

# MEMORANDUM

MONROE  
NORTH  
TIFA



DATE: April 15, 2025  
TO: Monroe North TIFA  
FROM: Tim Kelly, AICP  
DGRI President & CEO  
**SUBJECT:** MNTIFA FY2k Budget

**Agenda Item #05  
April 15, 2025  
MNTIFA Meeting**

Each year the Monroe North Tax Increment Finance Authority (MNTIFA) recommends a one-year budget and five-year priority plan to the City Commission for investment in the MNTIFA district.

The FY2026 budget and priority plan consists primarily of carry forward priorities that span multiple fiscal years. Among them are funds to continue to support planning and activation initiatives along the Grand River, Downtown Enhancement grants to support redevelopment projects, and funding to implement the improvements at Canal Street Park. When examined by GR Forward goal the breakdown for FY26 is as follows:

- Goal 1 (Restore the River as the Draw): \$150,000
- Goal 2 (Create a True Downtown Neighborhood Home to a Diverse Population): \$50,000
- Goal 3 (21<sup>st</sup> Century Mobility Strategy): \$300,000
- Goal 5 (Reinvest in Public Space, Culture and Inclusive Programming): \$1,500,000

Following a recommendation from the TIFA Board, DGRI staff will present the recommended MNTIFA FY26 budgets to the City Commission requesting bottom-line appropriation. After receiving City Commission appropriation, the Board will adopt their final annual budget and priority plans at the next scheduled meeting.

**Recommendation: Recommend the FY2026 Budget Summary to the Grand Rapids City Commission and request fund appropriation.**

CITY OF GRAND RAPIDS, MICHIGAN  
MONROE NORTH TAX INCREMENT FINANCING AUTHORITY  
Five Year Priority Plan  
Preliminary Plan - Draft 2/13/2025

	FY2024 Final	FY2025			FY2026 Request	FY2027 Forecast	FY2028 Forecast	FY2029 Forecast	FY2030 Forecast	FY2026-30 TOTAL	
		Budget	Actual as of 01/31/2025	Estimated							
TABLE 1 - REVENUES											
Property Tax Increment	\$ 492,407	\$ 506,293	\$ 537,591	\$ 537,591	\$ 553,719	\$ 566,953	\$ 581,580	\$ 595,480	\$ 608,104	2,905,835	FY2025 Estimate plus 1%-2.58% growth annually (based on City's calcs)
Property Tax Increment - Prior Year Appeals	-	(5,000)	-	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(25,000)	Reserves for prior year appeals
State of Michigan - Personal Property Losses	152,476	147,902	156,729	156,729	152,027	147,466	143,042	138,751	134,589	715,875	Assumes 3% annual decreases for depreciation
Interest on Investments	133,390	84,756	193,866	108,737	111,190	113,425	109,204	106,517	102,993	543,329	City Treasurer's estimates - Exhibit L
Miscellaneous Reimbursements	-	-	-	-	-	-	-	-	-	-	
TOTAL ANNUAL REVENUES	\$ 778,273	\$ 733,951	\$ 888,186	\$ 798,057	\$ 811,936	\$ 822,844	\$ 828,826	\$ 835,748	\$ 840,685	\$ 4,140,039	
TABLE 2 - ONGOING AND COMMITTED EXPENDITURES											
Contractual Services - Annual Audit	\$ 6,380	\$ 6,700	\$ 6,700	\$ 6,700	\$ 6,920	\$ 7,266	\$ 7,629	\$ 7,858	\$ 8,094	\$ 37,767	Staff estimate - current contract through 6/30/25 pd in FY26
Contractual Services - Legal	1,345	5,000	1,482	5,000	5,000	5,000	5,000	5,000	5,000	25,000	Staff estimate
General Fund Departments Services	28,056	30,590	17,883	30,657	33,732	34,407	35,095	35,797	36,513	175,544	City FY2026-30 Budget Instructions, Exhibit G
Insurance - General Liability	1,105	720	420	720	1,449	1,521	1,597	1,677	1,761	8,005	City FY2026-30 Budget Instructions, Exhibit E
Share of DGRI Administration	10,225	10,500	7,785	12,500	13,500	13,905	14,322	14,752	15,194	71,673	Share of 29 Pearl NW, operations
Staff Support - City (7xxx) and DGRI (7191) Staff	130,546	137,500	78,132	150,000	165,000	169,950	175,049	180,300	185,709	876,007	Work performed by DGRI and City staff
Supplies	372	-	-	-	-	-	-	-	-	-	Supplies - rolled into DGRI Admin
TABLE 2 EXPENDITURES	178,029	191,010	112,402	205,577	225,601	232,049	238,692	245,384	252,271	1,193,997	
TABLE 3 - DEVELOPMENT AND INFRASTRUCTURE PROJECT EXPENDITURES											
Goal #1: Restore the River as the Draw and Create a Connected and Equitable River Corridor											
Grand River Greenway and Corridor Planning	29,350	50,000	15,000	50,000	150,000	150,000	-	-	-	300,000	Planning and Admin support for ongoing efforts
Grand River Restoration	-	-	-	-	-	-	250,000	250,000	-	500,000	Partial support for river restoration
Sub-Total Goal #1	29,350	50,000	15,000	50,000	150,000	150,000	250,000	250,000	-	800,000	
Goal #2: Create a True Downtown Neighborhood Which is Home to a Diverse Population											
District Enhancement Grants	-	100,000	-	100,000	50,000	35,000	15,000	15,000	15,000	130,000	Funding for grants to complete public improvements
Sub-Total Goal #2	-	100,000	-	100,000	50,000	35,000	15,000	15,000	15,000	130,000	
Goal #3: Implement a 21st Century Mobility Strategy											
Accessibility and Streetscape Improvement	12,000	50,000	7,431	50,000	150,000	100,000	100,000	100,000	100,000	550,000	Pedestrian priority street design & construction
Transit Improvements in Monroe North District	99,996	150,000	58,331	150,000	150,000	150,000	-	-	-	300,000	Share of DASH infrastructure
Sub-Total Goal #3	111,996	200,000	65,762	200,000	300,000	250,000	100,000	100,000	100,000	850,000	
Goal #5: Reinvest in Public Space, Culture, and Inclusive Programming											
Canal Street Park Improvements	-	1,500,000	3,386	50,000	1,500,000	1,450,000	-	-	-	2,950,000	Funding for park improvements
Sub-Total Goal #5	-	1,500,000	3,386	-	1,500,000	1,450,000	-	-	-	2,950,000	
TOTAL GR FORWARD PROJECT EXPENDITURES	\$ 141,346	\$ 1,850,000	\$ 84,148	\$ 350,000	\$ 2,000,000	\$ 1,885,000	\$ 365,000	\$ 365,000	\$ 115,000	\$ 4,730,000	
TOTAL ANNUAL EXPENDITURES	\$ 319,375	\$ 2,041,010	\$ 196,550	\$ 555,577	\$ 2,225,601	\$ 2,117,049	\$ 603,692	\$ 610,384	\$ 367,271	\$ 5,923,997	
ANNUAL FUND BALANCE SUMMARY											
Beginning Fund Balance	\$ 2,773,689	\$ 3,232,587	\$ 3,232,587	\$ 3,232,587	\$ 3,475,067	\$ 2,061,402	\$ 767,197	\$ 992,331	\$ 1,217,695	\$ 3,475,067	
Plus: Annual Revenues	778,273	733,951	888,186	798,057	811,936	822,844	828,826	835,748	840,685	4,140,039	
Less: Annual Expenditures	(319,375)	(2,041,010)	(196,550)	(555,577)	(2,225,601)	(2,117,049)	(603,692)	(610,384)	(367,271)	(5,923,997)	
Ending Fund Balance	\$ 3,232,587	\$ 1,925,528	\$ 3,924,223	\$ 3,475,067	\$ 2,061,402	\$ 767,197	\$ 992,331	\$ 1,217,695	\$ 1,691,109	\$ 1,691,109	