



Item Number: 3

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: April 30, 2024

TO: Mark Washington, City Manager

COMMITTEE: City Commission Meeting
LIAISON: N/A

FROM: Jonathan Klooster, Interim Economic Development Director
Economic Development

SUBJECT: **Resolution scheduling a public hearing for May 7, 2024 to consider a Transformational Brownfield Plan for the Grand Action 2.0 Redevelopment Project at 201, 225, 233 and 301 Market Avenue SW, 200, 202, 206, 212, 216, 222, 226, 232 and 238 Summer Ave NW, 201, 207, 211, 217, 223, 227 and 233 Mt. Vernon Avenue NW, 230 Winter Ave NW, 407 Pearl Street NW, 408 Blumrich Street NW, 412 Douglas Street NW and 441 Lake Michigan Drive NW**

Attached is a resolution scheduling a public hearing for May 7, 2024 to consider the Grand Action Foundation 2.0 ("Grand Action") Transformational Brownfield Plan (TBP) for a large-scale, multi-phased, mixed-use redevelopment project to be located on numerous existing parcels of property, comprising 10.6 acres on Market Avenue SW south of US-131 and 8.2 acres between Mt. Vernon Avenue NW and Winter Avenue NW south of Douglas Avenue NW and north of Pearl St/Lake Michigan Drive NW. Grand Action will be working collaboratively with various entities, including the Grand Rapids-Kent County Convention/Arena Authority (CAA) and the Grand Rapids Downtown Development Authority (DDA) and its advisory board, Downtown Grand Rapids, Inc. (DGRI), among others, on the overall development effort described below. The TBP was reviewed and recommended by the Grand Rapids Brownfield Redevelopment Authority at its meeting on April 24, 2024.

The comprehensive vision, which includes an outdoor amphitheater, soccer stadium and multiple mixed-use projects, was informed by two studies aimed at elevating Grand Rapids as a top-tier visitor destination. The 2016 Destination Asset Study identified opportunities for growth, and the 2020 Venue and Attraction Study focused on the market viability, event demand, financial performance and economic impact of the public/private projects. The studies confirmed the viability of the amphitheater and soccer stadium projects and identified the gaps in the existing market that these assets would fill.

Various components of the overall project have progressed through conceptual design with support from the City's internal Design Team and others. Several applications for Special Land Use (SLU) approvals have been submitted to the Planning Commission and have been approved, subject to certain conditions. Significant efforts have been made to prepare the property for redevelopment, as well as to provide financing for the transformational project. Additional approvals for future phases will require further refinement of design, additional partnerships and approvals. An overview of the project components and description of the incentive applications under consideration are described below.

Acrisure Amphitheater (Spring 2024 – Spring 2026)

Grand Action will lead development of the Acrisure Amphitheater on property that the City will convey to the CAA. The Acrisure Amphitheater will be a world class, 12,000 seat outdoor performance and entertainment center and will include related uses such as administrative spaces, a talent support building, independent food and beverage concessions and restroom facilities. A surface parking lot with 112 spaces will be constructed as part of the amphitheater development. The CAA will own and operate the amphitheater. This component of the project is expected to commence in Spring 2024 and be completed in Spring 2026. The amphitheater is expected to host more than 54 ticketed events per year, drawing more than 300,000 visitors, and will create approximately 48 new jobs and carries a total development cost of nearly \$186 million. A subsequent phase, developed at the same time as the Amphitheater Residential project, will add a 340-space parking ramp for amphitheater patrons.

A publicly owned and maintained pedestrian and non-motorized trail will be constructed along the Grand River from US-131 south to the railroad tracks, and will include additional connections from the river to Market Avenue through the amphitheater property. The trail will be funded primarily through the Greenway Grant administered by the DDA. Other connections are planned separate from this project, that would connect north and south, linking multiple trail systems and connecting more than 100 miles of non-motorized trails.

The table below provides a description of the TBP incentives applicable to this portion of the project. No property taxes will be generated as the property will be publicly owned and operated. Approximately \$17 million of performance-based incentives will be available based on current projections, all of which are generated by state sources.

Acrisure Amphitheater Incentive	Time Period	Number of Years	Estimated Exemption or Reimbursement	Present Value*
<i>Transformational Brownfield Incentives</i>				
<i>Sales and Use Tax Exemption</i>	2024 - 2025	2	\$ 4,307,945	\$ 3,875,431
<i>Construction Period Income Tax</i>	2024 - 2025	2	3,345,732	3,009,823
<i>Income Tax Capture</i>	N/A	0	-	-
<i>Sales Tax Capture</i>	2025 - 2044	20	7,670,189	3,634,761
<i>Withholding Tax Capture</i>	2025 - 2044	20	1,827,185	847,246
<i>Traditional Brownfield Incentives</i>				
<i>Local Property Tax Capture</i>	N/A	0	-	-
<i>State Property Tax Capture</i>	N/A	0	-	-
Grand Total			\$ 17,151,051	\$ 11,367,260
*Present Value is the value of the tax savings (exemptions) or reimbursement payments (tax capture) in today's dollars. This is the estimated amount of debt that these incentives allow the investor to finance based on current interest rates.				

Amphitheater Residential (Summer 2025 – Fall 2027)

Grand Action will lead the development of, and may partner with one or more private developers, on an additional development south of the Acrisure Amphitheater, which is expected to include a mixed-use project with up to 475 residential apartments in a 21-story building (six floors of parking with 15 floors of residential above), a 815 space, six-floor parking ramp to be shared by the amphitheater and apartments, including 340 spaces for amphitheater patrons and 475 spaces for residential tenants. The estimated investment in this portion of the project is \$219 million, and will result in two new jobs associated with the management of the apartments.

The combination of projects described above (collectively, the “Amphitheater Development”) will occur on property that is being vacated by the City and has historically been used for various public works operations including administrative offices, indoor and outdoor vehicle storage and maintenance facilities, salt storage and parking. The Amphitheater Development will deliver on a long-term collaborative effort to put the riverfront property to its highest and best use, and provide many new opportunities for residents, visitors and businesses on the south end of downtown Grand Rapids. The Amphitheater Development projects will result in total investment of \$430 million, and the creation of at least 50 new jobs.

The table below provides a description of the TBP incentives applicable to this portion of the project. A development partner is yet to be identified but could be eligible to assume the benefit of the incentives described. Approximately \$196.6 million of performance-based incentives could be available based on current projections, including approximately \$27 million from local property taxes.

Amphitheater Residential Incentive	Time Period	Number of Years	Estimated Exemption or Reimbursement	Present Value*
<i>Transformational Brownfield Incentives</i>				
<i>Sales and Use Tax Exemption</i>	2025 - 2026	2	4,816,376	5,183,249
<i>Construction Period Income Tax</i>	2025 - 2026	2	3,740,601	3,144,905
<i>Income Tax Capture</i>	2027 - 2046	20	101,194,757	40,984,279
<i>Sales Tax Capture</i>	2027 - 2046	20	1,392,618	576,414
<i>Withholding Tax Capture</i>	2027 - 2046	20	436,118	188,993
<i>Traditional Brownfield Incentives</i>				
Local Property Tax Capture	2027 - 2056	30	26,885,067	6,636,668
State Property Tax Capture	2027 - 2056	30	33,850,356	9,346,035
<i>Local and State Tax Abatement</i>				
Neighborhood Ent Zone - City Portion	2027 - 2041	15	3,251,336	1,592,973
Neighborhood Ent Zone - Non-City	2027 - 2041	15	21,070,445	10,537,410
Grand Total			\$ 196,637,676	\$ 78,190,926
*Present Value is the value of the tax savings (exemptions) or reimbursement payments (tax capture) in today's dollars. This is the estimated amount of debt that these incentives allow the investor to finance based on current interest rates.				

GR Soccer Stadium (Spring 2024 – Spring 2026)

Grand Action will lead development of the Grand Rapids Soccer Stadium, which will be an 8,500-seat professional soccer stadium that is anticipated to host the only major professional league in Grand Rapids, with a full-size pitch to support national and international matches. The stadium is projected to host at least 17 games per year, drawing visitors from across the region, as well as other community events throughout the year. The stadium will have an east and a west building, connected by a circular concourse, and contain related uses such as a team store, locker rooms, administrative offices, press room, restaurants and concessions. The estimated cost of the Soccer Stadium is \$172 million, and will result in the creation of up to 104 new jobs.

The table below provides a description of the TBP incentives applicable to this portion of the project. No property taxes will be generated as the property will be publicly owned and operated. Approximately \$10.8 million of performance-based incentives will be available based on current projections, all of which are generated by state sources.

GR Soccer Stadium Incentive	Time Period	Number of Years	Estimated Exemption or Reimbursement	Present Value*
<u>Transformational Brownfield Incentives</u>				
Sales and Use Tax Exemption	2024 - 2025	2	3,458,844	3,111,579
Construction Period Income Tax	2024 - 2025	2	2,686,284	2,416,584
Income Tax Capture	N/A	0	-	-
Sales Tax Capture	2025 - 2044	20	1,749,046	828,841
Withholding Tax Capture	2025 - 2044	20	2,940,627	1,363,536
<u>Traditional Brownfield Incentives</u>				
Local Property Tax Capture	N/A	0	-	-
State Property Tax Capture	N/A	0	-	-
Grand Total			\$ 10,834,801	\$ 7,720,540
*Present Value is the value of the tax savings (exemptions) or reimbursement payments (tax capture) in today's dollars. This is the estimated amount of debt that these incentives allow the investor to finance based on current interest rates.				

Stadium District Tower (Spring 2024 – Spring 2026)

The DDA will lead development of, and may partner with one or more private developers, on development of the Stadium District Tower, a proposed 18-story mixed-use building with retail, office and residential uses, along with a 350-space parking structure. An estimated 260 apartment units will be located on the top nine floors, above 20,000 square feet of office and 10,000 square feet of retail. The estimated cost of the Stadium District Tower is \$114.4 million and is expected to create up to 84 new jobs.

The table below provides a description of the TBP incentives applicable to this portion of the project. A development partner is yet to be identified but could be eligible to assume the benefit of the incentives described. Approximately \$93.4 million of performance-based incentives could be available based on current projections, including approximately \$16.4 million from local property taxes.

Stadium District Tower Incentive	Time Period	Number of Years	Estimated Exemption or Reimbursement	Present Value*
<u>Transformational Brownfield Incentives</u>				
Sales and Use Tax Exemption	2026 - 2027	2	2,422,948	2,037,090
Construction Period Income Tax	2026 - 2027	2	1,881,763	1,582,090
Income Tax Capture	2028 - 2047	20	40,139,466	16,800,448
Sales Tax Capture	2028 - 2047	20	1,295,060	552,798
Withholding Tax Capture	2028 - 2047	20	2,375,188	1,063,729
<u>Traditional Brownfield Incentives</u>				
Local Property Tax Capture	2028 - 2057	30	16,452,433	4,685,325
State Property Tax Capture	2028 - 2057	30	22,025,993	6,467,350
<u>Local and State Tax Abatement</u>				
Neighborhood Ent Zone - City Portion	2027 - 2041	15	1,455,535	\$1,455,535
Neighborhood Ent Zone - Non-City	2027 - 2041	15	5,329,205	2,360,966
Grand Total			\$ 93,377,590	\$ 37,005,330
*Present Value is the value of the tax savings (exemptions) or reimbursement payments (tax capture) in today's dollars. This is the estimated amount of debt that these incentives allow the investor to finance based on current interest rates.				

The combination of projects described above (the “Stadium District Project”) will occur on property that is currently owned by the DDA and the YMCA, and is currently used for surface parking. The Stadium District Project will deliver on a long-term collaborative effort to put the surface parking lot to its highest and best use, and provide many new opportunities for residents, visitors and businesses on the west side of downtown Grand Rapids.

Transformational Brownfield Plan Program

The Grand Action 2.0 project meets the requirements of the Transformational Brownfield Program (TBP) which is an enhanced level of incentive available under the Brownfield Redevelopment Finance Act, Act 381 of 1996. In addition to meeting the qualifications for the traditional brownfield program, a TBP project in Grand Rapids must have a total investment of greater than \$100 million and be expected to have a *“transformational impact on local economic development and community revitalization based on the extent of brownfield redevelopment, growth in population, commercial activity and employment that will result from the plan.”* The project must also contain a mix of uses including some combination of retail, office, residential and/or hotel. The combination of projects will clearly have a transformational impact, converting property currently serving as surface parking or municipal operations, to dense, multi-use redevelopments that will provide entertainment, retail, office, housing and public recreation space on nearly 20 acres of land in downtown Grand Rapids. Total investment in the projects will be approximately \$748 million and result in the creation of up to 238 new jobs and 735 new housing units.

The enhanced incentive provided by the TBP designation is derived from incremental state income and sales taxes as well as state sales tax exemptions on construction material procured for the construction of the project and are detailed below.

Additional Tax Increment Revenues under a TBP

- *Construction Period Income Tax Capture*
 - State Income Tax of employees building the project
- *Construction Period Sales and Use Tax Exemption*
 - Avoided cost of State Sales Tax on construction materials
- *Sales Tax Capture*
 - Sales tax generated from commercial uses at the project sites
- *Income Tax Capture*
 - State Income Tax of residents living at the project
- *Withholding Tax Capture*
 - State Income Tax of employees located at the project

Both the property tax increment revenues and the state income tax income revenues enumerated above may be used to reimburse the eligible costs related to the project, and under the TBP program, eligible activities include both traditional brownfield program eligible costs, such as demolition, environmental remediation, site preparation, and

ramped parking, but also include construction, restoration, alteration and renovation or improvement of buildings.

The estimated TBP eligible activity costs associated with the projects that would be eligible for reimbursement far exceed the amount of TBP tax capture that would be available, and the recommended amount to be approved for reimbursement from future tax increment revenues generated by the projects will be subject to underwriting analysis and approval from the Michigan Strategic Fund. Considering all four project components described above, total eligible costs are estimated to be \$551.9 million, of which \$286.2 million would be eligible to be reimbursed based on project projections.

The Brownfield Redevelopment Authority and City of Grand Rapids have additional responsibility and obligations under the TBP program, including determining that the project meets the requirements of the TBP program, and approving and implementing an affordable housing agreement as defined below. The administration of the income tax increment revenues is done by the state, and staff will administer the property tax increment capture as with all other brownfield projects.

Affordable Housing Strategy

Staff have worked collaboratively with Grand Action to leverage the state income and withholding tax capture to financially offset a mixed-income component for the project. Without a binding affordable housing agreement, a TBP may capture 50% of the Income and Withholding Income Tax Increment Revenues; however, if a binding agreement detailing how the project provides for below-market rate housing is entered into between the local unit of government and the developer, up to 100% of those revenues may be captured. Due to project costs and available financing, the capture of 100% of income and withholding tax is required for project financial feasibility.

Staff expect that affordable housing agreements will be signed that would be transferred to any future developer that would participate in development of the housing components of the overall project. The agreements are expected to provide for one of two alternatives, to be elected at a future date, and are described below as currently contemplated. Final terms of the agreements (i.e. whether option A or B is elected) would be subject to future approval by the City Commission.

Option A: 20% of each unit type at the project will be rented to households earning at or below both (a) 100% of area median income and (b) below rents of unrestricted units at the development, and at rental rates not exceeding the then-current 100% AMI rent level by unit type (i.e. 1 bedroom, 2 bedroom, etc.) for a period of 20 years. This would result in 146 units overall, with 94 in the Amphitheater Housing project and 52 at the Stadium District Tower, as currently proposed.

At 2024 rental and AMI rates, the projection for each type of unit is shown below for both projects.

Amphitheater Housing Projections					Affordable Housing Option A		
Unit Type	Avg Sq Ft	# of Units	Avg AMI Range	Avg Monthly Rent	# of Units	100% AMI Rent	Rent Reduction
Studio	463	50	100%	\$ 1,766	10	\$ 1,762	\$ (4)
1 Bedroom	699	377	110%	2,014	75	1,888	(126)
2 Bedroom	898	48	140%	3,157	9	2,267	(890)
Total		475			94	<--Total Affordable Units	

Stadium District Tower Housing Projections					Affordable Housing Option A		
Unit Type	Avg Sq Ft	# of Units	Avg AMI Range	Avg Monthly Rent	# of Units	100% AMI Rent	Rent Reduction
Studio	420	104	110%	\$ 1,918	21	\$ 1,762	\$ (156)
1 Bedroom	600	130	110%	2,056	26	1,888	(168)
2 Bedroom	1050	26	110%	2,468	5	2,267	(201)
Total		260			52	<--Total Affordable Units	

Option B: As an alternative to providing the housing as described in the tables above, future developers would make an annual contribution to the City's affordable housing fund, or similar investment vehicle as may exist in the future, in an amount that would provide comparable benefit. This approach could have the benefit of providing investment in affordable homeownership instead of or in addition to investments in affordable rental units, and may provide opportunity for more unit production than Option A.

A comparison of the "cost" of each option is provided in the tables below for each project. The total rent subsidy for Option A represents the total rental revenue difference (reduction) if 20% of units are rented at 100% AMI rental rates for 20 years. The Total Affordable Housing Fund (AHF) contribution (Option B) represents the total of 20 years of contributions to the AHF.

Amphitheater Housing Projections	Affordable Housing Options Est. Cost
Total Rent Subsidy (20 Years) - Option A	\$ 5,102,448
Total AHF Contribution (20 Years) - Option B	\$ 5,911,937

Stadium District Tower Housing Projections	Affordable Housing Options Est. Cost
Total Rent Subsidy (20 Years) - Option A	\$ 2,521,776
Total AHF Contribution (20 Years) - Option B	\$ 2,508,717

Combined Projects Housing Projections	Affordable Housing Options Est. Cost
Total Rent Subsidy (20 Years) - Option A	\$ 7,624,224
Total AHF Contribution (20 Years) - Option B	\$ 8,420,654

Whether Option A or B is implemented at either residential development will be determined based on financial and programmatic evaluation as the development of the projects progress and financing is arranged. Either option provides opportunity for the City to leverage the TBP program in collaboration with identified developers to support additional affordable and/or attainable housing production in the City.

Approach to the Inclusion Plan

The first component of the project involves the construction of the Acrisure Amphitheater, at an estimated cost of \$185 million, with construction costs of approximately \$135 million, which includes approximately \$25 million for the future 340 space parking ramp. The team of Pioneer Construction and Barton Mallow have been selected as the construction manager for the project and have worked with Grand Action to submit an Inclusion Plan for the project that describes the efforts to be undertaken to achieve the targets shown in the table below. Pioneer has begun outreach for the project in advance of initial bidding. Aspirational goals for the Amphitheater project total \$6 million of participation from M/W/MLBE firms. Nearly \$42 of the project costs are associated with very large and complex specialty scopes that few firms can perform, and very likely no local or regional M/W/MLBE firms are currently able to perform; therefore, the values below are related to approximately \$50 million of construction value; however, percentages are based on the total construction cost.

	Construction		Professional Services	
Total Cost*	\$	110,920,000	100%	\$ 9,500,000 100%
MBE Target		2,000,000	1.8%	110,000 1.2%
WBE Target		4,000,000	3.6%	- 0.0%
MLBE Target		-	0.0%	- 0.0%
Total Target	\$	6,000,000	5.4%	\$ 110,000 1.2%

*Total Construction Cost includes approximately \$41.9 million scope items that are unique and complex due to nature of the project. Few firms are ready, willing and able to perform, and no local W/M/MLBE firms. Remaining contract value is approximately \$69 million. Target participation represents 8.7% of this remaining value.

Grand Action has consulted with local general contractors as it relates to understanding opportunity for the Soccer Stadium, and understands that approximately 75% of the project costs are associated with large specialty scopes of work that are unable to be performed by any local M/W/MLBE firms. Initially, Grand Action believes that up to 25%, or approximately \$6 million, of the remaining \$20-25 million project scope could be subcontracted with MBE, WBE and/or MLBE firms. A future Inclusion Plan will provide additional detail for the Soccer Stadium project.

As subsequent phases of the project are further refined and have developers identified, additional Inclusion Plans will be submitted to document the specific goals for each unique project, and the development team and City collectively believe that significant opportunities exist in the mixed-use components of the project for additional participation and partnerships that will lead to much more opportunity. Between the Acrisure Amphitheater and Soccer Stadium alone, more than \$14 million is targeted for M/W/MLBE participation, and when fully complete, combined aspirational goals could exceed \$30 million overall.

Additional Incentives

Economic Development staff have been working with Grand Action to submit a grant application requesting up to \$1 million from the Michigan Department of Environment, Great Lakes and Energy (EGLE) to support demolition and environmental cleanup costs associated with the amphitheater development. Pending review by EGLE, a request to approve the grant submission would be presented to the board at its next meeting.

The residential components of the project both meet the requirements for the Neighborhood Enterprise Zone exemption, which may be considered by the City as the projects develop further. Based on projections, the NEZ could provide up to \$24 million of tax savings for the amphitheater apartments, and \$6.8 million of tax savings for the stadium district tower, each over a period of 15 years.

These grants and tax exemptions are a critical component of the financial structure for the projects, and are a balance between tax capture (i.e. reimbursement) and tax exemption.

Community Engagement Efforts

Grand Action has conducted community engagement over a number of months with a variety of community and stakeholder groups. This engagement has informed various components of the project.

The community engagement process for the amphitheater included three companies who conducted three different community engagement segments with Grand Action 2.0 prior to the Special Land Use Application for the amphitheater. Populous met with 26 different organizations in the Fall/Winter of 2020 to engage identify potential benefits and obstacles in the development of the 201 Market properties. Rossetti conducted five (5) focus groups in March of 2021, which included community, business, promoters, educators, students, social justice ambassadors and other leaders. This process focused on desires, challenges, and ideas for the future of an amphitheater in Grand Rapids and the impact on surrounding sites. Progressive AE met with 7 community-based neighborhood and business associations beginning on May 23, 2023 and concluding on June 20, 2023. Progressive AE and Grand Action 2.0 also held a community wide open house to review and present specific topics including potential impacts and ways to mitigate challenges facing the development of an Amphitheater project.

The community engagement process for the Soccer Stadium began in January, when Grand Action 2.0 and Progressive AE began presenting the project to neighborhood associations, business associations, and stakeholders. Details about the proposed soccer stadium have been presented at numerous meetings since the beginning of the year, including the John Ball Area Neighbors (JBAN), Grand Valley State University leadership, the YMCA executive staff, West Fulton Business Association, Stockbridge Business Association, Westside Corridor Improvement Authority, the Convention

Areana/Authority Community Inclusion Group, and the West Grand Neighborhood Organization. Additional planned meetings include a meeting with River House residents, and a second meeting with JBAN.

The second step of engagement included focus groups held at four different locations in the city, concluding with a virtual and in-person Open House. The focus group meetings were held on February 6 at Küsterer Brauhaus, February 7 at Hispanic Center of Western Michigan, February 8 at YMCA-DDH Branch, and February 12 at the Center for Community Transformation. These meetings were jointly facilitated by Ana Ramirez-Saenz and her team from La Fuente Consulting along with Progressive AE and Grand Action 2.0. Each meeting included multilingual interpreters offering four language options and bilingual materials.

The final series of public meetings summarizing the information and input gathered from the meetings noted above included a virtual and in-person Open House on Tuesday, February 27, 2024. In addition to the material being presented at the Open Houses, a summary of the community engagement is part of the Special Land Use Application submitted to the City of Grand Rapids Planning Commission. The final component of the community engagement process will include continued information sharing through information available at the Grand Action 2.0 website.

Project Overview and Next Steps

The development team is targeting the start of construction on the amphitheater project in the near future. The Transformational Brownfield Plan is substantially complete and affordable housing agreements are being drafted consistent with the options described above. The Soccer Stadium and Acrisure Amphitheater projects have been approved by the City Planning Commission for Special Land Use subject to certain conditions.

A summary of each component of the overall development effort is described in the table below. Staff recommends approval of the attached resolution to schedule the public hearing to be held on May 7, 2024 at 2:00pm in the City Commission Chambers.

Current Taxable Value All Property = \$0	Acrisure Amphitheater	Amphitheater Housing	GR Soccer Stadium	Stadium District Tower	Total
Construction Start	Spring 2024	Summer 2025	Spring 2024	Spring 2026	Spring 2024
Construction Completion	Spring 2026	Fall 2027	Spring 2026	Spring 2028	Spring 2028
Total Development Costs	209,199,243	218,879,348	172,209,984	114,397,795	\$ 714,686,370
Construction Costs	158,444,400	177,144,302	127,214,836	89,115,000	\$ 551,918,538
Housing Units	0	475	0	260	735
Jobs (FTE)	48	2	104	84	238
Average Wage	22.84	24.04	25.91	26.93	\$ 25.64
Annual City Income Tax*	22,807	203,032	56,057	154,858	\$ 436,754
15-Yr City Portion NEZ Exemptions	-	3,251,336	-	1,455,535	\$ 4,706,871
30 Year Local Tax Capture	-	26,885,067	-	16,452,433	\$ 43,337,500
*City Income Tax estimate assumptions - Employment based income tax estimates based on average wages and 1% weighted average income tax. Assumes resident's incomes are 3x annual rent and further assumes 50% of residents are new to Grand Rapids.					

JK/

Attachments

WHEREAS:

1. The City Commission previously established the City of Grand Rapids Brownfield Redevelopment Authority (the "Authority") by resolution pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended, MCL 125.2651 et seq., for the purpose of promoting the revitalization of certain properties in the City; and

2. The Authority has pursuant to Act 381 approved and recommended a proposed transformational brownfield plan for the Grand Action 2.0 Redevelopment Project (the "Plan"); and

3. Before considering approval of the Plan, the City Commission must hold a public hearing in accordance with Act 381; therefore

RESOLVED:

1. That a public hearing be held to consider the Plan; and

2. That the public hearing be held on May 7, 2024, at 2:00 p.m., at City Hall, 300 Monroe Avenue, NW, 9th Floor, Grand Rapids, MI 49503; and

3. That the City Clerk give or cause to be given public notice of the hearing in accordance with Act 381; and

4. That, in accordance with the provisions of Act 381, the City Clerk give or cause to be given notice of the public hearing to each of the taxing jurisdictions that levy taxes on property included in the Plan subject to capture under Act 381; and

5. That a copy of the Plan be held in the Economic Development Office of the City located on the 9th Floor of City Hall, 300 Monroe Avenue, N.W. in the City for public examination and inspection; and

6. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

CORRECT IN FORM

DEPARTMENT OF LAW