

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, September 11, 2019
9:15 a.m. Meeting
29 Pearl Street, NW Suite #1

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| 1. Call to order | | |
| 2. Approve Meeting Minutes from August 14, 2019 (9:15)
(enclosure) | Motion | Biel |
| 3. River Governance Consultant Funding Authorization (9:20)
(enclosure) | Motion | Guy |
| 4. FY20 Project Discussion (9:30) | Info Item | Kelly |
| 5. President & CEO Report (9:40) | Info Item | Kelly |
| 6. Public Comment (9:45) | | |
| 7. Board Member Discussion (9:50) | | |
| 8. Adjournment | | |





**Meeting of the City of Grand Rapids Tax Increment Financing Authority
August 14, 2019**

1. Call to Order – The meeting was called to order at 9:54 a.m. by Chair Shaun Biel

2. Attendance

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

Absent: Carl Kelly

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

2. Approve Meeting Minutes from May 8, 2019

Motion: Rick Winn, supported by Mayor Rosalynn Bliss moved approval of the minutes from May 8, 2019 meeting as presented. Motion carried unanimously.

4. Accept Preliminary Financial Statements as June 30, 2019

Jana Wallace introduced the Authority's Preliminary Financial Statement A: Balance Sheet, Financial Statement B: Statement of Revenues and Expenditures, Financial Statement C: Schedule of Payments and Expenditures April 1 through June 30, 2019, Preliminary. After providing the Board with a brief overview, Ms. Wallace reinstated the importance of utilizing the captured tax increment funds to support public infrastructure improvements in the area. Shaun Biel stated that while the Authority's five-year priority plan certainly reflects the intentions to support public infrastructure, he inquired whether the Board should be concerned of jeopardizing the funds because the financials reflect a strong fund balance. Ms. Wallace talked about the reporting and spending requirements established in the PA 57 of 2018. She added that while the Authority is currently not utilizing most of the funds, we are still paying the bond debt for the floodwall improvements. Elianna Bootzin inquired whether the TIF funds could utilize to support Monroe North businesses. Legal counsel Dick Wendt stated that unlike the DDA; the TIF funds can only be used for eligible activities. Jim Talen inquired whether a seven-

year report chart outlining revenues versus expenditures by fiscal year could be provided. Ms. Wallace said she would follow up with a report.

Motion: Rick Winn, supported by Jane Gietzen, moved to approve Statement C-Preliminary Schedule of April 1 through June 30, 2019 expenditures as recommended. Motion carried unanimously.

5. FY2020 Budget Adoption

Tim Kelly stated the budget was presented and unanimously approved by the City Commission on May 14, 2019. The final step in the budget process is adoption by the MNTIFA Board. Additional information, including a summary of the budget process and the priorities is included in the packet.

Motion: Jim Talen, supported by Kayem Dunn, moved to adopt the MNTIFA Annual Budget for FY20. Motion carried unanimously.

6. River Governance Consultant Authorization

Andy Guy stated DGRI in partnership with the City of Grand Rapids, Kent County, Grand Rapids White Water (GRWW) and other community partners have initiated a process to evaluate and recommended a governance and funding strategy for developing, managing, and sustaining the public assets associated with the future revitalized Grand River Corridor. Mr. Guy provided the Board with an overview of the community-based planning initiatives and the work that has taken place up-to-date. In June 2019, a Request for Qualifications (RFQ) was issued to identify a consultant to support the essential work needed to develop recommendations. He reported that seven responses were received in July 2019. Goal 1 Citizen Alliance, along with the newly formed Organizational Leadership Steering Committee, oversaw the RFQ evaluation process. Mr. Guy shared that both Ms. Deering and Ms. Dunn are part of the new Leadership committee. He continued with his presentation by reporting that HR&A Advisors and Kathy Blaha Consulting ranked the highest based on their level of expertise. HR&A is a leading real estate and economic development consultancy; they have supported the development of the City's 2017 Parks and Recreation Master Plan and the Equitable Development and Mobility Strategic Plan. Kathy Blaha Consulting brings expertise in governance and management for parks. Her firm has supported the development of the Ecliptic at Rosa Parks Circle Conservancy. By working together, these consultants will be able to provide recommendations on governance and funding options by the end of the calendar year. Mr. Guy stated in the RFQ; we did not request respondents to submit budget information, as we wanted to deliberate the options based on skills and expertise. Both the DDA and the MNTIFA have budgeted FY20 funds to support this work. Mr. Guy informed the Board that the DDA had just accepted the consultant recommendation and the next steps include meeting with the consultants to establish a budget and formally return in September for funding authorization.

Along with these efforts, DGRI is organizing a series of "lunch and learn" events in the Fall, where leaders from other communities will be invited to discuss their best practice models. These organizations include High Line Network, DC, River LA. Mr. Biel applauded DGRI's efforts for taking the lead in coordinating the work needed to develop a funding and governance model.

Motion: Rick Winn, supported by Kayem Dunn, moved to accept the consultant recommendation and authorized DGRI staff to negotiate a project budget with the HR&A team. Motion carried unanimously.

7. President & CEO Report

Tim Kelly introduced Melvin Eledge new Operations Manager for DGRI.

DDA (7/10/19)

- Approved funding for construction and maintenance of Michigan and Bridge Street river trail crossings
- Approved a Retail Innovation Grant for Moby's Popcorn
- Appointed members to a Strategic Land Use Committee

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 (5/8/19)

- Approved an MOU with Mobile GR and the DDA for the operation of the DASH for FY20
- Recommended FY20 Budget to City Commission

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 before the end of 2019
- 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 by year end

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

- Remnant Parcel
 - RFP issued May 20
 - Committee formed to review proposals
 - Proposals will be reviewed and if advanced would be brought to DDA for consideration in August
- 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
 - 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 open September 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 summer 2019
 - Final install complete before end of 2019
- 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
- Hosting 1st Annual Small Business Expo August 29th at Devos Place

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
 - Tree plantings with FOGRP scheduled
 - Downtown Dog Park construction begins May 13
 - 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 Heartside Quality of Life committee to finalize design and operation of new public facilities for Cherry / Commerce and Weston / Commerce parking ramps
 - 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
 - Upcoming Events

- Movies on Monroe – August 23 (Space Jam and Star Wars)
- State of Our Downtown – September 5, 2019

8. Public Comment
None

9. Board Member Discussion
Ms. Deering invited the Board to join the upcoming Monroe North Business Association picnic.

10. Adjournment
The meeting adjourned at 10:24 a.m.

MEMORANDUM

MONROE
NORTH
TIFA



DATE: September 5, 2019

TO: Monroe North TIFA

FROM: Andy Guy, DGRI Chief Outcomes Officer

SUBJECT: **Grand River Governance Consultant Funding**

Agenda Item #3
September 11, 2019
MNTIFA Meeting

Pursuant to the Board's authorization at the August 2019 meeting of the DDA – background below – staff worked with the HR&A consultant team to develop a project fee and schedule for the process of evaluating and recommending a long-term organizational framework capable of executing on the community's vision for a restored and revitalized Grand River Corridor.

The consultant scope of work includes the following deliverables in three key priority areas:

- Analyzing sustainable funding stream opportunities to program, operate and maintain the new riverfront amenity;
- Summarizing model governance options and providing the rationale for a recommended strategy;
- Developing a benefits case – both quantitative and qualitative – to help drive implementation.

HR&A also developed a project schedule and fee that delivers these work products in Q1 2020 and within budget allocated in the Fiscal Year 2020 budgets of the DDA and the Monroe North Tax Increment Finance Authority.

With DDA approval, the consultant team work will commence this month and quickly begin to 1) draw on community planning to date and 2) inform effort already underway with the Organizational Leadership Committee established to guide this project as well as the GR Forward Goal 1 Alliance citizen engagement group.

Background

Downtown Grand Rapids, Inc. (DGRI), in close collaboration with the City of Grand Rapids, Kent County, Grand Rapids Whitewater and other community partners, recently initiated a process to evaluate and recommend a long-term governance structure and funding strategy for developing, managing and sustaining the public assets associated with the future revitalized Grand River corridor (or "the Project").

The full vision for the Project involves restoring the City's namesake whitewater rapids in the waterway and, along the waterfront, transforming an approximately 9-mile linear area along both sides of the riverbanks into a new east-west multi-purpose trail and network of public amenities extending from Riverside Park to Millennium Park.



Through such community-based planning initiatives as Green Grand Rapids, GR Forward, River for All and the Destination Assets Study, Grand Rapidsians have envisioned and affirmed the Project as a signature public amenity in a class with such ambitious civic projects as The High Line in New York City, Atlanta's BeltLine and the waterfront revitalization initiatives underway in such cities as Toronto, Chicago and Detroit.

Given the significant potential, importance and complexity of the Project, DGRI and partners in June 2019 issued a call (RFQ) for qualified consultants to support the essential work of evaluating and recommending a governance and funding model to execute on the community's vision for a restored and revitalized river corridor running through the urban core.

DGRI staff in July 2019 reviewed and evaluated seven RFQ responses with the GR Forward Goal 1 Citizen Alliance guiding DGRI's work to restore the Grand River as the draw and build a connected and equitable river corridor. Staff then shared the results of the Alliance deliberations and engaged further discussion with the Organizational Leadership Committee recently established to guide the process of evaluating and recommending a long-term governance structure.

A team comprised of HR&A Advisors and Kathy Blaha Consulting emerged from those conversations, and additional staff due diligence, as the strongest team with the expertise and experience required to support this important process.

HR&A is a leading real estate and economic development consultancy and a recognized authority on successful strategies to plan, organize and implement transformative city-building initiatives. They have an accomplished portfolio of urban industrial reuse projects and come recommended by peer organizations/cities. The firm also comes with familiarity of the local context, having supported the development of the City's 2017 Parks and Recreation Master Plan and through their current work on the City's Equitable Economic Development and Mobility Strategic Plan.

Kathy Blaha Consulting has worked with cities and parks partners across the country to design and implement forward-thinking plans for parks governance and management. She recently worked with the Frey Foundation, the City and DGRI to develop the Ecliptic at Rosa Parks Circle Conservancy to enhance the management of that space.

DGRI staff is confident this team will provide valuable services and insights to this governance and funding study.

Recommendation: Approve consultant services in an amount not exceed \$197,500 to support Grand River governance and funding organizing.