



Item Number: 1

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: March 25, 2025

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole

LIAISON: Mark Washington, City Manager

FROM: Sarah Rainero, Economic Development Director
Economic Development

SUBJECT: **Resolution declaring the necessity of the Uptown Business Improvement District Special Assessment Roll No. 8796**

Attached is a resolution declaring the necessity of the Uptown Business Improvement District (the "Uptown BID") Special Assessment (the "Assessment") Roll No. 8796, establishing the formula for the Assessment, and approving the City's share of the cost of the Assessment.

On Tuesday, March 11, 2025, at 2:00 p.m., the City Commission held a public hearing on the necessity of the Uptown BID Special Assessment, which is required to authorize the continuation of the Assessment for a five-year term beginning July 1, 2025, and ending June 30, 2030.

On June 11, 2013 (Resolution No. 82483), the City Commission established the Uptown BID Special Assessment Roll No. 8692 as a one-year assessment for properties located within the BID according to terms set forth in the Marketing and Development Plan and Financing Plan (the "Plan"). Since that time, the City Commission has approved the following eight additional terms for the Uptown BID Special Assessment:

- May 13, 2014 (Resolution No. 83475), Special Assessment Roll No. 8692
- April 28, 2015 (Resolution No. 84508), Special Assessment Roll No. 8706
- April 26, 2016 (Resolution No. 85588), Special Assessment Roll No. 8716
- March 28, 2017 (Resolution No. 86617), Special Assessment Roll No. 8722
- March 6, 2018 (Resolution No. 87506), Special Assessment Roll No. 8730
- March 26, 2019 (Resolution No. 88612), Special Assessment Roll No. 8738 (two-year term)
- March 23, 2021 (Resolution No. 90660) Special Assessment Roll No. 8758
- March 15, 2022 (Resolution No. 91504) Assessment Roll No. 8766 (three-year term)

The first twelve years of the Uptown BID operations have produced valuable results and the Uptown BID wishes to continue their progress for an additional five-year term. Should the special assessment be approved for the five-year term, it will allow the Uptown BID to continue various projects including its Uptown Ambassador Program, which encompasses all streetscape maintenance, (regular trash receptacle pick up, sidewalk litter pick up, and graffiti abatement) and beautification efforts (annual/perennial flower plantings and landscape maintenance). Through these efforts, the Uptown BID primarily meets one objective in the City's Strategic Plan:

- Supporting efforts, including placemaking activities and quality of life improvements, and, contributing to making Grand Rapids a destination city.

For the FY2026 to FY2030 request, the current special assessment district and rate have been amended to include unique parcels around the BID boundary. The Uptown BID is seeking a three percent (3%) annual increase over the course of the five-year term. The increase is being requested primarily to account for the growth of the Uptown Ambassador program and the cost of services (material costs, wage increases, inflation, etc.).

The table below summarizes the special assessment formula and revenue estimates over the next five (5) fiscal years.

	Current	Proposed July 1, 2025 - June 30, 2026	Proposed July 1, 2026 - June 30, 2027	Proposed July 1, 2027- June 30, 2028	Proposed July 1, 2028 - June 30, 2029	Proposed July 1, 2029 - June 30, 2030
Taxable	\$5.46*	\$6.17*	\$6.38*	\$6.60	\$6.83	\$7.06
Exempt	\$2.73*	\$3.09*	\$3.19*	\$3.30	\$3.41	\$3.52

The City Commission's declaration of necessity for the Assessment is required to maintain delivery of enhanced services within the Uptown BID as outlined in the Plan for the next fiscal years.

Attached is the Plan and staff have determined that it complies with the requirements set forth in City Commission Policy Number 900-54 for Business Improvement Districts and Boards.

The Uptown BID board recommended approval of the Plan at its January 15, 2025, board meeting.

Your COMMITTEE OF THE WHOLE recommends the adoption of the following resolution declaring the necessity of the Uptown Business Improvement District Special Assessment Roll No. 8796

WHEREAS:

1. On June 11, 2013 (Resolution No. 82483), the City Commission established the Uptown Business Improvement District (BID) Special Assessment Roll No. 8692 as a one-year assessment on non-residential properties located within the district according to terms set forth in the Marketing and Development Plan (the "Plan"); and
2. On May 13, 2014 (Resolution No. 83475), the City Commission continued the Uptown Business Improvement District (BID) Special Assessment Roll No. 8692 for a second one-year term, according to terms set forth in the Plan; and
3. On April 28, 2015 (Resolution No. 84508), the City Commission again continued the Uptown Business Improvement District (BID) Special Assessment Roll No. 8706 for a third one-year term, according to terms set forth in the Plan; and
4. On April 26, 2016 (Resolution No. 85588), the City Commission again continued the Uptown Business Improvement District (BID) Special Assessment Roll No. 8716 for a fourth one-year term, according to terms set forth in the Plan; and
5. On March 26, 2017 (Resolution No. 86617), the City Commission again continued the Uptown Business Improvement District (BID) Special Assessment Roll No. 8722 for a fifth one-year term, according to terms set forth in the Plan; and
6. On March 6, 2018 (Resolution No. 87506), the City Commission again continued the Uptown Business Improvement District (BID) Special Assessment Roll No. 8730 for a sixth one-year term, according to terms set forth in the Plan; and
7. On March 26, 2019 (Resolution No. 88612), the City Commission again continued the Uptown Business Improvement District (BID) Special

Assessment Roll No. 8738 for a seventh and eighth two-year term, according to terms set forth in the Plan; and

8. On March 23, 2021 (Resolution No. 90660), the City Commission again continued the Uptown Business Improvement District (BID) Special Assessment Roll No. 8758 for a ninth one-year term, according to terms set forth in the Plan; and
9. On March 15, 2022 (Resolution No. 91504), the City Commission again continued the Uptown Business Improvement District (BID) Special Assessment Roll No. 8758 for a tenth, eleventh, and twelfth three-year term, according to terms set forth in the Plan; and
10. A Plan for the next five program years has been received and reviewed by the City; and
11. The City Commission held a public hearing on March 11, 2025, concerning the necessity to continue the special assessment for five years; therefore

RESOLVED:

1. That the City Commission hereby declares and determines the Uptown Business Improvement District hereinafter described to be necessary, and hereby orders that such part of the total estimated cost as is hereinafter provided in the Plan for the said Uptown Business Improvement District shall be defrayed by special assessment upon the property especially benefited from said Uptown Business Improvement District the character thereof being described and determined as follows:

Special Assessment District No. **8796**

Uptown Business Improvement District

2. That the Assessment be based on 25,601.44 feet of linear street curb frontage as proposed in the Plan including the new addition of unique parcels; and
3. That the Assessment rate be established as follows: \$6.14 per linear foot in FY2026; \$6.32 per linear foot in FY2027; \$6.51 per linear foot for FY2028; \$6.70 per linear foot for FY2029; and \$6.91 per linear for FY2030 for all assessable parcels located within the district with a special exception for exempt properties owned and operated by not-for-profit organizations and registered as such, parcels with frontage on more than one assessed street, and certain corner lots which benefit from receiving services, in which cases a rate of \$3.07 per linear foot in

FY2026; \$3.17 per linear foot in FY2027; and \$3.26 per linear foot in FY2028; \$3.35 per linear foot in FY2029 and \$3.45 per linear foot in FY2030 will be assessed for all or part of the street curb frontage as prescribed in the Plan; and

4. That the City Commission determines that the total estimated cost of said Uptown Business Improvement District, including all incidental expenses, the cost of which shall be spread and levied upon the property especially benefited, the amount of the total cost which shall be paid by the City, and certain of the lots and parcels of land constituting the Special Assessment District against which the cost of said public improvements shall be assessed, all to be estimated as follows based on property ownership at the time of adoption of this resolution:

	Current	Proposed July 1, 2025 - June 30, 2026	Proposed July 1, 2026 - June 30, 2027	Proposed July 1, 2027- June 30, 2028	Proposed July 1, 2028 - June 30, 2029	Proposed July 1, 2029 - June 30, 2030
Taxable	\$5.97	\$6.14	\$6.32	\$6.51	\$6.70	\$6.91
Exempt	\$2.99	\$3.07	\$3.17	\$3.26	\$3.35	\$3.45
Total Assessment		\$171,733.45	\$181,299.06	\$186,574.94	\$191,850.83	\$197,684.49

5. That there shall be transmitted to the City Assessor a certified copy of this resolution, and the City Manager shall transmit to the City Assessor such facts respecting said Uptown Business Improvement District that may be necessary to make a proper assessment, and the City Assessor is hereby ordered to prepare a special assessment roll for said Uptown Business Improvement District in the manner required by this resolution, Chapter 10 of the Ordinance Code of the City of Grand Rapids, the Charter of the City of Grand Rapids, and the laws of the State of Michigan; and
6. That the payment of the City share of costs for those parcels is hereby authorized to be paid by each department controlling the assessed property; and
7. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.


 CORRECT IN FORM
 CITY ATTORNEY

