

1. Resolution declaring the necessity of the Uptown Business Improvement District
Special Assessment Roll No. 8796



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
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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



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COMMITTEE: Committee of the Whole

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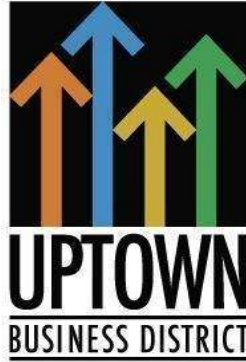
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6. That the payment of the City share of costs for those parcels is hereby authorized to be paid by each department controlling the assessed property; and
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CORRECT IN FORM

 CITY ATTORNEY



**MARKETING & DEVELOPMENT PLAN FOR
THE
ANNUAL REQUEST OF THE
UPTOWN BUSINESS IMPROVEMENT DISTRICT
BOARD**

**Special Assessment Roll No. 8796
Uptown Area Service Enhancements**

***Recommended for Approval by the Uptown
BID Board January 15, 2025***

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A. Summary

On June 11, 2013, the City Commission of Grand Rapids, MI established the Uptown Business Improvement District (BID) as a Special Assessment District created pursuant to State of Michigan Public Act 120 of 1961 (PA 120), as amended, and City Commission (CC) Policy 900-54. As is permitted the Uptown BID Board requested and received support in that the City Commission declare necessity for Special Assessment for the deliverance of enhanced services annually since FY2015 after a required notice period and public hearing process.

As directed in PA 120 and affirmed by CC Policy 900-54, the Uptown BID Board (Board) has been granted the full legal responsibility and authoritative power to recommend to the City Commission a list of marketing and development services to be provided to the benefit of property owners located within the Uptown BID designated service area and to recommend an annual budget for the provision of these services.

A Business Improvement District is a program of enhanced services including streetscape landscaping and maintenance, beautification of public spaces, promotions and marketing, staffing support, and administrative oversight. It is quantified and funded, in part, by a special monetary assessment annually on commercial, industrial and residential properties that directly benefit from receiving these enhanced services.

A map showing the properties located within the Uptown BID, a description of proposed service enhancements, and the proposed annual budget for providing services and/or enhancements are included in this report. Properties located within the Uptown BID enjoy special benefits from these enhanced services as they receive additional support over, and above amenities routinely provided by municipal tax revenue. Furthermore, properties might be relieved of a certain burden of commonly expected maintenance services or promotional support as a result of annual BID deliverables.

B. Declaration of Necessity and Request for Support

This report represents a formal request from the Uptown Business Improvement District Authority Board on behalf of the property owners represented in the Uptown BID that the City Commission declare the necessity for an annual Special Assessment in order to provide for the continued provision and delivery of enhanced services in the designated area for a period of five years beginning July 1, 2025, and ending June 30, 2030.

It is recommended that the cost of providing the enhanced services described in Section F of this proposal be shared among the ownership of the various properties located within the district in proportion to the level of benefit realized. The special assessment formula used to measure the level of benefit a property receives is based on the total linear frontage (a.k.a. curb front) on the designated corridor properties as registered by the City Assessor and City Engineering records at the time of this report. The proposed formula for FY2026 to FY2030 includes an assessment increase at a fixed rate of 3.0% annually to support the continued growth of the Uptown Ambassador program and the general increase in the cost of services due to inflation, material cost, and to offer competitive sub-contractor wages.

It is proposed that the owner on record of each property benefiting from enhanced services be assessed according to the "Formula for Special Assessment" defined in Sections D and E in a single annual installment aligning with the calendar dates that the City of Grand Rapids Summer 2025 property tax bills are processed. This special assessment renewal is submitted as a five-year request. The reference number assigned to this request is Special Assessment Roll NO. 8796.

Boundary Amendment

It is proposed that the current boundary of the BID be amended to include Diamond Avenue between East Fulton and Lake Drive and three additional commercial properties contiguous with the existing boundary. This amendment ensures that the newly included properties, which already benefit from BID services, are formally part of the district.

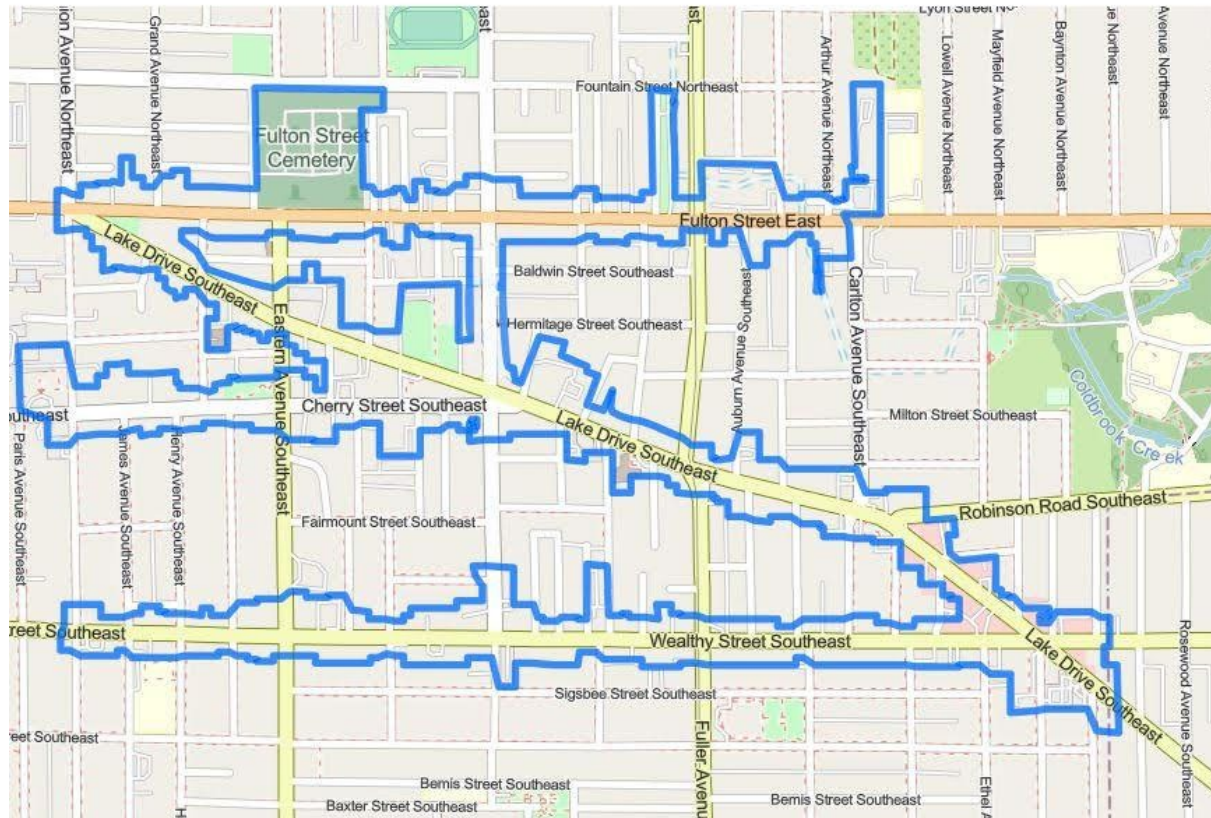
There are four taxable commercial properties included in the boundary amendment:

41-14-29-329-031	1009 HERMITAGE ST SE
41-14-29-477-003	242 CARLTON AVE SE
41-14-29-477-024	1427 ROBINSON RD SE
41-14-30-433-006	130 PACKARD AVE SE

Notification and engagement with affected property owners include:

- January 23, 2025 - Letter from Uptown Grand Rapids Inc. outlining the change and a copy of Marketing and Development Plan and latest Impact Report.
- February 17, 2025 - Notice of Public Hearing mailed

C. Map of the Uptown BID District



D. Special Assessment Parameters & Assumptions

1. Assessment assumptions are based upon the “Uptown Business Improvement District Marketing & Development Plan” dated April 9, 2013. A copy of this plan is publicly available for viewing on the City of Grand Rapids Economic Development Department’s [website](#).
2. Properties are assessed based on the physical characteristics as they exist in public records on Tax Day of the year they are to be assessed (i.e. as recorded December 31 of the previous year). Therefore, **Special Assessment Roll No. 8796** is based on data collected for properties as they existed on December 31, 2024.
3. This assessment will be levied on real assessable taxable and exempt properties.
4. The proposed special assessment includes annual revenue estimates of \$136,080.21 in **FY2026**; \$139,998.55 in **FY2027**; \$144,034.43 in **FY2028**; \$148,191.40 in **FY2029**; \$152,473.07 in **FY2030**. For FY2026 to FY2030, an annual assessment is based on **25,601.44** feet of linear street curb frontage. For the purpose of this report, a property’s street curb frontage is the length of the property that fronts upon a public right-of-way as recorded in the City of Grand Rapids Assessor’s office and as listed in City Engineering records. The official property address is the address, as it exists in the records of the City of Grand Rapids Assessor Office.
5. Formula for Property Assessment:

The Uptown BID recommends the following annual special assessment rates for FY2026-FY2030:

	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
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Exempt	\$2.99	\$3.07	\$3.17	\$3.26	\$3.35	\$3.45

Taxable properties within the Uptown BID will be assessed at \$6.14 per linear foot of

street curb frontage for FY2026 with an assessment rate increase of 3.0% annually up to FY2030.

Exempt properties within the Uptown BID are exempt from the collection of taxes and will be assessed at \$3.07 per linear foot of street curb frontage for FY2026 with an assessment rate increase of 3.0% annually up to FY2030.

6. Formula for Unique parcels:

Parcels with Assessed Frontage on More Than One Street: A parcel situated with frontage on more than one assessed street will be assessed 100% of the rate at which they are classified on the primary side as noted by mailing address, and at 50% of the same class rate on the remaining secondary street side.

There are twenty-two parcels maintaining this characteristic in the district:

41-14-29-312-001	925 Cherry St. SE #1 (secondary street – Lake Dr. SE)
41-14-29-312-002	925 Cherry St. SE #2 (secondary street – Lake Dr. SE)
41-14-29-312-003	927 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-312-004	923 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-312-005	921 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-311-022	949 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-311-023	959 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-311-033	967 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-311-034	971 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-311-026	975 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-30-482-061	758 Cherry St. SE (secondary street – Eastern Ave. SE)
41-14-29-351-001	200 Eastern Ave. SE (secondary street – Cherry St. SE)
41-14-29-403-	1304 East Fulton St. (secondary street – Benjamin

055	Ave. SE)
41-14-29-403-050	1 Carlton Ave. SE (secondary street – East Fulton St.)
41-14-29-453-005	1222 Lake Dr. SE (secondary street- Auburn Ave. SE)
41-14-29-483-011	1482 Lake Dr. SE (secondary street – Wealthy St. SE)
41-14-32-230-019	1551 Lake Dr. SE (secondary street – Wealthy St. SE)
41-14-29-487-001	1444 Lake Dr. SE #1 (secondary street – Atlas St. SE)
41-14-29-487-002	1444 Lake Dr. SE #2 (secondary street – Atlas St. SE)
41-14-29-483-017	1505 Wealthy St. SE (secondary street – Lake Dr. SE)
41-14-29-483-018	1511 Wealthy St. SE (secondary street – Lake Dr. SE)
41-14-29-358-029	337 Diamond Ave. SE (secondary street – Virginia St.)

Corner Lots: A parcel situated on a corner lot that receives benefits and services provided by the Uptown BID will be assessed on both sides if the property has a separate entrance(s) on the adjoining side street that is engaged in commercial activity. Corner parcels will be assessed according to the primary street frontage, and, on the frontage calculated along the adjoining side street.

The primary street frontage of properties maintaining the characteristics of corner lots will be assessed at 100% of the rate in which they are classified, and the side street frontage will be assessed at 50% of the same rate class.

There are three parcels maintaining these characteristics in the district:

41-14-29-480-027 1415 Lake Dr. SE (side street – Robinson Rd.)
41-14-29-309-019 959 Lake Dr. SE (side street – Diamond Ave.)
41-14-29-304-008 958 Fulton St. SE (side street – Diamond Ave.)

Additional notes on the special assessment:

a. Properties will be assessed according to the properties' official Permanent Parcel Street addresses and official linear footage as recorded in the City of Grand Rapids, MI Assessors office and City Engineering records.

b. A property will be assessed whether it is occupied, vacant, or developed.

7. The estimated impact of Special Assessment Roll No. 8796 on properties located within the district is as follows:

Number of Properties by Classification
Taxable - 306

Annual Amount of Special Assessment

	FY2026	FY2027	FY2028	FY2029	FY2030
Taxable	\$157,192.84	\$161,801.11	\$166,665.37	\$171,529.64	\$176,905.95

E. Policy on Voluntary (non-lienable) Contribution Properties

1. A number of Exempt properties (not-for-profit and government) within the district and exempt from the collection of taxes have indicated a desire to make a voluntary contribution to the annual assessment in return for benefits received.

2. This proposal includes annual revenue estimates from Voluntary Properties of \$9,564.58 for **FY2026**. The suggested voluntary assessment is based on **4,573.49** linear feet of street curb frontage. For the purpose of this report, a property's street curb frontage is the length of the property that fronts upon a public right-of-way as recorded in the City of Grand Rapids Assessor's office and as listed in City Engineering records. The official property address is the address, as it exists in the records of the City of Grand Rapids Assessor Office.

3. Formula for Voluntary Contribution Properties:

Exempt properties within the Uptown BID which are exempt from the collection of taxes are invited to participate, on an annual basis, with a voluntary contribution equal to 50% of the annual assessment rate based on linear feet of street curb frontage. Participating properties will be entitled to receive a benefit of services proportionate to the annual contribution.

Number of Properties by
Classification
Exempt - 32

Annual Amount of Voluntary Contribution

	FY2026	FY2027	FY2028	FY2029	FY2030
EXEMPT	\$14,040.61	\$14,497.96	\$14,909.57	\$15,321.19	\$15,778.54

F. Marketing & Development Plan

AREA-WIDE ENHANCED SERVICES RECEIVED BY ALL PROPERTIES

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Events, Co-operative Advertising, Promotions, Internal and External Communication, Print or Digital Materials (i.e. Brochures, Bag Stuffers, Maps, Videos), etc.

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Services provided in the collection of annual special assessment revenue and Delinquency Fund for fees not collected.

Contingency/Special Reserve

Reserve fund balance for unanticipated expenditures.

G. FY2026-2030 Budget* – Uptown BID Special Assessment No. 8796

Uptown Business Improvement District FY2026-2030 (July 1, 2025 – June 30, 2030)

REVENUES		FY26 Budget	FY27 Budget	FY28 Budget	FY29 Budget	FY30 Budget
	Special Assessments	\$157,192.84	\$161,801.10	\$166,665.37	\$171,529.64	\$176,905.95
	Assessment Services Contributions (Voluntary)	\$14,040.61	\$14,497.96	\$14,909.57	\$15,321.19	\$15,778.54
	Interest on Investments	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
	Total Uptown BID Revenues	\$171,733.45	\$181,299.06	\$186,574.94	\$191,850.83	\$197,684.49
EXPENDITURES		FY26 Budget	FY27 Budget	FY28 Budget	FY29 Budget	FY30 Budget
	Organization (District Management, Administrative Support)	\$21,733.45	\$21,299.06	\$16,574.94	\$21,850	\$27,684
	Business Development Marketing					
	Design (Streetscape Maintenance)	\$150,000	\$160,000	\$170,000	\$170,000	\$170,000
	Total Uptown BID Expenditures	\$171,733.45	\$181,299.06	\$186,574.94	\$191,850.83	\$197,684.49
EXCESS / (DEFICIT)		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Final FY2026-2030 budget approval is required by the Uptown Business Improvement District Board and City Commission. Modification of this pro forma budget is possible.*

H.



**Uptown Business Improvement District FY2026
Special Assessment Roll No.: 8796 Schedule**

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Legend

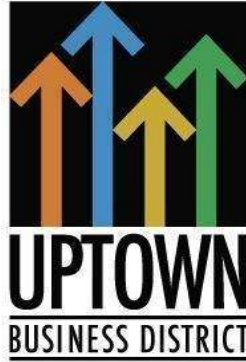
BID Board Action

Economic Development Action

City Assessor Action

Commission Action

*Indicates Uptown BID board representation needed



**MARKETING & DEVELOPMENT PLAN FOR
THE
ANNUAL REQUEST OF THE
UPTOWN BUSINESS IMPROVEMENT DISTRICT
BOARD**

**Special Assessment Roll No. 8796
Uptown Area Service Enhancements**

***Recommended for Approval by the Uptown
BID Board January 15, 2025***

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B.	Declaration of Necessity & Request for Support	4
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A. Summary

On June 11, 2013, the City Commission of Grand Rapids, MI established the Uptown Business Improvement District (BID) as a Special Assessment District created pursuant to State of Michigan Public Act 120 of 1961 (PA 120), as amended, and City Commission (CC) Policy 900-54. As is permitted the Uptown BID Board requested and received support in that the City Commission declare necessity for Special Assessment for the deliverance of enhanced services annually since FY2015 after a required notice period and public hearing process.

As directed in PA 120 and affirmed by CC Policy 900-54, the Uptown BID Board (Board) has been granted the full legal responsibility and authoritative power to recommend to the City Commission a list of marketing and development services to be provided to the benefit of property owners located within the Uptown BID designated service area and to recommend an annual budget for the provision of these services.

A Business Improvement District is a program of enhanced services including streetscape landscaping and maintenance, beautification of public spaces, promotions and marketing, staffing support, and administrative oversight. It is quantified and funded, in part, by a special monetary assessment annually on commercial, industrial and residential properties that directly benefit from receiving these enhanced services.

A map showing the properties located within the Uptown BID, a description of proposed service enhancements, and the proposed annual budget for providing services and/or enhancements are included in this report. Properties located within the Uptown BID enjoy special benefits from these enhanced services as they receive additional support over, and above amenities routinely provided by municipal tax revenue. Furthermore, properties might be relieved of a certain burden of commonly expected maintenance services or promotional support as a result of annual BID deliverables.

B. Declaration of Necessity and Request for Support

This report represents a formal request from the Uptown Business Improvement District Authority Board on behalf of the property owners represented in the Uptown BID that the City Commission declare the necessity for an annual Special Assessment in order to provide for the continued provision and delivery of enhanced services in the designated area for a period of five years beginning July 1, 2025, and ending June 30, 2030.

It is recommended that the cost of providing the enhanced services described in Section F of this proposal be shared among the ownership of the various properties located within the district in proportion to the level of benefit realized. The special assessment formula used to measure the level of benefit a property receives is based on the total linear frontage (a.k.a. curb front) on the designated corridor properties as registered by the City Assessor and City Engineering records at the time of this report. The proposed formula for FY2026 to FY2030 includes an assessment increase at a fixed rate of 3.0% annually to support the continued growth of the Uptown Ambassador program and the general increase in the cost of services due to inflation, material cost, and to offer competitive sub-contractor wages.

It is proposed that the owner on record of each property benefiting from enhanced services be assessed according to the "Formula for Special Assessment" defined in Sections D and E in a single annual installment aligning with the calendar dates that the City of Grand Rapids Summer 2025 property tax bills are processed. This special assessment renewal is submitted as a five-year request. The reference number assigned to this request is Special Assessment Roll NO. 8796.

Boundary Amendment

It is proposed that the current boundary of the BID be amended to include Diamond Avenue between East Fulton and Lake Drive and three additional commercial properties contiguous with the existing boundary. This amendment ensures that the newly included properties, which already benefit from BID services, are formally part of the district.

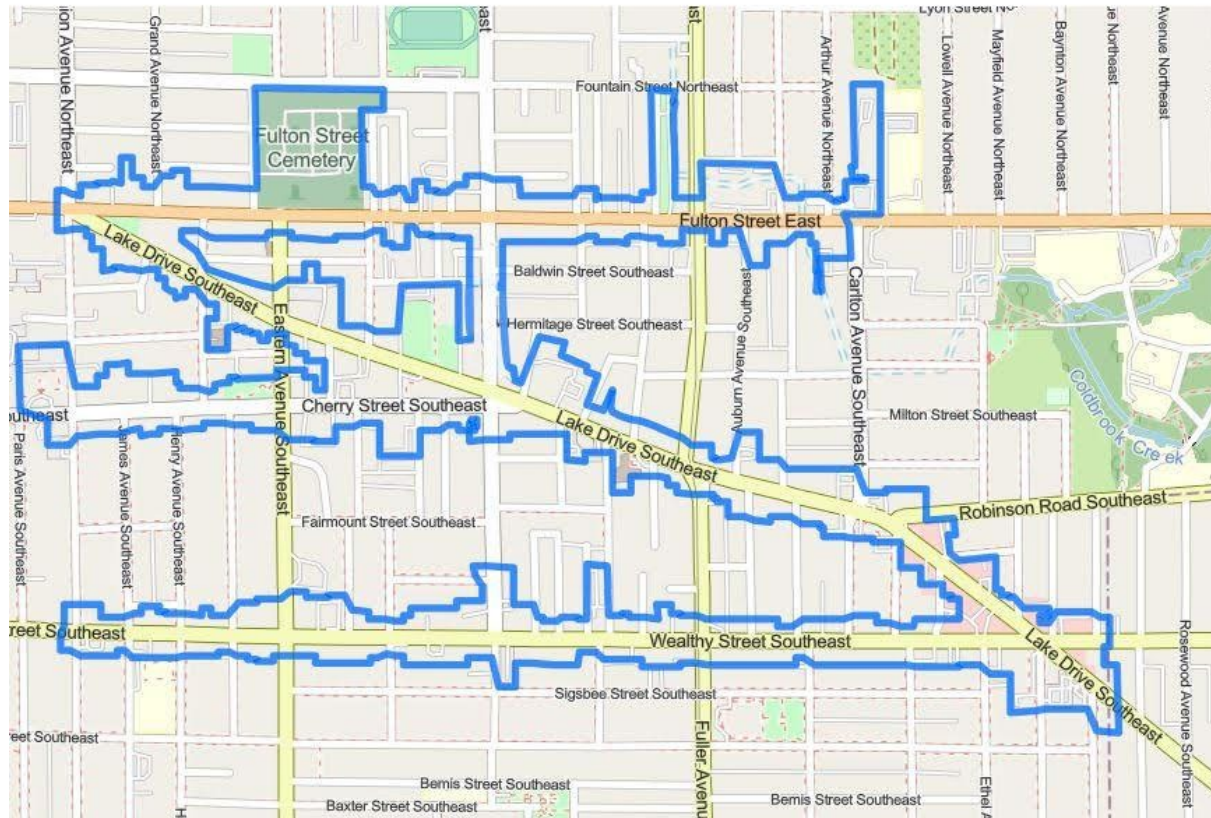
There are four taxable commercial properties included in the boundary amendment:

41-14-29-329-031	1009 HERMITAGE ST SE
41-14-29-477-003	242 CARLTON AVE SE
41-14-29-477-024	1427 ROBINSON RD SE
41-14-30-433-006	130 PACKARD AVE SE

Notification and engagement with affected property owners include:

- January 23, 2025 - Letter from Uptown Grand Rapids Inc. outlining the change and a copy of Marketing and Development Plan and latest Impact Report.
- February 17, 2025 - Notice of Public Hearing mailed

C. Map of the Uptown BID District



D. Special Assessment Parameters & Assumptions

1. Assessment assumptions are based upon the “Uptown Business Improvement District Marketing & Development Plan” dated April 9, 2013. A copy of this plan is publicly available for viewing on the City of Grand Rapids Economic Development Department’s [website](#).
2. Properties are assessed based on the physical characteristics as they exist in public records on Tax Day of the year they are to be assessed (i.e. as recorded December 31 of the previous year). Therefore, **Special Assessment Roll No. 8796** is based on data collected for properties as they existed on December 31, 2024.
3. This assessment will be levied on real assessable taxable and exempt properties.
4. The proposed special assessment includes annual revenue estimates of \$136,080.21 in **FY2026**; \$139,998.55 in **FY2027**; \$144,034.43 in **FY2028**; \$148,191.40 in **FY2029**; \$152,473.07 in **FY2030**. For FY2026 to FY2030, an annual assessment is based on **25,601.44** feet of linear street curb frontage. For the purpose of this report, a property’s street curb frontage is the length of the property that fronts upon a public right-of-way as recorded in the City of Grand Rapids Assessor’s office and as listed in City Engineering records. The official property address is the address, as it exists in the records of the City of Grand Rapids Assessor Office.
5. Formula for Property Assessment:

The Uptown BID recommends the following annual special assessment rates for FY2026-FY2030:

	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

Taxable properties within the Uptown BID will be assessed at \$6.14 per linear foot of

street curb frontage for FY2026 with an assessment rate increase of 3.0% annually up to FY2030.

Exempt properties within the Uptown BID are exempt from the collection of taxes and will be assessed at \$3.07 per linear foot of street curb frontage for FY2026 with an assessment rate increase of 3.0% annually up to FY2030.

6. Formula for Unique parcels:

Parcels with Assessed Frontage on More Than One Street: A parcel situated with frontage on more than one assessed street will be assessed 100% of the rate at which they are classified on the primary side as noted by mailing address, and at 50% of the same class rate on the remaining secondary street side.

There are twenty-two parcels maintaining this characteristic in the district:

41-14-29-312-001	925 Cherry St. SE #1 (secondary street – Lake Dr. SE)
41-14-29-312-002	925 Cherry St. SE #2 (secondary street – Lake Dr. SE)
41-14-29-312-003	927 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-312-004	923 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-312-005	921 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-311-022	949 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-311-023	959 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-311-033	967 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-311-034	971 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-29-311-026	975 Cherry St. SE (secondary street – Lake Dr. SE)
41-14-30-482-061	758 Cherry St. SE (secondary street – Eastern Ave. SE)
41-14-29-351-001	200 Eastern Ave. SE (secondary street – Cherry St. SE)
41-14-29-403-	1304 East Fulton St. (secondary street – Benjamin

055	Ave. SE)
41-14-29-403-050	1 Carlton Ave. SE (secondary street – East Fulton St.)
41-14-29-453-005	1222 Lake Dr. SE (secondary street- Auburn Ave. SE)
41-14-29-483-011	1482 Lake Dr. SE (secondary street – Wealthy St. SE)
41-14-32-230-019	1551 Lake Dr. SE (secondary street – Wealthy St. SE)
41-14-29-487-001	1444 Lake Dr. SE #1 (secondary street – Atlas St. SE)
41-14-29-487-002	1444 Lake Dr. SE #2 (secondary street – Atlas St. SE)
41-14-29-483-017	1505 Wealthy St. SE (secondary street – Lake Dr. SE)
41-14-29-483-018	1511 Wealthy St. SE (secondary street – Lake Dr. SE)
41-14-29-358-029	337 Diamond Ave. SE (secondary street – Virginia St.)

Corner Lots: A parcel situated on a corner lot that receives benefits and services provided by the Uptown BID will be assessed on both sides if the property has a separate entrance(s) on the adjoining side street that is engaged in commercial activity. Corner parcels will be assessed according to the primary street frontage, and, on the frontage calculated along the adjoining side street.

The primary street frontage of properties maintaining the characteristics of corner lots will be assessed at 100% of the rate in which they are classified, and the side street frontage will be assessed at 50% of the same rate class.

There are three parcels maintaining these characteristics in the district:

41-14-29-480-027 1415 Lake Dr. SE (side street – Robinson Rd.)
41-14-29-309-019 959 Lake Dr. SE (side street – Diamond Ave.)
41-14-29-304-008 958 Fulton St. SE (side street – Diamond Ave.)

Additional notes on the special assessment:

a. Properties will be assessed according to the properties' official Permanent Parcel Street addresses and official linear footage as recorded in the City of Grand Rapids, MI Assessors office and City Engineering records.

b. A property will be assessed whether it is occupied, vacant, or developed.

7. The estimated impact of Special Assessment Roll No. 8796 on properties located within the district is as follows:

Number of Properties by Classification
Taxable - 306

Annual Amount of Special Assessment

	FY2026	FY2027	FY2028	FY2029	FY2030
Taxable	\$157,192.84	\$161,801.11	\$166,665.37	\$171,529.64	\$176,905.95

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1. A number of Exempt properties (not-for-profit and government) within the district and exempt from the collection of taxes have indicated a desire to make a voluntary contribution to the annual assessment in return for benefits received.

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Classification
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