

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 (21st 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
Property Tax Increment - Prior Year Appeals	-	(5,000)	-	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(25,000)
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
Interest on Investments	133,390	84,756	193,866	108,737	111,190	113,425	109,204	106,517	102,993	543,329
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
Contractual Services - Legal	1,345	5,000	1,482	5,000	5,000	5,000	5,000	5,000	5,000	25,000
General Fund Departments Services	28,056	30,590	17,883	30,657	33,732	34,407	35,095	35,797	36,513	175,544
Insurance - General Liability	1,105	720	420	720	1,449	1,521	1,597	1,677	1,761	8,005
Share of DGRI Administration	10,225	10,500	7,785	12,500	13,500	13,905	14,322	14,752	15,194	71,673
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
Supplies	372	-	-	-	-	-	-	-	-	-
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
Grand River Restoration	-	-	-	-	-	250,000	250,000	-	-	500,000
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
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
Transit Improvements in Monroe North District	99,996	150,000	58,331	150,000	150,000	150,000	-	-	-	300,000
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
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

FY2025 Estimate plus 1%-2.58% growth annually (based on City's calcs)
Reserves for prior year appeals
Assumes 3% annual decreases for depreciation
City Treasurer's estimates - Exhibit L

Staff estimate - current contract through 6/30/25 pd in FY26
Staff estimate
City FY2026-30 Budget Instructions, Exhibit G
City FY2026-30 Budget Instructions, Exhibit E
Share of 29 Pearl NW, operations
Work performed by DGRI and City staff
Supplies - rolled into DGRI Admin

Planning and Admin support for ongoing efforts
Partial support for river restoration

Funding for grants to complete public improvements

Pedestrian priority street design & construction
Share of DASH infrastructure

Funding for park improvements