

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, May 9, 2018
10:00 a.m. Meeting
29 Pearl Street, NW Suite #1

- | | | |
|--|-----------|-------|
| 1. Call to order | | |
| 2. Approve Meeting Minutes from April 11, 2018 (10:00)
(enclosure) | Motion | Biel |
| 3. Newberry Street Reconstruction Authorization (10:02)
(enclosure) | Motion | Stam |
| 4. FY2019 Budget (10:10)
(enclosure) | Motion | Kelly |
| 5. Development Review Framework (10:30)
(enclosure) | Info Item | Kelly |
| 6. President & CEO Report (10:35) | Info Item | Kelly |
| 7. Public Comment (10: 40) | | |
| 8. Board Member Discussion (10:45) | | |
| 9. Adjournment | | |



Meeting of the City of Grand Rapids Tax Increment Financing Authority

April 11, 2018

1. Call to Order – The meeting was called to order at 9:54am

2. Attendance

Present: Shaun Biel, Elianna Bootzin, Diedre Deering, Kayem Dunn, Jane Gietzen, Carl Kelly, Mark Roys, Rick Winn

Absent: Mayor Rosalynn Bliss, Jim Baldwin, Jim Talen

Others Present: Tim Kelly (Executive Director), Flor Valera (Administrative Assistant), Jana Wallace, Dick Wendt (DGRI Legal Counsel) Jennie Schumacher, Stephanie Wong, Annamarie Buller (DGRI Staff)

3. Approve Meeting Minutes from February 14, 2018

Motion: Diedre Deering, supported by Rick Winn, moved approval of the minutes from February 14, 2018 meeting minutes. Motion carried unanimously.

3. (A.) Accept Preliminary Financial Statement form March 30, 2018

Ms. Wallace gave an overview of the financial statements for the first nine months of the Authority's fiscal year ending June 30, 2018. Ms. Wallace said the MNTIFA Authority has paid the City's Mobile GR and Parking Services for its share of DASH shuttle costs services from July 2017 through March 2018 in the amount of \$60,003.

Motion: Jane Gietzen, supported by Kayem Dunn, moved to approve Statement C- Preliminary Schedule of March 30, 2018 expenditures as recommended. Motion carried unanimously.

4. River Design Guidelines Contract Amendment

Mr. Kelly introduced the request for a budget amendment for additional services from Wenk Associates for the Grand River Corridor Implementation Plan and River Trail Design Guidelines. Mr. Kelly said the amendment request is needed to pay for additional engagement opportunities and for the inclusion of the Fish Ladder Park as an opportunity site. Mr. Kelly said the share cost of for MNTIFA would be in the amount of \$15,000 and this is already included in the budget. Mr. Kelly said the City Commission and the Downtown Development Authority (DDA) have already approved their share cost.

Motion: Elianna Bootzin, supported by Rick Winn, moved to approve the share cost in the amount of \$15,000 in connection with added concept studies associated with 6th Street Park and Canal Park. Motion carried unanimously.

5. 6th Street and Canal Street Parks Exercise Equipment

Ms. Wong introduced a request for funding for outdoor exercise equipment for 6th Street and Canal Street Parks. Ms. Wong said DGRI along with the City of Grand Rapids Parks and Recreation

Department created a survey that went out in October 2017. The 300 responses received helped determined the equipment selection. Ms. Wong said Norwell Outdoor Fitness met the majority vote in the public survey due to its four- season durability, modern/sleek style, mix of strength training and endurance. Ms. Wong said there will be an installation of six stations with two exercise equipment pieces per station throughout the linear park trail. Ms. Wong said DGRI is also working with the Parks and Recreational Department to bring more outdoor fitness classes. Mr. Biel asked if the project was included in the budget. Ms. Wong said yes, under the Urban and Recreational budget line item.

Motion: Diedre Deering, supported by Carl Kelly, moved to approve funding in an amount not to exceed \$25,000 to procure equipment from Norwell Outdoor Fitness and installation in the 6th Street Park and Canal Park with the City of Grand Rapids Parks and Recreation. Motion carried unanimously.

5. (B.) Appoint of Recording Secretary

Motion: Kayem Dunn, supported by Rick Winn moved to approve the appointment of Flor Valera as MNTIFA Recording Secretary. Motion carried unanimously.

6. President & CEO Report

DDA (3/14/18)

- Approved funding for safety improvements to a Fulton Street alley
- Extended Parking Operations and Service Agreement with Mobile GR
- Received Presentation on River Restoration and the River Design Guidelines

DID (12/19/17)

- Approved financial statements through 10/31/17
- Received update on summer/fall plantings and the Clean Team
- Received an update on potential legislative changes occurring in 2018
- Discussed forming committees to review fund balances and purchasing policies

MNTIFA (2/14/18)

- Executed contract extension for DASH North
- Received presentation from Downtown Ambassadors

DGRI (2/12/18)

- Elected Nick Monoyios Chair and Kayem Dunn Co-Chair
- Received presentation on River restoration and the River Trail Design Guidelines

Alliances

- Goal 1 (Restore the River): April 18, 2018 - 10:00 AM
 - River Design Guidelines, River Trail Crossing
- Goal 2 (Downtown Neighborhood): April 17, 2018 - 3:30 PM
 - Rose Center Recommendations, Housing Now! Recommendations, Affordable Housing
- Goal 3 (21st Century Mobility Strategy): April 23, 2018 - 3:30 PM
 - Bike Share Feasibility Study, Downtown Bike and Pedestrian Safety Projects
- Goal 4 (Economic Vitality): April 25, 2018 - 3:30 PM
 - Micro Local Business Recruitment RFP, Rose Center Recommendations

- Goal 5 (Public Spaces and Programming): April 19, 2018 - 3:30 PM
 - Winter Programming / Outdoor Fitness Equipment

GR>> Highlights

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

Action: Develop riverfront trail design guidelines

- Lead: City of Grand Rapids. [Wenk Associates](#) serves as lead consultant
- Project involves defining a “playbook” to guide construction of the proposed recreation trail on the banks of the Grand River. This includes:
 - Establishing an overall character and identity for the trail
 - Defining unique themes and amenities at different points along the trail
 - Ensuring improvements along the river edges are integrated with and support whitewater rapids restoration
- Community outreach and ideation underway, [including a presentation of draft concepts](#) to [GR Forward Goal 1 Alliance](#) and [DGRI Board of Advisors](#).
- Recommendations coming in Spring 2018

Action: Restore the whitewater rapids in the Grand River

- Lead: [Grand Rapids Whitewater](#)
- GRWW organizing to file in Summer 2018 for state permits and initiate environmental review of the river restoration project

Action: Evaluate economic impact of improving and expanding the riverfront trail

- Lead: Downtown Grand Rapids Inc.
- Contracted Grand Valley State University to conduct analysis
- Preliminary findings anticipated in Summer 2018

Action: Enhance Lyon Square Opportunity Site

- Lead: Downtown Grand Rapids Inc. and City of Grand Rapids
- Design Development documents nearing completion. Next step is Construction Documents.
- Coordination with surrounding stakeholders in process

Action: Enhance Ah-Nab-Awen / Indian Mounds Park

- Lead: City of Grand Rapids
- Construction anticipated to begin Spring 2018
- Changes include flood protection improvements, 15-foot trail section, enhanced public seating and new lighting from Pearl Street to Gillett Bridge
- Remains an opportunity to create ceremonial space for native Americans

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

Action: Establish Downtown resident organization

- Lead: Downtown Grand Rapids Inc.
- Contracted Steve Faber of Byrum Fisk to facilitate a process with Downtown residents to define the purpose and structure for a resident organization
- Planning committee began exploring potential mission, vision and goals.

- Surveyed Downtown resident ideas and perspectives. Compiling results
- 4th Annual Mix, Mingle and Share event with Downtown neighbors scheduled the evening of April 25

GR Forward Goal 3 – Implement a 21st century mobility strategy

Action: Deploy bus shelters to enhance experience for people who ride public transit

- Lead: The Rapid transit agency and City of Grand Rapids
- Mobile GR presented bus shelter deployment plan to City Commission on Feb. 6, 2018. ([Click here to watch presentation starting around the 2 h 31 m mark](#))
- [GR DDA](#) budgeted \$500,000 to support Downtown deployment
- Goal is to deploy new Downtown shelters before next winter.

Action: Enhance safety for people who walk and bicycle at key Downtown locations

- Lead: Downtown Grand Rapids Inc and City of Grand Rapids
- Design work in progress for enhancements at 4 key intersections:
 - Michigan Street & Bridge
 - Fulton & Ionia
 - Fulton & Monroe/Market
 - Monroe & Campau
- Specific improvements for evaluation include but are not limited to the installation of pedestrian medians, changes to crosswalks, pedestrian county-down signals and a pedestrian scramble.
- The project also includes piloting a designated bike lane along Division Avenue.
- The City and DGRI aspire to implement improvements in Summer 2018.

Action: [Evaluate feasibility of bike share service](#)

- Lead: City of Grand Rapids
- [Presented preliminary findings to the DDA on January 10, 2018](#)
- Special Briefing with City Commission occurred February 27, 2018
- Presentation of final recommendations anticipated Summer 2018

Action: Recruit car share service provider

- Lead: City of Grand Rapids
- Mobile GR [drafted and released a Request for Information \(RFI\) to help inform the search for a car share provider](#). Responses are due March 23, 2018

Action: Complete audit of Downtown's accessibility for people with differing abilities

- Lead: Downtown Grand Rapids Inc.
- Disability Advocates delivered draft recommendations and report
- [GR DDA](#) will receive a presentation of draft recommendations in April 2017

Action: Redesign Michigan Street to improve safety, comfort and clarity for all users

- Lead: City of Grand Rapids
- Completed 7,620 sq ft of new space for trees, landscaping and pedestrians in front of main entrance to Spectrum Health

Action: Update Downtown streetscape guidelines

- Lead: Downtown Grand Rapids Inc. [Nederveld](#) and [Williams & Works](#) serve as consultants
- Held project kickoff meeting with [GR Forward Goal 3 Alliance](#). Why is this project important for Downtown? [Here's the presentation](#)
- Community outreach and evaluation of streets and key public spaces underway
- Kickoff meeting with [GR Forward Goal 3 Alliance](#) in December 2018

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

Action: Recruit a major office tenant to Downtown

- Right Place, City of Grand Rapids, Downtown Grand Rapids Inc., MI Department of Transportation and MI Economic Development Corporation collaborated to [develop pitch for Amazon HQ2](#).
- Debrief revealed areas of opportunity for improving collaborative Downtown recruitment efforts
- DGRI, City and Right Place exploring more concerted and intentional recruitment strategy to attract larger office tenants

Action: Foster ground-floor businesses to diversify the mix of Downtown retail offerings

- Lead: Downtown Grand Rapids Inc.
- [GR Forward Goal 4 Alliance](#) reviewed draft framework for new Retail Business Recruitment and Incubation Program
- Launch of new program anticipate in Q2 2018
- One community goal is to increase # of ground floor businesses owned by women, people of color and other underserved communities 50% by 2025

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

Action: Establish Public Space Activation Grant Program

- Lead: Downtown Grand Rapids Inc.
- Designing program criteria and application process in collaboration with [GR Forward Goal 5 Alliance](#)
- Defining potential/preferred Downtown areas for activation in collaboration with [GR Forward Goal 5 Alliance](#)
- Goal is to launch program Summer 2018

Action: [Enhance VandenBerg Plaza/Calder Plaza](#)

- Lead: Downtown Grand Rapids Inc. and City of Grand Rapids
- Organizing to deploy short-term activation tactics for Summer 2018 including furniture, shade umbrellas and various entertainment options
- Parks Dept. preparing to issue Request for Qualifications to design the proposed pavilion at SE corner of plaza
- June 2019 is the 50th anniversary of the plaza's opening in 1968 and a key organizing point for a celebratory moment

Action: Expand winter recreational programming in Downtown parks

- Lead: Downtown Grand Rapids Inc.
- [Deployed temporary "pop up" ice rink in Heartside Park](#) that hosted pick up hockey games, ski chair racing and other activities
- Successfully hosted 10-day [World of Winter](#) festival

Action: [Promote food truck businesses in public places](#)

- Lead: Downtown Grand Rapids Inc. and City of Grand Rapids
- Presented [Year One pilot ordinance outcomes](#) to Grand Rapids City Commission on March 6, 2018.

Action: Renovate Veteran's Park

- Lead: City of Grand Rapids
- Completed reconstruction
- Opened Veterans Day
- Parks Department exploring formal ribbon cutting event

Action: Explore opportunities to beautify public plaza at Van Andel Arena

- Lead: Downtown Grand Rapids Inc.
- Developing preliminary conceptual designs
- Exploring partnership/funding opportunities for FY2019

Action: Improve safety and cleanliness on Division Avenue

- Improve lighting
 - Lead: City of Grand Rapids
 - Identified community supported solution
 - Working to determine implementation costs
- Add public restrooms
 - Lead: City of Grand Rapids and Downtown Grand Rapids Inc.
 - City currently designing new public facilities to be installed in Cherry / Commerce and/or Weston / Commerce parking ramps
 - Working to determine a sustainable facility management protocol for the new facilities.

Action: Continue turning up the volume on public art

- Lead: Downtown Grand Rapids Inc.
- Painted murals on 20 Monroe
- Collaborating with UICA Exit Space to paint riverfront mural down the stairwell near the Grand Rapids Public Museum. Painting anticipated to begin in Spring 2018 as weather permits
- Exploring mural opportunities at Fulton/131 overpass

GR Forward Goal 6 - Retain & attract families, talent & job providers with high quality public schools

Action: Transform the old public museum at 54 Jefferson into the new Grand Rapids Public Museum School

- Lead: Grand Rapids Public Schools and Grand Rapids Public Museum
- [Renovation of 54 Jefferson in progress and looking great](#)
- The building will reopen as a high school in September 2018

9. Public Comment
None

10. Board Member Discussion

Ms. Deering said she was excited for Movies in the Park. Mr. Biel said there will be a meeting to discuss parking after the Monroe North Business Association meeting on Friday and invited anyone interested to attend.

11. Adjournment

The meeting adjourned at 10:11am



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: May 2, 2018

TO: Tim Kelly
Monroe North Tax Increment Finance Authority
Executive Director

FROM: Jeffrey McCaul, Acting City Engineer
Engineering Department

SUBJECT: Reconstruction of Newberry Street from Monroe Avenue to Division Avenue

This project consists of the reconstruction of Newberry Street from Monroe Avenue to Division Avenue. The City was able to secure a Transportation Economic Development Fund – Category A (TEDF-A) grant as a result of the Michigan State University Research Facility and the additional forecasted jobs. The project will include reconstruction of the street including, hot mixed asphalt (HMA) pavement, permeable block pavement, sewer separation work, installation of rain gardens to capture and treat stormwater, sanitary sewer, storm sewer, water main, porous pavers, street trees, landscaping, benches, litter receptacles, bike loops, sidewalk, ADA sidewalk ramps, curb and gutter, ornamental street lighting, telecommunications, traffic signals and pavement markings.

A preliminary design study was conducted using the Vital Street Guidelines and the GR Forward Plan with engagement to the surrounding business community. This street is an important pedestrian and bicycle connection with the Sixth Street Bridge extending over the Grand River to the west and a future switchback multiuse pathway connecting to the Belknap Hill area to the east across Division Avenue. The selected design features a two way street with parking on the north side of the street and 5 foot bike lanes on both sides of the street.

This project was brought during the preliminary and design phase to the DGRI Alliance for Investment and on April 23, 2018 it was brought to the DGRI Alliance Goal 3 (Mobility). The design incorporates input from these Alliances.

Bids were received on May 2, 2018 for this project. The engineer's estimate, prepared by Fishbeck, Thompson, Carr and Huber (FTCH), is \$1,935,725 and Kamminga & Roodvoets, Inc. (K&R) submitted a bid of \$2,043,079.35 (low discounted bid is \$1,981,786.97). K&R will be utilizing 6.6% Micro Local Business Enterprise participation and will be subcontracting a total amount of \$135,000. Reference the attached Equal Business Opportunity – Construction Worksheet regarding the applicable bid discounts for this project.

The total not to exceed of \$2,850,956 for this project includes the costs of the construction contract, previously authorized design phase services by FTCH, construction phase services including inspection by FTCH, public information program, traffic safety and street lighting force account work, administration and an approximate twelve percent allowance for contingencies. FTCH will provide the construction phase services including inspection pursuant to their existing term contract with the City. The overall bid price was higher than expected due to excess construction work in the area and also as a result of only receiving five bidders for the project.

This project is being financed by a combination of Michigan Department of Transportation (MDOT) TEDF-A grant, Water Fund, Sewer Fund, Vital Street Fund, Capital Improvement Fund, Downtown Development Authority Fund and Monroe North Tax Increment Finance Authority Fund. The MNTIFA's share of costs is for ornamental street lighting improvements and street amenities including benches, litter receptacles and bike loops.

It is recommended that the MNTIFA approve its share of costs in the amount of \$193,555. At its meeting on May 22, 2018, it is anticipated that the City will approve the contract and authorized their share of costs, contingent upon the MNTIFA approving their share of costs.

cc: Eric DeLong
Jana Wallace
Josh Naramore
Chris Zull
Rick DeVries

#16065

SUMMARY OF ESTIMATED COSTS

for

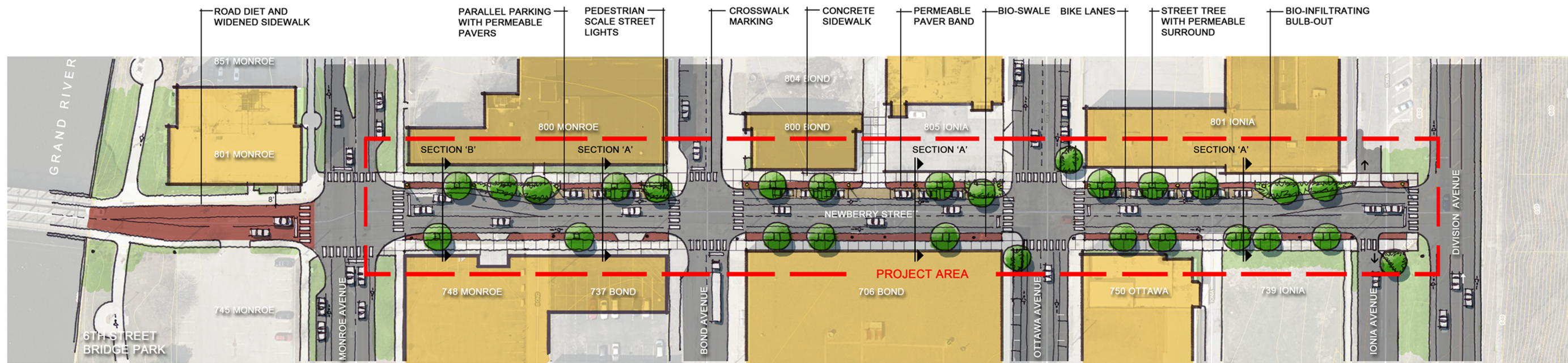
Reconstruction of Newberry Street from Monroe Avenue to Division Avenue

Project Funding Source(s)

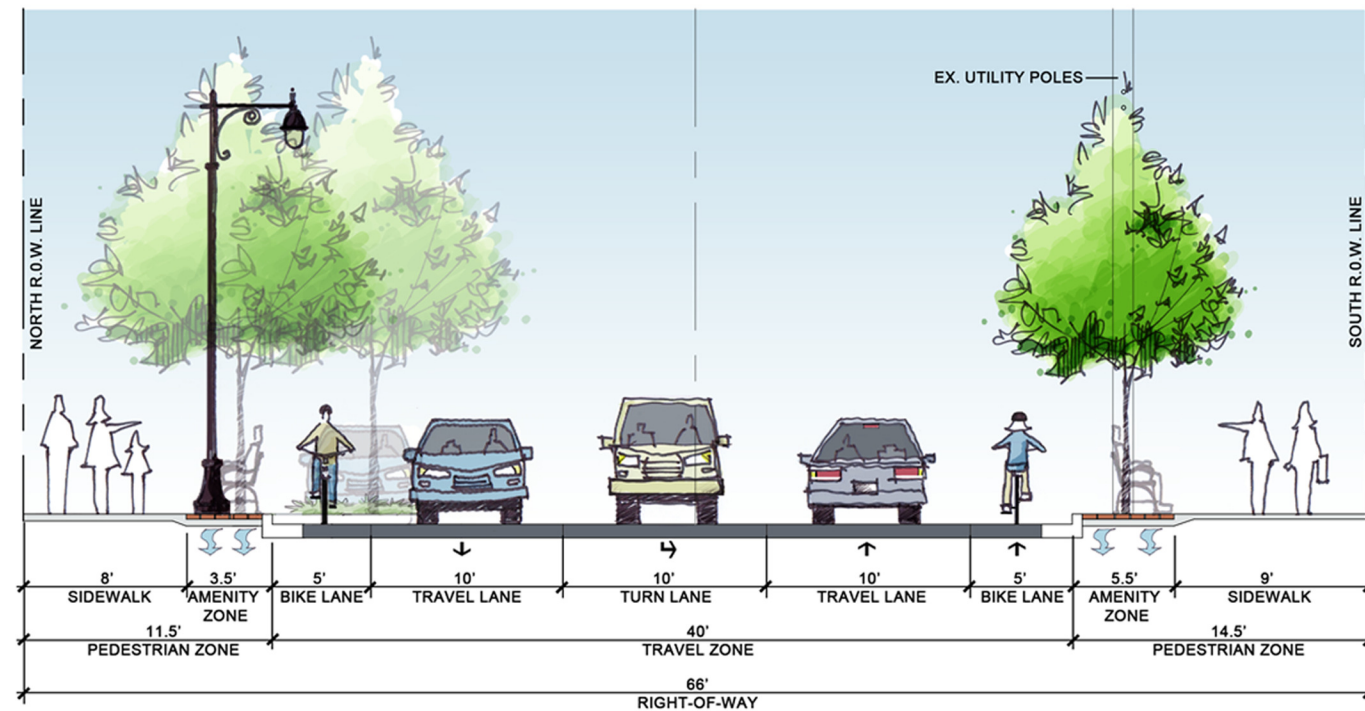
	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
MDOT TEDF- A Grant	\$563,921	\$159,245	\$723,166
Water Fund	0	487,815	487,815
Sewer Fund	0	407,460	407,460
Vital Street Fund	755,775	(54,850)	700,925
Capital Improvement Fund	64,445	219,190	283,635
Downtown Development Authority	0	54,400	54,400
Monroe North Tax Increment Finance Authority	0	193,555	193,555
Total Project Sources	<u>\$1,384,141</u>	<u>\$1,1466,815</u>	<u>\$2,850,956</u>

Breakdown of Project Uses

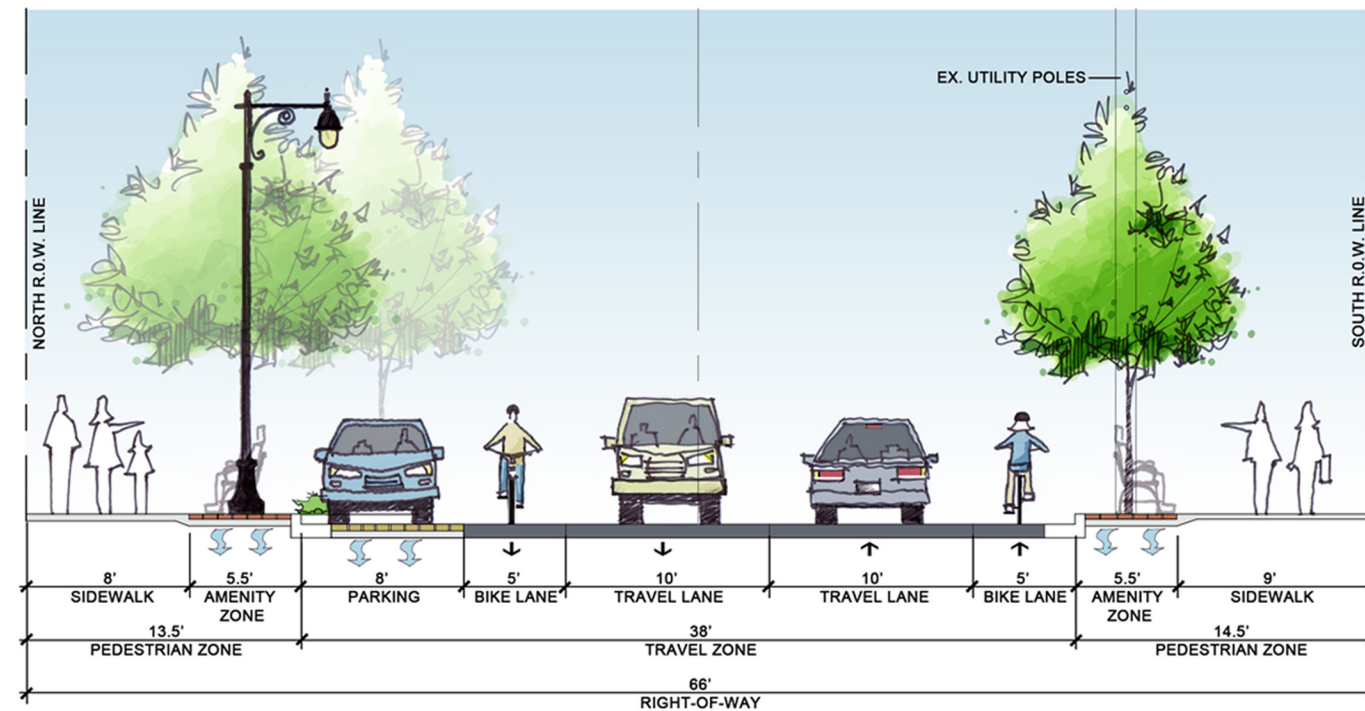
Construction Contract	\$2,043,079
Previously Authorized Design Phase Services by FTCH	117,100
Construction Phase Services Including Inspection by Consult	221,000
Public Information Program	500
Traffic Safety And Street Lighting Force Account Work	42,000
Administration	<u>121,813</u>
Sub-Total	\$2,545,492
Contingencies (12%)	<u>305,464</u>
Total Project Uses	<u>\$2,850,956</u>



CONCEPT DEVELOPMENT PLAN



SECTION 'B'



SECTION 'A'

DESIGN SUMMARY:

Guiding Documents:

1. Vital Streets - Urban Center with Community Bike Mode Emphasis.
2. GR Forward - Important East-West connecting corridor to Grand River
3. Green Grand Rapids - LID / Green Infrastructure

Planning for the Future:

1. Hotel at 748 Monroe
2. Ionia Greenway/Cycle Track
3. Changes at I-196 ramps and circulation on Ottawa, Ionia, and Division
4. Adaptive re-use at 800 Bond and 801 Ionia
5. Hastings non-motorized trail connecting at Newberry/Division

Other:

1. Traffic counts (2013) = +/- 3,000. Anticipated to increase as future Monroe North development is implemented.
2. Ex. On-street parking = 28. Proposed = 15 (all on north side of street).
3. Utility Poles on south side of street to remain. Minimum distance from south R.O.W line to proposed reconstructed face of curb = 14.5'
4. Newberry Street: Maintain turn lane at Monroe. Provide new left turn lane at Division.

MEMORANDUM

MONROE
NORTH
TIFA



DATE: May 7, 2018

TO: Monroe North TIFA

FROM: Tim Kelly, AICP
President & CEO

Agenda Item #4
May 9, 2018
MNTIFA Meeting

SUBJECT: Proposed FY19 Budget and Priority Plan

Each year, the Monroe North Tax Increment Finance Authority (MNTIFA) recommends and adopts a one-year budget and 5-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 FY2019 MNTIFA budget and priority plan consists of both new projects from GR Forward and carry forward priorities that span multiple fiscal years. New projects include planning for the management of future River Corridor Improvements, support for the initiation of bike share, and contributions to the reconstruction of Newberry Street to ensure it has accommodations for all users. Carry forward projects include funding for the Grand River restoration, contributions to enhancements for DASH North infrastructure, and installation of exercise equipment in Canal Street Park. When examined by GR Forward goal the breakdown for FY19 is as follows:

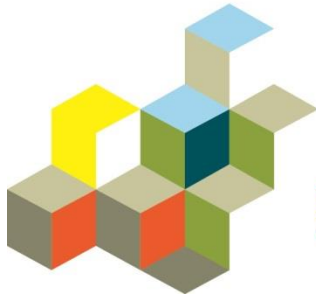
- Goal 1 (Restore the River as the Draw): \$160,000
- Goal 2 (Create a True Downtown Neighborhood Home to a Diverse Population): \$60,000
- Goal 3 (21st Century Mobility Strategy): \$385,000
- Goal 5 (Reinvest in Public Space, Culture and Inclusive Programming): \$30,000

As in previous years, the Downtown Grand Rapids Inc. Alliances played an important role in developing the budget. Beginning in February 2018, 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 DDA Board, DGRI staff will present each of the fiduciary Boards' recommended budgets to the City Commission on May 22, 2018, requesting bottom-line appropriation. After receiving City Commission appropriation, the fiduciary Boards will each adopt their final annual budgets and priority plans at their next scheduled meetings.

Recommendation: Recommend the FY2019 MNTIFA Budget Summary to the Grand Rapids City Commission and request fund appropriation.



DOWNTOWN
GRAND RAPIDS INC.

FY 2019 Recommended Budget

Narrative

The following narrative document outlines priority project areas developed with the five GR Forward Goal Alliances over the past few months. Projects and funding represent commitments to on-going obligations, as well as existing, on-going, and new projects in the next fiscal year.

Goal #1 – Creating 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 FY2019 include:

- 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: Create a True Downtown Neighborhood Which 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 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.

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

MNTIFA 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

MNTIFA 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

MNTIFA 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 FY20202.

- 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.

- Urban Recreation

MNTIFA contribution to the installation of outdoor fitness equipment in Canal Street Park. This is an FY18 budgeted activity that will be billed in FY19.

CITY OF GRAND RAPIDS, MICHIGAN
MONROE NORTH TAX INCREMENT FINANCING AUTHORITY
Five Year Priority Plan
Prepared April 26, 2018

TABLE 1 - REVENUES	FY2018			FY2019	FY2020	FY2021	FY2022	FY2023	FY2019-23	
	Budget	Actual ¹	Estimated	Request	Forecast	Forecast	Forecast	Forecast	TOTAL	
Property Tax Increment Revenue	\$ 367,014	\$ 364,786	\$ 344,786	\$ 417,410	\$ 419,497	\$ 421,595	\$ 423,703	\$ 425,821	\$ 2,108,025	FY19 per 2018 CAV. Otherwise, 0.5% annual growth Reserve for prior year appeals Assumes 5% annual decreases Annual interest rates at 1.00%
Property tax increment - Prior Year Appeals	(7,500)	8,472	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(37,500)	
Small Taxpayer Pers Property Exemption Reimb	-	122,248	122,248	120,000	114,000	108,300	102,885	97,741	542,926	
Interest on investments	15,040	22,516	15,040	17,073	13,212	9,450	8,776	9,627	58,139	
TOTAL ANNUAL REVENUES	\$ 374,554	\$ 518,022	\$ 474,574	\$ 546,983	\$ 539,209	\$ 531,844	\$ 527,864	\$ 525,689	\$ 2,671,590	
TABLE 2 - ONGOING AND COMMITTED EXPENDITURES										
Contractual Services - Annual Audit	\$ 5,750	\$ 5,800	\$ 5,800	\$ 5,060	\$ 5,060	\$ 5,235	\$ 5,392	\$ 5,554	\$ 26,301	FY2019-21 per contract. Otherwise, staff ests Staff estimate Per City FY2019-23 Budget Instructions, Exhibit G Per City FY2019-23 Budget Instructions, Exhibit E Series 2008 - final debt service pmt due 11/01/2020 Series 2008 - final debt service pmt due 11/01/2020 Share of 29 Pearl NW, operations Work performed by DGRI and City staff Supplies purchased solely for Authority work
Contractual Services - Legal	5,000	1,162	5,000	5,000	5,000	5,000	5,000	5,000	25,000	
General Fund Departments Services	23,084	17,312	23,084	22,872	23,329	23,796	24,272	24,757	119,026	
Insurance - General Liability	822	615	822	802	858	883	901	919	4,363	
KCDC Floodwall Bonds Debt Service - Interest	6,689	4,508	6,689	3,677	2,240	744	-	-	6,661	
KCDC Floodwall Bonds Debt Service - Principal	116,400	116,400	116,400	34,200	35,400	37,200	-	-	106,800	
Share of DGRI Administration	6,200	2,893	5,000	6,200	6,300	6,400	6,500	6,600	32,000	
Staff Support - City (7xxx) and DGRI (7191) Staff	61,800	19,107	55,000	65,000	66,950	68,959	71,027	73,158	345,094	
Supplies	200	-	200	200	200	200	200	200	1,000	
TABLE 2 EXPENDITURES	\$ 225,945	\$ 167,797	\$ 217,995	\$ 143,011	\$ 145,337	\$ 148,417	\$ 113,292	\$ 116,188	\$ 666,245	
TABLE 3 - DEVELOPMENT AND INFRASTRUCTURE PROJECT EXPENDITURES										
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor										
Asset and Riverwalk Maintenance	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000	General maintenance / repair of assets River trail design guideline and Streetspace Implementation Partial support for river restoration Updating based on current standards
Downtown Planning - GR Forward	75,000	20,502	50,000	50,000	10,000	10,000	10,000	10,000	90,000	
Grand River Restoration	25,000	25,000	25,000	50,000	250,000	250,000	-	-	550,000	
Riverwalk Retrofits	-	-	-	50,000	50,000	200,000	200,000	200,000	700,000	
Sub-Total Goal #1	\$ 110,000	\$ 45,502	\$ 85,000	\$ 160,000	\$ 320,000	\$ 470,000	\$ 220,000	\$ 220,000	\$ 1,390,000	
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population										
Development Support - Miscellaneous	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000	Projects to be determined Planning and community engagement effort Support for capital improvements by property owners Tree plantings
Downtown Census	5,000	-	-	5,000	-	5,000	-	5,000	15,000	
Downtown Enhancement Grants	25,000	-	-	25,000	25,000	25,000	25,000	-	100,000	
Infrastructure Improvements - Miscellaneous	2,500	-	-	10,000	10,000	10,000	10,000	10,000	50,000	
Sub-Total Goal #2	\$ 52,500	\$ -	\$ -	\$ 60,000	\$ 55,000	\$ 60,000	\$ 55,000	\$ 35,000	\$ 265,000	
Goal #3: Implement a 21st Century Mobility Strategy										
Accessibility and Streetscape Improvement	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	Pedestrian priority street design & construction Increased bicycle infrastructure - including parking and bike share (FY20) Contribution to street reconstruction Share of streetscape improvements Ottawa Ave from Fairbanks to Monroe Public realm infrastructure Contribution to new DASH infrastructure
Bicycle Infrastructure Improvements	5,000	-	-	50,000	100,000	10,000	10,000	10,000	180,000	
Mason Street Reconstruction	-	-	-	-	100,000	-	-	-	100,000	
Newberry Street Reconstruction	-	-	-	200,000	-	-	-	-	200,000	
Ottawa/Coldbrook/Monroe Intersection Improvements	-	-	-	-	200,000	-	-	-	200,000	
Public Realm Improvements	20,000	300	300	30,000	30,000	-	-	-	60,000	
Transit Improvements in Monroe North District	80,000	60,003	80,000	80,000	80,000	-	-	-	160,000	
Sub-Total Goal #3	130,000	60,303	80,300	\$ 385,000	\$ 535,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 1,025,000	
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming										
Canal Street Park Riverwalk Extension	\$ -	\$ 151	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Scheduled to be completed in FY2017 Installation of banner fixtures in district Outdoor exercise equipment (FY19); Park Infrastructure (FY20-23)
Street Lighting Banner Brackets	5,000	-	-	5,000	-	5,000	-	-	10,000	
Urban Recreation Plan	25,000	-	-	25,000	25,000	25,000	25,000	25,000	125,000	
Sub-Total Goal #5	\$ 30,000	\$ 151	\$ 151	\$ 30,000	\$ 25,000	\$ 30,000	\$ 25,000	\$ 25,000	\$ 135,000	
TOTAL GR FORWARD PROJECT EXPENDITURES #	\$ 322,500	\$ 105,956	\$ 165,451	\$ 635,000	\$ 935,000	\$ 595,000	\$ 335,000	\$ 315,000	\$ 2,815,000	
TOTAL ANNUAL EXPENDITURES	\$ 548,445	\$ 273,753	\$ 383,446	\$ 778,011	\$ 1,080,337	\$ 743,417	\$ 448,292	\$ 431,188	\$ 3,481,245	

ANNUAL FUND BALANCE SUMMARY

Beginning Fund Balance	\$	1,475,299	\$	1,475,299	\$	1,475,299	\$	1,566,427	\$	1,335,399	\$	794,272	\$	582,699	\$	662,271	\$	1,566,427
Plus: Annual Revenues		374,554		518,022		474,574		546,983		539,209		531,844		527,864		525,689		2,671,590
Less: Annual Expenditures		(548,445)		(273,753)		(383,446)		(778,011)		(1,080,337)		(743,417)		(448,292)		(431,188)		(3,481,245)
Ending Fund Balance	\$	1,301,408	\$	1,719,568	\$	1,566,427	\$	1,335,399	\$	794,272	\$	582,699	\$	662,271	\$	756,772	\$	756,772

Note 1: Transactions through March 31, 2018

DRAFT – Downtown Incentive Request Evaluation Form

Applicant Name: _____

Primary Contact Information: _____

Project Address: _____

Parcel Number(s) _____

Brief Project Description

Current Use (Check all that apply)

- ☐ Retail
- ☐ Residential
- ☐ Entertainment
- ☐ Office
- ☐ Public Space
- ☐ Institutional
- ☐ Vacant
- ☐ Other:

Future Use (Check all that apply)

- ☐ Retail
- ☐ Residential
- ☐ Entertainment
- ☐ Office
- ☐ Public Space
- ☐ Institutional
- ☐ Other:

Estimated Project Costs: _____

Estimated Start and Completion Date: _____

Financing Secured? Y/N

Source of Funds:

1. _____
2. _____
3. _____

Description of Community Engagement Completed and/or Planned:

DRAFT – Downtown Incentive Request Evaluation Form

Impact Statement – Quantitative Component

(Please only complete those sections which are applicable to your project)

Building use by area

Building area by use	Gross building area (sq. feet)
Office	
Retail / Restaurant	
Storage	
Parking	
Total GBA	
Parking Spaces (surface or ramp)	

Office Information

Office - Net rentable area	
Office - Typical floor / suite size (range)	
Office - Number of tenants (max)	
Office - Annual rent per sq. feet (avg)	
Office - Average length of lease	

Retail Information

Retail - Net rentable area (suite sizes available)	
Retail - Number of tenants (max)	
Retail - Annual rent per sq. feet (avg)	
Retail - Average length of lease	

Residential Information

Residential - Net rentable area	
Residential - Number of units	
Residential - Unit size	
Residential – Rent Range	
Micro	
Studio	
1 bd	
2 bd	
Other	

Impact Statement – Qualitative Component

(Please only complete those sections which are applicable to your project)

Goal 1	Restore the river as the draw and create a connected and equitable river corridor.
<ul style="list-style-type: none">• Integrate art, education, infrastructure and ecology• Reinforce the Grand Rapids Whitewater Initiative• Establish Grand Rapids as the hub in a regional trail system with universal river access• Enhance neighborhood access to the river• Create the outdoor adventure city	

Please detail how the proposed development will help the community accomplish five sub goals outlined for Goal 1.

If the proposed project is adjacent to the Grand River, does the proposed development create varied infrastructure to not only protect, but enhance and provide additional access and amenities to the river?

Goal 2	Create a true downtown neighborhood that is home to a diverse population.
<ul style="list-style-type: none">• Support initiatives that improve downtown living for existing residents and attract new downtown residents• Preserve and expand housing opportunities• Concentrate retail and close the retail services gap• Require clean and efficient energy building practices, and universal design principles in projects with local subsidy	

Please detail how the proposed development will help the community accomplish four sub goals outlined for Goal 2.

DRAFT – Downtown Incentive Request Evaluation Form

Goal 3	Implement a 21 st Century Mobility Strategy
<ul style="list-style-type: none">• Provide a stress-free pedestrian experience for all ages and abilities• Complete the networks in and out of downtown• Put Grand Rapids “on the map”	

Please detail how the proposed development will help the community accomplish three sub goals outlined for Goal 3.

Goal 4	Expand Job Opportunities & Ensure Continued Vitality of the Local Economy
<ul style="list-style-type: none">• Promote inclusion and equitable participation in the local economy• Attract talent and link job seekers with local opportunities• Create and preserve space for job creation and economic growth• Brand rapids	

Please detail how the proposed development will help the community accomplish four sub goals outlined for Goal 4.

Goal 5	Reinvest in Public Space, Culture & Inclusive Programming
<ul style="list-style-type: none">• Expand arts and cultural events and temporary programming to further activate the public realm year-round• Raise the profile of downtown parks and public spaces• Express Downtown Grand Rapids’ character and identity through public realm improvements• Continue to ensure the safety and cleanliness of Downtown Grand Rapids	

Please detail how the proposed development will help the community accomplish four sub goals outlined for Goal 5.

