted by local artists that showcases specific local women leaders. The currently nameless alleyways also will be officially named and marked with commemorative street signage and biographical plaque in honor of the women leaders highlighted at each location.

While additional creative details for each individual alleyway continue to come together, potential improvements will include movable furniture for seating, planters, lighting, and periodic pop-up event programming to further energize the space.

This year, we will begin the initiative naming five Downtown alleyways that include the following:

- **Harriet Woods Hill mural in the alley off Louis St NW at the northwest corner of GRPD headquarters.** Harriet was the first African American women officer at the GR Police Department. She started as a clerk typist in the records and identification bureau, worked in the Juvenile Division and eventually rose to become the first female detective in GRPD history.
- **Ethel Coe mural in the alley off Monroe Ave NW on the northside of 20 Monroe Live.** Ethel was a community activist, renaissance woman, musician, actor and civil rights leader. She received the William Glen Trailblazer Award and worked with Family Life Council, Church Women United, National Association of Urban Leagues and St. Joseph Center.



- **Angeline Kelsey "Nakelsa" Yob mural in the alley off Sheldon Ave NE between the Grand Rapids Public Museum and The Apartment Lounge.** Angeline was an educator and community activist. She was the great, great, great-granddaughter of Chief Mash KeAw She, who was one of the signatories of the Treaty of 1855, which ceded local Anishinabbe lands to the U.S. government. She worked three decades with Grand Rapids Public Schools in the Native American Education Program.
- **The GR Chicks 1945 All American Baseball Team mural in the alley of Newberry St. NW behind Auto Fixit Body Shop.** The Grand Rapids Chicks were one of two new teams to be added to the League in 1945. The league started as a non-profit which solicited contributions to the League from businesses in the team cities. The former Milwaukee Chicks moved to Grand Rapids and half of the players from the 1944 team returned to Grand Rapids under this new management.
- **The fifth location will be in the Community Foundation alley of Oaks and Weston.** The women being honored is still yet to be determined through our partnership with the Community Foundation and the Latino Community Coalition.

In an effort to activate the GR Chicks 1945 All American Baseball Team alley, we are seeking support to help fund public realm improvements within the alley. This will include a mural of the team painted by local artist Michi Farias and the concrete pavement of the current gravel alleyway north of Newberry street to Mason street covering the 10ft by 440ft length of the alley sometime this spring.



Project: Improvement of Ottawa Avenue Alley from 70 feet north of Newberry St. to Mason St.

ITEM		ENGINEER'S ESTIMATE			
NO.	ITEM	UNIT	QUAN	UNIT PRICE	TOTAL
1	Mobilization, Max. 2,620	LS	1	\$ 2,620.00	\$ 2,620.00
2	Grading	LFT	440	\$ 34.00	\$ 14,960.00
7	7 inch Concrete alley pavement (10 feet wide)	SFT	4,400	\$ 6.00	\$ 26,400.00
9	Aggregate Base Under Concrete, 21AA, 6 inch	SYD	490	\$ 9.00	\$ 4,410.00
10	Aggregate Base on shoulder (C.I.P.), 4 inch	SYD	200	\$ 7.50	\$ 1,500.00
11	12 inch Basin Connection, C76 CL III	LFT	40	\$ 48.00	\$ 1,920.00
13	Alley basin, per Detail S-7	EA	1	\$ 3,200.00	\$ 3,200.00
CONSTRUCTION TOTAL:					\$ 55,010.00
ENGINEERING, INSPECTION, ADMIN					\$ 6,000.00
CONTINGENCY (12%)					\$ 7,300.00
TOTAL ESTIMATED PROJECT COST					\$ 68,310.00
14	Womens Way Mural		1		\$8,000
					\$ 76,310.00

Recommendation: Authorize the expenditure not to exceed \$80,000 out of the FY20 budget to support funding of the Womens Way project honoring the GR Chicks 1945 All American Baseball Team.

MEMORANDUM

MONROE
NORTH
TIFA



TIFA

DATE: March 6, 2020

TO: Monroe North TIFA

FROM: Mark Miller, Managing Director of Planning + Design

Agenda Item #06
March 11, 2020
MNTIFA Meeting

SUBJECT: Request for Funding Authorization to Procure & Install Furnishings at Canal Street Park

GR Forward Goal 1 seeks to *Restore the River as the Draw & Create a Connected and Equitable River Corridor*. Specifically, the Plan recommends renovating and updating Canal Street Park to blend with the river corridor park system (page 88). Building upon GR Forward's Goal 1 recommendations, the City of Grand Rapids River For All Master Plan (2018) established design guidelines for river trail and park furnishings, including benches, litter cans, and lighting. These guidelines support a unified theme for the river trail network and river park sites. GR Forward and the River For All Plan were both significantly informed through substantial public involvement that shaped a clear mandate for many of the elements that make up the places and connections along the Grand River.

With these publicly supported goals in mind, Downtown Grand Rapids Inc. (DGRi) and the City of Grand Rapids Parks Department have collaborated with Viridis Design Group to inventory existing park furnishings and recommend a series of new furnishings for Canal Street Park. This initiative seeks to update the existing furnishings to match the recommendations of the River for All Guidelines and add additional furnishings to make the park more inviting to a diverse community.

Existing Updates

This initiative plans to remove twelve (12) existing benches, four (4) existing bike racks, and five (5) existing litter receptacles and replace them with the following furnishings that match the River For All Guidelines:

- Six (6) Landscape Forms Poe litter receptacles
- Ten (10) FGP Benches (*while 12 benches are being removed and 10 added, total seating will still be increased per the additional furnishings in the next section*).
- Four (4) bike racks

Total amount to purchase these items is estimated at \$40,000. In addition, outreach with Monroe North neighbors and business will be conducted with opportunities to add further enhancements. The additional funding requested at this time is to allow flexibility in determining what those enhancements are and to complete their installation.

Last, these improvements are a part of a larger improvement strategy that will be deployed in collaboration with area neighbors and the City Parks Department. Future phases will examine additional implementation opportunities from the River For All Design Guidelines, and will also look to enhance the existing playground and restroom facilities.

Recommendation: Authorize funding in an amount not to exceed \$120,000 to complete improvements at Canal Street Park.

