

FOR IMMEDIATE EFFECT

AN ORDINANCE TO AMEND SECTION 1.905, “DESCRIPTION OF DOWNTOWN DISTRICT,” AND SECTION 1.912, “THE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN FOR DOWNTOWN DEVELOPMENT AREA NO. 1,” OF CHAPTER 21, “DOWNTOWN DEVELOPMENT AUTHORITY,” OF TITLE I, “ADMINISTRATION,” OF THE CODE OF THE CITY OF GRAND RAPIDS.

ORDINANCE NO. 2024 - \_\_\_\_

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. Amendment to Section 1.905. Section 1.905, “Description of Downtown District,” of Chapter 21, “Downtown Development Authority,” of Title I, “Administration,” of the Code of the City of Grand Rapids is amended in its entirety as follows:

“Sec. 1.905. – Description of Downtown District.

The Downtown District, also known as Downtown Development Area No. 1, in which the Downtown Development Authority (the “Authority”) shall exercise its powers as provided in Act 57 of 2018, as amended, shall consist of the following described territory in the City of Grand Rapids:

1. District A includes a 46-acre, 10-block section of the east riverbank area. This district is generally bounded by the north line of the original Grand Center on the north, the rear lot lines of properties along the east side of Monroe Avenue (north of Pearl Street) and Ottawa Avenue on the east, Fulton Street on the south, and the Grand River on the west.
2. District B includes a 10-acre, 6-block section of Monroe Center and is generally bounded by rear lot lines of properties on the north side of Monroe Center between Pearl Street and Division Avenue, on the north, Division Avenue on the east, Fulton Street on the south, and Ottawa Avenue and Monroe Center on the west.
3. District C includes an 86-acre, 14-block section of the Heartside District and is generally bounded by Fulton Street on the north, Division Avenue and Ionia Avenue on the east, Wealthy Street on the south, and Grandville Avenue and the Grand River on the west.

4. District D includes a 34-acre section of the west riverbank development area and adjoining river surface, located south of Pearl Street.
5. District E includes a 46-acre section of the west river bank development area and adjoining river, located north of Pearl and extending to the I-196 expressway.
6. District F includes a 36-acre, 10-block area, west of US 131, which passes in a north-south direction through the western edge of downtown. District F is generally bounded by Pearl Street and Lake Michigan Drive on the south, Seward Avenue on the west, Bridge Street on the north between Seward Avenue and Winter Avenue, Winter Avenue on the east between Bridge Street and Douglas Street, and then Douglas Street on the north between Winter Avenue and Scribner Avenue.
7. District G includes a 14-acre area of 4 blocks plus portions of 3 other blocks bounded by Lyon Street on the north, Division on the east, and the boundary of District B on the south and west. This boundary generally follows the rear of properties located on the north side of Monroe Center and the east side of Monroe Avenue.
8. District H includes a 34 acre, 5-block area bounded by Michigan Street on the north, Division Avenue on the east, Lyon Street on the south, and the existing boundaries of District A and District E on the west. This area includes the governmental buildings located in the Calder Square and it includes the portion of the DeVos Place Convention Center site that is not included within other Districts. This area is also within the City of Grand Rapids SmartZone Authority district which also captures tax increment revenues.
9. District I is comprised of 279 acres and includes: (a) a 38-block area, including the Grand Rapids Community College Campus, St. Mary's Health campus, Mary Free Bed facilities and the remainder of area commonly known as the Heartside Neighborhood; (b) a one-block area bounded by Ionia Avenue, Logan Street, Century Avenue, and Wealthy Street; (c) a five-block area located west of Grandville Avenue, between Wealthy Street and US -131; and (d) a five-block area bounded

by Lake Michigan Drive, US-131, Watson Street and Lexington/Seward Avenues.

10. District J is comprised of 55 acres and includes: (a) a six-block area located north and south of Bridge Street, NW; (b) a two-block area bounded by Scribner Avenue, Sixth Street, the east bank of the Grand River and I-196; and (c) a one-block area bounded by Monroe Avenue, Trowbridge Street, Bond Avenue, and I-196.
11. District K is comprised of 37 acres and includes a four-block area located east of the Grand River, between Newberry Street and I-196. This area is also within the City of Grand Rapids SmartZone Local Development Finance Authority district, which also captures tax increment revenues.
12. District L is comprised of 35 acres and includes a three-block area west of US-131 and south of Second Street between Turner Avenue and Seward Avenue. It includes portions of US-131 and I-196, between Seward Avenue and the Grand River, and south of Fourth Street. This area is within the Westside Corridor Improvement District, which also captures tax increment revenues. There is also a City of Grand Rapids Brownfield Redevelopment Authority plan amendment for the Bridge and Turner, LLC Project within this District.
13. District M is comprised of 17 acres and includes a two-block area west of the Grand River and east of Front Street between Leonard Street and Sixth Street. This District is within the Westside Corridor Improvement District, which captures tax increment revenues.
14. District N consists of 100 acres and includes a 12-block area bounded by Leonard Street to the north, Division Avenue on the east, Sixth Street on the south, and the Grand River on the west. This District includes the hillside east of Division Avenue bordering the Belknap Neighborhood between Mason Street and I-196. The Grand Rapids Tax Increment Financing Authority, City of Grand Rapids SmartZone Local Development Finance Authority, and the North Quarter Corridor Improvement District are all within this area and capture tax increment revenues.

15. District O consists of 4 acres and includes a 3-block area at the southeast and southwest corners of Division Avenue and Wealthy Street. The southwestern portion borders District I between Wealthy Street and Logan Street. The southeast corner includes the entire block east of Division Avenue, west to Sheldon Avenue, and south to Logan Street.
16. District P consists of 41 acres and includes a 12-block area south of Wealthy Street, east of the Grand River, west of US-131, and bounded by the existing railroad tracks to the south from Century Avenue to the pedestrian bridge at 700 Chestnut Street that extends over Market Avenue and the Grand River. This District is within the City of Grand Rapids SmartZone Local Development Finance Authority district, which captures tax increment revenues.
17. District Q consists of the property north of Wealthy Street, east of the Grand River south of Cherry Street, and west of Finney Street. To the west of the Grand River, it includes the properties along Front Ave to Watson Street and the area bounded by Butterworth Street, Lexington Avenue, Watson Street, and Front Avenue. It also includes the area south of Wealthy Street to the Oxford Trails Bridge.
18. District R consists of the property at the northwest corner of Michigan Street and Monroe Avenue where the United States Post Office and The Rowe commercial building are located.
19. A map of Downtown Development Area No. 1 is included as Map 5 in the Authority's Development and Tax Increment Financing Plan, as amended from time to time. The entirety of Downtown Development Area No. 1, including all districts described above, is ratified and confirmed currently as follows:

Part of Sections 19, 30, 31, Town 7 North, Range 11 West, and Sections 24, 25, 36, Town 7 North, Range 12 West, Kent County, Michigan, described as: Commencing at the Northwest Corner of Section 30, Town 7 North, Range 11 West; thence North along the West line of said Section 30 to the South line of Highway I-196 and the Point of Beginning; thence East along the South line of said Highway I-196 to the extensions of the East line of Parcel 41-14-19-382-048; thence South along said East line to the centerline of Michigan Street NE; thence West along said centerline of Michigan Street NE to the extension of the East line of Lot 2, Kendall's Second Edition, recorded in Kent County Records; thence along said East line of Lot 2 to the

centerline of Michigan Alley NE; thence West along said centerline of Michigan Alley NE to the East line of Amended Plat of Lots 5-10 inclusive, Block 16 and adjacent vacated Michigan Street Alley (Victory Place) and adjacent vacated Lafayette Avenue Alley (Claremont Place), Kendall's 2nd Addition, recorded in Liber 1 of Plats, Page 79, and Lots 4 and 5 of the Amended Plat of Lots 1, 2, 3, 4, and 20 and adjacent vacated Michigan Street Alley, Block 16, Kendall's 2nd Addition; thence South along said East line to the North line of Lot 27, said Amended Plat; thence West, South, Southeasterly, and Southwesterly along said Lot 27 and 28, said Amended Plat to the centerline of Claremont Place NE; thence Southerly along said centerline of Claremont Place NE to the extensions of a South line of Lot 23, Block 8, Amended Plat of Lots 1, 2, 3, and 15 thru 22 inclusive, Blocks 8 and Lots 1 thru 5 inclusive, Block 9, and Vacated Adjacent Barclay Avenue and Vacated Adjacent Willow Court of Kendall's Addition, recorded in Liber 2276, Page 775-780, Kent County Records; thence West along said South line of Lot 23 to the West line of Lot 24, Block 8, said Amended Plat of Kendall's Addition; thence South along said West line of Lot 24 and extension thereof to the centerline of Fountain Street NE; thence East along said centerline of Fountain Street NE to the extension of the East line of Lot 1, Block 3, Kendall's Addition to the City of Grand Rapids, recorded in Liber O of Plats, Page 312-315, Kent County Records; thence South along the extension of said East line of Lot 1, Block 3, Kendall's Addition to the SE corner of said Lot 1, Block 3 and the South line Lots 3 and 4, Block 3, Kendall's Addition; thence East along said South line of Lots 3 and 4, Block 3 to the SE corner of said Lot 4, Block 3, Kendall's Addition; thence Southeasterly to a point on the North line of Block 2, Kendall's Addition, which is 149 feet West of the NE corner of Lot 1, Block 2, Kendall's Addition; thence South along the West line of the East 149 feet of said Lot 1 and Lot 2, Block 2, Kendall's Addition to the North line of Lot 3, Block 2, of said Kendall's Addition; thence West along said North line of Lot 3 to the East line of said Lot 4; thence South along said East line of Lot 4 & Lot 5, Block 2, Kendall's Addition to the South line of North 23 feet of Lot A, Block 2, of said Kendall's Addition; thence East along said South line of North 23 feet of Lot A, Block 2, of said Kendall's Addition to the centerline of Lafayette Avenue SE; thence South along said centerline of Lafayette Avenue SE to the centerline of East Fulton Street; thence West along said centerline of East Fulton Street to extension of the East line of Lot 1410, Steinmann's Accessor's Plat No. 48, recorded in Liber 42 of Plats, Page 18, Kent County Records; thence South along said East line of Lot 1410 to the SE corner of said Lot 1410 and the North line of Lot 1414, said Steinmann's Accessor's Plat No. 48; thence East along said North line of Lot 1414 to the East line of the West 1.0 feet of said Lot 1414; thence South along said East line of the West 1.0 foot of Lot 1414 to the South line of said Lot 1414; thence East along said South line of Lot 1414 to the NW corner of Lot 1415 and West line of Lot 1415, said Steinmann's Accessor's Plat No. 48; thence South along said West line of Lot 1415 to the SW corner of said Lot 1415 and the South line of said Lot 1415; thence East along said South line of Lot 1415 to the centerline of Lafayette Avenue SE; thence South along said centerline of Lafayette Avenue SE to the centerline of Cherry Street SE; thence East along said centerline of Cherry Street SE to the extension of the East line of Lot 1, Chas B Smith's Addition, recorded in Liber 2, Page 27, Kent County Records; thence South along said East line of Lot 1 and extension thereof to the North line of the Amended Plat of Lot 5 through 8 Inclusive and Adjacent Vacated Alley, Plat of Chas B Smith's Addition, recorded in Liber 112, Pages 10-11, Kent County Records; thence East along said North line to the centerline of Prospect Avenue SE; thence South along said centerline of Prospect Avenue SE to the centerline of Wealthy Street SE; thence West along said centerline of Wealthy Street SE to the centerline of Sheldon Avenue SE; thence South along said centerline

of Sheldon Avenue SE to the centerline of Logan Street SE; thence West along said centerline of Logan Street SE to the centerline of South Division Avenue; thence South along said centerline of South Division Avenue to the centerline of Logan Street SE; thence West along said centerline of Logan Street SE to the West line of U.S. 131 Freeway; thence South along said West line of U.S. 131 Freeway to the extension of the centerline of Buckley Street SW; thence West along said extension of the centerline of Buckley Street SW to the centerline of the CSX Transportation Railroad; thence Northwesterly, Westerly, and Southwesterly along said centerline of the CSX Transportation Railroad to the extension of the West line of Parcel 41-13-36-103-001; thence Northwesterly along said West line and extension thereof to the centerline of Market Avenue SW; thence Northeasterly along said centerline of Market Avenue SW to the extension of the West line of Parcel 41-13-36-102-019; thence Northwesterly along said West line to the South line of the Grand River; thence Northeasterly along said South line of the Grand River and extension thereof to the centerline of Wealthy Street SW; thence West along said centerline of Wealthy Street SW to the extension of the North line of the Grand River; thence Southwesterly along said North line of the Grand river to the Northwesterly Line of MC Railroad Co. right of way (100 feet wide); thence Northwesterly along said Northwest line of MC Railroad Co. right of way to the East lines of Lots 15-18, Luce & Hunts Addition to the City of Grand Rapids, recorded in Liber 12 of Plats, Page 19, Kent County Records; thence North along said East line of Lots 15-18 and extension thereof to the centerline of Wealthy Street SW; thence East along said centerline of Wealthy Street SW to the centerline of Front Avenue SW; thence Northeasterly along said centerline of Front Avenue SW to the centerline of Emperor Street SW; thence West along said centerline of Emperor Street SW to the centerline of Tolford Avenue SW; thence North along said centerline of Tolford Avenue SW to the centerline of Butterworth Avenue SW; thence West along said centerline of Butterworth Avenue SW to the centerline of Lexington Avenue SW; thence North along said centerline of Lexington Avenue SW to the centerline of Seward Avenue SW; thence North along said centerline of Seward Avenue SW to the centerline of Bridge Street NW; thence East along said centerline of Bridge Street NW to extension of the West line of Parcel 41-13-24-383-020; thence North along said extension of Parcel 41-13-24-383-020 to the Northwest corner of said Parcel 41-13-24-383-020; thence East along the North line of said 41-13-24-383-020 to the SW corner of Lot 545, Panfil's Accessor's Plat No. 27, recorded in Liber 40, Page 9, Kent County Records; thence North along the West line of said Panfil's Accessor's Plat No. 27 to the centerline of 1st Street NW; thence West along said centerline of 1st Street NW to the centerline of Alabama Avenue NW; thence North along said centerline of Alabama Avenue NW to the centerline of 2nd Street NW; thence East along said centerline of 2nd Street NW to the centerline of Broadway Avenue NW; thence North along said centerline of Broadway Avenue NW to the centerline of 3rd Street NW; thence East along said centerline of 3rd Street NW and extension thereof to the centerline of Turner Avenue NW; thence North along said centerline of Turner Avenue NW to the centerline of 4th Street NW; thence East along said centerline of 4th Street NW and extension thereof to the centerline of Scribner Avenue NW; thence North along said centerline of Scribner Avenue NW to the centerline of 6th Street NW; thence East along said centerline of 6th Street NW to the centerline of Front Avenue NW; thence North along said centerline of Front Avenue NW to the centerline of Leonard Street NW; thence East along said centerline of Leonard Street NW to the centerline of Plainfield Avenue NE; thence Southwesterly along said centerline of Plainfield Ave NE to the extension of the North line of Lot 10, Block 7, Tanner Taylor's Addition to the City of Grand Rapids, recorded in Liber 6, Page 17, Kent County Records; thence West along said Northerly

extension of Lot 10 to the West line of Section 19, Town 7 North, Range 11 West; thence South along said West line to the South line of said Highway I-196 and the Point of Beginning.”

Section 2. Amendment to Section 1.912. Section 1.912, “The Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as Amended” of Chapter 21, “Downtown Development Authority,” of Title I, “Administration,” of the Code of the City of Grand Rapids is amended in its entirety as follows:

“Sec. 1.912 – The Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as Amended.

(1) Preliminary Findings.

- (a) That the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1 were adopted and approved by the Commission on December 16, 1980, in accordance with Act 197, since recodified in Part 2 of Act 57 of 2018, as amended.
- (b) That on December 15, 1981, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on June 17, 1981, and October 21, 1981.
- (c) That on November 23, 1982, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on October 20, 1982.
- (d) That on October 4, 1983, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on August 17, 1983.
- (e) That on December 20, 1983, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on November 16, 1983.
- (f) That on October 16, 1984, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on August 22, 1984.

- (g) That on April 6, 1987, and June 23, 1987, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on January 14, 1987.
- (h) That on May 24, 1988, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on March 30, 1988.
- (i) That on August 29, 1989, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on May 10, 1989.
- (j) That on November 27, 1990, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on October 10, 1990.
- (k) That on December 29, 1992, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on November 18, 1992.
- (l) That on December 14, 1993, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on October 13, 1993.
- (m) That on December 19, 1995, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Grand Rapids Authority on September 13, 1995.
- (n) That on May 7, 2002, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on February 13, 2002.



- (o) That on April 19, 2005, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on February 9, 2005.
- (p) That on December 18, 2007, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on November 14, 2007.
- (q) That on December 6, 2016, the Commission approved certain amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, as approved and recommended by the Authority on October 12, 2016.
- (r) That prior to holding a public hearing on the proposed amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, the Commission provided a reasonable opportunity to meet with representatives of taxing jurisdictions levying taxes subject to capture by the Authority to discuss the fiscal and economic implications of the proposed amendments, and such taxing jurisdictions had an opportunity to present their recommendations at the public hearing subsequently held relating to the proposed amendments.
- (s) That a public hearing was held, following the giving of notice thereof, in accordance with Act 57, on the proposed amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, which amendments were approved and recommended by the Grand Rapids Downtown Development Authority (the Authority) on February 14, 2024.
- (t) That there are no findings or recommendations of a development area citizens' council, no development area citizens' council having been formed.
- (u) That the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, and the amendments thereto, as approved and recommended by the Authority on February 14, 2024, meet

the requirements of Act 57, including specifically Section 217(2).

- (v) That the proposed methods of financing the proposed improvements and projects set forth in Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, and the amendments thereto, are feasible and the Authority has the ability to arrange the financing.
  - (w) That the proposed improvements and projects as set forth in Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, and the amendments thereto, are reasonable and necessary to carry out the purposes of Act 57.
  - (x) That any land included in Downtown Development Area No. 1, as amended, which is to be acquired, is reasonably necessary to carry out the purposes of the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, and the amendments thereto, and of Act 57, in an efficient and economically satisfactory manner.
  - (y) That Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, and the amendments thereto, are in reasonable accord with the master plan of the City.
  - (z) That necessary public services including fire and police protection and utilities are, or will be, adequate to service Downtown Development Area No. 1, as amended.
  - (aa) That any changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the proposed improvements and projects set forth in Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, and the amendments thereto, and for the City.
- (2) Findings and Determination.
- (a) That based on the foregoing findings, it is hereby held and determined that the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, and the amendments thereto approved and

recommended by the Authority on February 14, 2024, constitute a public purpose.

- (b) That the amendments to Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, approved and recommended by the Authority on February 14, 2024, are hereby approved.”

Section 3. Effective Date. This ordinance approving Amendments to the Downtown Development Area No. 1 district boundaries and Amendments to the Development Plan and Tax Increment Financing Plan for Downtown Development Area No. 1, as amended, is given immediate effect pursuant to Section 9 of Title V of the City Charter and shall be effective as of July 21, 2024, one day after its publication, pursuant to Section 10 of Title V of the City Charter.